

**28. PLANNING AREA 28 — Medium-High Density /  
Single Family Residential**

**a. Descriptive Summary**

Planning Area 28 consists of a single family detached neighborhood south of Frances Way and north of Del Webb Boulevard.

The single family neighborhood will contain a mix of housing lot sizes and types, intermingled as the market and conditions require. Four sizes of single family lots are initially envisioned: 7000 s.f. ("A" lots), 6000 s.f. ("SF-60" lots), 5000 s.f. ("SF-50" lots) and 4000-4500 s.f. ("SF-4 lots). The smaller lots will allow zero lot line configurations and cluster design concepts. (Not these lot designations are Del Webb's and pertain to this project only, and do not correspond to any Riverside County standards.)

**b. Land Use and Development Standards**

Land Use: Single Family Residential (See Zoning, Section III)  
 Acreage: 26.2 ±  
 Ave. Density: 4.16 D.U./AC.  
 Lot Size: 4000 - 7000 sq./ft.  
 Number of Units: 109

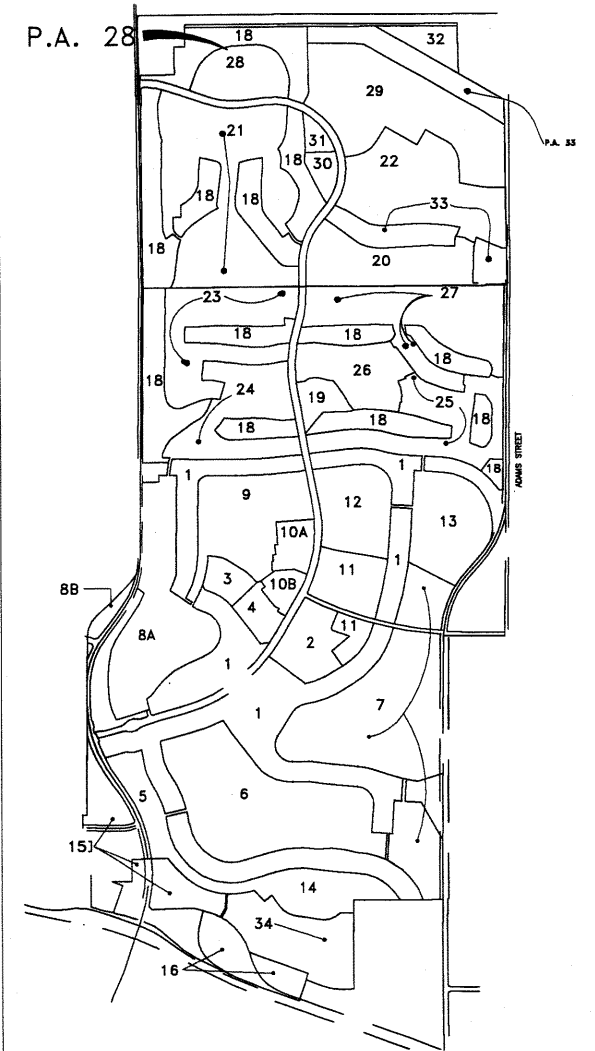
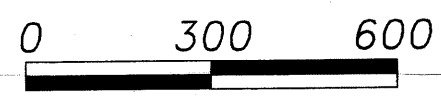
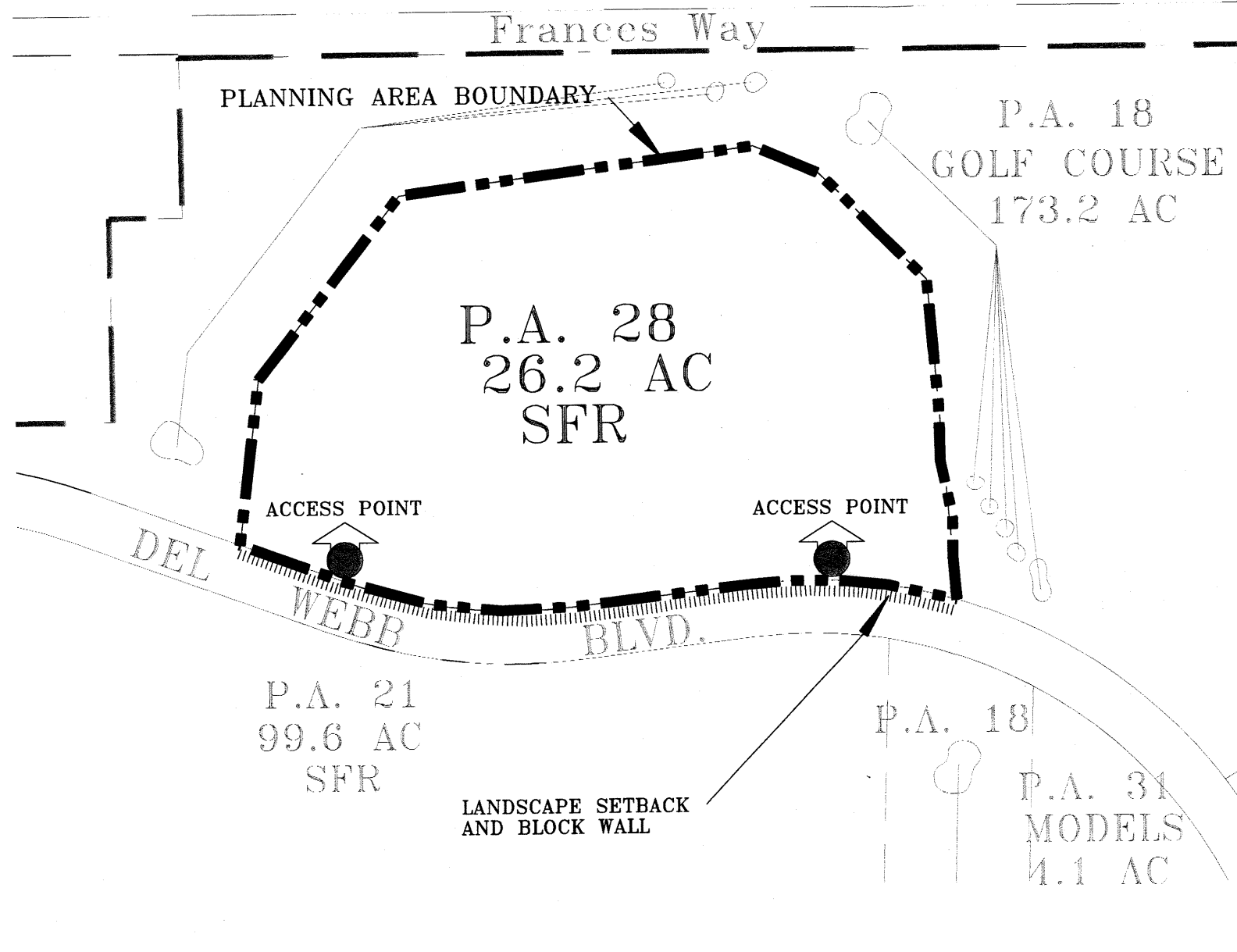
**c. Design Guidelines**

1. Two access points to the southern portion of Planning Area 28 will be from a local street to De Webb Boulevard.
2. There will be no direct vehicular access from Del Webb Boulevard to any residential lots within Planning Area 28.
3. There will be no direct vehicular access from Washington Street or Frances Way to any streets within Planning Area 28.
4. Rear yards and/or side yards will be adjacent to Del Webb Boulevard and Planning Area 18 (Go Course).
5. There will be landscaping and wall along Del Webb Boulevard on the south edge of Planning Area 28. See Figure IV-20 (Landscape Concepts).
7. Residential lots will have a minimum depth of 100 feet, except when a cluster design concept is used.

8. For residential design guidelines, refer to Section IV.C.1, "General Guidelines" and Section IV.C.2, "Residential Design Guidelines" of this document.

**Del Webb's**  
Sun City Palm Springs

**PLANNING AREA  
28  
SINGLE FAMILY  
RESIDENTIAL  
PHASE IIB  
26.2 AC.**



**FIGURE IV-57**