

## Planning Counter

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**Subject:** Welby Plan - Second Draft

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**From:** Mark Gerace [<mailto:MarkG@hardyboyplant.com>]  
**Sent:** Wednesday, January 29, 2014 2:02 PM  
**To:** Joelle Greenland  
**Cc:** Marty Gerace; John Gerace; Al Gerace  
**Subject:** RE: Welby Plan - Second Draft

Hello Joelle,

It was a pleasure talking with you last night. We are excited about the Transportation Oriented Development (TOD) future potential of our property! Per our conversation last night at the Welby Community Open House and In regard to page 89 of the Welby Sub Area Plan (Welby Proposed Road Network): I spoke with the other owners here at Welby Gardens and we all agree in that we would like to see the Proposed Collector Street on the North side of our property be removed. With the other 2 proposed Roads Clayton St and Steele St as well as the existing HWY 224 the access to our developed property should be sufficient. The road system within our property will be better addressed at time of development in the development plan. Feel free to contact me with any questions or concerns you may have.

Thank you in advance for your consideration to our request.

**Mark Gerace**

**Welby Gardens Co Inc**

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**From:** Joelle Greenland [<mailto:JGreenland@adcogov.org>]  
**Sent:** Tuesday, January 21, 2014 4:40 PM  
**Subject:** Welby Plan - Second Draft

Hello Welby Community,

Thank you to all who provided us with valuable feedback and comments on the first draft of the Welby Plan.

Attached please find the SECOND DRAFT of the Welby Plan that the Planning and Development Department has created for your review and comment. We are providing this to you prior to the **Open House on January 28, 2014 at the Welby Montessori School from 6:30 – 8:00 p.m.** The Open House will provide an opportunity for the community to peruse several tables outlining the plan and ask staff any questions or provide comments. Light refreshments will be served; however, no child care or translation services will be offered due to the open house format. All are welcome including children accompanying parents.

Please provide all comments on the plan to us by **February 14<sup>th</sup>, 2014**. Any questions or comments can be emailed to [welbyplan@adcogov.org](mailto:welbyplan@adcogov.org) or you can call me directly.

We look forward to seeing and hearing from you next Tuesday at the Open House!

Best,

**Joelle Greenland, AICP | Long Range Planner**

Adams County Planning and Development Department

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