

**SECTION 11(i). PLANNING AREA 9: RESIDENTIAL**

**Descriptive Summary**

Planning Area 9, as illustrated in Figure 26, consists of approximately 147 acres, located in the north portion of the project site. The Planning Area will include 241 single-family residences. The minimum residential lot size is 20,000 square feet.

**Land Use and Development Standards**

For development standards such as building setbacks, minimum lot size, lot dimensions, building height, permitted uses, etc., refer to the Specific Plan Zoning Ordinance contained in Section 15.

**Design Standards/Guidelines**

**Primary Access:** Cajalco Road, via the extension of Carpinus, will provide primary access into the Planning Area, and will be developed as depicted on Figure 9, Typical Road Sections.

**Primary Entry Feature:** Cajalco Road will include a major entry feature as illustrated in Figure 16, Primary Project Entry.

**Secondary Access:** Secondary access to the Planning Area will be taken from Rider Road.

**Secondary Entry Feature:** Rider Road will include a minor entry feature as illustrated in Figure 16, Secondary Project Entry.

**Internal Local Streets:** Internal streets shall be developed as illustrated on Figure 9, Typical Road Sections.

**BOULDER SPRINGS SPECIFIC PLAN  
SPECIFIC PLAN NO. 229 AMENDMENT No. 1**

Special Conditions: The following special considerations apply to this Planning Area:

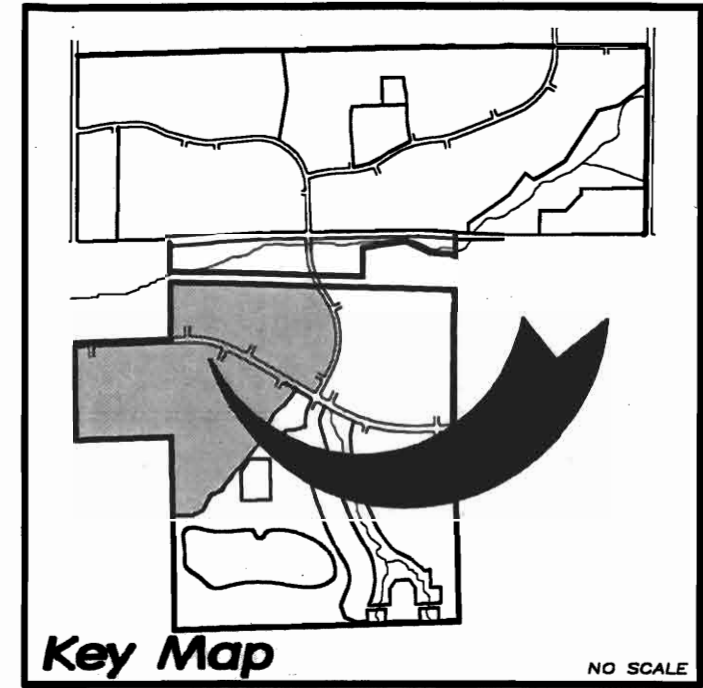
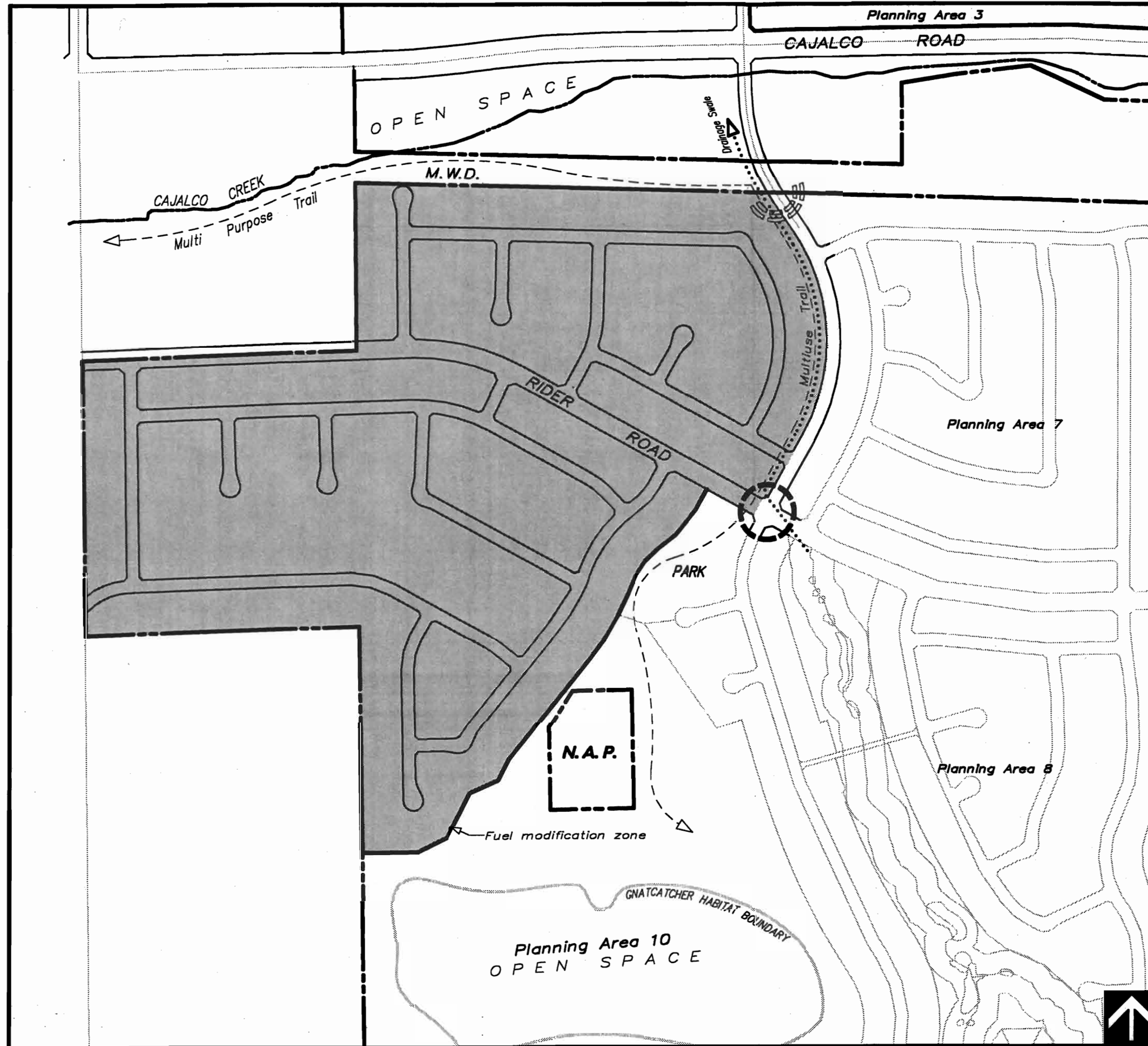
| <b>Condition</b>                      | <b>Response</b>                    |
|---------------------------------------|------------------------------------|
| Borders Planning Area 10, open space. | Fuel modification along interface. |

Please refer to the following sections regarding specific design guidelines for the planning area:

Section 13, Landscape Design Guidelines

Section 12, Architectural Design Guidelines

Please refer to Section 3, Project Wide Planning Standards, for those standards that apply project wide.



**PLANNING AREA 9**  
**Figure 26**

**Land Use: SINGLE FAMILY RESIDENTIAL**  
**Planned Dwelling Units: 241**  
**Area: 147 acres**  
**Planned Density: 1.6 du/ac.**  
**Min. Lot Size: 20,000 sq.ft.**



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