



**BOULDER COUNTY COUNTYWIDE COORDINATED  
COMPREHENSIVE DEVELOPMENT PLAN  
INTERGOVERNMENTAL AGREEMENT**

[Click here for Map](#)

This Intergovernmental Agreement by, between and among the City of Boulder, a Colorado home rule city (Boulder); the City of Lafayette, a Colorado home rule city (Lafayette); the City of Longmont, a Colorado home rule city (Longmont); the City of Louisville, a Colorado home rule city (Louisville); the Town of Erie, a Colorado statutory town (Erie); the Town of Jamestown, a Colorado statutory town (Jamestown); the Town of Lyons, a Colorado statutory town (Lyons); the Town of Nederland, a Colorado statutory town (Nederland); the Town of Superior, a Colorado statutory town (Superior); (hereinafter, the collectively municipal signatories to be known as, the “Municipal Parties”); and the County of Boulder, a body politic and corporate of the State of Colorado (Boulder County); (the collective signatories to be known as the “Parties”) is made to be effective on the 16th day of October, 2003.

WITNESSETH:

WHEREAS, Section 29-20-101 *et seq.*, C.R.S. as amended, enables the Parties to enter into Intergovernmental Agreements to plan for and regulate land uses, in order to minimize the negative impacts of development on the surrounding areas and protect the environment, and specifically authorizes local governments to cooperate and contract with each other for the purpose of planning and regulating the development of land by means of a “comprehensive development plan”; and

WHEREAS, the Parties have previously entered into various comprehensive development plans by Intergovernmental Agreements, and desire now to provide an overlay coordinating all of the various comprehensive development plan intergovernmental agreements, to-wit: East Central Boulder County Comprehensive Development Plan Intergovernmental Agreement; Southeast Boulder County, South 96<sup>th</sup> St., Dillon Road, and Midway Blvd. Area Comprehensive Development Plan Intergovernmental Agreement; US 36 Corridor Comprehensive Development Plan Intergovernmental Agreement; Longmont Planning Area Comprehensive Development Plan Intergovernmental Agreement; Boulder Valley Comprehensive Plan; Intergovernmental Cooperative Agreement between the Town of Jamestown and the County of Boulder for the Purpose of Planning and Regulating the Development of Land in the Jamestown Vicinity; Lafayette/Louisville Buffer Area Comprehensive Development Plan Intergovernmental Agreement; Lyons Area Comprehensive Development Plan Intergovernmental Agreement; Nederland Area Comprehensive Development Plan Intergovernmental Agreement; and Superior Area Comprehensive Development Plan Intergovernmental Agreement; and

WHEREAS, in order to ensure that the unique and individual character of the Municipal Parties are preserved, the Parties believe that a comprehensive development plan (hereinafter the “Plan”) which recognizes the annexed areas and development approved by each community, accompanied by binding commitments by the responsible jurisdictions for the preservation of the rural character of surrounding lands as identified within the area of the Plan, is in the best interest of the citizens of each of the Parties; and



WHEREAS, this Agreement and Plan is intended to supplement the Underlying Plans, providing agreement by Municipal Parties to comply in certain respects with the Underlying Plans to which the Municipal Party was not a Party, to permit in certain instances new extraterritorial water service by non-designated Municipal Parties, and to cover additional unincorporated areas not covered by any Underlying Plan; and

WHEREAS, the provisions concerning annexation or development by the Municipal Parties of certain lands designated Unincorporated Rural Land Area within the Plan Area, as shown on the attached Exhibit A, are intended to preclude increased development and urban sprawl which would obliterate the boundaries of the Municipal Parties; and

WHEREAS, certain undeveloped parcels within the Rural Preservation Area do not currently have Municipal Party utility services, and, except as noted herein, the Municipal Parties are not desirous of providing such services to new development on such parcels; and

WHEREAS, Lafayette is currently in the process of achieving compliance with a city charter amendment approved by its voters in November, 2001, which requires that the City Council adopt an "urban growth boundary" on or before December 31, 2003, and the city's Planning Commission is currently considering this matter, and therefore, in order not to preempt its compliance with the charter amendment, the Exhibit A shows an outer boundary (the entire area of the Lafayette Comprehensive Plan as it exists on the effective date hereof) within which Lafayette will, on or before February 1, 2004 commit to its Municipal Influence Area, conforming to its then-adopted "urban growth boundary", for purposes of the East Central Boulder County Comprehensive Development Plan Intergovernmental Agreement, an Underlying Plan as defined in this Agreement & Plan, and so long as said Municipal Influence Area designation does not exceed said current outer boundary, such Municipal Influence Area shall be recognized as such for all purposes under this Agreement and Plan; and

WHEREAS, the Parties desire to enter into this Intergovernmental Agreement in order to plan for and regulate the use of the lands within the Plan Area through joint adoption of this mutually binding and enforceable Comprehensive Development Plan overlaying the Underlying Plans and covering those areas outside the Underlying Plans designated Unincorporated Rural Land Areas; and

WHEREAS, the Parties find that designating a portion of the Plan Area to remain as Rural Preservation Area or Unincorporated Rural Land Area for the purpose of preserving a community buffer serves the economic and civic interest of their citizens and meets the goals of the Boulder County Comprehensive Plan, and meets the goals and furthers the purposes of the comprehensive and master plans of the Municipal Parties, as stated in such plans and applicable laws; and

WHEREAS, with respect to the annexation provisions herein, the Parties declare that the Unincorporated Rural Land Area, Rural Preservation Area, and Municipal Influence Area designations and land use regulations contained in this Agreement affect the future development of each Municipal Party. Consistent with the municipal annexation, utility service, and land use laws of



the State of Colorado, this Agreement, including specifically the annexation and utility service portions hereof, is intended to encourage the natural and well-ordered future development of each Party; to promote planned and orderly growth in the affected areas; to distribute fairly and equitably the costs of government services among those persons who benefit therefrom; to extend government services and facilities to the affected areas in a logical fashion; to simplify providing utility services to the affected areas; to simplify the governmental structure of the affected areas; to reduce and avoid, where possible, friction between the Parties; and to promote the economic viability of the Parties; and

WHEREAS, the functions described in this Agreement are lawfully authorized to each of the Parties which perform such functions hereunder, as provided in article 20 of title 29; part 1 of article 28 of title 30; part 1 of article 12 of title 31; and parts 2 and 3 of article 23 of title 31, C.R.S., as amended; and

WHEREAS, Section 29-1-201, *et seq.*, C.R.S., as amended, authorizes the Parties to cooperate and contract with one another with respect to functions lawfully authorized to each of the Parties and the people of the State of Colorado have encouraged such cooperation and contracting through the adoption of Colorado Constitution, Article XIV, 18(2); and

WHEREAS, the Parties have each held hearings after proper public notice for the consideration of entering into this Agreement and the adoption of a Comprehensive Development Plan for the subject lands, hereinafter referred to as the "Plan Area", as shown on the Exhibit A.

NOW THEREFORE, in consideration of the above and the mutual covenants and commitments made herein, the Parties agree as follows:

**1. BOULDER COUNTY COUNTYWIDE COORDINATED COMPREHENSIVE DEVELOPMENT PLAN.**

- 1.1 Adoption and Purposes: This Agreement, including Exhibit A, is adopted by the Parties as the Boulder County Countywide Coordinated Comprehensive Development Plan (the "Plan") governing the Plan Area. Exhibit A attached hereto has three purposes: first, it shows the lands designated Rural Preservation Area and Municipal Influence Area on the Underlying Plans. Second, Exhibit A designates "Unincorporated Rural Land Area" for purposes of the application of the provisions of this Agreement and Plan to lands so designated. Third, it shows additional lands that may be designated Municipal Influence pursuant to Section 3.5 of this Agreement that are not shown as such on any Underlying Plan.
- 1.2 Relationship to Underlying Plans: Except as expressly provided herein, including but not limited to the provisions of Section 3.5 of this Agreement, the Underlying Plans, as they exist on the date hereof and as they may be amended from time to time, are the sole effective determinants of the status of lands as Rural Preservation Area or Municipal Influence Area for the purpose of the application of the provisions of this Agreement and Plan, and the Underlying Plan controls as



to the limitations on annexation, land uses, regulations, and utility services, and the County's application of its "Areas and Activities of State Interest" regulations in unincorporated areas, as between the parties to the Underlying Plan. Nothing in this agreement is intended nor shall be construed to require the consent to the amendment of an Underlying Plan by any Party hereto which is not a Party to the Underlying Plan.

**1.3. Definitions:**

“Designated Municipal Party” means the Municipal Party to the Underlying Plan expressly permitted in the Underlying Plan to annex subject Municipal Influence Area lands, or to provide extraterritorial water and/or sewer services to the subject Rural Preservation Area lands.

“Plan Area” means the entire unincorporated area of Boulder County except for those lands contained within the Niwot Community Service Area as defined by the Boulder County Comprehensive Plan.”

“Underlying Plan(s)” means the East Central Boulder County Comprehensive Development Plan Intergovernmental Agreement; Southeast Boulder County, South 96<sup>th</sup> St., Dillon Road, and Midway Blvd. Area Comprehensive Development Plan Intergovernmental Agreement; US 36 Corridor Comprehensive Development Plan Intergovernmental Agreement; Intergovernmental Cooperative Agreement between the Town of Jamestown and the County of Boulder for the Purpose of Planning and Regulating the Development of Land in the Jamestown Vicinity; Longmont Planning Area Comprehensive Development Plan Intergovernmental Agreement; Boulder Valley Comprehensive Plan; Lafayette/Louisville Buffer Area Comprehensive Development Plan Intergovernmental Agreement; Lyons Area Comprehensive Development Plan Intergovernmental Agreement; Nederland Area Comprehensive Development Plan Intergovernmental Agreement; and the Superior Area Comprehensive Development Plan Intergovernmental Agreement.

“Unincorporated Rural Land Area” means the entire unincorporated area of Boulder County that has not been designated Municipal Influence Area or Rural Preservation Area in one or more Underlying Plans.

**2. RURAL PRESERVATION AREA.**

2.1. The Municipal Parties each agree that they will immediately disclose to the others and to Boulder County any and all instances in which they have received an annexation petition from landowners in the Rural Preservation Area seeking annexation. Further, the Municipal Parties each commit that they are not currently pursuing any annexations within the Rural Preservation Area.

2.2 The map attached and incorporated as Exhibit A shows certain lands within the Plan Area that are designated “Rural Preservation Area” in the various Underlying Plans. These lands are intended to remain within the unincorporated area of Boulder County, subject to Boulder County’s land use regulatory jurisdiction as limited in the Underlying Plans. The Municipal Parties each agree that none of them will initiate or approve an annexation of any portion of any of the lands shown as “Rural Preservation Area” on the Exhibit A which are not



within the rural preservation area of any Underlying Plan to which such municipality is a party unless the Rural Preservation Area as designated in the Underlying Plan is first amended to remove such lands from the Rural Preservation Area and to permit the Municipal Party to which annexation is sought to annex the subject lands, except as may be provided in the Underlying Plan.

2.3 By authorizing the execution of this Agreement, the city councils and the town boards of the Municipal Parties each respectively finds and declares that there is no community of interest between the lands designated Rural Preservation Area in the Underlying Plans that are shown on Exhibit A but which are not within the Rural Preservation Area of any Underlying Plan to which such municipality is a party and their respective jurisdictions, that none of these lands is urban nor is likely to urbanize within the term of this Plan, unless amended as indicated in section 2.2, and that none of these lands is currently integrated with, nor for the term of this Plan will any of them be capable of being integrated with their respective jurisdictions, unless amended as indicated in section 2.2.

2.4 Although most of Area III of the Boulder Valley Comprehensive Plan is to be treated as Rural Preservation Area under this Agreement, that portion of Area III shown as "Planning Reserve" on the Boulder Valley Comprehensive Plan Area I, Area II, Area III Map adopted November, 2001, shall for purposes of this Agreement be treated as Municipal Influence Area. Prior to annexation of any area shown as the City of Boulder's Planning Reserve Area in the November 2001, Boulder Valley Comprehensive Plan, the City of Boulder and Boulder County shall complete the process and meet the standards for a service area expansion from Area III - Planning Reserve to Area II as set forth in the Boulder Valley Comprehensive Plan.

**3. MUNICIPAL INFLUENCE AREA PARCELS.**

3.1. The Exhibit A reflects Municipal Influence Areas currently located within unincorporated Boulder County as adopted in the Underlying Plans and shown on the maps attached to said Underlying Plans. These are areas that include lands that may in the future be annexed to the Designated Municipal Party, as denoted by the "Influence Area" designation. Nothing in this section or the Plan is intended to require such Municipal Party to annex such area. However, the Municipal Parties agree that, if such area is to be annexed to or is to be provided water or sewer service, except as provided hereinbelow, by a Municipal Party during the term of this Agreement, such area will be annexed to and/or will be so served by the Designated Municipal Party and not by any of the other Municipal Parties. By authorizing the execution of this Agreement, each city council and town board finds and declares that the community of interest in the Influence Areas so designated on the Underlying Plan map is, or for the term of the Underlying Plan, will be, with the Designated Municipal Party and not with any other Municipal Party.

3.2. Until and unless annexed, Boulder County shall enforce its "Areas and Activities of State Interest" regulations upon any parcels identified as within the Influence Area of any Municipal Party, except to the extent that any of such regulations are inapplicable under the express language of any Underlying Plan, so long as said Underlying Plan remains effective. Where those regulations are applicable, Boulder County shall not grant a permit for development pursuant to such regulations unless such permit has been first submitted for review and comment by the Municipal Party whose Influence Area on the Underlying Plan map includes such parcel(s).



Review and comment by a Municipal Party pursuant to this provision shall be based upon the application of Boulder County's "Areas and Activities of State Interest" regulations. Where those regulations are applicable, a comment of a Municipal Party regarding the satisfaction of the "Areas and Activities of State Interest" regulations shall be given consideration by Boulder County, which will nonetheless independently execute its duty under state law with reference to the application of its regulations. The provisions of this paragraph shall control over any provision in the US 36 Corridor Comprehensive Development Plan Intergovernmental Agreement.

3.3. Boulder County agrees that, for purposes of the Municipal Annexation Act, there is, or for the term of this Plan, will be, a community of interest of the parcels designated as Municipal Party Influence Areas as agreed in Underlying Plans and shown on the maps attached to said Underlying Plans with the Designated Municipal Party, and Boulder County consents to annexation of such areas by the Designated Municipal Party.

3.4. No Party shall purchase any parcel of land either within the incorporated limits of another Party or within the Influence Area of another Party as designated on the Exhibit A, without the express consent of such other Party. However, this restriction shall not apply to parcels to be acquired solely for municipal utility purposes.

3.5 Lafayette is currently in the process of achieving compliance with a city charter amendment approved by its voters in November, 2001, which requires that the City Council adopt an "urban growth boundary" on or before December 31, 2003, and the city's Planning Commission is currently considering this matter, and therefore, in order not to preempt its compliance with the charter amendment, the Exhibit A shows an outer boundary within which Lafayette will, on or before February 1, 2004 commit to its Municipal Influence Area, conforming to its then-adopted "urban growth boundary." Such Municipal Influence Area shall be recognized as such for all purposes under this Agreement and Plan. Any portion of the area within the outer boundary shown on Exhibit A which is not included by Lafayette in its Municipal Influence Area as provided herein shall be treated for all purposes as Unincorporated Rural Land Area.

**4. UNINCORPORATED RURAL LAND AREAS.** Those portions of the unincorporated area of Boulder County not heretofore covered by any of the Underlying Plans as shown on the maps attached thereto, which are reflected on the Exhibit A attached hereto designated "Unincorporated Rural Land Area" shall be subject to the same restrictions on and procedures concerning annexation as the lands designated Rural Preservation Area in the Underlying Plans.

Notwithstanding any other provision of this Agreement, any platted residential subdivision, excluding NUPUDs and subdivision exemptions, in the unincorporated area of the County may be annexed in whole or in part by any Municipal Party to which it has been adjacent for a period of one year or more, in accordance with the provisions of the Colorado annexation statutes then in effect.

**5. ISSUES FOR CONTINUED COUNTYWIDE DISCUSSION.** The Parties agree that additional issues exist which may be solved through countywide or regional agreements. The Parties agree to schedule these issues as desired on agendas of future Consortium of Cities meetings. These issues include, but are not limited to, the following:  
Revenue sharing, in particular of sales tax revenues.  
Affordable housing funding and locations.



Library services.

**6. UTILITY SERVICE PROVISION.** Any Designated Municipal Party may provide extraterritorial water and/or sewer services in areas so designated for such Party's water and/or sewer services in the Underlying Plan. For Municipal Influence Areas designated on the Underlying Plan, where no Municipal Party is designated to provide such services, any Municipal Party to the Underlying Plan, or a public water and/or sanitation district permitted to provide water and/or sanitary sewer services to the subject area under an approved special district service plan, may provide water and/or sanitary sewer services to the subject lands within the Underlying Plan Area.

Any Municipal Party to this Agreement may provide extraterritorial water service in the Rural Preservation Area and Unincorporated Rural Land Area shown on Exhibit A within 2640 feet of such Municipal Party's existing or approved water line main to serve existing land uses or development, as well as new single family residential development upon legal building lots and parcels at a maximum density equal to that permitted by the provisions of the Boulder County Comprehensive Plan in effect on the effective date of this Agreement, and may provide service in any event in accordance with service contracts which were entered into and enforceable prior to the effective date of this Agreement. A Municipal Party shall not provide any water service to parcels in the Rural Preservation Area and Unincorporated Rural Land Area shown on Exhibit A except as provided herein or in the Underlying Plan. Nothing in this section shall be construed to prohibit a Municipal Party from supplying raw or treated water to another Municipal Party.

**7. REFERRALS.**

7.1 Any application or other proposal for annexation by any Municipal Party of any parcel within that portion of the Plan Area designated Rural Preservation Area, as shown on the Exhibit A, but which parcel is not within the Rural Preservation Area of any Underlying Plan to which such municipality is a party, shall be immediately referred in writing to all Parties. No action shall be taken upon such an application or proposal by the referring Party until each other Party has had the opportunity to respond concerning the proposal's conformity to this Plan and other land use policies.

7.2 Responses shall be received within 30 days of date of referral. However, upon timely request, the County shall be authorized to grant reasonable requests for extensions of time within which to respond. In evaluating any request for an extension of time within which to respond, the County shall give appropriate consideration to factors such as the complexity of the application, any standard administrative processes that are applicable and to the reasonable scheduling needs of a responding Party. The provisions of this sub-section 7.2 shall apply to all referrals required by this Agreement and also by any Underlying Plan, notwithstanding any provision in the Underlying Plan to the contrary.

**8. AMENDMENTS.** This Plan contains the entire agreement between the Parties, but is supplemental to the Underlying Plans. Any proposed amendment of this Plan must be referred to the Parties. Amendment of this Plan shall take place only upon approval by resolution or ordinance adopted by the governing body of each of the Parties, after notice and hearing as may be required by law. No Party shall approve any annexation, which is inconsistent with this Agreement



and Plan until and unless the Plan has been amended so that the proposed annexation is consistent with the Plan. Amendments to Underlying Plans shall be distributed to all parties hereto by Boulder County, and updates to the limits of Rural Preservation Areas as amended in Underlying Plans will be distributed to the Parties by Boulder County through updated maps, which will supplant the attached Exhibit A to the extent of those changes.

**9. SEVERABILITY.** If any portion of this Plan is held by a court in a final, non-appealable decision to be *per se* invalid or unenforceable as to any Party, the entire Agreement and the Plan shall be terminated, it being the understanding and intent of the Parties that every portion of the Agreement and Plan is essential to and not severable from the remainder.

**10. BENEFICIARIES.** The Parties, in their corporate and representative governmental capacities, are the only entities intended to be the beneficiaries of the Agreement and the Plan, and no other person or entity is so intended or may bring any action, including a derivative action, to enforce the Agreement or the Plan.

**11. ENFORCEMENT.** Any one or more of the Parties may enforce this Agreement by any legal or equitable means including specific performance, declaratory and injunctive relief. No other person or entity shall have any right to enforce the provisions of this Agreement or the Plan.

**12. DEFENSE OF CLAIMS/INDEMNIFICATION** If any person allegedly aggrieved by any provision of the Plan and who is not a Party to the Plan should sue any Party concerning such Plan provision, all Parties shall be notified promptly by any Party served; any Party served shall, and any other Party may, defend such claim . Defense costs shall be paid by the Party providing such defense.

Notwithstanding the foregoing, if the claim concerns the designation of property as “Rural Preservation Area” or “Unincorporated Rural Lands”, Boulder County shall provide a defense in such action. If the claim concerns the designation of property as “Influence Area,” the Designated Municipal Party shall provide such defense.

In the event that any person not a Party to the Plan should obtain a final money judgment against any Party who is not the regulating Party for the diminution in value of any regulated parcel resulting from regulations in the Plan, or regulations adopted by the regulating Party implementing the Plan, the regulating Party shall, to the extent permitted by law, indemnify such Party for the amount of said judgment.

**13. GOVERNING LAW AND VENUE.** This Agreement shall be governed by the laws of the State of Colorado, and venue shall lie in the County of Boulder.

**14. TERM AND EFFECTIVE DATE OF THIS PLAN AND APPLICABILITY OF PROVISIONS TO EXPIRED UNDERLYING PLANS.** This Agreement shall become effective when signed by an authorized representative of the governing bodies of Boulder County and the Municipal Parties set forth above; except that, in the event that, as of September 4, 2003, all of the Parties have not authorized signature, each of the Parties which have at that date authorized signature





shall review the status of the Agreement and determine whether to proceed to sign, in which case the Agreement shall become effective upon the signature of each of those entities which have determined to proceed in the absence of those listed Municipal Parties which have not authorized signature on or before that date. Additional Parties may sign thereafter, and upon signature, such Agreement shall govern such additional parties.

Except as provided herein, this Agreement shall remain in effect for a period of twenty (20) years from its initial effective date, unless terminated prior thereto by agreement of all the Parties or pursuant to the terms of section 8 above. The provisions of this Agreement and Plan shall apply to Underlying Plans for the term thereof. Upon expiration or termination of such Underlying Plan, the Rural Preservation Area lands designated by the expired Underlying Plan shall be treated by this Plan for all purposes as designated Unincorporated Rural Land Area for the balance of the term of this Agreement and Plan.

At any time until ninety days prior to the tenth anniversary of the effective date of the Agreement, any Municipal Party may give written notice to all other Parties by first class certified mail that it intends to withdraw as a Party from the Agreement effective on that anniversary. If any Municipal Party gives such notice, any other Municipal Party shall have forty-five days from the date of such notice to give notice by the same means that it also intends to withdraw. In no event shall any such notice be given later than forty-five days prior to the tenth anniversary date. After giving such notice in compliance with this provision, such Party or Parties shall no longer be a party or parties to this Agreement effective on the tenth anniversary date.

Each Party agrees that, at any time within 90 days prior to the tenth anniversary of the effective date of this Agreement, it will hold a duly noticed public hearing for the purpose of determining if the term of this Agreement shall be extended an additional five (5) years from the date of termination then in effect. Notices of the hearing and subsequent action of each Party shall be sent to each of the other Parties.

**15. PARTY REPRESENTATIVES.** Referrals made under the terms of this Agreement shall be sent to the Parties' representatives as follows:

ENTITY:

REPRESENTATIVES:

CITY OF BOULDER

City Manager  
P.O. Box 791  
Boulder, CO 80306

TOWN OF ERIE

Town Manager  
P.O. Box 750  
Erie, CO 80516

TOWN OF JAMESTOWN

Town Clerk  
118 Main Street  
Jamestown, CO 80455



CITY OF LAFAYETTE

City Administrator  
1290 S. Public Rd.  
Lafayette, CO 80026

CITY OF LONGMONT

City Manager  
Civic Center Complex  
350 Kimbark Street  
Longmont, CO 80501

CITY OF LOUISVILLE

City Administrator  
749 Main St.  
Louisville, CO 80027

TOWN OF LYONS

Town Manager  
P.O. Box 49  
Lyons CO 80540

TOWN OF NEDERLAND

Town Clerk  
P.O. Box 396  
Nederland, CO 80466

TOWN OF SUPERIOR

Town Manager  
124 E. Coal Creek Dr.  
Superior, CO 80027

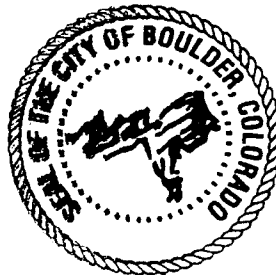
COUNTY OF BOULDER

Director, Land Use Department  
P.O. Box 471  
Boulder, CO 80306

Name and address changes for representatives shall be made in writing, mailed to the other representatives at the then current address.

THIS AGREEMENT made and entered into to be effective on the date as set forth above.

CITY OF BOULDER



BY: [Signature]  
Mayor Will Toor

Attest:

Approved as to Form:

[Signature]  
Alisa D. Lewis  
City Clerk

[Signature]  
Jerry Gordon, Acting City Attorney

TOWN OF ERIE

BY: [Signature]  
Mayor Barbara Connors  
Attest: [Signature]  
Town Clerk

Approved as to Form:

[Signature]  
Mark Shapiro, Town Attorney

TOWN OF JAMESTOWN

BY: [Signature]  
Mayor Kenneth Lenarcic  
Attest: [Signature]  
Town Clerk

Approved as to Form:

[Signature]  
Town Attorney

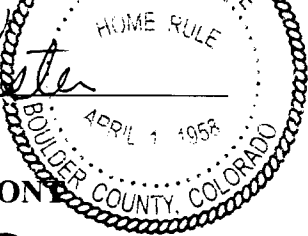


CITY OF LAFAYETTE

BY: *Dale Avevy*  
Mayor Dale Avevy

Attest:

*Susan Koster*  
City Clerk



Approved as to Form:

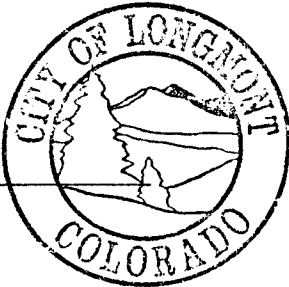
*Patricia C. Tisdale*  
Patricia C. Tisdale, City Attorney

CITY OF LONGMONT

BY: *Julia Pirmack*  
Mayor Julia Pirmack

Attest:

*Valoria H. Skott*  
City Clerk



Approved as to Form:

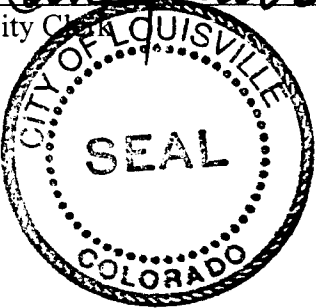
*James W. Rourke*  
James Rourke, Deputy City Attorney

CITY OF LOUISVILLE

BY: *Tom Davidson*  
Mayor Tom Davidson

Attest:

*Nancy Curra*  
City Clerk



Approved as to Form:

*Samuel Light*  
Samuel Light, City Attorney



TOWN OF LYONS

BY: Dick Hinshaw  
Mayor Dick Hinshaw

Attest:

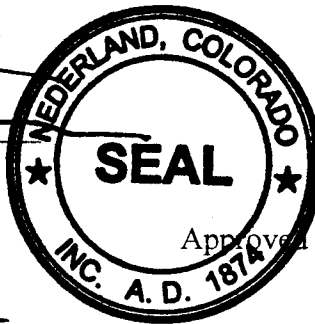
Approved as to Form:

Debra K Babler  
Town Clerk

Robert C. Widner  
Robert C. Widner, Town Attorney

TOWN OF NEDERLAND

BY: Scott Bruntjen  
Mayor Scott Bruntjen



Attest:

Approved as to Form:

Sheridan Garcia  
Town Clerk

Scotty P. Krob  
Scotty P. Krob, Town Attorney

TOWN OF SUPERIOR

BY: Susan Spence  
Mayor Susan Spence

Attest:

Approved as to Form:

Debra L. Harkin  
Town Clerk

Kathleen E. Haddock  
Kathleen Haddock, Town Attorney



COUNTY OF BOULDER  
BY: BOARD OF COUNTY COMMISSIONERS

*Paul D. Danish*  
Paul D. Danish, Chair

*Ronald K. Stewart*  
Ronald K. Stewart, Vice-chair

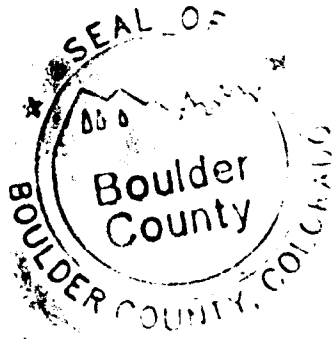
*Thomas A. Mayer*  
Thomas A. Mayer, Commissioner

Attest:

Approved as to Form:

*Dana M. Schubert*  
Clerk to the Board

*H. Lawrence Hoyt*  
H. Lawrence Hoyt, County Attorney





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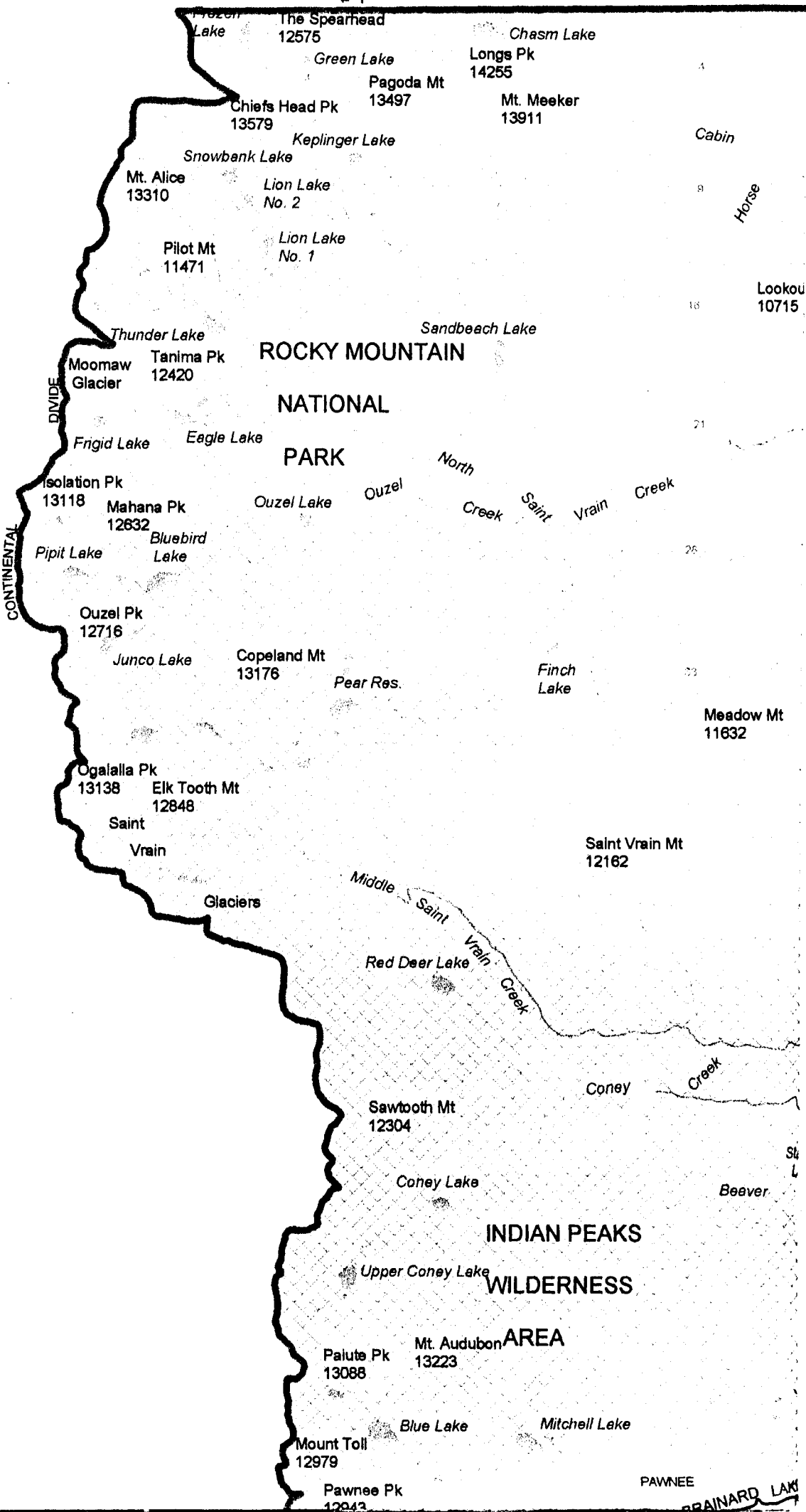
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RAINARD LAKE



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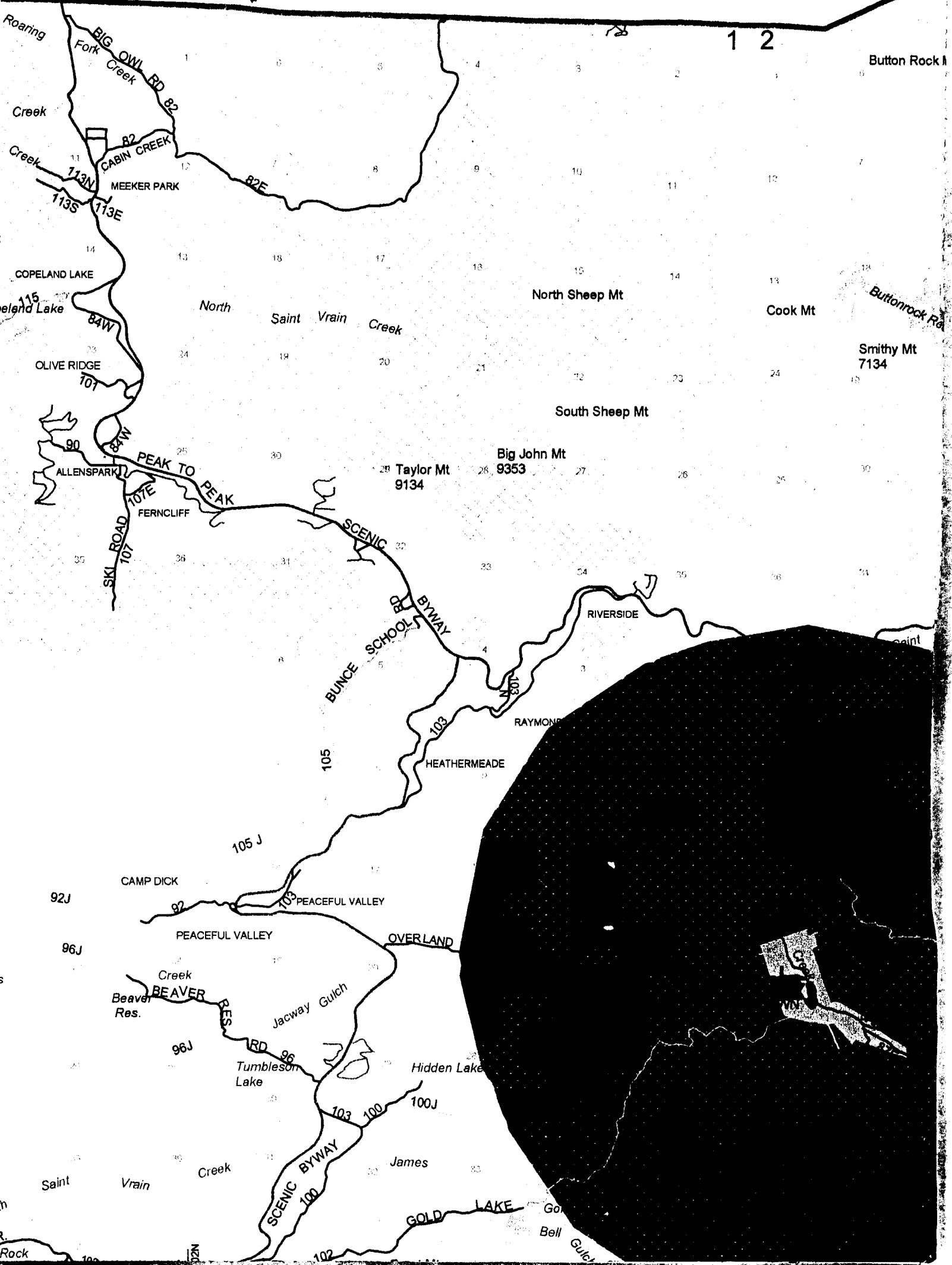
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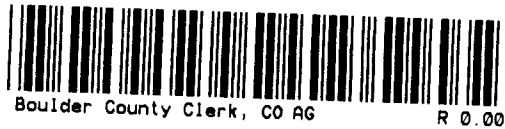
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Boulder County Clerk, CO AG

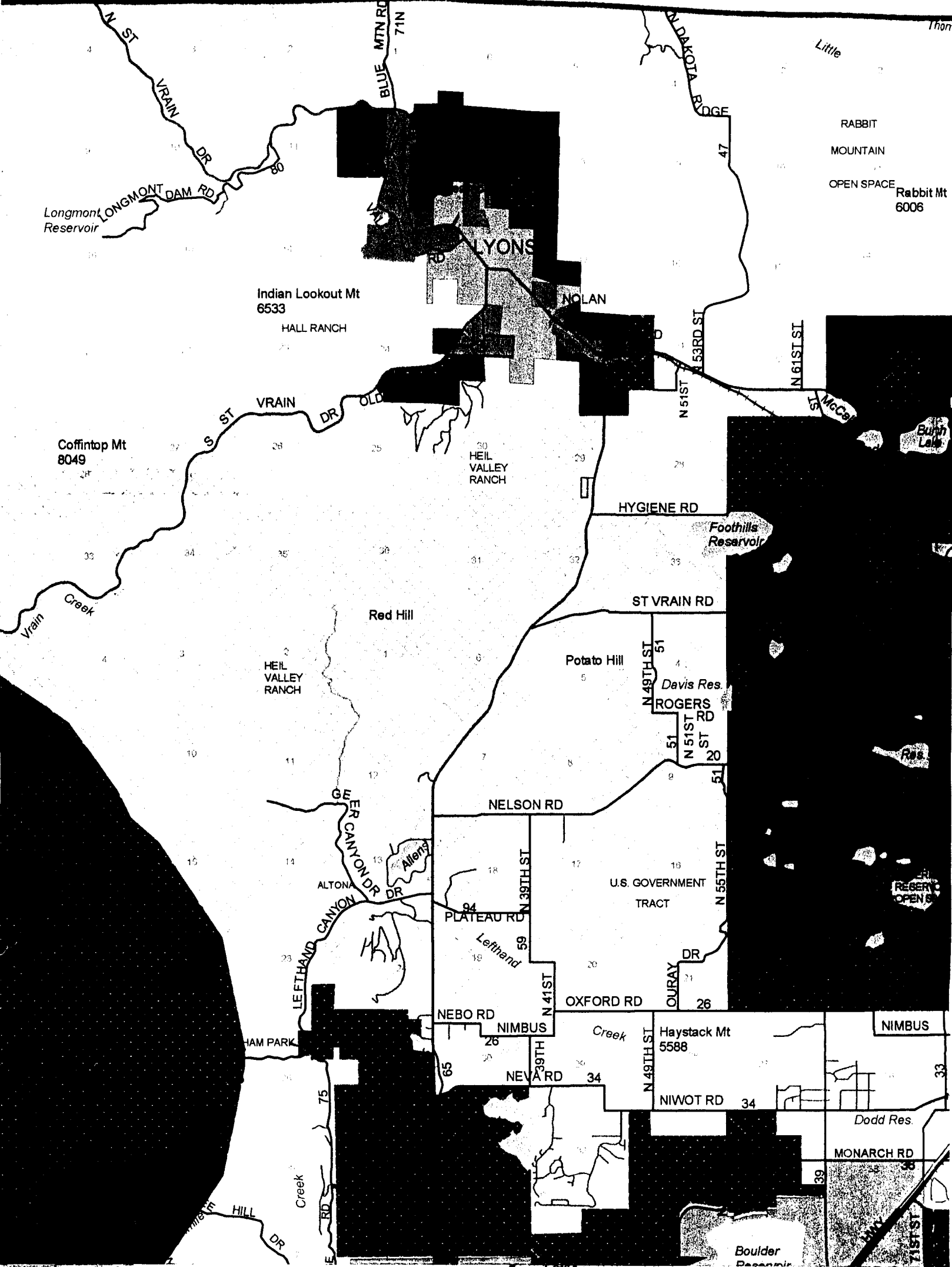
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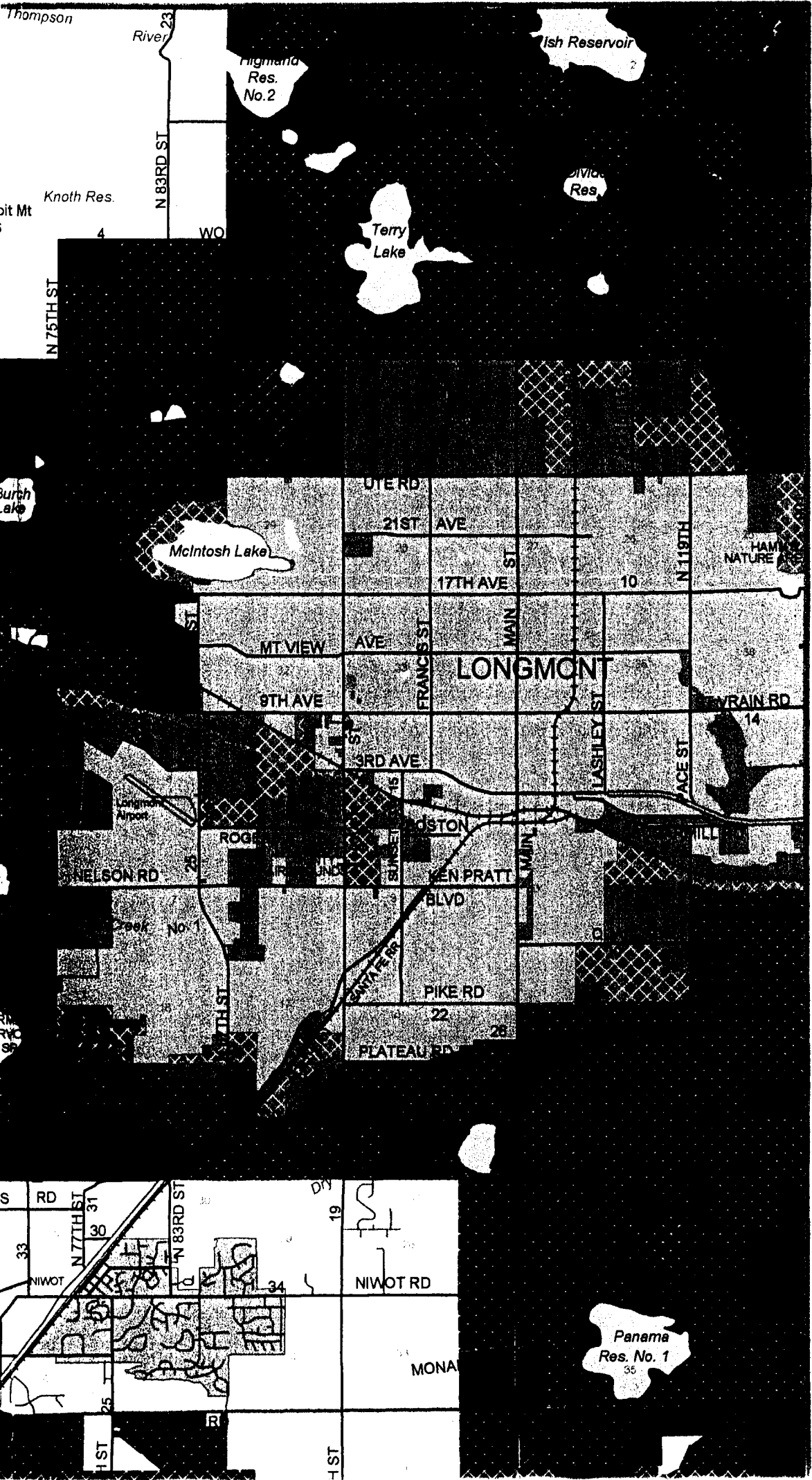
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 TO CARTER LAKE TO BERTHOUD 3 MILES LARIMER CO. WELD CO.



A  
40-15N  
15000  
B  
14200  
C  
13400  
D  
12600  
E  
11800  
F  
11000  
G  
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H  
9400  
I  
8600  
J  
40-07-30N  
7800  
K  
7000  
L  
6200  
M

T3N  
T2N

T2N  
T1N

BO  
CO  
D



EXHIBIT A  
TO

# Boulder County Countywide Coordinated Comprehensive Development Plan

October 16, 2003

## LEGEND



**Rural Preservation Areas**

Including  
Designated City Preservation Areas  
Longmont TDR Area  
Boulder Valley Area III



**Municipal Influence Areas**

Including  
Longmont Planning Areas  
Boulder Valley Area II and Planning Reserve



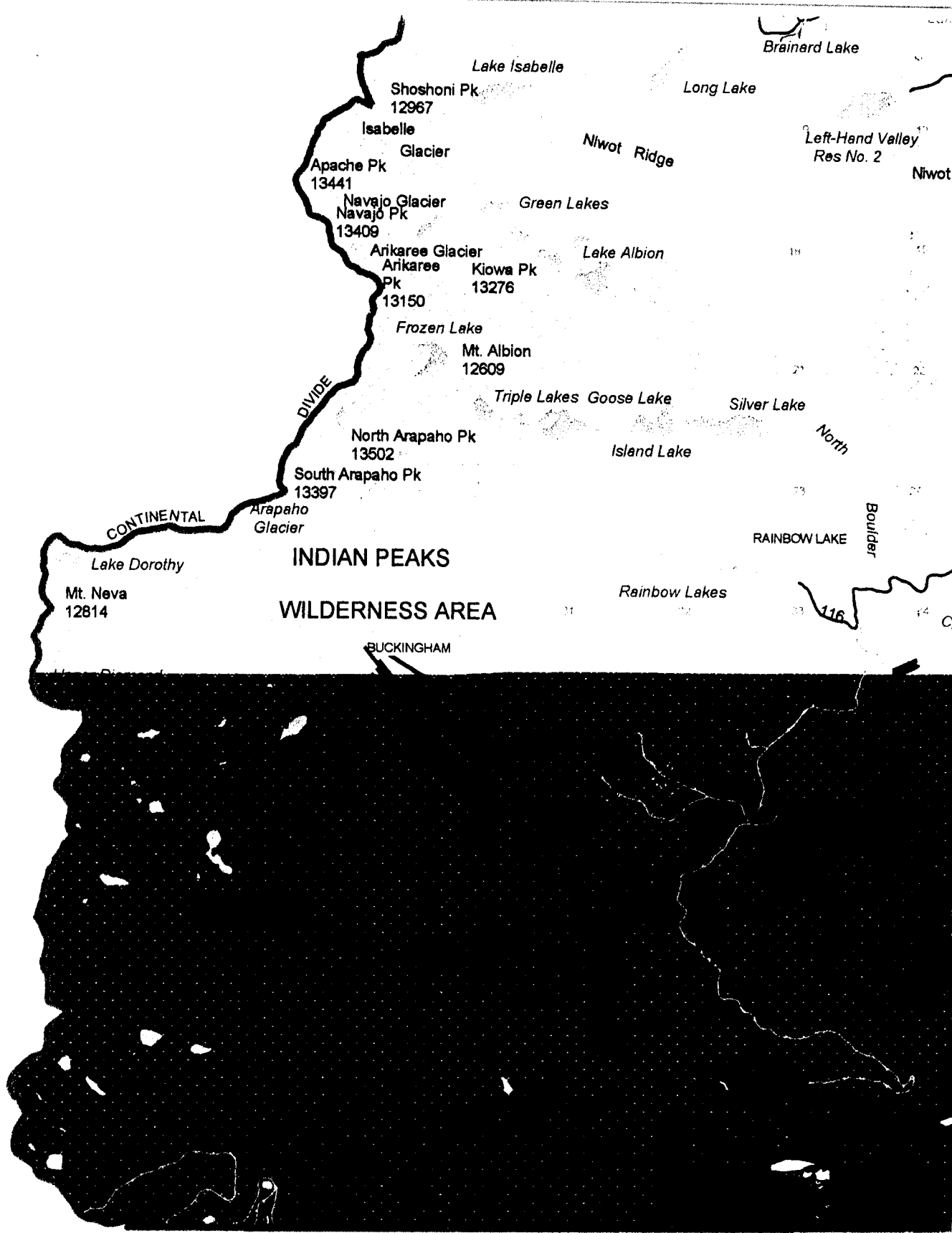
**Unincorporated Rural Preservation  
Area/Lafayette**



**Lafayette Planning Area Boundary**



**Unincorporated Rural Land**

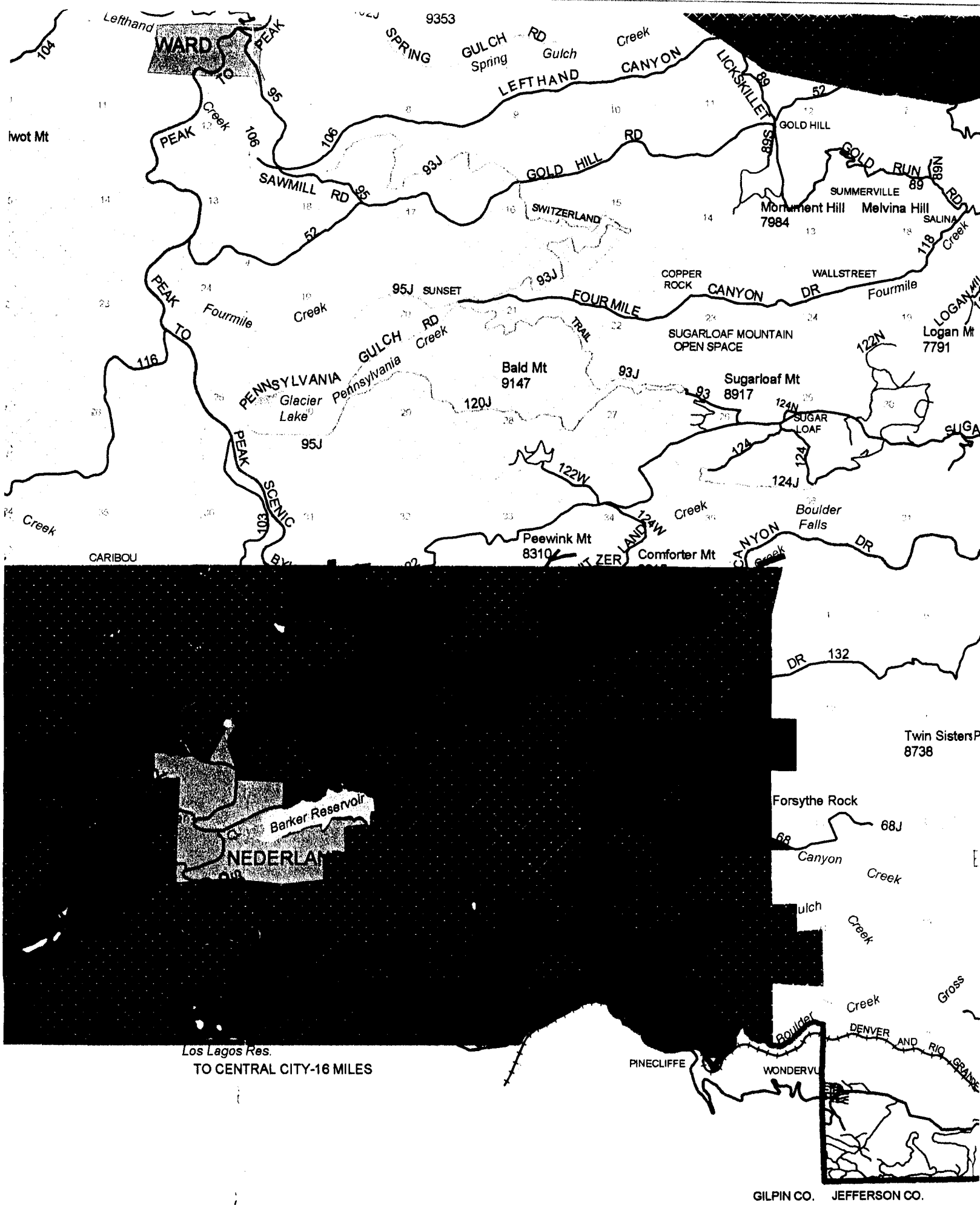


GRAND CO. GILPIN CO.



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D 0 00



Los Lagos Res.  
TO CENTRAL CITY-16 MILES

GILPIN CO. JEFFERSON CO.

0

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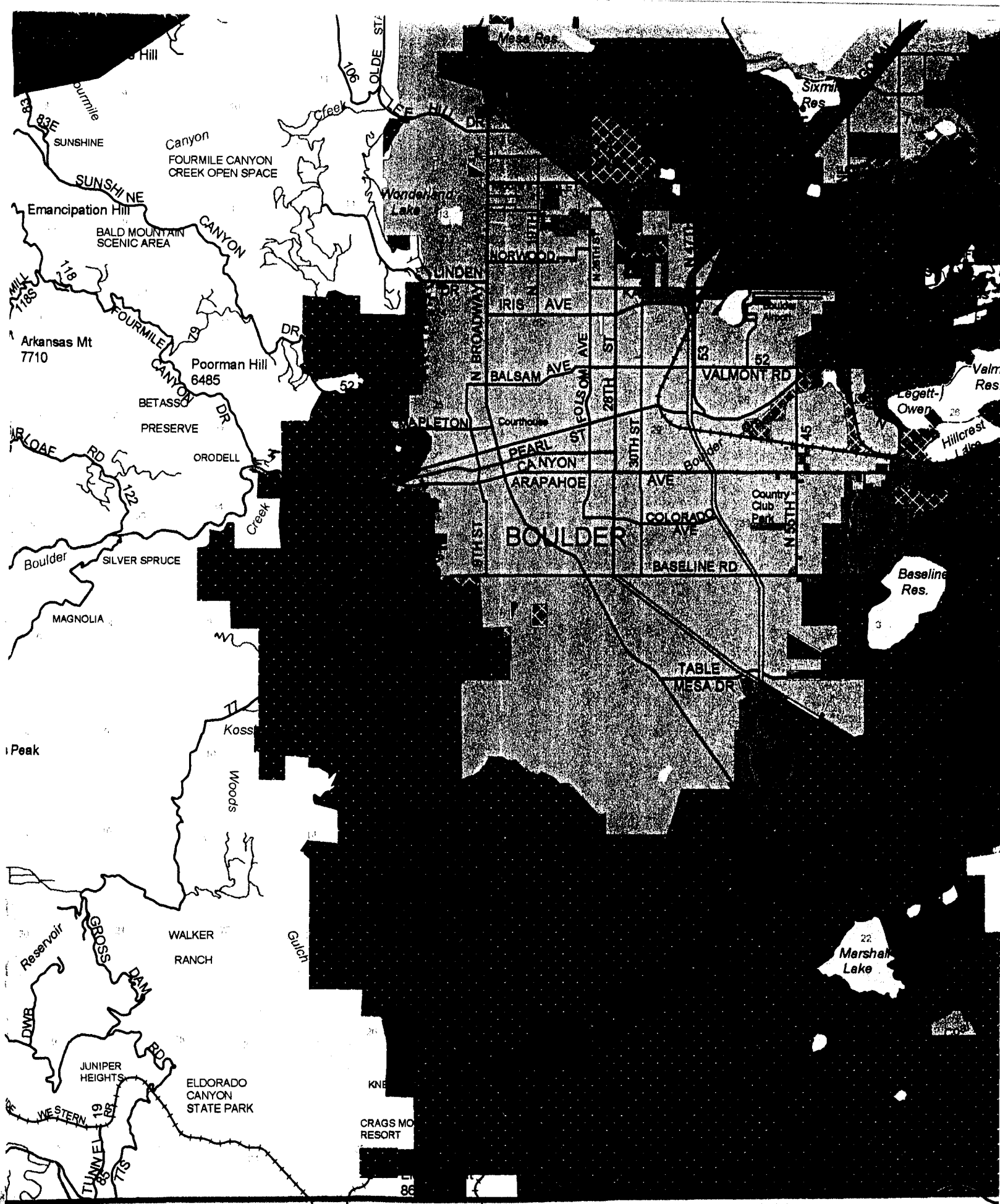
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Boulder County Clerk, CO AG

R 0.00

D 0.00



TO GOLDEN-11 MILES

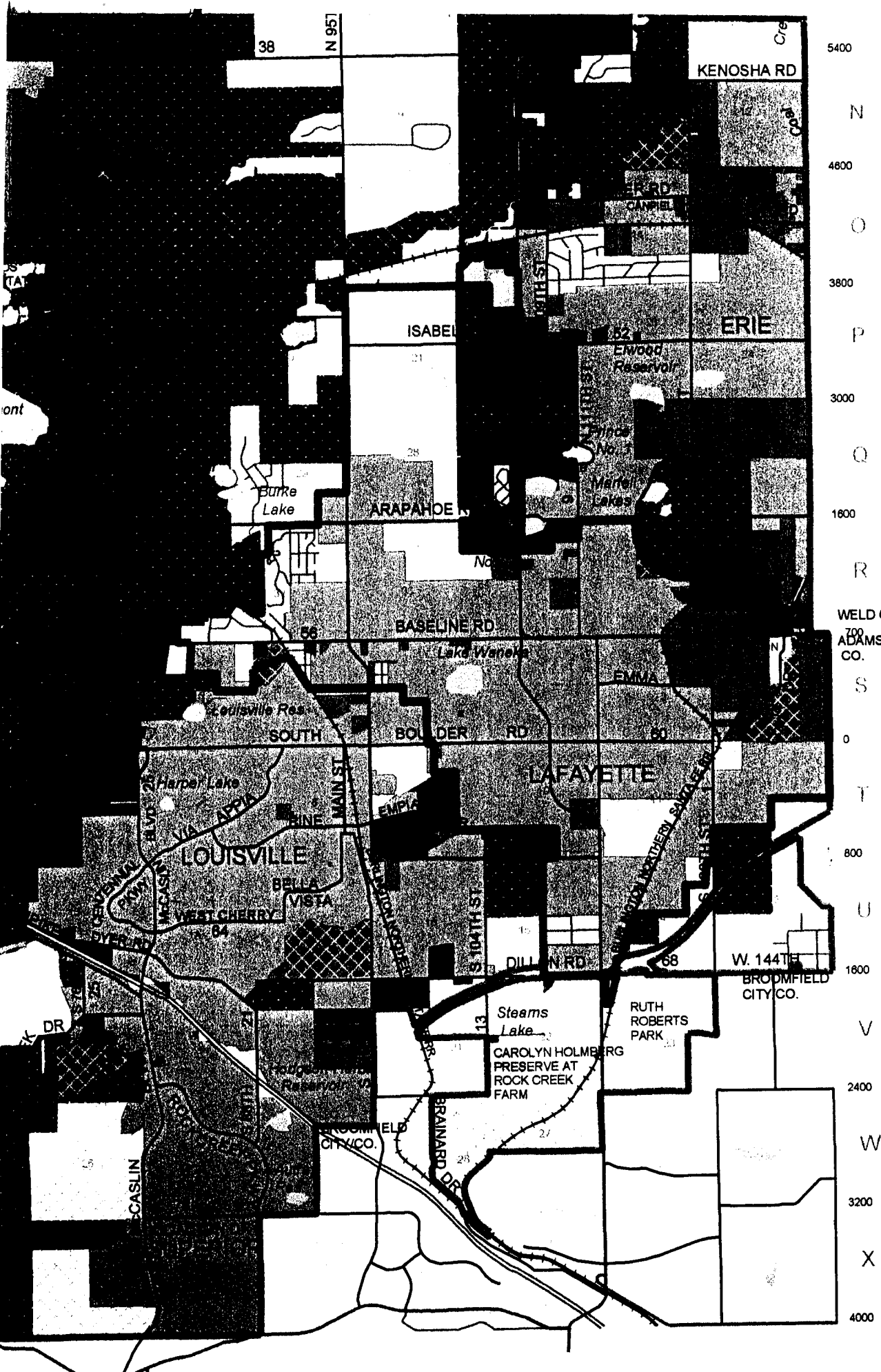
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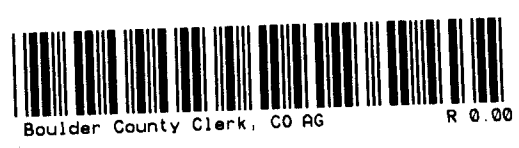
5400  
N  
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P  
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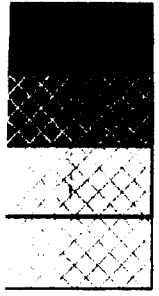
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permission

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**Publicly Owned or Controlled Lands**  
Underlying Color Indicates Designation



**Municipalities**  
Niwot Community Service Area



**Enclaves**



is for illustrative purposes only, and is not suitable for parcel-specific  
making. The areas depicted here are approximate. More site-specific  
may be required to draw accurate conclusions.

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