Request for Comments

Case Name: Sherrlewood 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 Sherrlewood 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 Sherrlewood 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
DELVWEST 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 W200A 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
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.
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 48 Repair with yellow plastic cap Pls 38161
- Set nail and tag Pls 38161
- Found 1.5" Align. cap stamped as shown
- Found #4 Repair, no cap
- Found nail and brass tag Pls 34678
- Found chiseled circle
- Deciduous tree & diameter
- Cons. utility warning
- "E" Electric utility markings
- Gas utility markings
- Dane Valve
- Overhead utility line
- Utility pole
- Light pole
- Sanitary sewer manhole
- Water utility markings
- Water meter
- Water valve
- Fire hydrant
- Sign
- Chainlink fence
- Wood fence
- Area of concern

LEGEND PROPOSED

- Proposed water
- Proposed sanitary
- Proposed storm

OVERALL SITE & UTILITY PLAN

SCALE: 1 inch = 50 ft.

100'