



2651 East 79th Avenue Denver, Colorado 80229 – 303-287-4480 – Fax 303-287-4419

December 9, 2013

Ms. Joelle Greenland
Adams County Planning and Development Department
4430 South Adams County Parkway
1st Floor Suite W2000A
Brighton, Colorado 80601

Re: Subarea Plan Draft #1

Dear Ms. Greenland;

This correspondence concerns the above mentioned project and sets forth issues for review.

1. On page 77 of the first draft of the Welby subarea plan, the map shows several proposed roads, proposed collectors roads, and potential future street connections, not to mention existing roads. The area showing two proposed roads that I oppose are located south of Coronado Parkway, north of 78th Avenue, and east of Welby Road. The first road runs north/south through the middle of my property located at 2651 East 79th Avenue and 2721 East 79th Avenue. The second road runs east/west to the south of the two aforementioned properties. This is technically a service road running along Niver Creek. My concern is the negative effect these two roads would have on my properties and the huge amount of my property each road would require. These roads, in my opinion, are also unnecessary and I respectfully request that both roads be excluded from the subarea plan.
2. On page 22 of the first draft of the subarea plan, it states that the area north of 78th Avenue would be rezoned as mixed use neighborhood. This area includes businesses that are industrial/commercial zoned. It would be unwise to include this area as part of a mixed use neighborhood zone since there are several businesses in this area that would be better served in the mixed use employment zone. The definition of a mixed use neighborhood is, as stated on page 23 of the subarea plan, a mix of single and multi-family housing, commercial, facilities, parks and open space. This definition does not fit the businesses currently occupying this area. The mixed use employment zoning fits better with the businesses in the area.
3. I submit these comments with the hope that those involved in developing this subarea plan will take these comments and those of other property owners into serious consideration. There has been a lot of discussion about bringing more businesses into the Welby area. That's great; however, it's a mistake to overlook those of us who currently own property/businesses, pay taxes and contribute to this community.

Please feel free to contact me with any questions or if anything further is required. Thank you.

Sincerely,

Crystal Peccia

Property Owner – 2651 East 79th Avenue