



Request for Comments

Case Name: Todd Creek Farms Preliminary Applications and Rezone
Project Number: PRC2023-00020

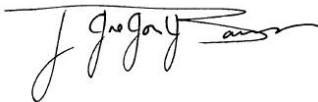
March 5, 2024

The Adams County Planning Commission and Board of County Commissioners previously requested comments on the following applications: **1. Major Amendment to the Preliminary Development Plan (PDP) for Todd Creek Planned Unit Development (PUD); 2. Rezoning to change the zone district designation of 79 acres (Parcel Number: 0157104200001) to Planned Unit Development (PUD) from Agriculture-3 (A-3); 3. Rezoning to change the zone district designation of 8 acres (Parcel Number: 0157104000020) to Planned Unit Development (PUD) from Agriculture-1 (A-1).** This notice is to inform you that an additional application has been filed to be processed with the prior three applications: **4. Preliminary Plat for Major Subdivision to create approximately 416 lots and 14 tracts on approximately 208 acres.** If you previously provided comments on this development proposal, your comments are still on file as part of this case.

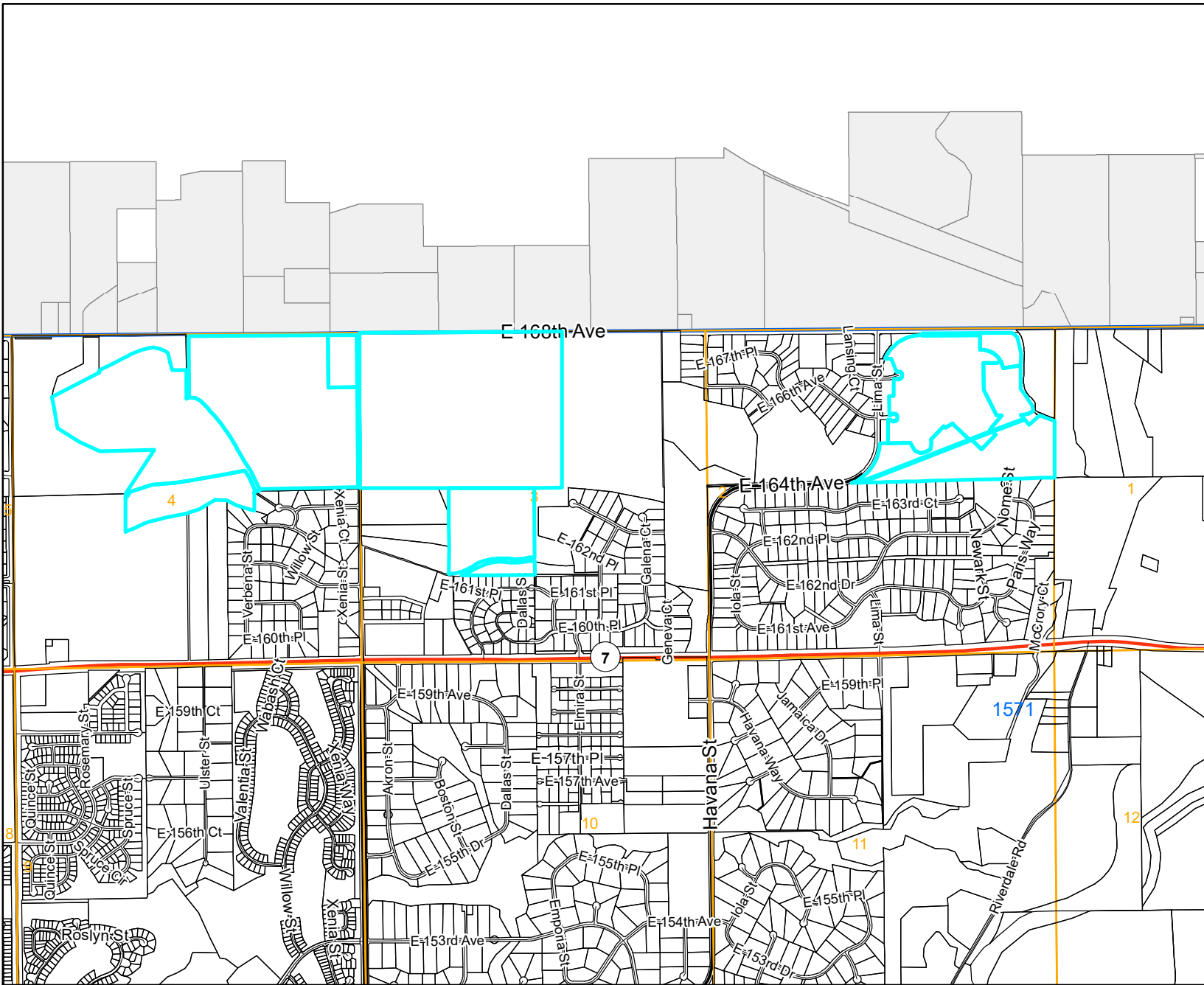
The Assessor's Parcel Numbers associated with this development proposal are: 0157102100003, 0157102100004, 0157102101014, 0157103000014, 0157103300009, 0157104000006, 0157104000020, 0157104100005, and 0157104200001. The applicant is Matt Cavanaugh of Remington Homes, 5740 Olde Wadsworth Blvd., Ste. A, Arvada, CO 80002.

Please forward any additional 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) 523-6800 by 03/31/2024 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 GJBarnes@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/current-land-use-cases. Thank you for your review of this case.



Greg Barnes
Principal Planner



Legend

-  Railroad
-  Major Water
-  Zoning Line
-  Sections

Legend

Simple Map

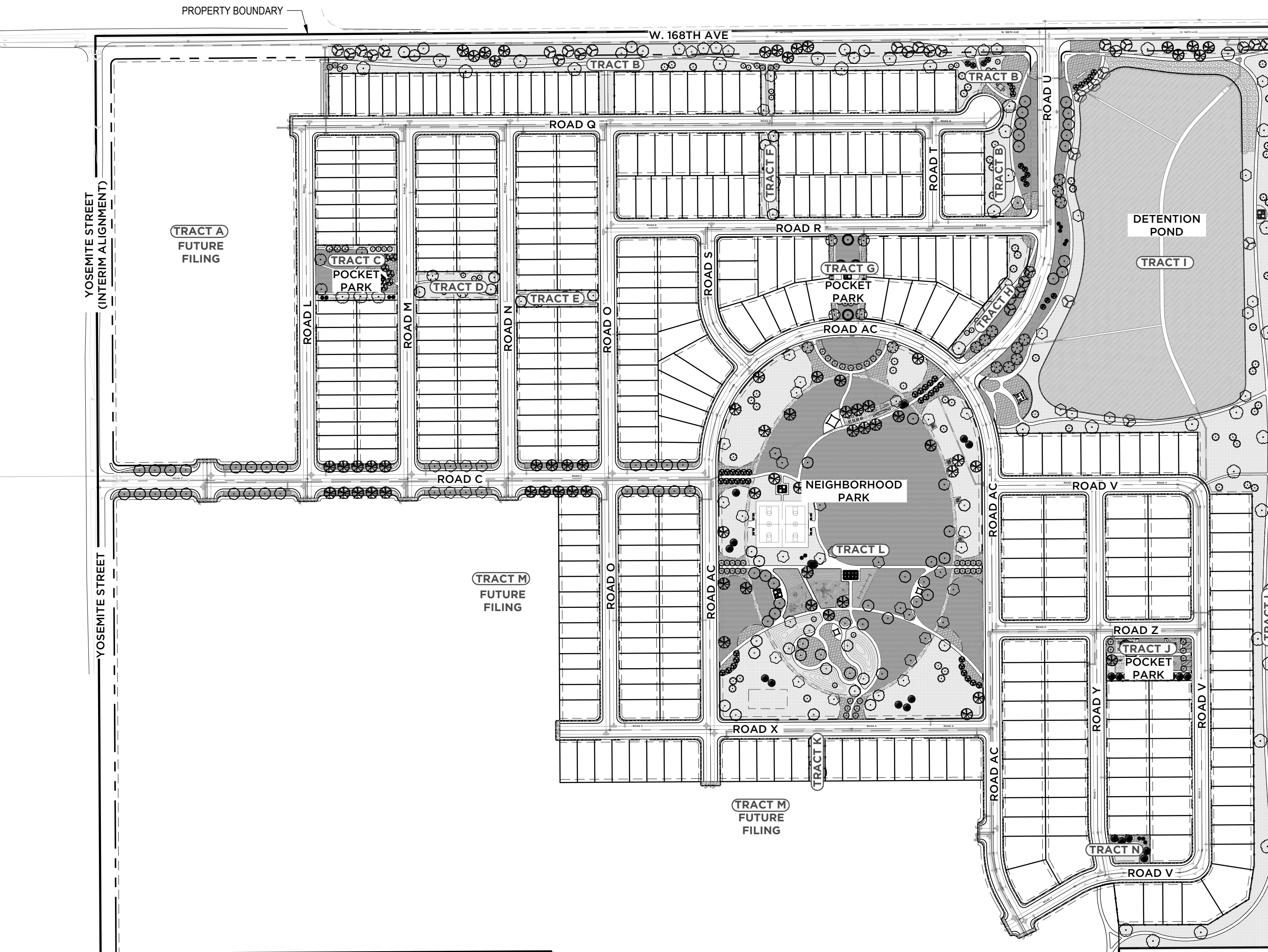


For display purposes only.

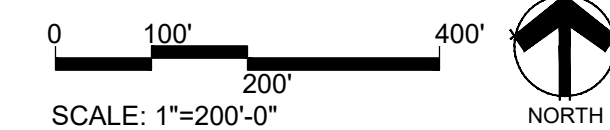


ADAMS COUNTY
COLORADO

This map is made possible by the Adams County GIS group, which assumes no responsibility for its accuracy



OPEN SPACE TABULATIONS			
DESCRIPTION	REQUIRED AREA (AC.)	PROPOSED AREA (AC.)	% OF TOTAL
TOTAL TODD CREEK AMENDMENT PUD AREA	555.2	555.2	100.0%
OPEN SPACE REQUIRED (30%)	166.56	240.5	43.3%
ACTIVE OPEN SPACE REQUIRED (25% OF OPEN SPACE)	41.64	68.2	28.4%
TOTAL PROJECT AREA = 207.97	OVERALL PD AREA (AC.)	OPEN SPACE (AC.)	% OF TOTAL PD AREA
FILING NO. 1 PD	112.24	37.74	33.6%
TRACTS A & M (FUTURE FILINGS)	95.73	N/A	N/A



Prepared For

Remington
HOMES

5740 OLDE WADSWORTH BLVD
UNIT A
ARVADA, CO 80002
PHONE: 303.472.4633
MATT CAVANAUGH

Land Planning



www.pcsgroupco.com
p.o. box 18287
denver, co 80218
† 303.531.4905 . f 303.531.4908

Civil Engineering



12500 W. 58TH AVE #230
ARVADA, CO 80002
PHONE: 720.638.5190

TODD CREEK FARMS FILING NO. 1
PRELIMINARY DEVELOPMENT PLAN
ADAMS COUNTY, COLORADO

Issue Date: 02/09/2024

REVISIONS:	DATE:
1	
2	
3	

NOT FOR CONSTRUCTION

Sheet Name

OVERALL
SITE PLAN

Sheet Number

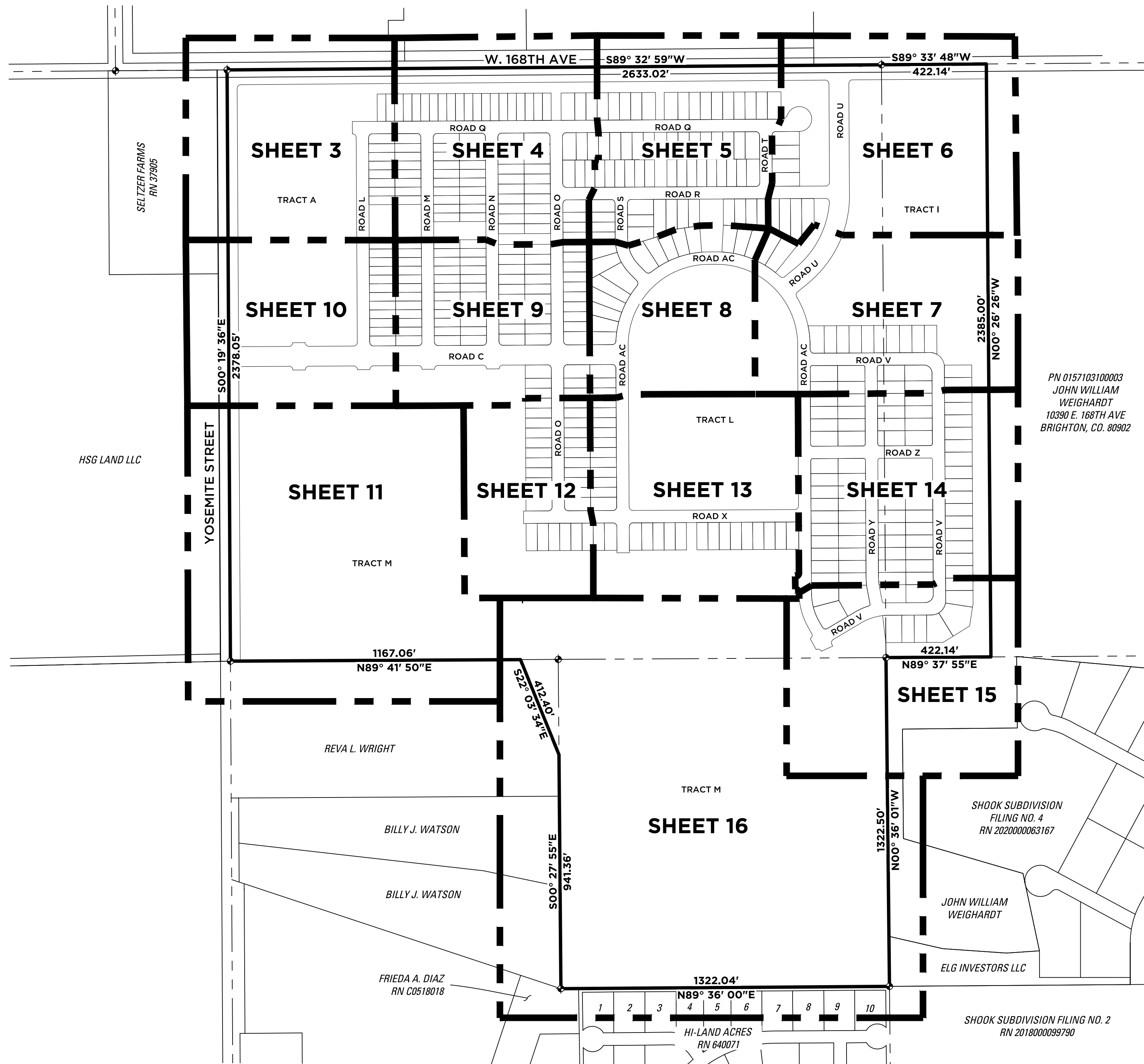
L0.1

PRELIMINARY PLAT

TODD CREEK FARMS FILING NO. 1

LOCATED IN SECTION 3, TOWNSHIP 1 SOUTH,
RANGE 67 WEST OF THE 6TH P.M.,
COUNTY OF ADAMS, STATE OF COLORADO

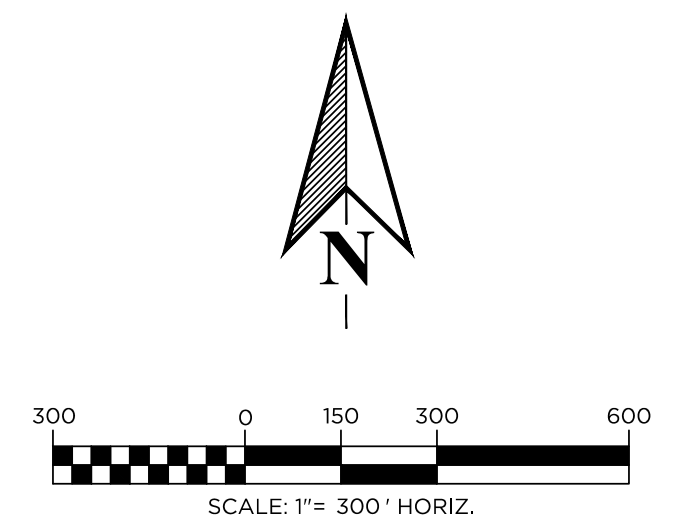
SHEET 2 OF 18



LEGEND

- MONUMENTS (SECTION CORNERS)
- PLAT BOUNDARY
- SHEET BOUNDARY
- PARCEL BOUNDARIES / RIGHT OF WAY
- SECTION LINE

PN 0157103100003
JOHN WILLIAM
WEIGHARDT
10390 E. 168TH AVE
BRIGHTON, CO. 80902



DATE SUBMITTED:		02.02.2024	
REVISION NO.	DATE		
1			
2			
3			
4			
5			
PREPARED FOR:			
REMINGTON HOMES, INC.			
5740 OLDE WADSWORTH BLVD, ARVADA, CO 80002 303.420.2899			
SCALE:	JOB NO:	BY:	
1" = 300'	0109-2207	BSS	
SHEET 2 OF 18			



KT ENGINEERING
ENGINEERS • SURVEYORS

12500 W. 58th AVE. #230
ARVADA, CO 80002
PH: 720.638.5190

J:\0109\FILING 1 SELTZER SURVEY\PLAT\PRELIMINARY PLAT\DRAWINGS\PLAT SHEETS\2024\PRELIMINARY-SHEETS-OVERALL.DWG