

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:

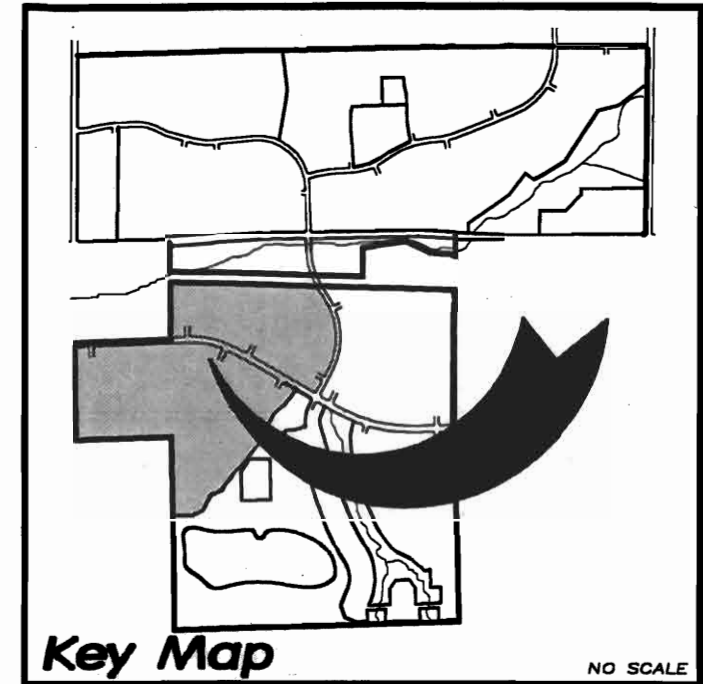
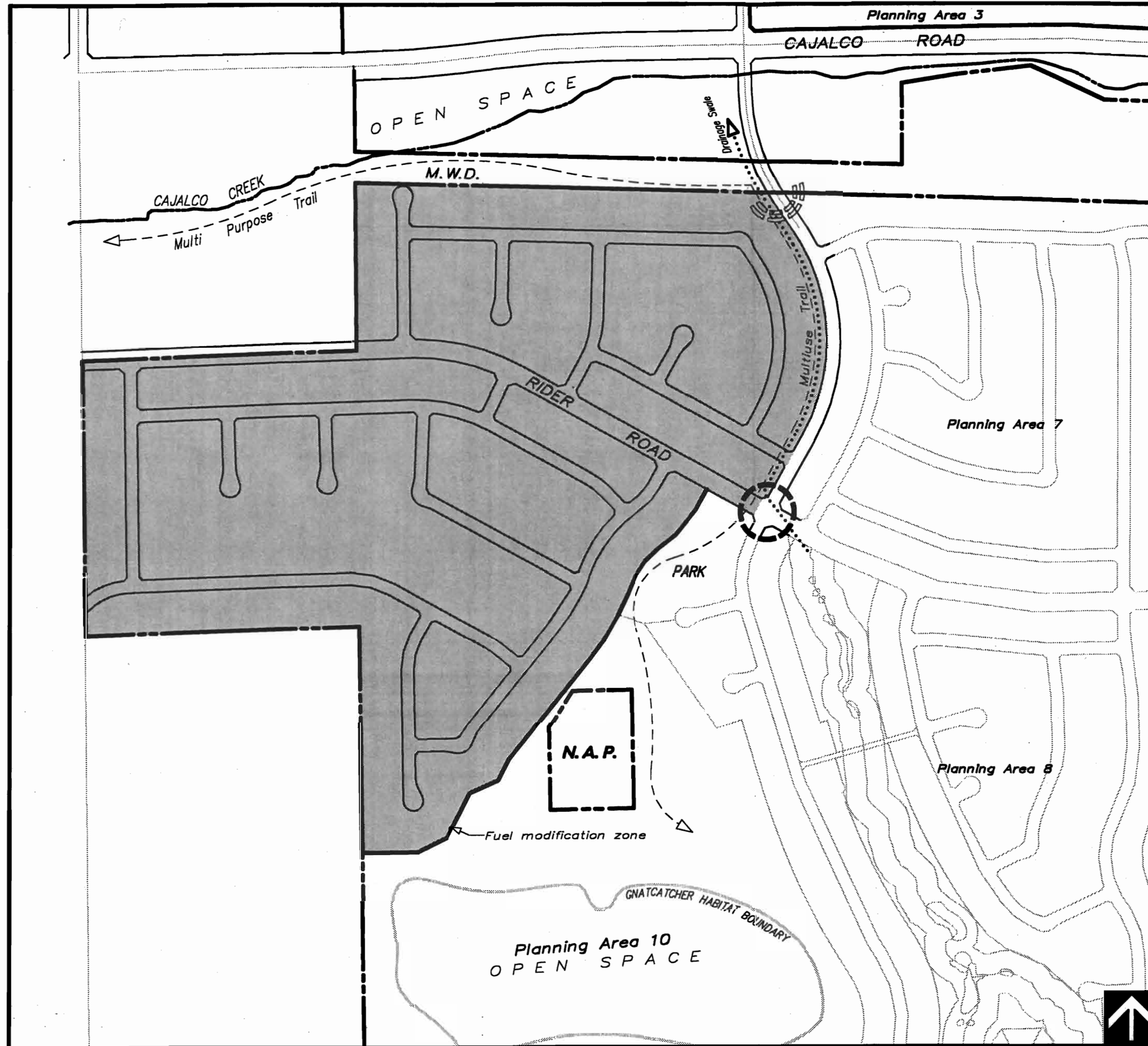
| Condition | Response |
|---------------------------------------|------------------------------------|
| Borders Planning Area 10, open space. | Fuel modification along interface. |

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

Section 13, Landscape Design Guidelines

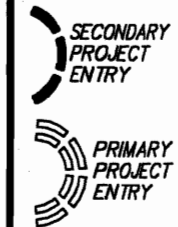
Section 12, Architectural Design Guidelines

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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