

WELBY SUBAREA PLAN

PLANNING COMMISSION MEETING


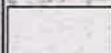
OCTOBER 29, 2013

ROD MOE

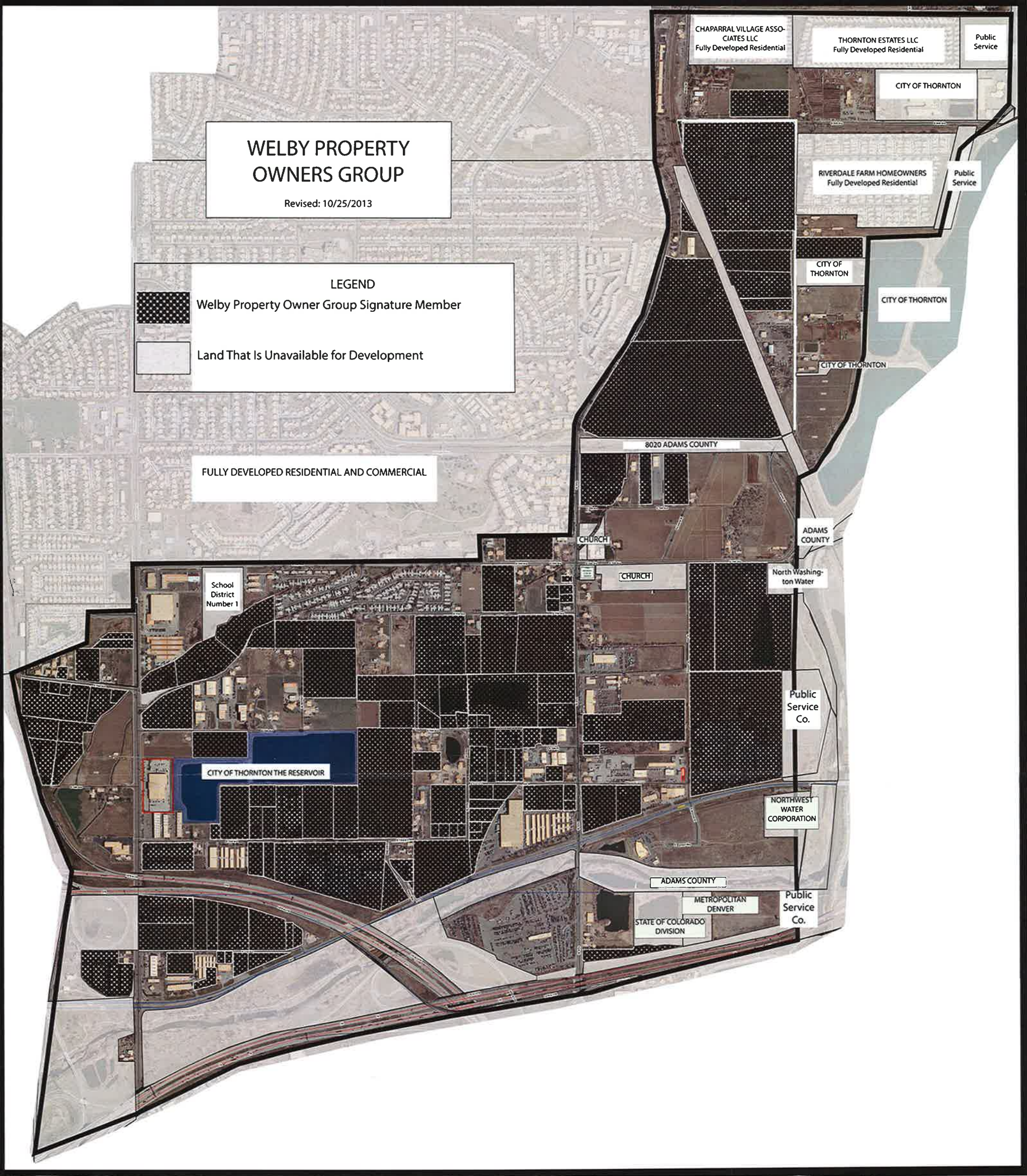
WELBY PROPERTY OWNERS GROUP

Revised: 10/25/2013

LEGEND

-  Welby Property Owner Group Signature Member
-  Land That Is Unavailable for Development

FULLY DEVELOPED RESIDENTIAL AND COMMERCIAL



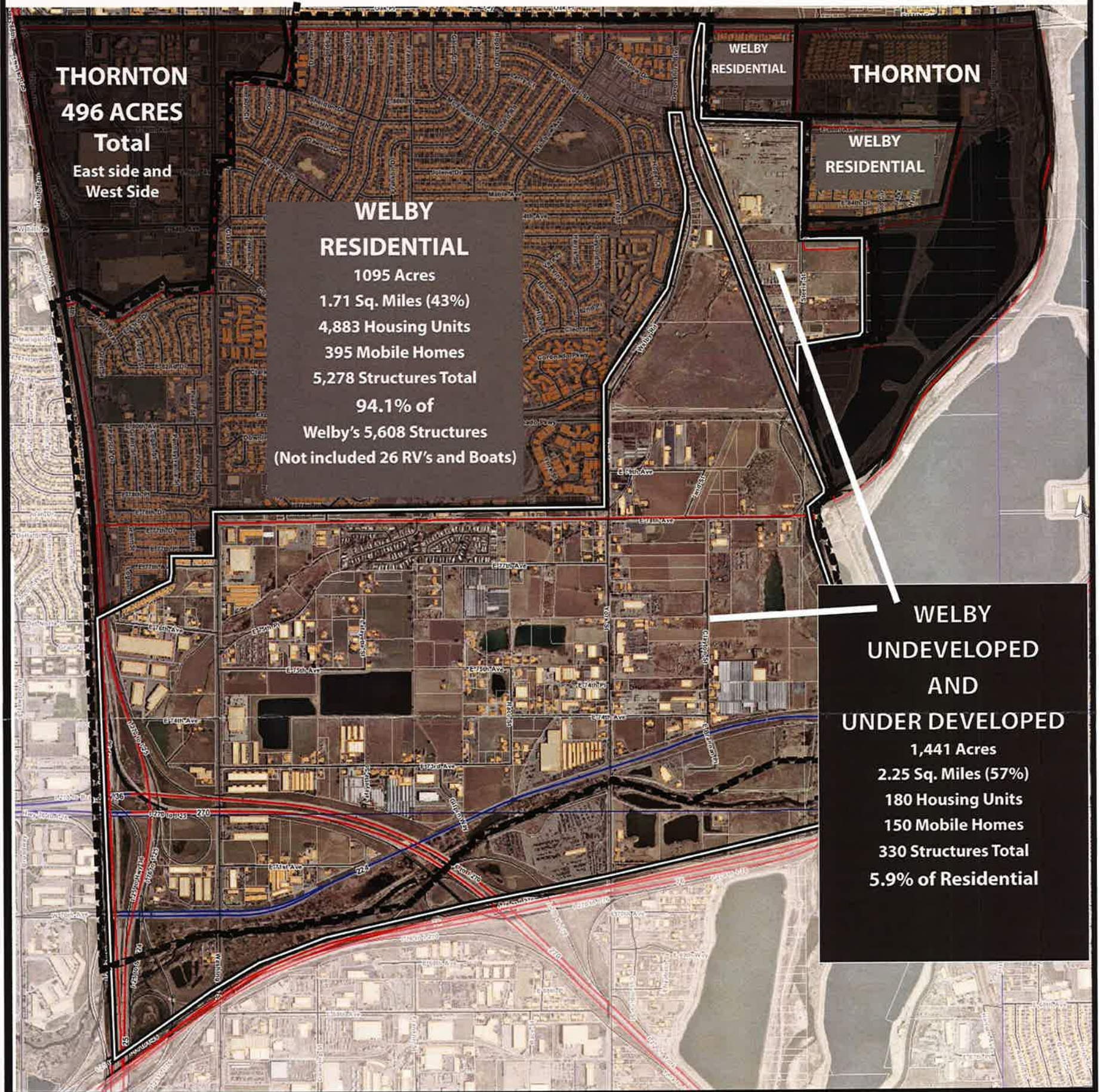
WELBY COLORADO BOUNDARIES

Welby CDP - Is a Census Designated Place that is established by the Census Bureau. CDPs are populated areas in unincorporated areas that lack separate municipal government, but which otherwise physically resemble incorporated places.

CDPs are delineated solely to provide data for settled concentrations of population that are identifiable by name but are not legally incorporated.

The boundaries of a CDP have no legal status.[1] Thus, they may not always correspond with the local understanding of the area or community with the same name

Welby Planning Department - Adams County Planning Department Loosely defines Welby as South of 88th Ave., North of I-76, East of I-25, and West of the Platte River. The boundaries of this definition include 496 Acres of Thornton.



Appendix B - Supplement

	Type of Zoning	Number of Parcels	Total Area (Square Feet)	Total Area (Square Acres)	Average Area of Parcel (Square Feet)	Average Area of Parcel (Acres)	Percent of Total Area
Non Residential	A-1	158	19,425,342.2	445.9	122,945.2	2.8	22.20%
	A-3	9	1,472,962.0	33.8	163,662.4	3.8	1.68%
	C-0	3	209,494.4	4.8	69,831.5	1.6	0.24%
	C-1	2	128,533.9	3.0	64,266.9	1.5	0.15%
	C-2	2	23,953.6	0.5	11,976.8	0.3	0.03%
	C-3	3	73,407.6	1.7	24,469.2	0.6	0.08%
	C-4	19	974,887.8	22.4	51,309.9	1.2	1.11%
	C-5	17	1,478,707.2	33.9	86,982.8	2.0	1.69%
	I-1*	181	18,968,351.3	435.5	104,797.5	2.4	21.68%
	I-2	20	3,606,091.7	82.8	180,304.6	4.1	4.12%
	I-3	3	98,586.8	2.3	32,862.3	0.8	0.11%
	Sub Total	417		1,066.6		2.6	53.10%
Residential	M-H	2	1,310,071.9	30.1	655,036.0	15.0	1.50%
	P-U-D	1,277	9,997,120.2	229.5	7,828.6	0.2	11.43%
	R-1-C	2,384	26,267,121.8	603.0	11,018.1	0.3	30.02%
	R-2	50	719,053.3	16.5	14,381.1	0.3	0.82%
	R-3	461	1,548,742.8	35.6	3,359.5	0.1	1.77%
	R-4	394	1,108,109.0	25.4	2,812.5	0.1	1.27%
	R-E	2	85,931.9	2.0	42,965.9	1.0	0.10%
	Totals	4,987	87,496,469				
Total Acres		2,009					
Total sq miles		3.1					

Non Residential Analysis for Future Development		
Average Size of Parcel	2.6	Acres
Land Dedicated for Roads, Infrastructure & Buffers	18%	Est.
Example Of Net Usable Land Per Parcel	2.1	Acres

OBSERVATIONS

1. Small Lots with minimal feeder streets and instructure - Parcel size is reduced to accommodate infrastructure
2. Very Few oportuniutes for single land owners to combine contiguous Parcels to attract larger buildings
3. Most property owners have no interest in selling
4. Light Rail may or may not have impact on this Area. Guessing at future land use is not prudent

September 4, 2013 6:47 AM

Rod Moe <rodmoecomcast.net>

To: Abel Montoya <amontoya@adcogov.org>

Cc: Jim Robinson <jrobinson@adcogov.org>, Todd Leopold <tleopold@adcogov.org>

Welby Subarea Plan Opposition

Dear Mr. Montoya:

My name is Rod Moe and I am a member of a large coalition of Welby Property Owners, Residents and Business Men and Women who oppose the formation of a Welby Subarea Plan.

Our members do not come from the residential highland areas of Welby that have been mostly developed for many years. Our members own the undeveloped and underdeveloped property in the lowland-farming district of Welby. These property owners are the Adams County Constituents who will be impacted by historic preservation measures and/or additional land use and zoning regulations that will result from a subarea plan.

I am writing you today to request a meeting with you and three or four members of our group to discuss this planning initiative.

We have been working with Kristin and Joelle in the past few months and they have done a fantastic job facilitating the meetings so far. However, after the July meeting those of us who were monitoring this planning process finally realized that a subarea plan was not something we support and we began sharing our concerns with other property owners. Within a few days a large group of property owners organized and appeared before Joelle and Kristin at the August 20 meeting to formally announce a complete lack of support for continuing the planning process.

Since the August meeting our coalition has double in size and it continues to grow.

Following is a suggested framework for our meeting:

1. Explain who we are and why we do not support a Welby Subarea Plan.
2. Obtain a better understanding of how, when and why the Welby Subarea Plan was initiated.
3. Discuss options for mitigating conflicts in Welby that doesn't involve a subarea plan.
4. Obtain your advice on steps we should take to abolish the subarea planning initiative.

We would prefer meeting prior to the next subarea-planning meeting but if this is not possible we understand.

I'm looking forward to hearing back from you soon.

Best Regards,

Rod Moe

Cell: 720-201-2808

rodmoecomcast.net

Date: October 9, 2013

To: Todd Leopold, Deputy County Administrator
Abel Montoya, Planning Director

From: Welby Property Owners

CC: Adams County Board of Commissioners
Eva J. Henry
Charles "Chaz" Tedesco
Erik Hansen

CC: Jim Robinson, County Administrator
Kristin Sullivan, Planning Manager
Joelle Greenland, Long Range Planner

CC: Planning Commission
Vince Buzek
Sharon Richardson
Steward Mosko
Rose Garner
Nick DiTirro
Harry Gibney, Alternate
Paul Tochtrop
Mike DeMattee
Gary Pratt, Alternate

Subject: Welby Subarea Planning Initiative

Dear Mr. Leopold and Mr. Montoya:

This letter is being sent to you on behalf of a large number of Property Owners who own a significant amount of land in the undeveloped and underdeveloped areas of Welby Colorado and who previously delivered a letter with 159 signatures to Abel Montoya expressing concerns about the Welby Subarea Planning Initiative. Since a subarea plan only applies to future development we are the primary stakeholders who would be affected by this type of plan.

We appreciate the County's efforts in trying to develop an overlay advisory plan for the Welby Area. As it pertains to infrastructure this would be very beneficial because we understand that high value uses require infrastructure that does not currently exist. However, as it pertains to land use we believe it is not beneficial and the prospect of making changes in this regard has caused a great deal of stress and conflict in our community.

We prefer leaving land use decisions to each individual on their own timetable using the same zoning regulations and processes as other communities in Adams County. This might involve something as simple as building a family home next to an industrial property or as complex as building a high value development that requires considerable planning and infrastructure. We understand how these diverse uses could be viewed as a conflict from a planning standpoint but the precedence for this type of diversity has already been established in our area and it has evolved over many years. This diversity is valued by most of us in Welby and we desire to retain this unique and valuable attribute because it differentiates us from other areas in Adams County and it enhances our property values and market appeal.

August 30, 2013

Dear Adams County Public Official,

This letter is in response to the efforts to create a Welby sub area plan. We are not represented by or aligned with the following committees or interest groups:

- Agriculture & Open Space
- Historic Preservation & Cultural Resources
- Strong Business Community
- Spanish Committee
- Environmental Considerations
- Infrastructure, Transportation, Trails
- Vibrant Residential Neighborhoods
- Welby Heritage Foundation

We officially request that our land be excluded and not included and/or burdened with any sub area plan, and that we be allowed to enjoy the democratic process as the rest of the county without additional overlay planning and its associated burdens.

If there are any property owners that wish to place these burdens on their property, by all means, allow them to do so and require that funding of any trails, parks, community gardens etc. be done through donation and not taxation and regulation.

Respectfully,

Signature	Printed Name	Address	Phone No.
<i>Timothy F. Palermo</i>	Timothy F. PALERMO	2091 E 74 th Ave #L	303-356-7997
<i>Zunma Palermo</i>	Zunma J. Palermo	2021 E 74 th Ave	303-288-8190
<i>Trina Palermo</i>	Trina Palermo	2071 E 74 th Ave	303-525-0923
<i>Trovis Sorenson</i>	Trovis Sorenson	2091 E 74 th Ave	720-391-6381
<i>Todd Baer</i>	Todd Baer	2091 E 74 th Ave #F	303-308-8100
<i>Russell Moore</i>	Russell Moore	2091 E 74 th Ave #I	303-906-5156
<i>Paul Walker</i>	Paul Walker	2081 E 74 th Ave #D	303-667-8736
<i>Jeff Jolliffe</i>	Jeff Jolliffe	2081 E 74 th Ave	303-287-4337
<i>Leisam Jolliffe</i>	Leisam Jolliffe	2081 E 74 th Ave	720-333-9402
<i>Michael Spear</i>	Michael Spear	2091 E 74 th Ave	303-808-7565

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Respectfully,

Signature	Printed Name	Address	Phone No.
	Elaine Persichitte (Elaine Persichitte)	5269 Fox Hollow Ct. Loveland, Co. 80537	970-667-5998

	GARY PERSICHITTE	2080 E. 78th Ave Denver, CO	720-979-4552 80229
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	ROBERT G. PERSICHITTE	107 SWEET CLOVER CT. LOVELAND, CO.	970-669-8869 80537
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	David C. Persichitte	10694 Howardsburg Ct. HIGHLAND SPRING, CO	303-596-5867 80126
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Respectfully,

Signature	Printed Name	Address	Phone No.
<i>Theresa L Ciaccio (Mazzotti)</i>	Theresa L Ciaccio	1780W 115 th Ave	80234 3-288-4071
<i>Jill Palermo-Wilkins</i>	Jill Palermo-Wilkins	1085W 6 th Ave	303-464-0628
<i>Elizabeth Treber (Mazzotti)</i>	Elizabeth Treber (Mazzotti)	12525 2 nd St	3-523-3131

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Respectfully,

Signature	Printed Name	Address	Phone No.
<i>George V. Mazzotti</i>	GEORGE V. MAZZOTTI	7340 RACE ST. DENVER, CO 80221	303-298-4111
<i>Ruth G. Mazzotti</i>	RUTH G. MAZZOTTI	7340 RACE ST. DENVER, CO 80221	
<i>George V. Mazzotti Jr.</i>	GEORGE V. MAZZOTTI JR.	9920 Detroit St. Thornton, CO 80229	303-475-2611
<i>Catherine M. Martinelli</i>	Catherine M. Martinelli	11539 Decatur St. Westminister CO 80234	303-410-0411
<i>Ricky E. Martinelli</i>	Ricky E. Martinelli	11539 Decatur St Westminister Co 80234	303-410-0411
<i>Gina D. Martinelli</i>	Gina Martinelli	11539 Decatur St. Westminister CO 80234	303-410-0411

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Signature	Printed Name	Address	Phone No.
<i>Alan Mazzotti Sr.</i>	ALAN MAZZOTTI SR	2628 WCR 49 Hudson Co.	303 536 9274
<i>Mindy Mazzotti</i>	Mindy Mazzotti	2628 WCR 49 Hudson CO	303 536 9274
<i>Callie Mazzotti</i>	Callie Mazzotti	24120 CR 8 Hudson CO	80642 303 536 408
<i>Alan Mazzotti</i>	Alan Mazzotti	24120 CR 8 Hudson CO	303 536 408
<i>Alan G Mazzotti</i>	ALAN G MAZZOTTI	24120 CR 8 HUDSON CO	303-536-408
<i>Kirk Muckey</i>	Kirk Muckey	16622 E. Kenyon Drive Aurora Co.	303-690-4242
<i>Justin Muckey</i>	Justin Muckey	16622 E. Kenyon Drive Aurora Co.	780 346 5111
<i>Janelle Muckey</i>	Janelle Muckey	16622 E Kenyon Drive	3-690-4242
<i>Gavin Muckey</i>	Gavin Muckey	16622 E. Kenyon Drive Aurora CO	303-690-4242
<i>Joelle Muckey</i>	Joelle Muckey	16622 E Kenyon Dr Aurora CO	3-690-4242

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Respectfully,

Signature	Printed Name	Address	Phone No.
	Bernice A. Gaccetta	1051 E 73 rd Ave	31288-0918
	Nancy Gaccetta	1051 E 73 rd Ave	31465-3232
	LARRY E. McDANIEL	983 E 73 rd Ave.	720-480-3232
	Roshann McDaniel	1051 E 73 rd Ave.	970.308.6625
	Jeremy McDaniel	1051 E. 73 rd Ave	303 913 8816
	James C. Price	1161 - E 73 Ave	303-901-2968

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Signature	Printed Name	Address	Phone No.
	Michael Olson	1573 E 131 place Thornton Co	303-946-5065
	Jeanne Motta	7112 E 131 st place Thornton	303 204 9601
	Amanda Olson	1573 E 131 st pl. Thornton	303-641-7399
	Elizabeth Rotello	2001 E 75 th Ave Denver 80229	303 288 3529
	Michael S. Rotello	2001 E 75 th Ave Denver	502 29
	Jeremy Turner	10487 E Abilene st Commerce City	008002
	Kristy Turner	" " " "	" " "
	Roxanne Turner	7875 Ogden Ct Den Co	80229

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Signature	Printed Name	Address	Phone No.
<i>Rocco G. Rotello</i>	Rocco G. Rotello	7591 York St 80229	303-288-3518
<i>Helen A. Rotello</i>	Helen A. Rotello	7591 York St 80229	303-288-3518
<i>Cheryl Bess</i>	Cheryl Bess	8809 Kings Park 80530	970-214-6757
<i>Steve Rotello</i>	Steve Rotello	10651 OAKR RD	303 488 3974
<i>Allen W. Jones</i>	ALLEN W. JONES	2251 E 77TH AVE 80229	303-287-2175
<i>Janice D. Jones</i>	Janice D. Jones	2251 E 77TH AVE 80229	303-287-2175
<i>Roscoe R. Markoff</i>	ROSCOE R. MARKOFF	7888 PEARL ST 80229	303 288 3672
<i>Catherine M. Markoff</i>	Catherine M. Markoff	7888 Pearl St 80229	303 288 3672
<i>Janice Ponzio</i>	JANICE PONZIO	7470 York St 80229	303-288-0019
<i>Wayne Ponzio</i>	Wayne Ponzio	7470 York St. 80229	303-288-0019

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Signature	Printed Name	Address	Phone No.
	Stephen Stegman	2700 E 78th Ave	303-888-2711
	Larry W Jensen	2690 EAST 78th AVE	303-994-7157
	Sean M Farley	2690 E. 78th Ave	303-994-7158
	Sandra B Stegman	2690 E. 78th Ave.	319-286-8190
	Debra C. Feik	2690 E. 78th Ave.	720-530-7752
	Beth A Powell	2690 E 78th Ave	720-635-5605
	Karie M Feik	2690 E 78th Ave	303-949-1430
	Hugo Valdez	2690 E 78th Ave	303-210-4297
	Greg Dietrich	2690 E 78th Ave	303-994-7159

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Signature	Printed Name	Address	Phone No.
<i>Garry Rives</i>	GARRY RIVES	7620 Zwerger St.	303-288-7611
<i>Laurence M. Larusso</i>	LAURENCE LARUSSO	7695 N LAFAYETTE ST	303-288-9681
<i>Laurence M. Larusso</i>	Laurence M. Larusso	7605 Lafayette St.	303-288-9681
<i>Aileen R. Larusso</i>	Aileen Rose Larusso	7696 N Lafayette St	303-288-879
<i>Kathleen Mendez</i>	KATHLEEN MENDEZ	1390 E 73rd Ave	720-934-1376
<i>Carlos Mendez</i>	CARLOS MENDEZ	1390 E 73rd Ave	720-224-5497
<i>Con On Chleen Orr</i>	Con On Chleen Orr	1811 E 75th Ave Denver	80229 303-888-0060
<i>Tammy Graves</i>	TAMMY GRAVES	1921 E 75th Ave Denver	80229 303-288-5641
<i>Tony L. Barnes</i>	TONY L. BARNES	7450 Williams St. DENVER	80229 303-598-9800
<i>Eileen Gandy-Barnes</i>	EILEEN GANDY-BARNES	7452 Williams St. DENVER CO	80229 303-598-9800
<i>2 Eileen Gandy-Barnes</i>	EILEEN GANDY-BARNES	7501 York St. Denver CO	80229 303-288-8811
<i>Mitch Mc Dowall</i>	MITCH MCDOWALL	1661 E. 77th	80229 303-288-5637

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Signature	Printed Name	Address	Phone No.
<i>Joseph Milano</i>	JOSEPH MILANO	7341 RACE	3-288-1322
<i>Anthony J. Milano</i>	ANTHONY J MILANO	7339 RACE	3-289-7706
<i>Kelly Milano</i>	Kelly Milano	7339 Race St	3-289-7706
<i>Megan Monroe</i>	Megan Milano Monroe	10811 Newland St	303-457-2443
<i>Joseph Milano</i>	Joseph Milano	10641 Livingston Drive	970-373-7306
<i>Patrick R. Milano</i>	PATRICK R. MILANO	8000 W. 8 th Ave	303-237-1383
<i>Kathryn Milano Benefiel</i>	Kathryn Milano Benefiel	10641 Livingston Dr.	3-748-851
<i>Lana J. Lechuga</i>	LANA J. LECHUGA	1911 E. 73RD AVE	303-288-3102
<i>Jose M. Lechuga</i>	JOSE M. LECHUGA	1911 E. 73 RD AVE	303-288-3102

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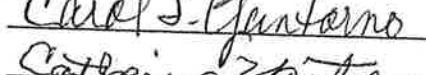
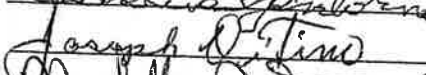
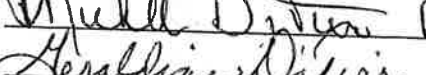
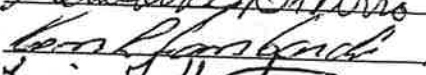




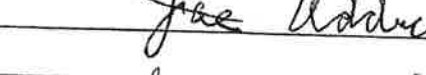
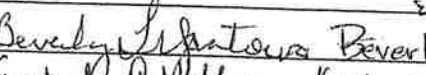
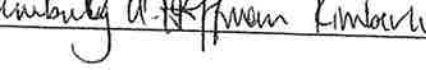
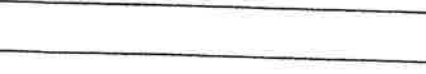
This letter is in response to the efforts to create a Welby sub area plan. We are not represented by or aligned with the following committees or interest groups:

- Agriculture & Open Space
- Historic Preservation & Cultural Resources
- Strong Business Community
- Spanish Committee
- Environmental Considerations
- Infrastructure, Transportation, Trails
- Vibrant Residential Neighborhoods
- Welby Heritage Foundation

We officially request that our land be excluded and not included and/or burdened with any sub area plan, and that we be allowed to enjoy the democratic process as the rest of the county without additional overlay planning and its associated burdens.

If there are any property owners that wish to place these burdens on their property, by all means, allow them to do so and require that funding of any trails, parks, community gardens etc. be done through donation and not taxation and regulation.

Respectfully,

Signature	Printed Name	Address	Phone No.
	Frank L. Yantorno	1414 E. 73 rd Ave	303-807-8882
	CAROL S. YANTORNO	1414 E. 73 rd Ave.	303-288-5759
	Catherine Yantorno	1460 E 73 rd Ave	303-888-9173
	Joseph D. Tirro	2185 E. 74 th Place	303-289-5710
	Michelle Di Tirro	2185 E. 74 th Place	303-289-5710
	Geraldine Di Tirro	2185 E 74 th Place	303-289-5710
	Bob Lombardi	7285 E. 73 rd Ave	303-829-2200
	Brian Yantorno	1550 E 73 rd Ave	303-288-1208
	DALE DEJACA	7900 YORAL ST	312-288-2424
	STEVEN STREETEN	7890 YORAL	"
	JOE A. ADJUCCI	2101 E. 78 th Ave	303-888-2111
	Beverly S. Yantorno, Beneficiary	1210 E. 73 rd Ave	
	Kimberly A. Hoffman, Beneficiary	7667 N Washington	303-288-2445
		1460 E 73 rd Ave	303-881-2192
		1460 E. 73 rd Ave.	720-988-3652

August 30, 2013

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Signature	Printed Name	Address	Phone No.
<i>Stanley J. Marrone</i>	Stanley J. Marrone	1041 E. 71 st Ave.	303-961-1604
<i>Steve Marrone</i>	STEVE MARRONE	1041 E. 71 st Ave	303-961-7277
<i>Antonette Marrone</i>	Antonette Marrone	1041 E. 71 st Ave	303-288-1854
<i>Jackie Marrone</i>	Jackie Marrone	999 E. 71 st Ave.	303-288-9136
<i>Kenneth Marrone</i>	KENNETH MARRONE	999 E 71 st Ave.	303-288-9136
<i>Penning Edal Seal</i>	Penning Edal Seal	1040 1/2 71 st Ave	303-227-7711
<i>Octavio Torres</i>	Octavio Torres	1020 E. 71 st Ave	720-275-6346



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Respectfully,

**COLLIERS INTERNATIONAL AS AGENT FOR
WPC CORPORATE I, LLC & WPC CORPORATE II, LLC**

A handwritten signature in black ink, appearing to read "Brad W. Calbert".

Brad W. Calbert
President

August 30, 2013

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Respectfully,

Signature	Printed Name	Address	Phone No.
<i>Rosalie Depue</i>	Rosalie DEPUE	5180 Chase St.	31423-8559
<i>Jerry Depue</i>	JERRY DEPUE	5180 CHASE ST	303-423-8559
<i>Sheryl L. Roberts</i>	Sheryl L. Roberts	31420 Hilltop Rd	303-642-3224
<i>Thomas K Roberts</i>	Thomas K Roberts	31420 HILLTOP RD	303 642-3224

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Respectfully,

Signature

Printed Name

Address

Phone No.

[Signature] Gina Guerrieri 7395 York St + 2222 E 74th Ave 303-210-4419

[Signature] Ryan Guerrieri 2222 E 74th Ave 303-210-5802

[Signature] Robrio Guerrieri 7395 York St 303-210-~~4418~~ 4418

[Signature] Natalie Guerrieri 2222 E 74th Ave 303-434-5930

[Signature] Andrea Guerrieri 2222 E 74th Ave. 3) 210-1942