Exhibit 1

TOWN OF PARKER AND DOUGLAS COUNTY

INTERGOVERNMENTAL AGREEMENT

AND

COMPREHENSIVE DEVELOPMENT PLAN

WORKING IN PARTNERSHIP
FOR THE FUTURE OF OUR CITIZENS

Initial Effective Date: May 14, 2003
First Amendment Effective Date: May 17, 2006
Second Amendment Effective Date: June 16, 2008
Third Amendment Effective Date: August 25, 2015

THIRD AMENDMENT TO THE INTERGOVERNMENTAL AGREEMENT BETWEEN THE TOWN OF PARKER AND THE COUNTY OF DOUGLAS TO AMEND AND RESTATE THE MUTUALLY BINDING AND ENFORCEABLE COMPREHENSIVE DEVELOPMENT PLAN

THIS THIRD AMENDMENT TO THE INTERGOVERNMENTAL AGREEMENT is made and entered into this 25 day of August, 2015, by and between the Board of County Commissioners of the County of Douglas, a body politic organized under and existing by virtue of the laws of the State of Colorado (the "County"), and the Town of Parker, Colorado, a Colorado home rule municipal corporation (the "Town").

RECITALS

WHEREAS, the County and the Town entered into an intergovernmental agreement on October 31, 2003, to establish a mutually binding and enforceable comprehensive development plan (the "Intergovernmental Agreement");

WHEREAS, the County and the Town approved a Mutually Binding and Enforceable Comprehensive Development Plan for areas within the County and the Town, which went into effect on May 14, 2003 (the "Comprehensive Development Plan");

WHEREAS, the County and the Town, after notice and hearing, jointly adopted the First Amendment to the Comprehensive Development Plan, which went into effect on May 17, 2006;

WHEREAS, the County and the Town, after notice and hearing, jointly adopted the Second Amendment to the Comprehensive Development Plan, which went into effect on June 16, 2008;

WHEREAS, the County and the Town, after notice and hearing, jointly adopted the Third Amendment to the Comprehensive Development Plan, which is described in the plan;

WHEREAS, the Town and the County desire to amend the Intergovernmental Agreement to establish that the jointly adopted Third Amendment to the Comprehensive Development Plan is a mutually binding and enforceable comprehensive development plan for areas within their jurisdictions, which are described in the plan, according to the terms and conditions of such agreement;

WHEREAS, the County, as a statutory county, is authorized to enter into this Third Amendment to the Intergovernmental Agreement, pursuant to C.R.S. § 29-20-105;

WHEREAS, the Town, as a home rule municipality, is authorized to enter into this Third Amendment to the Intergovernmental Agreement, pursuant to Colo. Const. Art. XX, Colo. Const. Art. XIV, Section 18, as well as C.R.S. § 29-1-203 and the Local Government Land Use Control Act, Sections 29-20-101 through 107, C.R.S., as amended; and

WHEREAS, the County and the Town desire to enter into this Third Amendment to the Intergovernmental Agreement and to make the Third Amendment to the Comprehensive Development Plan mutually binding and enforceable.

AGREEMENT

NOW, THEREFORE, the County and the Town agree to enter into this Third Amendment to the Intergovernmental Agreement ("Third Amendment") to provide as follows:

1. Paragraph 1 of the Intergovernmental Agreement is hereby amended to provide as follows:

   1. **Third Amendment to the Comprehensive Development Plan, as Restated**. The County and Town jointly adopt the Third Amendment to the Comprehensive Development Plan, as restated, which is attached hereto as **Replacement Exhibit 2** and incorporated by this reference (the "Third Amendment to the Comprehensive Development Plan"). The County and the Town acknowledge that the Third Amendment to the Comprehensive Development Plan is mutually binding and enforceable for areas within their jurisdictions, as described in the plan, to the fullest extent allowed by C.R.S. § 29-20-105(1) and (2).

2. The County and the Town acknowledge and agree that the Intergovernmental Agreement has not been amended, except as provided in the First Amendment, effective May 17, 2006, the Second Amendment, effective June 16, 2008, and this Third Amendment.

IN WITNESS WHEREOF, this Third Amendment to the Intergovernmental Agreement is executed by the Town of Parker and the Board of County Commissioners of Douglas County, as of the date first above written.

TOWN OF PARKER, COLORADO

BY: _____
Mike Waid, Mayor

ATTEST:

_____
Carol Baumgartner, Town Clerk

APPROVED AS TO FORM:

_____
James S. Maloney, Town Attorney

BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF DOUGLAS,
COLORADO

BY: _____
Jill E. Repella, Chair
Board of County Commissioners

ATTEST:

_____
Codie Brenner, Deputy Clerk to the Board

APPROVED AS TO FORM:

_____
Lance Ingalls, County Attorney

REPLACEMENT EXHIBIT 2
THIRD AMENDMENT TO THE
COMPREHENSIVE DEVELOPMENT PLAN

THIRD AMENDMENT TO THE COMPREHENSIVE DEVELOPMENT PLAN

THIS THIRD AMENDMENT TO THE COMPREHENSIVE DEVELOPMENT PLAN (hereinafter referred to as the "Comprehensive Development Plan" or "Plan") is made and entered into this 25th day of August, 2015, by and between the Board of County Commissioners of the County of Douglas, a body politic organized under and existing by virtue of the laws of the State of Colorado (the "County") and the Town of Parker, Colorado, a Colorado home rule municipal corporation (the "Town").

RECITALS

WHEREAS, the County and the Town entered into a mutually binding comprehensive development plan that went into effect on May 14, 2003, as a means to plan for and regulate land use within a joint planning area, as identified in such plan; and

WHEREAS, the County and Town entered into the first amendment to the comprehensive development plan that went into effect on May 17, 2006; and

WHEREAS, the County and Town entered into the second amendment to the comprehensive development plan that went into effect on June 16, 2008; and

WHEREAS, the County and Town desire to amend and restate the Comprehensive Development Plan to the extent provided herein.

PLAN

NOW, THEREFORE, the County and the Town jointly approve and adopt this Third Amendment to the Comprehensive Development Plan, which is restated to provide as follows:

1.0 Planning Area Definitions

1.1 Town Urban Growth Area. Represents the boundary of the Town's potential future annexation area to the year 2022. The level to which this area may or may not be developed shall depend on a number of factors, including, but not limited to, natural features, utility services, and compliance with applicable Town regulations and master plans. This boundary represents the Town's potential annexation perimeter and will include areas dedicated for open space as well as urban level development. The Town Urban Growth Area is depicted on the attached map (Attachment A).

1.2 Community Separation Buffer. Represents a buffer around the Town's Urban Growth Area that provides a transitional "edge" between the Town and other incorporated and unincorporated communities. While this area is not needed to accommodate the Town's growth to the year 2022, land use and development changes within this area will have a direct impact on the Town. The Community Separation Buffer is depicted on the attached map (Attachment A).

1.3 Permitted Uses. The Comprehensive Development Plan shall supersede the County Zoning Resolution for the real property contained within the Community Separation Buffer Area and the Town Urban Growth Area to the extent provided in the Plan. The only uses permitted by right within the Community Separation Buffer Area and the Town Urban Growth Area are those permitted uses described in Attachment B (the "Permitted Uses and Special Uses Matrix") and depicted in Attachment C ("Zoning Map"). The Permitted Uses shall not be changed, modified or expanded within the Community Separation Buffer Area during the term of this Plan, except as provided in paragraph 7.0 of the Plan. The Permitted Uses shall not be changed, modified or expanded within the Town Urban Growth Area, except as provided in paragraph 7.0 of the Plan.

1.4 Special Uses. The only Special Uses allowed within the Community Separation Buffer Area and the Town Urban Growth Area are those special uses described in Attachment B ("Permitted Uses and Special Uses Matrix") that are determined to meet, after notice and hearing, the requirements contained in Attachment D. The Special Uses shall not be changed, modified or expanded within the Community Separation Buffer Area during the term of this Plan, except as provided in paragraph 7.0 of the Plan. The Special Uses shall not be changed, modified or expanded within the Town Urban Growth Area, except as provided in paragraph 7.0 of the Plan.

2.0 Annexation within and expansion of the Town's Urban Growth Area

2.1 Commitment by Town to Actively Pursue Annexation of Enclaves and Roads. The Town will commit to actively pursue annexation of all enclaves. Enclaves are those unincorporated areas of land entirely contained within the outer boundaries of the Town. The businesses and land owners that are located on unincorporated enclaves identify with the Town of Parker, are a part of the community fabric of the Town, and contribute to the Town's revenue. Annexation of these enclaves will benefit the land and business owners, the Town, as well as the County by consolidating the service area of the Town and County, bringing these properties under Town services.

2.2 Waiver of Annexation Impact Reports. As all unincorporated areas located within the Town's Urban Growth Area are encouraged to annex into the Town, the County shall waive annexation impact reports for all unincorporated areas within the Town's Urban Growth Area.

2.3 Standards for Review of Annexation Petitions. The Town, when reviewing proposed annexations within the Town's Urban Growth Area, shall apply the following Standards for Review.

2.3.1 The property under consideration for annexation is within the Town's Urban Growth Area.

2.3.2 The annexation complies with the Town's Land Development Code and applicable design standards.

2.3.3 The annexation request is consistent with the Town's adopted plans, including, but not limited to, the Master Plan and Open Space, Trails and Greenways Master Plan, as amended.

2.3.4 The site plan provides for the preservation of significant stands of vegetation; unique or distinctive topographic features, including buttes and rock outcroppings; drainage, riparian and wetland areas; significant wildlife habitats, including breeding grounds, nesting areas, migration routes and wintering areas; scenic views; identified aquifer recharge areas and important historical or archaeological sites.

2.3.5 The site plan incorporates elements that provide for logical connections to local trails in order to link neighborhoods and connections to regional trails and nearby destinations.

2.3.6 The land can be used safely for the intended purpose without danger to the public health, safety or welfare or peril from fire, flood, geologic hazards or other natural hazards.

2.3.7 The petition for annexation is in conformance with a fully-executed pre-annexation agreement with the Town, if applicable.

2.3.8 The area sought to be annexed meets the requirements of the Municipal Annexation Act of 1965, as amended.

2.3.9 The petition for annexation satisfies the requirements of Article II, Section 30 of the Colorado Constitution.

2.3.10 That, upon the annexation ordinance becoming effective, all lands within the area sought to be annexed shall become subject to the ordinances, resolutions, rules and regulations of the Town, except for general property taxes which shall become effective on January 1 of the next succeeding year following passage of the annexation ordinance.

2.3.11 Petitioners understand that the Town does not provide municipal water and sewer service, and connection to water and sewer requires inclusion into the Parker, Cottonwood, Stonegate, or Compark Water and Sanitation Districts.

2.3.12 The petitioners agree that no vested rights to use or to develop the property in any particular way, as defined in Section 24-68-101, *et seq.*, C.R.S., have been acquired by petitioners from any government entity. Petitioners waive any vested land use rights attached to any or all of the property to be annexed.

2.3.13 The petitioners acknowledge that, upon annexation of the property to the Town, the property, the owners thereof, and uses thereon will be subject to all taxes and fees imposed by the Town. The petitioners further acknowledge that the property, the owners thereof, and the uses thereon are also bound by any voter authorization under Article X, §20 of the Colorado Constitution adopted prior to annexation of the property. The petitioners waive any claims they may have under Article X, §20 of the Colorado Constitution related to such taxes and fees.

3.0 Land Use Applications Submitted to the County for Unincorporated Lands within the Town Urban Growth Area

3.1 Applications for Urban Level Development Other Than Region 4. Applications submitted to the County for rezoning to business, commercial, industrial, or residential development at a density greater than 1 dwelling unit/2.5 acres will be directed to the Town for annexation.

3.1.1 If there is contiguity, the Town shall process a petition for annexation. The Town Council shall apply the Standards for Review, as outlined above in paragraph 2.3 of the Plan, when considering a petition for annexation. Final decision authority for said petitions shall be with the Town Council following a public hearing, in the manner provided by the Plan.

3.1.2 If contiguity cannot be established, or if the Town adopts an ordinance establishing growth limitations, a pre-annexation agreement shall be executed between the property owner and the Town prior to the County processing the application.

3.1.2.1 If a pre-annexation agreement is executed, the County shall process the application.

3.1.2.1.1 The Town Planning staff shall be available for a pre-application conference(s) with the County and applicant.

3.1.2.1.2 The County shall forward the application to the Town for review and comment. The Town shall provide a referral response with comments based upon the Town's Land Development Code and applicable design standards.

3.1.2.1.3 The County shall actively consider the Town's comments in its review of the application.

3.1.2.1.3.1 If conformance with both the County and Town's regulations cannot be achieved, the staff of both the County and the Town shall

meet to resolve the issues and attempt to provide a joint recommendation on the application. If resolution is not achieved, the County shall process the application in conformance with both the County and Town's regulations to the extent feasible.

3.1.2.1.3.2 If additional interpretation is needed, the staff of both the County and the Town shall meet to resolve the issues and attempt to provide a joint recommendation on the application. If resolution is not achieved, the County shall process the application in conformance with the Town's comments to the extent feasible.

3.1.2.1.3.3 Final decision authority for said applications shall be with the Board of County Commissioners following a public hearing, in the manner provided by the Plan and the County's Zoning Resolution. Where the Plan and the County's Zoning Resolution conflict, the provisions of the Plan shall prevail.

3.1.2.2 If a pre-annexation agreement is not executed, the property owner may:

3.1.2.2.1 Request that the County process an application for development in compliance with the Plan for Permitted Uses and Special Uses; or

3.1.2.2.2 Request an amendment to the Plan in compliance with the provisions outlined in paragraph 7.0 of the Plan.

3.2 Applications for Development in Region 4. The County, as permitted by the County Zoning and Subdivision Resolutions, shall process all applications submitted to the County for urban-level development or for Permitted Uses and Special Uses as outlined in the Plan.

3.2.1 The County shall submit a notice to the Town through the standard referral process. The Town shall provide a referral response with comments based upon the Town's Land Development Code and applicable design standards.

3.2.2 The County shall encourage the property owner to annex into the Town and the Town agrees to annex the property if there is contiguity.

3.2.3 If contiguity cannot be established, a pre-annexation agreement shall be executed between the property owner and the Town.

3.3 Applications for Development in Compliance with the Comprehensive Development Plan. The County, as permitted by the County Zoning and Subdivision Resolutions, shall process applications submitted to the County for development in compliance with the Plan, for Permitted Uses and Special Uses. Prior to processing the application, the County shall encourage the property owner to annex into the Town.

3.3.1 The County shall submit a notice to the Town through the standard referral process. The Town's referral comments will be based on the provisions of this Plan.

4.0 Land Use Applications Submitted to the County within the Community Separation Buffer

4.1 Regions. The County agrees to process all land use applications within the Community Separation Buffer in compliance with the Permitted Uses, Special Uses and as described below, provided that the Permitted Uses and Special Uses may be modified and supplemented in Region E through the approval by the County of a Planned Development, as described below in items 4.1.5 and 4.2.

4.1.1 Region A: As defined by the Douglas County Comprehensive Master Plan, this region permits rural development that is of a low-intensity nature and may continue to build out in the established land pattern. Semi-rural development may be considered when available water supply and provision of schools, recreation, employment, and shopping are provided.

4.1.2 Region B: Residential development in this region may continue to build out in the established land pattern. Redevelopment of this region may be supported when appropriate urban level services are provided. Redevelopment shall be defined at a density greater than one (1) dwelling unit per acre and/or commercial in nature. Redevelopment may be considered when all of the following principles/requirements are met:

4.1.2.1 Site development shall be sensitive to the physical patterns of land and water that occur naturally on the site.

4.1.2.2 Development shall be clustered to preserve the floodplain and natural features of Happy Canyon Gulch.

4.1.2.3 Lincoln Avenue provides a sense of transition into the Town and acts as a "gateway" into the community. Development along this thoroughfare shall respect and incorporate design elements that enhance the concept of community gateway.

4.1.2.4 Site design will provide for vehicular and pedestrian connectivity to all adjacent communities, to the extent feasible.

4.1.2.5 Sufficient open space, parks and trails shall be provided to meet the needs of the development.

4.1.3 Region C: As defined by the Douglas County Comprehensive Master Plan, this region permits rural development that is of a low-intensity nature (1 dwelling unit/35 acres). If a rural site plan is submitted in accordance with the County Zoning Resolution, the density may be increased not exceeding 1 dwelling unit/17.5 acres as an incentive to preserve open space and protect wildlife habitat. Semi-rural development in this region is not supported.

4.1.4 Region D: This region permits uses associated with open space, passive and nonmotorized recreation, agricultural and Parker Water and Sanitation uses. Such passive uses may include, but are not limited to, hiking, biking, equestrian activities, outdoor conservation activities and fishing. The County shall have the final determination for allowed activities.

4.1.5 Region E: This region permits urban level, Planned Development-zoned development as identified and defined in the Douglas County Comprehensive Master Plan and defined in the Douglas County Zoning Resolution. Through the County's approval of a rezoning to Planned Development, the Permitted Uses and Special Uses may be modified and supplemented with additional uses that are consistent with urban level development. Development in this region shall comply with all of the following principles/requirements:

4.1.5.1 Site development shall be sensitive to the physical patterns of land and water that occur naturally on the site.

4.1.5.2 Development should consider clustering to preserve areas of natural open space between developments and to promote separation of developments.

4.1.5.3 Development shall implement site planning techniques to minimize visual impacts of development in highly scenic, topographically diverse terrain.

4.1.5.4 Lincoln Avenue provides a sense of transition into the Town and acts as a "gateway" into the community. Development along this thoroughfare shall respect and incorporate design elements that enhance the concept of community gateway.

4.1.5.5 Site development along the proposed extension of Chambers Road will be adequately setback to establish a greenbelt/trail

system, effectively acting as a community separation buffer between the development and this vehicular thoroughfare.

4.1.5.6 Site design will provide for vehicular and pedestrian connectivity to all adjacent communities, to the extent feasible.

4.1.5.7 Site design will preserve sufficient open space to meet the needs of the development and provide community separation and should consider: environmental areas; riparian features; 100-year floodplain; significant natural land forms; significant natural vegetation areas; important wildlife habitat areas; geologic hazard areas; severe soil erosion area; and cultural, historic and archaeological areas.

4.1.6 Region F: Development in this area is limited to residential uses, parks, and open space.

4.1.7 Region G: This region is limited to open space uses only.

4.1.8 Region H: Development in this area is limited to residential uses, parks, schools, and open space. Residential uses shall not exceed 2.2 units per acre.

It is the County's intent to design and construct the portion of Bayou Gulch Road/Chambers Road, (Bayou Gulch Road), which lies north of Pradera Parkway and south of the property (Arlington Property). The vertical and horizontal alignments for Bayou Gulch Road for the southern 1,200-feet within the property (Arlington Property) needs to be well coordinated with the County, in order to assure compatibility for the portion of the road as it crosses over Scott Gulch; and so that the road can be constructed cost effectively and within the existing right-of-way (ROW), that was dedicated to the County by the developers that lie south of the property (Arlington Property). The County has plans to reconstruct existing Scott Road from the east boundary of the Hungry Horse open space to intersect with proposed Bayou Gulch Road, which will be located approximately 100 to 200 feet south of the property (Arlington Property); and any accesses further to the north on Bayou Gulch Road needs to take into consideration the spacing between this full movement intersection and any accesses to the north. Additionally, the alignment of Bayou Gulch Road across the property (Arlington Property) needs to be designed so that no additional ROW or easements will be needed from the existing large rural residential property that is located directly to the west, which is not proposed to be rezoned. The County is not going to hold the current landowner responsible for any of the stated improvements.

The property owner shall grade four (4) and build two (2) major arterial roadway lanes for that portion of Bayou Gulch Road/Chambers Road for the length of said property. Additionally, the property owner shall be responsible for any auxiliary lanes as required by the Town.

4.2 Review Process.

4.2.1 The County shall submit a notice to the Town through the standard referral process for land use applications in Regions A, B (when redevelopment is not proposed), C and D.

4.2.2 The County and the Town shall jointly review any redevelopment application submitted for Region B. Such review shall include jointly held meeting(s) at the staff level in order to develop comments on an application.

4.2.3 Subject to paragraph 4.2.5 below, the County and the Town shall jointly review all urban level Planned Development rezoning applications submitted for Region E. Such review shall consist of jointly held meeting(s) at the staff level in order to develop comments on an application.

4.2.4 The Town's referral comments will focus on compliance with the provisions of this Plan, as outlined in paragraph 4.1 of the Plan.

4.2.5 The County will hold public hearings to the extent provided in the County's Zoning and Subdivision Resolutions, and make its final decision in accordance with the Plan and said resolutions.

5.0 Land Use Applications Submitted to the Town within the Town Urban Growth Area.

5.1 Region 1: Site development shall comply with the following principles/requirements or with the Plan for Permitted Uses and Special Uses:

5.1.1 Provide for a regional open space corridor that is continuous and sufficient in size to effectively act as a buffer between the Town's Urban Growth Area and the Community Separation Buffer Area. The corridor shall feature naturally undisturbed, passive open space to provide regional access and trail connections as well as a wildlife corridor through this area.

5.1.2 Preserve significant natural features, critical stands of vegetation, riparian corridors/primary gulches, natural hazard areas, steep slopes, critical wildlife habitat, and sites of historic, cultural, or archaeological significance.

5.1.3 Development shall implement site planning techniques to minimize visual impacts of development in highly scenic, topographically diverse terrain.

5.1.4 Protect the rural roadside character of Crowfoot Valley Road by establishing an open space buffer zone along this corridor.

5.1.5 Include a pedestrian circulation system designed to assure that pedestrians can walk safely and easily on the site, and between properties and activity areas/open space/activity centers/special features. Pedestrian circulation systems shall also be linked with regional connections to open space and trails.

5.1.6 Provide sufficient passive open space corridors that are contiguous and integrated into local and regional greenway/trail systems.

5.1.7 Development shall be clustered to preserve and protect significant open space in its natural state.

5.1.8 Provide appropriately sized and located activity centers that offer a wide range of goods and services to the immediate market area, neighborhood and community.

5.1.9 Vehicular circulation systems shall be designed with consideration to the topographic conditions of the land and provide for logical connections to public rights-of-way.

5.1.10 Provide active recreational areas, including, but not limited to, open space, parks and trails in suitable locations that meet the needs of the development and offer convenient access by residents.

5.1.11 Proposed golf courses shall, at a minimum, be designed to include provisions to promote water conservation and wildlife habitat, as provided by the Center for Resource Management's published "Environmental Principles for Golf Courses in the United States" and National Audubon Society's model for "green" golf course standards.

5.1.12 Development on the south side of Crowfoot Valley Road shall use open space to create community separation between the Town and adjacent development. Open space will be used to expand and enhance existing adjacent open space within the Community Separation Buffer Area.

5.2 Region 2: Requests for mining or water storage shall comply with the following principles/requirements:

5.2.1 The maximum life of the mining/extraction uses shall not exceed ten (10) years.

5.2.2 Truck hauling materials shall be subject to the access requirements of the Town and shall be in compliance with the Town's truck hauling routes map, as amended.

5.2.3 Hours of operation for mining, extraction and hauling shall not exceed Monday through Friday between the hours of 8 a.m. and 5 p.m.

5.2.4 A dust mitigation plan shall be required. An on-site water source shall be available and used as required for implementing the dust mitigation plan.

5.2.5 A noise plan shall be prepared to demonstrate the ability to comply with maximum noise levels as required by C.R.S. § 25-12-103. Such noise plan shall identify noise mitigation measures such as, but not limited to, the use of berming, locating noisy machinery and vehicles below grade in the excavation pit, and the establishment of operational guidelines.

5.2.6 A visual analysis shall be required to determine the visibility of the mining operation, including, but not limited to, the total disturbed area, stock piles, equipment, and any structures from Crowfoot Valley Road, Highway 83, and adjacent residential development. Visual mitigation measures for the duration of the mining operation shall be required, including, but not limited to: berming; landscape screening; limitations on the height, location, and quantity of stock piles; sub-grade placement of maintenance, mechanical, and other equipment; as examples.

5.2.7 The property owner shall render to the Town cash or an irrevocable letter of credit in an amount sufficient to restore the subject property to its original condition to the extent that property owner fails to comply with the Town standards or the principles/requirements described herein.

5.2.8 The property owner shall demonstrate to the Town's satisfaction that the property owner has adequate adjudicated water rights to keep the reservoir full.

5.2.9 The property owner shall demonstrate to the Town's satisfaction that the property owner has adjudicated water rights to store water in the reservoir at the site proposed for the reservoir.

5.2.10 The property owner shall demonstrate to the Town's satisfaction that the property owner has adjudicated the means and methods to convey the water rights from the point of diversion to the site proposed for the reservoir.

5.2.11 Non-motorized recreational boating shall be permitted on the reservoir and the reservoir shall be open to the public and managed by the Town of Parker/Douglas County parks departments.

5.2.12 As part of the annexation agreement with the Town, trail connections shall be incorporated.

5.3 Region 3: Site development shall comply with the following principles/requirements:

5.3.1 Preserve significant natural features, critical stands of vegetation, riparian corridors/primary gulches (including Newlin Gulch), natural hazard areas, steep slopes, critical wildlife habitat, and sites of historic, cultural, or archaeological significance.

5.3.2 Development shall implement site planning techniques to minimize visual impacts of development in highly scenic, topographically diverse terrain.

5.3.3 Development shall be clustered to preserve and protect significant open space in its natural state.

5.3.4 Provide sufficient passive open space corridors that are contiguous and integrated into local and regional greenway/trail systems.

5.3.5 Include a pedestrian circulation system designed to assure that pedestrians can walk safely and easily on the site, and between properties and activity areas/open space/activity centers/special features. Pedestrian circulation systems shall also be linked with regional connections to open space and trails.

5.3.6 Vehicular circulation systems shall be designed with consideration to the topographic conditions of the land and provide for logical connections to public rights-of-way.

5.3.7 Provide active recreational areas, including, but not limited to, open space, parks and trails in suitable locations that meet the needs of the development and offer convenient access by residents.

5.3.8 A minimum 50-foot open space buffer shall be designated along the northern portion of the property for the purpose of preserving land and a buffer for the proposed East-West Regional Trail.

5.3.9 Connect the Newlin Gulch trail through Region 3 to the Reuter-Hess Reservoir trail system, as identified in the Town's Open Space, Trails and Greenways Master Plan.

5.3.10 Open space shall be used to create a sufficient separation from and transition to the land owned by the Parker Water and Sanitation District as part of the Reuter-Hess Reservoir.

5.3.11 The property owner shall be responsible for all costs and right-of-way dedication associated with all necessary improvements for the extension of

Chambers Road as four lanes, including a four lane bridge, through Region 3.

5.3.12 Access to Chambers Road from Region 3 shall be limited to one (1) access on the north side of Newlin Gulch and one (1) access on the south side of Newlin Gulch. Said southern access shall also serve the Double Angel ball fields and the Reuter-Hess Reservoir.

5.3.13 Site development along the proposed extension of Chambers Road will be adequately setback to establish a greenbelt/trail system, effectively acting as a community separation buffer between the development and this vehicular thoroughfare.

5.3.14 The property owner shall be responsible for supporting the Double Angle ball fields and future indoor training facility as presented in the letter provided by Jehn Engineering on behalf of Glasgow 3 Investments, LLC, at the November 16, 2005, Review Board meeting.

5.3.15 The property owner shall be responsible for dedicating the necessary right-of-way and associated improvements for the new regional east-west roadway connection to Castle Pines Parkway through Region 3.

5.4 Region 4: Lands within Region 4 can only be annexed by the Town if the property owner requests annexation and if contiguity can be established.

5.4.1 Development of lands annexed into the Town within Region 4 shall:

5.4.1.1 Be subject to the planned development guide and preliminary plat approved by the County prior to annexation and subsequently adopted by the Town.

5.4.1.2 Be reviewed by the architectural control committee established by the property owner for commercial development prior to the submission of a formal application to the Town.

5.4.1.2.1 The recommendations of the committee shall be included as part of the submittal to the Town.

5.4.1.2.2 Said committee shall include one (1) representative from the Pinery Planned Development.

5.4.1.3 Only open space, recreational uses and other uses allowed in the planned development guide shall be permitted within the Cherry Creek corridor and 100-year floodplain.

5.4.2 The Town agrees not to pursue annexation of the lands owned by the Pinery Home Owners Association within the Planned Development within

Region 4 while such lands remain under ownership of the Pinery as it's current use.

5.4.3 The Town agrees not to pursue annexation of any lands owned by the Denver Southeast Suburban Water and Sanitation District located within Region 4 while such lands remain under ownership of the District, during the term of this IGA.

5.4.3.1 District facilities, including the wastewater treatment plant, pump stations, wells and sewer and water lines, located within Region 4 shall continue to be permitted as uses by right and shall not restricted by the Town, during the term of this IGA.

5.4.3.2 Any District facilities shall comply with the regulations of the applicable jurisdiction.

5.5 Development Adjacent to the Community Separation Buffer Area. When the Town evaluates applications for development adjacent to the Community Separation Buffer, consideration will be given to contributing and expanding the buffer area along the fringe of the Town Urban Growth Area.

5.6 Review Process.

5.6.1 The Town shall submit a notice to the County through the standard referral process for all land use applications, except for applications submitted for Region 1.

5.6.2 Land use applications submitted for Region 1 shall be jointly reviewed by the Town and County. Such review shall include jointly held meeting(s) at the staff level in order to develop comments on an application.

5.6.3 The County's referral comments will be based on the provisions of this Plan.

5.6.4 The Town will hold public hearings to the extent provided in the Town's zoning and subdivision regulations, and shall make its final decision in accordance with the Plan and said regulations.

6.0 Land Use Applications beyond the Town Urban Growth Area and Community Separation Buffer

6.1 The Town agrees not to pursue annexation of the residential portions of the Pinery Planned Development.

6.2 The Town agrees not to pursue annexation of the Colorado Horse Park.

7.0 Amendments to the Comprehensive Development Plan

7.1 The Town or the County may propose amendments to the Plan in writing.

7.2 A property owner may request an amendment to the Plan when:

7.2.1 A petition for annexation of unincorporated land within the Urban Growth Area is denied by the Town; or

7.2.2 A pre-annexation agreement for unincorporated land within the Urban Growth Area cannot be reached with the Town.

7.3 Process for Amending the Plan

7.3.1 The party requesting the proposed amendment to the Plan shall submit the proposal in writing to the Director of Community Development of both jurisdictions.

7.3.2 The Directors from both jurisdictions shall jointly make the request that the Review Board convene to hear the proposed amendment.

7.3.2.1 A Review Board consisting of one (1) representative from both the Town and the County shall be appointed by the respective Council and Board.

7.3.2.2 The Review Board shall meet with staff and review the proposed amendment. If necessary, the Review Board may direct staff to research the proposed amendment, and report back with necessary information.

7.3.2.3 The Review Board shall direct staff to forward the proposed amendment to both the Town Council and the Board of County Commissioners, with a recommendation for approval, denial, or no recommendation from the Review Board.

7.3.3 The proposed amendment and the recommendation of the Review Board shall be submitted to both the Town Council and Board of County Commissioners for final decision.

7.3.4 The Town and County will each finalize the request through their respective adoptive processes with their Council/Board taking into consideration the recommendation of the Review Board.

7.3.5 An amendment to the Plan requires approval by the Town Council and Board of County Commissioners. If the Town Council and/or the Board of County Commissioners do not approve the proposed amendment, then the Plan shall not be amended.

8.0 Effective Date and Term

8.1 This Plan shall be effective after: (1) it has been executed by the County and the Town; and (2) the County has adopted conforming amendments to the Douglas County Zoning Resolution. This Plan shall remain in full force and effect for the five-year period commencing on the Initial Effective Date of the Plan, as described in this paragraph. Thereafter, this Plan shall automatically remain in full force and effect for successive five-year terms through the year 2022, unless sooner terminated. This Plan may be terminated on May 14, 2008, or thereafter at the end of a five-year term by a party giving written notice to the other party at least 180 days prior to the expiration of the five-year term. This Plan may also be terminated at any time by mutual agreement of the parties. The term of this Intergovernmental Agreement shall run concurrently with the term of this Plan.

8.1.1 Initial Effective Date of the Plan. The effective date of the Plan is May 14, 2003; the date the Board of County Commissioners adopted conforming amendments to the Douglas County Zoning Resolution.

8.1.2 First Amended Effective Date of the Plan. The amendments to the Plan are effective May 17, 2006.

8.1.3 Second Amended Effective Date of the Plan. The amendments to the Plan are effective June 16, 2008.

8.1.4 Third Amended Effective Date of the Plan. The amendments to the Plan are effective August 25, 2015.

9.0 Incorporation

9.1 All attachments to this Plan are incorporated herein.

IN WITNESS WHEREOF, this mutually binding Comprehensive Development Plan is approved and adopted by the Town of Parker and the Board of County Commissioners of Douglas County as of the date first above written.

TOWN OF PARKER, COLORADO

BY: _____
Mike Waid, Mayor

ATTEST:

_____
Carol Baumgartner, Town Clerk

APPROVED AS TO FORM:

_____
James S. Maloney, Town Attorney

BOARD OF COUNTY COMMISSIONERS OF
THE COUNTY OF DOUGLAS, COLORADO

BY: _____
Jill E. Repella, Chair
Board of County Commissioners

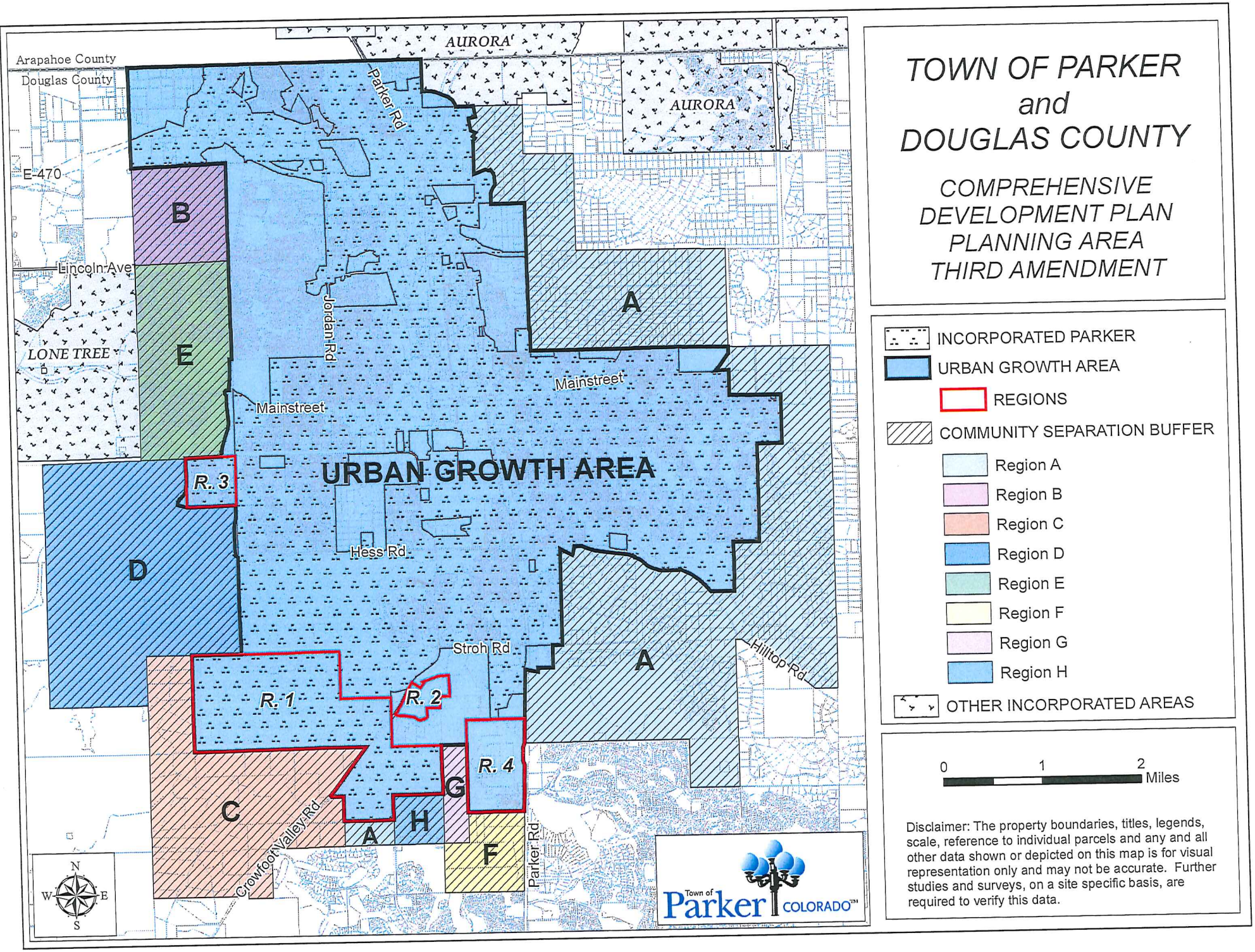
ATTEST:

_____
Codie Brenner , Deputy Clerk to the Board

APPROVED AS TO FORM:

_____
Lance Ingalls, County Attorney

ATTACHMENT A
PLANNING AREA


TOWN OF PARKER
and
DOUGLAS COUNTY
COMPREHENSIVE
DEVELOPMENT PLAN
PLANNING AREA
THIRD AMENDMENT
INCORPORATED PARKER
URBAN GROWTH AREA
REGIONS
COMMUNITY SEPARATION BUFFER
Region A
Region B
Region C
Region D
Region E
Region F
Region G
Region H
OTHER INCORPORATED AREAS
0
1
2
Miles
Disclaimer: The property boundaries, titles, legends, scale, reference to individual parcels and any and all other data shown or depicted on this map is for visual representation only and may not be accurate. Further studies and surveys, on a site specific basis, are required to verify this data.
Town of Parker COLORADO
AURORA
AURORA
Arapahoe County
Douglas County
E-470
Lincoln Ave
LONE TREE
Parker Rd
Jordan Rd
Mainstreet
Mainstreet
URBAN GROWTH AREA
Hess Rd
Stroh Rd
Hilltop Rd
Crowfoot Valley Rd
Parker Rd
A
A
A
B
C
D
E
F
G
H
R. 1
R. 2
R. 3
R. 4
N
S
E
W

ATTACHMENT B
PERMITTED USES AND SPECIAL USES MATRIX

Zone District Abreviations

Agricultural	A-1
Large Rural Residential	LRR
Rural Residential	RR
Estate Residential	ER
Suburban Residential	SR
Business	B
Commercial	C
Light Industrial	LI
General Industrial	GI

LAND USE/ZONING DISTRICT	A-1	LRR	RR	ER	SR	B	C	LI	GI
Agricultural Recreational Activities	P	P							
Animals									
Horse/Cow/Mule/Llama	P	P	A	A					
Pig/Goat/Sheep/Miniature Horse	P	P	A	A					
Buffalo/Ostrich/Emu/Bees	P	P							
Chicken/Turkey/Duck	P	P	A	A					
Dog/Cat/Pot-bellied Pig	P	P	A	A	A				
Wolf/Bear/Snake/Mtn. Lion	USR	USR							
Kennel								P	P
Automobile Service/Repair						P	P	P	P
Automobile Service Station with gas pumps						P	P	P	P
Bank/Financial Institution						P	P	P	P
Bar/Lounge									P
Batch Plant - asphalt/concrete	USR	USR	USR	USR					
Bed and Breakfast							P	P	P
Building Materials - retail/wholesale	USR	USR							
Campground	USR	USR							
Cemetery									USR
Chemical Storage/Transfer/Disposal (*incl. hazardous*)	P	P	P	P	P	P	P	P	P
Church - max. seating capacity 350	USR	USR	USR	USR	USR	P	P	P	P
Church - seating capacity greater than 350						P	P	P	P
Club/Country Club						P	P	P	P
College	P	P	P	P	P	P	P	P	P
Construction Office - temporary						P	P		
Convention/Conference Center	USR	USR				P	P	P	P
Cultural Facility	USR	USR	USR	USR	USR	P	P		
Day-Care Center						P	P	A	
Day-Care Facility for employees' children	A	A	A	A	A				
Day-Care Home - small	USR	USR	USR	USR	USR				
Day-Care Home - large	USR								
Dude Ranch									

P = Principal Use, A = Accessory Use, USR = Use by Special Review, blank space = Not Permitted **USRA=USR Accessory Use**

LAND USE/ZONING DISTRICT	A-1	LRR	RR	ER	SR	B	C	LI	GI
Entertainment Event	USR								
Equipment Rental								P	P
Equipment Rental - small							P	P	P
Extended-Care Facility						P	P		
Farming/Ranching	P	P							
Feed Lot/confinement center									
Fire Station - no training	P	P	P	P	P	P	P	P	P
Fire Station - w/training facilities						P	P	P	P
Firing Range - indoor	USRA					P	P	P	P
Firing Range - outdoor	USR								
Golf Course								P	P
Greenhouse - 1 acre max.	P	P					P	P	P
Greenhouse - greater than 1 acre	USR						P	P	P
Group Home	P	P	P	P	P				
Group Home for Registered Sex Offenders									
Group Residential Facility	USR	USR				USR	USR	USR	
Guest House	A	A	A						
Hazardous Materials Storage/Transfer									USR
Heliport						USR	USR	USR	USR
Home Occupation									
Class 1	A	A	A	A	A				
Class 2	A	A	A						
Exceeding Class 2 thresholds	USR								
Horse Boarding	*	*	*	*					
Horse Rental Stable	USR	USR							
Hospital						P	P	P	P
Hotel						P	P	P	
Hunting/Fishing Club	USR								
In-Home Elder Care	A	A	A	A	A				
Jail/Correctional Facility									USR
Junk Yard									
Kennel - dog/cat									

P = Principal Use, A = Accessory Use, USR = Use by Special Review, blank space = Not Permitted USRA=USR Accessory Use

LAND USE/ZONING DISTRICT	A-1	LRR	RR	ER	SR	B	C	LI	GI
Landfill - public/private									USR
Landing Field - private	USRA								USRA
Library	P	P	P	P	P	P	P	P	P
Manufacturing Operations								P	P
Mini Warehouse							P	P	P
Mining/Quarry									USR
Motel						P	P		
Motor Vehicle/Equipment Service/Repair							P	P	P
Nursing Home						P	P		
Office - General/Medical/Professional/Government						P	P	P	P
Office - Temporary						P	P	P	P
Oil/Gas Drilling									
Open Space/Trails	P	P	P	P	P	P	P	P	P
Park/Playground	P	P	P	P	P	P	P	P	P
Parking Lot - public/private						P	P	P	P
Product Distribution/Storage (*no hazardous materials*)								P	P
Propane Distribution/Storage									USR
Quarry									
Ranching	P	P							
Recreation Facility									
Community							P		
Neighborhood			P	P	P				
Indoor						P	P	P	P
Outdoor							P	P	P
Recreational Vehicle Storage Lot								P	P
Recycle/Trash Transfer Facility									P
Research and Development Facility								P	P
Residence									
Caretaker	P	USR							

P = Principal Use, A = Accessory Use, USR = Use by Special Review, blank space = Not Permitted USRA=USR Accessory Use

LAND USE/ZONING DISTRICT	A-1	LRR	RR	ER	SR	B	C	LI	GI
Caretaker - mobile home	USR	USR							
Employee/Management Housing						A	A	A	USR
Mobile Home - permanent	USR	USR							
Multifamily						USR	USR	USR	
Single-Family	P	P	P	P	P				
Single-Family attached								USR	
Temporary	P		P	P	P				
Restaurant/Fast Food (*including drive-up facility*)						P	P	P	P
Retail/Service Business - indoor						P	P		
Retail/Service Business - outdoor							P		
Retirement Home						P	P		
Retreat - Religious	USR								
Sales Office - temporary			P	P	P				
Satellite Dish	A	A	A	A	A	A	A	A	A
Satellite Earth Station	USR							P	P
Satellite Earth Station (exceeding max. health/height standards)	USR							USR	USR
Sawmill-portable	USRA	USRA							
School - private/public (K-12)	P	P	P	P	P	P	P	P	P
Seasonal Use						P	P	P	P
Septic Waste and Sludge - Land Application	USR								USR
Sewage Treatment									
Sexually Oriented Business							P		
Sheriff Station (*no training/detention*)	P	P	P	P	P	P	P	P	P
Sheriff Station						P	P	P	P
Storage Area - commercial							A	P	P
Telecommunication Facility								P	P
Telecommunication Facilities (*exceeding max height/health standards*)								USR	USR
Temporary Uses	P	P	P	P	P				
Theater - indoor						P	P		
Theater - outdoor							P		

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LAND USE/ZONING DISTRICT	A-1	LRR	RR	ER	SR	B	C	LI	GI
Training of Horses/Riders (*max. of 14/week*)	P	P	A	A					
Tree Farming	P	P							
University						P	P	P	P
Utility - major facility	USR	USR	USR	USR	USR	USR	USR	USR	P
Utility Service Facility	P	P	P	P	P	P	P	P	P
Veterinary Clinic/Hospital	USR	USR				P	P	P	P
Warehouse								P	P
Water Treatment/Storage									
Wholesale Business - sales/service								P	P
Wind Energy Conversion System	USR	USR	USR						
Youth-Oriented Agricultural Activities	P	P	P	P					
Zoo							USR		

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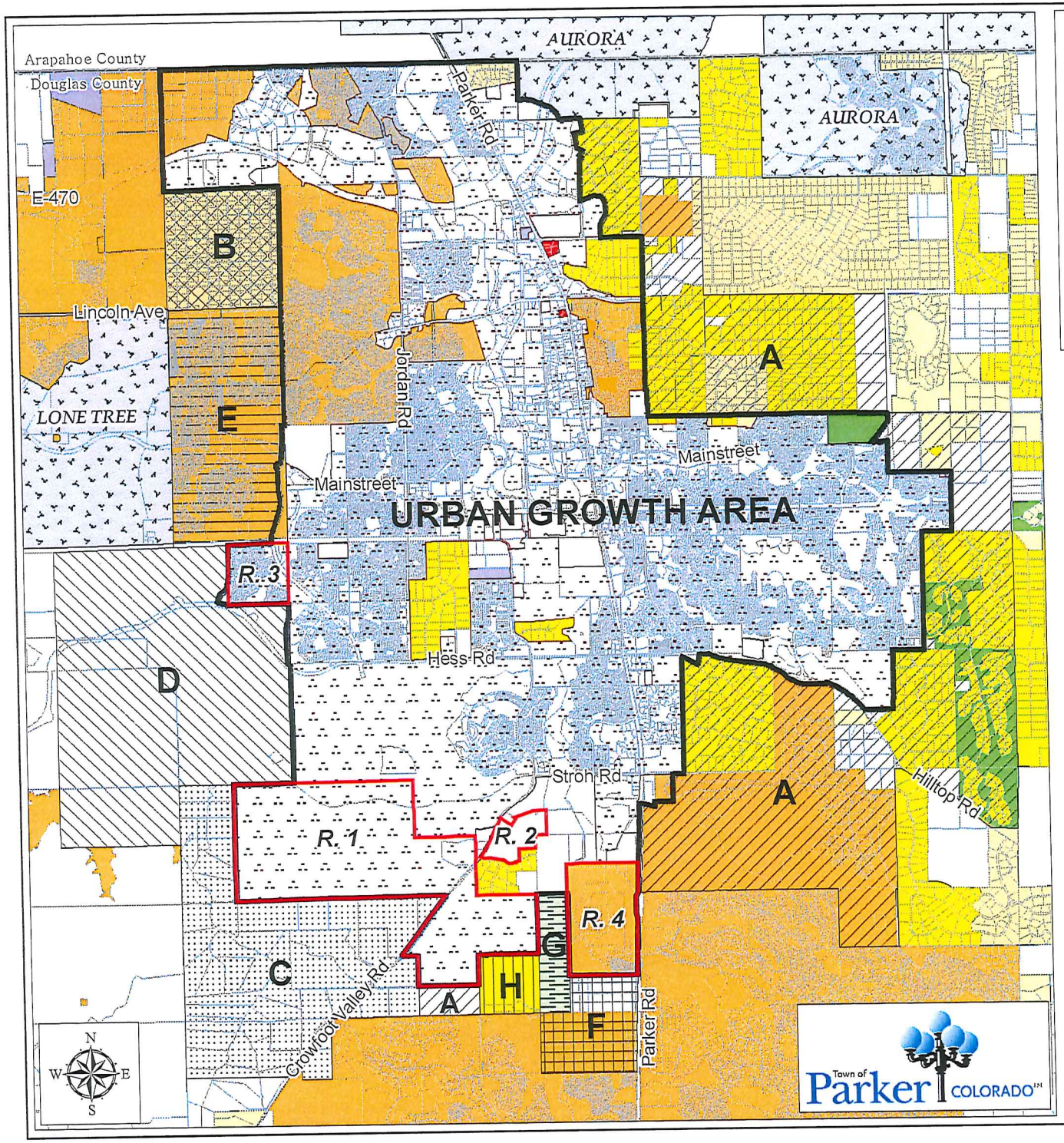
ATTACHMENT C
ZONING MAP

TOWN OF PARKER and DOUGLAS COUNTY

COMPREHENSIVE DEVELOPMENT PLAN PLANNING AREA THIRD AMENDMENT WITH COUNTY ZONING



INCORPORATED PARKER
URBAN GROWTH AREA
REGIONS
COMMUNITY SEPARATION BUFFER
Region A
Region B
Region C
Region D
Region E
Region F
Region G
Region H
OTHER INCORPORATED AREAS
COUNTY ZONE TYPE
A1, AGRICULTURAL ONE
LRR, LARGE RURAL RESIDENTIAL
RR, RURAL RESIDENTIAL
ER, ESTATE RESIDENTIAL
SR, SUBURBAN RESIDENTIAL
MF, MULTIPLE FAMILY
LSB, LIMITED SERVICE BUSINESS
B, BUSINESS
C, COMMERCIAL
LI, LIGHT INDUSTRIAL
GI, GENERAL INDUSTRIAL
PD, PLANNED DEVELOPMENT
OS, ZONED OPEN SPACE CONSERVATION

0 1 2 Miles

Town of Parker COLORADO

Disclaimer: The property boundaries, titles, legends, scale, reference to individual parcels and any and all other data shown or depicted on this map is for visual representation only and may not be accurate. Further studies and surveys, on a site specific basis, are required to verify this data.

ATTACHMENT D
APPROVAL STANDARDS FOR SPECIAL USES

APPROVAL STANDARDS FOR SPECIAL USES

A Special Use shall be approved only if the Board of County Commissioners finds that the proposed special use:

- Complies with the minimum zoning requirements of the zoning district in which the special use is to be located, as set forth in the Douglas County Zoning Resolution in effect as of the date of this Plan;
- Complies with the requirements of Section 21, Use By Special Review, as set forth in the Douglas County Zoning Resolution in effect as of the date of this Plan;
- Complies with the Douglas County Subdivision Resolution, in effect as of the date of this Plan;
- Will be in harmony and compatible with the character of the surrounding areas and neighborhood;
- Will be consistent with the Douglas County Comprehensive Master Plan;
- Will not result in an over-intensive use of land;
- Will provide roadway capacity necessary to maintain the adopted roadway level-of-service for the proposed development concurrently with the impacts of such development.
- Will provide public facilities and services necessary to accommodate the proposed development concurrently with the impacts of such development.
- Will not require a level of community facilities and services greater than that which is available;
- Will not cause significant air, water, or noise pollution;
- Will be adequately landscaped, buffered, and screened;
- Complies with the following standards regarding water supply as set forth in the Douglas County Zoning Resolution in effect as of the date of this Plan;
    - If it is demonstrated that the use by special review will not generate any ongoing water demand, no proof of water supply shall be required and no other provisions of Section 18A - Water Supply Overlay District shall be applicable.
    - If it is demonstrated that the use by special review, when located on a conforming parcel within the A-1 or LRR zone district, will generate a water demand not to exceed three (3) acre-feet per year, and that the demand can be supplied by a groundwater well which has or is capable of receiving a permit from the Colorado Division of Water Resources for such use, this standard shall be met and no other

provisions of Section 18A – Water Supply Overlay District shall be applicable. Water demands shall be estimated in accordance with the Minimum Water Demand Standards defined in Section 18A.

- For all other use by special review applications, the applicant shall demonstrate conformance with Section 18A - Water Supply Overlay District, herein.

❖ Will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of Douglas County.