

RESOLUTION NUMBER 19

(SERIES 2025)

A RESOLUTION OF THE TOWN OF BERTHOUD BOARD OF TRUSTEES APPROVING A PRELIMINARY PLAT FOR A DEVELOPMENT KNOWN AS THE “FARMSTEAD ACRES DEVELOPMENT” IN THE TOWN OF BERTHOUD.

WHEREAS, the property under consideration is known as the “Farmstead Acres” development; and more particularly described in Exhibit A attached hereto; and

WHEREAS, the Town of Berthoud (“Town”) approved on February 28, 2023, a Neighborhood Master Plan; and,

WHEREAS, the Town approved Ordinance No. 1316 on February 28, 2023, amending the zoning map of the Town of Berthoud to Suburban Residential (SR) and Urban Residential (UR); and

WHEREAS, the Preliminary Plat attached herein as Exhibit B has been reviewed by referral agencies to ensure the proposed development does not present a burden on service provision; and

WHEREAS, notice was properly posted in the manner required by law and a public hearing was conducted on August 26, 2025; a legal ad was published on May 4, 2025, and affected property owners within 500 feet of the site were notified by first-class mail before the Berthoud Planning Commission hearing on May 5, 2025; and

WHEREAS, after the public hearing on July 10, 2025, the Berthoud Planning Commission made a unanimous recommendation to the Town Board of Trustees to approve the Preliminary Plat; and

WHEREAS, based on the testimony and evidence presented at the public hearing on August 26, 2025, the Board of Trustees determines and finds that compliance with the Preliminary Plat review criteria as provided in Section 30-6-107(B) of the Berthoud Municipal Code has been demonstrated.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF BERTHOUD, COLORADO:

Section 1. Preliminary Plat Approval: The Preliminary Plat is hereby approved.

Section 2. Interpretation: This Resolution shall be interpreted and construed to effectuate its general purpose.

Section 3. Effective Date: The provisions of this Resolution shall take effect upon adoption.

APPROVED AND ADOPTED this 26th day of August 2025.



TOWN OF BERTHOUD

By

William Karspeck, Mayor

ATTEST:

By:

~~Christian Samora, Town Clerk~~

Lexi Dovel, Deputy Town Clerk

Exhibit A: Legal Description

Lots 3 and 4, Farmstead Acres Subdivision, as recorded June 16, 2023 as Reception No. 20230025109 of the Larimer County Clerk & Recorder, Town of Berthoud, County of Larimer, State of Colorado