

RESOLUTION NO. R-014-041

THE BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF DOUGLAS, COLORADO

A RESOLUTION ADOPTING AMENDMENTS TO ARTICLES 9 and 13 OF THE
DOUGLAS COUNTY SUBDIVISION RESOLUTION

WHEREAS, the Planning Services Division has prepared amendments to Article 9 – Exemptions and Article 13 – Definitions of the Douglas County Subdivision Resolution (“Amendments”), which are attached hereto and incorporated herein as a portion of Exhibit A (Project No. DR2013-011); and

WHEREAS, said Amendments were reviewed and recommended for approval by the Planning Commission on March 3, 2014; and

WHEREAS, the Board of County Commissioners considered said Amendments at a public hearing held on March 25, 2014, and

WHEREAS, the Board desires to reflect its approval of said Amendments by the adoption of this Resolution.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners of the County of Douglas, State of Colorado, that Article 9 - Exemptions and Article 13 – Definitions of the Douglas County Subdivision Resolution, are hereby amended, to read as provided on said Exhibit A; and

FURTHER RESOLVED, that said Amendments shall be effective as of March 25, 2014.

PASSED AND ADOPTED this 25th day of March 2014, in Douglas County, Colorado.

THE BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF DOUGLAS, COLORADO

BY: Roger A. Partridge
Roger A. Partridge, Chair

ATTEST: Melissa Pelletier
Melissa Pelletier
Deputy Clerk to the Board



ARTICLE 9 EXEMPTIONS

901 Intent

To establish criteria and a review process whereby the Board of County Commissioners may grant exemptions from the definition of the terms "subdivision" and "subdivided land" for any division of land if the Board determines that such a division is not within the purpose of Article 28, Title 30 of the Colorado Revised Statutes.

902 Prerequisite *(Amended 3/25/14)*

Prior to submittal of the exemption request, the applicant shall meet with a staff planner to determine whether the exemption request meets the exemption criteria and to explain the procedure and submittal requirements. If the proposed exempted parcel is within a recorded subdivision, the plat shall be amended in accordance with Article 7 of this Resolution. If it is determined that the applicant is using the exemption process to circumvent the subdivision process, the applicant shall be required to comply with the applicable subdivision articles as set forth in this Resolution.

903 Exemption Criteria *(Amended 4/14/09)*

An exemption proposal shall be consistent with one of the following criteria in order to receive an exemption from the definition of the term "subdivision". *(Amended 3/12/97)*

- 903.01 Boundary-line adjustments for parcels of 35 acres in size or greater where no additional parcels are created, and where such adjustment reduces the parcel acreage to less than 35 acres in size. *(Amended 3/25/14)*
- 903.02 Clustered 35-acre development where the density does not exceed 1 residence per 35 acres and individual lots are smaller than 35 acres. *(Amended 8/25/99)*
- 903.03 Exemptions that create additional parcels shall be permitted for parcels with more than one principal residence provided that all of the following criteria is met:
 - 903.03.1 each residence was constructed in conformance with the applicable County regulations in effect at the time the residence was constructed;
 - 903.03.2 each residence shall have a documented history of continuous use as a single-family dwelling;
 - 903.03.3 legal and physical access shall be provided to all parcels by public right-of-way or recorded easement, acceptable to the Douglas County Engineer in compliance with the Douglas County Roadway Design and Construction Standards.

903.03.4 **Note:** *The following shall not be considered to be a principal residence: structures previously considered uninhabitable or accessory to a principal residence, a guest house, resort or seasonal cabins used in conjunction with a lodge operation or housing for tenant labor.*

903.04 Divisions of land which create parcels for public or quasi-public use such as community facilities where no dwelling units are allowed, including but not limited to: utility facility, park, open space, fire station, sheriff substation, library, metro district office, water/sewage facility. An exemption for such facility may be determined unnecessary by the Director if the applicant is a public or quasi-public entity with condemnation authority, and the proposed facility meets the intent of the Douglas County Comprehensive Master Plan and Zoning Resolution as a necessary service. *(Amended 12/7/05)*

903.05 Other divisions of land effected by a deed recorded in the Office of the Douglas County Clerk and Recorder that the Board determines is not within the purposes of this Resolution. If it is determined that the applicant is using the exemption process to circumvent the subdivision regulations, the applicant shall be required to comply with the applicable sections of this Resolution.

904 Submittal Process

904.01 The applicant shall submit one copy of the complete exemption request per Section 905 to the Planning Division following a required presubmittal meeting. *(Amended 3/25/14)*

904.02 A staff planner shall review the submittal for completeness and notify the applicant of any inadequacies. An incomplete submittal will not be processed.

904.03 Once the submittal is determined complete, the staff planner shall review the exemption request, all documentation submitted and prepare a staff report for the Board. Responses from referral agencies may be requested as part of the review process, as appropriate. When all outstanding issues have been satisfactorily addressed, the staff planner will notify the applicant of the public meeting with the Board. *(Amended 3/25/14)*

904.04 At a public meeting, the Board shall evaluate the exemption request, staff comments and public testimony and shall either approve, approve with conditions, table for further study or deny the request. The Board's action shall be based on the evidence presented, compliance with appropriate standards, regulations, policies and other guidelines.

904.05 If denied by the Board, the applicant may pursue subdivision in accordance with the appropriate process contained in this Resolution.

905 General Submittal Requirements

- 905.01 Completed Land Use Application (*available from Planning Division*)
- 905.02 Application Fee (*fee schedule available from Planning Division*)
- 905.03 Proof of ownership which includes an updated or current title insurance policy or other acceptable form of ownership and encumbrance verification, not more than 30 days old. (*Amended 3/25/14*)
- 905.04 A copy of the original deed that created the parcel
- 905.05 A notarized letter of authorization from the landowner permitting a representative to process the application, if applicable
- 905.06 Evidence that legal and physical access, acceptable to the Douglas County Engineer in compliance with the Douglas County Roadway Design and Construction Standards, shall be provided to all parcels by public right-of-way or recorded easement
- 905.07 Exemption exhibit (*per Section 907 or 908, herein*) (*Amended 3/25/14*)
- 905.08 Any other material essential to the evaluation as reasonably may be required by the staff planner to enable an adequate review of the exemption

906 Administrative Exemption Amendments (*Amended 3/25/14*)

- 906.01 The following amendments to existing parcels for which an exemption was previously approved by the Board (*including those approved through the Rural Site Plan process*), may be processed administratively in accordance with 906.02 herein:
 - 906.01.1 Parcel boundary adjustments when no additional parcels are created
 - 906.01.2 Building envelope or no-build zone adjustments that the Director determines are minor in nature and otherwise consistent with the original exemption approval
 - 906.01.3 Addition of land to an existing exemption parcel
- 906.02 The following submittal process is established for an administrative exemption amendment:
 - 906.02.1 A presubmittal meeting shall be required to determine whether the exemption amendment is eligible for administrative processing and to determine the submittal and exemption exhibit requirements.
 - 906.02.2 Following the receipt of a complete land use application, the staff planner shall prepare a report and recommendation for the Director's

consideration. Responses from referral agencies may be requested as part of the review process, as appropriate.

- 906.02.3 The Director shall approve, approve with conditions, or deny the exemption amendment. A denial by the Director may be appealed, in writing, to the Board within 10 days from the date of the denial by the Director.

907 Exemption Exhibit

The applicant shall submit an exemption exhibit prepared on a sheet size approved by the staff planner, at a scale that best conveys the detailed survey, with a 1" margin entirely blank on all sides, as follows: (Amended 3/25/14)

- 907.01 The exemption exhibit shall be prepared by or under the supervision of a registered professional land surveyor licensed with the State of Colorado. (Amended 8/25/99)
- 907.02 A written legal description and a map showing all boundary lines and dimensions of the land to be exempted drawn at a scale of 1"=50' or 1"=100', or another scale approved by the Director.
- 907.03 When the sheet size is determined by the staff planner to be 24" X 36", the long dimension shall be horizontal. A margin, left entirely blank, a minimum of 1" on all sides shall be provided on each sheet. The exemption exhibit shall be a tapeless, spliceless, and creaseless original film mylar drawing (3 millimeters thick) using only permanent black ink that will adhere to drafting films (no ball point, transfer type or stickybacks); or an acceptable fix-line photographic reproduction, or computer-generated reproduction (emulsion up) of the original drawing. Inaccurate, incomplete or poorly drawn plans, as well as, Diazo (sepia) or electrostatic-generated (Xerox) plans shall be rejected. (Amended 8/25/99)
- 907.04 The title shall be placed at the top of the sheet along the long dimension of each sheet and shall include the name of the proposal; project file number; a general legal description stating the aliquot portion of the section, township, range, 6th P.M., Douglas County; total acreage and total number of lots.

Example:

SMITH EXEMPTION
A part of the SW/4 NE/4 of Section 10, Township 6 South,
Range 66 West of the 6th P.M., Douglas County, CO
26 Acres 2 Residential Lots EX - _____

- 907.05 A north arrow designated as true north; a written and graphic scale; the names and addresses of the owner; and date of preparation.

- 907.06 A vicinity map that depicts the area surrounding the proposed exemption within a 1-mile radius superimposed on a current Douglas County Subdivision Map, maintaining the same scale.
- 907.07 Topography of the site at 2' intervals, unless otherwise approved by the staff planner.
- 907.08 Ownership, zoning and use of all adjacent subdivided, unsubdivided and public lands.
- 907.09 Significant features including but not limited to, existing structures, utility lines, natural and artificial drainageways, ditches, lakes, vegetative groundcover, rock outcroppings, geologic features and hazards, dams, reservoirs, excavations, mines, fence lines, driveways, easements, well sites and water lines, septic systems and leach fields and waste lines, unless otherwise waived by the Director (Amended 3/25/14)
- 907.10 Signature Blocks (Amended 8/25/99)

The following signature blocks are required. All signatures must be signed with indelible black ink only as approved by the Clerk and Recorder. No ball points.

907.10.1 Surveyor

I, (Surveyor's Name), a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that this exemption exhibit truly and correctly represents the results of a survey made on (date of survey), by me or under my direct supervision and that all monuments exist as shown hereon; that mathematical closure errors are less than 1:50,000 (second order); and that said exhibit has been prepared in full compliance with all applicable laws of the State of Colorado dealing with monuments, subdivisions or surveying of land and all applicable provisions of the Douglas County Subdivision Resolution.

I attest the above on this ____ day of _____, 20____.

(signature)
(Surveyor's Name)
Colorado registered Professional Land Surveyor #
Surveyor's seal shall appear with this certificate.

907.10.2 Clerk and Recorder

STATE OF COLORADO
COUNTY OF DOUGLAS

I hereby certify that this exemption was filed in my office on this ____ day of _____, 20__ A.D., at _____ a.m./p.m., and was recorded at Reception # _____.

This exemption was approved by the Douglas County Board of County Commissioners on _____ (date) _____, Motion # _____
Accepted for recordation by: _____
Director of Community Development Date

907.11 Any other data essential to the exemption request as reasonably may be requested by the staff planner to enable an adequate evaluation of the proposed exemption

908 Alternative Exemption Exhibit (Amended 3/25/14)

When the Director determines that the exemption exhibit can be adequately depicted by a land survey plat prepared by or under the supervision of a registered professional land surveyor licensed with the State of Colorado and that topographic or other additional graphic information is not necessary to analyze the exemption request, certain exhibit requirements of Section 907 may be waived by the Director. The land survey plat must accurately depict the property in its present configuration as reflected on the most recent County Assessor maps. Staff shall prepare an approval certificate for the signature of the Director following Board or Director action, if the exemption or exemption amendment is approved. The land survey plat and vicinity map shall be appended to the approval certificate for recordation purposes.

Exemptions creating more than one parcel shall be prepared in accordance with Section 907.

909 Post Approval Actions 909.01 After the Board or Director, as applicable, has approved the exemption or exemption amendment, the applicant shall prepare deeds, when necessary to clarify ownership or transfer property, that accurately describe the land approved by the exemption or exemption amendment and all the necessary easements. The deeds shall also include the following: (Amended 3/25/14)

909.01.1 A statement on the deed, immediately following the legal description:

This deed is given to implement the approval of File # _____ on (date) by the Douglas County Board of County Commissioners.

909.01.2 A scaled drawing of the site attached as an exhibit

909.02 Maintenance agreements as may be deemed necessary by the Board for the proposed use of common facilities and continued maintenance of roads, driveways, water sources, waste disposal facilities and their associated easements shall be recorded with the deed referencing the project number and the date of approval.

909.03 Within 90 days of approval of an exemption or exemption amendment, unless stated otherwise in such approval, the applicant shall submit, ready for recordation, the deeds, exemption exhibit, and required easements or maintenance agreements to the staff planner. (Amended 3/25/14)

ARTICLE 13 DEFINITIONS

1301 Intent

As used in this Resolution, the following words shall be interpreted and defined in accordance with the provisions set forth in herein.

1302 Rules of Construction of Language

- 1302.01 The particular controls the general
- 1302.02 In case of any difference of meaning or implication between the text of this Resolution and the captions for each section, the text shall control.
- 1302.03 The word 'shall' is always mandatory and the word 'may' is permissive.
- 1302.04 Words used in the present tense include the future, unless the context clearly indicates the contrary.
- 1302.05 Words used in the singular include the plural and words used in the plural include the singular, unless the context clearly indicates the contrary.

1303 Definitions (Amended 8/11/09)

Adjacent - separated from the lot or parcel by one of the following: lot line, street, alley or easement.

Applicant - The landowner or authorized representative who formally requests action on a land-use proposal submitted in accordance with this Resolution.

Board of County Commissioners - The Board of Commissioners of Douglas County. Also referred to as the Board.

Common Open Space - A parcel of land, an area of water, or a combination of land and water within the site designated for a planned development designed and intended primarily for the use of residents, occupants, and owners of the planned development.

County - Douglas County, Colorado

Dedicated Land - Land transferred to the County by platting, title, deed or other legal method approved by the County Attorney. This land shall be used for public purposes, such as, school sites, fire stations, parks, open space, or such other uses or facilities as approved by the Board of County Commissioners or indicated within approved development guides or plans.

Development - The construction on land of improvements for residential, institutional, commercial, industrial, transportation, public flood control and recreational and similar

uses, in contrast to use of the land for growing crops, grazing of farm animals and other agricultural pursuits. The term also applies to vacant land which has been or is being prepared for development by such steps as installation of water and sewer lines, construction of access streets and construction of a railroad spur or branch tracks.

Director - The Director shall be as designated by the County Manager.

Disposition - A contract of sale resulting in the transfer of equitable title to an interest in subdivided land; an option to purchase an interest in subdivided land; a lease or an assignment of an interest in subdivided land; or, any other conveyance of an interest in subdivided land.

Engineer - A professional engineer, currently registered by the State of Colorado.

Evidence - Any map, table, chart, contract or any other document or testimony prepared or certified by a qualified person to attest to a specific claim or condition. Evidence shall be relevant and competent and shall support the position maintained by the claimer.

Exemption - Exclusion from the subdivision process by action taken by the Board of County Commissioners who, in making the exemption, decide that the purpose of the subdivision process will not be met if the subdivision process is required.

Final Plat - A map and supporting materials of certain described land prepared in accordance with this Resolution as an instrument for recording of real estate interests with the County Clerk and Recorder.

Landowner - All persons having legal title to or sufficient proprietary interest in the land sought to be subdivided.

Legal Description - A written metes and bounds description of the boundary of a parcel of real property by a PLS, for the purpose of perpetuating location and title. The description must recite all ties and monuments, recorded or physical, which will determine the correct position of the boundary, all references to adjoining lands by name and record, and a full dimensional recital of the boundary courses in succession which shall be mathematically correct. The description must be accompanied by an exhibit or map showing all pertinent information as described in the narrative.

Lot - The unit into which land is divided on a subdivision plat or deed with the intention of separate ownership or use. Lot shall include: parcel, plot, site or any similar term.

Master Plan - This term shall apply to all adopted Douglas County Plans concerning the County in general or segments of the County (e.g., *Subarea Plans*). Included in this term are elements of a Master Plan adopted separately by the Board of County Commissioners.

Open Space - An unoccupied, unobstructed space open to the sky except for trees, shrubbery, vegetation or improvements relating to recreation exclusive of buildings or

structures. Open space does not include driveways, parking lots, or other surfaces designed or intended for vehicular travel. (Amended 7/23/97)

Park - An area set aside excluding residential or commercial development and intended for use as open areas, fields, play fields, trails, national areas, historic areas, wildlife areas or other areas.

Plan - The map(s) for development which includes but is not limited to, lots, blocks, easements, rights-of-way, pedestrian ways, park and school sites, open space areas, conservation areas in accordance with the requirements of this Resolution.

Planned Development - An area of land, controlled by one or more landowners, to be developed under unified control or unified plan of development for a number of dwelling units, commercial, educational, recreational or industrial uses or any combination of the foregoing.

Planned Development Plan - The provisions for development of a planned development, which may include, and need not be limited to, easements, covenants and restrictions relating to use; location and bulk of buildings and other structures; intensity of use or density of development; utilities, private and public streets, ways, roads, pedestrians, areas, and parking facilities; common open space, and other public facilities. "Guide" means the written and graphic materials referred to in this definition.

Planning Commission - the Douglas County Planning Commission.

Plat - The final map(s) and supporting materials of a proposed subdivision, prepared in accordance with the requirements of this Resolution and utilized as an instrument for recording real estate interests with the County Clerk and Recorder.

Preliminary Plan - The map of a proposed subdivision and specified supporting materials, drawn and submitted in accordance with the requirements of this Resolution, to permit the evaluation of the proposal prior to final engineering and design [C.R.S. 30-28-101(6)]

Professional Geologist - A person who is a graduate of an institution of higher education which is accredited by regional or national accrediting agency, with a minimum of 30 semester (45 quarter) hours of undergraduate or graduate work in a field of geology and whose postbaccalaureate training has been in the field of geology with a specific record of an additional 5 years of geological experience to include no more than 2 years of graduate work. [§34-1-201(3)]

Referral Agency – Advisory - A public or private organization which is interested in providing advisory comments to Douglas County on a land use proposal or proposed legislative action.

Referral Agency – Regulatory - An entity which is responsible for providing referral comments to Douglas County on a land use proposal or proposed legislative action, and which: (1) provides facilities and/or services for the proposed land use; and/or (2) provides regulatory control over some aspect of the subject property or proposed land use; and/or (3) is a referral agency under state or federal law.

Replat - Any change in a recorded plat; an amended plat.

Right-of-Way - A strip of land occupied or intended to be occupied by a street, crosswalk, railroad, road, electric transmission line, oil or gas pipeline, water main, sanitary or storm sewer main or for another special use. The usage of the term "right-of-way" for land platting purposes shall mean that every right-of-way established and shown on a final plat is to be separate and distinct from the lots or parcels adjoining such right-of-way and not included within the dimensions of such lots or parcels. Rights-of-way intended for streets, crosswalks, water mains, sanitary sewers, storm drains or any other use involving maintenance by a public agency shall be dedicated to public use on the plat on which such right-of-way is established.

Site Specific Development Plan - The final plat which when designated by the Board of County Commissioners pursuant to Article 12 of this Resolution establishes a vested property right.

Sketch Plan - A map of a proposed subdivision and specified supporting materials drawn and submitted in accordance with the requirements of this Resolution to evaluate feasibility and design characteristics at a conceptual state in the planning. [§30-28-101(8)]

Staff - Douglas County employees with a role in reviewing or administering the provisions contained herein.

Street - A way for vehicular traffic, including but not limited to, streets, highways, thoroughfares, parkways, roads, avenues, boulevards and lanes designed and planned in accordance with the Douglas County Roadway Design and Construction Standards.

Subdivider (developer) - Any person, firm, partnership, joint venture, association, or corporation participating as owner, promoter, developer, or sales agent in the planning, platting, development, promotion, sales or lease of a subdivision.

Subdivision (Subdivided Land) - Any parcel of land which is to be used for condominiums, apartments, or any other multifamily dwelling units, unless such land when previously subdivided was accompanied by a filing which complied with the provisions of this definition with substantially the same density, or which is divided into two or more parcels, separate interests, or interests in common, unless exempted under paragraphs 1, 2, or 3 of this definition. "Interests" include any and all interests in the surface of land but excludes any and all subsurface interests.

- (1) The terms "subdivision" and "subdivided land" shall not apply to any division of land which creates parcels of land each of which comprises 35 or more acres of land and none of which is intended for use by multiple owners.
- (2) Unless the method of disposition is adopted for the purpose of evading the terms "subdivision" and "subdivided land" as defined shall not apply to any division of land:
 - a) Which creates parcels of land such that the land area of each of the parcels, when divided by the number of interests in any such parcel, results in 35 or more acres per interest;

- b) Which could be created by any court in this State pursuant to the law of eminent domain, or by operation of law, or by order of any court in this State if the Douglas County Board of Commissioners is given timely notice of any such pending action by the court and given opportunity to join as a part in interest in such proceeding for the purpose of raising the issue of evasion of this definition prior to entry of the court order and if the Board does not file an appropriate pleading within 20 days after receipt of such notice by the court, then such action may proceed before the court;
 - c) Which is created by a lien, mortgage, deed of trust, or any other security instrument;
 - d) Which is created by a security or unit of interest in any investment trust regulated under the laws of this State or any other interest in an investment entity;
 - e) Which creates cemetery lots;
 - f) Which creates an interest in oil, gas, minerals, or water which is severed from the surface ownership of real property;
 - g) Which is created by the acquisition of an interest in land in the name of a husband and wife or other persons in joint tenancy or as tenants in common, and any such interest shall be deemed for purpose of this definition as only one interest;
 - h) Which is created by the combination of contiguous parcels of land into 1 larger parcel. If the resulting parcel is less than 35 acres in land area, only 1 interest in said land shall be allowed. If the resulting parcel is greater than 35 acres in land area, such land area divided by the number of interests in the resulting parcel must result in 35 or more acres per interest. Easements and rights-of-way shall not be considered interests for purposes of this subparagraph (h); or
 - i) Which is created by a contract concerning the sale of land which is contingent upon the purchaser's obtaining approval to subdivide, pursuant to these Regulations and any applicable county regulations, the land which is to be acquired pursuant to the contract.
 - j) Which created a parcel of less than 35 acres in land area conveyed by deed or other legally acceptable instrument recorded on or before January 10, 1994 in the Office of the Douglas County Clerk and Recorder. *(Amended 3/25/14)*
 - k) (k) Which adjusts the boundaries between legal, unplatted parcels of less than 35 acres in size where no additional parcels are created. *(Amended 3/25/14)*
- (3) The Board of County Commissioners may, pursuant to rules and regulations or resolution, exempt from the definition of the terms "subdivision" and "subdivided land" any division of land if the Board of County Commissioners determines that such division is not within the purposes of this definition. [§30-28-101(10)C.R.S.]

When a parcel of land is separated by a federal or state highway, the resultant parcels may be considered as two parcels eligible for building permits, when all other regulatory requirements are met.

Subdivision Improvements Agreement (or Subdivision Agreement) (SIA) - 1 or more security arrangements which the County shall accept to secure the actual cost of construction of such public improvements as are required by the County Subdivision Resolution within the subdivision. The SIA may include any one or a combination of the types of security or collateral listed in this subsection, and the subdivider may substitute security in order to release portions of the subdivision for sale. The types of collateral

which may be used as security under the SIA are as follows: restrictions on other conveyance, sale, or transfer of any lot, lots, tract, or tracts of land within the subdivision as set forth on the plat or as recorded by separate instrument; performance of property bonds: private or public escrow agreements; loan commitments; assignments or receivables; liens on property; letters of credit; deposits of certified funds; or other similar surety agreements. Security, other than plat restrictions, required under the SIA, shall equal in value the cost of improvements to be completed but shall not be required on the portion of the subdivision subject to plat restriction. The amount of security may be incrementally reduced as subdivision improvements are completed. Warrantee requirements shall be above and beyond those limitations set for other security provisions. [§30-28-101(11) C.R.S.]

Super Block - the subdivision of land into large blocks that are to be replatted, at a later date, into custom lots.

Surveyor - A professional land surveyor currently registered by the State of Colorado.

Tract - An area of land designated as such on a subdivision plat, e.g. Tract A. Tract shall be used exclusively to identify areas to be dedicated for parks, schools, utilities, or landscape, and not for residential or nonresidential buildings other than park facilities or schools.

Unincorporated - Situated outside of cities and towns, so that, when used in connection with territory, areas or the like it covers, includes and relates to territory or areas which are not within boundaries of any city or town. [§30-28-101(12) C.R.S.]

Vested Property Right - [§24-68-102(5) C.R.S.] The right to undertake and complete the development and use of property under the terms and conditions of a site specific development plan.

Zoning Resolution - The Douglas County Zoning Resolution.