



9/4/2026

Adams County - Planning & Development
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Brighton, CO 80601

Maiker Sherrelwood – Response Memorandum

Development Engineering Review

ENG9: The proposed roadway for which the applicant is requesting a waiver to the County's design standards, includes a portion of the southern side sidewalk being located in a 'Pedestrian Access Easement'. The County will require that the entire roadway, including public sidewalks, be located within a County owned ROW. Pedestrian Easements will not be accepted in this case. The ROW width will need to extend at least 12" behind the sidewalk to allow for maintenance and repair work.

The ROW width has been adjusted to include the entirety of the widened sidewalk.

ENG10: The configuration of the proposed Road "A", which is the subject of this waiver request, presents difficulties for County Maintenance crews/staff. Specifically, the narrowed sections of the proposed street would prevent maintenance vehicles from accessing the street. County staff could recommend approval of this proposed street section, if the developer agrees to accept maintenance responsibilities of the section of roadway adjacent to this site. Or Staff could try to work with the developer to create a modified section that is maintainable and meets the developer's needs. A third option would be to make Road "A" a privately owned and maintained roadway.

The street section has been modified to allow adequate space for County maintenance.

Planner Review

PLN01: You may consider revising the rezoning narrative to respond individually to each applicable approval criterion in Section 2-02-15. This may strengthen your case. The response should address:

- a. The Residential Medium future land-use designation and its recommended density range of 6–20 dwelling units per acre.
This is addressed in the Justification section of the Written Explanation.
- b. Compatibility with the comparable-density Caraway Apartments PUD to the east.
This is addressed in the Justification section of the Written Explanation.
- c. The transition to the existing R-1-C residential properties to the north, west, and south.

This is addressed in the Justification section of the Written Explanation.



- d. The relationship between the proposed density, building scale, setbacks, open space, pedestrian connections, and surrounding neighborhood.
This is addressed in the Justification section of the Written Explanation.
- e. The proposed connection of Bowie Court and Bountiful Court.
This is addressed in the Entitlements section of the Written Explanation.
- f. Availability of utilities and public services, based upon the appropriate referral-agency responses.
This is addressed in the Utilities & Drainage section of the Written Explanation.

PLN02: Your rezoning justification relies substantially on age-restricted affordable housing, predominantly one-story buildings, placement of the three-story apartment building near Caraway Apartments, and publicly accessible amenities. However, approval of conventional R-3 zoning would generally allow any development permitted by that district, subject to applicable standards. Please revise the narrative to evaluate the compatibility of the R-3 district itself, rather than only the current concept.

This is addressed in the Justification section of the Written Explanation.

Clearly identify which features of the concept will be legally established through the plat, deed restrictions, maybe a development agreement, or another enforceable mechanism. If these features are essential to the compatibility argument, then explain how they plan to be assured.

The requirements of the proposed zone district will make the site plan compatible with the surrounding neighborhood and the Comprehensive Plan. No additional restrictions are proposed to enforce compatibility.

PLN03: Revise the plans and narrative to identify:

- a. The acreage requested for neighborhood-park dedication credit.
Maiker will now be paying fee in lieu of neighborhood parkland dedication.
- b. Which facilities will be private and which will be publicly accessible.
The playground and perimeter walking path are planned to be publicly accessible, while Maiker reserves the right to close off public access should repeated vandalism, violence, or other actions occur in those areas that make the space seem unsafe or threatening to the community residents.
- c. Public access points and hours or limitations on public use.
The facilities open to the public will be accessible from the right-of-way. Maiker reserves the right to temporarily limit public access for maintenance, repair, or other reasons.
- d. Ownership and maintenance responsibilities.
Maiker will own and maintain all facilities.
- e. Any drainage facilities, easements, or other constrained areas included in the acreage.
This is not applicable now as Maiker will now be paying fee in lieu of neighborhood parkland dedication.



- f. The mechanism that will preserve the qualifying recreational areas for the life of the subdivision.

Maiker will now be paying fee in lieu of neighborhood parkland dedication.

PLN05: Will the "Community Amenity Space" be open to the surrounding neighborhood?

A portion of the Community Amenity space will be open to the public, but will still be owned and maintained by Maiker. This includes a planned playground and the perimeter walking path. Maiker reserves the right to temporarily limit public access for maintenance, repair, or other reasons. Maiker also reserves the right to close off public access should repeated vandalism, violence, or other actions occur in those areas that make the space seem unsafe or threatening to the community residents.

ROW Review – Rezone Comments

ROW1: On subsequent submittal, applicant must submit a site plan showing (1) the record boundary with dimensions, (2) any existing and proposed easements.

The site plan has been updated accordingly. Please see minor subdivision plat application for proposed easements.

ROW2: On the site plan, show all survey section corner and property corner information to help determine the location of the site boundary.

The site plan has been updated accordingly.

ROW Review – Plat Comments

ROW1 – ROW20

These changes have been made.

Attorney Review

#1 – #10

These changes have been made.

Additional Changes

1. Four parking spaces south of apartment building relocated within north parcel (Lot 1).
2. Unnecessary van accessible parking spaces converted to standard accessible spaces.
3. Detention shape adjusted.
4. Two parking spaces south of townhomes relocated within south parcel (Lot 2).

Sherrelwood Development (PRC2026-00014)
Applicant Consolidated Responses to Public Comments
Submitted to Adams County
September 2, 2026

Reading the Responses

Each concern is addressed individually for clarity, but many of the issues are interconnected. These responses are intended to be read as a whole, with related information and context considered across the document.

1. Increased neighborhood traffic and congestion, especially on Broadway, Greenwood, Conifer, and near school pick-up/drop-off areas.

Response:

Maiker engaged LSC Transportation Consultants (LSC) to estimate traffic generated by the proposed 71 senior residences, per Adams County standards. The traffic analysis indicates that intersections surrounding the site currently operate at acceptable levels of service and are projected to remain within acceptable levels with the proposed development. These findings support the surrounding intersections' ability to accommodate the additional traffic.

LSC projects approximately one vehicle entering or leaving the development every five to six minutes when averaged across 24 hours. During peak hours, the estimates average approximately one trip every three to four minutes.

Given the proposed housing program for adults 62 and older, Maiker anticipates a very limited or no increase in student enrollment or associated school trips. Should any residents or children need to cross Broadway there is a pedestrian-activated crossing adjacent to the school campus.

2. Higher risk to pedestrian and student safety due to added vehicle trips and limited traffic-calming measures.

Response:

The proposed street design includes pedestrian and bicycle facilities and traffic-calming features intended to reduce vehicle speeds and improve visibility:

- A 10-foot-wide shared-use path on the south side provides space for pedestrians and cyclists separate from vehicle traffic.
- A 5-foot-wide sidewalk on the north side provides an additional pedestrian route.
- A raised crossing near the middle of the street is intended to slow approaching vehicles and make pedestrians more visible to drivers.
- Roadway curves and on-street parking are intended to encourage lower speeds by reducing the appearance of a wide, uninterrupted travel lane.
- The final design should maintain clear sightlines at crossings and coordinate these features with drainage and emergency access requirements.

3. Loss of one of the last remaining undeveloped open spaces in Sherrelwood.

Response:

The site was last undeveloped more than 100 years ago. It operated as a private irrigation reservoir for about six decades, with significant grading and vegetation removal associated with its construction and operation.

Since the reservoir ceased operating around 1995, the property has become “borrowed open space.” Unauthorized uses include temporary encampments, fireworks, off-leash dogs, dumping of trash and yard waste, and off-road driving and mudding. It has always been and remains private property, not a public recreation area.

The proposed redevelopment brings housing and outdoor space together. It would provide 71 affordable senior residences while retaining substantial open and landscaped areas, with walking paths and gathering spaces proposed for residents and neighbors. The proposal gives the property a defined future, combining needed homes with outdoor amenities and ongoing stewardship.

Creating a new public open space requires a willing seller, a willing buyer, an agreed purchase price and funding for design, improvements and ongoing maintenance. To date, no funded plan to acquire the property and develop a public park has been identified.

4. Loss of mature trees, vegetation, and natural landscape features.

Response:

The site was substantially altered in the early 1920s to create a private irrigation reservoir. The existing vegetation is largely volunteer growth that became established after the reservoir ceased operating in the late 1980s or early 1990s. Although the site contains

some mature trees, professional arborists found much of the existing growth to be invasive, diseased or in poor condition and recommended its removal.

The landscape plan will replace that growth with nearly 120 new, high-quality trees selected for climate suitability, long-term health, shade and habitat value. Limited turf will be reserved for high-use outdoor areas, while most of the landscape will feature low-water native grasses, wildflowers and perennials that support pollinators. The result will be a healthier, more diverse and more sustainable landscape.

5. Reduction of wildlife habitat affecting foxes, hawks, birds, bats, rabbits, raccoons, coyotes and other species.

Response:

Maiker engaged ERO Resources Inc (ERO) to conduct a Natural Resource Assessment and tree survey of the site. The report confirms there are no High Priority Habitat (HPH), according to the 2023 Colorado Parks and Wildlife HPH table. Also, during ERO's site visit, no mammals or raptor nests were observed. While some wildlife may have been living at the site, none of the habitat is high quality.

Maiker team members met with neighbors adjacent to the site. Several like the prospect of redevelopment, citing unwelcome encounters with snakes, raccoons, mice, rats, and spiders in their backyards. They described concerns about their pets' safety and said the presence of these animals limits their enjoyment of their backyards.

6. Increased highway and neighborhood noise levels from residents, vehicles, and construction activity.

Response:

There is no evidence to indicate that the modest additional traffic projected for the Sherrelwood redevelopment would increase neighborhood ambient noise in any material way.

Heavy traffic on nearby US 36 is the primary source of the existing acoustic environment. Some immediately adjacent lots on Greenwood Boulevard are about 500 feet from the highway, where CDOT's 2024 estimates indicate that 166,000 to 169,000 vehicles pass by per day. Highway noise is an existing condition independent of the proposed redevelopment. Maiker neither controls nor influences the number of vehicles traveling on US 36.

Construction would temporarily increase noise over an estimated 18 months.

7. Additional light pollution and loss of dark-sky conditions.

Response:

The landscape plans include a required photometric study that complies with all county lighting standards, including full cut-off fixtures. There are no applicable dark sky requirements for this location.

8. Worsening air quality due to more traffic and development in an already environmentally burdened area.

Response:

The limited traffic generated by the proposed development should be considered in the context of the area's broader air-quality challenges, including heavy highway traffic, regional ozone and industrial emissions.

For perspective, the development's projected daily traffic amounts to roughly fifteen-hundredths of one percent of the daily volume on nearby US 36. Highway traffic is itself only one contributor to regional air-quality concerns. This comparison underscores the limited scale of the project's traffic contribution within the broader transportation and emissions environment.

9. Loss of a natural buffer between homes and surrounding highways, industrial uses, and commercial development.

Response:

The orientation of existing homes and their distance from US 36 will not change. Adjacent homes will continue to back onto the Sherrelwood site, and homes facing Greenwood Blvd. will retain their existing frontage. The proposal can't include a new buffer between the fronts of those homes and US 36.

The development will comply with applicable R-3 setback requirements. A proposed six and half foot wide walking path around most of the site's perimeter will contribute to the physical separation between existing properties and new residences. Maiker will also install a new six-foot-tall wood privacy fence to provide visual screening. No industrial or commercial uses are proposed.

10. Proposed redevelopment is incompatible with existing single-family neighborhood character.

Response

Being compatible doesn't mean being the exact same housing type. Being compatible with Sherrelwood's neighborhood character can include providing housing options that allow longtime residents to remain part of the community. Their relationships, families and history help define that character. Affordable senior housing supports this continuity by creating opportunities to stay as housing needs change.

The proposal also respects the neighborhood's physical character. It places the three-story apartment building near Caraway Apartments. The other residential buildings are one story. They draw on the surrounding mid-century architecture.

11. Concerns about building height, massing, privacy, setbacks, and visual impacts on adjacent homes.

Response:

The proposed R-3 zoning allows buildings up to 35 feet in height. The proposal includes one three-story apartment building in the northeast corner of the site. The remaining residential buildings are one story, ranging from 13 to 17 feet in height. Rooflines are low, and building massing is appropriate and human-scale. The architecture is designed specifically to blend with and complement the surrounding mid-century homes.

Privacy and visual impacts for surrounding neighbors will be addressed through several features of the site and its design:

- The overall grade of the former reservoir causes the site to be in a bowl below the surrounding homes.
- Along each adjacent property line, separation will begin with a new six-foot solid wood privacy fence, followed by a 6.5-foot walking path, landscaped areas and, in most cases, a parking area before reaching a building.
- The separation between the proposed fourplexes and triplexes and the nearest adjacent property lines ranges from 40 to 120 feet.
- The proposed apartment building is 90 feet from the nearest adjacent property line.
- The plan meets or exceeds all R-3 zone district setback requirements.

12. Potential increase in stormwater runoff, drainage issues, flooding, and downstream impacts.

Response:

The proposed development greatly reduces historic stormwater runoff from the site. The majority of stormwater will be contained on site and stored in a detention pond, where it will be treated before being slowly released in accordance with historic drainage patterns. From there, the stormwater will enter underground storm sewers and follow the long-established drainage path through a pipe beneath Greenwood Boulevard to the vacant county-owned property known as “Bronco Pond.”

The large detention pond in the southwest corner of the site will temporarily store stormwater during storms, reducing immediate flooding impacts before gradually releasing the water into the drainage system leading to Bronco Pond.

The design greatly reduces on- and off-site downhill flooding impacts and is designed to have no negative impact on adjacent properties.

13. Suitability of constructing housing on a former reservoir site.

Response:

The site’s history as a former reservoir has been specifically considered as part of the project’s engineering and environmental review. Maiker’s geotechnical, civil engineering and natural resource consultants have studied the site, including soils, existing grades, drainage conditions, the former reservoir configuration and surrounding infrastructure.

The site can be developed for housing, roads, utilities and outdoor amenities using appropriate engineering and construction practices. Development will require grading, soil preparation and compaction, foundation design and drainage improvements consistent with the recommendations of the project’s professional engineers.

The fact that the property once served as a reservoir does not make it unsuitable for housing. It does mean that the site requires careful engineering. That engineering is an integral part of the project design and will continue through final design, permitting and construction.

14. Concerns about slope stability, groundwater, grading, fill material, and long-term geotechnical risks.

Response:

The site's geotechnical conditions have been specifically evaluated because of its history as a former reservoir. The geotechnical investigation addresses the on-site soils and the conditions that will govern grading, fill placement, compaction, foundations, drainage and long-term site stability.

Based on that investigation, the site can be developed for housing, a new public road, utilities and outdoor amenities using appropriate engineering and construction practices. Site preparation and construction will follow the recommendations of the project's geotechnical and civil engineers, including requirements for soil preparation, grading, compaction, drainage and foundation design.

15. Potential construction impacts including dust, vibration, hauling trucks, noise, and restricted access.

Response:

There will be temporary noise and disturbance associated with construction activities. Construction of the entire project is currently estimated to take approximately 18 months, with construction beginning no earlier than late 2027.

Maiker's general contractor, Palace Construction, and its subcontractors will comply with County requirements for noise, dust suppression, vibration and traffic control. Palace will also implement standard construction practices to minimize impacts on the surrounding neighborhood, including dust suppression, maintaining a clean site and adjacent roadways, designated construction access and delivery routes, and coordination of major deliveries whenever practical. Advance communication will be provided for activities that could create unusual noise, vibration, traffic or access impacts.

The size of the site allows most construction equipment, material staging and deliveries to be accommodated within the project boundaries. Based on the current site plan, Palace anticipates that large vehicles and equipment can generally enter the site and remain there during construction, limiting impacts on neighboring properties and public streets. Some short-term impacts may occur during specific construction activities or deliveries, and Palace will coordinate those activities to minimize disruption and maintain access to nearby streets to the greatest extent possible.

The civil engineering and construction teams have also reviewed potential access and easement needs. Based on the current plan, no temporary construction, grading or access easements are anticipated from adjacent properties except at 461 Bountiful Court. That property currently takes vehicular access across Maiker's property. A temporary construction and grading easement is expected to be needed to construct a new driveway apron for 461 Bountiful Court as part of the new public street.

Palace will continue coordinating with County staff as construction planning advances and will adjust construction logistics as necessary to meet applicable requirements and minimize impacts on surrounding residents.

16. Existing infrastructure capacity may be insufficient for additional density.

Response:

Each applicable utility provider has confirmed its ability to serve the proposed development. Most notably, the City of Thornton has issued a will-serve letter confirming that its water and wastewater systems currently have adequate capacity to serve the proposed 71 homes. The project will construct the necessary utility extensions and connections in accordance with applicable utility and County requirements.

Stormwater will be managed separately through a new on-site drainage system. The proposed detention pond will collect and treat most on-site runoff and control the rate at which stormwater is released into the established drainage system leading toward Bronco Pond. This design is intended to manage runoff generated by the development without adding pressure to the surrounding stormwater infrastructure.

17. Streets, utilities, parking, emergency access, and public services will be strained.

Response:

Development applications are referred to the applicable County departments, utility providers and public service agencies for review and comment. Those agencies evaluate issues such as roadway capacity, utility service, emergency access and required improvements. Based on the reviews completed to date, the applicable agencies and service providers have identified sufficient capacity to serve the proposed development, subject to their standard design and permitting requirements.

The traffic study found that the surrounding roadway network has capacity to accommodate the relatively modest increase in vehicle trips associated with the development. On-site parking meets County requirements, and the proposed public street will add approximately 50 on-street parking spaces.

18. Limited walkable access to grocery stores, pharmacies, healthcare services, and other daily needs.

Response:

Walkable access to daily services is important, especially for older adults, but few residential neighborhoods have grocery store, pharmacy, healthcare provider and other daily need within walking distance. Access also depends on transportation options available to residents.

Many residents will likely have private vehicles. For residents who do not drive, the site has access to several alternatives, including an RTD bus stop on Broadway, Access-a-Ride for eligible residents with disabilities, and taxi and ride-share services.

The project's pedestrian connections are also designed to provide access through the site toward Caraway Apartments and Broadway, expanding the ways residents can reach transit and surrounding services.

19. Senior housing is poorly located relative to transit and essential services.

Response:

Access to transportation and daily services is important for older adults, but senior housing does not need to be located within walking distance of every service to be viable. Many residents are expected to have private vehicles. For residents who do not drive, transportation options include:

- An RTD bus stop on Broadway, accessible through the project and Caraway Apartments
- RTD Access-a-Ride for eligible residents with disabilities
- Taxi and ride-share services, including Uber and Lyft

The site is located within an established residential neighborhood where people of all ages already live and access daily needs through a combination of driving, transit and other transportation services.

The application must demonstrate compliance with the County's applicable approval criteria, including consideration of the proposed use, site conditions and available infrastructure.

20. Lack of nearby public parks, recreation areas, gathering spaces, and community amenities.

Response:

Residents want more parks, gathering places and public investment in Sherrelwood. Those aspirations deserve consideration by Adams County through its capital improvements planning and budgeting.

Maiker's purpose is to provide clean, safe, and affordable housing for Adams County residents. The proposal offers 54% of the site for open space and includes a playground, two outdoor plazas with covered seating and grills, a picnic area, raised beds and row-crop gardens, a perimeter walking path, new trees and pollinator plantings. The perimeter path and playground are proposed for public use, with Maiker responsible for ownership and maintenance.

These improvements cannot meet every neighborhood need. They can make a meaningful contribution, giving older adults an affordable place to live and neighbors new places to walk, play and connect. Broader County investment and this proposed community can both help Sherrelwood move forward.

21. Requests that the site be preserved as a park, open space, recreation area, or community asset instead.

Response:

Denying affordable housing at this site does not create a new park, public open space, or recreation area. Creating a public park would require land acquisition and funding for design, construction and ongoing maintenance.

If the county approves the proposed rezoning and minor subdivision, the site will include 54% open space, a playground, two outdoor plazas with covered seating and grills, a picnic area, abundant raised and row-crop gardening space, a long perimeter trail, plentiful pollinator habitat, and an expansive, healthful tree canopy. These upgrades to the environment create a healthy, dignified space for older adults to live. The proposed community would turn vacant, underutilized land into a new neighborhood asset.

22. Sherrelwood has already absorbed substantial density and development over several decades.

Response:

The Sherrelwood neighborhood was largely built out by 1967 and has changed relatively little since then, with the notable exception of the adaptive reuse and expansion of the Caraway Apartments site.

The proposed development is consistent with the housing goals of the Advancing Adams Comprehensive Plan, adopted in 2022. The Plan calls for increased housing opportunities throughout Adams County, including affordable housing and greater housing choice. The County's Balanced Housing Plan similarly supports housing opportunities for people at all income levels and stages of life. The proposed 71 affordable homes for older adults directly advance those goals.

The application must also demonstrate that the site and surrounding infrastructure can support the development. Traffic, drainage, utilities and other infrastructure are being evaluated through the County review process, and the project must meet applicable County standards and address any required improvements, mitigation or fees before moving forward.

23. Cumulative impacts of past development have not been adequately considered.

Response:

It is unclear which past developments this concern references, as there has been relatively little recent development in the immediate area beyond the adaptive reuse of the Caraway site.

Existing neighborhood conditions are considered as part of every development review, but development could not reasonably occur if every new application were expected to correct every preexisting neighborhood condition. Licensed engineers have evaluated the site, drainage, utilities and surrounding infrastructure to determine whether the proposed development can be adequately served and what improvements may be needed. The project must meet applicable County standards, including any required improvements, mitigation or fees, before moving forward.

24. Concern that affordable housing demand may not justify additional development at this site.

Response:

The market study conducted for the proposed development reported that there is a clear demand for age-restricted housing units in the market area.

25. Existing affordable housing units nearby are underutilized or still under construction.

Response:

Whether affordable housing units nearby are vacant or unavailable does not establish a lack of demand for the proposed housing type, at the area median incomes being targeted, at this location.

26. The development will reduce neighborhood quality of life and sense of openness.

Response:

The property is privately owned and has never been open to the public. The proposed development creates 54% open space, with new trees and landscaping, walking paths, a playground and gathering areas. Portions of the property will be open to the public, making the site accessible and useful to the neighborhood for the first time. Together with 71 affordable homes for older adults, these improvements will create new opportunities for recreation, connection and aging in place, strengthening neighborhood quality of life.

27. Loss of historical and cultural value associated with the Franklin/Rankin Reservoir landscape.

Response:

ERO evaluated the former reservoir and recommended that it is not eligible for listing in the National Register of Historic Places or the State Register of Historic Places. The reservoir's personal significance to neighbors is acknowledged, but the consultant's evaluation did not support register eligibility.

28. Proposed development would permanently eliminate future preservation opportunities.

Response:

ERO performed a cultural resource survey of the site and recommended that the Rankin Reservoir is not eligible for listing in the National Register of Historic Places or the State Register of Historic Places under any criteria. Specifically, the report states that the reservoir “was not responsible for allowing settlement or agricultural development in the area.” It explains that the reservoir is “not associated with any significant historic events or trends at the local, state, or national level.” The reservoir isn’t a unique example of “an engineering style or accomplishment” and is very similar to many other “small reservoirs construction on farmland across the Front Range in the early 1900s.”

New, affordable homes would meet a significant need of Adams County and the neighborhood and are the right next use of the land that originally met a specific need of the early 20th century.

29. A Sherrelwood neighborhood plan is needed before further rezoning decisions.

Response:

Neighborhood plans are initiated and led by Adams County. To Maiker’s knowledge, the County has not initiated a Sherrelwood neighborhood plan or indicated that one is planned.

The application is evaluated under the County’s applicable plans, policies and regulations. The proposal advances housing goals in the 2022 Advancing Adams Comprehensive Plan and responds to affordable housing needs documented in the County’s April 2026 draft Housing Needs Assessment.

30. Environmental justice and public health impacts have not been sufficiently evaluated.

Response:

Adams County establishes standards for evaluating development, including potential environmental and public-health impacts on surrounding and future residents. Maiker, like every applicant, must meet those standards.

Broader questions about whether the County should require different or additional protections are policy matters for Adams County.

Maiker’s commitment also includes creating housing opportunities for people with limited choices. The proposed community will provide older adults with affordable, clean, safe

and dignified housing, substantial open space, landscaping, pedestrian connections and places to gather. It can provide an opportunity for longtime Sherrelwood residents remain part of the community as housing needs change.

Meaningful community participation has also been part of the process, including:

- Door-to-door outreach to approximately 100 nearby homes
- Individual outreach to adjacent property owners
- Sherrelwood Neighborhood Organization meetings and outreach
- A community design charrette
- Community informational meeting
- Ongoing conversations and correspondence with neighbors

Community input has influenced building heights and placement, open space, landscaping, pedestrian facilities, traffic calming and buffering from neighboring properties.

Environmental justice does not require the absence of change or impact. It requires potential impacts to be identified, evaluated and appropriately addressed. Maiker is responsible for demonstrating that the proposed development meets the County's standards.

31. Future residents, especially seniors, may be exposed to elevated pollution and environmental burdens.

Response:

All new buildings will pursue National Green Building Standard certification. Maiker also plans to use modular construction for the fourplexes and triplexes, while the apartment building is expected to use cross-laminated timber. These approaches support more efficient construction and the project's sustainability goals.

The development will replace a vacant former reservoir with affordable senior housing, substantial open space, new trees and landscaping, improved stormwater management, and pedestrian-focused streets and walkways. The landscape plan will introduce plant materials intended to improve air quality and habitat value, while the perimeter path, playground and gathering areas will create opportunities for both new and existing residents to use and enjoy the site.

The local street connection is also being designed to prioritize pedestrian and bicycle safety. Taken together, the project's site design, building standards, landscaping and infrastructure improvements are intended to avoid undue environmental burdens while

creating a healthier, more functional neighborhood setting for future residents and surrounding neighbors.

32. Existing drainage channels and water-related conditions have not been fully studied.

Response:

Historic reports and studies dating back multiple decades have been carefully analyzed. Current studies have also been conducted by licensed professionals. This development proposes to mitigate known issues that are associated with the property and proposes to improve some offsite issues as well.

33. Long-term water supply demands and irrigation requirements for the project.

Response:

The City of Thornton has confirmed that there is adequate water available to serve the 71 proposed, age-restricted, multifamily units and the irrigation needs of the site.

34. Park and open-space deficiencies are being ignored.

Response:

The availability of public parks and open space is a broader community planning issue that Adams County addresses through its parks, land use and public investment decisions. A single development cannot meet the neighborhood's broader public amenity needs, but it can make a meaningful contribution.

The proposed development does that. Fifty-four percent of the site will remain open space, with new landscaping, a perimeter walking path, playground and gathering areas. Portions of the property will also be available for public use, providing neighborhood access to land that is currently private and unavailable to the public. The project cannot take the place of a County park, but it can add useful open space and recreational opportunities where none exist today.

35. Community input has not received sufficient weight in decision making.

Response:

Community engagement has been an ongoing part of the project since well before the formal application. Efforts include:

- Door-to-door outreach to nearly 100 nearby households, beginning in October 2025.
- Meetings with Sherrelwood Neighborhood Organization leadership.
- A presentation and discussion at a Sherrelwood Neighborhood Organization meeting.
- Ongoing individual communication with adjacent property owners regarding property lines, fencing, grading and other site-edge concerns.
- Direct outreach and individual conversations with Save the Franklin Reservoir leaders.
- A community design charrette focused on neighborhood priorities, including open space, safety, drainage, walking connections and other community amenities.
- All community informational meeting.
- Follow-up written responses to questions raised during community meetings and distribution of those responses through neighborhood contacts.
- Coordination with Mapleton School District regarding the project and surrounding neighborhood conditions.
- Continued direct follow-up with residents and stakeholders as new questions and concerns have emerged.
- Pending launch of regular project updates on Facebook.

The community has shaped the design of the site in significant and meaningful ways. Maiker has not treated engagement as a procedural exercise. Concerns raised by neighbors have been carried back to the project team, evaluated against the site's physical, financial and regulatory constraints, and incorporated where practical. That process has resulted in substantive changes to the development, including:

- More open space and publicly accessible amenities.
- One-story homes along much of the site perimeter.
- Additional parking and traffic-calming measures.
- Improved pedestrian and bicycle connections.
- Enhanced landscaping, buffering and a six-foot privacy fence.
- Greater attention to drainage and stormwater concerns.
- A shift to an age-restricted community for adults 62 and older.

Community engagement does not mean every request can be incorporated or that everyone will support the outcome. It means concerns are heard, evaluated and reflected

in the project where practical. The Sherrelwood design has changed substantially through that process, and community input will continue throughout the County review.

36. Crime, public safety, homelessness, and neighborhood impacts associated with higher density housing.

Response:

Concerns about public safety are legitimate, but the available data does not indicate affordable or higher-density housing causes increased crime in this neighborhood. Maiker reviewed Adams County Sheriff's Office crime data for the three- to four-block area surrounding Caraway Apartments from 2019 through 2025. After excluding traffic violations, the data show no meaningful upward crime trend following the opening of Caraway Apartments.

The proposed community is also being designed and operated with safety in mind. Monitored security cameras are planned throughout common outdoor areas, including parking areas, walking paths, gardens and recreation spaces. Development will replace vacant land that has experienced trespassing, illegal fireworks, dumping and occasional encampments with a professionally managed residential community.

Neither higher density nor affordable housing, standing alone, establishes a public-safety impact. The assessment should rest on the evidence and the proposed community's design, management and maintenance.

37. Objections to connecting existing cul-de-sac streets and creating new cut-through traffic routes.

Response:

There are multiple east-west roadway connections north of the site and the proposed design includes multiple traffic calming features that would make this new street less attractive to drivers aiming to drive quickly through the site. The homes on the existing cul-de-sac (Bowie Court) will finally have redundant access, which offers another path for emergency responders.

38. Only a small portion of proposed open space would be publicly accessible.

Response:

The proposed development provides both needed affordable housing and meaningful open space. In response to community feedback, the plan includes 54% open space, with a perimeter walking path, and playground planned for public use.

Maiker's primary responsibility is providing and maintaining affordable housing, while Adams County provides public parks and recreation. Within that framework, the project creates new opportunities for neighbors to enjoy portions of a property that is currently entirely private. Not all open space will be public, but the development will provide public access where none exists or is required today.

39. Requests for stronger buffering, landscaping, habitat preservation, and developer-funded mitigation measures.

Response:

The natural resource analysis of the site concluded that there is no high quality habitat to preserve. There were no raptor nests or wildlife observed during the analysis.

The site plan ensures that all structures are set back further than the county requires. The plan locates drive aisles, parking areas, the perimeter walking path, air-filtering trees, and landscaping close to the site boundary. There are still modest slopes at the edges that enable the storm water system design, and short retaining walls along portions of the pathway, along with a 6 foot solid wood fence are planned for the adjacent lots. All of the components described above will be paid for by Maiker.

40. Project information and descriptions have been inconsistent or unclear.

Response:

Maiker has shared current project information with area neighbors since Maiker staff attended a Sherrelwood Neighborhood Organization meeting in March 2026. Maiker staff has consistently explained to neighbors that Maiker wanted to base plans for the site on the input from the neighbors and that the design process was iterative.

This point was made more emphatically during Maiker's most recent community meeting in June 2026. Maiker explained to attendees that during the early planning, project details are subject to change. Then, as a plan progresses through the development review process

with the local jurisdiction, the details become more certain. All of the drawings Maiker has shown to neighbors included disclaimers such as “This is a draft, subject to change.”

Real estate development is an iterative process with plans changing constantly based on numerous factors. Maiker remains committed to sharing plan updates, as is happening with this second submittal, which includes a detailed, dimensioned conceptual site plan.

Requests to inspect or obtain application materials submitted to Adams County should be directed to the County.

41. Additional development will increase traffic congestion over time.

Response:

The proposed 71-home community represents the full development contemplated for the property, with no plans to add units in the future. Maiker will own and operate the community for a minimum of 40 years. There is therefore no evidence that traffic generated by the development will increase over time. Traffic conditions in the surrounding area may change, but there is no reason to expect traffic from this site to increase.

42. Noise levels will continue to rise.

Response:

The proposed development is not expected to materially increase neighborhood noise. The LSC traffic study estimates approximately one vehicle entering or leaving the development every five to six minutes when averaged across 24 hours. During peak hours, the estimates average approximately one trip every three to four minutes.

As addressed previously, construction will create temporary noise. Construction is currently estimated at approximately 18 months, and contractors will be required to comply with applicable County noise requirements.

43. Air quality will worsen due to increased vehicle activity.

Response:

Additional vehicle trips can contribute to air emissions, but magnitude matters. The traffic study anticipates relatively modest vehicle activity from the 71-home age-restricted community, and no additional phases or future expansion are planned.

Once the community is complete, there is no basis to expect the site's contribution to vehicle emissions to grow. Broader traffic and air quality conditions may change over time, but those changes cannot reasonably be attributed to a development that remains the same size and use.

44. Available green space will continue to decline.

Response:

Development will change the site and reduce the amount of unbuilt land. The proposal addresses that tradeoff by devoting 54% of the property to open space and giving those areas a defined purpose and ongoing care. Landscaping, gardens, walking paths and gathering places would become part of a maintained residential community. The value of that space lies in both how much remains open and how it serves people over time. The plan makes room for needed homes while keeping outdoor space a substantial part of everyday life.

45. Wildlife populations and habitat use of the site will decrease or disappear.

Response:

Maiker can't commit to preventing wildlife displacement or guarantee animal safety during construction. There is no practical way to preserve the existing wildlife population at the site during construction. As construction activities increase, wildlife will move away from the disturbance in search of safer areas. Some species may eventually return after construction is complete and others may not.

46. Neighborhood character will become more urbanized and less residential in feel.

Response:

If approved, the age-restricted, affordable community will include only homes, walking paths, outdoor gathering and gardening spaces, a playground, and parking spaces. There is no commercial or industrial uses proposed or allowed by the proposed R-3 zoning.

The 54% open space, new trees, and one-story structures on the majority of the site are designed to create a residential feel.

47. Stormwater and drainage problems could worsen if not properly addressed.

Response:

The proposed affordable, age-restricted development would mitigate and improve stormwater and drainage issues through stormwater routing and a detention system.

48. Opportunities to create a future park or preserved open space will be lost permanently once developed.

Response:

A public park takes more than available land. It requires an acquisition agreement and funding for improvements and ongoing maintenance. No such plan has been identified for this property. Maiker's proposal offers a concrete path to affordable homes alongside substantial open space, a walking path and a playground proposed for public use. It brings housing and recreation together in a plan that can move forward.

49. Affordable housing should be located elsewhere rather than on this site.

Response:

Real estate is inherently site-specific. Properties are not interchangeable, and affordable housing is particularly constrained by land availability, cost, timing, zoning, financing and development feasibility. At the same time, demand for affordable housing consistently exceeds the available supply.

Maiker owns this property and has determined that it can support 71 affordable senior homes. Developing affordable housing here does not limit affordable housing opportunities elsewhere. Given the significant unmet demand, communities need more viable affordable housing opportunities, not one location substituted for another.

50. The neighborhood is liked just the way it is so it should remain the same.

Response:

People value a neighborhood for its familiar surroundings and the relationships built over time. Preserving that character also means considering how residents can remain as their lives and housing needs change. Affordable homes for older adults can support that continuity. The proposal combines those homes with one-story buildings along much of

the perimeter, landscaping and substantial open space to accommodate change while respecting what neighbors value.

51. Long-time area residents have experienced a lot of development so additional development should be stopped.

Response:

Each proposal must be evaluated on its own merits in the context of existing conditions. For this site, that means demonstrating that 71 affordable homes can be supported by the surrounding infrastructure and designed to fit the neighborhood. The need for housing and the need for responsible development belong in the same conversation.

52. Long-time residents have memories of trespassing on the private reservoir land for recreation and so the land should be preserved as a park.

Response:

The reservoir holds a place in the neighborhood's history and in the memories of people who grew up nearby. Turning that connection into a public park would require an acquisition agreement and funding for improvements and ongoing maintenance. No such plan has been identified. Maiker's proposal would give the property a new chapter, with affordable homes and a walking path and playground proposed for public use, creating opportunities for neighbors to continue making memories here.

53. Other defunct reservoirs have become parks or open spaces so this site should become one, too.

Response:

Without knowing anything about the context (engineering, ownership, zoning, maintenance, etc.) of other reservoir sites, there is no reasonable way to compare this site to them and determine that that use is better than the much-needed ones being proposed.

54. Over 300 people signed a petition so preservation of this site as a park or open space is the best use of the private land.

Response:

The petition reflects residents' desire for greater County investment in parks, public amenities and neighborhood services. Those priorities deserve consideration through the County's planning and investment decisions. The number of signatures, however, does not determine whether this proposed development meets the County's regulations and approval criteria.



9/4/2026

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

Maiker Sherrelwood – Applications for Rezone & Minor Subdivision

Background Information

The Maiker Sherrelwood (Project) site is 7.424 acres in area and is located northwest of the intersection of Greenwood Boulevard and Broadway, in unincorporated Adams County. It is the site of the former Rankin Reservoir and is currently vacant. Single-family residential homes surround the Project, as well as another Maiker Housing Partners community, Caraway Apartments, to the east. It is currently zoned Residential-1-C. A Conceptual Review meeting was previously held for this site on 5/9/2025 (PRE2025-00027).

Community Vision

The Project is envisioned as an affordable residential community that complements and enhances the surrounding neighborhood. A diversity of home types is proposed to meet the needs of older adults, with a total of 71 units. Home types include:

- Townhomes: 5 buildings at 1 story, 3 units per building, 15 units total
- Multiplexes: 4 buildings at 1 story, 4 units per building, 16 units total
- Apartments: 1 building at 3 stories, 40 units total

The residences are designed to blend with the existing community, such as placing the apartment building near Caraway Apartments and architecture that recalls the area's mid-century modern building style. All units will be age-restricted.

A comprehensive network of outdoor amenity spaces will define the Project. Trails are planned to connect these amenity spaces, residences, Caraway Apartments, and sidewalks along the right-of way, as well as provide a walking path around the perimeter of the site. Multiple outdoor gathering areas will be located throughout the Project to provide a variety of recreational opportunities for all residents. While all outdoor amenities will be owned and maintained by Maiker, a portion is planned to be open to the public, such as the perimeter walking path and a playground space within Lot 1 (northern lot). Detention will be provided and incorporated into the outdoor amenity space system.

Bountiful Court stubs into the Project from the west, and Bowie Court stubs in from the east, so the Project plans to connect these two streets. The Project will provide parking with easy access to the residences, with an abundance of accessible parking spaces.



Utilities & Drainage

The City of Thornton provided a letter on 5/18/26 that indicates that the City has adequate capacity to provide water and wastewater systems for the Project. Maiker is submitting a separate application to the City of Thornton for water and wastewater design. Xcel Energy provided a letter on 6/4/26 that indicates that gas and electric facilities can be made available to serve the Project. For drainage, the Project is designed to maintain the site's long-standing stormwater flow pattern to Bronco Pond to the south. The drainage design, including a detention pond, will not add any pressure to the surrounding stormwater infrastructure.

Entitlements

To accomplish this vision, Maiker is applying for a **Minor Subdivision**. The Project proposes to provide an east/west local street connection between Bountiful Court and Bowie Court, which will divide the site into two lots. No tracts are proposed.

Maiker is also applying for a **Rezone** to run concurrently with the Minor Subdivision. Maiker's request is to rezone the site from Residential-1-C to Residential-3, to allow for the Multi-Family Dwelling land use.

Multiple adjacent lots have buildings, fences, and other improvements that encroach onto the Project site. Maiker desires to convey the land with these encroachments to those adjacent property owners. After speaking with Greg Barnes and Jenni Hall from the County on 5/27/26 and 6/12/26, Maiker decided to exclude those pieces of land from the Minor Subdivision and Rezone boundaries. The County stated that it is comfortable with these excluded, unsubdivided parcels being considered "nonconforming" and not part of these entitlements.

Justification

Maiker's rezone request aligns with the Comprehensive Plan Future Land Use Map, which designates the site as the Residential Medium land use. The proposed Residential-3 zone district limits development to 14 dwelling units per acre, which is compatible with the Residential Medium land use designation of 6-20 dwelling units per acre.

The proposed Residential-3 zone for the Project also serves as an appropriate transition buffer between the adjacent zone districts. To the east, the Caraway apartment complex is a high-density multifamily residential site that is zoned Planned Unit Development. To the north, west, and south, the low-density single-family residential lots are zoned Residential-1-C. Zoning the Project to Residential-3 would provide medium density housing that bridges the gap between the adjacent uses by gradually shifting the density.

Therefore, the proposed Residential-3 zone for the Project is compatible with the surrounding community. This zone district also implements a principal structure maximum height of 35'. This would limit any building to three stories, which is consistent with the



neighboring four-story Caraway apartment building. The zone district setback requirement of 20' from lot lines and right-of-way will also enforce a comfortable distance between new and existing buildings. The Residential-3 permitted and conditional uses are largely limited to residential, recreational, and institutional uses. This would prevent any future development on the site that is incompatible with the surrounding residential neighborhood.

9/4/2026

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

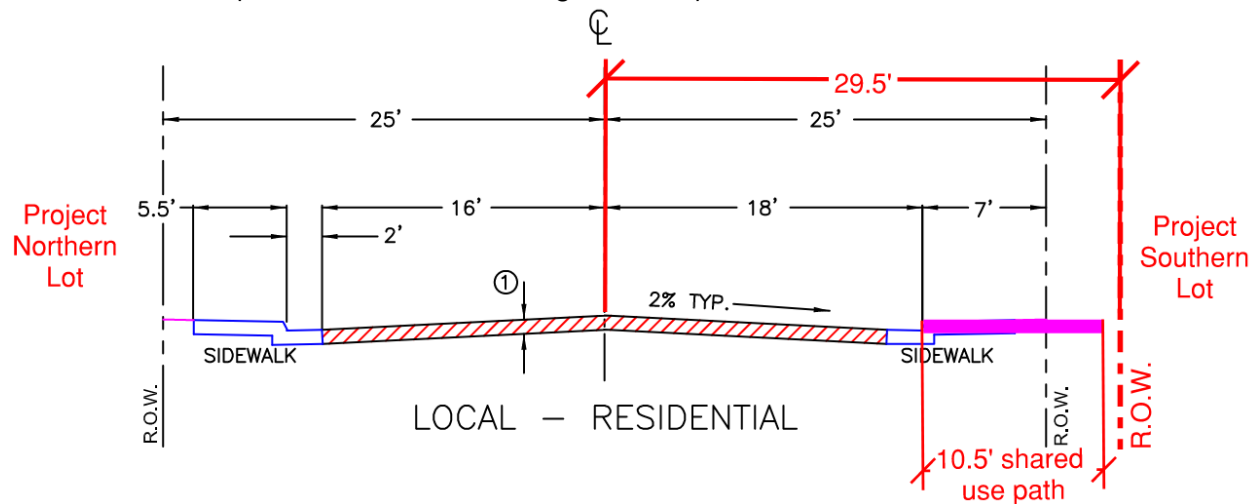
Maiker Sherrelwood – Waiver from Subdivision Design Standards Explanation

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.

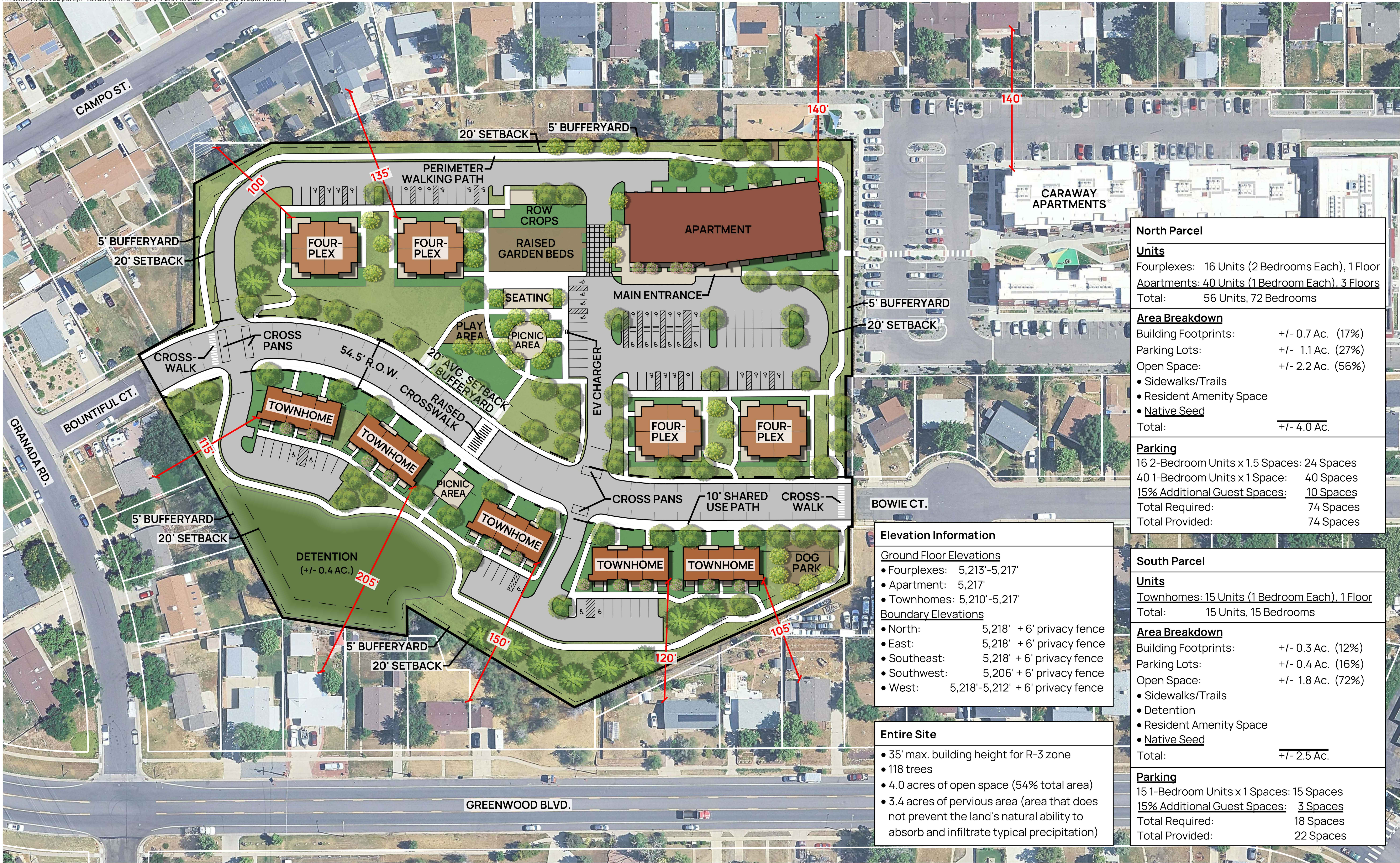
Request

Maiker is requesting a waiver from the typical Local – Residential street cross section for the proposed street. Maiker requests to replace the southern 5.5'-wide sidewalk with a 10.5'-wide shared use path and to widen the right-of-way.



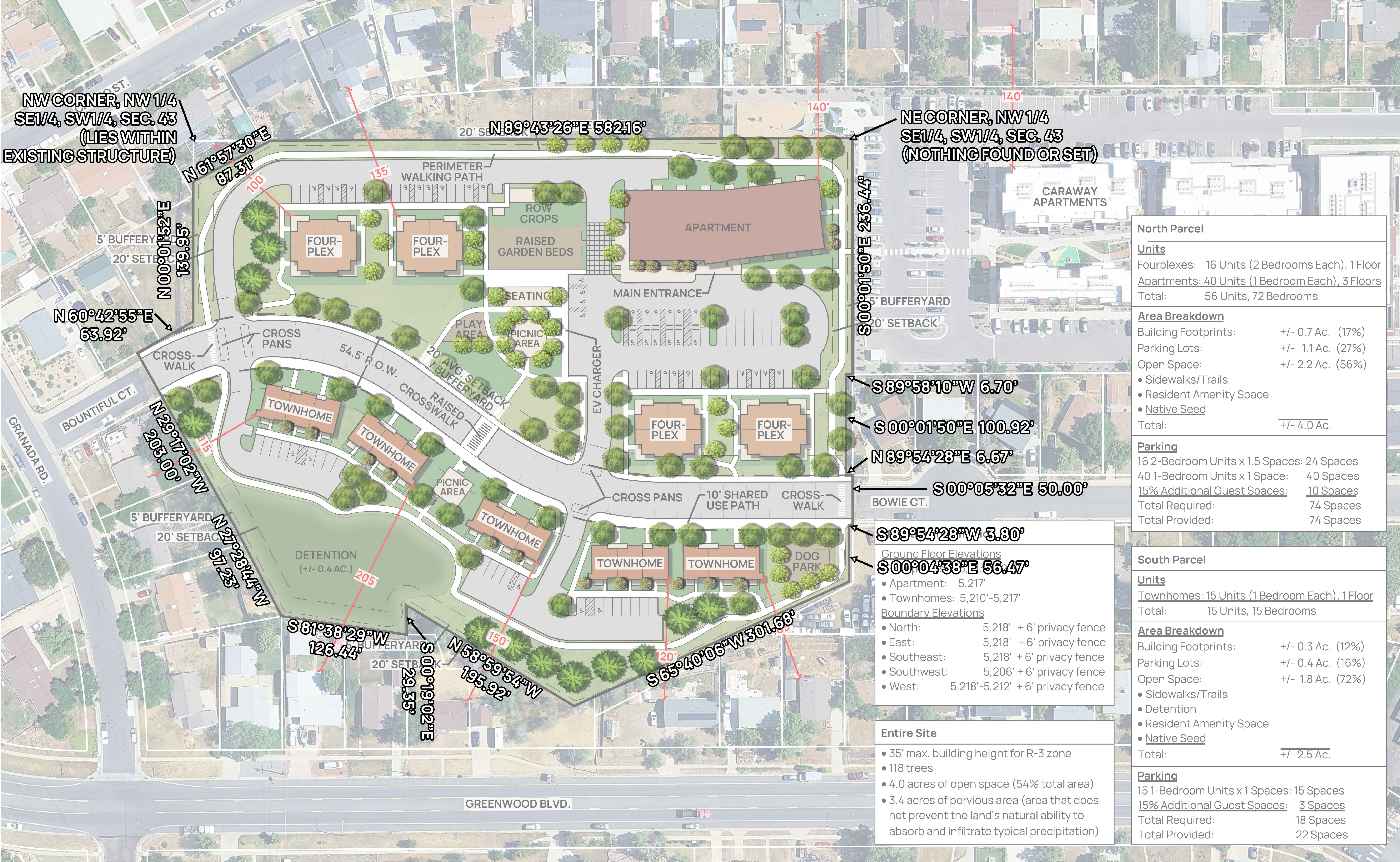
Reasoning

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.



View facing west from Bowie Ct. cul-de-sac.





JANET'S ACRES FILING NO. 1

BEING A PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF ADAMS (UNINCORPORATED), STATE OF COLORADO

DEDICATION AND LEGAL DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS THAT THE HOUSING AUTHORITY OF THE COUNTY OF ADAMS, A COLORADO QUASI-MUNICIPAL ENTITY, D/B/A MAIKER HOUSING PARTNERS, BEING THE SOLE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND;

A PARCEL OF LAND LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SECTION 34, BEING MONUMENTED BY A FOUND REBAR WITH 3-1/4" ALUMINUM CAP (STAMPING ILLEGIBLE) IN RANGE BOX, WHENCE THE SOUTHWEST CORNER OF SEC. 34, BEING MONUMENTED BY A FOUND REBAR WITH 3-1/4" ALUMINUM CAP (STAMPING ILLEGIBLE) IN RANGE BOX, BEARS SOUTH 89°41'29" WEST WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE NORTH 35°27'43" WEST, A DISTANCE OF 1139.61 FEET TO A POINT ON THE EAST LINE OF THE STORM DITCH RESERVOIR AS DESCRIBED IN BOOK 47 AT PAGE 7, ALSO BEING THE SOUTHWEST MOST CORNER OF BOWIE COURT AS DEDICATED IN WESTERN HILLS FILING NO. 1, RECORDED AS FILE 10, MAP 82 AT RECEPTION NO. 430673, BOTH RECORDED IN THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE, AND THE **POINT OF BEGINNING**;

THENCE SOUTH 89°54'28" WEST, A DISTANCE OF 3.80 FEET;
THENCE SOUTH 00°04'38" EAST, A DISTANCE OF 56.47 FEET;
THENCE SOUTH 65°40'06" WEST, A DISTANCE OF 301.68 FEET, TO A POINT ON THE NORTH LINE OF THAT PARCEL OF LAND AS RECORDED AT RECEPTION NO. 2015000026068, IN THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE;

THENCE ALONG SAID NORTH LINE, NORTH 58°59'54" WEST, A DISTANCE OF 195.51 FEET, TO THE NORTHWEST CORNER OF SAID PARCEL;
THENCE ALONG THE WEST LINE OF SAID PARCEL, SOUTH 00°19'02" EAST, A DISTANCE OF 29.35 FEET, TO THE NORTHEAST CORNER OF LOT 27, BLOCK 3, SAID WESTERN HILLS FILING NO. 1;

THENCE ALONG THE REAR LINES OF LOTS 27, 26, 23, 22, 21, BLOCK 3, AND THE NORTHEAST LINE OF BOUNTIFUL COURT, SAID WESTERN HILLS FILING NO. 1, THE FOLLOWING THREE (3) COURSES AND DISTANCES;

- NORTH 81°38'29" WEST, A DISTANCE OF 126.44 FEET;
- NORTH 27°28'44" WEST, A DISTANCE OF 97.23 FEET;
- NORTH 29°17'02" WEST, A DISTANCE OF 203.00 FEET, TO THE NORTHERNMOST CORNER OF SAID BOUNTIFUL COURT AND A POINT ON THE SOUTHEAST LINE OF THAT PARCEL OF LAND AS RECORDED AT RECEPTION NO. 2010000089086, IN THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE;

THENCE ALONG THE SOUTHEAST LINE OF SAID PARCEL RECORDED AT RECEPTION NO. 2010000089086 AND THAT PARCEL RECORDED AT BOOK 4982, PAGE 979, NORTH 60°42'55" EAST, A DISTANCE OF 63.92 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL RECORDED AT BOOK 4982, PAGE 979, SAME BEING A POINT ON THE WEST LINE OF THE STORM DITCH RESERVOIR AS DESCRIBED IN BOOK 47 AT PAGE 7;

THENCE ALONG THE EAST LINE OF SAID PARCEL AT BOOK 4982, PAGE 979, ALSO BEING THE WEST LINE OF SAID STORM DITCH RESERVOIR, NORTH 00°01'52" EAST, A DISTANCE OF 139.95 FEET;

THENCE NORTH 61°57'30" EAST, A DISTANCE OF 87.31 FEET, TO A POINT ON THE SOUTH LINE OF LOT 19, BLOCK 5, SAID WESTERN HILLS FILING NO. 1;

THENCE ALONG THE SOUTH LINE OF SAID LOT 19, AND THE SOUTH LINE OF THE NORTHWEST LEG OF LOT 1, 7401 BROADWAY SUBDIVISION FILING NO. 1, RECORDED AT RECEPTION NO. 2020000072301, IN THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE, NORTH 89°43'26" EAST, A DISTANCE OF 582.16 FEET, TO THE ANGLE POINT OF SAID LOT 1;

THENCE ALONG THE WEST LINE OF SAID LOT 1, SOUTH 00°01'50" EAST, A DISTANCE OF 236.44 FEET, TO THE SOUTHWEST CORNER THEREOF, SAME BEING THE NORTHWEST CORNER OF LOT 26, BLOCK 4, SAID WESTERN HILLS FILING NO. 1;

THENCE SOUTH 89°58'10" WEST, A DISTANCE OF 6.70 FEET;
THENCE SOUTH 00°01'50" EAST, A DISTANCE OF 100.92 FEET;
THENCE NORTH 89°54'28" EAST, A DISTANCE OF 6.67 FEET TO THE NORTHWEST MOST CORNER OF BOWIE COURT AS DEDICATED IN WESTERN HILLS FILING NO. 1;

THENCE ALONG THE WEST LINE OF SAID BOWIE COURT, SOUTH 00°05'32" EAST, A DISTANCE OF 50.00 FEET, TO THE SOUTHWEST MOST CORNER OF SAID BOWIE COURT, AND THE POINT OF BEGINNING,

THE ABOVE DESCRIBED PARCEL CONTAINS A CALCULATED AREA OF 323,409 SQUARE FEET OR 7.424 ACRES, MORE OR LESS.

HAS BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, A STREET AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF WESTERN HILLS FILING NO. 2, AND DOES HEREBY GRANT TO THE COUNTY OF ADAMS, STATE OF COLORADO, THE STREET RIGHT-OF-WAY AND EASEMENTS SHOWN. 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 EASEMENTS 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.

THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT, AND CONVEY TO THE CITY OF THORNTON SUCH WATER EASEMENTS AS ARE CREATED HEREBY AND DEPICTED OR, BY NOTE, REFERENCED HEREON. ALONG WITH THE RIGHT TO CONSTRUCT, MAINTAIN, REPAIR, REPLACE, INSPECT AND OPERATE MAINS, TRANSMISSION, DISTRIBUTION AND SERVICE LINES AND APPURTENANCES OR OTHER IMPROVEMENTS FOR WHICH THE EASEMENTS WERE GRANTED, TOGETHER WITH A RIGHT OF ACCESS, ON, ALONG AND IN ALL OF THE EASEMENTS, EITHER DIRECTLY OR THROUGH THE VARIOUS APPLICABLE SERVICE PROVIDERS AS MAY BE NECESSARY TO ACCOMPLISH THE INTENDED PURPOSES OF THE EASEMENT.

OWNER

EXECUTED THIS _____ DAY OF _____, A.D. 20__

OWNER:
HOUSING AUTHORITY OF THE COUNTY OF ADAMS, D.B.A. MAIKER HOUSING PARTNERS

BY: _____ AS _____
NAME TITLE

ACKNOWLEDGEMENT

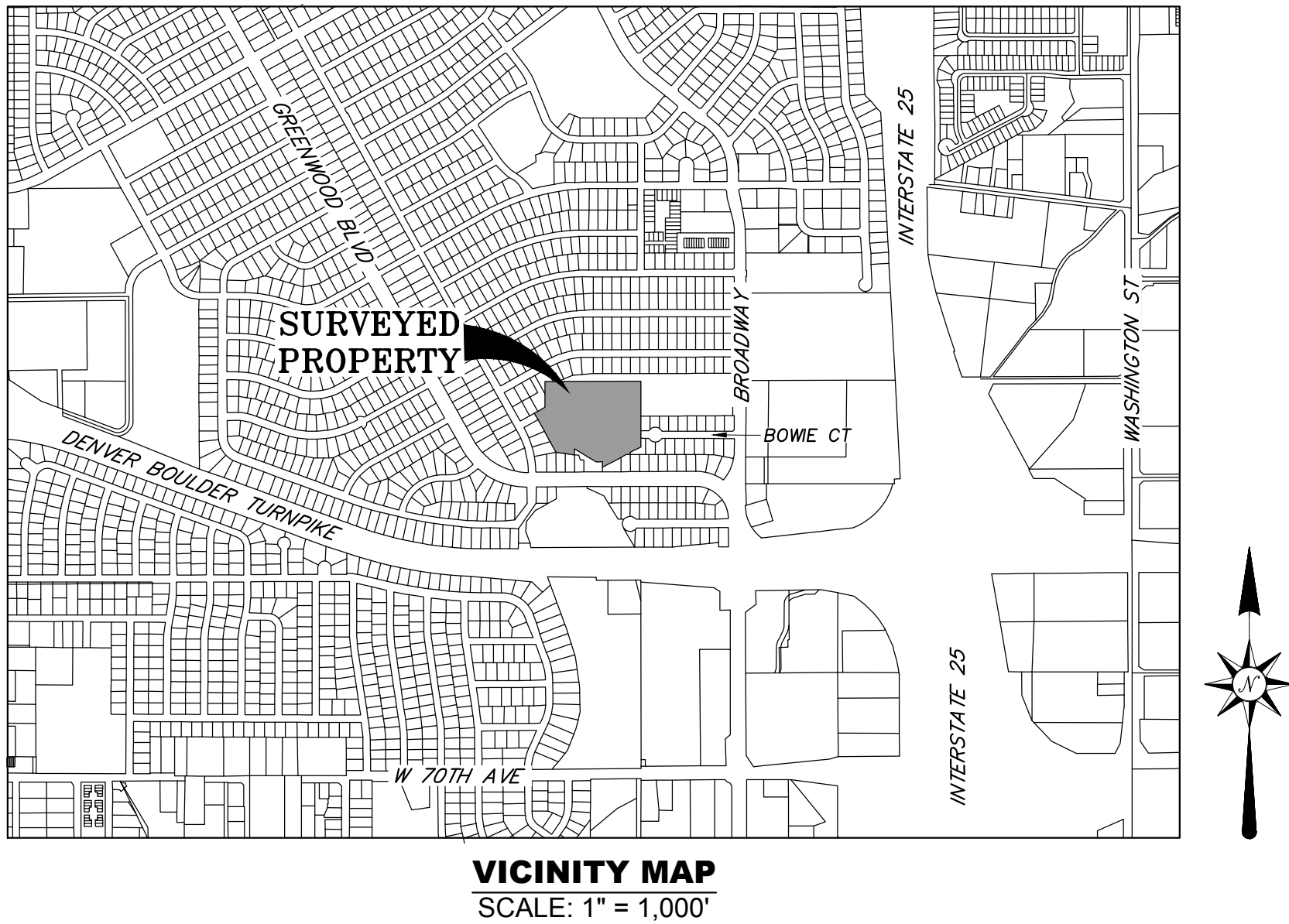
STATE OF COLORADO)
COUNTY OF ADAMS) SS

THE FOREGOING PLAT AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS
_____ DAY OF _____, A.D. 20__

BY: _____ AS _____
NAME TITLE

OF HOUSING AUTHORITY OF THE COUNTY OF ADAMS, D.B.A. MAIKER HOUSING PARTNERS

NOTARY PUBLIC _____
ADDRESS _____
MY COMMISSION EXPIRES _____



SURVEYOR'S CERTIFICATION

I, KEVIN J. KUCHARCZYK, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT IS BASED UPON A SURVEY PERFORMED UNDER MY RESPONSIBLE CHARGE IN APRIL OF 2026, THAT THE MONUMENTS DEPICTED HEREON EXIST IN THE FIELD, AND THAT THE DIMENSIONS OF THE LOT AND EASEMENTS HEREBY CREATED ARE CORRECT.

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

GENERAL NOTES

- 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.
- LINEAL UNITS SHOWN ARE U.S. SURVEY FEET.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS 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.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY R&R ENGINEERS-SURVEYORS TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING RIGHT TO TITLE AND EASEMENTS, RIGHTS-OF-WAY OR OTHER TITLE BURDENS AFFECTING SUCH RIGHT TO TITLE TO THIS PROPERTY, R&R ENGINEERS-SURVEYORS, INC. RELIED UPON TITLE COMMITMENT ISSUED BY LAND TITLE GUARANTEE ON BEHALF OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ORDER NUMBER RND70883024, WITH AN EFFECTIVE DATE OF DATE OF DECEMBER 23, 2026 AT 5:00 P.M.
- BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 34 HAVING A BEARING OF S89°41'29"W. SAID LINE BEING MONUMENTED AT THE SOUTH 1/4 CORNER BY A FOUND REBAR WITH 3-1/4" ALUMINUM CAP IN A RANGE BOX, HAVING ILLEGIBLE STAMPING, AND AT THE SOUTHWEST CORNER BY A FOUND REBAR WITH 3-1/4" ALUMINUM CAP IN A RANGE BOX, HAVING ILLEGIBLE STAMPING.
- THIS PARCEL LIES WITHIN ZONE X, AS SHOWN ON FEMA FIRM PANEL NO. 08001C0603H, REVISED MARCH 5, 2007. ZONE X IS DESCRIBED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".
- THIS PROPERTY WAS SURVEYED BY THIS FIRM DURING APRIL OF 2026.
- 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 EASEMENTS 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. NOTICE OF ANY SUCH RELEASE OR QUIT CLAIM BY ADAMS COUNTY SHALL BE SENT TO THE AFFECTED PROPERTY OWNER. EACH GRANTEE AGREES TO CONDUCT ALL ACTIVITIES AND OPERATIONS ON, IN, OVER, UNDER, THROUGH OR NEAR ANY IMPROVEMENTS OF THE OWNER IN A MANNER THAT WILL NOT UNREASONABLY INTERFERE (INCLUDING WITHOUT LIMITATION, IMPAIRMENT OF ACCESS TO THE SUBJECT PROPERTY) WITH OWNER'S OPERATION AND MAINTENANCE OF ITS IMPROVEMENTS OR POSE A HAZARD TO PERSONS AT THE SUBJECT PROPERTY. ANY GRANTEE SHALL BE LIABLE FOR ANY DAMAGES TO OWNER'S IMPROVEMENTS OCCURRING OR ARISING FROM SUCH GRANTEE'S EXERCISE OF ITS EASEMENT RIGHTS, INCLUDING WITHOUT LIMITATION, THE ACTIONS OR INACTIONS OF SUCH GRANTEE'S CONTRACTORS AND REPRESENTATIVES. NOTWITHSTANDING THE FOREGOING, SUCH LIABILITY SHALL TRANSFER TO AN ENTITY PROVIDING PUBLIC UTILITIES UPON ANY EASEMENT RIGHT GRANTED HEREIN BEING TRANSFERRED TO SUCH ENTITY FOR THE PURPOSES DESCRIBED AND ADAMS COUNTY SHALL CEASE TO BE LIABLE AS A GRANTEE OF SUCH EASEMENT.
- SIX-FOOT (6') WIDE UTILITY EASEMENTS ARE HEREBY DEDICATED ON PRIVATE PROPERTY ADJACENT TO THE FRONT LOT LINES OF EACH LOT IN THE SUBDIVISION. IN ADDITION, EIGHT-FOOT (8') WIDE DRY UTILITY EASEMENTS ARE HEREBY DEDICATED AROUND THE PERIMETER OF TRACTS, PARCELS AND/OR OPEN SPACE AREAS. THESE EASEMENTS ARE DEDICATED TO ADAMS COUNTY FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITIES. 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 GRANTEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEES, INCLUDING, WITHOUT LIMITATION, VEGETATION.
- 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 OWNER(S) 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 COST WILL BE ASSESSED TO THE PROPERTY OWNERS.
- THE APPROVED STORMWATER OPERATIONS AND MAINTENANCE MANUAL IS ON FILE WITH THE ADAMS COUNTY CLERK AND RECORDERS OFFICE AT RECEPTION NO. _____.
- WATER AND/OR SANITARY SEWER EASEMENTS ARE HEREBY GRANTED TO THE CITY OF THORNTON, AS SHOWN ON THIS PLAT, FOR THE PURPOSE TO CONSTRUCT, MAINTAIN, REPAIR, REPLACE, INSPECT AND OPERATE MAINS, TRANSMISSION, DISTRIBUTION AND SERVICE LINES AND APPURTENANCES OR OTHER IMPROVEMENTS FOR WHICH THE EASEMENTS WERE GRANTED, TOGETHER WITH A RIGHT OF ACCESS, ON, ALONG AND IN ALL OF THE EASEMENTS, AS MAY BE NECESSARY TO ACCOMPLISH THE INTENDED PURPOSES OF THE EASEMENT. THESE EASEMENTS SHALL BE EXCLUSIVE, HOWEVER UTILITIES MAY CROSS THE EXCLUSIVE EASEMENTS AT SUBSTANTIALLY 90 DEGREES.

BOARD OF COUNTY COMMISSIONERS APPROVAL

APPROVED BY THE ADAMS COUNTY COARD OF COMMISSIONERS THIS _____ DAY OF _____, A.D. 20__

CHAIR

CLERK AND RECORDER

THIS FINAL PLAT 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__.

CLERK AND RECORDER

BY DEPUTY: _____

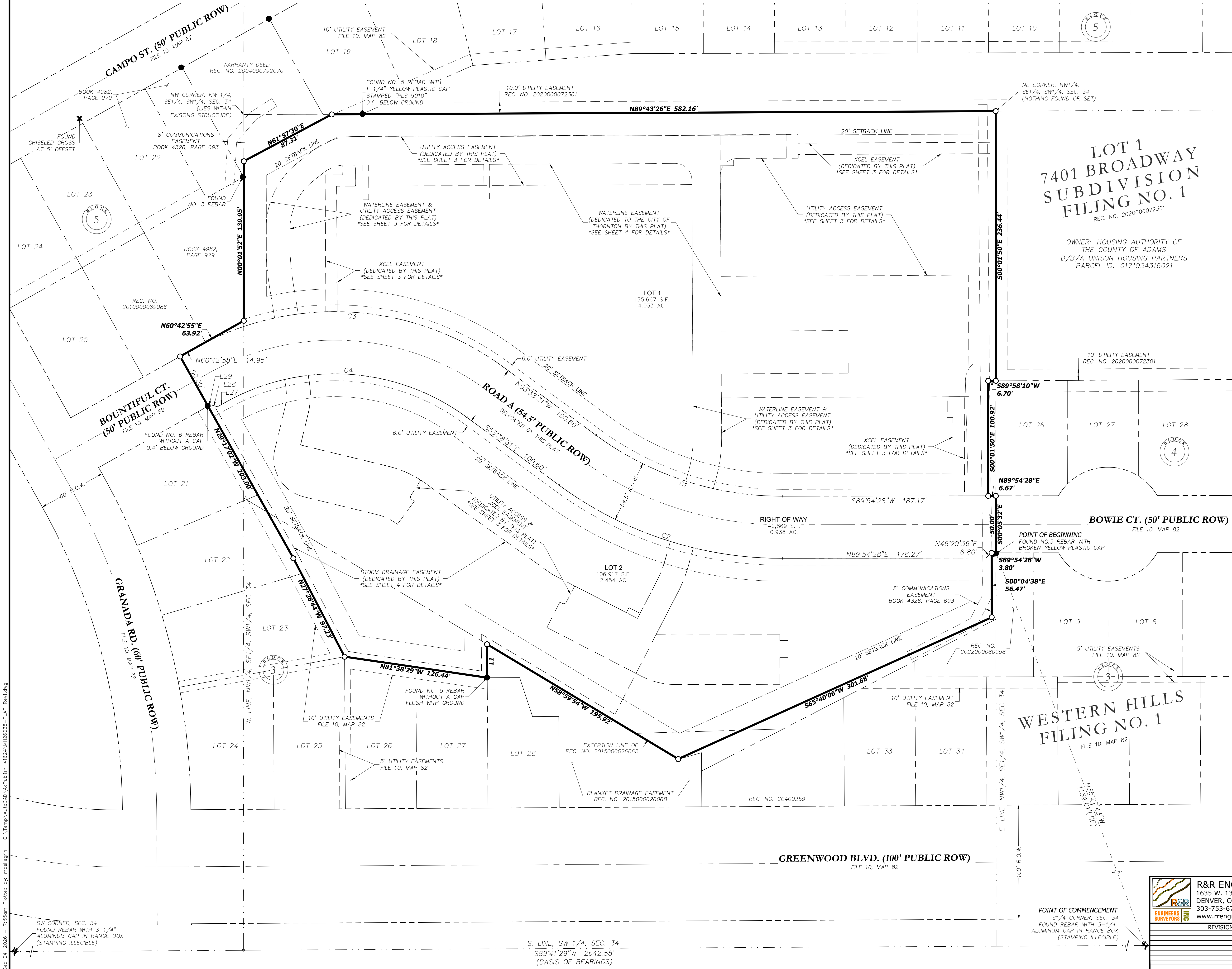
RECEPTION NO. _____

 R&R ENGINEERS-SURVEYORS, INC. 1635 W. 13TH AVENUE, SUITE 310 DENVER, COLORADO 80204 303-753-6730 www.rrengineers.com	
REVISIONS	File: MH26035-PLAT
	Orig. Issue Date: 06/23/2026
	Drawn By: MJP
	Checked By: KJK
	Project No.
	MH26035

JANET'S ACRES FILING NO. 1
BEING A PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS (UNINCORPORATED), STATE OF COLORADO

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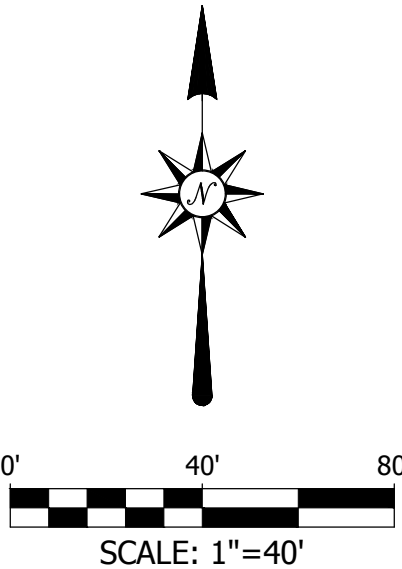
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COUNTY OF ADAMS (UNINCORPORATED), STATE OF COLORADO



LINE TABLE		
Line #	Bearing	Length
L1	S00°19'02"E	29.35'
L27	N60°42'58"E	7.96'
L28	S74°17'02"E	6.36'
L29	N60°42'58"E	2.50'

Curve Table					
Curve #	R=	L=	Δ=	ChB=	ChD=
C1	275.00'	174.95'	036°27'02"	S71°52'02"E	172.01'
C2	329.50'	209.62'	036°27'02"	S71°52'02"E	206.10'
C3	250.00'	286.42'	065°38'32"	N86°27'47"W	271.01'
C4	195.50'	223.98'	065°38'32"	N86°27'47"W	211.93'

LEGEND	
	SET SURVEY MONUMENT - 5/8" X 18" REBAR WITH 1-1/4" DIAMETER RED PLASTIC CAP STAMPED "R&R ENG PLS 34591"
	SET PK NAIL AND 1-1/2" DIAMETER ALUMINUM WASHER STAMPED "R&R ENG PLS 34591"
	SET NAIL AND 3/4" DIAMETER BRASS TAG STAMPED "PLS 34591"
	SET 1" DIAMETER BRASS PLUG STAMPED "R&R PLS 34591"
	FOUND SURVEY MONUMENT, AS NOTED
	FOUND CHISELED CROSS
	SECTION CORNER, AS NOTED
	SURVEYED PROPERTY BOUNDARY LINE
	PARCEL LINE
	SECTION LINE (AS NOTED)
	RIGHT-OF-WAY LINE (R.O.W.)
	EASEMENT LINE
	BUILDING SETBACK LINE
	BREAKLINE

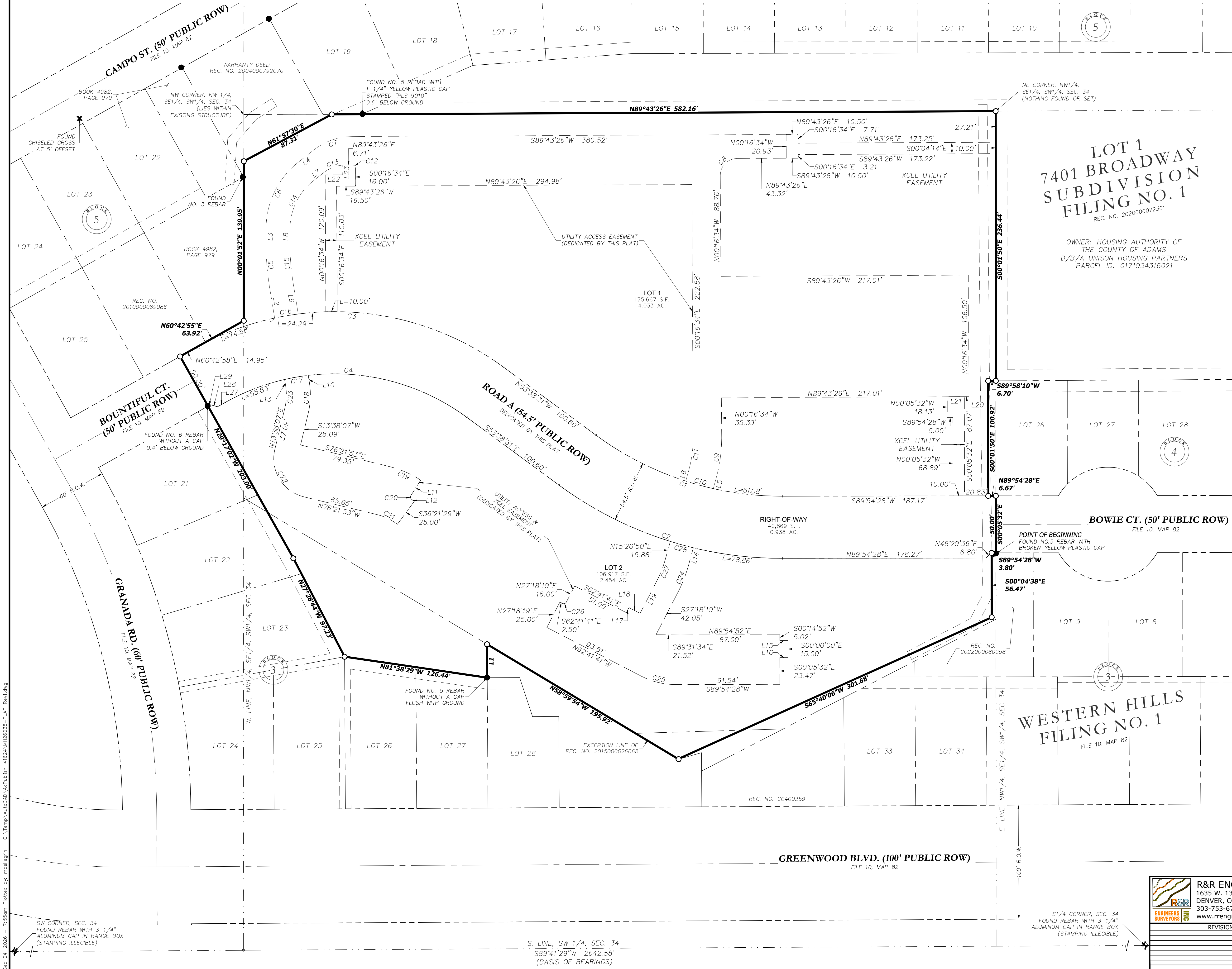


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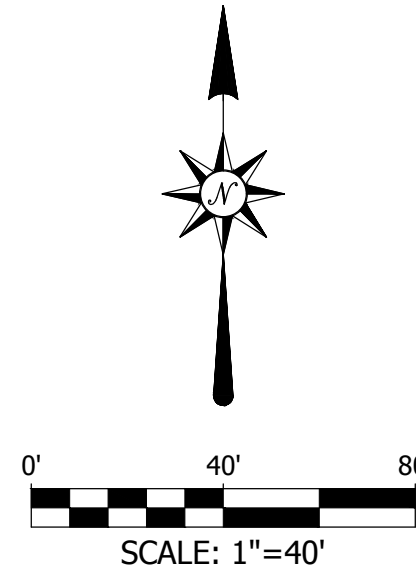
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Line #	Bearing	Length	Line #	Bearing	Length
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L2	S09°15'21"E	28.71'	L15	N00°00'00"E	7.08'
L3	S00°01'52"W	13.68'	L16	N90°00'00"W	7.05'
L4	S51°42'31"W	17.37'	L17	N27°18'19"E	5.00'
L5	N15°26'50"E	10.32'	L18	S62°41'41"E	11.00'
L6	S15°26'50"W	10.41'	L19	N27°18'19"E	31.78'
L7	N51°42'31"E	12.25'	L20	N89°43'26"E	4.03'
L8	N00°01'52"E	13.68'	L21	N89°43'26"E	15.00'
L9	N09°15'21"W	28.54'	L22	N89°43'26"E	15.00'
L10	S09°15'21"E	5.88'	L23	N00°16'34"W	8.41'
L11	S32°20'49"W	16.06'	L27	N60°42'58"E	7.96'
L12	S54°20'20"E	2.81'	L28	S74°17'02"E	6.36'
L13	N09°15'21"W	5.66'	L29	N60°42'58"E	2.50'

Curve Table				
Curve #	R=	L=	Δ=	ChB=
C1	275.00'	174.95'	036°27'02"	S71°52'02"E 172.01'
C2	329.50'	209.62'	036°22'02"	S71°52'02"E 206.10'
C3	250.00'	286.42'	065°38'32"	N86°27'47"W 271.01'
C4	195.50'	223.98'	065°38'32"	N86°27'47"W 211.93'
C5	224.50'	36.39'	009°17'12"	S04°36'45"E 36.35'
C6	74.50'	67.20'	051°40'40"	S25°52'12"W 64.94'
C7	54.50'	36.16'	038°00'55"	S70°42'59"W 35.50'
C8	14.50'	22.78'	090°00'00"	S44°43'26"W 20.51'
C9	126.50'	34.71'	015°43'24"	N07°35'08"E 34.61'
C10	275.00'	25.01'	005°12'38"	S74°45'41"E 25.00'
C11	101.50'	27.85'	015°43'24"	N07°35'08"E 27.77'
C12	2.50'	3.93'	090°00'00"	N45°16'34"W 3.54'
C13	29.50'	19.57'	038°00'55"	S70°42'59"W 19.22'
C14	53.50'	48.25'	051°40'40"	S25°52'12"W 46.64'
C15	203.50'	32.98'	009°17'12"	S04°36'45"E 32.95'
C16	250.00'	21.01'	004°48'52"	S80°17'08"W 21.00'
C17	195.50'	21.01'	006°09'28"	S80°09'26"W 21.00'
C18	70.50'	28.17'	022°53'28"	N02°11'23"E 27.98'
C19	93.00'	30.87'	019°01'11"	N66°51'17"W 30.73'
C20	2.50'	3.83'	087°46'02"	S11°32'12"E 3.47'
C21	49.50'	20.13'	023°18'05"	N64°42'50"W 19.99'
C22	34.50'	54.19'	090°00'00"	S31°21'53"E 48.79'
C23	49.50'	19.78'	022°53'28"	N02°11'23"E 19.65'
C24	122.50'	25.35'	011°51'29"	N21°22'34"E 25.31'
C25	64.50'	30.84'	027°23'51"	S76°23'37"E 30.55'
C26	2.50'	3.93'	090°00'00"	N72°18'19"E 3.54'
C27	101.50'	21.01'	011°51'29"	N21°22'34"E 20.97'
C28	329.50'	21.00'	003°39'08"	S74°33'10"E 21.00'

LEGEND	
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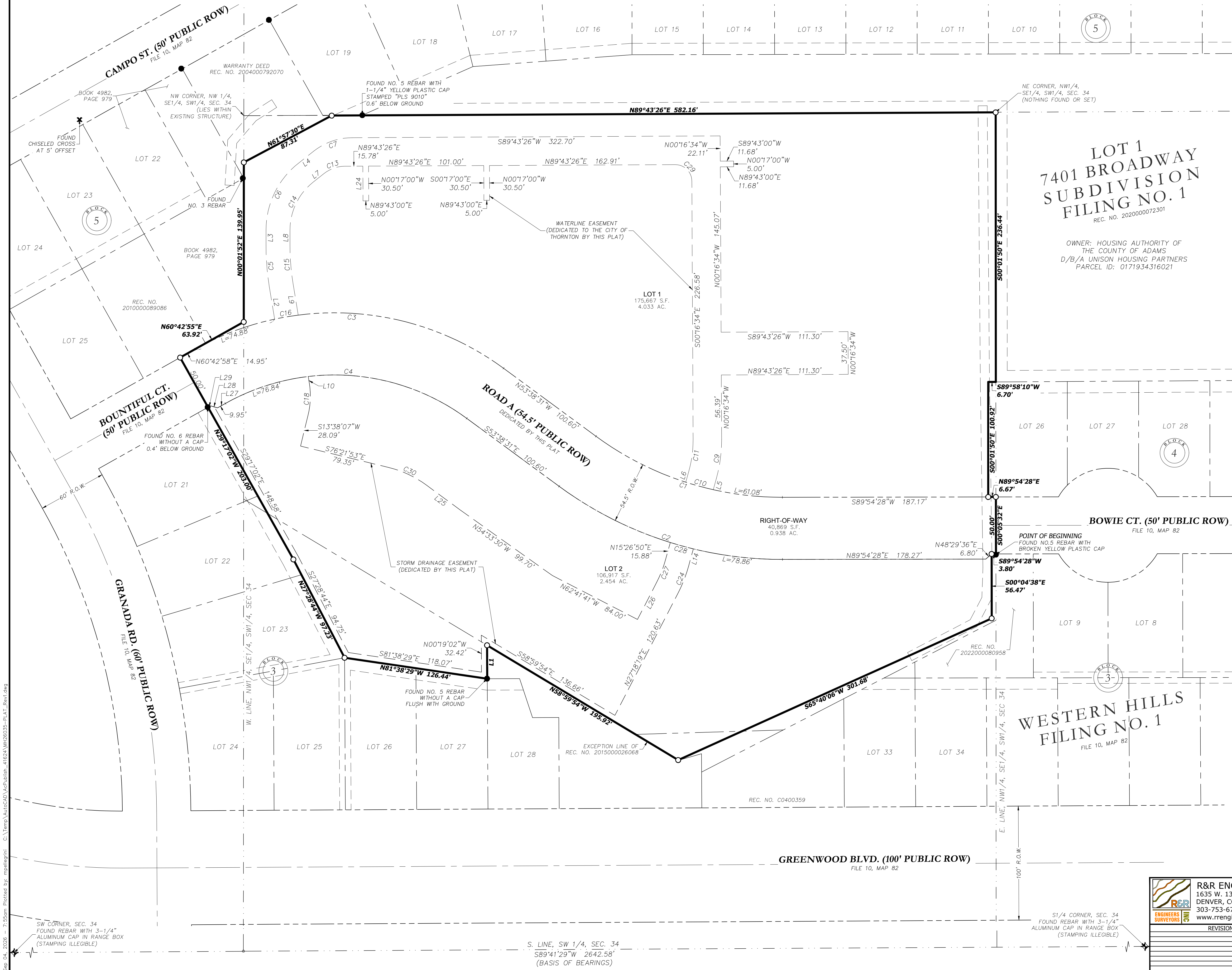
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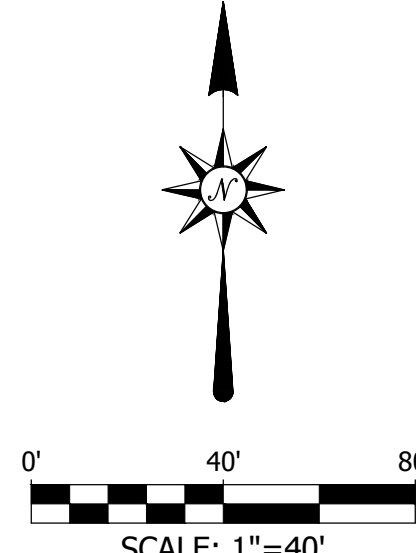
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L2	S08°15'21"E	28.71'	L14	S15°26'50"W	15.88'
L3	S00°01'S2"W	13.68'	L24	S00°17'00"E	30.50'
L4	S51°42'31"W	17.37'	L25	N53°38'31"W	36.32'
L5	N15°26'50"E	10.32'	L26	S27°18'19"W	36.78'
L6	S15°26'50"W	10.41'	L27	N60°42'58"E	7.96'
L7	N51°42'31"E	12.25'	L28	S74°17'02"E	6.36'
L8	N00°01'S2"E	13.68'	L29	N60°42'58"E	2.50'
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C14	53.50'	48.25'	051°40'40"	S25°52'12"W	46.64'
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C16	250.00'	21.01'	004°48'52"	S80°17'08"W	21.00'
C18	70.50'	28.17'	022°53'28"	N02°11'23"E	27.98'
C24	122.50'	25.35'	011°51'29"	N21°22'34"E	25.31'
C27	101.50'	21.01'	011°51'29"	N21°22'34"E	20.97'
C28	329.50'	21.00'	003°39'08"	S74°33'10"E	21.00'
C29	14.50'	22.78'	090°00'00"	N45°16'34"W	20.51'
C30	93.00'	36.88'	022°43'22"	N65°00'12"W	36.64'

LEGEND	
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Maiker Sherrelwood – Adams County Plans Memorandum

In 2018, Adams County released its Balanced Housing Plan and, in 2022, it adopted the “Advancing Adams” Comprehensive Plan to guide the County towards its vision and goals. This Comprehensive Plan also includes a Parks, Open Space, & Trails Master Plan. The proposed Maiker Sherrelwood project (Project) aligns with and implements the County’s plans and will promote its objectives. This Memorandum highlights the applicable goals and needs described by the County and conveys in red how the Project relates to those goals.

Balanced Housing Plan

“In Adams County, housing costs are outpacing income growth.”

(Housing Needs Assessment, #1 Housing is Less Affordable)

The Project provides relief from increasing housing costs by offering homes for individuals in the 30-70% area median income (AMI) range.

“The Affordability Gap is increasing in Adams County.”

(Housing Needs Assessment, #2 Increasing Affordability Gap at All Income Levels)

The affordable rental housing within the Project combats the affordability gap within the County by supplying housing for residents in the 30-70% AMI range.

“Providing missing middle housing presents an opportunity to increase housing options for a variety of income levels.”

(Housing Needs Assessment, #3 Housing Supply is Not Meeting Demand)

Through fourplexes, townhomes, and a three-story apartment building, the Project provides an array of affordable missing middle housing.

“Improve and support housing opportunities for all residents in Adams County.”

(Goals and Policies, Policy #1)

The Project helps meet this policy by improving housing opportunities for senior citizens. It is designed to support the unique needs of seniors with design features such as increased accessibility and community gathering areas.

“Foster an environment that promotes ‘balanced housing.’”

(Goals and Policies, Policy #2)

The mix of three distinct housing types within the Project provides balanced housing for the

County and therefore promotes this policy.

“Integrate development practices that increase diversity in housing options.”

(Goals and Policies, Policy #5)

The Project aligns with this policy by increasing diversity in housing options through an apartment building, townhomes, and fourplexes.

“County will identify and use infill development as a development method that uses existing hard and soft infrastructure investments in established communities.”

(Recommendations, Balance Supply with Demand)

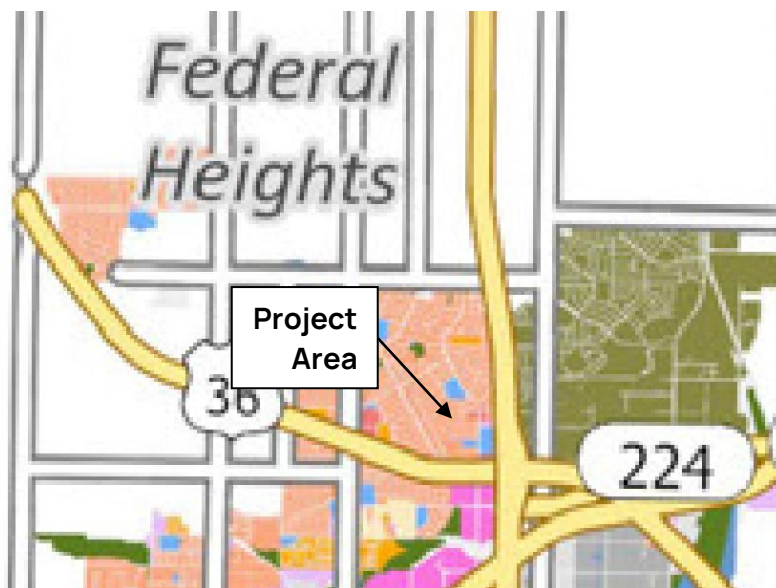
Developing this site aligns with this recommendation because it is an infill project, surrounded by existing residences and infrastructure.

“Explore development opportunities to add to the ‘missing middle’ housing stock.”

(Recommendations, Balance Supply with Demand)

The Project helps implement this recommendation because it provides fourplexes, townhomes, and a three-story apartment building as affordable missing middle housing.

Comprehensive Plan



Future Land Use Map

The Project is assigned the Residential Medium future land use.

Residential Medium (RM)	Standards	
 The Residential Medium land use category functions as a transitional category between higher and lower density. Although some single-family housing may be located in this district, it is primarily reserved for lower density multifamily housing such as fourplexes, cottage courts, and small townhome complexes.	Typical Zone Districts	R-1-C, R-2, R-3
	Dwelling Units per Acre	6-20
	Ideal Mobility	Frequent transit, protected, separated, or shared bicycle infrastructure, sidewalks with limited curb cuts, connected street pattern (local streets, collectors and limited on arterials).
	Land Use Adjacencies	Integrated with: • Commercial • Institutional • Mixed Use • Mixed Use Commercial (limited) • Parks and Open Space • Residential High • Residential Low
	2012 Land Use Category	Urban Residential

Future Land Use Categories

The Residential Medium land use aligns with the Project. It includes fourplexes, townhomes, and a three-story apartment building. The total proposed density is 9.3 dwelling units per acre, which is within the land use's range of 6-20. The proposed zone district is R-3.

“Adams County residents expressed a need to support a broad spectrum of opportunities beyond the current predominantly single-family detached homes including manufactured housing, apartments, and townhomes.”

(Ch. 3 Community and Housing, Overview)

The Project offers a variety of housing options beyond single-family detached homes. The residences consist of fourplexes, attached townhomes, and a three-story apartment building.

“Housing construction has not kept pace with increases in population while wages have stagnated.”

(Ch. 3 Community and Housing, Adams County Profile)

The housing within the Project provides needed homes for those within the 30-70% AMI.

“To support future population growth, both increases in diversity of unit types and densities, including missing-middle, multi-family, and mixed-use developments, in some areas will be important.”

(Ch. 3 Community and Housing, Adams County Profile)



The Project supports future population growth and increases the availability of missing middle housing by offering three different housing types.

“Community and Housing (COH) Goal 1: Support sustainable and responsible land use planning for residential growth and development.

Policy COH 1.1: Adams County’s policy is to promote smart growth that concentrates higher residential densities in areas served by transit and with access to employment, education, and amenities, while limiting residential growth in areas of significant agricultural value or with environmental sensitivity.”

(Ch. 3 Community and Housing; Goals, Policies, and Strategies)

The Project meets this goal as an infill site. It is surrounded by existing housing and is near transit and schools. It is also not an area of significant agricultural value or environmental sensitivity.

“Goal COH 2: Increase housing opportunities throughout Adams County by taking a proactive role in addressing housing affordability, diversity, and supply through land use regulations.

Policy COH 2.1: Adams County’s policy is to support a diverse and inclusive community. This is achieved by offering a range of housing options that include opportunities for homeownership and rental, a variety of housing types and price ranges, and housing that is designed to meet the needs of all ages and ability levels.”

(Ch. 3 Community and Housing; Goals, Policies, and Strategies)

The Project supports a diverse and inclusive community by providing housing specifically designed for senior citizens. It offers a variety of affordable rental options, including fourplexes, townhomes, and a three-story apartment building, for residents within the 30-70% AMI range.

Parks, Open Space, & Trails Master Plan



(Ch. 3 Natural Resource, Wildlife Habitat Protection, & Riparian Enhancement, Map 11: Natural Resource Priority Areas)

The Project is not located within a prioritized natural resource area.

The Parks, Open Space, & Trails Master Plan does not designate sites for new parks.

STATEMENT OF AUTHORITY

1. This Statement of Authority relates to Adams County Housing Authority d/b/a Maiker Housing Partners, an entity named and is executed on behalf of the entity pursuant to the provisions of Section 38-30-172(2), C.R.S.
2. The entity is a:
- | | |
|--|---|
| ☐ Corporation | ☐ Limited Liability Company |
| ☐ Non-Profit Corporation | ☐ General Partnership |
| ☐ Trust | ☐ Limited Partnership |
| ☐ Business Trust | ☐ Registered Limited Liability Partnership |
| ☒ Governmental Subdivision or Agency | ☐ Registered Limited Liability Limited Partnership |
| ☐ Unincorporated Non-Profit Association | ☐ Limited Partnership Association |
| ☐ Other | |
3. The entity was formed under the laws of the State of Colorado.
4. The mailing address for the entity is: 3033 W 71st Ave #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:
- name: Peter LiFari position: CEO
 - name: _____ position: _____
6. (Optional)³ The authority of the foregoing person(s) to bind the entity ☐ is limited ☐ is not limited as follows: _____
7. (Optional) Other matters concerning the manner in which the entity deals with its interest(s) in real property: _____

DATED: 8/20/26

Adams County Housing Authority d/b/a Maiker Housing Partners

by: Peter LiFari

by: _____

its: CEO

its: _____

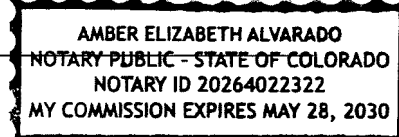
STATE OF Colorado
COUNTY OF: Adams

The foregoing instrument was acknowledged before me on this 20th day of August, 2026 by Peter LiFari as CEO and by _____ as _____ of Adams County Housing Authority d/b/a Maiker Housing Partners.

Witness my hand and official seal.

My Commission Expires: May 28, 2030

Amber Elizabeth Alvarado
Notary Public



¹ This form should not be used unless the entity is capable of holding title to real property.
² This Statement of Authority must be recorded to obtain the benefits of the statute.
³ The absence of any stated limitation shall be prima facie evidence that no limitation exists.