



Re-submittal Form

Case Name/ Number: _____

Case Manager: _____

Re-submitted Items:

- ☐ Development Plan/ Site Plan
- ☐ Plat
- ☐ Parking/ Landscape Plan
- ☐ Engineering Documents
- ☐ Subdivision Improvements Agreement (Microsoft Word version)
- ☐ Other: _____

*** All re-submittals must have this cover sheet and a cover letter addressing review comments.**

Please note the re-submittal review period is 21 days.

The cover letter must include the following information:

- Restate each comment that requires a response
- Provide a response below the comment with a description of the revisions
- Identify any additional changes made to the original document

For County Use Only:

Date Accepted:

Staff (accepting intake):

Resubmittal Active: Engineering; Planner; Right-of-Way; Addressing; Building Safety;

Neighborhood Services; Environmental; Parks; Attorney; Finance; Plan Coordination

ADAMS COUNTY REVIEW COMMENTS RESPONSE LETTER

PROJECT NAME: Maiker Boyers Final Plat and Final Development Plan
LOCATION: 7295 Washington St.
REVIEW TYPE: Development Review
PROJECT NUMBER: PRC2025-00012
DATE OF COMMENTS: 12.11.2025
DATE OF RESPONSE: 08.28.2026

RESPONSES ARE PROVIDED IN BLUE

Commenting Division: Planner Review 2nd Review

Name of Reviewer: Greg Barnes

Email: gjbarnes@adcogov.org

PLN01: The FDP will be recorded and will serve as the guiding document for referencing the zoning regulations of the Maiker Boyers PUD. There are 2 important audiences that will need to be considered while this document is being drafted: 1. The County staff who will be reviewing permits and regulating the rules; and 2. The residents, tenants, and future property owners who will be living, running businesses, and maintaining these properties for future decades. In serving these audiences, I think the plan layout need a major overhaul but in a much more simplistic way. Please consider the following Table of Contents:

1. Vicinity Map, Signature Blocks, Legal Description, Table of Contents
2. Introductory Page with Narrative and description of the PUD
3. Overall Site Plan Map illustrating the spatial boundaries of the overall site.
4. Zoning Regulations - Maximum/Minimum Setbacks, Min/Max Lot Size/ Min/Max Lot Width, Structure Height, Floor Area Ratio, Required Landscape Buffers Width/Plant Quantities, Parking, Lighting, Architectural Standards, Land Uses Allowed (specific quantiles required)
5. Overall PUD Requirements that apply to all PAs – Mobility Plan (cars, bikes, pedestrians (maybe even think about bike and scooter rentals); Placemaking; Fencing requirements, Private Street Design Elements (roadway design, sidewalk design, street landscaping, etc.), Overall site perimeter landscaping, Uniform sign plan for commercial development, Address outdoor storage of goods, outdoor seating for restaurants, street furniture, public garbage and recycling amenities & maintenance.
6. Open Space & Active Recreation – Calculations of what qualifies as Open Space and as Active Recreation. You're required to have 30% of your site qualify as "Open Space", and 7.5% of your overall site qualify as "Active Recreation". Ch. 11 of the Adams County DSR has definitions for each. This section should include specific site plans of these areas, landscaping requirements for these areas, and timeline metrics to ensure that these amenities are constructed in a manner that is coordinated with the other development. Don't forget to include any maximum heights and structure requirements for your open space amenities.

Response: Please see revised Table of Contents which includes the following sheets: 1 of 4 – Cover 2 of 4 – Project Narrative 3 of 4 – Site Plan 4 of 4 – Landscape and Site Information The sheets have been simplified to include only the information requested in points 1-6 above.
PLN02: Images and color drawings will not replicate very well when recorded. Is there are way to remove color images and renderings from the recorded documents, and then just include that material in your application?
Response: Please note that all images and color renderings have been removed from the FDP drawing set. These materials are now included in a reference set that is part of the application.
PLN03: If the FDP is not significantly simplified, it will result in an amendment to the PUD every time there is a site change on the site. This is cumbersome for you and for staff. The recorded FDP is intended to simply be a guide for zoning standards of the PUD, and not a full detailed site plan with construction drawings. I'm happy to have a meeting with you to chat about this.
Response: The FDP submittal has been significantly simplified per comment (PLN01) and meeting with Greg Barnes.
PLN04: Please include the attorney's signature block on the FDP. You do show it on the final plat.
Response: Adams County Attorney's Office signature block has been included on sheet 1 of 4.
PLN05: An Improvements Agreement will be required as part of this subdivision. I have included our standard template for your use. Please do not stray from the standard language.
Response: Noted, applicant is actively working with their legal team to update the Improvements Agreement and intends to submit this prior to the Board of County Commissioners Meeting.
PLN06: Cash in lieu of public land dedication will be required prior to recording any approved final plat. I have included an estimate of these fees for you to review.
Response: Noted, thank you.
Commenting Division: ROW Review 2nd Review Name of Review: Thayeng Chang Email: Not Provided
ROW1: Provide a copy of a recorded Statement of Authority stating the party executing the plat can bind the entity.
Response: We have included a copy of a recorded Statement of the Authority.
ROW2: Due to the age of the Title Commitment dated 6/20/2025, it must be updated 30 days prior to final public hearing to verify no ownership changes, or additional encumbrances/entitlements of record. Hyperlinks to all cited documents must be included. This will revise the information under the NOTES section in SHEET 1.
Response: Noted, Title Commitment will be updated as well as the plat once the project is within 30 days of final public hearing.
ROW3: Sheet 1, SURVEYOR NOTES number 5 - correct spelling to "... 1200/3937 METERS"

Response: Updated.
ROW4: Sheet 1 - Add to GENERAL NOTES, "PEDESTRIAN ACCESS EASEMENT IS HEREBY DEDICATED TO ADAMS COUNTY FOR PUBLIC USE."
Response: Updated.
ROW5: Sheet 1 - Add to GENERAL NOTES, "RIGHT-OF-WAY POCKETS ARE HEREBY DEDICATED TO ADAMS COUNTY FOR REGIONAL TRANSPORTATION DISTRICT BUS STOPS."
Response: Updated.
ROW6: Sheet 1 - Relocate and integrate SURVEYORS NOTES into GENERAL NOTES and create one sequential GENERAL NOTES list.
Response: Updated.
ROW7: Sheet 1 - Remove Clerk and Records signature block; this is no longer needed on plats.
Response: Removed.
ROW8: Sheet 2 - Delete "TO ADAMS COUNTY FOR ROAD PURPOSES" from both ROW labels.
Response: Deleted.
ROW9: Sheet 2 - Provide ROW width from section line to proposed development at the northeast corner.
Response: Dimensions added.
ROW10: Sheet 2 & 3 - Correct spelling from N Washington Avenue description from "WARYING" to "VARYING"
Response: Revised.
Commenting Division: Development Engineering Review 2 nd Review Name of Review: Laurie Clark Email: Not Provided
ENG1: Engineering documents are currently in review under case EGR2025-00031. Second review comments were sent to the applicant on 12/8/2025.
Response: Acknowledged.
Commenting Division: RTD Engineering Name of Review: C. Scott Woodruff Email: Clayton.woodruff@rtd-denver.com
RTD1 : The RTD needs to see a detail for the proposed bus stop to confirm compliant design.
Response: A detail of the proposed bus stop shelter has been added to sheet 3 of 4, as well as sheet A0.01 in the reference documents.

LIST OF ADDITIONAL CHANGES MADE TO ORIGINAL FINAL DEVELOPMENT PLAN SUBMISSION:

Please note that the FDP resubmittal document has been significantly simplified to the following sheets:

- 1 of 4 – Cover
- 2 of 4 – Project Narrative
- 3 of 4 – Site Plan
- 4 of 4 – Landscape and Site Information

Additional minor changes include:

LANDSCAPE CHANGES:

- (3) trees along Washington Street were relocated out of the existing 15' utility easement.
- Updated landscaping around northern rain garden to reflect new site wall and new transformer locations per civil.

BOYER COFFEE SUBDIVISION AMENDMENT NO. 2

A RESUBDIVISION OF LOT 1, AMENDED BOYER COFFEE SUBDIVISION AND A PART OF THE SOUTHEAST QUARTER OF SECTION 34
LOCATED IN THE SE QUARTER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF DENVER, COUNTY OF ADAMS, STATE OF COLORADO

PURPOSE:

THE PURPOSE OF THIS PLAT IS TO COMBINE PLATTED AND UNPLATTED PARCELS AND DEDICATE PARCELS FOR ROAD PURPOSES.

OWNERSHIP AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT MHP ACQUISITIONS LLC., A COLORADO LIMITED LIABILITY COMPANY, BEING THE SOLE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 1, AMENDED BOYER COFFEE SUBDIVISION SITUATED IN THE COUNTY OF ADAMS, STATE OF COLORADO AND THAT PARCEL DESCRIBED IN QUITCLAIM DEED RECORDED APRIL 25, 2017 AT RECEPTION NO. 20170000035965 AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH P.M. BEING MONUMENTED AT EACH END BY A FOUND REBAR WITH 3-1/4" ALUMINUM CAP (STAMPING ILLEGIBLE) IN A RANGE BOX. SAID LINE HAS AN ASSUMED BEARING OF NORTH 00°04'31" WEST WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 34;
THENCE ALONG SAID EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, NORTH 00°04'31" WEST A DISTANCE OF 502.00 FEET;

THENCE DEPARTING SAID EAST LINE, SOUTH 89°48'01" EAST A DISTANCE OF 50.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1 AND THE POINT OF BEGINNING;

THENCE ALONG THE SOUTH LINES OF SAID LOT 1 AND SAID PARCEL RECORDED AT RECEPTION NO. 20170000035965, SOUTH 89°48'01" WEST A DISTANCE OF 258.64 FEET;

THENCE ALONG THE WEST LINE OF SAID PARCEL RECORDED AT RECEPTION NO. 20170000035965, NORTH 01°59'21" WEST A DISTANCE OF 12.40 FEET;

THENCE ALONG THE REMAINING BOUNDARY LINES OF SAID LOT 1, THE FOLLOWING SIX (6) COURSES:

1. NORTH 56°34'01" WEST, A DISTANCE OF 248.44 FEET;
2. SOUTH 89°47'57" WEST, A DISTANCE OF 141.03 FEET;
3. NORTH 28°02'27" WEST, A DISTANCE OF 67.37 FEET;
4. NORTH 41°45'49" EAST, A DISTANCE OF 5.57 FEET;
5. NORTH 89°47'55" EAST, A DISTANCE OF 635.11 FEET, TO THE EAST LINE OF SAID LOT 1, ALSO BEING THE WEST LINE OF N. WASHINGTON AVENUE;
6. SOUTH 00°04'31" EAST, A DISTANCE OF 213.72 FEET, TO THE POINT OF BEGINNING,

CONTAINING A CALCULATED AREA OF 92,862 SQUARE FEET OR 2.132 ACRES, MORE OR LESS.

HAS BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO A LOT AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF BOYER COFFEE SUBDIVISION AMENDMENT NO. 2.

ALL RIGHT-OF-WAY PARCELS ARE HEREBY DEDICATED TO ADAMS COUNTY FOR PUBLIC USE.

THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO ADAMS COUNTY THOSE PUBLIC EASEMENTS AS SHOWN ON THE PLAT; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENT TO ADAMS COUNTY AND/OR ITS ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO RELEASE OR QUITCLAIM ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN ADAMS COUNTY

EXECUTED THIS _____ DAY OF _____, 20____

OWNER: MHP ACQUISITIONS LLC., A COLORADO LIMITED LIABILITY COMPANY

BY: _____
PETER F. LIFARI AS CHIEF EXECUTIVE OFFICER

ACKNOWLEDGEMENT:

STATE OF _____ }
COUNTY OF _____ } SS

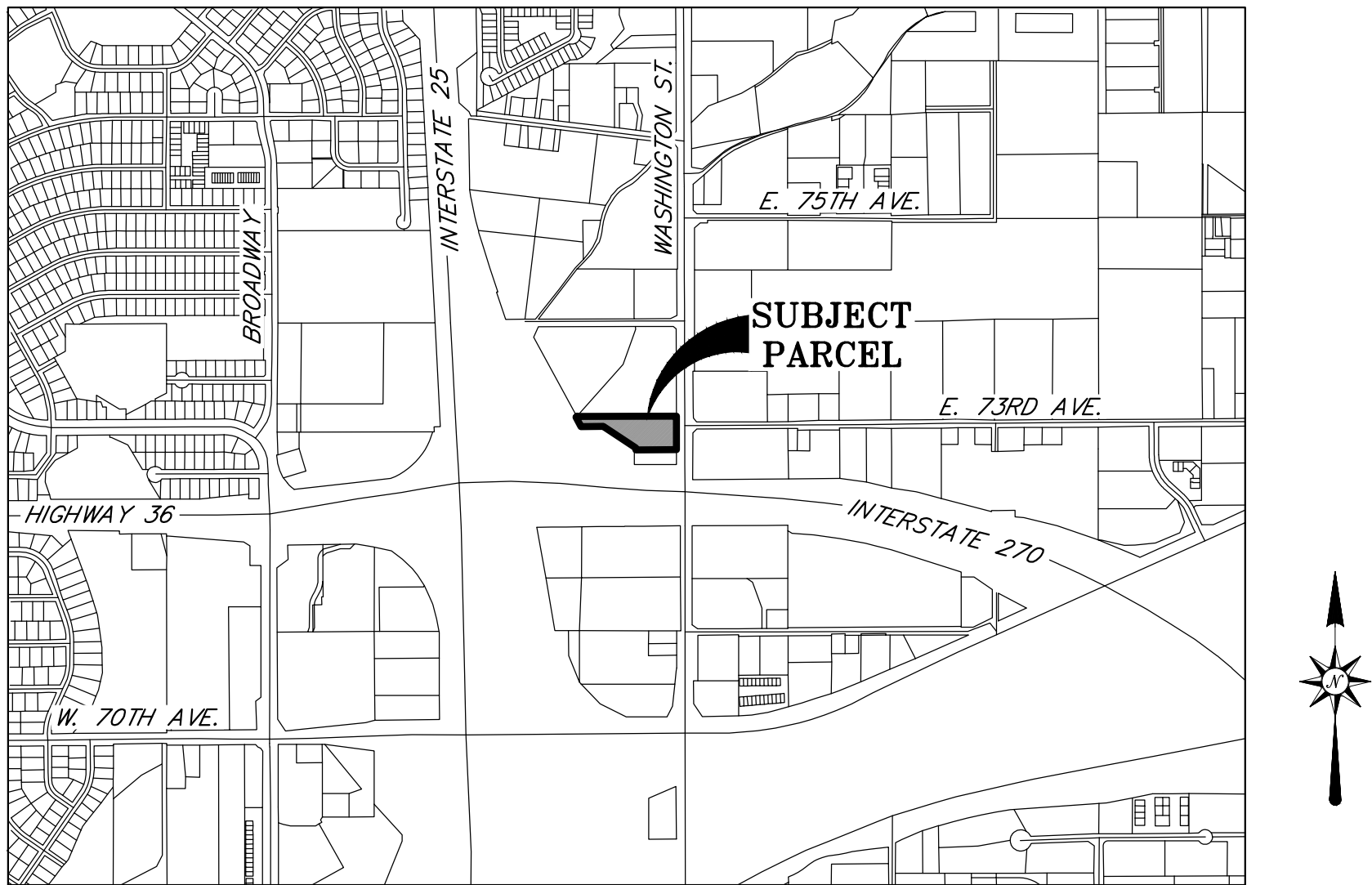
OWNERSHIP AND DEDICATION CERTIFICATE WAS SUBSCRIBED AND SWORN TO BEFORE ME THIS

_____ DAY OF _____, 20____

BY: _____
PETER F. LIFARI AS CHIEF EXECUTIVE OFFICER OF
MHP ACQUISITIONS LLC., A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC _____



VICINITY MAP
SCALE: 1" = 1,000'

GENERAL NOTES

1. STORM DRAINAGE FACILITIES STATEMENT: THE POLICY OF THE COUNTY REQUIRES THAT MAINTENANCE ACCESS SHALL BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY THE SUBDIVISION DEVELOPMENT AGREEMENT. SHOULD THE OWNER FAIL TO MAINTAIN SAID FACILITIES, THE COUNTY SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE SOLE PURPOSE OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNERS.
2. UTILITY EASEMENTS AS SHOWN HEREON, ARE DEDICATED FOR ELECTRIC, GAS, TELEVISION CABLE, AND TELECOMMUNICATIONS FACILITIES. THE HOME OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE WITHIN THE EASEMENT. UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER METERS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEEES, INCLUDING, WITHOUT LIMITATION, VEGETATION. WET UTILITIES (WATER, SANITARY SEWER, AND/OR STORM SEWER) SHALL CROSS DRY UTILITY EASEMENTS AT NEAR RIGHT ANGLES.
3. THE SUBJECT PROPERTY SHOWN HEREIN LIES WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP INDEX NO. 08001C0603H, REVISED MARCH 5, 2007.
4. PEDESTRIAN ACCESS EASEMENT IS HEREBY DEDICATED TO ADAMS COUNTY FOR PUBLIC USE.
5. RIGHT-OF-WAY POCKETS ARE HEREBY DEDICATED TO ADAMS COUNTY FOR REGIONAL TRANSPORTATION DISTRICT BUS STOPS.
6. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUE 18-4-508, C.R.S.
7. NOTICE: PURSUANT TO COLORADO REVISED STATUTES TITLE 13, ARTICLE 80, SECTION 105 (C.R.S. 13-80-105) - YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
8. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY R&R ENGINEERS-SURVEYORS TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. EASEMENT RESEARCH AND OWNERSHIP INFORMATION WERE PROVIDED BY CLIENT IN FIDELITY NATIONAL TITL E COMMITMENT FILE NUMBER 100-00506958-201-838, HAVING A COMMITMENT DATE OF JUNE 20, 2025
9. BASIS OF BEARINGS (RECORD): BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH P.M. HAVING AN ASSUMED BEARING OF NORTH 00°04'31" WEST, SAID LINE BEING MONUMENTED AT EACH END BY A FOUND REBAR WITH 3-1/4" ALUMINUM CAP (STAMPING ILLEGIBLE) IN A RANGE BOX.
10. UNITS SHOWN ARE U.S. SURVEY FEET, DEFINED AS EXACTLY 1200/3937 METERS (APPROXIMATELY 0.30480061 METER).

SURVEYOR'S CERTIFICATE

I, KEVIN J. KUCHARCZYK, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, HAVE AFFIXED MY STAMP AND SIGNATURE REPRESENTING THAT THE SURVEYING SERVICES ADDRESSED HEREON HAVE BEEN PERFORMED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND ARE BASED UPON THE PROFESSIONAL SURVEYOR'S KNOWLEDGE, INFORMATION, BELIEF AND IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE.

KEVIN J. KUCHARCZYK, P.L.S.
COLORADO REG. NO. 34591
FOR AND ON BEHALF OF
R&R ENGINEERS-SURVEYORS, INC.

THE WORD "CERTIFICATION" AND/OR "CERTIFY" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

PLANNING COMMISSION APPROVAL

REVIEWED BY THE ADAMS COUNTY PLANNING COMMISSION

THIS _____ DAY OF _____, 20____

CHAIR _____

BOARD OF COUNTY COMMISSIONERS APPROVAL

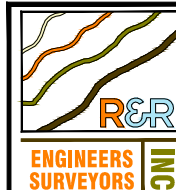
APPROVED BY THE ADAMS COUNTY BOARD OF COMMISSIONERS

THIS _____ DAY OF _____, 20____

CHAIR _____

ADAMS COUNTY ATTORNEY'S OFFICE

APPROVED AS TO FORM _____



R&R ENGINEERS-SURVEYORS, INC.
1635 W. 13TH AVENUE, SUITE 310
DENVER, COLORADO 80204
303-753-6730
www.rrengineers.com

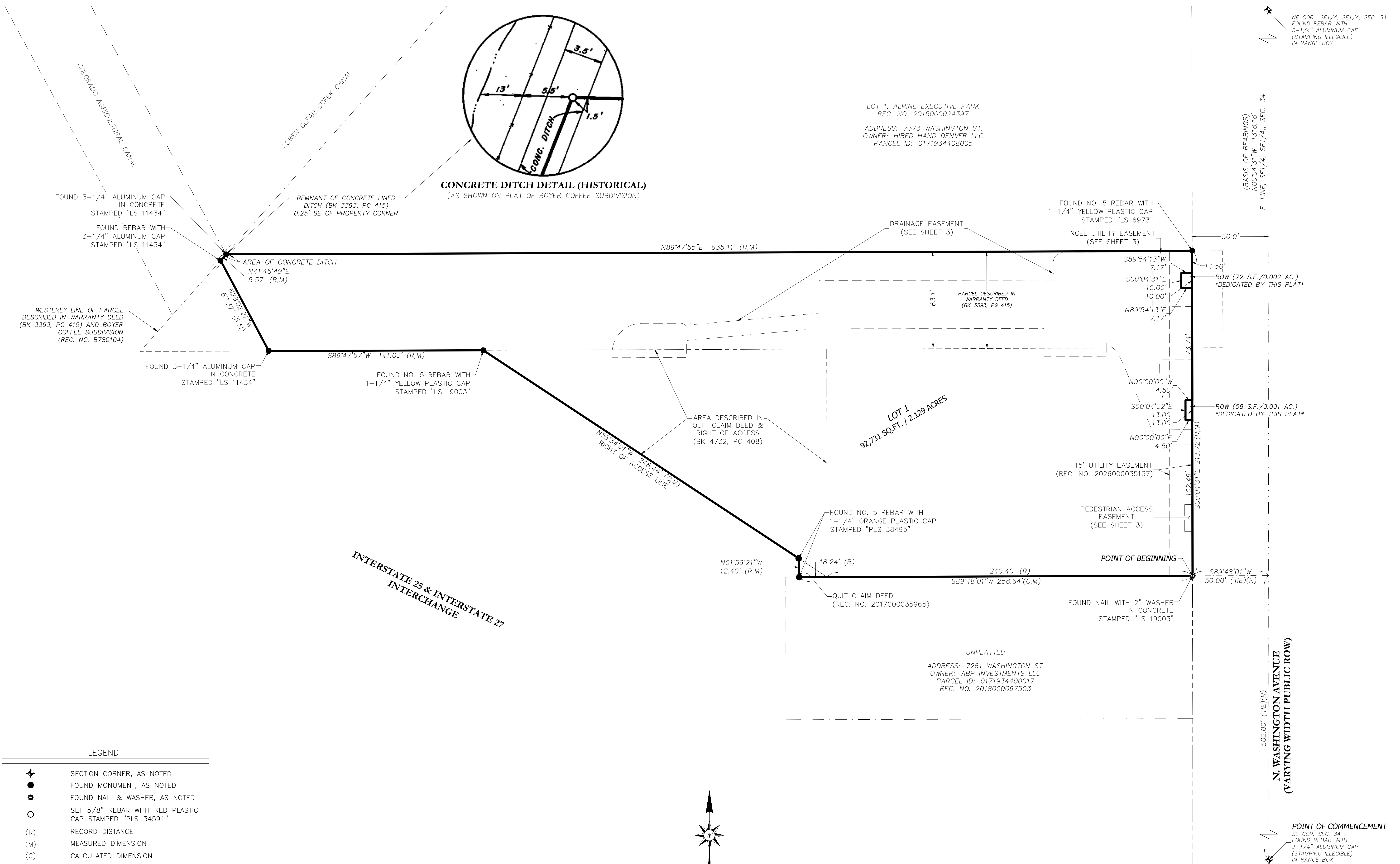
REVISIONS		File: SS24010-REPLAT
11/11/2025	EASEMENT ADJUSTMENTS FOR RESUBMITTAL	Orig. Issue Date: 8/25/2025
09/18/2025	ADD RECORDED UTILITY EASEMENT	Drawn By: MJP/LJ
09/26/2025	EASEMENT ADJUSTMENTS	Checked By: KJK
		Project No. SS24010

2ND AMENDED BOYER COFFEE SUBDIVISION

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CITY OF DENVER, COUNTY OF ADAMS, STATE OF COLORADO

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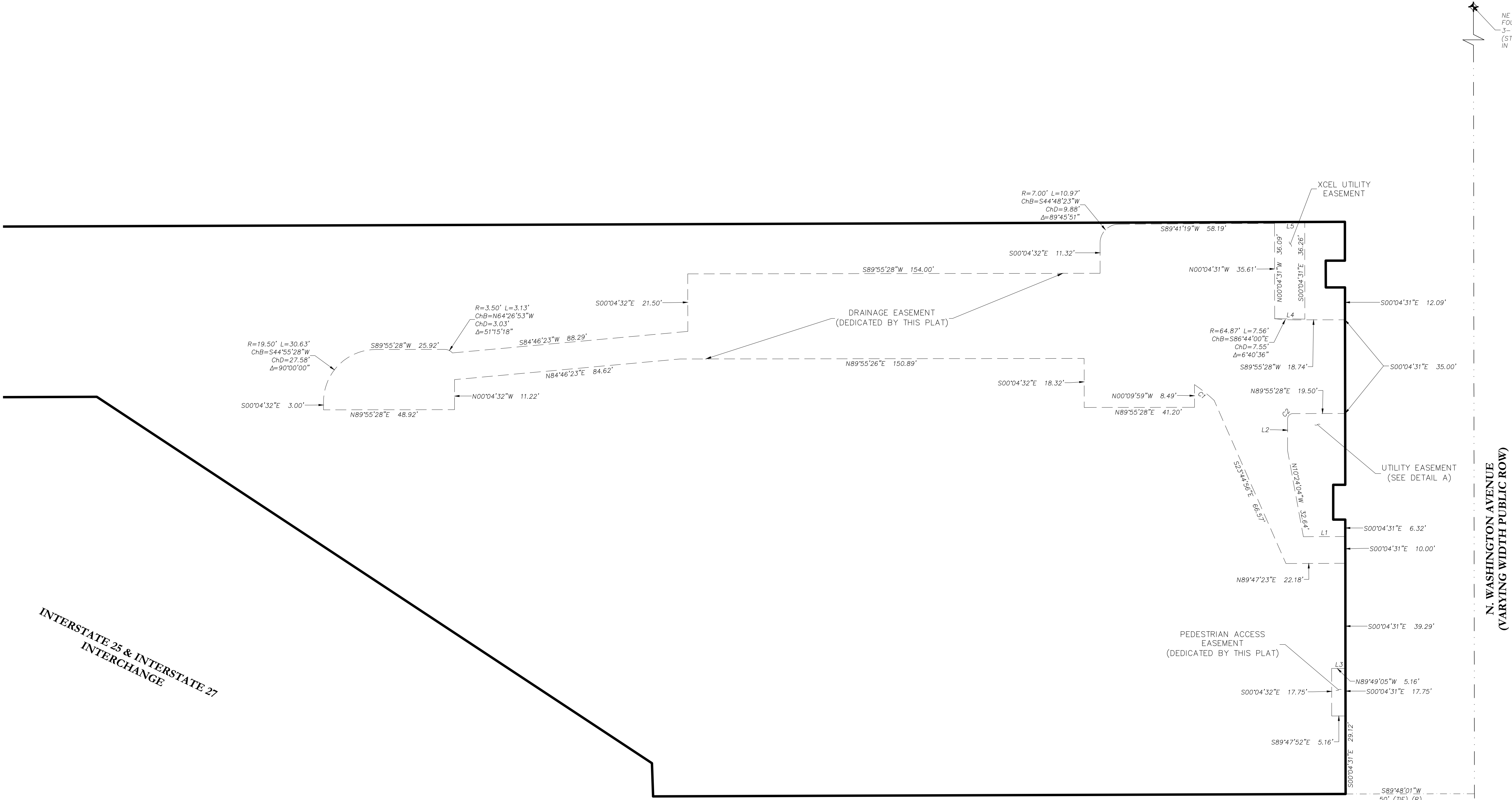
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CITY OF DENVER, COUNTY OF ADAMS, STATE OF COLORADO

Sheet 2 of 3

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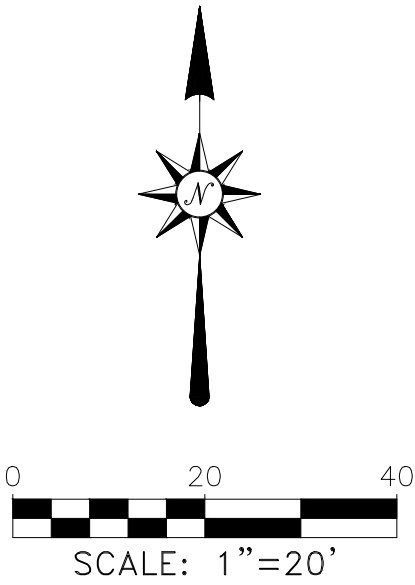


NE COR., SE1/4, SE1/4, SEC. 34
FOUND REBAR WITH
3-1/4\"/>

POINT OF COMMENCEMENT
SE COR. SEC. 34
FOUND REBAR WITH
3-1/4\"/>

LINE TABLE		
Line #	Bearing	Length
L1	S89°47'23\"/>	15.65'
L2	N00°04'32\"/>	11.90'
L3	N89°49'05\"/>	5.16'

CURVE TABLE					
Curve #	R=	L=	Δ=	ChB=	ChD=
C1	59.27'	9.44'	009°07'35\"/>	N51°14'53\"/>	9.43'
C2	2.00'	3.14'	090°00'00\"/>	S44°55'28\"/>	2.83'





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REVISIONS		File: SS24010-REPLAT
01/11/2025	EASEMENT ADJUSTMENTS	Orig. Issue Date: 8/25/2025
01/13/2025	FOR RESUBMITTAL	Drawn By: MOP/LJ
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01/28/2025	EASEMENT ADJUSTMENTS	Project No: SS24010

2ND AMENDED BOYER COFFEE SUBDIVISION
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SUBDIVISION AND A PART OF THE SOUTHEAST QUARTER
OF SECTION 34
LOCATED IN THE SE QUARTER OF SECTION 34, TOWNSHIP 2
SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF DENVER, COUNTY OF ADAMS, STATE OF
COLORADO

Sheet 3 of 3

Aug 28, 2026 -- 8:10am Plotted by: mpinggini C:\Temp\AutoCAD\cadd\publish\25632\SS24010_Replat_Prv2.dwg

PROJECT TEAM

OWNER
MAIKER HOUSING PARTNERS
3033 W. 71ST AVE., SUITE 1000
WESTMINSTER, CO 80030
CONTACT: CHUCK CHRISTIAN
CCHRISTIAN@MAIKERHP.ORG

ARCHITECT
SOPHER SPARN ARCHITECTS, LLC.
2505 WALNUT STREET, SUITE 200
BOULDER, COLORADO 80302
P. 303.442.4422
CONTACT: ERIN BAGNALL
EBAGNALL@SOPHERSPARN.COM

CIVIL ENGINEER
R&R ENGINEERS
1635 W. 13TH AVE., SUITE 310
DENVER, CO 80204
P. 303.753.6730
CONTACT: CLIF DAYTON
CDAYTON@RRENGINEERS.COM

LANDSCAPE ARCHITECT
OUTDOOR DESIGN GROUP
5690 WEBSTER ST.
ARVADA, CO 80002
P. 303.993.4811
CONTACT: TODD RUTHERFORD
TRUTHERFORD@ODGDESIGN.COM

GENERAL CONTRACTOR
DENEUVE CONSTRUCTION
2344 SPRUCE ST.
BOULDER, CO 80302
P. 303.444.6633
CONTACT: MARTY JOHNSON
MJOHNSON@DENEUVECONST
RUCTION.COM

LEGAL DESCRIPTION

LOT 1, AMENDED BOYER COFFEE SUBDIVISION,
COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL #: 171934408003

ADAMS COUNTY ATTORNEY'S OFFICE

APPROVED AS TO FORM

BOARD OF COUNTY COMMISSIONERS APPROVAL

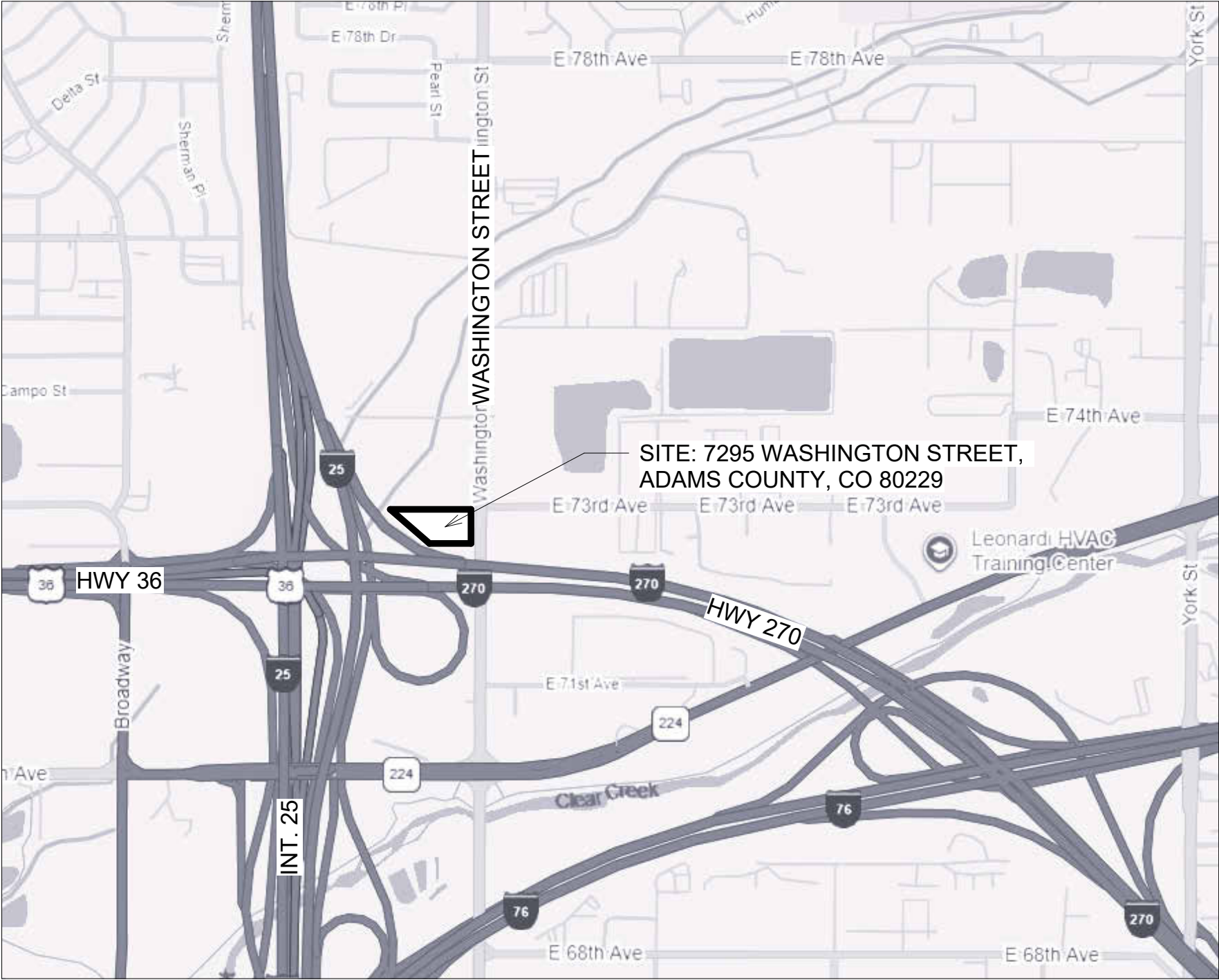
APPROVED BY THE ADAMS COUNTY BOARD OF COMMISSIONERS
THIS ____, DAY OF ____, 20__.

CHAIRMAN

ADDITIONS AND DELETIONS

THE FOLLOWING ADDITIONS AND DELETIONS IN THE PUD WERE
MADE BY THE BOARD COUNTY COMMISSIONERS AT THE TIME OF
APPROVAL.

VICINITY MAP - NTS



CERTIFICATE OF OWNERSHIP

(X), BEING THE OWNER OR REPRESENTATIVE OF THE MAIKER BOYERS SITE
LOCATED IN THE COUNTY OF ADAMS, STATE OF COLORADO, HEREBY SUBMITS
THIS PRELIMINARY DEVELOPMENT PLAN AND REZONING SUBMITTAL AND
AGREES TO PERFORM UNDER THE TERMS NOTED HEREON.

(OWNER'S SIGNATURE)

THE OWNERS SIGNATURE(S) SHALL BE ACKNOWLEDGED AS FOLLOWS:

STATE)_____

COUNTY)_____

CITY)_____

THE FOREGOING OWNERSHIP CERTIFICATE WAS ACKNOWLEDGED BEFORE ME
THIS ____, DAY OF ____, 20__.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

PLANNING COMMISSION APPROVAL

APPROVED BY THE ADAMS COUNTY PLANNING COMMISSION THIS
__, DAY OF ____, 20__.

CHAIRMAN

CASE NO. PRC2025-00012

SHEET INDEX	
SHEET #	SHEET NAME
1 OF 4	COVER
2 OF 4	PROJECT NARRATIVE
3 OF 4	SITE PLAN
4 OF 4	LANDSCAPE & SITE INFORMATION

CERTIFICATE OF THE CLERK AND RECORDER

THIS MAJOR PUD AMENDMENT WAS FILED FOR RECORD IN
THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER
IN THE STATE OF COLORADO AT __M. ON THE ____, DAY OF
_____, 20__.

COUNTY CLERK AND RECORDER



MAIKER BOYERS
7295 WASHINGTON ST., ADAMS COUNTY, CO 80229

NOTICE: DUTY OF COOPERATION
RELEASE OF THESE DOCUMENTS
CONTemplates FURTHER COOPERATION
AMONG THE OWNER, HIS CONTRACTOR, AND
THE ARCHITECT. DESIGN AND CONSTRUCTION
ARE COMPLEX. ALTHOUGH THE ARCHITECT AND
HIS CONSULTANTS HAVE PERFORMED THEIR
SERVICES WITH DUE CARE AND DILIGENCE, THEY
CANNOT GUARANTEE PERFECTION. ANY
COMMUNICATION IS IMPERFECT AND EVERY
CONTINGENCY CANNOT BE ANTICIPATED. ANY
ERRORS, OMISSIONS, OR DISCREPANCY
DISCOVERED BY THE USE OF THESE
DOCUMENTS SHALL BE REPORTED IMMEDIATELY
TO THE ARCHITECT. FAILURE TO NOTIFY THE
ARCHITECT COMPOUNDS MISUNDERSTANDING
AND INCREASES CONSTRUCTION COSTS. A
FAILURE TO COOPERATE BY IMPARTIAL NOTICE
TO THE ARCHITECT SHALL RELIEVE THE ARCHITECT
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JOB NO. 23310

COVER

1 OF 4

NARRATIVE

PROJECT CHARACTER OF PUD– GENERAL

THE MAIKER BOYERS PUD WILL CREATE A VIBRANT, AFFORDABLE RESIDENTIAL COMMUNITY FOR CURRENT AND FUTURE ADAMS COUNTY RESIDENTS. THE SITE'S VICINITY TO DOWNTOWN DENVER, PROXIMITY TO MASS TRANSIT OPTIONS AND THE CLEAR CREEK TRAILWAY MAKE IT THE PERFECT LOCATION TO BEGIN IMPLEMENTING THE STRATEGIES IDENTIFIED IN THE **WELBY SUBAREA PLAN**. WHEN IMPLEMENTED IN 2014, THE STATED GOAL OF THE DOCUMENT WAS TO BUILD ON AND TRANSFORM THE EXISTING ASSETS, REINVEST, AND MAINTAIN A VIBRANT COMMUNITY THAT ATTRACTS INVESTMENTS FROM BOTH INSIDE AND OUTSIDE WELBY. THIS BUILDING WILL NOT ONLY RE-ESTABLISH A WELL-LOVED COMMUNITY ASSET IN THE BOYERS COFFEE SHOP, BUT ALSO HELP MEET ADAMS COUNTY'S AFFORDABLE HOUSING GOALS, DELIVERED VIA MAIKER HOUSING PARTNERS.

THE PROJECT IS WELL SUITED FOR THE UNIQUE SITE PLACEMENT AND DENSITY NEEDS. THE MASSING OF THE PROJECT IS SCALED IN RELATION TO THE INTERSTATE AND THE FUTURE GROWTH OUTLOOK IN THE AREA. THE PROJECT'S PROXIMITY TO THE 'EDGE' OF WELBY AND ALONG A MAJOR TRANSPORTATION CORRIDOR (WASHINGTON) MAKES IT WELL-SUITED FOR DENSIFICATION. THE PROJECT AIMS TO STRENGTHENS THE VISION OF THE WELBY SUBAREA, WHERE “*RESIDENTIAL DEVELOPMENT IN THESE AREAS SHOULD BE DESIGNED SO THAT IT IS COMPATIBLE WITH THE COMMERCIAL FEEL OF THESE CORRIDORS, UTILIZING ENHANCED ARCHITECTURAL FEATURES, AND VERTICAL MIXED-USE DESIGN WHERE APPROPRIATE.*”

COMPATIBILITY WITH ADJACENT USES

THIS COMMUNITY STRIVES TO BE A CATALYST FOR THE HISTORIC NORTH WELBY AREA BY INFLUENCING AN INFLUX OF RESIDENTS, TAXES, AND ACTIVITY, WHILE ULTIMATELY BRINGING ECONOMIC BENEFITS TO THE EXISTING BUSINESSES IN THE NEIGHBORHOOD. IN TERMS OF COMPATIBILITY TO EACH ADJACENT LAND USE:

- A NATURAL, MUTUAL BENEFIT CAN BE SEEN WITH THE RETAIL CENTER DIRECTLY ACROSS WASHINGTON STREET, AS OUR RESIDENTS WILL HELP FOSTER RETAIL GROWTH AND WORD-OF-MOUTH INTEREST IN THE RETAIL CENTER AND BUSINESSES.
- WHILE THE WASTE-MANAGEMENT TRUCK PARKING LOT TO THE NORTH IS CURRENTLY LESS COMPATIBLE, THIS PARCEL IS LEASED (AND NOT OWNED) ALLOWING THE INCREASE OF VALUE AND TRANSFORMATION OF THIS BLOCK TO BENEFIT THE PARCEL'S OWNER AND POTENTIALLY PAVE THE WAY TO A MORE COMPATIBLE FUTURE. AS IS, THE TRUCKS DO NOT APPEAR TO BE IN SERVICE DURING EVENING AND NIGHT-TIME HOURS, AND ACCORDINGLY, WOULD NOT HAMPER THE RESIDENTS WITHIN THE BUILDING.

COMPATIBILITY WITH ADJACENT USES. CONT'D

- THE NEIGHBORING FUNERAL PARLOR, "A BETTER PLACE" IS PARTICULARLY VIEWED AS A CHAMPION OF LOW-INCOME STABILITY BY PROVIDING SERVICES WITH LOWER PRICES AND INCENTIVES THAT ARE HARMONIOUS WITH THE PROJECT'S DEMOGRAPHIC. THE FUNERAL PARLOR MATCHES A SIMILAR RESIDENTIAL DESIGN AESTHETIC AND WILL ENJOY INCREASED EXPOSURE FROM NEW RESIDENTS AND EXISTING RESIDENTS (INCLUDING THEIR FAMILIES, SOCIAL CIRCLES, OR CONNECTIONS), ESPECIALLY BEING NEXT DOOR TO THE PROJECT'S PROPOSED COMMERCIAL COMPONENT AND COFFEE SHOP.
- VIA COMMUNITY OUTREACH, NEIGHBORS AND COMMUNITY MEMBERS HAVE EXPRESSED THAT THE ECONOMIC GROWTH FROM NEW RESIDENTIAL BUILDINGS WILL ACTIVATE THE AREA'S RETAIL AND PROVIDE MORE OPPORTUNITY FOR LOCALIZED EMPLOYMENT, INCLUDING THE COMMERCIAL OPTIONS ACROSS WASHINGTON STREET. THE ADDITION OF MORE RETAIL ALONG THE WASHINGTON CORRIDOR WITH THE RETURN OF THE BOYER'S COFFEE COMMUNITY HUB WILL PROVIDE AN INVIGORATING NET BENEFIT TO SURROUNDING WELBY EMPLOYMENT CENTERS AND RESIDENTS, THEREBY SHOWING COMPATIBILITY WITH THE NEIGHBORHOOD.

SCREENING

- NORTHERN PROPERTY BOUNDARY** – ON THE NORTHERN PROPERTY BOUNDARY, THE BUILDING IS SET +/- 71'-3 1/4" FROM THE PROPERTY LINE, SEPARATED BY A 5'-0" WIDE LANDSCAPE BUFFERYARD, WHICH WILL BE PLANTED AT THE REQUIRED DENSITY, A 61' WIDE DOUBLE-LOADED PARKING DRIVE AISLE / FIRE ACCESS LANE, AND A 5' SIDEWALK. THERE IS AN EXISTING SIGHT OBSCURING FENCE AT THE PROPERTY LINE THAT WILL BE MAINTAINED OR IMPROVED AS REQUIRED.
- SOUTHERN PROPERTY BOUNDARY** – ALONG THE SOUTHERN PROPERTY BOUNDARY, ALL RESIDENTIAL UNITS AND FUNCTIONS ARE LOCATED ON THE SECOND LEVEL OR ABOVE, AND THERE IS COMMERCIAL SPACE AT GROUND LEVEL. BUFFERYARD WILL BE +/- 10'-0" WIDE AT GRADE LEVEL ALONG THE SOUTHERN PROPERTY BOUNDARY PLANTED TO A DENSITY DETERMINED IN LANDSCAPE REQUIREMENTS.

PEDESTRIAN AND BICYCLE AMENITIES

THE PROJECT WILL OFFER IMPROVED PEDESTRIAN AND BICYCLE AMENITIES THROUGH THOUGHTFUL CIRCULATION, HARDSCAPING AND FACILITIES FOR CONVENIENT BICYCLE STORAGE. THERE WILL BE SHORT TERM BIKE PARKING AT GRADE, AS WELL AS INDOOR LONG TERM BIKE STORAGE FACILITIES FOR RESIDENTS AND EMPLOYEES. THE PEDESTRIAN AND BICYCLE AMENITIES PROVIDED WILL ALIGN WITH THE FUTURE GROWTH OF WASHINGTON STREET, OUTLINED IN THE 2022 TRANSPORTATION MASTER PLAN.

UTILITY SERVICES

THE FOLLOWING IS A LIST OF SERVICE PROVIDERS FOR THE SITE:

ELECTRICITY AND NATURAL GAS- XCEL ENERGY

WATER AND SANITARY- NORTH WASHINGTON STREET WATER AND SANITATION DISTRICT

CABLE - COMCAST

TELEPHONE/INTERNET - COMCAST/CENTURY LINK

PARKING

PARKING MINIMUM REQUIREMENTS NOT APPLICABLE PER COLORADO HB 24-1304. THE PROJECT WILL PROVIDE A SUFFICIENT AMOUNT OF PARKING FOR RESIDENTS AND COMMERCIAL USES.

PARKING, ACCESS, SERVICE & SITE SAFETY

- RESIDENTIAL PARKING WILL BE PROVIDED AT GRADE ALONG THE NORTH EDGE OF THE SITE AND COVERED WITHIN THE BUILDING BELOW THE PODIUM.
- THE SITE WILL PROVIDE APPROXIMATELY 30 SHORT-TERM BICYCLE PARKING SPACES ALONG THE BUILDING EXTERIOR AND APPROXIMATELY 36 LONG-TERM SECURED AND COVERED BICYCLE PARKING SPACES EXCEEDING THE ADAMS COUNTY REQUIREMENT 10 SPACES ON SITE.
- THE PRIMARY VEHICULAR ACCESS TO THE SITE IS PROVIDED AT THE SIGNALIZED CROSSING AT WASHINGTON AND 73RD. FOR THE CONVENIENCE AND USE OF THE RETAIL ALONG WASHINGTON STREET, AN EXIT/RIGHT OUT ONLY IS PROPOSED SOUTH OF THE RETAIL PARKING AREA ALONG WASHINGTON TO HELP WITH VEHICULAR CIRCULATION DURING RETAIL HOURS.

USE TYPES

THE PURPOSE OF THE MAIKER BOYERS PUD IS TO FACILITATE RESIDENTIAL SUPPORTING RETAIL, OFFICE AND SERVICES TO MEET THE NEEDS OF AREA RESIDENTS WHILE RETAINING VERSATILITY TO ACCOMMODATE FUTURE MARKET CONDITIONS. THE FOLLOWING USES ARE PERMITTED, SUBJECT TO COUNTY LAND USE AND BUILDING PERMIT REVIEW:

RESIDENTIAL

- MULTI-FAMILY DWELLING

MIXED USES

- COMMERCIAL-RESIDENTIAL MIXED-USE DEVELOPMENT

COMMERCIAL USES (CATEGORY)

- COMMERCIAL RETAIL
- CONVENIENCE RETAIL
- INDOOR COMMERCIAL RECREATION/ENTERTAINMENT
- MESSAGE BUSINESS
- OFFICE
- RESTAURANT

OPEN SPACE

OPEN SPACE WILL BE DISTRIBUTED ACROSS THE SITE. THIS DISTRIBUTION BALANCES THE SITE CONSTRAINTS AND PARKING NEEDS OF THE PROPOSED PROJECT AND IS A SIGNIFICANT IMPROVEMENT ON THE CURRENT SITE LANDSCAPED AREA, WHICH IS LOCATED PREDOMINANTLY AT THE INACCESSIBLE WEST END OF THE SITE.

OPEN SPACE AT GRADE WILL INCLUDE PLANTINGS AND PICNIC SHADE AREAS. OPEN SPACE AT THE ELEVATED COURTYARD AREA WILL INCLUDE PLANTINGS IN LANDSCAPE PLANTERS AND ACTIVE AREAS FOR GRILLING, YOGA, GAMES AND PLAY AREAS.

ESTIMATED TIMETABLE FOR DEVELOPMENT

THE MAIKER BOYERS DEVELOPMENT IS SCHEDULED FOR CONSTRUCTION WITHIN 5 YEARS AND WILL BE DEPENDENT ON FUNDING.



SOPHERSPARN
ARCHITECTS LLC

1731 15TH ST, SUITE 250
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F: 303.442.4471
SOPHERSPARN.COM

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MAIKER BOYERS

7295 WASHINGTON ST., ADAMS COUNTY, CO 80229

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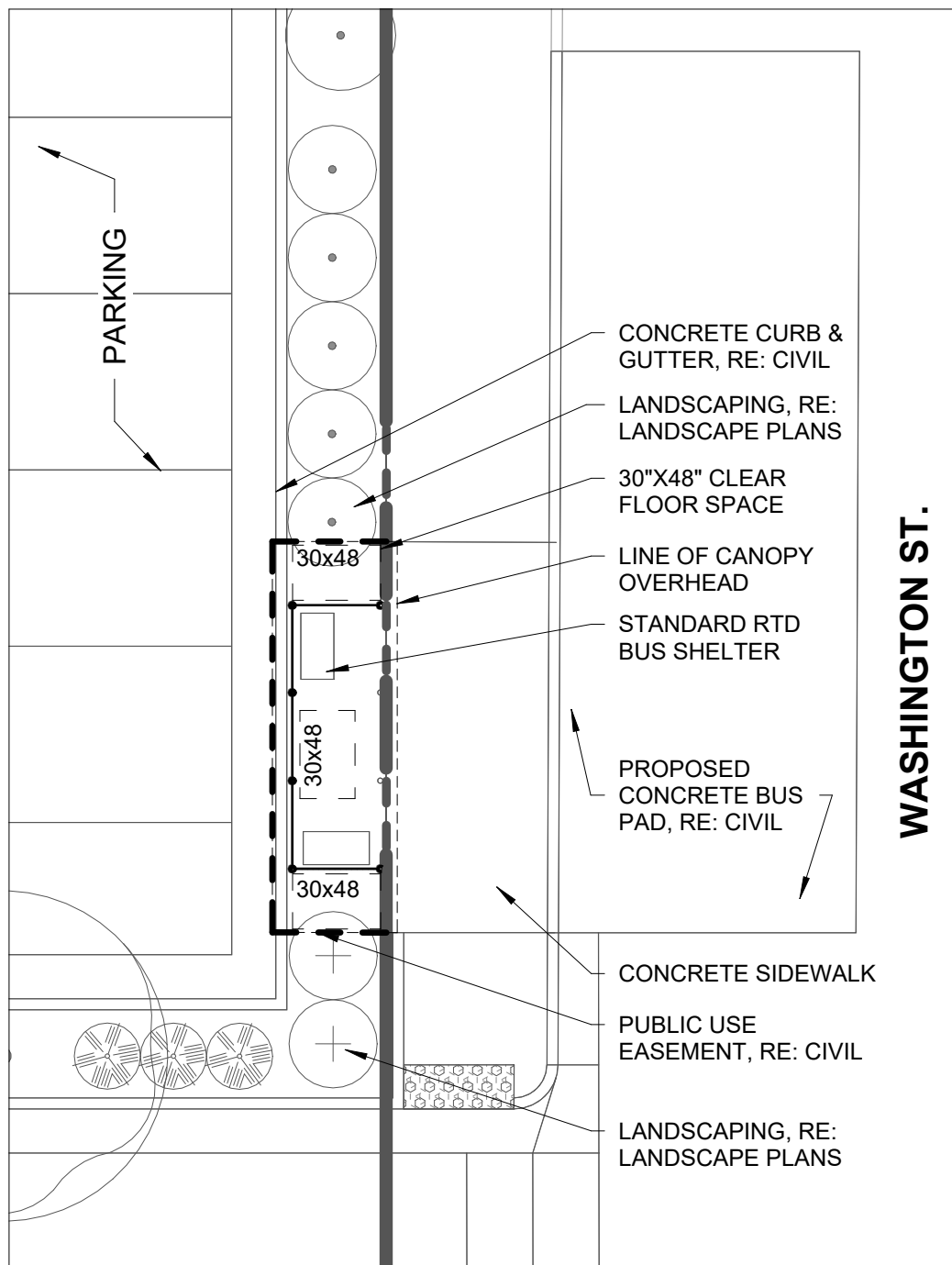
PROJECT NARRATIVE

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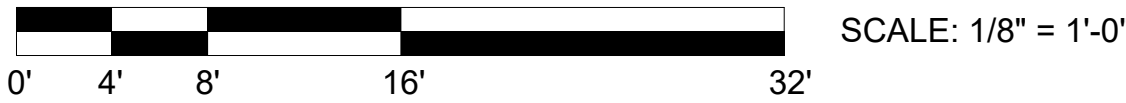
ARCHITECTURAL VISION

FOLLOWING THE LOSS OF THE HISTORIC BOYERS COFFEE SHOP TO FIRE IN 2020, THIS PROJECT SEEKS TO THOUGHTFULLY RE-ESTABLISH THE SITE AS A PERMANENT COMMUNITY ANCHOR WHILE DELIVERING HIGH-QUALITY, AFFORDABLE HOUSING FOR THE WELBY NEIGHBORHOOD. LONG RECOGNIZED AS A LOCAL GATHERING PLACE AND LANDMARK, THE BOYERS SITE PRESENTS A UNIQUE OPPORTUNITY TO REINVEST IN BOTH THE PHYSICAL FABRIC AND SOCIAL LIFE OF THE COMMUNITY WHILE RESPECTING AND HONORING THE MEMORY OF THE ORIGINAL SCHOOLHOUSE STRUCTURE.

THE BUILDING DESIGN EMPHASIZES APPROPRIATE SCALE FOR THE WELBY VISION AND ITS PLACEMENT AT THE FRONTAGE OF A PROMINENT ARTERIAL INTO DENVER AND BORDERED BY TWO LARGE INTERSTATE ROADS. SPECIAL DESIGN CONSIDERATION WILL BE GIVEN TO THE PEDESTRIAN REALM, ESPECIALLY ALONG THE WASHINGTON STREET CORRIDOR. THE BUILDING DESIGN WILL FACILITATE ACTIVE GROUND-FLOOR USES THAT ENCOURAGE GATHERING AND DAILY INTERACTION THROUGH IT'S USE OF STOREFRONT, CANOPY AND TIMELESS MATERIALITY.



2 ENLARGED RTD BUS STOP & SHELTER PLAN
1/8" = 1'-0"



FENCING

PROHIBITED - FENCING SHALL NOT BE ALLOWED ALONG THE LOT FRONTAGE (WASHINGTON ST.)

MAX HT. - SEVENTY TWO (72") INCHES ALLOWABLE ON SIDE AND REAR YARD PROPERTY. ALL FENCES OVER 42" WILL REQUIRE BUILDING PERMIT

OUTDOOR STORAGE

PERMITTED - OUTDOOR STORAGE SIZE LIMITED TO ADAM'S COUNTY ACCESSORY STRUCTURE ORDINANCES.

OUTDOOR SEATING

PERMITTED - OUTDOOR SEATING WILL BE ALLOWED. ALL SEATING SHOULD BE OUTSIDE OF VEHICULAR TRAFFIC AREA AND PROVIDE SUFFICIENT PEDESTRIAN CIRCULATION.

OUTDOOR EVENTS

PERMITTED - OUTDOOR EVENTS WITHIN PARKING AREAS ARE ALLOWED AND SHOULD BE PERMITTED THROUGH ADAMS COUNTY REGULATIONS.

SIGNAGE

RESIDENTIAL (MAIN) BUILDING IDENTIFICATION - SIGNAGE FOR THIS PURPOSE IS ALLOWABLE. SIGNAGE MAY BE PLACED AT ANY LOCATION ON THE BUILDING FACADE OR ALONG WASHINGTON STREET, AS LONG AS IT DOES NOT INTERFERE WITH BUILDING USE, PUBLIC SAFETY, OR BUILDING AESTHETICS. BUILDING SIGNAGE MAY CONTAIN FREESTANDING MONUMENT SIGNS, WALL SIGNS, MURAL SIGNAGE, PROJECTING SIGNAGE AND WINDOW SIGNS.

INDIVIDUAL GROUND FLOOR USES (RETAIL) - MAXIMUM OF 1 SQUARE FOOT OF SIGN AREA PER LINEAR FOOT OF RETAIL FRONTAGE. MAXIMUM SIZE FOR INDIVIDUAL SIGNS IS 20 SF. ALLOWABLE SIGN TYPES ARE AS FOLLOWS:

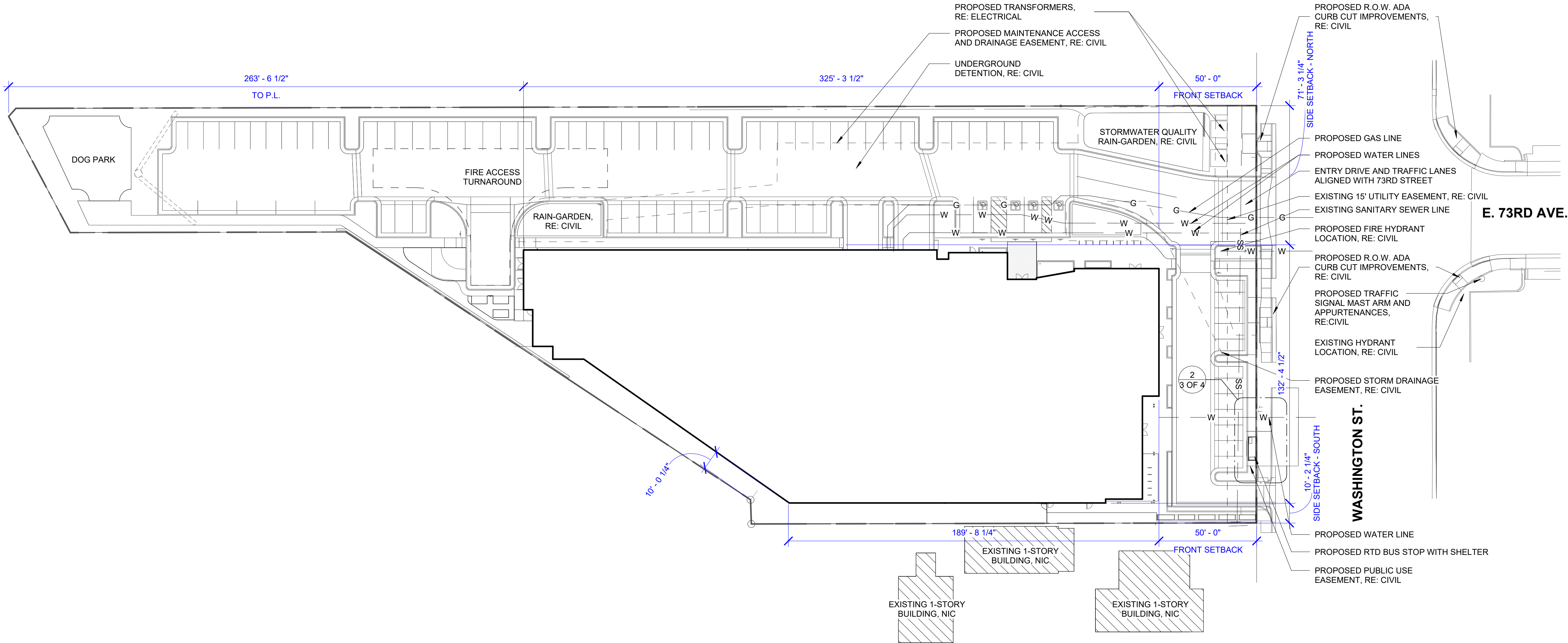
- WALL SIGNS
- WINDOW SIGNS
- PROJECTING SIGNS

INTERNAL OR EXTERNAL ILLUMINATION IS ALLOWED WITH THE FOLLOWING STIPULATIONS:

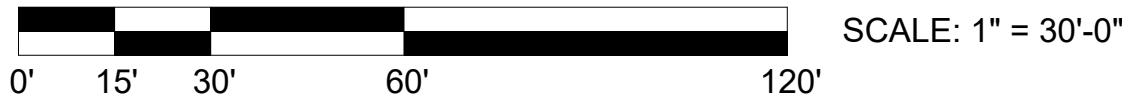
INTERNAL ILLUMINATION - LETTERS AND LOGOS MAY BE INTERNALLY ILLUMINATED, SURROUNDING SIGN PANEL AND SUPPORTING STRUCTURE MAY NOT BE ILLUMINATED.

EXTERNAL ILLUMINATION - ENTIRE SIGN MAY BE ILLUMINATED WITH CUT-OFF STYLE FIXTURES.

ALL SIGNAGE SHOULD FIT WITHIN THE EXISTING ARCHITECTURAL MODULES AND BE DESIGNED TO WORK WITH THE BUILDING.



1 SITE PLAN
1/32" = 1'-0"



CASE NO. PRC2025-00012

ZONING SUMMARY			
ZONING		PUD	
USE		COMMERCIAL, RESIDENTIAL MIXED-USE	
SITE AREA		2.132 AC	
DWELLING UNITS PER ACRE		54.8 DUAC	
OCCUPANCY		R-2; M; B	
CONSTRUCTION TYPE		5 STORIES: (4) STORIES TYPE VA OVER (1) STORY TYPE IA	
SPRINKLERED		NFPA 13	
PROPOSED HEIGHT		5 STORIES; 65'-6 1/2" MAX.	
PROPOSED SETBACKS			
FRONT		50' - 0"	
REAR		VARIES	
SIDE - SOUTH		10' - 2 1/4"	
SIDE - NORTH		71' - 3 1/2"	
PARKING SUMMARY			
MINIMUM PARKING REQUIRED		*PARKING MINIMUM REQUIREMENTS NOT APPLICABLE PER COLORADO HB 24-1304	
MINIMUM PARKING PROVIDED		1 PER DWELLING UNIT	
BIKE PARKING PROVIDED		LONG-TERM BIKE PARKING SHORT-TERM BIKE PARKING TOTAL BIKE PARKING	36 30 66
LEGEND			
BUILDING FOOTPRINT			
PROPERTY BOUNDARY			



MAIKER BOYERS
7295 WASHINGTON ST., ADAMS COUNTY, CO 80229

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SITE PLAN

3 OF 4

DECIDUOUS SHADE TREES							
SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION
WEH	Western Hackberry	<i>Celtis occidentalis</i>	50'-60'	40'-50'	Low	Sun	2" Cal., B&B
SKL	Skyline Honeylocust	<i>Gleditsia triacanthos inermis 'Skyline'</i>	40'	30'-50'	Low	Sun	2" Cal., B&B
BUO	Bur Oak	<i>Quercus macrocarpa</i>	50'-80'	50'-80'	Low	Sun	2" Cal., B&B
CHO	Chinquapin Oak	<i>Quercus muhlenbergii</i>	35'-50'	35'-50'	Low	Sun	2" Cal., B&B

SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION
TAT	Hot Wings Tabairn Maple	<i>Acer tabairnii</i> 'Garri'	20-25'	15-20'	Low	Adaptable	1 1/2' Cal. B&B
EAR	Eastern Redbud	<i>Cercis canadensis</i>	20-30'	20-30'	Medium	Shade / Part Shade	1 1/2' Cal. B&B
PSG	Princeston Sentry Ginkgo	<i>Ginkgo biloba</i> 'Princeston Sentry'	35-40'	12-15'	Medium	Sun	1 1/2' Cal. B&B
SJO	SKINKY GENES6 Fastigate Oak	<i>Quercus robur</i> x <i>alba</i> 'JFS-KW2QX' PP24,445	34-45'	8-10'	Medium	Sun	1 1/2' Cal. B&B
JGL	Japanese Tree Lilac	<i>Syringa reticulata</i>	15-25'	15-20'	Low	Sun / Part Shade	1 1/2' Cal. B&B

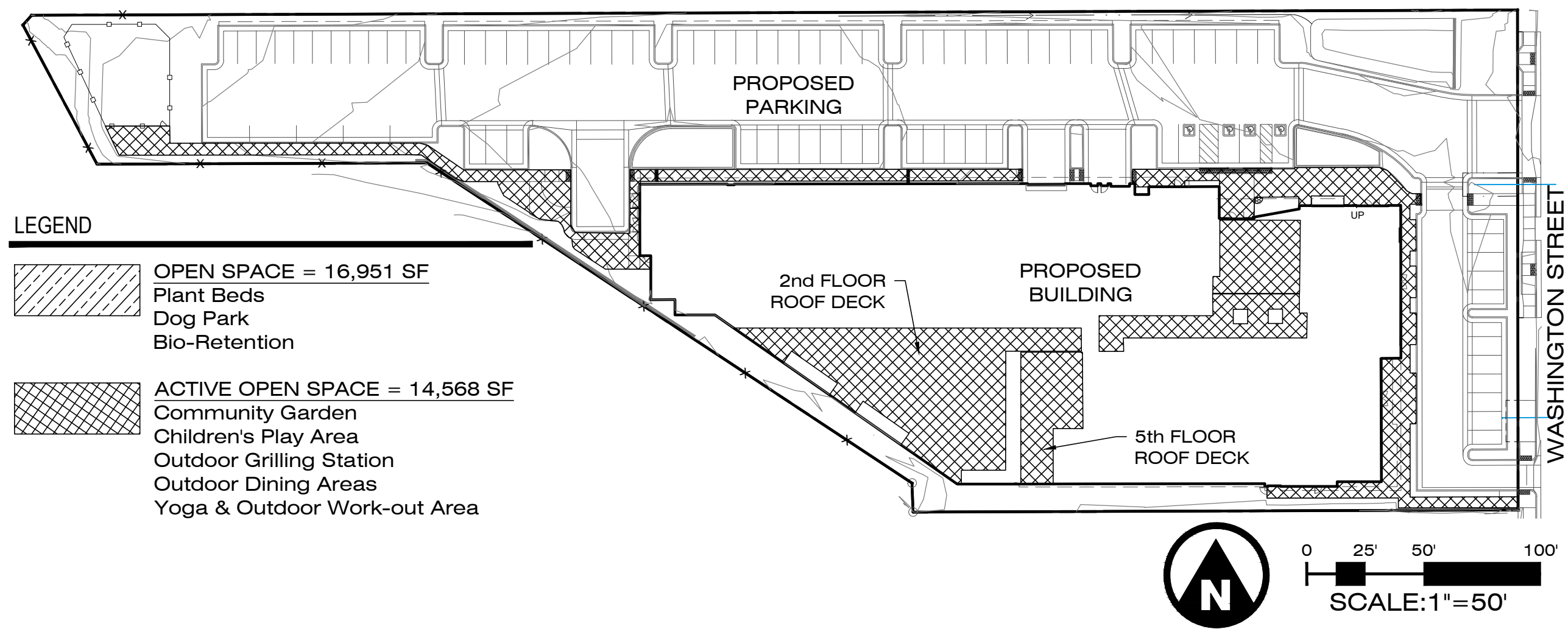
SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION
HIS	Hoopl Spruce	<i>Picea pungens</i> 'Hoopl'	25'	12'	Medium	Adaptable	6' ht, 6&B
FBS	Fastgate Bosnian Pine	<i>Pinus leucodermis</i> 'Fastgate'	15-25'	6-8'	Low	Sun	6' ht, 6&B
AUS	Austrian Pine	<i>Pinus nigra</i>	40-60'	30-40'	Low	Sun	6' ht, 6&B
KCA	Komet Columnar Austrian Pine	<i>Pinus nigra</i> 'Komet'	15-20'	4-5'	Low	Sun	6' ht, 6&B

SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION
ABS	Autumn Brilliance Serviceberry	<i>Amelanchier alnifolia</i> 'Autumn Brilliance'	6-12'	6-12'	Low	Sun / Part Shade	5 Gallon Cont.
LEP	Leadplant	<i>Amorpha canescens</i>	2-4'	2-4'	Very Low	Sun	5 Gallon Cont.
BCJ	Burgundy Carousel Japanese Barberry	<i>Berberis thunbergii</i> Burgundy Carousel'	2-3'	4-5'	Low	Sun	5 Gallon Cont.
AFD	Arc'd Fire Dogwood	<i>Cornus sericea</i> Arc'd Fire	3-4'	3-4'	Medium	Adaptable	5 Gallon Cont.
APP	Apache Plume	<i>Fallugia paradoxa</i>	3-6'	3-6'	Very Low	Sun	5 Gallon Cont.
PRR	PURPLE PILLARS® Rose of Sharon	<i>Hibiscus syriacus</i> 'Purple Pillar'	10-16'	4-5'	Medium	Sun	5 Gallon Cont.
LOP	Lochmea Privet	<i>Ligustrum vulgare</i> 'Lodense'	2-3'	3-4'	Low	Sun / Part Shade	5 Gallon Cont.
SWN	Sommer Wine Ninebark	<i>Physocarpus opulifolius</i> 'Sommer Wine'	4-6'	4-6'	Low	Sun / Part Shade	5 Gallon Cont.
PSP	Prairie Snow Potentilla	<i>Potentilla frutosa</i> 'auvarica 'Prairie Snow'	2-3'	3-5'	Low	Sun	5 Gallon Cont.
CST	Creeeping Three-Leaf Sumac	<i>Rhus trilobata</i> 'Autumn Amber'	12-18'	6-8'	Very Low	Sun	5 Gallon Cont.
GMC	Green Mound Currant	<i>Ribes alpinum</i> 'Green Mound'	3-4'	2-3'	Low	Sun / Part Shade	5 Gallon Cont.
GSG	Glow Gr® Birchleaf Spiraea	<i>Spiraea betulifolia</i> 'Glow Gr®'	3-4'	3-4'	Medium	Sun/Part Sun	5 Gallon Cont.
PRL	Purple Reblooming Lilac	<i>Syringa x</i> Bloomerang	4-5'	4-5'	Low	Sun	5 Gallon Cont.
CAC	Compact American Cranberrybush	<i>Viburnum trilobum</i> Bailey Compact	4-5'	4-5'	Medium	Adaptable	5 Gallon Cont.

SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	MATURE WATER USE	SUN/SHADE	SIZE AND CONDITION
IBU	Ice Blue Juniper	<i>Juniperus horizontalis</i> 'Ice Blue'	2'-4'	6'-8'	Low	Sun	5 Gallon Cont.
COJ	Colgate Juniper	<i>Juniperus communis</i> 'Colgate'	15'-20'	5'-6'	Low	Sun	5 Gallon Cont.
COG	Compact Oregon Grape Holly	<i>Mahonia aquifolium</i> 'compact'	2'-3'	2'-3'	Low	Shade	5 Gallon Cont.
DGG	Dwarf Globe Green Spruce	<i>Picea pungens</i> 'Roundabout'	2'-3'	2'-3'	Medium	Adaptable	5 Gallon Cont.
BTM	Big Tuna Mugo Pine	<i>Pinus mugo</i> 'Big Tuna'	6'-8'	6'-6'	Low	Sun	5 Gallon Cont.
WBM	White Bud Mugo Pine	<i>Pinus mugo</i> 'White Bud'	2'-3'	3'-4'	Low	Sun / Part Shade	5 Gallon Cont.
AND	Adams Needle Yucca	<i>Yucca filamentosa</i>	2'-3'	3'-4'	Low	Sun	5 Gallon Cont.

SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUNSHADE	SIZE AND CONDITION
BSG	Big Bluestem Grass	<i>Andropogon gerardi</i>	4'-6"	2'-3"	Low	Sun	1 Gallon Cont.
BAM	Blonde Ambition Grass	<i>Bouteloua gracilis</i> 'Blonde Ambition'	2'-3"	1'-2"	Very Low	Sun	1 Gallon Cont.
FRG	Feather Reed Grass	<i>Calamagrostis acutiflora</i> 'Karl Foerster'	4'-5'	18"-24"	Low	Sun / Part Shade	1 Gallon Cont.
KOR	Korean Feather Reed Grass	<i>Calamagrostis brachytricha</i>	3'-4'	2'-3'	Low	Adaptable	1 Gallon Cont.
THG	Tufted Hair Grass	<i>Deschampsia cespitosa</i>	2'-3'	18"-24"	Medium	Sun	1 Gallon Cont.
BSG	Blue Switch Grass	<i>Panicum virgatum</i> 'Prairie Sky'	3'-4'	12"-18"	Low	Sun	1 Gallon Cont.
DFG	Dwarf Fountain Grass	<i>Pennisetum setaceum</i> 'Hameln'	1'-2'	18"-24"	Low	Sun	1 Gallon Cont.
PLG	Plume Grass	<i>Securidaca naevana</i>	8'-12'	3'-4'	Medium	Sun	5 Gallon Cont.
TBL	The Blues Little Bluestem Grass	<i>Schizachyrium scoparium</i> 'The Blues'	3'-4'	18"-24"	Low	Sun	1 Gallon Cont.

SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUNSHADE	SIZE AND SPACING
MOY	Moonshine Yarrow	Achillea 'Moonshine'	24-30"	18-24"	Low	Sun	1 Gallon Cont.
FFN	False Forget-Me-Not	Brunnera macrophylla	15-18"	18-24"	Medium	Shade	1 Gallon Cont.
PBO	Plumbago	Ceratophyllum plumbaginoides	8-12"	2-3'	Low	Adaptable	1 Gallon Cont.
BLC	Blue Cranesbill	Geranium 'Johnson's Blue'	15-18"	2-3'	Medium	Adaptable	1 Gallon Cont.
PTH	Patriot Hosta	Hosta x fortunei 'Patriot'	18-24"	2-3'	Medium	Shade / Part Shade	1 Gallon Cont.
CVS	Cream Variegated Sweet Iris	Iris pallida 'Argentea Variegata'	2-3'	12-18"	Low	Sun / Part Shade	1 Gallon Cont.
MBS	Meadow Blazing Star	Liatris ligulistylis	18-36"	18"	Sun / Part Shade	1 Gallon Cont.	
NLB	Native Lavender Bee-Balm	Monarda fistulosa mentrifolia	2-3'	18-24"	Low	Sun	1 Gallon Cont.
HRP	Husker Red Penstemon	Penstemon digitalis 'Husker Red'	2-3'	18-24"	Low	Adaptable	1 Gallon Cont.
LSP	Little Spire Russian Sage	Perovskia atriplicifolia 'Little Spire'	2-3'	2-3'	Very Low	Sun	1 Gallon Cont.
PWG	Pure White Garden Phlox	Phlox paniculata 'David'	2-3'	18-24"	Medium	Sun	1 Gallon Cont.
PCF	Prairie Yellow Coneflower	Rudbeckia coccinea	18-24"	18-24"	Very Low	Sun	1 Gallon Cont.
AJS	Autumn Joy Stenocrop	Sedum 'Autumn Joy'	18-24"	12-18"	Low	Sun	1 Gallon Cont.



REQUIREMENT CATEGORY & LOCATION	BUFFERYARD WIDTH REQUIREMENT	LANDSCAPE REQUIREMENTS
WEST BUFFERYARD (213 LF)	7'	N/A (ADJACENT USE IS CDOT OPEN SPACE)
NORTH BUFFERYARD TYPE 'D' (635 LF)	5'	3 TREES / 60 L.F. = 32 TREES AND 6 FT. PRIVACY FENCE
SOUTH BUFFERYARD TYPE 'C' (399 LF)	10'	2 TREES / 80 L.F. = 10 TREES AND 6 FT. PRIVACY FENCE
STREET FRONTAGE LS WASHINGTON ST. (166 LF) OPTION 3	5'	2 TREES (PLANTED IF ABLE DUE TO CONSTRAINTS) & 5 SHRUBS / 40 LF. = NO MIN. AMT OF TREES & 21 SHRUBS
PARKING LOT LANDSCAPE (87 STALLS PROPOSED)	N / A	1 TREE / 10 PRKG. STALLS = 9 TREES; AND 75% COVER LIVING LS AREA 25 SF OF INTERNAL LS AREA / 1 STALL=2175 SF

REQUIREMENT CATEGORY	LANDSCAPE REQUIREMENTS
REQ. LOT LANDSCAPING (sec. 4-19-07)	A MIN. OF 10% OF THE LOT AREA SHALL BE LANDSCAPED LOT = 92,861.58 SF; 10% = 9,286 SF
DWELLING MULTIFAMILY LANDSCAPE (sec. 4-19-09-01-04)	30% OF THE SITE AREA SHALL BE LANDSCAPED; 30% COVER w/ LIVING GROUND MATERIAL LOT = 92,861.58 SF; 30% = 27,858 SF
DWELLING MULTIFAMILY REQ. TREES & SHRUBS (sec. 4-19-09-01-04)	1 LG. TREE & 2 SHRUBS, OR 2 ORN. TREES & 2 SHRUBS / 1,500 SF OF LS AREA 20,038.6 SF OF LS AREA = 14 LG. TREES OR 27 ORN. TREES & 27 SHRUBS

REQUIREMENT CATEGORY	OPEN SPACE & ACTIVE OPEN SPACE AREA REQUIREMENTS	OPEN SPACE & ACTIVE OPEN SPACE AREAS PROVIDED
MINIMUM OPEN SPACE AREA (sec. 3-34-03-05)	A MIN. OF 30% OF THE LOT AREA SHALL BE OPEN SPACE. A MIN. OF 25% OF THE OPEN SPACE SHALL BE ACTIVE OPEN SPACE. LOT = 92,861.6 SF; 30% = 27,858.5 SF 25% OF 27,858.47 SF = 6,964.6 SF	OPEN SPACE AT GRADE = 23,473 SF OPEN SPACE ON ELEV. DECKS = 8,547 SF TOTAL OPEN SPACE = 31,519 SF or 33.9% of the lot ACTIVE OPEN SPACE AT GRADE = 6,522 SF ACTIVE OPEN SPACE ON ELEVATED DECKS = 8,471 SF TOTAL ACTIVE OPEN SPACE = 14,568 SF or 45% of the open space

STATEMENT OF AUTHORITY

1. This Statement of Authority relates to an entity named
The Housing Authority of the County of Adams State of Colorado D/B/A Maiker Housing Partners
And is executed on behalf of the entity pursuant to the provisions of Section 38-30-172, C.R.S.
2. The type of entity is a:

☐ Corporation ☐ Nonprofit Corporation ☐ Limited Liability Company ☐ General Partnership ☐ Limited Partnership ☐	☐ Registered Limited Liability Partnership ☐ Registered Limited Liability Limited Partnership ☐ Limited Partnership Association ☒ Government or Governmental Subdivision or Agency ☐ Trust
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3. The entity is formed under the law of the **State of Colorado**
4. The mailing address for the entity is **3033 West 71st Avenue, Suite 1000, Westminster, CO 80030**
5. The name and position of each person authorized to execute instruments conveying, encumbering or otherwise affecting title to real property on behalf of the entity is:

Peter F. LiFari as Chief Executive Officer of The Housing Authority of the County of Adams, State of Colorado D/B/A Maiker Housing Partners; AND

Drew O'Connor as Chief Operating Officer of The Housing Authority of the County of Adams, State of Colorado D/B/A Maiker Housing Partners
6. The authority of the foregoing person(s) to bind the entity is ☒ not limited ☐ limited
as follows: _____
7. Other matters concerning the manner in which the entity deals with interests in real property:

8. The Statement of Authority is executed on behalf of the entity pursuant to the provisions of Section 38-30-172, C.R.S.
9. This Statement of Authority amends and supersedes in all respects any prior Statement of Authority executed on behalf of the entity.

[SIGNATURE PAGE TO FOLLOW]

File No 0070127
Recording Requested by:
FNTG-NCS Colorado

Executed on this 21st day of March 2024.

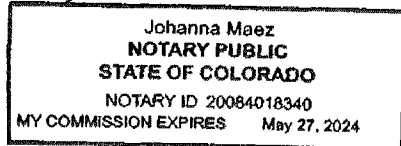
By: **The Housing Authority of the County of Adams,
State of Colorado, D/B/A Maiker Housing Partners**

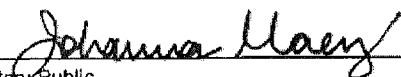
By: 
Drew O'Connor, Chief Operating Officer

State of Colorado) ss
County of Adams

The foregoing instrument was acknowledged before me this 21 day of March, 2024 by Drew O'Connor as Chief Operating Officer on behalf of The Housing Authority of the County of Adams, State of Colorado, D/B/A Maiker Housing Partners, a Public Housing Authority

Witness my hand and official seal




Notary Public
My commission expires: May 27, 2024