



VICINITY MAP  
SCALE: 1"=2000'

## **RED HORIZONS MINOR SUBDIVISION PROJECT NARRATIVE**

To whom it may concern;

The following is a written statement addressing how the proposed Red Horizons Minor Subdivision conforms to the Town of Berthoud Development Code, Comprehensive Plan, and PORT Plan.

I would like to subdivide the subject parcel through the Town of Berthoud's Minor Subdivision process. It will be subdivided into 3 residential lots each containing approximately 1/4 to 1/3 of an acre. Each lot will contain a single-family residence. The development would access County Road 10E via a private jointly owned driveway supplying access to the three parcels.

With this proposal the impact on the Town and surrounding area would be negligible. Whereas formerly there were two single family residences on this lot, I feel that adding one more single-family residence would have a minimal impact on the Town of Berthoud. The proposed development for this property will blend in harmoniously with adjacent surrounding uses while having a slight impact on the public infrastructure and services.

Due to the size and location of this proposed Minor Subdivision (0.91 acres), I believe that it conforms to the Town of Berthoud's Development Code for the following reasons. This is a compact, well defined, sustainable neighborhood that will enhance the Town's character and appeal. It will act as an infill development to the existing Berthoud Lakes Ranchettes PUD that is bordering to the West and North of this proposal. With this development consisting of only three residential lots, it will offer a sense of community for the future owners within this Minor Subdivision. The private jointly owned driveway will provide adequate access to the lots. The width and surface will be constructed according to the Town and Fire District's specifications to ensure a functional and safe access for the property owners as well as public safety equipment. Storm water management will be negligible with this size of development. Culverts and road side swales will direct and convey nuisance and storm water flows to the historic release point for this property. Due to the size and number of lots proposed with this development, I am requesting that no recreation, open spaces, trail systems, or educational facilities be required for this proposal. Public utilities are existing and/or adjacent to this development offering an optimal situation for providing connections with very little impact.

I believe this proposal conforms to the Town of Berthoud's Comprehensive Plan for the following reasons. The overall size of this development is 0.91 acres and has been used as a single-family residence for many years. This property will continue to be utilized for residential use. The overall density level will be consistent with the existing Berthoud Lakes Ranchettes PUD development adjacent to this Minor Subdivision. Preservation of open lands/farmland would not be a factor for this size of development based on the previous use of the property. This parcel has no natural drainages or biological significance. For these reasons, I believe this development proposal supports and adheres to the Town of Berthoud's Comprehensive Plan.

As stated previously, regarding the size of this development being under 1 acre, it would appear not to offer prime development opportunities for parks, open space, recreation and/or trail amenities. I feel that the PORT Plan would not apply to this development as it would for a larger denser development with multiple residential lots.

In closing, I would like to thank you for your time and consideration for this Minor Subdivision proposal. I feel it will make a nice addition to the community and surrounding area.

Sincerely,

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Mary Jo Kostka (Property Owner/Applicant)  
311 Common Drive  
Berthoud, CO. 80513  
(303) 324-2688

