

## Planning Counter

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**Subject:** Some questions concerning placements of road in the Welby Plan

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**From:** Al Gerace [<mailto:alg@hardyboyplant.com>]

**Sent:** Monday, December 23, 2013 8:30 AM

**To:** Joelle Greenland

**Subject:** Some questions concerning placements of road in the Welby Plan

Joelle,

More specifically we have questions about the roads drawn on the new Welby Plan which affect our property in the Welby Gardens Subdivision. Of most concern is the projected road that bisects our property. The plan currents show a road from Clayton St to the Projected Steele St that runs immediately north of our current greenhouses. As we have plans to developed the north section of our property with additional greenhouses, a road there would produce an extreme hardship and many safety concerns for our operations.

Another concern is the projected connector road that will run from Washington to Steele St on the very north end of our property at 76<sup>th</sup> Ave. We would like some guidance as to what foot print the road itself will have and what the set back will be so that we can adjust our projected expansion to comply with the projected new plan. I believe that the projected Western Hills Ditch will also affect our property in some way as well.

The proposed Clayton Street expansion will also affect us as well. Our residential homes many be adversely affected as well. In 1994 when the County helped us set up the Welby Gardens Subdivision, we were told that the County no longer needed the Clayton St to be a dedicated county road and since that time the county has not maintained that road, we have maintain that road ourselves. Now we understand that there are only two properties that do not have county right away for the completion of Clayton St. What are the county's intensions for Clayton St. and how will this affect us. Al Gerace