



# Development Opportunity

Business Development Office | [welish@berthoud.org](mailto:welish@berthoud.org) | 970-532-2643

**Project Name:** Rose Farm Acres  
**Location:** SEC of Spartan Ave & LCR 17  
**Total Project Size:** 54 Acres  
**Zoning District:** R1 and R3

**Contact:** Steve Schmidt  
**Rose Farm Acres, LLC**  
**Phone:**  
**E-mail:** [smittola@aol.com](mailto:smittola@aol.com)

**Project Entitlement:**

	<u>Residential</u>	<u>Commercial</u>	<u>Industrial</u>
<b>Single-Family</b>	123 Units	- -	- -
<b>Multi-Family</b>	80 units		

**Project Status:** Subdivision approved, land is vacant. If interested in this development please call!

**Project plan:** Rose Farm Final Plat. Available

