



Request for Comments

Case Name: Sherrelwood Village Filing No. 2
Project Number: PRC2020-00010

June 12, 2020

The Adams County Planning Commission is requesting comments on the following application:
Delwest Development Corporation is proposing to construct 48 new townhomes on 2.2 acres adjacent and to the north of the Sherrelwood Village development. This includes the following applications:

- 1.) Rezone two parcels from R-1-C to PUD.**
- 2.) Preliminary Major Subdivision, and;**
- 3.) Preliminary Major PUD Amendment to the Sherrelwood Village PUD to accommodate the new development into the existing PUD.**

This request is located at 7996 & 8000 Pecos St. The Assessor's Parcel Numbers are 0171928400003, 0171933100009, 0171933124036, 0171933124037, 0171933124038, 0171933124039, 0171933124057, 0171933124058.

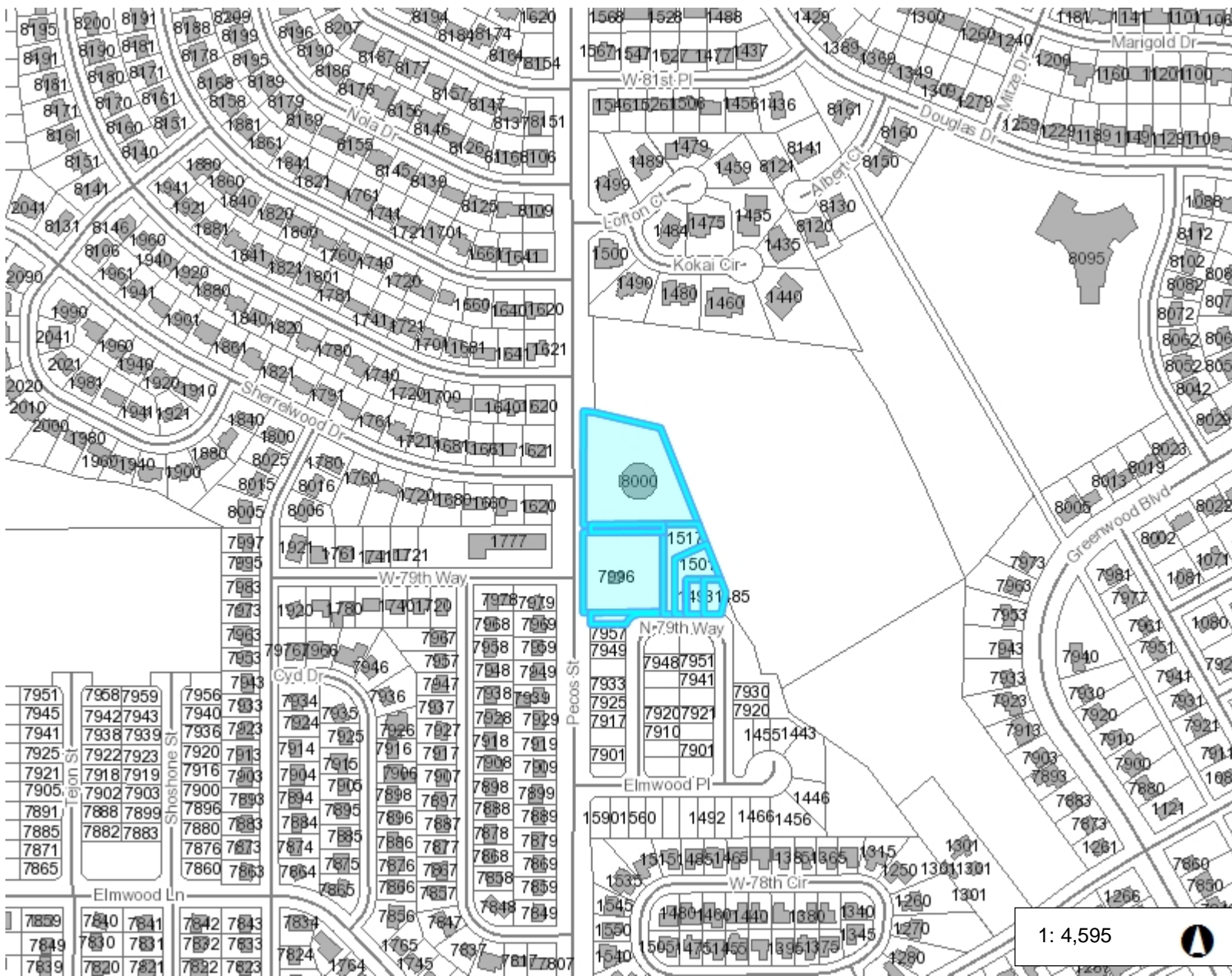
Applicant Information DELWEST DEVELOPMENT CORP
 CRAIG FITCHETT
 155 MADISON ST STE 155
 DENVER, CO 80209

Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 or call (720) 523-6817 by 07/03/2020 in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to ASielaff@adcogov.org.

Once comments have been received and the staff report written, the staff report and notice of public hearing dates may be forwarded to you upon request. The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at www.adcogov.org/planning/currentcases.

Thank you for your review of this case.

Alan Sielaff, AICP
Case Manager
Planner II



Legend

- Address
- Highways (3,000 - 5,000)
 - Interstate
 - Highway
 - Tollway
- Building
- Parcels

0.1 0 0.07 0.1 Miles

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Vicinity Map

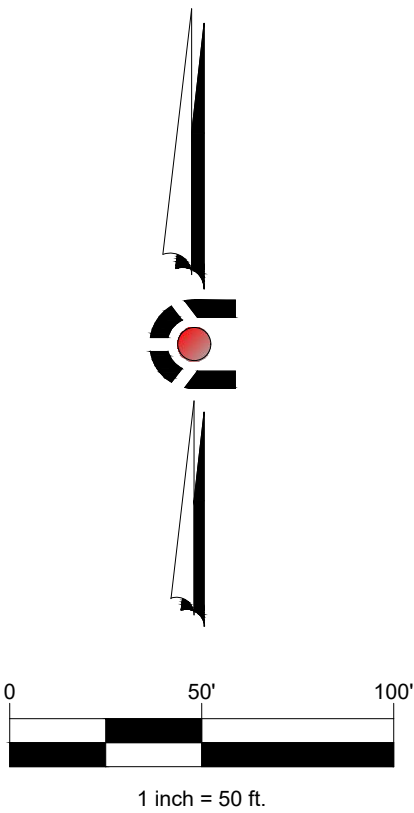
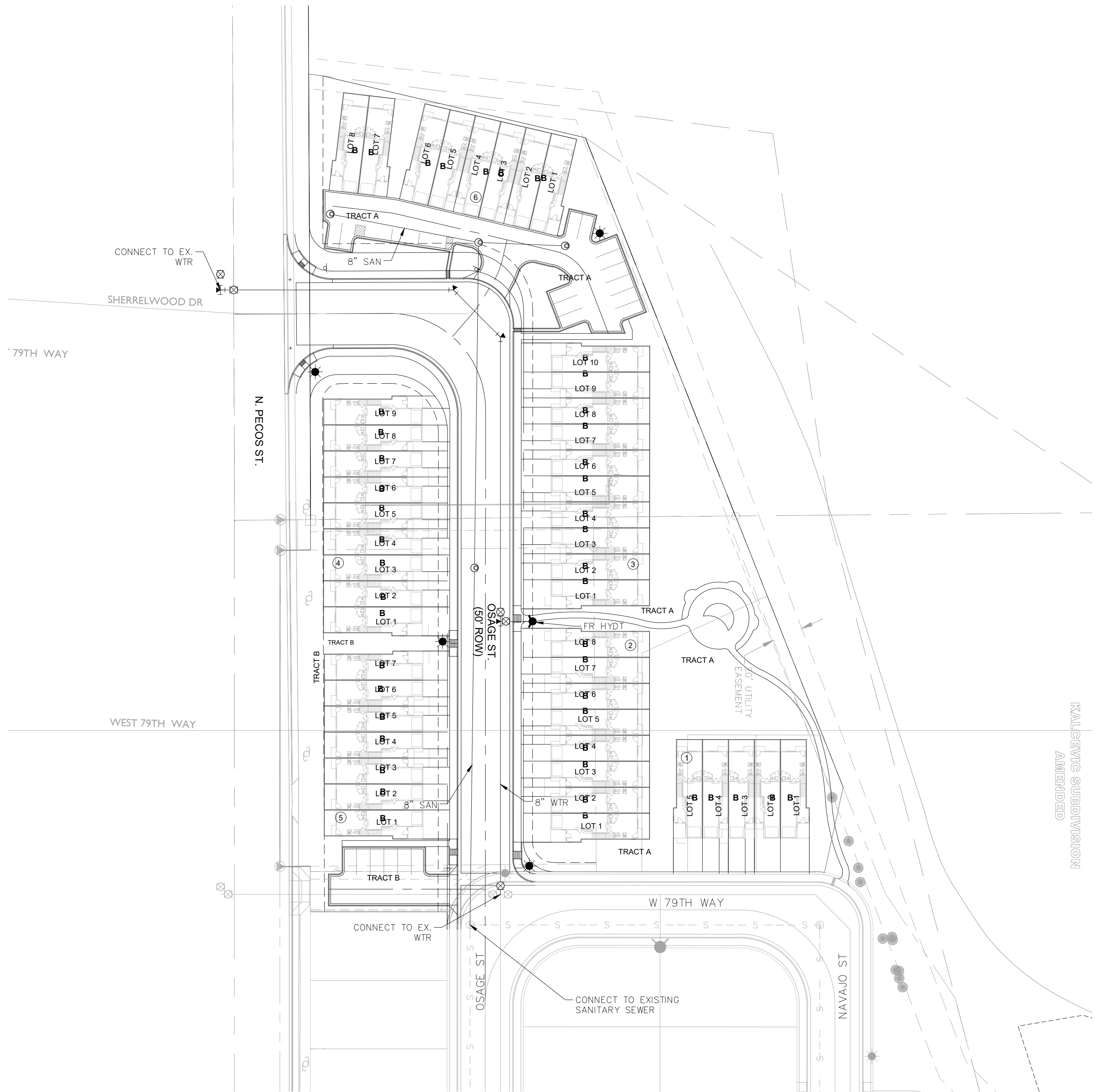
Delwest Development Corporation is proposing to amend their current Sherrelwood Village subdivision to include approximately 48 new townhomes on 2.2 Acres of additional land adjacent and to the north of the single family houses we are currently building. Delwest purchased 7996 and 8000 Pecos St for several reasons:

1. To offer a lower more “workforce” focused priced housing solution for the community than a new traditional single family home.
2. We can incorporate the traffic signal at Elmwood Drive into our street design. It improves access to the current subdivision by creating a loop, with 2 access points on Pecos St and especially enhances ingress and egress to and from southbound traffic.
3. Delwest has repurposed several Westminster Schools blighted properties. We will be demolishing a vacant, blighted building, the former Children’s Outreach Project, and building new attainable housing stock.
4. Delwest is working with Hyland Hills to bring some new improvements to Sherrelwood Park, in exchange for using offsite detention.

PRELIMINARY DEVELOPMENT PLAN
7996 & 8000 PECOS STREET
PART OF THE NORTHEAST QUARTER, SECTION 33, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
ADAMS COUNTY, STATE OF COLORADO
PROJECT NO.: EGR 2020-00XX

- LEGEND, EXISTING**
- ▲ SET #5 REBAR WITH YELLOW PLASTIC CAP PLS 38151
 - SET NAIL AND TAG PLS 38151
 - FOUND 1.5" ALUMINUM CAP STAMPED AS SHOWN
 - FOUND #4 REBAR, NO CAP
 - FOUND NAIL AND BRASS TAG PLS 34579
 - ✚ FOUND CHISELED CROSS
 - ⊙ DECIDUOUS TREE & DIAMETER
 - FO— COMM. UTILITY MARKING
 - E— ELECTRIC UTILITY MARKING
 - G— GAS UTILITY MARKING
 - GV GAS VALVE
 - OH— OVERHEAD UTILITY LINE
 - ⊙ UTILITY POLE
 - ⊙ LIGHT POLE
 - ⊙ SANITARY SEWER MANHOLE
 - W— WATER UTILITY MARKING
 - ⊙ WATER METER
 - WV WATER VALVE
 - ⊙ FIRE HYDRANT
 - ⊙ SIGN
 - CLF CHAINLINK FENCE
 - WF WOOD FENCE
 - AOC AREA OF CONCERN

- LEGEND PROPOSED**
- PROPOSED WATER
 - PROPOSED SANITARY
 - PROPOSED STORM



CIVIL ENGINEERING
CONSULTING
NATURAL RESOURCES
LAND SURVEYING
303.703.4444
1950 W. Littleton Blvd., Ste. 109
Littleton, CO 80120



7996 & 8000 PECOS STREET
MAJOR PUD AMENDMENT
OVERALL SITE & UTILITY PLAN

SCALE	AS NOTED
DATE	03/19/2020
SHEET	4 OF 11