

**Project Description Steve Gardner Subdivision  
Location: 4017 West County Road 8, Berthoud**

The purpose of this project is to divide this property from East to West on an existing fence line. No fencing, grading, utilities, roads, or any type of construction will be involved in this project.

The intent of this project is to provide a residential building site on the (total 50 acre) farm where it will not interfere with the overall operation of the farm. The 4017 WCR 8 parcel is a dry lot, unsuitable for farming. By building a future second residence on this parcel, it won't have to be built on the available "farm parcel," (33 acres which has irrigation and no residence) therefore keeping the character and use of the farm intact.

This type and size of subdivision is common West of Berthoud along County Rd 8 and County Rd 23. The property East of our farm is less than 2.29 acres, and the two parcels East of that are smaller. About 7 years ago the property North across CR 8 from us was divided in two. By building a home on this property, the character of the neighborhood will be preserved, because there will still be open spaces without houses on our farm.

After reading the Land Use Code and talking to Larimer County Planning staff, I feel certain all aspects of this subdivision comply with the code.

At this point in the application process, no referral agencies have been consulted.

Because this subdivision is in character with the surrounding properties, it will not adversely affect any of them. Neighbors have complimented us for our good stewardship of this land, and it's beauty.

As it is planned, there will be no noticeable change at this property after this subdivision is complete, so there should be no impact on the neighborhood.