

GARDNER SUBDIVISION:

PROJECT DESCRIPTION:

This subdivision is intended to divide 7.64 acres total, located at 4017 WCR 8, from east to west, into two lots (Lot 1, the northern 3.08 acres and Lot 2, the southern 2.94 acres), with the remaining 1.62 acres being designated as highway easements. The Northern property contains a mobile home and will be unaffected by this subdivision.

The Southern property would like to be subdivided to allow another owner of Gargot Farms (the farm that operates on all three parcels) to build a home (if it turns out to be OK with the County Commissioners) on property that is not suitable for the Farm's activities. We are aware all the requirements of section 22 of the Land Use Code, the Dry Creek Ditch and the CR 23 easements, plus any wetlands, prohibits the location of a home, without an appeal.

REVIEW CRITERIA:

- 8.1.1 The subdivision will supply required soils tests, and approval from the health department for a septic system with the Preliminary Plat submittal.
- 8.1.2 The subdivision has CBT water to contribute to the district for domestic water.
- 8.1.3 Geotechnical and Drainage reports will be supplied by the subdivision with the Preliminary Plat submittal.
- 8.1.4 Formal comments from the Berthoud Fire Protection District will be supplied with the Preliminary Plat submission.
- 8.13 All Mineral Rights owners will be notified of all meetings, as required by Law.
- 8.14 The Preliminary Plat application will include a request to appeal the width to depth ratio of the Southern property, which does not comply with the Land Use Code.