



WAIVER FROM SUBDIVISION DESIGN STANDARDS

The purpose of this application is to request a waiver from subdivision design and improvement standards (found within Chapter 5 of the Development Standards & Regulations). A waiver is required to obtain a release from the requirements of subdivision design by resolution of the Board of County Commissioners in accordance with the terms set forth in these standards and regulations. **This application typically accompanies an ongoing subdivision application.**

All applications shall be submitted electronically to epermitcenter@adcogov.org. If the submittal is too large to email as an attachment, the application may be sent as an unlocked OneDrive link. Alternatively, the application may be delivered on a flash drive to the One-Stop Customer Service Center. All documents should be combined in a single PDF. Once a complete application has been received, fees will be invoiced and payable online at <https://permits.adcogov.org/CitizenAccess/>.

Please include this page with your submittal. Submittal instructions and more information about checklist items can be found on pages 2-3.

Development Application Form

An active application for subdivision plat

Written Explanation of Alternative Design: A clear and concise, yet thorough, description of the proposal. Please include, if applicable, timeframe, purpose of project, and improvements that will be made to the site.

Site Plan or Details Showing Proposed Design

Fees Due When Application Deemed Complete	
Waiver from Subdivision Design	\$500



PROJECT NAME:

APPLICANT

Name(s): Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

OWNER

Name(s): Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

TECHNICAL REPRESENTATIVE (Consultant, Engineer, Surveyor, Architect, etc.)

Name: Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

DESCRIPTION OF SITE

Address:

City, State, Zip:

Area (acres or square feet):

Tax Assessor
Parcel Number

Existing
Zoning:

Existing Land
Use:

Proposed Land
Use:

Have you attended a Conceptual Review? YES ☒ NO ☐

If yes, please list PRE#:

I hereby certify that I am making this application as owner of the above-described property or acting under the authority of the owner (attached authorization, if not owner). I am familiar with all pertinent requirements, procedures, and fees of the County. I understand that the Application Review Fee is non-refundable. All statements made on this form and additional application materials are true to the best of my knowledge and belief.

Name:

Date:

Owner's Printed Name

Name:

Owner's Signature

6/26/2026

Adams County - Community & Economic Development
4430 S. Adams County Pkwy.
1st Floor, Suite W2000B
Brighton, CO 80601

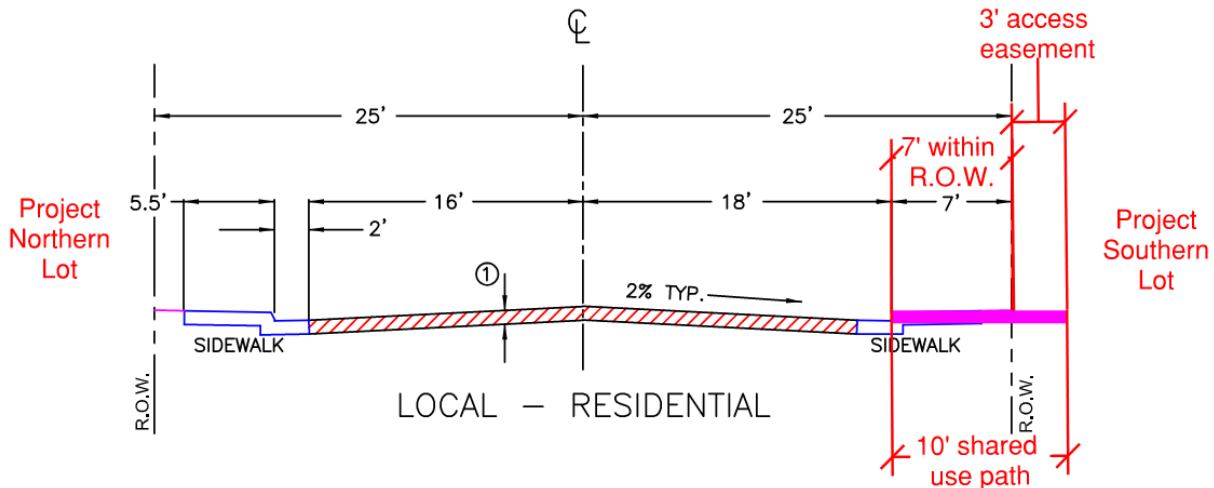
Maiker Sherrelwood – Waiver from Subdivision Design Standards Explanation

Background

The Maiker Sherrelwood (Project) development is surrounded by single family residential lots and is adjacent to Bountiful Court to the west and Bowie Court to the east. The Project plans to connect these two streets with an east/west Local-Residential street. Age-restricted fourplexes, townhomes, and an apartment building, as well as extensive outdoor amenities, are proposed in the two lots north and south of the new street.

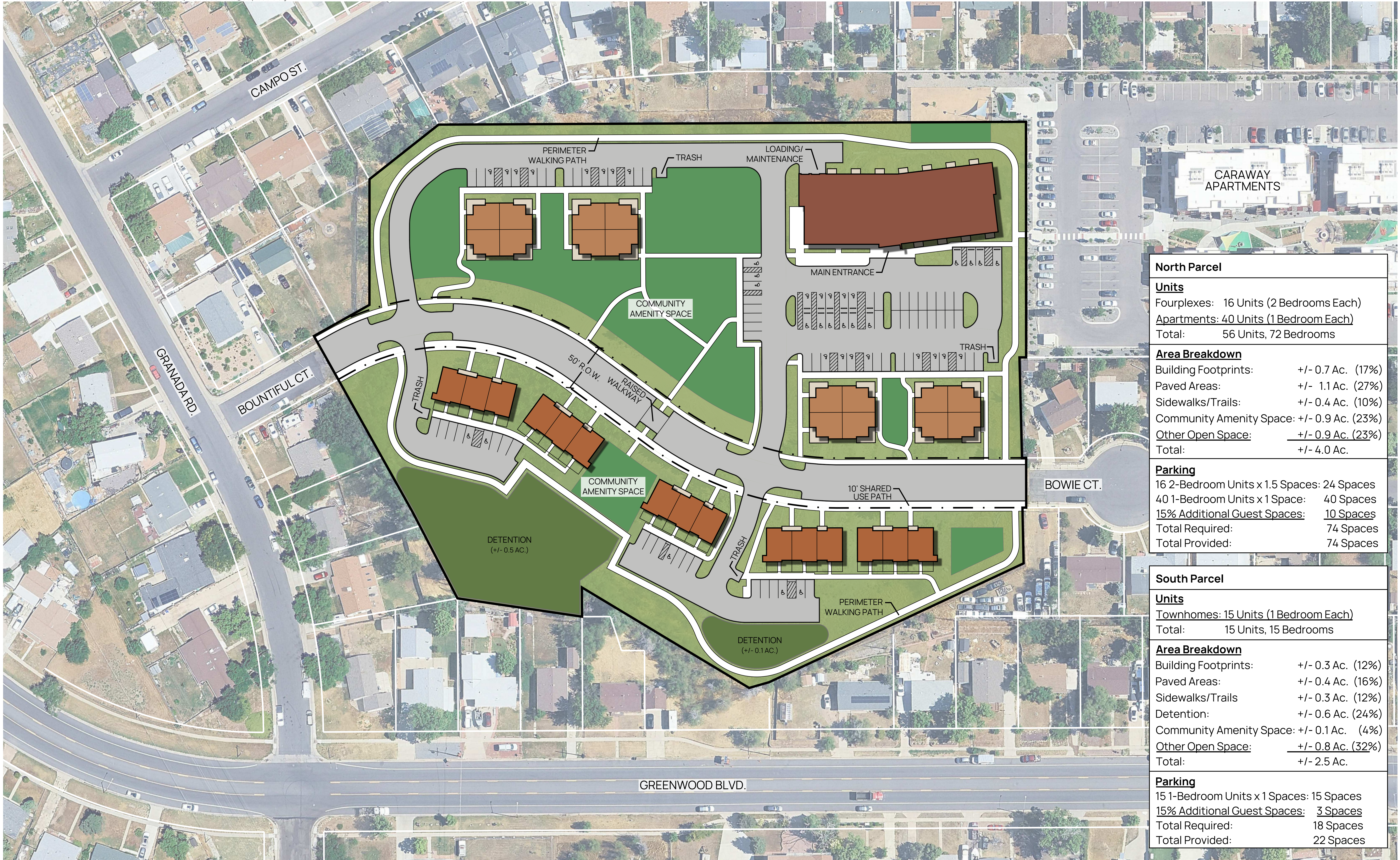
Request

We are requesting a waiver from the typical Local – Residential street cross section for the proposed street. We request to replace the southern 5.5'-wide sidewalk with a 10'-wide shared use path. 7' of the shared use path will be located within the right-of-way, while the remaining 3' will be within the Project and designated by an access easement.



Reasoning

In multiple community meetings, surrounding neighbors expressed a desire for better bike infrastructure for the area. A 10' wide shared use path will enable both pedestrians and cyclists to safely move across the site. As the only bike-friendly infrastructure in the neighborhood, it will temporarily be an isolated section of best practices. The hope is that it will be a catalyst for better infrastructure to be installed for other neighborhood streets. It will be a tangible example of Maiker's commitment to leading by example and creating spaces that are safe and accessible for people of all ages and abilities.



North Parcel	
Units	
Fourplexes:	16 Units (2 Bedrooms Each)
Apartments:	40 Units (1 Bedroom Each)
Total:	56 Units, 72 Bedrooms
Area Breakdown	
Building Footprints:	+/- 0.7 Ac. (17%)
Paved Areas:	+/- 1.1 Ac. (27%)
Sidewalks/Trails:	+/- 0.4 Ac. (10%)
Community Amenity Space:	+/- 0.9 Ac. (23%)
Other Open Space:	+/- 0.9 Ac. (23%)
Total:	+/- 4.0 Ac.
Parking	
16 2-Bedroom Units x 1.5 Spaces:	24 Spaces
40 1-Bedroom Units x 1 Space:	40 Spaces
15% Additional Guest Spaces:	10 Spaces
Total Required:	74 Spaces
Total Provided:	74 Spaces

South Parcel	
Units	
Townhomes:	15 Units (1 Bedroom Each)
Total:	15 Units, 15 Bedrooms
Area Breakdown	
Building Footprints:	+/- 0.3 Ac. (12%)
Paved Areas:	+/- 0.4 Ac. (16%)
Sidewalks/Trails:	+/- 0.3 Ac. (12%)
Detention:	+/- 0.6 Ac. (24%)
Community Amenity Space:	+/- 0.1 Ac. (4%)
Other Open Space:	+/- 0.8 Ac. (32%)
Total:	+/- 2.5 Ac.
Parking	
15 1-Bedroom Units x 1 Spaces:	15 Spaces
15% Additional Guest Spaces:	3 Spaces
Total Required:	18 Spaces
Total Provided:	22 Spaces