

Southside Lateral Ditch Company  
218 East Kiowa Ave  
PO Box 38  
Fort Morgan, CO 80701

November 17, 2020

Dear Ms. Lefever,

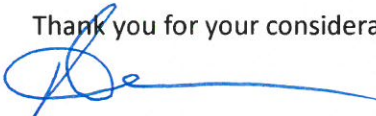
Thank you for taking my call last Friday. I wanted to follow up in writing concerning the letter you wrote objecting to our variance request to memorialize the current setbacks on our property.

Richard and I own a 2.38 acre parcel of land known as Wagon Wheel Mobile Home Park located on County Road R. It is a small mobile home park (16 units) that has been in existence since the 1960's. There is a stick-built house and an auxiliary building on the property as well. We purchased the property in 2018 with the intention of rehabilitating the property, upgrading the homes, and improving the water and sewer systems. In order to do this, the property requires a Special Use Permit from Morgan County. In October we received approval from the Planning Commission as well as the Board of County Commissioners for the Special Use Permit. Part of the approval requires us to obtain a variance from agricultural zoning setback requirements.

The mobile home park has been operating since the 1960's with all of the homes located exactly where they were placed originally. This includes the permanent home and auxiliary building that are nearly 100 years old. All of the structures are located such that they do not meet current setback requirements. These setback requirements were derived long after the mobile home park was formed. The variance we are seeking is to simply allow the homes to stay in their current locations. We are not seeking to move any home closer to the property line or to the irrigation ditch.

We are asking you to reconsider your objection to this variance request. You have been operating the irrigation ditch for well over 50 years with all of the homes placed where they are today. We will continue to respect your right to operate and maintain the ditch as you have done in the past. We are asking the same courtesy be afforded us so that we can continue to provide safe and affordable housing to our residents.

Thank you for your consideration.



Helen and Richard Migchelbrink  
Wagon Wheel Homes, LLC  
[sandrunpm@gmail.com](mailto:sandrunpm@gmail.com)  
970-218-1409