

**29. PLANNING AREA 29 — Medium-High Density /
Single Family Residential**

a. Descriptive Summary

Planning Area 29 is a single family detached neighborhood located in the northern portion of the Phase II (B) area and south of Frances Way.


The single family neighborhood will contain a mix of housing lot sizes and types, intermingled the market and conditions require. Four sizes of single family lots are initially envisioned: 700 s.f. ("A" lots), 6000 s.f. ("SF-60" lots), 5000 s.f. ("SF-50" lots) and 4000-4500 ("SF-45" lots). The smaller lots will allow zero lot line configurations, and cluster design concepts. (Note: these lot designations are Del Webb's and pertain to this project only, and do not correspond to any Riverside County standards.)

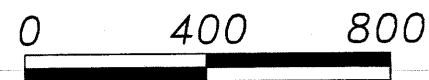
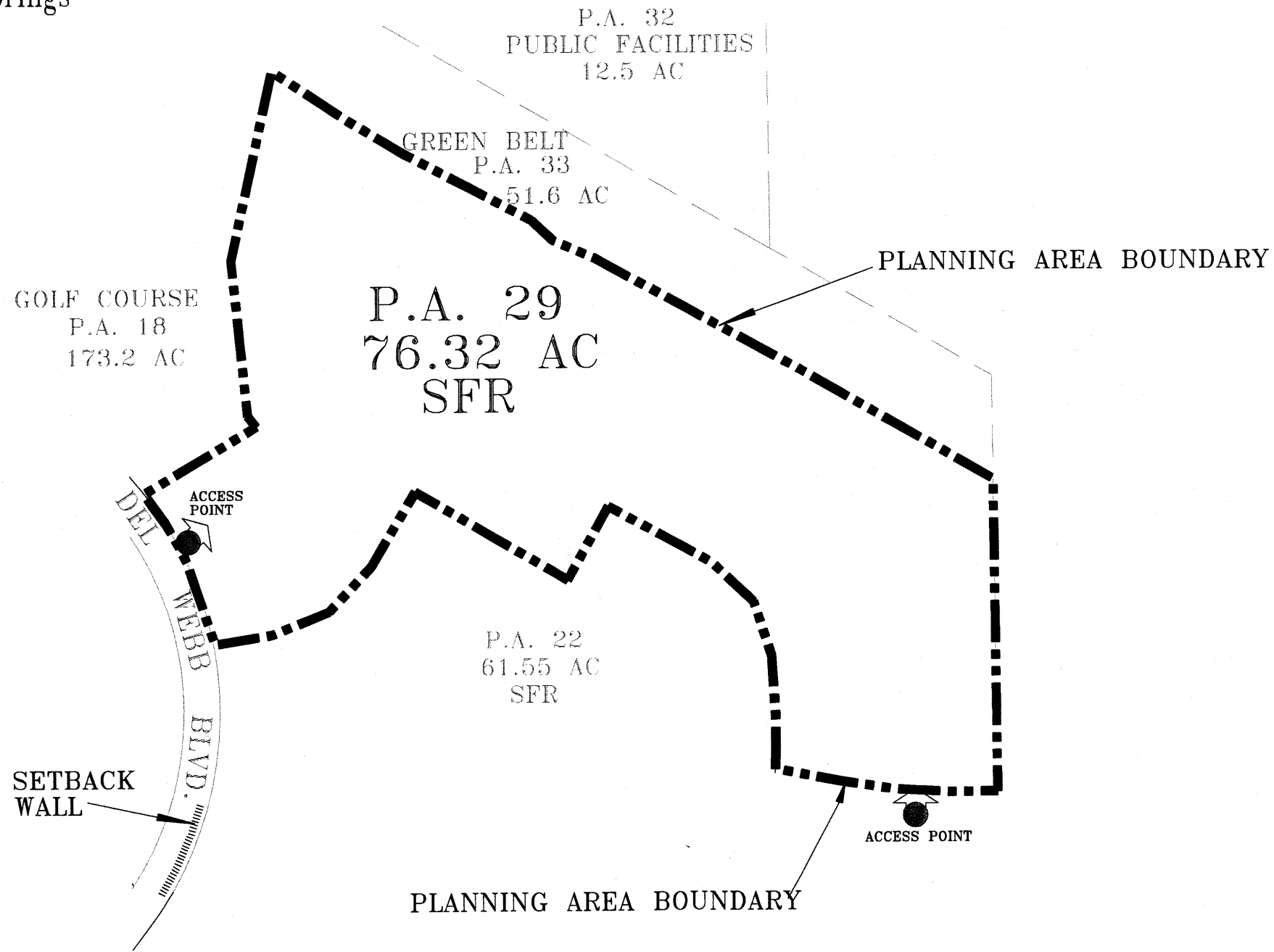
b. Land Use and Development Standards

Land Use:	Single Family Residential (See Zoning, Section III)
Acreage:	76.32 ±
Ave. Density:	4.21 D.U./AC.
Lot Size:	4000 - 7000 sq./ft.
Number of Units:	321

c. Design Guidelines

1. One access point to the southern portion of Planning Area 29 will be from local streets to Planning Area 22.
2. A second access point to the western portion of Planning Area 29 will be from a local street to Del Webb Boulevard.
3. Rear yards and/or side yards will be adjacent to and Planning Area 18 (Golf Course) and Planning Area 22.
4. There will be landscaping and a perimeter wall along Del Webb Boulevard on the west edge of Planning Area 29. See Figure IV-20 (Landscape Concepts).
5. Residential lots will have a minimum depth of 100 feet, except when a cluster design concept is used.
6. 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 29

SINGLE FAMILY RESIDENTIAL PHASE IIB 76.32 AC.

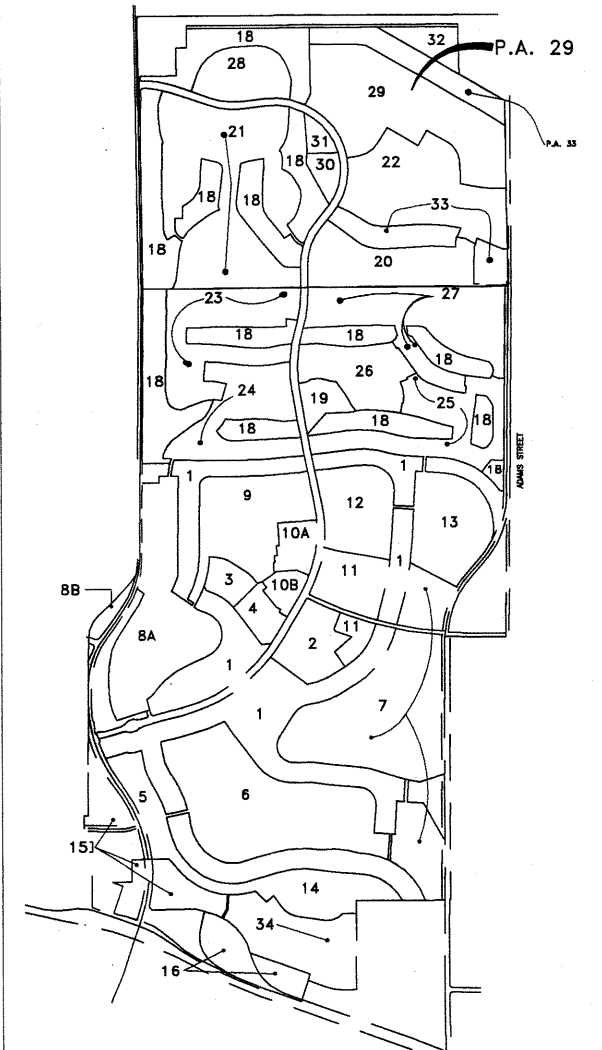


FIGURE IV-58