

**SECTION 11(g). PLANNING AREA 7: RESIDENTIAL**

**Descriptive Summary**

Planning Area 7, as illustrated in Figure 24, consists of approximately 71 acres, located in the north portion of the project site. The Planning Area will include 177 single-family residences. The minimum residential lot size is 12,000 square feet. To buffer the 20,000 square-foot lots to the west (P.A. No. 9), a tier of 15,000 square-foot lots is proposed along the west edge of the Planning Area. A second tier is proposed along the north edge to buffer the MWD parcel, which in all likelihood will remain vacant. These "buffer" lots will have a minimum width of 100 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 will provide primary access into the Planning Area via Starglow Drive, 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 at the east project boundary will include a minor entry feature as illustrated in Figure 16, Secondary Project Entry.

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

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

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

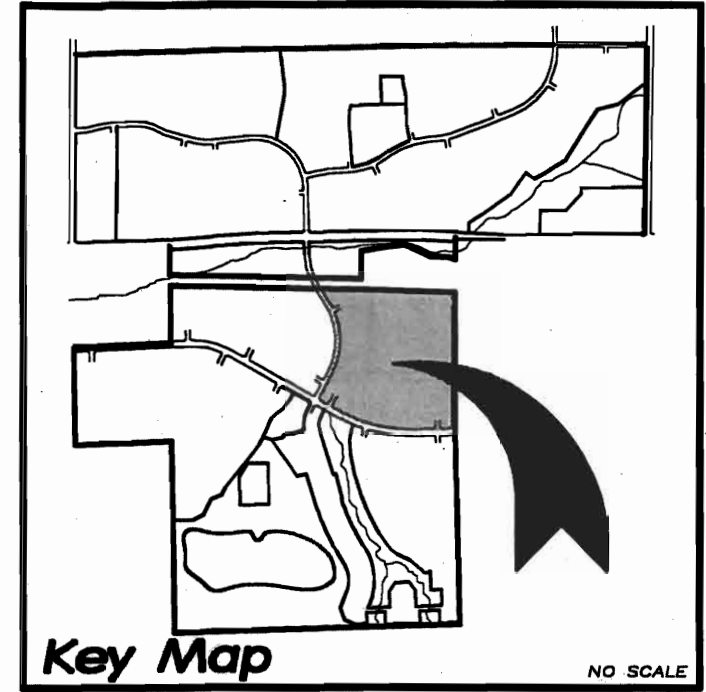
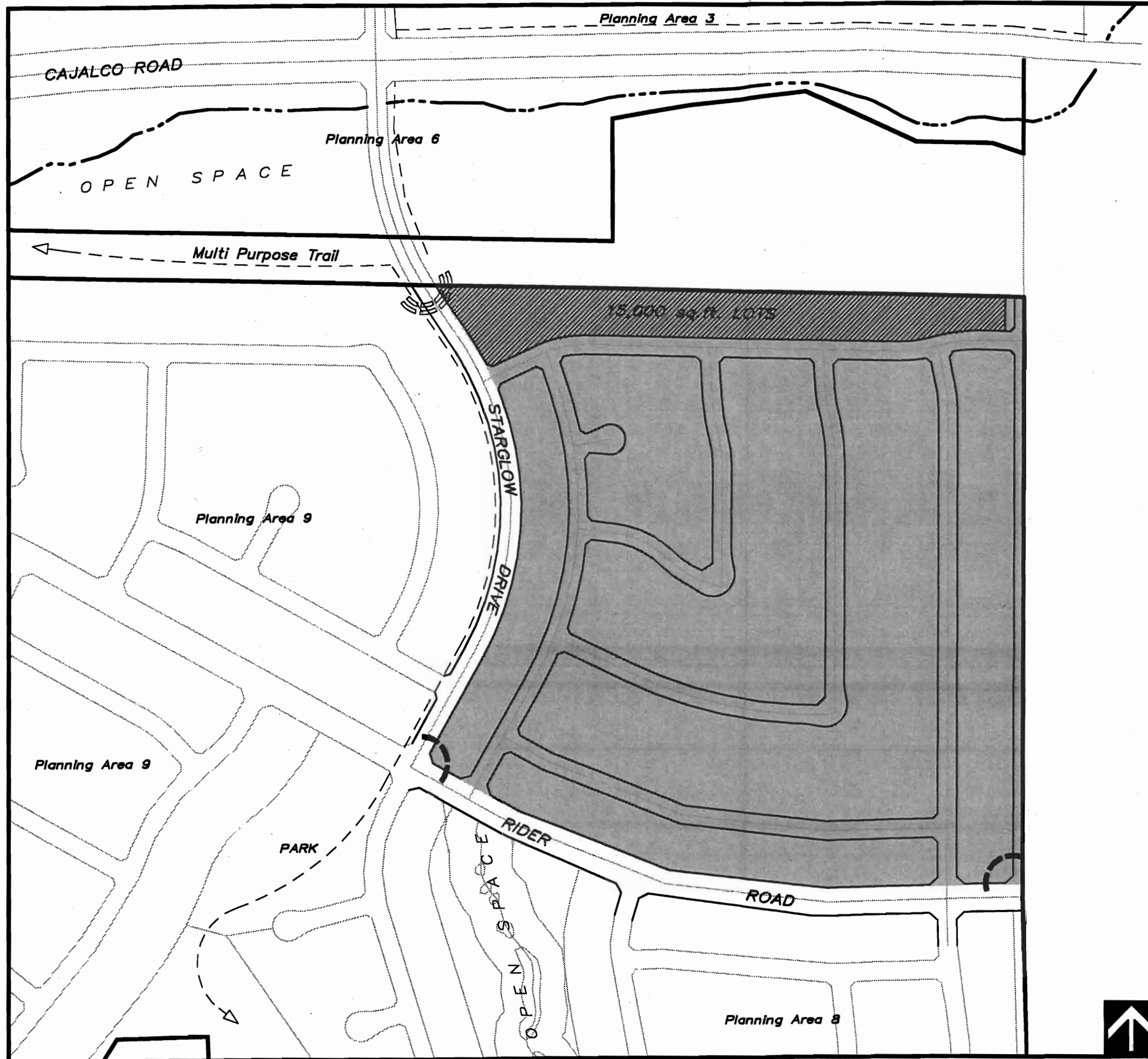
<b>Condition</b>	<b>Response</b>
Borders Planning Area 9, 20,000 square-foot lots.	15,000 square foot lots located along Starglow Drive.
Borders Cajalco open space corridor.	15,000 square foot lots located along interface.

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 7  
Figure 24**

**Land Use: SINGLE FAMILY RESIDENTIAL**  
**Planned Dwelling Units: 177**  
**Area: 71 acres**  
**Planned Density: 2.5 du/ac.**  
**Min. Lot Size: 12,000 sq.ft.**  
*(except as noted)*

