

2. **PLANNING AREA 2 — Phase I Recreation Area**

a. **Descriptive Summary**

Planning Area 2 will serve as a recreation area to be built as an initial stage of Phase I. Planning Area 2 will include a recreation center with a restaurant, social hall, administration offices and/or building, sports and fitness facilities, a crafts center. A golfer's lounge and pro shop will also be incorporated into the design of the recreation center. The recreation center will be approximately 60,000 square feet. Planning Area 2 will include adequate parking for these uses, as well as for the golf course including a golf cart storage and maintenance facility.

During the sales period, Planning Area 2 may also include a sales office, located within a permanent building that will ultimately be used for various purposes which include, the Home Owners Association, recreational uses and/or commercial uses (a resale and rental office).

Planning Area 2 will be a common area. The golf course and the accompanying lakes may extend into a part of this area. The recreation area will be deeded to the Master Association prior to sale of the homes, and will be operated by the Homeowners Association.

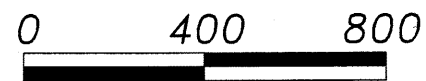
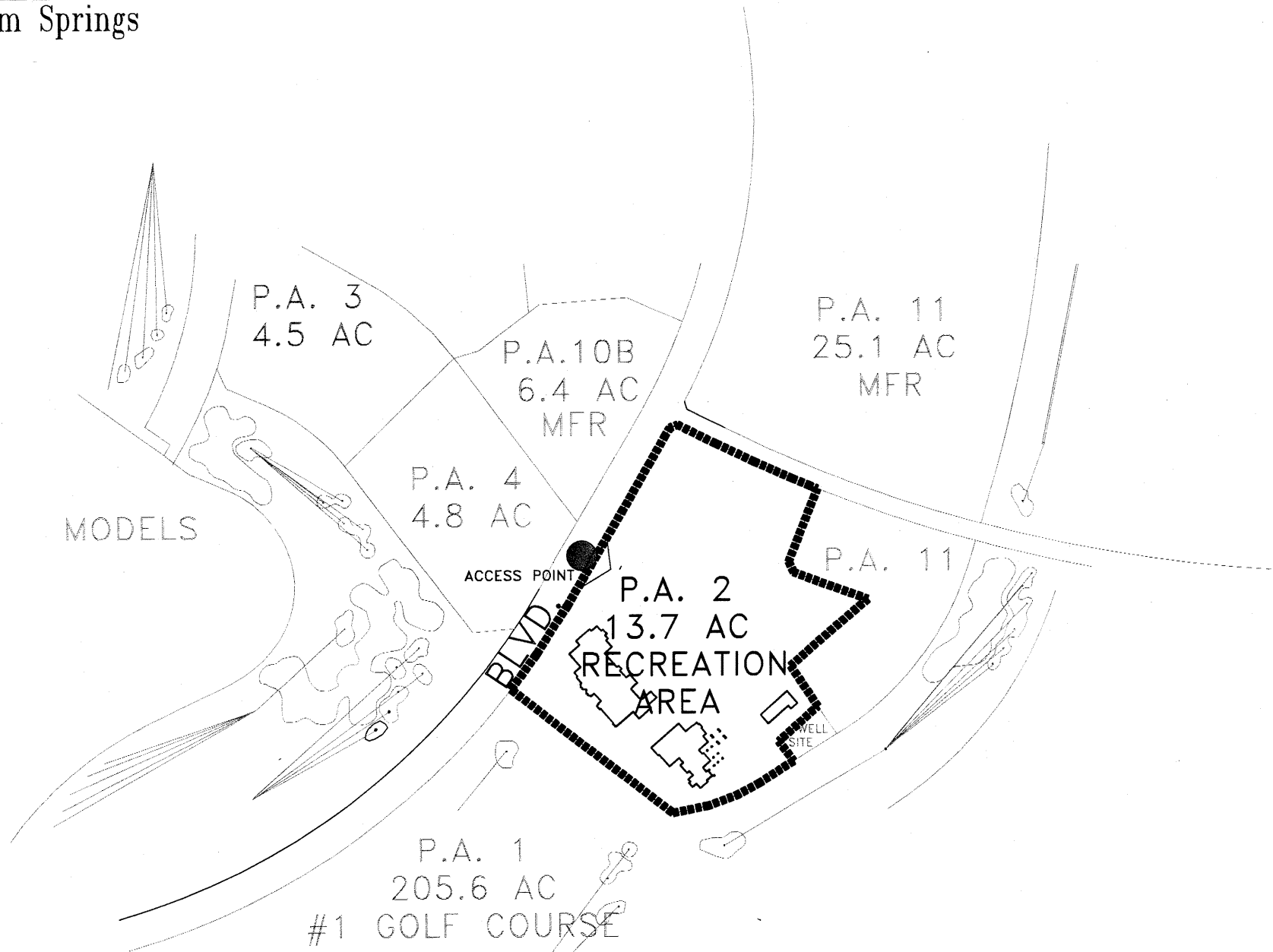
b. **Land Use and Development Standards**

Land Use:	Recreation Area (See Zoning, Section III)
Acreage:	13.7 ±
Density:	N.A.
Min. Lot Size	N.A.
Number of Units:	0

c. **Design Guidelines**

1. Access to Planning Area 2 will be directly from Del Webb Boulevard.
2. Landscaped strip will be formed along Del Webb Boulevard adjacent to Planning Area 2.
3. Parking for Planning Area 2 will be designed to Riverside County Parking Standards.
4. Parking areas in Planning Area 2 will be screened from view by a series of low berms and landscaping along Del Webb Boulevard.

Del Webb's
Sun City Palm Springs



PLANNING AREA
2
PHASE I
RECREATION AREA
13.7 AC.

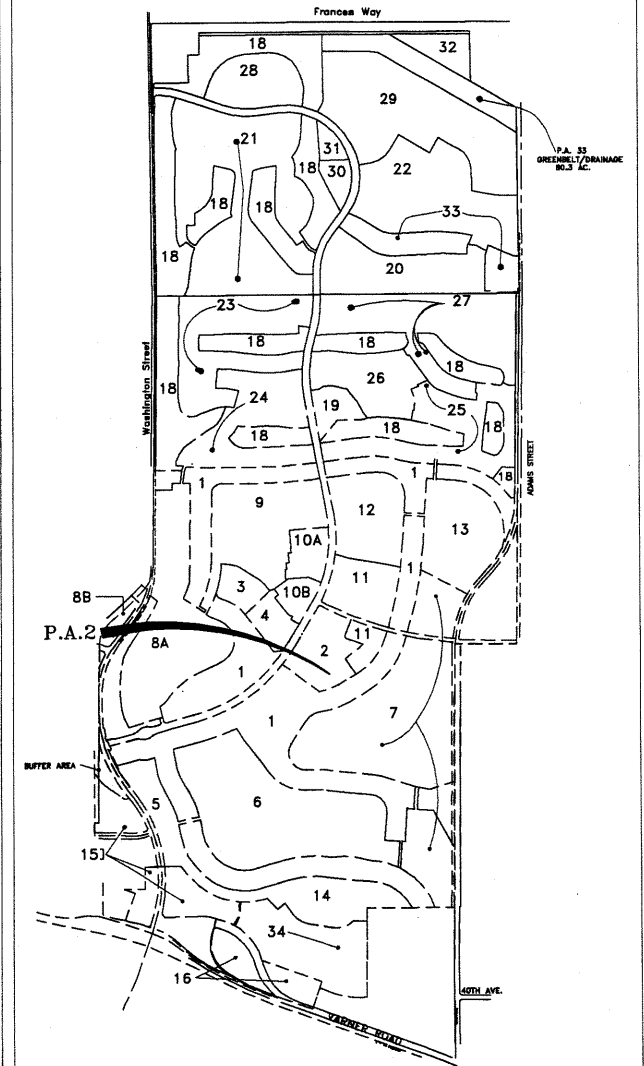


FIGURE IV-29