AGENDA
MORGAN COUNTY BOARD OF COUNTY COMMISSIONERS
Assembly Room, Administration Building
231 Ensign Street, Fort Morgan, CO 80701
Tuesday October 21, 2025

To participate in the Citizen's Comment Period you must connect via Zoom Conferencing Access Information: https://us02web.zoom.us/j/84651421268 If you cannot connect via Zoom, you may submit written public comment to morgancountybcc@co.morgan.co.us by email by 4 p.m. on Monday October 20, 2025.

To participate in Public Hearings you may connect via Zoom Conferencing Access Information: https://us02web.zoom.us/j/84651421268 listen via phone, please dial: 1-312-626-6799, Meeting ID: 846 5142 1268

To watch and/or listen to the meeting but not participate, you may do so by connecting via Zoom Conferencing Access Information: https://us02web.zoom.us/j/84651421268 or to listen via phone, please dial: 1-312-626-6799, Meeting ID: 846 5142 1268

9:00 A.M.

A. WELCOME – CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL:
Commissioner Becker
Commissioner Malone
Commissioner Bernhardt

The Board of Morgan County Commissioners will convene as the Morgan County Board of Social/Human Services in the matter of:

1. CALL TO ORDER
2. Consideration of Approval – **DHS MINUTES** dated August 19, 2025.
3. Consideration of Approval – **DHS WARRANTS** for July 2025 (Susan Nitzel, Accounting Manager)
4. Consideration of Approval – **DHS CERTIFICATION OF PROVIDER AND VENDOR BENEFIT AUTHORIZATIONS** for July 2025 (Susan Nitzel, Accounting Manager)

(*Recess as necessary)

B. CITIZEN'S COMMENT PERIOD
Citizens are invited to speak to the Commissioners on agenda or non-agenda items. There is a 3-minute time limit per person, unless otherwise noted by the Chairman. Please note that no formal action will be taken on these items during this time due to the open meeting law provision; however, they may be placed on future posted agenda if action is required.

*Morgan County is committed to making its public meetings accessible to persons with disabilities. If you need special accommodations, please call (970)542-3500, extension 1410, at least 2 business days in advance of a meeting to make arrangements.

PREPARED BY: Mindi Cloyd, Administrative Services Manager for BCC
AGENDA POSTED by October 17, 2025 @ 4:00 P.M.

C. CONSENT AGENDA

All matters under the consent agenda are considered to be routine by the Board of County Commissioners and will be enacted with a single vote. There will be no separate discussion of these items. If discussion is deemed necessary, any Board member may ask that the item be removed from the Consent Agenda and considered separately.

1. Ratify the Board of County Commissioners approval of **BCC meeting minutes** dated October 7, 2025.
2. Ratify the Board of County Commissioners approval of **Contract 2025 CNT 078 Accelerate, Inc.**, Term of Contract September 17, 2025 through completion.
3. Ratify Chairman Jon Becker's signature on **Application for Emergency Telephone Charge Increase**, dated October 10, 2025.
4. Ratify the Board of County Commissioners approval of **Contract 2025 CNT 079 NE Colorado Cellular, Inc.** dba Viaero Wireless, Term of Contract September 9, 2025 through September 8, 2026.
5. Ratify the Board of County Commissioners approval on assignment of **Debt Collections to EMS|MC** dated October 15, 2025. Client #250478, #251481, #251527, #251621, #250831, #251442, #251309, #250972A, #250408D, 251353, #242371, #251662C, #251151, #251467, #251335, #251665, #251266, #251375, #251227, #251169, #251314, #251414, #251435, #250452, #251180, #251351, #251607, #250827, #251713, #251708, #251083, #250408C, #251505, #251581, #251264, #251593, #251262, 3250310, #251067, #251360, #251192, #251600, #251346, #250953, #250584, #250888, #250944, #251554, #251506, #251510, #242988, #250870, #251501, #251296, #251528, #251450, #251656, #250329, #251061, #251503, #250632, #251339, #251240, #251232, #251237, #242124, #251242.

D. UNFINISHED BUSINESS

No unfinished business.

E. GENERAL BUSINESS AND ADMINISTRATIVE ITEMS

1. Consideration of Approval – **Morgan County Treasurer and Public Trustee Quarterly Report**, 3rd Quarter 2025 (Robert Sagel, Morgan County Treasurer and Public Trustee)
2. Consideration of Approval – **Resolution 2025 BCC 38**. A Resolution amending the Morgan County Fee Schedule for the rental of fairground facilities. (Mindi Cloyd, Administrative Services Manager)
3. Consideration of Approval – **Road Use agreement**, Pawnee Solar, LLC. (Bruce Bass, Public Works Director)
4. Consideration of Approval – **Road Use agreement**, Pivot Solar 71, LLC. (Bruce Bass, Public Works Director)
5. Consideration of Approval – **Resolution 2025 BCC 39**. A Resolution conditionally approving an amendment to the Use by Special Review Permit for the City of Fort Morgan's Wastewater Treatment Plant. (Nicole Hay, Planning and Zoning Administrator)

F. COUNTY OFFICIAL AND DEPARTMENT HEAD REPORTS

1. **Commissioners Calendar** for the week of October 17, 2025 through October 28, 2025.

G. PLANNING AND ZONING

General Business

*Morgan County is committed to making its public meetings accessible to persons with disabilities. If you need special accommodations, please call (970)542-3500, extension 1410, at least 2 business days in advance of a meeting to make arrangements.

PREPARED BY: Mindi Cloyd, Administrative Services Manager for BCC
AGENDA POSTED by October 17, 2025 @ 4:00 P.M.

A. Acknowledgment of receipt of the 2025 Morgan County Comprehensive Plan from the Morgan County Planning Commission

B. **MCC Amended Plat:** An amendment of Lots 1 and 2, Life Fellowship Church Minor Subdivision.

Public Hearings

A. **Applicant:** Xtreme LLC
Landowners: Terry W. and Connie R. Tormohlen
Legal Description: A parcel of land in the NE¼ of the NE¼ of Section 32, Township 3 North, Range 57 West of the 6th P.M., Morgan County, Colorado aka 19900 County Road N, Fort Morgan, CO 80701.
Request: A Use by Special Review Permit to operate a millwright and fabrication business.

B. **Applicant:** Andrew Witt
Landowners: Polar Block Properties, LLC
Legal Description: A parcel of land in the SE¼ of Section 13, Township 3 North, Range 59 West of the 6th P.M., Morgan County, Colorado.
Request: A 4-Lot Minor Subdivision. The total acreage being divided into 4 lots is 35.43 acres. Lots 1-3 will be 8.66 acres each. Lot 4 will be 9.45 acres.

C. **Zoning Amendments related to Cisterns**

D. **Zoning Amendments related to Variances and Amending Permits**

H. ADJOURNMENT

*Morgan County is committed to making its public meetings accessible to persons with disabilities. If you need special accommodations, please call (970)542-3500, extension 1410, at least 2 business days in advance of a meeting to make arrangements.

PREPARED BY: Mindi Cloyd, Administrative Services Manager for BCC
AGENDA POSTED by October 17, 2025 @ 4:00 P.M.

HUMAN SERVICES WARRANTS

State of Colorado)
) ss.
County of Morgan)

I, Jacque Frenier, Director of Human Services of Morgan County, Colorado, hereby confirm that the payments listed below were made to the respective payees totaling the sum as indicated for the month of July 2025.

_____ _____
Date Director, Jacque Frenier

HMS warrants	$	380,508.66
HMS payroll	$	229,407.89
Total warrants	$	609,916.55

APPROVAL BY COUNTY BOARD OF HUMAN SERVICES

State of Colorado)
) ss.
County of Morgan)

I, Jon Becker, Chairman of the Board of Human Services of Morgan County, Colorado, hereby confirm that the payments set forth herein have this date been approved, and warrants in payment thereof ordered issued upon the Social Services Fund, accounts as of July 31, 2025 totaling the sum of $609,916.55.

_____ _____
Date Chairman, Jon Becker

Morgan County Department of Human Services
Warrants List Summary
July 31, 2025

Expenditures:	7/10/2025	7/17/2025	7/23/2025	7/31/2025	Month Total	June Month Total
Program Costs	10,531.73	14,918.19	2,470.00	648.66	28,568.58	20,602.11
Program Contracts			48,588.58		48,588.58	7,083.89
Program Grants		577.55		213.27	790.82	18,735.81
County Interfund		84,292.57	7,657.98		91,950.55	23,958.03
County Transfer					-	
Employee Payroll				90,318.88	90,318.88	93,090.00
Employee Benefits				120,291.25	120,291.25	121,351.67
					-	
					-	-
	10,531.73	99,788.31	58,716.56	211,472.06	380,508.66	284,821.51
	10531.73					

230,243.08	HMS direct deposits
90,318.88	warrant payroll
320,561.96	gross salary

320,561.96	County payroll register

Check Register

Morgan County Government

14-Oct-25

From: 01-Jul-25 To: 31-Jul-25

Check No	Check Date	VendorNo	Vendor	Invoice	Check Amount	Status
Bank Account: 10 SOCIAL SERVICES FUND						
1023022	10-Jul-25	9246	ALLO COMMUNICATIONS LLC	12013190725 INTERNET	$247.00	R
1023023	10-Jul-25	5147	C T S I VOLUNTEER INSURANCE	25INSDHS 25INSDHS	$10.80	R
1023024	10-Jul-25	993	EDWARDS RIGHT PRICE MARKET	51610625 SUPPLIES	$15.93	R
1023025	10-Jul-25	9406	MORGAN COUNTY TREASURER	7-3141.84 TRAIN, SUP & LODG	$3,141.84	R
1023025	10-Jul-25	9406	MORGAN COUNTY TREASURER	6-2.06 MAY PHONE	$52.06	R
1023025	10-Jul-25	9406	MORGAN COUNTY TREASURER	2103255653DHS TOLL	$35.30	R
1023025	10-Jul-25	9406	MORGAN COUNTY TREASURER	5-78.26-5 MAY PHONE	$78.26	R
1023025	10-Jul-25	9406	MORGAN COUNTY TREASURER	2102433694DHS TOLL	$79.30	R
1023025	10-Jul-25	9406	MORGAN COUNTY TREASURER	1481209905 APR SVCS	$437.10	R
1023025	10-Jul-25	9406	MORGAN COUNTY TREASURER	2709610525 MAY UTIL	$4,714.03	R
1023025	10-Jul-25	9406	MORGAN COUNTY TREASURER	2102524970 TOLL	$29.30	R
1023025	10-Jul-25	9406	MORGAN COUNTY TREASURER	8010316768DHS MAR SVCS	$103.00	R
1023025	10-Jul-25	9406	MORGAN COUNTY TREASURER	8010925157DHS MAY SVCS	$103.00	R
1023025	10-Jul-25	9406	MORGAN COUNTY TREASURER	6-739.45-25 JUNE PHONE	$739.45	R
1023026	10-Jul-25	10062	MORGAN COUNTY TREASURER	5-77.89 SUPPLIES	$77.89	R
1023026	10-Jul-25	10062	MORGAN COUNTY TREASURER	6-73.80 SUPPLIES	$73.80	R
1023027	10-Jul-25	229	TK ELEVATOR CORPORATION	3008705003 ELEV MAINT	$593.67	R
1023028	17-Jul-25	10137	ARACELI RODRIGUEZ	002 SVCS	$27.55	R
1023029	17-Jul-25	10118	BUILDING ARIZONA FAMILIES	7-600.00 SVCS	$600.00	R
1023030	17-Jul-25	3629	C H S D A	CHSDA25-26-45 DUES	$7,000.00	R
1023031	17-Jul-25	1306	CENTENNIAL MENTAL HEALTH	7-94.00. SVCS	$94.00	R
1023032	17-Jul-25	8458	CENTER FOR HEALING TRAUMA	460 SVCS	$275.00	R
1023033	17-Jul-25	9945	COMMAND SERVICE SYSTEMS IN C	11041 JUL SVCS	$4,816.41	R
1023034	17-Jul-25	8914	CORPORATE TRANSLATION SER V INC	305941 SVCS	$784.71	R
1023035	17-Jul-25	10104	ELAINE HORTON	004 SVCS	$300.00	R
1023036	17-Jul-25	1043	JEFFREY S. SCHAUERMANN	25-001 SVCS	$10.00	R
1023037	17-Jul-25	10149	KARI SMITH	7-127.00 REIMB	$127.00	R
1023038	17-Jul-25	9963	KEVIN J HANSON DBA	18992DHS JUN SVCS	$47.40	R
1023039	17-Jul-25	8431	LEXISNEXIS RISK DATA MGMT IN C	1100156871 SVCS	$200.00	R
1023040	17-Jul-25	83	MORGAN COUNTY CENTRAL SER VICES	7-83415.87 AR.APR/MAY	$83,415.87	R
1023040	17-Jul-25	83	MORGAN COUNTY CENTRAL SER VICES	SS2506PH JUNE PHONE	$876.70	R
1023041	17-Jul-25	1103	MORGAN COUNTY TREASURER	05-02- REIMB	$20.00	R
1023042	17-Jul-25	10084	PEDRO BALTAZAR	05-02 SVCS	$230.00	R
1023043	17-Jul-25	9994	RAISE THE FUTURE	S-INV103530 SVCS	$756.67	R
1023044	17-Jul-25	10148	REBECCA RIDGWAY	7-127.00. REIMB	$127.00	O
1023045	17-Jul-25	9818	SENERGY PETROLEUM LLC	SEN-1062517 FUEL	$40.00	R
1023045	17-Jul-25	9818	SENERGY PETROLEUM LLC	SEN-1079344 FUEL	$20.00	R
1023045	17-Jul-25	9818	SENERGY PETROLEUM LLC	SEN-1068082 FUEL	$20.00	R
1023046	23-Jul-25	7132	A CARING PREGNANCY	202507 QTR 04 25	$1,767.38	R
1023047	23-Jul-25	7294	FRONT RANGE LEGAL PROCESS	FRS-2025006008 SVCS	$85.00	R
1023047	23-Jul-25	7294	FRONT RANGE LEGAL PROCESS	FRS-2025004390 SVCS	$125.00	R

Check Register

Morgan County Government

14-Oct-25

From: 01-Jul-25 To: 31-Jul-25

Check No	Check Date	VendorNo	Vendor	Invoice	Check Amount	Status
1023048	23-Jul-25	503	GREAT COPIER SERVICE INC	845/846/847 JUN MAINT	$98.15	R
1023049	23-Jul-25	7474	INSIGHT PUBLIC SECTOR INC.	1101289762 LICENSE	$886.56	R
1023050	23-Jul-25	8088	ISTONISH, INC	INV-0443 SVCS	$106.12	R
1023051	23-Jul-25	1085	MORGAN CO FAMILY CENTER	2023040 SVCS	$3,944.00	R
1023051	23-Jul-25	1085	MORGAN CO FAMILY CENTER	FY24-25:11 JUNE 25 CONTRIB	$10,320.21	R
1023051	23-Jul-25	1085	MORGAN CO FAMILY CENTER	FY24-25:12 MAY 25 CONTRIB	$9,553.71	R
1023051	23-Jul-25	1085	MORGAN CO FAMILY CENTER	2023020-2 SVCS	$3,000.00	R
1023052	23-Jul-25	86	MORGAN COUNTY GENERAL	SS202507R JULY 25 RENT	$7,657.98	R
1023053	23-Jul-25	1463	ODP BUSINESS SOLUTIONS, LLC	431532233001 SUPPLIES	$703.78	R
1023054	23-Jul-25	8120	PATRICIA M CHASE	7-232.00 SVCS	$232.00	R
1023055	23-Jul-25	6954	PRAIRIE MOUNTAIN PUBLISHING CO	423648 PUBLICATION	$33.39	R
1023056	23-Jul-25	8732	RISING UP	2504 APR- JUN CONTRIB	$7,047.70	R
1023057	23-Jul-25	6387	S.A.R.A. INC.	6-2025 A/M/J CONTRIB	$5,204.15	R
1023058	23-Jul-25	1164	S.H.A.R.E., INC.	333 REIMB 6/30/25	$7,751.43	R
1023059	23-Jul-25	8001	YNOSENCIA BARRAZA	7-200.00-25 JUL PAYMENT	$200.00	R
1023060	31-Jul-25	8449	AMERICAN FIDELITY ASSURANCE	7-6389.39 JUL INS	$6,389.39	R
1023061	31-Jul-25	8450	AMERICAN FIDELITY ASSURANCE CO	7-701.67 JUL FLEX INS	$701.67	R
1023062	31-Jul-25	10137	ARACELI RODRIGUEZ	003 SVCS	$27.55	R
1023063	31-Jul-25	2391	C H P	7-78438.79 JUL HEALTH/SUPP LIFE	$78,438.79	R
1023064	31-Jul-25	1306	CENTENNIAL MENTAL HEALTH	12088-78-25-3 SVCS	$439.00	R
1023065	31-Jul-25	1104	MORGAN CO TREASURER	7-71899.48 JUL FED W/H/FICA	$71,899.48	R
1023066	31-Jul-25	86	MORGAN COUNTY GENERAL	DHS2506 ATTNY REIMB	$135.00	R
1023067	31-Jul-25	2006	MORGAN COUNTY TREAS	7-11695.23 JUL STATE W/H	$11,695.23	R
1023068	31-Jul-25	6164	MORGAN COUNTY TREASURER/C COERA	7-40958.39 JUL RETIRE	$40,958.39	R
1023069	31-Jul-25	10138	NADINE LESSO	003. SVCS	$35.72	R
1023070	31-Jul-25	10084	PEDRO BALTAZAR	07 SVCS	$150.00	R
1023071	31-Jul-25	378	PREPAID LEGAL SERVICES	7-124.60. JUL INS	$124.60	R
1023072	31-Jul-25	483	STERLING COMMUNITY	7-70.00. JUL EMP CONTRIB	$70.00	R
1023073	31-Jul-25	2769	SUSANNE BROWN	7-209.66 MEALS & MILEAGE	$209.66	R
1023074	31-Jul-25	9375	TEXAS LIFE INSURANCE CO	7-197.58 JUL INS	$197.58	R
				Bank Total:	**$380,508.66**	

CERTIFICATION OF PROVIDER, VENDOR AND BENEFIT AUTHORIZATIONS

State of Colorado)
) ss.
County of Morgan)

I, Jacque Frenier, Director of Human Services of Morgan County, Colorado, hereby certify that the payments as set forth on accounts listed below, on pages attached, are made to the respective payees in the amounts set opposite their names, and totaling the sum as indicated for the month of July, 2025. These are actual payments paid in the month of July, 2025. These payments may include benefits from prior months.

_____ _____
Date Director- Jacque Frenier

Temporary Assistance for Needy Families (TANF)	$57,031.00
Child Care	$70,700.55
Foster Care	$47,663.34
Sub Adopt/RGRDS	$29,979.60
Child Welfare/Case Services	$712.00
Core Services	$9,933.67
LEAP	$0.00
Aid to Needy Disabled (AND)	$8,188.30
Old Age Pension (OAP)	$23,676.83
Food Assistance Benefits (Food Stamps)	$606,199.00
PEBT-Food Assistance Benefits (School)	$0.00
Employment 1st	$1,900.00
Total	**$855,984.29**

APPROVAL BY COUNTY BOARD OF HUMAN SERVICES

State of Colorado)
) ss.
County of Morgan)

I, Jon Becker, Chairman of the Board of Human Services of Morgan County, Colorado, hereby certify that the authorizations set forth herein have this date been approved, and reimbursement to the state for the county share in the amount listed above is approved.

_____ _____
Date Chair

EBT-Provider, Vendor, Benefit Authorizations

	Jan-23	Feb-23	Mar-23	Apr-23	May-23	June-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	YTD total
TANF	$54,036.87	$54,849.00	$51,902.21	$51,078.42	$54,378.00	$57,200.26	$58,941.40	$52,292.00	$53,239.86	$52,405.00	$50,821.95	$54,627.86	$645,772.83
Child Care	$42,917.45	$52,277.38	$73,224.69	$56,882.54	$55,711.56	$78,242.90	$72,343.02	$93,485.15	$81,286.04	$81,469.46	$97,145.36	$78,463.32	$863,448.87
Foster Care	$55,042.17	$49,542.33	$41,350.44	$46,682.49	$46,416.75	$43,199.02	$40,142.10	$43,280.97	$43,355.03	$38,455.42	$39,155.99	$40,140.32	$526,763.03
Sub Adopt/ RGRDS	$38,851.77	$39,166.84	$35,684.59	$38,460.46	$36,919.80	$38,104.46	$35,654.80	$36,724.46	$38,819.46	$35,239.80	$36,414.46	$34,816.68	$444,857.58
CW/Case Services								$418.60	$1,482.60	$1,104.40	$560.01	$252.80	$3,818.41
Core Services	$13,000.16	$12,418.66	$13,340.16	$15,357.91	$14,400.41	$15,061.66	$11,585.41	$20,301.66	$15,186.66	$13,502.21	$17,206.86	$7,621.07	$168,982.83
LEAP	$24,986.84	$85,162.45	$22,104.02	$14,104.50	$10,295.08	$71,902.98	$0.00	$0.00	$0.00	$0.00	$50,825.16	$31,131.97	$310,513.00
AND	$6,572.00	$6,740.14	$9,630.85	$8,353.20	$10,174.00	$10,688.00	$8,957.59	$8,314.00	$10,078.00	$9,082.33	$7,679.00	$7,621.07	$103,890.18
OAP	$20,742.30	$23,827.52	$21,564.54	$20,993.26	$21,927.30	$85,771.65	$19,532.38	$17,751.15	$20,581.95	$44,048.45	$22,359.63	$23,142.34	$342,242.47
Food Stamps	$1,049,085.00	$1,007,575.00	$656,634.60	$621,165.00	$631,321.00	$636,839.00	$617,474.00	$610,409.00	$603,353.00	$647,804.88	$630,117.00	$631,913.00	$8,343,690.48
PEBT Food Stamps	$30,132.00	$0.00	$0.00	$0.00	$0.00	$0.00	$357,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$387,132.00
Empl 1st	$2,150.49	$1,225.00	$1,650.00	$1,500.00	$1,350.00	$2,150.03	$1,688.43	$3,677.00	$3,236.00	$3,335.50	$1,795.00	$2,185.00	$25,942.45
Total	**$1,337,517.05**	**$1,332,784.32**	**$927,086.10**	**$874,577.78**	**$882,893.90**	**$1,039,159.96**	**$1,223,319.13**	**$886,653.99**	**$870,618.60**	**$926,447.45**	**$954,080.42**	**$911,915.43**	**$12,167,054.13**
											monthly average		$1,013,921.18

	Jan-24	Feb-24	Mar-24	Apr-24	May-24	June-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	YTD total
TANF	$52,987.49	$48,500.00	$48,249.59	$62,830.60	$50,279.27	$52,576.11	$57,648.25	$67,114.00	$64,459.82	$64,567.35	$62,455.00	$60,128.50	$691,795.98
Child Care	$73,659.89	$102,276.96	$81,055.95	$75,470.68	$96,943.72	$75,050.57	$77,585.34	$89,037.81	$65,351.19	$79,647.07	$59,276.56	$61,119.90	$936,475.64
Foster Care	$39,877.38	$52,791.18	$54,523.88	$59,739.21	$55,553.18	$64,607.52	$65,281.16	$64,893.01	$47,024.87	$37,710.89	$35,887.45	$35,101.46	$612,991.19
Sub Adopt/ RGRDS	$36,950.98	$37,030.65	$33,653.34	$35,974.26	$38,550.08	$39,078.57	$37,903.20	$38,545.64	$38,361.64	$37,123.20	$37,027.64	$36,873.20	$447,072.40
CW/Case Services	$326.40	$410.00	$451.50	$125.00	$386.00	$125.00	$0.00	$1,421.79	$0.00	$0.00	$0.00	$0.00	$3,245.69
Core Services	$22,598.88	$18,136.66	$16,948.66	$12,554.16	$14,282.16	$15,242.66	$14,966.66	$16,216.66	$19,920.66	$27,284.16	$16,104.16	$13,191.66	$207,447.14
LEAP	$20,318.48	$124,580.93	$21,633.46	$10,655.13	$10,236.98	$1,280.86	$0.00	$0.00	$0.00	$0.00	$55,147.39	$27,216.94	$271,070.17
AND	$6,873.83	$5,969.83	$6,317.16	$6,327.14	$6,528.05	$6,839.50	$5,140.50	$5,055.57	$5,372.79	$5,851.99	$5,559.97	$9,097.27	$74,933.60
OAP	$18,425.91	$20,042.63	$21,321.55	$21,139.23	$18,921.06	$84,875.37	$15,989.48	$20,305.02	$19,860.96	$26,675.95	$16,855.00	$28,708.76	$313,120.92
Food Stamps	$612,454.00	$598,509.00	$595,837.58	$602,873.00	$603,119.00	$602,228.00	$613,827.00	$619,162.00	$608,251.00	$617,793.12	$605,310.00	$622,676.20	$7,302,039.90
PEBT Food Stamps	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$585,840.00	$0.00	$0.00	$0.00	$0.00	$0.00	$585,840.00
Empl 1st	$1,000.00	$1,844.00	$1,615.00	$1,200.00	$1,670.00	$1,350.00	$1,850.00	$2,865.00	$2,090.00	$1,710.00	$2,130.00	$1,650.00	$20,974.00
Total	**$885,473.24**	**$1,010,091.84**	**$881,607.67**	**$888,888.41**	**$896,469.50**	**$943,254.16**	**$1,476,031.59**	**$924,616.50**	**$870,692.93**	**$898,363.73**	**$895,753.17**	**$895,763.89**	**$11,467,006.63**
											monthly average		$955,583.89

	Jan-25	Feb-25	Mar-25	Apr-25	May-25	June-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	12/1/202	YTD total
TANF	$62,022.35	$65,859.97	$59,597.02	$50,103.29	$49,441.00	$54,395.00	$57,031.00						$398,449.63
Child Care	$66,364.08	$67,936.77	$61,803.34	$63,856.34	$73,959.84	$66,549.57	$70,700.55						$471,170.49
Foster Care	$37,230.69	$41,551.81	$39,895.02	$44,841.47	$43,671.16	$45,577.99	$47,663.34						$300,431.48
Sub Adopt/ RGRDS	$36,922.64	$36,562.64	$34,624.32	$36,562.64	$35,383.20	$36,439.24	$29,979.60						$246,474.28
CW/Case Services	$139.00	$0.00	$0.00	$0.00	$0.00	$0.00	$712.00						$851.00
Core Services	$13,799.16	$16,534.16	$12,751.66	$14,281.66	$13,806.66	$7,101.32	$9,933.67						$88,208.29
LEAP	$17,916.49	$111,447.05	$19,635.70	$8,869.03	$8,324.53	$117,180.00	$0.00						$283,372.80
AND	$7,766.38	$7,558.11	$6,879.23	$6,981.82	$7,538.29	$9,106.62	$8,188.30						$54,018.75
OAP	$22,681.97	$24,101.98	$22,494.89	$26,576.20	$28,816.05	$58,024.79	$23,676.83						$206,372.71
Food Stamps	$628,086.00	$630,638.00	$648,539.00	$626,256.00	$617,138.00	$621,228.00	$606,199.00						$4,378,084.00
PEBT Food Stamps	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00						$0.00
Empl 1st	$2,275.00	$2,050.00	$1,755.00	$1,500.00	$2,288.40	$1,450.00	$1,900.00						$13,218.40
Total	**$895,203.76**	**$1,004,240.49**	**$907,975.18**	**$879,828.45**	**$880,367.13**	**$1,017,052.53**	**$855,984.29**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$6,440,651.83**
											monthly average		$920,093.12

EBT Last month to Current month comparison

Program	Cases	July 25	June 25	Difference
TANF		$57,031.00	$54,395.00	$2,636.00
Child Care		$70,700.55	$66,549.57	$4,150.98
Foster Care	28 / 26	$47,663.34	$45,577.99	$2,085.35
Sub Adopt/ RGRDS	64 / 64	$29,979.60	$36,439.24	($6,459.64)
Child Welfare/Case Serv		$712.00	$0.00	$712.00
Core Services	49 / 45	$9,933.67	$7,101.32	$2,832.35
LEAP		$0.00	$117,180.00	($117,180.00)
AND		$8,188.30	$9,106.62	($918.32)
OAP	84 / 81	$23,676.83	$58,024.79	($34,347.96)
Food Stamps	1810 / 1820	$606,199.00	$621,228.00	($15,029.00)
PEBT Food Stamps		$0.00	$0.00	$0.00
Empl 1st		$1,900.00	$1,450.00	$450.00
Total		**$855,984.29**	**$1,017,052.53**	**($161,068.24)**

Year to Year By month

Program	Cases	July 25	July 24	Difference
TANF		$57,031.00	$57,648.25	($617.25)
Child Care		$70,700.55	$77,585.34	($6,884.79)
Foster Care	28 / 16	$47,663.34	$65,281.16	($17,617.82)
Sub Adopt/ RGRDS	64 / 72	$29,979.60	$37,903.20	($7,923.60)
Child Welfare/Case Serv		$712.00	$0.00	$712.00
Core Services	49 / 69	$9,933.67	$14,966.66	($5,032.99)
LEAP		$0.00	$0.00	$0.00
AND		$8,188.30	$5,140.50	$3,047.80
OAP	84 / 78	$23,676.83	$15,989.48	$7,687.35
Food Stamps	1810 / 1883	$606,199.00	$613,827.00	($7,628.00)
PEBT Food Stamps		$0.00	$585,840.00	($585,840.00)
Empl 1st		$1,900.00	$1,850.00	$50.00
Total		**$855,984.29**	**$1,476,031.59**	**($620,047.30)**

Morgan County Treasurer and Public Trustee Quarterly Report

3rd Quarter - 2025

	This Quarter	This Year-to-Date	Last Year-to-Date	% Inc/Dec
Tax Collections	$1,948,394.24	$61,247,836.48	$60,080,662.68	1.94%
Collection % of Taxes	3.13%	98.90%	98.66%	
Treas Fees Earned	$45,895.08	$705,045.41	$741,461.50	-4.91%
CD's, T-Bills & Gov Sec	$30,695,126.62	$30,695,126.62	$34,610,998.55	-11.31%
Banks/Govt Pool Accts	$63,213,743.09	$63,213,743.09	$55,641,831.84	13.61%
Total Investments	$93,908,869.71	$93,908,869.71	$90,252,830.39	4.05%
Reserve Accounts	$16,120,613.64	$16,120,613.64	$15,470,337.39	4.20%
Average Daily Balance	$94,095,743.61	$90,410,779.47	$86,037,400.34	5.08%
Interest Earned	$1,016,891.41	$2,988,062.26	$3,115,977.73	-4.11%
Average Interest Rate	4.323%	4.396%	4.817%	
Foreclosure Excess Fees	$8,860.94	$26,601.60	$8,867.82	199.98%
Foreclosure Events				
New Files	14	47	29	62.07%
Cured	1	9	5	80.00%
Withdrawn	10	34	24	41.67%
Sold	10	22	8	175.00%
Deeded	8	19	7	171.43%
Releases of Deeds of Trust	229	630	603	4.48%

BOARD OF COUNTY COMMISSIONERS
MORGAN COUNTY, COLORADO

Jon J. Becker, Chair Date

Kelvin Bernhardt, Commissioner Date

Tim Malone, Commissioner Date

ATTEST:

(Seal)

Clerk to the Board

Morgan County
Treasurer and Public Trustee

P. O. Box 593
Fort Morgan, CO 80701
Phone: (970) 542-3518
Email: esale@co.morgan.co.us
Website: morgancounty.colorado.gov

For Time Period July 2025 - September 2025

Bank Balance July 2025		**$2,518.99**
Income:		
Sales	**$16,853.25**	
Releases	**$6,870.00**	
Interest	**$0.00**	
Release Misc	**$0.00**	
Long/Short	**$0.00**	
Total Income:		**$23,723.25**
Disbursements:		
Clerk Fees	**$1,806.00**	
Advertising	**$11,508.89**	
Redemption & Refunds	**$0.00**	
Public Trustee Fund	**$12,350.00**	
Total Disbursements:		**$25,664.89**
Bank Balance September 2025		**$577.35**
PT Expenditures	**$3,489.06**	
PT Fees & Interest	**$12,350.00**	
Due Public Trustee Fund	**$3,489.06**	
Due Public Trustee Reserve Fund	**$8,860.94**	

Respectfully Submitted

Subscribed and sworn to, before me on September 30, 2025.

Morgan County Public Trustee

THE FOREGOING REPORT IS ACCEPTED:

Date: _____

_____
Chair
Board of Commissioners, Morgan County

Morgan County Public Trustee

P. O. Box 593
Fort Morgan, CO 80701
(970) 542-3518
Fax (970) 542-3520

RECONCILIATION OF PUBLIC TRUSTEE FEE FUND FOR THE QUARTER ENDING SEPTEMBER 30, 2025

Description		Amount
Fees Earned	**$**	**12,350.00**
Salary Due (PT SALARY)	$	(3,489.06)
Transfer To/From Special Reserve (PT SPEC)	$	-
Excess Fees (PT EXCESS)	**$**	**8,860.94**

ANNUAL ACCOUNTING

	Fees Earned	Salary, etc.	Excess Fees
1st Quarter	$ 13,358.78	$ (3,489.06)	$ 9,869.72
2nd Quarter	$ 11,360.00	$ (3,489.06)	$ 7,870.94
3rd Quarter	$ 12,350.00	$ (3,489.06)	$ 8,860.94
4th Quarter			
	$ 37,068.78	**$ (10,467.18)**	**$ 26,601.60**

ANNUAL REPORT OF FEES EARNED

Description		Fee	Number		Amount
Confirmation Deed Fee	$	60.00	19	$	1,140.00
Lienor Intent to Redeem	$	100.00	2	$	200.00
Restart Fee	$	150.00	2	$	300.00
Foreclosure Fee	$	300.00	46	$	13,800.00
Foreclosure Fee	$	348.78	1	$	348.78
Withdrawal Fee	$	70.00	34	$	2,380.00
Release Fee	$	30.00	630	$	18,900.00
				$	**37,068.78**

Salary paid is transferred to the County General Fund quarterly (PT SALARY). Excess Fees are deposited with the County Treasurer into the "Public Trustee Salary Fund" (PT EXCESS). The balance remaining in this Fund at year end is transferred to the County General Fund (PT EXCESS YR END TRANSFER), pursuant to §38-37-104(3).

Morgan County Public Trustee

P. O. Box 593
Fort Morgan, CO 80701
(970) 542-3518
Fax (970) 542-3520

PUBLIC TRUSTEE FEES EARNED
FOR THE QUARTER ENDING SEPTEMBER 30, 2025

Description		Fee	Number		Amount
Admin Withdrawal Fee	$	100.00	0		
Confirmation Deed Fee	$	60.00	8	$	480.00
Lienor Intent to Redeem	$	100.00	1	$	100.00
Restart Fee	$	150.00	0		
Resume Fee	$	150.00	0		
Rescission Fee	$	200.00	0		
Foreclosure Fee	$	300.00	14	$	4,200.00
Foreclosure Fee	$	348.78	0		
Withdrawal Fee	$	70.00	10	$	700.00
Release Fee	$	30.00	229	$	6,870.00
				$	**12,350.00**

Morgan County Public Trustee Sale Revenues and Expenses
for the Quarter Ending September 30, 2025

Law Firm Name	Foreclosure #	Trans Date	Attorney File #	Fee Type	Chg Amt	Pay. Amt
McClary, P.C.	2024-018	09/17/2025	2024-018	Fees & Costs Received	$0.00	$45.00
McClary, P.C.	2024-018	09/24/2025	2024-018	Lienor Intent to Redeem Payment	$0.00	$100.00
McClary, P.C.	2024-018	09/17/2025	2024-018	Bid	$0.00	$130,000.00
McClary, P.C.	2024-018	09/17/2025	2024-018	CP Clerk	$43.00	$0.00
McClary, P.C.	2024-018	09/24/2025	2024-018	Lienor Intent to Redeem Fee	$100.00	$0.00
McClary, P.C.	2024-018	09/17/2025	2024-018	Overbid to Escrow	$58,062.26	$0.00
McClary, P.C.	2024-018	09/17/2025	2024-018	Amt Due Holder	$71,937.74	$0.00
Janeway Law Firm, P.C.	2024-020	07/16/2025	24-032902	CFD Clerk	$43.00	$0.00
Janeway Law Firm, P.C.	2024-020	07/02/2025	24-032902	CP Clerk	$43.00	$0.00
Janeway Law Firm, P.C.	2024-020	07/16/2025	24-032902	CFD Fee	$60.00	$0.00
McCarthy & Holthus, LLP	2024-031	07/21/2025	CO-24-998964-LL	Balance of Costs	$0.00	$45.00
McCarthy & Holthus, LLP	2024-031	08/12/2025	CO-24-998964-LL	CFD Clerk	$43.00	$0.00
McCarthy & Holthus, LLP	2024-031	07/30/2025	CO-24-998964-LL	CP Clerk	$43.00	$0.00
McCarthy & Holthus, LLP	2024-031	08/12/2025	CO-24-998964-LL	CFD Fee	$60.00	$0.00
Halliday, Watkins & Mann, P.C.	2024-034	09/04/2025	CO23826	Balance of Costs	$0.00	$821.78
Halliday, Watkins & Mann, P.C.	2024-034	07/24/2025	CO23826	Copies	$4.00	$0.00
Halliday, Watkins & Mann, P.C.	2024-034	07/24/2025	CO23826	Postage	$5.92	$0.00
Halliday, Watkins & Mann, P.C.	2024-034	09/30/2025	CO23826	CFD Clerk	$43.00	$0.00
Halliday, Watkins & Mann, P.C.	2024-034	09/17/2025	CO23826	CP Clerk	$43.00	$0.00
Halliday, Watkins & Mann, P.C.	2024-034	09/30/2025	CO23826	CFD Fee	$60.00	$0.00
Halliday, Watkins & Mann, P.C.	2024-034	09/02/2025	CO23826	Publication	$773.20	$0.00
Janeway Law Firm, P.C.	2025-001	07/09/2025	22-028350	CFD Clerk	$43.00	$0.00
Janeway Law Firm, P.C.	2025-001	07/09/2025	22-028350	CFD Fee	$60.00	$0.00
Barrett Frappier & Weisserman, LLP	2025-005	07/08/2025	00000010360832	Fees & Costs Received	$0.00	$113.00
Barrett Frappier & Weisserman, LLP	2025-005	07/08/2025	00000010360832	WDRL Clerk	$43.00	$0.00
Barrett Frappier & Weisserman, LLP	2025-005	07/08/2025	00000010360832	WDRL Fee	$70.00	$0.00
Janeway Law Firm, P.C.	2025-015	07/11/2025	25-034379	Fees & Costs Received	$0.00	$146.00
Janeway Law Firm, P.C.	2025-015	07/01/2025	25-034379	Fees & Costs Received	$0.00	$767.68
Janeway Law Firm, P.C.	2025-015	07/29/2025	25-034379	CFD Clerk	$43.00	$0.00
Janeway Law Firm, P.C.	2025-015	07/16/2025	25-034379	CP Clerk	$43.00	$0.00
Janeway Law Firm, P.C.	2025-015	07/29/2025	25-034379	CFD Fee	$60.00	$0.00
Randall S. Miller & Associates PC	2025-017	07/18/2025	25CO00126-1	Fees & Costs Received	$0.00	$546.30
Randall S. Miller & Associates PC	2025-017	07/23/2025	25CO00126-1	Bid	$0.00	$306,784.00
Randall S. Miller & Associates PC	2025-017	08/05/2025	25CO00126-1	CFD Clerk	$43.00	$0.00
Randall S. Miller & Associates PC	2025-017	07/23/2025	25CO00126-1	CP Clerk	$43.00	$0.00
Randall S. Miller & Associates PC	2025-017	08/05/2025	25CO00126-1	CFD Fee	$60.00	$0.00
Randall S. Miller & Associates PC	2025-017	07/10/2025	25CO00126-1	Publication	$763.50	$0.00
Randall S. Miller & Associates PC	2025-017	07/24/2025	25CO00126-1	Amt Due Holder	$306,784.00	$0.00
Janeway Law Firm, P.C.	2025-018	07/18/2025	23-030410	Fees & Costs Received	$0.00	$146.00
Janeway Law Firm, P.C.	2025-018	07/10/2025	23-030410	Fees & Costs Received	$0.00	$835.98
Janeway Law Firm, P.C.	2025-018	08/05/2025	23-030410	CFD Clerk	$43.00	$0.00
Janeway Law Firm, P.C.	2025-018	07/23/2025	23-030410	CP Clerk	$43.00	$0.00
Janeway Law Firm, P.C.	2025-018	08/05/2025	23-030410	CFD Fee	$60.00	$0.00
Janeway Law Firm, P.C.	2025-018	07/10/2025	23-030410	Publication	$827.65	$0.00
McCarthy & Holthus, LLP	2025-021	07/28/2025	CO-25-1010608-LI	Publication	$773.20	$0.00
Janeway Law Firm, P.C.	2025-022	07/29/2025	24-032189	Fees & Costs Received	$0.00	$756.78
Janeway Law Firm, P.C.	2025-022	07/31/2025	24-032189	Fees & Costs Received	$0.00	$1,291.11
Janeway Law Firm, P.C.	2025-022	07/31/2025	24-032189	Cure Received	$0.00	$21,365.70
Janeway Law Firm, P.C.	2025-022	08/07/2025	24-032189	WDRL Clerk	$43.00	$0.00
Janeway Law Firm, P.C.	2025-022	08/07/2025	24-032189	WDRL Fee	$70.00	$0.00
Janeway Law Firm, P.C.	2025-022	08/08/2025	24-032189	Refund	$560.06	$0.00
Janeway Law Firm, P.C.	2025-022	07/28/2025	24-032189	Publication	$748.45	$0.00
Janeway Law Firm, P.C.	2025-022	08/08/2025	24-032189	Refund Fees & Costs	$1,178.11	$0.00
Janeway Law Firm, P.C.	2025-022	08/08/2025	24-032189	Cure Payment	$20,805.64	$0.00
Janeway Law Firm, P.C.	2025-023	08/04/2025	22-027745	Fees & Costs Received	$0.00	$794.81
Janeway Law Firm, P.C.	2025-023	08/04/2025	22-027745	Publication	$778.15	$0.00
Messner Reeves LLP	2025-024	08/04/2025	8020.0139	Publication	$872.20	$0.00
Halliday, Watkins & Mann, P.C.	2025-025	07/18/2025	CO24836	Copies	$4.00	$0.00
Halliday, Watkins & Mann, P.C.	2025-025	07/18/2025	CO24836	Postage	$5.92	$0.00
Halliday, Watkins & Mann, P.C.	2025-025	08/26/2025	CO24836	Publication	$778.15	$0.00
Janeway Law Firm, P.C.	2025-026	09/15/2025	24-031620	Fees & Costs Received	$0.00	$146.00

Morgan County Public Trustee Sale Revenues and Expenses
for the Quarter Ending September 30, 2025

Law Firm Name	Foreclosure #	Trans Date	Attorney File #	Fee Type	Chg Amt	Pay. Amt
Janeway Law Firm, P.C.	2025-026	09/02/2025	24-031620	Fees & Costs Received	$0.00	$794.27
Janeway Law Firm, P.C.	2025-026	07/24/2025	24-031620	Copies	$6.50	$0.00
Janeway Law Firm, P.C.	2025-026	07/24/2025	24-031620	Postage	$9.62	$0.00
Janeway Law Firm, P.C.	2025-026	09/30/2025	24-031620	CFD Clerk	$43.00	$0.00
Janeway Law Firm, P.C.	2025-026	09/17/2025	24-031620	CP Clerk	$43.00	$0.00
Janeway Law Firm, P.C.	2025-026	09/30/2025	24-031620	CFD Fee	$60.00	$0.00
Janeway Law Firm, P.C.	2025-026	09/02/2025	24-031620	Publication	$778.15	$0.00
Janeway Law Firm, P.C.	2025-027	09/22/2025	25-034294	Fees & Costs Received	$0.00	$148.00
Janeway Law Firm, P.C.	2025-027	09/08/2025	25-034294	Fees & Costs Received	$0.00	$750.41
Janeway Law Firm, P.C.	2025-027	08/01/2025	25-034294	Copies	$2.00	$0.00
Janeway Law Firm, P.C.	2025-027	08/01/2025	25-034294	Postage	$2.96	$0.00
Janeway Law Firm, P.C.	2025-027	09/24/2025	25-034294	CP Clerk	$43.00	$0.00
Janeway Law Firm, P.C.	2025-027	09/08/2025	25-034294	Publication	$747.45	$0.00
Janeway Law Firm, P.C.	2025-028	09/22/2025	25-034894	Fees & Costs Received	$0.00	$146.00
Janeway Law Firm, P.C.	2025-028	09/08/2025	25-034894	Fees & Costs Received	$0.00	$783.12
Janeway Law Firm, P.C.	2025-028	08/01/2025	25-034894	Copies	$4.00	$0.00
Janeway Law Firm, P.C.	2025-028	08/01/2025	25-034894	Postage	$5.92	$0.00
Janeway Law Firm, P.C.	2025-028	09/24/2025	25-034894	CP Clerk	$43.00	$0.00
Janeway Law Firm, P.C.	2025-028	09/08/2025	25-034894	Publication	$773.20	$0.00
Halliday, Watkins & Mann, P.C.	2025-029	08/25/2025	CO24848	Fees & Costs Received	$0.00	$46.80
Halliday, Watkins & Mann, P.C.	2025-029	08/08/2025	CO24848	Copies	$4.00	$0.00
Halliday, Watkins & Mann, P.C.	2025-029	08/08/2025	CO24848	Postage	$5.92	$0.00
Halliday, Watkins & Mann, P.C.	2025-029	08/19/2025	CO24848	WDRL Clerk	$43.00	$0.00
Halliday, Watkins & Mann, P.C.	2025-029	08/19/2025	CO24848	WDRL Fee	$70.00	$0.00
Halliday, Watkins & Mann, P.C.	2025-029	08/19/2025	CO24848	Publication	$301.36	$0.00
Janeway Law Firm, P.C.	2025-030	09/29/2025	24-033291	Fees & Costs Received	$0.00	$146.00
Janeway Law Firm, P.C.	2025-030	09/15/2025	24-033291	Fees & Costs Received	$0.00	$789.32
Janeway Law Firm, P.C.	2025-030	08/08/2025	24-033291	Copies	$6.50	$0.00
Janeway Law Firm, P.C.	2025-030	08/08/2025	24-033291	Postage	$9.62	$0.00
Janeway Law Firm, P.C.	2025-030	09/15/2025	24-033291	Publication	$773.20	$0.00
Patton & Davison	2025-031	09/26/2025	2025-031	Balance of Costs	$0.00	$476.61
Patton & Davison	2025-031	08/15/2025	2025-031	Copies	$3.50	$0.00
Patton & Davison	2025-031	08/15/2025	2025-031	Postage	$5.18	$0.00
Patton & Davison	2025-031	09/23/2025	2025-031	WDRL Clerk	$43.00	$0.00
Patton & Davison	2025-031	09/23/2025	2025-031	WDRL Fee	$70.00	$0.00
Patton & Davison	2025-031	09/22/2025	2025-031	Publication	$733.60	$0.00
Janeway Law Firm, P.C.	2025-032	09/29/2025	25-035111	Fees & Costs Received	$0.00	$748.16
Janeway Law Firm, P.C.	2025-032	08/29/2025	25-035111	Copies	$3.50	$0.00
Janeway Law Firm, P.C.	2025-032	08/29/2025	25-035111	Postage	$5.18	$0.00
Janeway Law Firm, P.C.	2025-032	09/29/2025	25-035111	WDRL Clerk	$43.00	$0.00
Janeway Law Firm, P.C.	2025-032	09/29/2025	25-035111	WDRL Fee	$70.00	$0.00
Janeway Law Firm, P.C.	2025-032	09/29/2025	25-035111	Publication	$626.48	$0.00
Janeway Law Firm, P.C.	2025-033	09/23/2025	25-035095	Fees & Costs Received	$0.00	$592.55
Janeway Law Firm, P.C.	2025-033	08/29/2025	25-035095	Copies	$7.50	$0.00
Janeway Law Firm, P.C.	2025-033	08/29/2025	25-035095	Postage	$11.10	$0.00
Janeway Law Firm, P.C.	2025-033	09/23/2025	25-035095	WDRL Clerk	$43.00	$0.00
Janeway Law Firm, P.C.	2025-033	09/23/2025	25-035095	WDRL Fee	$70.00	$0.00
Janeway Law Firm, P.C.	2025-033	09/23/2025	25-035095	Publication Estimate	$460.95	$0.00
Janeway Law Firm, P.C.	2025-034	07/09/2025	25-034820	Fees & Costs Received	$0.00	$458.47
Janeway Law Firm, P.C.	2025-034	07/09/2025	25-034820	Copies	$6.50	$0.00
Janeway Law Firm, P.C.	2025-034	09/12/2025	25-034820	Copies	$6.50	$0.00
Janeway Law Firm, P.C.	2025-034	07/09/2025	25-034820	Postage	$8.97	$0.00
Janeway Law Firm, P.C.	2025-034	09/12/2025	25-034820	Postage	$9.62	$0.00
Janeway Law Firm, P.C.	2025-034	07/09/2025	25-034820	NED Clerk	$43.00	$0.00
Janeway Law Firm, P.C.	2025-034	07/09/2025	25-034820	eFee	$100.00	$0.00
Janeway Law Firm, P.C.	2025-034	07/09/2025	25-034820	Sale Fee	$300.00	$0.00
Barrett Frappier & Weisserman, LLP	2025-035	07/14/2025	00000010510014	Fees & Costs Received	$0.00	$450.44
Barrett Frappier & Weisserman, LLP	2025-035	07/14/2025	00000010510014	Copies	$3.00	$0.00
Barrett Frappier & Weisserman, LLP	2025-035	09/19/2025	00000010510014	Copies	$3.00	$0.00
Barrett Frappier & Weisserman, LLP	2025-035	07/14/2025	00000010510014	Postage	$4.44	$0.00
Barrett Frappier & Weisserman, LLP	2025-035	09/19/2025	00000010510014	Postage	$4.44	$0.00

Morgan County Public Trustee Sale Revenues and Expenses
for the Quarter Ending September 30, 2025

Law Firm Name	Foreclosure #	Trans Date	Attorney File #	Fee Type	Chg Amt	Pay. Amt
Barrett Frappier & Weisserman, LLP	2025-035	07/14/2025	00000010510014	NED Clerk	$43.00	$0.00
Barrett Frappier & Weisserman, LLP	2025-035	07/14/2025	00000010510014	eFee	$100.00	$0.00
Barrett Frappier & Weisserman, LLP	2025-035	07/14/2025	00000010510014	Sale Fee	$300.00	$0.00
Janeway Law Firm, P.C.	2025-036	09/03/2025	25-035181	Fees & Costs Received	$0.00	$113.00
Janeway Law Firm, P.C.	2025-036	07/14/2025	25-035181	Fees & Costs Received	$0.00	$460.36
Janeway Law Firm, P.C.	2025-036	07/14/2025	25-035181	Copies	$7.00	$0.00
Janeway Law Firm, P.C.	2025-036	07/14/2025	25-035181	Postage	$10.36	$0.00
Janeway Law Firm, P.C.	2025-036	07/14/2025	25-035181	NED Clerk	$43.00	$0.00
Janeway Law Firm, P.C.	2025-036	09/03/2025	25-035181	WDRL Clerk	$43.00	$0.00
Janeway Law Firm, P.C.	2025-036	09/03/2025	25-035181	WDRL Fee	$70.00	$0.00
Janeway Law Firm, P.C.	2025-036	07/14/2025	25-035181	eFee	$100.00	$0.00
Janeway Law Firm, P.C.	2025-036	07/14/2025	25-035181	Sale Fee	$300.00	$0.00
Barrett Frappier & Weisserman, LLP	2025-037	08/04/2025	00000010531564	Fees & Costs Received	$0.00	$113.00
Barrett Frappier & Weisserman, LLP	2025-037	07/30/2025	00000010531564	Fees & Costs Received	$0.00	$451.68
Barrett Frappier & Weisserman, LLP	2025-037	07/30/2025	00000010531564	Copies	$3.50	$0.00
Barrett Frappier & Weisserman, LLP	2025-037	07/30/2025	00000010531564	Postage	$5.18	$0.00
Barrett Frappier & Weisserman, LLP	2025-037	07/30/2025	00000010531564	NED Clerk	$43.00	$0.00
Barrett Frappier & Weisserman, LLP	2025-037	08/06/2025	00000010531564	WDRL Clerk	$43.00	$0.00
Barrett Frappier & Weisserman, LLP	2025-037	08/06/2025	00000010531564	WDRL Fee	$70.00	$0.00
Barrett Frappier & Weisserman, LLP	2025-037	07/30/2025	00000010531564	eFee	$100.00	$0.00
Barrett Frappier & Weisserman, LLP	2025-037	07/30/2025	00000010531564	Sale Fee	$300.00	$0.00
Janeway Law Firm, P.C.	2025-038	09/15/2025	25-035362	Fees & Costs Received	$0.00	$113.00
Janeway Law Firm, P.C.	2025-038	07/31/2025	25-035362	Fees & Costs Received	$0.00	$449.20
Janeway Law Firm, P.C.	2025-038	07/31/2025	25-035362	Copies	$2.50	$0.00
Janeway Law Firm, P.C.	2025-038	07/31/2025	25-035362	Postage	$3.70	$0.00
Janeway Law Firm, P.C.	2025-038	07/31/2025	25-035362	NED Clerk	$43.00	$0.00
Janeway Law Firm, P.C.	2025-038	09/15/2025	25-035362	WDRL Clerk	$43.00	$0.00
Janeway Law Firm, P.C.	2025-038	09/15/2025	25-035362	WDRL Fee	$70.00	$0.00
Janeway Law Firm, P.C.	2025-038	07/31/2025	25-035362	eFee	$100.00	$0.00
Janeway Law Firm, P.C.	2025-038	07/31/2025	25-035362	Sale Fee	$300.00	$0.00
Barrett Frappier & Weisserman, LLP	2025-039	08/08/2025	00000010522381	Fees & Costs Received	$0.00	$454.16
Barrett Frappier & Weisserman, LLP	2025-039	08/08/2025	00000010522381	Copies	$4.50	$0.00
Barrett Frappier & Weisserman, LLP	2025-039	08/08/2025	00000010522381	Postage	$6.66	$0.00
Barrett Frappier & Weisserman, LLP	2025-039	08/08/2025	00000010522381	NED Clerk	$43.00	$0.00
Barrett Frappier & Weisserman, LLP	2025-039	08/08/2025	00000010522381	eFee	$100.00	$0.00
Barrett Frappier & Weisserman, LLP	2025-039	08/08/2025	00000010522381	Sale Fee	$300.00	$0.00
Janeway Law Firm, P.C.	2025-040	08/20/2025	24-032799	Fees & Costs Received	$0.00	$454.16
Janeway Law Firm, P.C.	2025-040	08/19/2025	24-032799	Copies	$4.50	$0.00
Janeway Law Firm, P.C.	2025-040	08/19/2025	24-032799	Postage	$6.66	$0.00
Janeway Law Firm, P.C.	2025-040	08/19/2025	24-032799	NED Clerk	$43.00	$0.00
Janeway Law Firm, P.C.	2025-040	08/19/2025	24-032799	eFee	$100.00	$0.00
Janeway Law Firm, P.C.	2025-040	08/19/2025	24-032799	Sale Fee	$300.00	$0.00
Halliday, Watkins & Mann, P.C.	2025-041	08/26/2025	CO25146	Deposit	$0.00	$800.00
Halliday, Watkins & Mann, P.C.	2025-041	08/22/2025	CO25146	Copies	$6.50	$0.00
Halliday, Watkins & Mann, P.C.	2025-041	08/22/2025	CO25146	Postage	$9.62	$0.00
Halliday, Watkins & Mann, P.C.	2025-041	08/22/2025	CO25146	NED Clerk	$43.00	$0.00
Halliday, Watkins & Mann, P.C.	2025-041	08/22/2025	CO25146	eFee	$100.00	$0.00
Halliday, Watkins & Mann, P.C.	2025-041	08/22/2025	CO25146	Sale Fee	$300.00	$0.00
Janeway Law Firm, P.C.	2025-042	09/29/2025	25-035367	Fees & Costs Received	$0.00	$113.00
Janeway Law Firm, P.C.	2025-042	08/25/2025	25-035367	Fees & Costs Received	$0.00	$456.64
Janeway Law Firm, P.C.	2025-042	08/25/2025	25-035367	Copies	$5.50	$0.00
Janeway Law Firm, P.C.	2025-042	08/25/2025	25-035367	Postage	$8.14	$0.00
Janeway Law Firm, P.C.	2025-042	08/25/2025	25-035367	NED Clerk	$43.00	$0.00
Janeway Law Firm, P.C.	2025-042	09/29/2025	25-035367	WDRL Clerk	$43.00	$0.00
Janeway Law Firm, P.C.	2025-042	09/29/2025	25-035367	WDRL Fee	$70.00	$0.00
Janeway Law Firm, P.C.	2025-042	08/25/2025	25-035367	eFee	$100.00	$0.00
Janeway Law Firm, P.C.	2025-042	08/25/2025	25-035367	Sale Fee	$300.00	$0.00
Janeway Law Firm, P.C.	2025-043	08/27/2025	25-035558	Fees & Costs Received	$0.00	$459.12
Janeway Law Firm, P.C.	2025-043	08/27/2025	25-035558	Copies	$6.50	$0.00
Janeway Law Firm, P.C.	2025-043	08/27/2025	25-035558	Postage	$9.62	$0.00
Janeway Law Firm, P.C.	2025-043	08/27/2025	25-035558	NED Clerk	$43.00	$0.00

Morgan County Public Trustee Sale Revenues and Expenses for the Quarter Ending September 30, 2025

Law Firm Name	Foreclosure #	Trans Date	Attorney File #	Fee Type	Chg Amt	Pay. Amt
Janeway Law Firm, P.C.	2025-043	08/27/2025	25-035558	eFee	$100.00	$0.00
Janeway Law Firm, P.C.	2025-043	08/27/2025	25-035558	Sale Fee	$300.00	$0.00
Halliday, Watkins & Mann, P.C.	2025-044	08/29/2025	CO25370	Deposit	$0.00	$800.00
Halliday, Watkins & Mann, P.C.	2025-044	08/28/2025	CO25370	Copies	$2.50	$0.00
Halliday, Watkins & Mann, P.C.	2025-044	08/28/2025	CO25370	Postage	$3.70	$0.00
Halliday, Watkins & Mann, P.C.	2025-044	08/29/2025	CO25370	NED Clerk	$43.00	$0.00
Halliday, Watkins & Mann, P.C.	2025-044	08/28/2025	CO25370	eFee	$100.00	$0.00
Halliday, Watkins & Mann, P.C.	2025-044	08/28/2025	CO25370	Sale Fee	$300.00	$0.00
McCarthy & Holthus, LLP	2025-045	09/04/2025	CO-25-1022262-JH	Deposit	$0.00	$650.00
McCarthy & Holthus, LLP	2025-045	09/03/2025	CO-25-1022262-JH	Copies	$4.50	$0.00
McCarthy & Holthus, LLP	2025-045	09/03/2025	CO-25-1022262-JH	Postage	$6.66	$0.00
McCarthy & Holthus, LLP	2025-045	09/03/2025	CO-25-1022262-JH	NED Clerk	$43.00	$0.00
McCarthy & Holthus, LLP	2025-045	09/03/2025	CO-25-1022262-JH	eFee	$100.00	$0.00
McCarthy & Holthus, LLP	2025-045	09/03/2025	CO-25-1022262-JH	Sale Fee	$300.00	$0.00
Barrett Frappier & Weisserman, LLP	2025-046	09/12/2025	00000010582484	Fees & Costs Received	$0.00	$452.92
Barrett Frappier & Weisserman, LLP	2025-046	09/11/2025	00000010582484	Copies	$4.00	$0.00
Barrett Frappier & Weisserman, LLP	2025-046	09/11/2025	00000010582484	Postage	$5.92	$0.00
Barrett Frappier & Weisserman, LLP	2025-046	09/11/2025	00000010582484	NED Clerk	$43.00	$0.00
Barrett Frappier & Weisserman, LLP	2025-046	09/11/2025	00000010582484	eFee	$100.00	$0.00
Barrett Frappier & Weisserman, LLP	2025-046	09/11/2025	00000010582484	Sale Fee	$300.00	$0.00
McClary, P.C.	2025-047	09/26/2025	2025-047	Deposit	$0.00	$500.00
McClary, P.C.	2025-047	09/26/2025	2025-047	Copies	$3.00	$0.00
McClary, P.C.	2025-047	09/26/2025	2025-047	Postage	$4.44	$0.00
McClary, P.C.	2025-047	09/26/2025	2025-047	NED Clerk	$43.00	$0.00
McClary, P.C.	2025-047	09/26/2025	2025-047	eFee	$100.00	$0.00
McClary, P.C.	2025-047	09/26/2025	2025-047	Sale Fee	$300.00	$0.00
				TOTALS	$479,817.17	$477,875.53
				Beginning Balance		$2,518.99
				Income Less Expense		($1,941.64)
				ENDING BALANCE		$577.35

Morgan County Treasurer
Investment Portfolio

As of September 30, 2025

Certificates of Deposit

Issue Date	*Due Date*	*Number*	*Amount*	*Issuer Name/Custodian*	*Int Rate*	*Term in Years*	*Duration*
11/1/2024	11/1/2025	6001	$3,000,000.00	Farmers State Bank-Brush	4.28%	1	0.08
1/27/2025	1/27/2026	6014	$3,000,000.00	Farrmers State Bank-Brus	4.21%	1	0.32
3/6/2025	3/6/2026	6022	$3,000,000.00	Farrmers State Bank-Brus	3.92%	1	0.42
7/16/2025	7/16/2026	304000499	$500,000.00	Brush State Bank	4.18%	1	0.79
9/4/2025	9/6/2027	04-240412-6	$3,000,000.00	Equitable Savings & Loan	4.00%	2	1.93
7/16/2025	7/17/2028	04-240411-8	$3,000,000.00	Equitable Savings & Loan	4.09%	3	2.79
			$15,500,000.00		***4.113%***		***1.055***

Government Security

Issue Date	*Due Date*	*Number*	*Amount*	*Issuer Name/Custodian*	*Discount/ Premium*	*Int Rate*	*Term in Years*	*Duration*
5/23/2024	11/15/2025	TBILL-91282CFW6	$3,000,000.00	Multi-Bank Securities, Inc	99.23	5.02%	1.5	0.12
12/6/2024	11/15/2025	TBILL-912828M56	$3,000,000.00	Multi-Bank Securities, Inc	98.14	4.22%	0.9	0.12
2/20/2025	2/15/2026	TBILL-912828P46	$3,000,000.00	Multi-Bank Securities, Inc	97.52	4.14%	1	0.37
5/27/2025	5/15/2026	TBILL-912828R36	$3,000,000.00	Multi-Bank Securities, Inc	97.71	3.99%	1	0.62
2/20/2025	2/15/2027	TBILL-912833PC8	$3,000,000.00	Multi-Bank Securities, Inc	91.96	4.05%	2	1.37
			$15,000,000.00			***4.284%***		***0.52***

Total Investments ***$30,500,000.00*** ***Average Interest Rate*** **4.19%**

MORGAN COUNTY TREASURER

General Fund - Investment Unrealized Gain/Loss

Account #000-00-00-1065
Fund #005
Journal Entry Template - **INV GAIN-LOSS**

Date	Par Amount	Book Balance	Market Value	Differences	**Journal Entry**
12/31/24	$21,000,000.00	**$20,872,942.20**	**$20,880,990.00**	$8,047.80	
01/31/25	$18,000,000.00	**$17,890,583.11**	**$17,907,600.00**	$17,016.89	**$8,969.09**
02/28/25	$18,000,000.00	**$17,593,755.63**	**$17,628,030.00**	$34,274.37	**$17,257.48**
03/31/25	$18,000,000.00	**$17,624,959.32**	**$17,663,490.00**	$38,530.68	**$4,256.31**
04/30/25	$18,000,000.00	**$17,655,156.45**	**$17,705,910.00**	$50,753.55	**$12,222.87**
05/31/25	$21,000,000.00	**$20,618,497.93**	**$20,638,530.00**	$20,032.07	**-$30,721.48**
06/30/25	$21,000,000.00	**$20,654,528.49**	**$20,683,980.00**	$29,451.51	**$9,419.44**
07/31/25	$18,000,000.00	**$17,689,524.13**	**$17,698,680.00**	$9,155.87	**-$20,295.64**
08/31/25	$18,000,000.00	**$17,722,423.58**	**$17,754,720.00**	$32,296.42	**$23,140.55**
09/30/25	$15,000,000.00	**$14,750,579.50**	**$14,786,370.00**	$35,790.50	**$3,494.08**
10/31/25				$0.00	
11/30/25				$0.00	
12/31/25				$0.00	

MORGAN COUNTY TREASURER

2025 INTEREST

Accounts	January	February	March	April	May	June	July	August	September	October	November	December	TOTALS
General-001	265,477.81	234,420.82	266,659.90	264,596.76	303,136.16	292,759.58	292,081.03	285,830.13	271,486.38				**2,476,448.57**
Gen/Cap Impr-003	4,782.16	4,375.39	4,803.46	4,793.74	4,915.56	4,711.91	4,722.06	4,729.55	4,566.43				**42,400.26**
Gen/TriCent-004	10.31	9.43	10.36	10.34	10.60	10.16	10.18	10.20	9.85				**91.43**
R&B/Bridge-012	16,240.56	14,859.12	16,312.89	16,279.88	16,693.59	16,001.96	16,036.45	16,061.89	15,507.91				**143,994.25**
R&B/Roads-013	10,724.37	9,812.14	10,772.13	10,750.33	11,023.52	10,566.81	10,589.58	10,606.38	10,240.56				**95,085.82**
Cons Trust-025	2,931.95	2,509.59	2,556.42	2,412.72	2,474.03	2,431.87	2,021.24	1,539.00	1,531.35				**20,408.17**
Amb Reserve-043	2,599.34	2,378.24	2,610.92	2,605.63	2,671.85	2,561.16	2,566.67	2,570.74	2,482.08				**23,046.63**
S W Reserve-045	19,225.71	17,590.35	19,311.33	19,272.26	19,762.01	18,943.25	18,984.08	19,014.20	18,358.39				**170,461.58**
S W Cap Imp Res-046	1,754.67	1,605.42	1,762.49	1,758.92	1,803.62	1,728.89	1,732.62	1,735.37	1,675.51				**15,557.51**
Pub Trustee Res-240	65.58	58.48	64.38	62.26	63.86	61.90	64.40	64.90	62.28				**568.04**
Monthly Totals	**323,812.46**	**287,618.98**	**324,864.28**	**322,542.84**	**362,554.80**	**349,777.49**	**348,808.31**	**342,162.36**	**325,920.74**	**0.00**	**0.00**	**0.00**	**$ 2,988,062.26**
RUNNING TOTAL	**323,812.46**	**611,431.44**	**936,295.72**	**1,258,838.56**	**1,621,393.36**	**1,971,170.85**	**2,319,979.16**	**2,662,141.52**	**2,988,062.26**	**2,988,062.26**	**2,988,062.26**	**2,988,062.26**	

BALANCE GENERAL FUND

PTIS Reports	January	February	March	April	May	June	July	August	September	October	November	December
Invest-CD	37,928.63	70,328.08	113,037.35	155,423.65	199,552.44	230,152.44	267,673.82	311,490.00	362,440.69			
Invest-GS	69,670.16	123,026.31	190,219.73	255,245.63	323,751.09	398,617.27	469,819.99	535,205.75	588,011.76			
Less Other Funds Int	(58,334.65)	(111,532.81)	(169,737.19)	(227,683.27)	(287,101.91)	(344,119.82)	(400,847.10)	(457,179.33)	(511,613.69)	(511,613.69)	(511,613.69)	(511,613.69)
Bank Interest	226,469.73	438,312.43	665,755.65	893,486.54	1,162,101.75	1,426,377.25	1,687,418.05	1,940,259.81	2,183,538.34			
Less Bank of CO Re 2 Int	(10,082.13)	(19,854.25)	(31,718.42)	(43,627.24)	(61,729.49)	(80,967.12)	(100,865.45)	(119,611.49)	(139,636.05)			
Less C-Safe Re 20 Int	(173.93)	(381.13)	(998.59)	(1,690.02)	(2,282.43)	(3,008.99)	(4,067.25)	(5,202.55)	(6,292.48)			
Total	**265,477.81**	**499,898.63**	**766,558.53**	**1,031,155.29**	**1,334,291.45**	**1,627,051.03**	**1,919,132.06**	**2,204,962.19**	**2,476,448.57**	**(511,613.69)**	**(511,613.69)**	**(511,613.69)**
Difference	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,988,062.26	2,988,062.26	2,988,062.26

Morgan County Treasurer

Receipts and Disbursements

Report Dates: 09/01/2025 to 09/30/2025

County Funds	Beginning Balance	Property Taxes	Specific Ownership	Misc Collections	Transfers In (Out)	Disburse-ments	Treasurer's Fees	Ending Balance
001 GENERAL	$55,079,404.75	$196,810.62	$108,002.78	$494,362.07	$17,937.62	($1,677,090.24)	($3,939.27)	$54,215,488.33
002 GENERAL RESERVE	$1,000,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,000,000.00
003 GEN - CAP IMPROV RESERVE	$1,302,381.26	$0.00	$0.00	$4,566.43	$0.00	$0.00	$0.00	$1,306,947.69
004 GEN-TRICENTENNIAL CELEBRAT	$2,807.85	$0.00	$0.00	$9.85	$0.00	$0.00	$0.00	$2,817.70
005 GEN-UNREALIZED INVEST +/-	$32,296.42	$0.00	$0.00	$3,494.08	$0.00	$0.00	$0.00	$35,790.50
010 HUMAN SERVICES	$1,821,580.97	$20,149.60	$0.00	$373,384.58	$0.00	($517,645.50)	$0.00	$1,697,469.65
011 ROAD & BRIDGE	$13,382,701.02	$75,560.94	$37,612.39	$362,337.12	($29,059.72)	($546,023.27)	($1,554.62)	$13,281,573.86
012 RD & BDG RSRV-BRIDGES	$4,422,977.23	$0.00	$0.00	$15,507.91	$0.00	$0.00	$0.00	$4,438,485.14
013 RD & BDG RSRV-ROADS	$2,920,688.94	$0.00	$0.00	$10,240.56	$0.00	$0.00	$0.00	$2,930,929.50
016 EMERGENCY TELEPHONE	$1,306,189.40	$0.00	$0.00	$72,121.45	$0.00	($10,371.07)	($668.69)	$1,367,271.09
025 CONSERVATION TRUST	$423,796.39	$0.00	$0.00	$27,442.60	$0.00	$0.00	$0.00	$451,238.99
026 JAIL CAPITAL IMPROVEMENT	$1,447,672.20	$0.00	$0.00	$1,300.00	$0.00	($153.00)	$0.00	$1,448,819.20
041 CENTRAL SERVICES	$1,060,248.65	$0.00	$0.00	$584,367.52	$0.00	($435,124.05)	$0.00	$1,209,492.12
042 AMBULANCE	($100,771.23)	$0.00	$0.00	$195,642.44	$0.00	($190,198.33)	($1,381.82)	($96,708.94)
043 AMBULANCE CAP IMPROVEMENTS	$707,908.01	$0.00	$0.00	$2,482.08	$0.00	$0.00	$0.00	$710,390.09
044 SOLID WASTE	$1,453,449.05	$0.00	$0.00	$160,369.81	$0.00	($86,871.63)	($1,592.00)	$1,525,355.23
045 SOLID WASTE RESERVE	$5,235,957.44	$0.00	$0.00	$18,358.39	$0.00	$0.00	$0.00	$5,254,315.83
046 SLD WST CAP EQUIP RESERVE	$477,869.88	$0.00	$0.00	$1,675.51	$0.00	$0.00	$0.00	$479,545.39
072 LODGING TAX TOURISM	$600,154.16	$0.00	$0.00	$1,709.38	$0.00	($7,060.06)	($17.09)	$594,786.39
100 COUNTY CLERK	$906,539.88	$0.00	$0.00	$923,872.27	$0.00	($985,779.03)	$0.00	$844,633.12
110 CO CLERK MV	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
120 CO CLERK SO	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
130 CO CLERK SALES TAX	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
140 CO CLERK FEES	$23,511.87	$0.00	$0.00	$25,004.48	$0.00	($24,340.37)	$0.00	$24,175.98
150 ELECTRONIC FILING TECH	$48,156.27	$0.00	$0.00	$379.00	$0.00	($359.38)	$0.00	$48,175.89
160 ELECTRONIC REC FEE-STATE	$798.00	$0.00	$0.00	$746.00	$0.00	($818.00)	$0.00	$726.00
210 PUBLIC TRUSTEE FEES	$8,410.00	$0.00	$0.00	$3,940.00	$0.00	($12,350.00)	$0.00	$0.00
220 PUBLIC TRUSTEE SALARY	$17,740.66	$0.00	$0.00	$8,860.94	$0.00	$0.00	$0.00	$26,601.60
240 P T SPECIAL RESERVE	$17,242.06	$0.00	$0.00	$62.28	$0.00	$0.00	$0.00	$17,304.34
310 CO TREASURER FEES	$0.00	$55.77	$0.00	$17,881.85	($17,937.62)	$0.00	$0.00	$0.00
County Funds Total:	$93,599,711.13	$292,576.93	$145,615.17	$3,310,118.60	($29,059.72)	($4,494,183.93)	($9,153.49)	$92,815,624.69
City and Town Funds	**Beginning Balance**	**Property Taxes**	**Specific Ownership**	**Misc Collections**	**Transfers In (Out)**	**Disburse-ments**	**Treasurer's Fees**	**Ending Balance**
500 CITY OF BRUSH	$12,057.25	$108,782.69	$6,508.93	$1,771.21	$25,528.50	($12,057.25)	($2,175.65)	$140,415.68
501 BRUSH DEL UTILITIES	$203.86	$0.00	$0.00	$0.00	$0.00	($203.86)	$0.00	$0.00
520 CITY OF FORT MORGAN	$29,368.38	$11,525.57	$17,100.36	$3,661.42	$3,195.75	($29,368.38)	($230.52)	$35,252.58

Morgan County Treasurer

Receipts and Disbursements

City and Town Funds	Beginning Balance	Property Taxes	Specific Ownership	Misc Collections	Transfers In (Out)	Disburse-ments	Treasurer's Fees	Ending Balance
521 FT MORGAN DEL UTILITIES	$132.11	$0.00	$0.00	$0.00	$0.00	($132.11)	$0.00	$0.00
528 FM RIVERVIEW COMMONS PHS 1	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
529 FM RIVERVIEW COMMONS PHS 2	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
540 TOWN OF HILLROSE	$417.61	$0.00	$195.40	$75.08	$0.00	($417.61)	$0.00	$270.48
541 HILLROSE DEL UTILITIES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
560 TOWN OF LOG LANE	$1,959.35	$908.97	$624.58	$371.55	$187.84	($1,959.35)	($18.18)	$2,074.76
561 LOG LANE DEL UTILITIES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
580 TOWN OF WIGGINS	$10,532.47	$1,294.03	$4,810.46	$731.07	$147.63	($10,532.47)	($25.88)	$6,957.31
581 WIGGINS DEL UTILITIES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
City and Town Funds Total:	$54,671.03	$122,511.26	$29,239.73	$6,610.33	$29,059.72	($54,671.03)	($2,450.23)	$184,970.81

School Funds	Beginning Balance	Property Taxes	Specific Ownership	Misc Collections	Transfers In (Out)	Disburse-ments	Treasurer's Fees	Ending Balance
600 SCHOOL DIST RE 2 GENERAL	$89,007.13	$208,818.94	$85,741.95	$0.00	$0.00	($89,007.13)	($522.05)	$294,038.84
602 RE 2 BOND REDEMPTION	$5,858,735.34	$96,754.95	$0.00	$20,043.07	$0.00	$0.00	$0.00	$5,975,533.36
604 RE 2 MILL LEVY OVERRIDE	$5,691.17	$70,363.08	$0.00	$0.00	$0.00	($5,691.17)	($175.90)	$70,187.18
606 RE 2 KINDERGARTEN	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
620 SCHOOL DIST RE 3 GENERAL	$122,101.09	$46,216.26	$87,363.41	$0.00	$0.00	($122,101.09)	($116.10)	$133,463.57
622 RE 3 BOND REDEMPTION	$13,791.91	$13,062.04	$0.00	$0.00	$0.00	($13,791.91)	$0.00	$13,062.04
624 RE 3 MILL LEVY OVERRIDE	$2,759.72	$2,621.91	$0.00	$0.00	$0.00	($2,759.72)	($6.61)	$2,615.30
640 SCHOOL DIST RE 4 GENERAL	$1,718.75	$0.00	$1,043.64	$0.00	$0.00	($1,718.75)	$0.00	$1,043.64
642 RE 4 BOND REDEMPTION	$112.80	$0.00	$0.00	$0.00	$0.00	($112.80)	$0.00	$0.00
650 SCHOOL DIST RE 10 GENERAL	$1.89	$0.00	$1.89	$0.00	$0.00	($1.89)	$0.00	$1.89
652 RE 10 BOND REDEMPTION	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
660 SCHOOL DIST RE 20 GENERAL	$9,535.31	$8,460.46	$8,963.12	$0.00	$0.00	($9,535.31)	($21.16)	$17,402.42
662 RE 20 BOND REDEMPTION	$309,701.24	$1,638.07	$0.00	$1,089.93	$0.00	($1,500.00)	$0.00	$310,929.24
680 SCHOOL DIST RE 50 GENERAL	$26,777.38	$9,541.93	$22,179.01	$0.00	$0.00	($26,777.38)	($23.83)	$31,697.11
682 RE 50 BOND REDEMPTION	$4,141.96	$4,853.49	$0.00	$0.00	$0.00	($4,141.96)	$0.00	$4,853.49
685 RE 50 PROGRAM RESERVE	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
School Funds Total:	$6,444,075.69	$462,331.13	$205,293.02	$21,133.00	$0.00	($277,139.11)	($865.65)	$6,854,828.08

Fire District Funds	Beginning Balance	Property Taxes	Specific Ownership	Misc Collections	Transfers In (Out)	Disburse-ments	Treasurer's Fees	Ending Balance
710 BRUSH RURAL FIRE DISTRICT	$1,056.71	$584.96	$755.43	$0.00	$0.00	($1,056.71)	($11.71)	$1,328.68
720 FT MORGAN RURAL FIRE DIST	$5,810.98	$1,969.83	$3,022.96	$0.00	$0.00	($5,810.98)	($39.84)	$4,952.95
730 HILLROSE RURAL FIRE DIST	$3,196.98	$4,156.02	$1,423.82	$0.00	$0.00	($3,196.98)	($83.12)	$5,496.72
740 WIGGINS RURAL FIRE DIST	$6,805.13	$4,970.01	$4,790.75	$0.00	$0.00	($6,805.13)	($99.40)	$9,661.36
750 RAYMER-STONEHAM FIRE DIST	$245.11	$219.38	$291.07	$0.00	$0.00	($245.11)	($4.39)	$506.06
Fire District Funds Total:	$17,114.91	$11,900.20	$10,284.03	$0.00	$0.00	($17,114.91)	($238.46)	$21,945.77

Morgan County Treasurer

Receipts and Disbursements

Special District Funds	Beginning Balance	Property Taxes	Specific Ownership	Misc Collections	Transfers In (Out)	Disburse-ments	Treasurer's Fees	Ending Balance
420 N E COLO HEALTH DEPT	$0.00	$0.00	$0.00	$127,000.00	$0.00	($127,000.00)	$0.00	$0.00
810 AIMS COLLEGE	$0.82	$0.00	$0.83	$0.00	$0.00	($0.82)	$0.00	$0.83
820 SNYDER SANITATION DISTRICT	$67.05	$60.60	$30.73	$0.00	$0.00	($67.05)	($1.21)	$90.12
821 SNYDER SAN DEL ASMTS	$0.00	$585.61	$0.00	$0.00	$0.00	$0.00	($5.86)	$579.75
830 E MORGAN CO HOSPITAL	$9,800.95	$34,514.23	$8,228.13	$0.00	$0.00	($9,800.95)	($690.28)	$42,052.08
840 E MORGAN CO LIBRARY	$7,282.85	$26,844.40	$6,122.54	$0.00	$0.00	($7,282.85)	($536.89)	$32,430.05
850 FT MORGAN PEST CONTROL	$525.26	$166.71	$262.28	$0.00	$0.00	($525.26)	($3.36)	$425.63
860 WIGGINS PEST CONTROL DIST	$297.21	$159.62	$209.87	$0.00	$0.00	($297.21)	($3.20)	$366.29
870 BIJOU METROPOLITAN DIST	$222.12	$0.00	$264.09	$0.00	$0.00	($222.12)	$0.00	$264.09
880 ROBERTS 81 BUS IMPR DIST	$194.84	$0.00	$1.32	$0.00	$0.00	$0.00	$0.00	$196.16
Special District Funds Total:	$18,391.10	$62,331.17	$15,119.79	$127,000.00	$0.00	($145,196.26)	($1,240.80)	$76,405.00

Water District Funds	Beginning Balance	Property Taxes	Specific Ownership	Misc Collections	Transfers In (Out)	Disburse-ments	Treasurer's Fees	Ending Balance
910 CENTRAL CO WATER CONS DIST	$146.49	$32.73	$122.02	$0.00	$0.00	($146.49)	($0.65)	$154.10
911 CENTRAL CO WATER SUB DIST	$147.00	$35.36	$97.51	$0.00	$0.00	($147.00)	($0.70)	$132.17
912 CENTRAL CO WATER AUGMENT	$810.47	$78.46	$513.10	$0.00	$0.00	($810.47)	($1.56)	$590.00
920 LOWER S PLATTE WATER DIST	$2,348.11	$4,329.88	$1,656.37	$0.00	$0.00	($2,348.11)	($86.74)	$5,899.51
930 MORGAN CNTY QUALITY WATER	$2,422.07	$1,446.86	$1,538.16	$0.00	$0.00	($2,422.07)	($29.07)	$2,955.95
940 NORTHERN CO WATER DIST	$5,824.84	$9,290.23	$4,048.30	$0.00	$0.00	($5,824.84)	($185.95)	$13,152.58
941 NORTHERN CO WATER CLASS D	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
950 N KIOWA BIJOU MANAGEMENT	$13.37	$7.75	$10.02	$0.00	$0.00	($13.37)	($0.16)	$17.61
951 N KIOWA BIJOU WELL ASSMT	$0.00	$219.60	$0.00	$0.00	$0.00	$0.00	($4.39)	$215.21
960 BIJOU IRRIGATION DISTRICT	$11,491.71	$5,568.28	$0.00	$0.00	$0.00	($11,491.71)	$0.00	$5,568.28
970 HILLROSE IRRIGATION DIST	$4.16	$3,907.26	$0.00	$0.00	$0.00	($4.16)	$0.00	$3,907.26
980 RIVERSIDE IRRIGATION DIST	$658.21	$0.00	$0.00	$0.00	$0.00	($658.21)	$0.00	$0.00
990 WELDON VALLEY DRAINAGE	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Water District Funds Total:	$23,866.43	$24,916.41	$7,985.48	$0.00	$0.00	($23,866.43)	($309.22)	$32,592.67
GRAND TOTALS:	$100,157,830.29	$976,567.10	$413,537.22	$3,464,861.93	$0.00	($5,012,171.67)	($14,257.85)	$99,986,367.02

I, Robert A. Sagel, Treasurer in and for the County of Morgan and the State of Colorado, do hereby certify that the foregoing is a true and just copy of the fund balances, receipts and disbursements of my office to the best of my knowledge and belief.

Robert A. Sagel

Robert A Sagel, Morgan County Treasurer

Morgan County Treasurer

Cash Balances

Report Dates: 09/01/2025 to 09/30/2025

Account #	Account Name	Start Bal	Change	End Bal
000-00-00-1013	BANK OF COLORADO	$600,693.07	($3,384.82)	$597,308.25
000-00-00-1014	BANK OF COLORADO NOW ACCT	$2,576,920.84	($385,444.13)	$2,191,476.71
000-00-00-1015	CLERK E-DEPOSITS PENDING	$0.00	$0.00	$0.00
000-00-00-1016	OTC PAYPORT PENDING	($474.45)	($6,412.60)	($6,887.05)
000-00-00-1017	CLERK THIRD PARTY PENDING	$6,715.90	$10.59	$6,726.49
000-00-00-1018	MSB PENDING	($8,583.69)	$7,145.21	($1,438.48)
000-00-00-1029	MULTI-BANK SECURITIES, INC	$0.00	$0.00	$0.00
000-00-00-1030	C-SAFE	$1,399,501.10	$2,764.82	$1,402,265.92
000-00-00-1031	COLOTRUST	$20,241,878.35	$44,036.91	$20,285,915.26
000-00-00-1035	CSIP	$19,436,367.42	$68,694.61	$19,505,062.03
000-00-00-1037	C-SAFE CORE	$19,147,016.90	$68,992.72	$19,216,009.62
000-00-00-1071	PUBLIC TRUSTEE SPECIAL RESERVE-CSAFE	$17,242.06	$62.28	$17,304.34
000-00-00-1081	BCC CHK ACCT - BANK OF COLORADO	$0.00	$0.00	$0.00
	Bank Accounts, etc.	$63,417,277.50	($203,534.41)	$63,213,743.09

Account #	Account Name	Start Bal	Change	End Bal
000-00-00-1040	CERTIFICATES OF DEPOSIT	$12,500,000.00	$3,000,000.00	$15,500,000.00
000-00-00-1041	ACCRUED INTEREST - CD'S	$256,779.22	$50,950.69	$307,729.91
000-00-00-1060	GOVERNMENT SECURITIES	$18,000,000.00	($3,000,000.00)	$15,000,000.00
000-00-00-1061	GOV SEC PREMIUMS/DISCOUNTS	($277,576.42)	$28,155.92	($249,420.50)
000-00-00-1063	GOV SEC ACCRUED INTEREST	$117,626.62	($16,599.91)	$101,026.71
000-00-00-1065	GOV SEC - UNREALIZED GAIN/LOSS	$32,296.42	$3,494.08	$35,790.50
	Investments	$30,629,125.84	$66,000.78	$30,695,126.62

Account #	Account Name	Start Bal	Change	End Bal
000-00-00-1090	CASH ADVANCED	$0.00	$0.00	$0.00
000-00-00-1100	CASH ON HAND	$3,000.00	$0.00	$3,000.00
	Cash Accounts	$3,000.00	$0.00	$3,000.00

Account #	Account Name	Start Bal	Change	End Bal
000-81-01-1013	BANK OF COLO / BRUSH RE 2 BOND	$5,850,889.90	$27,888.51	$5,878,778.41
000-89-01-1030	C-SAFE/WELDON VALLEY RE 20 BOND	$308,785.47	$505.70	$309,291.17
	Custodial School Bond Accounts	$6,159,675.37	$28,394.21	$6,188,069.58
	TOTAL ASSETS	$100,209,087.71	($109,133.42)	$100,099,954.29

Morgan County Treasurer

Cash Balances

Account #	Account Name	Start Bal	Change	End Bal
000-00-00-2080	DUE TO RESERVED FUNDS	($16,067,782.76)	($52,830.88)	($16,120,613.64)
000-01-00-1080	GENERAL FUND EMERGENCY RESERVE	$1,000,000.00	$0.00	$1,000,000.00
000-02-00-1080	ROAD & BRIDGE RESERVE-BRIDGES	$4,422,977.23	$15,507.91	$4,438,485.14
000-03-00-1080	ROAD & BRIDGE RESERVE-ROADS	$2,920,688.94	$10,240.56	$2,930,929.50
000-09-00-1080	SOLID WASTE RESERVE	$5,235,957.44	$18,358.39	$5,254,315.83
000-10-00-1080	GEN-CAP IMPROV RESERVE	$1,302,381.26	$4,566.43	$1,306,947.69
000-43-00-1080	AMBULANCE RESERVE	$707,908.01	$2,482.08	$710,390.09
000-46-00-1080	SLD WST CAP EQUIP RSRV	$477,869.88	$1,675.51	$479,545.39
	Reserve Accounts	$0.00	$0.00	$0.00

Account #	Account Name	Start Bal	Change	End Balance
000-00-00-2000	CHECKS PENDING	$0.00	$0.00	$0.00
000-00-00-2001	EXCHANGE CHECK PAYMENT	$0.00	$0.00	$0.00
000-00-00-2005	UNDISTRIBUTED FUTURE TAX	$0.00	$0.00	$0.00
000-00-00-2060	PT FORECLOSURE SALES ACCOUNT	($394.52)	($182.83)	($577.35)
000-00-00-2061	PT FORECLOSURE E-FEES PENDING	($600.00)	$300.00	($300.00)
000-00-00-2062	PT RELEASES ACCOUNT	$0.00	$0.00	$0.00
000-00-00-2063	PT OVERBID ESCROW ACCOUNT	($486.18)	($58,062.26)	($58,548.44)
000-00-00-2065	TREAS TAX DEED DEPOSIT ACCOUNT	($1,555.70)	$672.92	($882.78)
000-00-00-2066	TREAS OVERBID ESCROW ACCOUNT	$0.00	$0.00	$0.00
000-00-00-2067	TREAS DEED E-FEES PENDING	$0.00	($180.00)	($180.00)
000-00-00-2070	TREASURER'S HOLDING ACCOUNT	$0.00	($4,000.00)	($4,000.00)
000-00-00-2071	CLERK PRE-PAID RECORDING ACCOUNT	($41.00)	$0.00	($41.00)
000-00-00-2085	FAIR GROUND DAMAGE DEPOSITS	($10,750.00)	($800.00)	($11,550.00)
000-00-00-2090	TREASURER SUSPENSE ACCT (OVER/SHORT)	($38.84)	$45.00	$6.16
000-00-00-2095	CLERK SUSPENSE ACCOUNT (OVER/SHORT)	($505.29)	$10.00	($495.29)
000-00-00-2100	REDEMPTIONS PAYABLE	$0.00	$0.00	$0.00
000-00-00-2120	REFUNDS PENDING	$0.00	$0.00	$0.00
000-00-00-2700	TAX CERT HOUSE ACCOUNTS	($9,070.00)	($190.00)	($9,260.00)
000-00-00-2710	TAX PMT HOUSE ACCOUNTS	($27,815.89)	$57.32	($27,758.57)
	TOTAL LIABILITIES	($51,257.42)	($62,329.85)	($113,587.27)

Account #	Account Name	Start Bal	Change	End Bal
000-00-00-2110	DUE TO FUNDS	($100,157,830.29)	$171,463.27	($99,986,367.02)
	NET: ASSETS less LIABILITIES	$100,157,830.29	($171,463.27)	$99,986,367.02

MORGAN COUNTY, COLORADO
BOARD OF COUNTY COMMISSIONERS

RESOLUTION NO. 2025 BCC 38

A RESOLUTION AMENDING THE MORGAN COUNTY FEE SCHEDULE FOR THE RENTAL OF FAIRGROUND FACILITIES

WHEREAS, the Board of County Commissioners has reviewed the fees for rental of the Morgan County fairground facilities; and

WHEREAS, the Board of County Commissioners desires to amend these fees.

NOW THEREFORE BE IT RESOLVED by the Morgan County Board of County Commissioners as follows:

Section 1. The previously approved fees for the Morgan County Fairgrounds are hereby repealed and readopted as shown in Exhibit A attached hereto. County staff is directed to update the Fee Schedule and post the updated Fee Schedule on the County's website. The new fees for the Morgan County Fairgrounds shall be effective November 1, 2025.

APPROVED this 21st day of October, 2025.

BOARD OF COUNTY COMMISSIONERS
MORGAN COUNTY, COLORADO

_____
Jon J. Becker, Chair

_____
Tim A. Malone, Commissioner

_____
Kelvin S. Bernhardt, Commissioner

ATTEST:
(SEAL)

_____
Kevin Strauch, Clerk to the Board

Exhibit A to Resolution 2025 BCC 38

Fairground Rental Fees
Rates are doubled for nonresidents

Events Center *(rates include available table and chairs)*	$2000 per day
Celebration Event - Friday Noon-Sunday Noon	$4000
Damage/Security deposit (Refundable)	$2500
Kitchen	$325 (Additional per event, per day)

Multipurpose Building with Kitchen *(includes available table and chairs)*

6:00 am to Midnight	$8000 per day
Damage/Security deposit (Refundable)	$1000

4-H Building with Kitchen *(includes available table and chairs)*

6:00 am to Midnight	$1000 per day
Damage/Security deposit (Refundable)	$1500

Indoor Arena:

6 hour sessions (3 sessions per day)	$200 per 6-hour session
Arena preparation	$80
Damage/Security deposit (Refundable)	$1000
Kitchen	$50 per use
Heaters	$40 per heater/per session
Air conditioner	$100 per session
TV/Tech	$150

Outdoor Arena:

All day	$500 per day
Arena preparation	$80
Practice Ring when rented with Indoor Arena	$75 per day
Damage/Security deposit (Refundable)	$1000
Lights	$50 per hour
Concession stands	$40 each
Beef barn - east ½	$50 per day
Horse shelter	$75 per day

Accessory Rates:

Second event/weekend cleaning or arena prep fee	$80 per use
Technology (Audio/Video) Damage/Security deposit (Refundable)	$500
Dumpster	$75 per dumpster (case by case basis)
Portable Bleachers	$40 each
Cattle Panels – 10’	$10 each
Cattle Panels – 16’	$15 each
Auction block, Hog panels	$10
Podium, Peg boards	$10
Picnic Tables	$5 each

ROAD USE AGREEMENT
Pawnee Solar LLC

THIS ROAD USE AGREEMENT (hereinafter "Agreement") is made this ___day of 2025 ("Effective Date"), by and between Morgan County, Colorado, whose address is 218 W. Kiowa Avenue, Fort Morgan, Colorado 80701 (hereinafter "County") and Pawnee Solar, LLC, whose address is 2180 S 1300 E, Suite 500, Salt Lake City, Utah 84106, (hereinafter "Permittee").its successors and assigns (the "Permittee").

RECITALS

WHEREAS, Permittee applied for and obtained a Special Use Permit pursuant to Resolution No. 2023 BCC 19 and Resolution No. 2023 BCC 20 dated May 16, 2023 ("SUP") to construct ("Permit") and operate a solar power plant and battery energy storage system in Morgan County (the "Project");

WHEREAS, Permittee's agents, employees, affiliates, contractors, subcontractors, workforce and related service companies may utilize equipment and heavy vehicles on Morgan County roads and Appurtenances in or around such roads (collectively, the "County Roads"), as identified in Exhibit A, in connection with development of the Project;

WHEREAS, Permittee's use of County Roads may cause impacts which require mitigation and repair to ensure the public's continued ability to use County Roads; and

WHEREAS, as a condition of Permit, the County requires Permittee to enter into this Agreement to mitigate the impact on the County Roads due to the Project.

NOW THEREFORE, in consideration of the mutual covenants and conditions contained herein, the sufficiency of which are hereby acknowledged, the County and Permittee agree as follows:

1. **Purpose of Agreement.** The purpose of this Agreement is to define the terms and conditions under which Permittee will pay for the cost of repairing any damage arising from the use of County Roads by Permittee and any contractors or subcontractors of Permittee ("Contracting Companies"). Permittee has indicated that off of I-76 to the south, it intends to use approximately 0.7 miles of County Road 12, heading east along County Road Q - 7.0 miles, heading south along County Road 19 – 6 miles, and heading east along County Road K – 4.85 miles to the entrance onto the Project property, identified by the pink route on Exhibit A, all of which consist of an asphalt-paved surface, besides the 4.85 miles on County Road K which is a gravel surface. In addition to the pink route, the Permittee has indicated a secondary eastern access route off State Highway 71, which heads west approximately 3.35 miles along County Road I and west 3.85 miles along County Road K onto the Project property, identified by the blue route on Exhibit A, all of which is a gravel surface. This Agreement is intended to mitigate the damage to

County Roads, minimize interruptions to the traveling public, and compensate the County for the costs of repairing any damage to the County Roads and any increased maintenance costs resulting from the Project.

2. Definitions.

A. Appurtenance means a ditch, culvert, or any type of wall, fence, guardrail, pavement marking, traffic control device, illumination device, mailbox or barrier adjacent to or in, along or on a road, or any construction, obstruction, erection or any situation, arrangement or disposition of any earth, rock, tree or other material or thing adjacent to or in, along or on a road that is not on the traveled portion of the road.

B. County Roads means a roadway under the direction, control and management of the County, including:

1. A developed road on which improvements such as grading or surfacing have been made for the purpose of public access and included any Appurtenances, and includes a bridge forming part of a public road and any structure incidental to a public road; and/or

2. An undeveloped road or right of way under the County's jurisdiction.

C. Estimated Costs are included as part of Exhibit D and are the cost of any potential road repairs and/or post construction restoration based upon the condition of the road and the anticipated traffic, including volume and weight of transport vehicles. The cost estimate must be signed by a licensed Colorado engineer.

D. Mitigation Plan means a plan, approved by the County Planning Department, detailing which County Roads will be used for Project traffic, the route of Project traffic, a schedule of when County Roads will be used (including daily hours of use), and plans for how impacts to the County Roads, neighboring properties, and traffic will be minimized.

3. Repair and Maintenance Obligations.

A. Permittee has submitted a pre-construction baseline survey of the County Roads, attached hereto as Exhibit B.

B. Permittee has submitted a Mitigation Plan for its and Contracting Companies' use of the County Roads, attached hereto as Exhibit C. Permittee and Contracting Companies shall comply with the Mitigation Plan at all times. Failure to comply with the Mitigation Plan shall be grounds for the County to suspend the Permit until such time as the Permittee provides sufficient assurances to the County that Permittee will comply with the Mitigation Plan.

C. Permittee shall be responsible for all costs and expenses required to restore County Roads used by Permittee or its Contracting Companies to conduct operations for the Project. This obligation shall require Permittee to restore roads to the same condition as shown in the pre-construction baseline survey.

D. During the time when Permittee, or any of its Contracting Companies, are engaged in the use of a County Road for access to conduct operations for the Project, Permittee shall be responsible for road damage resulting from such use, including but not limited to Examples of Road Damage (defined below) in this Agreement, to keep County Roads in safe condition for the public.

E. All restoration of County Roads shall be completed within six (6) months of the installation of the Project.

4. Security.

A. To secure the maintenance and restoration of the County Roads, Permittee shall furnish the County, at Permittee's expense and prior to commencement of installation and construction of the Project described in Exhibit A, cash or an irrevocable letter (or letters) of credit in which the County is designated as beneficiary in an amount equal to one hundred fifteen percent (115%) of the Estimated Costs of maintenance and restoration of the County Roads as described in this Agreement (the "Performance Guarantee").

B. The Performance Guarantee shall be in a form approved by the County in its sole discretion.

C. The purpose of the Estimated Costs is solely to determine the amount of security. No representations are made as to the accuracy of these estimates, and Permittee agrees to pay all costs of the maintenance and restoration for which it is legally obligated, regardless of the Estimated Costs.

D. The Estimated Costs may increase in the future. Accordingly, the County reserves the right to review and adjust the Estimated Costs at any time, prior to the restoration of the County Roads. Adjustments shall be made according to changes in the Construction Costs Index as published by the Engineering News Record. If the County adjusts the Estimated Costs, the County shall give written notice to Permittee. Permittee shall within thirty (30) days after receipt of said written notice, provide the County with a new or amended Performance Guarantee in the amount of the adjusted Estimated Costs. If Permittee fails to provide a new or amended Performance Guarantee, the County may exercise the remedies provided for in Section 10 hereof.

E. If the County Roads are not restored within the period of time specified by Section 3 above, the County may draw on the Performance Guarantee to restore the County Roads. If the Performance Guarantee is to expire within fourteen (14) calendar days and Permittee has not yet provided a satisfactory replacement, the County may draw on the Performance Guarantee and either hold such funds as security for performance of this Agreement or spend such

funds to restore the County Roads.

F. Upon preliminary acceptance of the County Roads, the Performance Guarantee shall be reduced to the amount of fifteen percent (15%) of the total actual cost of restoration of the County Roads. The reduced Performance Guarantee shall be held by the County until expiration of the two (2) year warranty period.

G. If no restoration is required at the time of post-construction inspection, the Performance Guarantee shall be released by the County.

5. Post-Construction Survey and Inspections.

A. Upon completion of the construction of the Project, Permittee shall submit a post-construction survey in the same form as the pre-construction baseline survey.

B. Inspections of County Roads identified in this Agreement may be carried out after the post-construction survey is completed and submitted to the County and then again, following the restoration of the County Roads. Inspections will be conducted by designees of both the County and Permittee at a time set by the County or the County's official designee if so agreed to by Permittee.

6. Road Damage.

A. Examples of Road Damage include but are not limited to the following:

1. Potholes or wheel-depressed areas after the roads have been maintained or graded.

2. Damage to shoulders due to heavy vehicles running off the edge of the road.

3. Damage to ditches due to heavy vehicles squeezing the ditches closed by running on the shoulders of the road.

4. Damage to culverts crushed by heavy hauling activities or being "plugged" by sediment from closed ditches.

5. Damage to road surface causing the re-cycling of the surface for the purpose of proper roadway drainage.

6. Damage to the existing base by heavy traffic.

7. Damage to the profile of the road and the loss of aggregate on the driving surface.

7. Emergencies. The County may, in emergency situations, and acting reasonably, and without giving any notice to Permittee as required elsewhere in this Agreement, take

immediate and all action necessary to complete repairs to County Roads that the County deems necessary for public safety.

8. **Indemnification.** Permittee shall indemnify, release and hold harmless the County and its officers, agents, employees, successors and assignees from any and all actions, proceedings causes of action, claims, demands and/or costs attributable to, whether directly and indirectly, damages or injuries arising out of or resulting from acts or omissions by Permittee or otherwise arising out of the performance under this Agreement by Permittee, its employees, agents, contractors or subcontractors, or its Contracting Companies, but such indemnity shall not apply to the intentional acts or negligence of the County, its officers, agents, employees, successors and assignees.

9. **Assignment.** Except as otherwise provided herein, or except as may be hereafter determined by the parties, no party to this Agreement may sell, assign, partially assign or transfer its interest in this Agreement, or any of its rights, duties or obligations hereunder, without the prior written consent of the other party. Whenever consent or the approval of a party is required herein, such party shall not unreasonably withhold, delay, condition or deny such consent or approval.

10. **Breach.**

A. If Permittee breaches this Agreement, the County may take such action as permitted or authorized by law or this Agreement as the County deems necessary to protect the public health, safety and welfare. The remedies include, but are not limited to:

i. A suspension or revocation of the Permit;

ii. A demand that the security given for the completion of the public improvement be paid or honored; and

iii. Any other remedy available at law or in equity.

B. Unless necessary to protect the immediate health, safety and welfare of the County, or to protect the interest of the county with regard to security given for the restoration of the County Roads, the County shall provide Permittee thirty (30) days' written notice of its intent to take any action under this Section, during which Permittee may cure the breach and prevent further action by the County.

C. The right and remedies of the County under this Agreement are in addition to any other rights and remedies provided by law. The expiration of this Agreement shall in no way limit the County's legal or equitable remedies, or the period in which such remedies may be asserted, for work negligently or defectively performed.

D. Should this Agreement become the subject of litigation to resolve a claim of breach by permittee and a court of competent jurisdiction determines that Permittee was in breach of this Agreement, Permittee shall pay the attorney fees, expenses and court costs of the County.

11. **Nuisance Conditions.** Permittee shall use commercially reasonable efforts to prevent the existence of any nuisances by way of its maintenance or restoration of County Roads under this Agreement. If the County determines that a nuisance exists, it shall notify Permittee that such a nuisance exists. If the nuisance is not abated or an abatement plan is not submitted to the satisfaction of the County, the County may, upon thirty (30) days' notice, draw upon the Performance Guarantee to pay the cost of abating the nuisance. The decision to draw on the Performance Guarantee shall be within the sole discretion of the County.

12. **Conditions of Approval.** Nothing in this Agreement shall be deemed to modify or rescind any finding or condition in the resolution approving the Permit.

13. **Waivers.**

A. Failure by either party to this Agreement to enforce or insist upon compliance with any of the terms or conditions of this Agreement shall not constitute a general waiver or relinquishment of any such terms or conditions, but the same shall be and remain at all times in full force and effect.

B. By entering this Agreement, the County does not waiver, nor shall it be deemed to waive, any immunity or defense that would otherwise be available to it against claims arising by third parties.

14. **Successors and Assigns.** This Agreement shall inure to the benefit of and be binding upon the County and Permittee and their respective successors and permitted assigns.

15. **Severability.** If any provision of this Agreement shall be held invalid, illegal or unenforceable in any respect by a court of competent jurisdiction, such invalidity, illegality or unenforceability shall not affect any other provision of this Agreement.

16. **Venue and Jurisdiction.** This Agreement shall be interpreted in accordance with the laws of the State of Colorado. Venue of any suit or cause of action under this Agreement shall lie exclusively in Morgan County, Colorado.

17. **Entire Agreement.** This Agreement constitutes the entire agreement and understanding between the parties and supersedes any prior agreement or understanding related to the subject matter of this Agreement. However, Permittee remains subject to the conditions on the Permit.

18. **Modification.** This Agreement may be modified or amended only by a duly authorized written instrument executed by the parties hereto.

19. **Notices.** All notices required to be given under the terms of this Agreement shall be in writing and may be mailed or electronically transmitted, addressed to the partes as follows:

Morgan County:	Bruce Bass, Director of Public Works 218 W. Kiowa Avenue Fort Morgan, Colorado 80701
Permittee:	Pawnee Solar LLC Attention: Graham Basecke, or Development Manager 2180 S 1300 E, Suite 500 Salt Lake City, UT 84106 With a copy to: acdlegalnotices@aes.com

IN WITNESS WHEREOF, the parties hereto have executed and delivered this Agreement as of the Effective Date.

MORGAN COUNTY

_____
Chair

Attest:

_____

PERMITTEE

_____
Permittee Representative

Graham Basecke
Print Name

Pawnee Solar, LLC
Company Name

ROAD USE AGREEMENT

THIS ROAD USE AGREEMENT (hereinafter "Agreement") is made this _____day of _____, 20___ ("Effective Date"), by and between Morgan County, Colorado, whose address is 218 W. Kiowa Avenue, Fort Morgan, Colorado 80701 (hereinafter "County") and Pivot Solar 71 LLC, whose address is 1601 Wewatta St Ste 700, Denver, CO 80202, its successors and assigns (the "Permittee").

RECITALS

WHEREAS, Permittee applied for and obtained a special use permit to construct ("Permit") and operate a solar collector facility in Morgan County (the "Project");

WHEREAS, Permittee's agents, employees, affiliates, contractors, subcontractors, workforce and related service companies may utilize equipment and heavy vehicles on Morgan County roads and Appurtenances in or around such roads (collectively, the "County Roads"), as identified in Exhibit A, in connection with development of the Project;

WHEREAS, Permittee's use of County Roads may cause impacts which require mitigation and repair to ensure the public's continued ability to use County Roads; and

WHEREAS, as a condition of Permit, the County requires Permittee to enter into this Agreement to mitigate the impact on the County Roads due to the Project.

NOW THEREFORE, in consideration of the mutual covenants and conditions contained herein, the sufficiency of which are hereby acknowledged, the County and Permittee agree as follows:

1. **Purpose of Agreement.** The purpose of this Agreement is to define the terms and conditions under which Permittee will pay for the cost of repairing any damage arising from the use of County Roads by Permittee and any contractors or subcontractors of Permittee ("Contracting Companies"). Permittee has indicated that it intends to use approximately 2.7 miles of County Roads, identified on Exhibit A, of which approximately 1.5 miles are asphalt-paved and 1.2 miles are gravel surfaced. This Agreement is intended to mitigate the damage to County Roads, minimize interruptions to the traveling public, and compensate the County for the costs of repairing any damage to the County Roads and any increased maintenance costs resulting from the Project.

2. **Definitions.**

A. Appurtenance means a ditch, culvert, or any type of wall, fence, guardrail, pavement marking, traffic control device, illumination device, mailbox or barrier adjacent to or in, along or on a road, or any construction, obstruction, erection or any situation, arrangement or disposition of any earth, rock, tree or other material or thing adjacent to or in, along or on a road that is not on the traveled portion of the road.

B. County Roads means a roadway under the direction, control and management of the

County, including:

i. A developed road on which improvements such as grading or surfacing have been made for the purpose of public access and included any Appurtenances, and includes a bridge forming part of a public road and any structure incidental to a public road; and/or

ii. An undeveloped road or right of way under the County's jurisdiction.

C. Estimated Costs are included as part of Exhibit C and are the cost of any potential road repairs and/or post construction restoration based upon the condition of the road and the anticipated traffic, including volume and weight of transport vehicles. The cost estimate must be signed by a licensed Colorado engineer.

D. Mitigation Plan means a plan, approved by the County Planning Department, detailing which County Roads will be used for Project traffic, the route of Project traffic, a schedule of when County Roads will be used (including daily hours of use), and plans for how impacts to the County Roads, neighboring properties, and traffic will be minimized.

3. <u>Repair and Maintenance Obligations.</u>

A. Permittee has submitted a pre-construction baseline survey of the County Roads, attached hereto as Exhibit B.

B. Permittee has submitted a Mitigation Plan for its and Contracting Companies' use of the County Roads, attached hereto as Exhibit C. Permittee and Contracting Companies shall comply with the Mitigation Plan at all times. Failure to comply with the Mitigation Plan shall be grounds for the County to suspend the Permit until such time as the Permittee provides sufficient assurances to the County that Permittee will comply with the Mitigation Plan.

C. Permittee shall be responsible for all costs and expenses required to restore County Roads used by Permittee or its Contracting Companies to conduct operations for the Project. This obligation shall require Permittee to restore roads to the substantially same condition as shown in the pre-construction baseline survey.

D. During the time when Permittee, or any of its Contracting Companies, are engaged in the use of a County Road for access to conduct operations for the Project, Permittee shall be responsible for road damage resulting from such use, including but not limited to Examples of Road Damage (defined below) in this Agreement, to keep County Roads in safe condition for the public.

E. All restoration of County Roads shall be completed within 4 months of the completion of the installation of the Project.

4. Security.

A. To secure the maintenance and restoration of the County Roads, Permittee shall furnish the County, at Permittee's expense and prior to commencement of installation and construction of the Project described in Exhibit A, cash or an irrevocable letter (or letters) of credit in which the County is designated as beneficiary in an amount equal to one hundred fifteen percent (115%) of the Estimated Costs of maintenance and restoration of the County Roads as described in this Agreement (the "Performance Guarantee").

B. The Performance Guarantee shall be in a form approved by the County in its sole discretion.

C. The purpose of the Estimated Costs is solely to determine the amount of security. No representations are made as to the accuracy of these estimates, and Permittee agrees to pay all costs of the maintenance and restoration for which it is legally obligated, regardless of the Estimated Costs.

D. The Estimated Costs may increase in the future. Accordingly, the County reserves the right to review and adjust the Estimated Costs at any time, prior to the restoration of the County Roads. Adjustments shall be made according to changes in the Construction Costs Index as published by the Engineering News Record. County shall provide written explanation for any upwards adjustments in the estimated costs. If the County adjusts the Estimated Costs, the County shall give written notice to Permittee. Permittee shall within thirty (30) days after receipt of said written notice, provide the County with a new or amended Performance Guarantee in the amount of the adjusted Estimated Costs. If Permittee fails to provide a new or amended Performance Guarantee, the County may exercise the remedies provided for in Section 10 hereof.

E. If the County Roads are not restored within the period of time specified by Section 3 above, the County may draw on the Performance Guarantee to restore the County Roads. If the Performance Guarantee is to expire within fourteen (14) calendar days and Permittee has not yet provided a satisfactory replacement, the County may draw on the Performance Guarantee and either hold such funds as security for performance of this Agreement or spend such funds to restore the County Roads.

F. Upon preliminary acceptance of the County Roads, the Performance Guarantee shall be reduced to the amount of fifteen percent (15%) of the total actual cost of restoration of the County Roads. The reduced Performance Guarantee shall be held by the County until expiration of the two (2) year warranty period.

G. If no restoration is required at the time of post-construction inspection, the Performance Guarantee shall be released by the County.

5. Post-Construction Survey and Inspections.

A. Upon completion of the construction of the Project, Permittee shall submit a post-construction survey in the same form as the pre-construction baseline survey.

B. Inspections of County Roads identified in this Agreement may be carried out after the post-construction survey is completed and submitted to the County and then again, following the restoration of the County Roads. Inspections will be conducted by designees of both the County and Permittee at a time set by the County or the County's official designee if so agreed to by Permittee.

6. Road Damage.

A. Examples of Road Damage include but are not limited to the following:

i. Potholes or wheel-depressed areas after the roads have been maintained or graded.

ii. Damage to shoulders due to heavy vehicles running off the edge of the road.

iii. Damage to ditches due to heavy vehicles squeezing the ditches closed by running on the shoulders of the road.

iv. Damage to culverts crushed by heavy hauling activities or being "plugged" by sediment from closed ditches.

v. Damage to road surface causing the re-cycling of the surface for the purpose of proper roadway drainage.

vi. Damage to the existing base by heavy traffic.

vii. Damage to the profile of the road and the loss of aggregate on the driving surface.

7. Emergencies. The County may, in emergency situations, and acting reasonably, and without giving any notice to Permittee as required elsewhere in this Agreement, take immediate and all action necessary to complete repairs to County Roads that the County deems necessary for public safety.

8. Indemnification. Permittee shall indemnify, release and hold harmless the County and its officers, agents, employees, successors and assignees from any and all actions, proceedings causes of action, claims, demands and/or costs attributable to, whether directly and indirectly, damages or injuries arising out of or resulting from acts or omissions by Permittee or otherwise arising out of the performance under this Agreement by Permittee, its employees, agents, contractors or subcontractors, or its Contracting Companies, but such indemnity shall not apply to the intentional acts or negligence of the County, its officers, agents, employees, successors and assignees.

9. **Assignment.** Except as otherwise provided herein, or except as may be hereafter determined by the parties, no party to this Agreement may sell, assign, partially assign or transfer its interest in this Agreement, or any of its rights, duties or obligations hereunder, without the prior written consent of the other party. Whenever consent or the approval of a party is required herein, such party shall not unreasonably withhold, delay, or deny such consent or approval.

10. **Breach.**

A. If Permittee breaches this Agreement, the County may take such action as permitted or authorized by law or this Agreement as the County deems necessary to protect the public health, safety and welfare. The remedies include, but are not limited to:

i. A suspension or revocation of the Permit;

ii. A demand that the security given for the completion of the public improvements be paid or honored; and

iii. Any other remedy available at law or in equity.

B. Unless necessary to protect the immediate health, safety and welfare of the County, or to protect the interest of the County with regard to security given for the restoration of the County Roads, the County shall provide Permittee thirty (30) days' written notice of its intent to take any action under this Section, during which Permittee may cure the breach and prevent further action by the County. If the Permittee is diligently pursuing a remedy to any breach, the time period shall be extended so long as the Permittee continues such efforts.

C. The rights and remedies of the County under this Agreement are in addition to any other rights and remedies provided by law. The expiration of this Agreement shall in no way limit the County's legal or equitable remedies, or the period in which such remedies may be asserted, for work negligently or defectively performed.

D. Should this Agreement become the subject of litigation to resolve a claim of breach by Permittee and a court of competent jurisdiction, in a final, non-appealable decision, determines that Permittee was in breach of this Agreement, Permittee shall pay the attorney fees, expenses and court costs of the County.

11. **Nuisance Conditions.** Permittee shall prevent the existence of any nuisances by way of its maintenance or restoration of County Roads under this Agreement. If the County determines that a nuisance exists, it shall notify Permittee that such nuisance exists. If the nuisance is not abated or an abatement plan is not submitted to the satisfaction of the County, the County may, upon thirty (30) days' written notice, draw upon the Performance Guarantee to pay the cost of abating the nuisance. The decision to draw on the Performance Guarantee shall be within the sole discretion of the County.

12. **Conditions of Approval.** Nothing in this Agreement shall be deemed to modify or rescind any finding or condition in the resolution approving the Permit.

13. Waivers.

A. Failure by either party to this Agreement to enforce or insist upon compliance with any of the terms or conditions of this Agreement shall not constitute a general waiver or relinquishment of any such terms or conditions, but the same shall be and remain at all times in full force and effect.

B. By entering this Agreement, the County does not waive, nor shall it be deemed to waive, any immunity or defense that would otherwise be available to it against claims arising by third parties.

14. Successors and Assigns. This Agreement shall inure to the benefit of and be binding upon the County and Permittee and their respective successors and permitted assigns.

15. Severability. If any provision of this Agreement shall be held invalid, illegal or unenforceable in any respect by a court of competent jurisdiction, such invalidity, illegality or unenforceability shall not affect any other provision of this Agreement.

16. Venue and Jurisdiction. This Agreement shall be interpreted in accordance with the laws of the State of Colorado. Venue of any suit or cause of action under this Agreement shall lie exclusively in Morgan County, Colorado.

17. Entire Agreement. This Agreement constitutes the entire agreement and understanding between the parties and supersedes any prior agreement or understanding relating to the subject matter of this Agreement. However, Permittee remains subject to the conditions on the Permit.

18. Modification. This Agreement may be modified or amended only by a duly authorized written instrument executed by the parties hereto.

19. Notices. All notices required to be given under the terms of this Agreement shall be in writing and may be mailed or electronically transmitted, addressed to the parties as follows:

Morgan County: Bruce Bass, Director of Public Works
218 W. Kiowa Avenue
Fort Morgan, Colorado 80701
Email: bbass@co.morgan.co.us

Permittee: Attn: Legal Department
Pivot Energy
1601 Wewatta St, STE 700
Denver, CO 80202
Email: legal@pivotenergy.net

IN WITNESS WHEREOF, the parties hereto have executed and delivered this Agreement as of the Effective Date.

MORGAN COUNTY

_____

Chair

Attest:

_____

Kevin Strauch, Clerk

PERMITTEE

Kyle Sundman (Oct 2, 2025 15:43:48 MDT)

Permittee Representative

Kyle Sundman, Authorized Representative

Print Name

Pivot Solar 71 LLC

Company Name

MORGAN COUNTY, COLORADO
BOARD OF COUNTY COMMISSIONERS

RESOLUTION 2025 BCC 39

A RESOLUTION CONDITIONALLY APPROVING AN AMENDMENT TO THE USE BY SPECIAL REVIEW PERMIT FOR THE CITY OF FORT MORGAN'S WASTEWATER TREATMENT PLANT LOCATED IN A PART OF THE SE¼ OF SECTION 34, TOWNSHIP 4 NORTH, RANGE 57 WEST OF THE 6TH P.M., MORGAN COUNTY, COLORADO, ALSO KNOWN AS 18169 COUNTY ROAD 22, FORT MORGAN, COLORADO

WHEREAS, the City of Fort Morgan (the "Owner") applied for an amendment to the special use permit granted through Resolution 95 BCC 8 for a wastewater treatment plant. The amendment is to update and expand the existing wastewater treatment plant ("Application");

WHEREAS, the Owner owns a part of the SE¼ of Section 34, Township 4 North, Range 57 West of the 6th P.M., Morgan County, Colorado, ("Property");

WHEREAS, on August 11, 2025, after holding a duly noticed public hearing, the Morgan County Planning Commission recommended that the Application be conditionally approved;

WHEREAS, on September 2, 2025, the Board of County Commissioners ("Board") held a duly noticed public hearing on the Application;

WHEREAS, during the public hearing, the Board received testimony and evidence from the Owners, Morgan County staff and the public; and

WHEREAS, the Board desires to conditionally approve the Application.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MORGAN COUNTY, COLORADO:

1. **APPROVAL**

   a. The Application is hereby granted subject to the conditions and terms contained in this Resolution. This Resolution shall constitute the amendment to special use permit (hereinafter referred to as this "Resolution" or the "Amended Permit").

2. **FINDINGS OF FACT**

   The Board, having reviewed the application, all information provided, and testimony heard, finds that:

a. The use and its location as proposed are in conformance with the Morgan County Comprehensive Plan. Specifically, the property is located in the north central planning area as defined by the Morgan County Comprehensive Plan. In this area Comprehensive Plan goals include: Ensure that adequate and financially secure public utilities are provided to all developments in Morgan County and to develop essential facilities and services which contribute to providing high quality of life for the residents of Morgan County. The expansion and update of the wastewater treatment plant will allow and encourage development within the growth management area of Fort Morgan.

b. The application documents are complete and present a clear picture of how uses are to be arranged on the site or within Morgan County.

c. The site plan conforms to the district design standards of the Zoning Regulations.

d. All on and off-site impacts have been satisfactorily mitigated either through agreement, public improvements, site plan requirements or other mitigation measures. The operation impacts are expected to be minimal.

e. The amended special use proposed has been made compatible with the surrounding uses and adequately buffered as determined by the County.

f. The amended special use poses no or minimal risk to the public health, safety and welfare.

g. The amended special use proposed is located on a conforming parcel.

h. The Owner has adequately documented a public need for the project, all pertinent technical information, adequate financial resources to implement it, and has paid all fees and review costs levied by the County for application processing and review.

i. The Owner has demonstrated a source of water which is adequate for the proposed use in terms of quantity, quality, and reliability.

3. CONDITIONS

The approval of the amended special use permit is conditioned upon the following:

a. The Owner shall submit the updated CDPHE permit to the Planning Department within 10 days of receipt.

b. The Owner shall supply any agreement made with the Upper Platte and Beaver Canal to the Planning Department within 10 days of execution of such agreement.

c. Prior to the commencement of construction, the Owner will enter into a road use agreement with Morgan County regarding the maintenance of County Road 22 during construction. Such agreement must be approved by the Board of County Commissioners.

d. Prior to commencement of construction, the Owner shall obtain a building permit through the Building Department along with any necessary floodplain development permits.

4. GENERAL PROVISIONS.

a. The Board of County Commissioners retains continuing jurisdiction over this Amended Permit to ensure compliance with this Amended Permit and the Morgan County Zoning Regulations. County Representatives are authorized to inspect the Property at any reasonable time upon notice to the Owner. This approval is conditioned on compliance with all information and representations contained in the Application and presented by the Owner, or Owner's agent, which are incorporated into this Amended Permit. If any representations or information presented by the Owner, or Owner's agent, during the public hearing or the Application are found to be erroneous, lacking a factual basis or otherwise inaccurate, the County may institute enforcement proceedings to address such representations or information and require the Owner to take measures to correct such representations or information. The County, subject to notice and hearing, may amend, add, or remove any conditions on this Amended Permit or exercise any action provided for in the Morgan County Zoning Regulations.

b. The Owner shall comply with all governmental and regulatory agency requirements and permits, including without limitation those promulgated for the protection of health, safety, and welfare of the inhabitants of Morgan County. Such compliance shall include without limitation compliance with the regulations of the Colorado Department of Public Health and Environment, the Colorado Department of Agriculture, and the United States Environmental Protection Agency.

c. The Owner shall comply with all requirements, conditions and design standards set forth herein. Noncompliance shall be grounds for revocation of this permit by the Morgan County Board of Commissioners after notice and hearing.

DATED this 21st day of October, 2025.

BOARD OF COUNTY COMMISSIONERS
MORGAN COUNTY, COLORADO

_____
Jon J. Becker, Chair

_____
Tim A. Malone, Commissioner

_____
Kelvin S. Bernhardt, Commissioner

ATTEST:

_____
Kevin Strauch, Clerk to the Board

Docusign Envelope ID: 7B2712BB-B093-4F91-AC00-C425E9B2294F

MORGAN COUNTY, COLORADO
PLANNING COMMISSION

RESOLUTION 2025 PC 01

A RESOLUTION ADOPTING THE 2025 MORGAN COUNTY COMPREHENSIVE PLAN

WHEREAS, pursuant to C.R.S. § 29-20-102, the County has broad authority to plan for and regulate the use of land within its jurisdiction, to provide for planned and orderly development, and balance development with established land use and ongoing preservation;

WHEREAS, pursuant to C.R.S. § 30-28-106, it is the duty of the Morgan County Planning Commission to make and adopt a master plan, with accompanying maps, for the physical development of the unincorporated territory of the County;

WHEREAS, in 2008, the Morgan County Planning Commission adopted the Morgan County Comprehensive Plan 2008 and such plan has not been updated;

WHEREAS, beginning in November 2024, Morgan County, through its consultant and project team, conducted eight months of public outreach, including but not limited to community surveys, stakeholder interviews, community listening posts, a visioning workshop, in-person events throughout the County, and engagement with community partners;

WHEREAS, through that public process, a new master plan was drafted;

WHEREAS, the draft 2025 Morgan County Comprehensive Plan aligns the visions and goals of the citizenry of Morgan County for its future;

WHEREAS, the 2025 Morgan County Comprehensive Plan is an advisory document and is not regulatory in nature and is intended to encourage visionary thinking; to provide in an explanatory manner the general location of various uses and to recommend policies and project that project working landscapes while preserving private property rights; and to provide the priorities needed to guide updates to Morgan County policies and development regulations;

WHEREAS, on October 14, 2025, the Planning Commission held a duly noticed public hearing on the draft 2025 Morgan County Comprehensive Plan; and

WHEREAS, the people of Morgan County have had an opportunity to review the draft 2025 Morgan County Comprehensive Plan at the public hearing and the extensive public outreach campaign and have had an opportunity to comment on the draft plan.

NOW THEREFORE BE IT RESOLVED BY THE MORGAN COUNTY PLANNING COMMISSION AS FOLLOWS:

Docusign Envelope ID: 7B2712BB-B093-4F91-AC00-C425E9B2294F

Section 1. The Morgan County Planning Commission adopts the 2025 Morgan County Comprehensive Plan, maps and appendices, as set forth in Exhibit A to this Resolution. The 2025 Morgan County Comprehensive Plan shall replace in its entirety the Morgan County Comprehensive Plan 2008.

Section 2. The Morgan County Planning Commission hereby certifies the 2025 Morgan County Comprehensive Plan to the Morgan County Board of County Commissioners, the planning commissions for the Town of Wiggins and the Cities of Fort Morgan and Brush and the boards of trustees of the Towns of Log Lane Village and Hillrose.

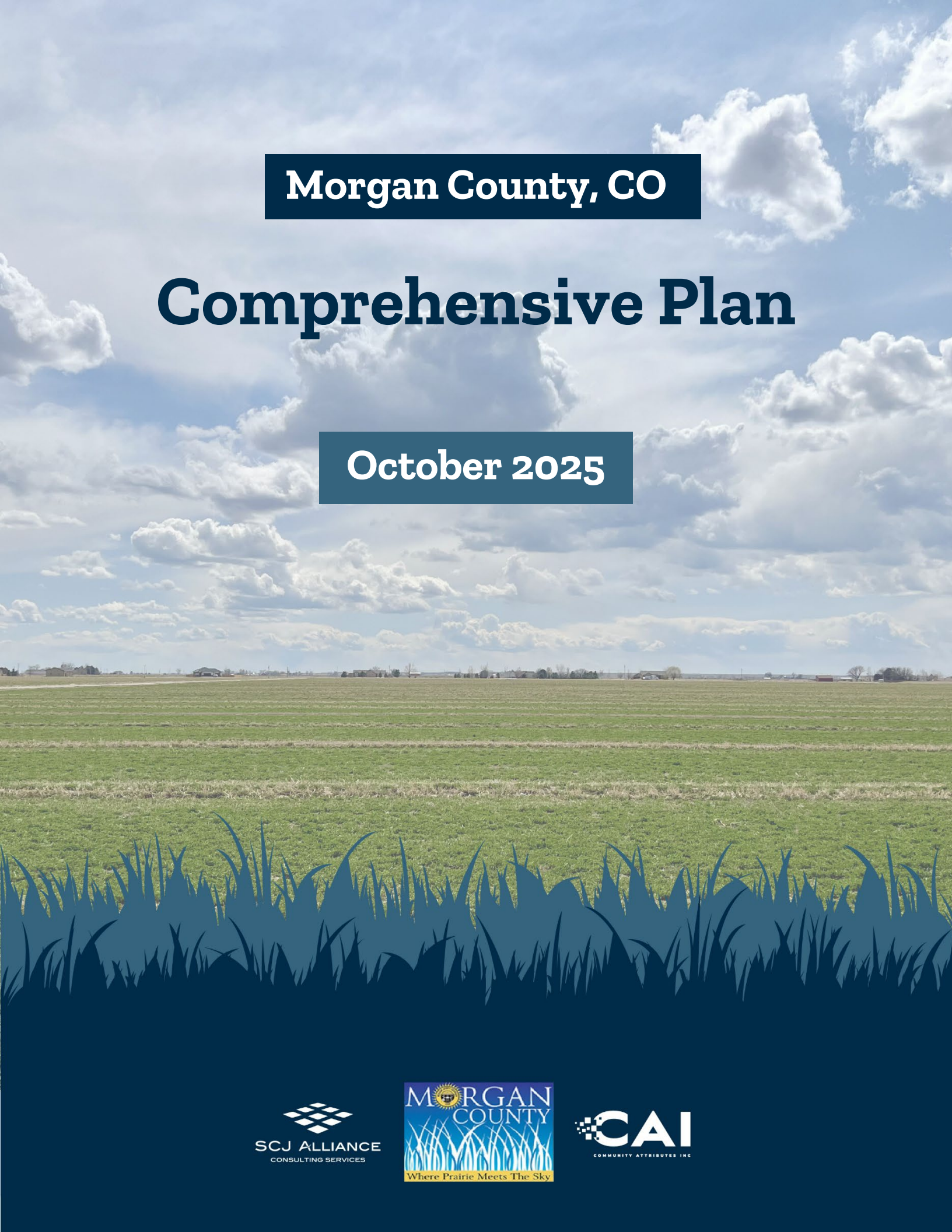
DATED this 14 day of October, 2025.

PLANNING COMMISSION
MORGAN COUNTY, COLORADO

Signed by:
Nathan Troudt
90FEC6F2FA324C6...
Nathan Troudt, Chair

ATTEST:

Jenafer Santos, Clerk to the Commission



Morgan County, CO

Comprehensive Plan

October 2025

SCJ ALLIANCE
CONSULTING SERVICES

MORGAN COUNTY
Where Prairie Meets The Sky

CAI
COMMUNITY ATTRIBUTES INC

Table of Contents

Introduction 1

About Morgan County 2

Purpose of the Plan 4

Plan Process 5

Statutory Authority 5

Community Vision and Values 6

County Values 7

Vision Statement 8

Morgan County Context & Trends 9

Introduction 10

Key Demographic & Economic Findings 10

Future Needs & Trends 13

SWOT Analysis 13

Comprehensive Plan Elements 16

Goals and Policies Overview 17

Plan Elements 18

Agriculture Element 19

Housing and Strategic Growth Element 21

Water Protection and Conservation Element 23

Economic Development Element 25

Transportation and Infrastructure Element 27

Open Space, Recreation, and Tourism Element 30

Future Land Use 32

Future Land Use Designations 33

Special Uses 35

Appendices 36
Appendix A: Community Assessment 37
Appendix B: Future Growth Scenarios 66
Appendix C: Future Land Use Map 73
Appendix D: Public Engagement Summary 74

Table of Exhibits

Exhibit 1: Cities and Towns in Morgan County 3
Exhibit 2: The Communities of Morgan County – Population & Size 4
Exhibit 3: Future Land Use Map (zoomed-in)..... 33
Exhibit 4: Total Population, Incorporated Cities and Unincorporated Morgan County, 2010 - 2023 38
Exhibit 5: Change in Population by Block Group, Morgan County, 2013-2023..... 40
Exhibit 6: Median Age, 2010 to 2023, Morgan County and State of Colorado 41
Exhibit 7: Population by Race, Morgan County and State of Colorado, 2010 and 2023 42
Exhibit 8: Population of Hispanic Origin, Morgan County and State of Colorado, 2010 and 2023.... 43
Exhibit 9: Educational Attainment, Morgan County and State of Colorado, 2010 and 2022..... 44
Exhibit 10: Map of Current Land Uses by Parcel, Morgan County, 2024 45
Exhibit 11: Employment by Major Industry Sector, Morgan County, 2010 and 2023..... 46
Exhibit 12: Employment by 2-Digit NAICS Industry Sector, Morgan County, 2010 and 2023 47
Exhibit 13: Employment by Selected 4-Digit NAICS Code, State of Colorado, 2010 and 2023 48
Exhibit 14: Employment by Selected 4-Digit NAICS Code Industry, Morgan County, 2010 and 2023 49
Exhibit 15: Labor Force Participation Rate & Unemployment Rate, Morgan County, 2010 to 2023 . 50
Exhibit 16: Median Wages, Morgan County and State of Colorado, 2023..... 51
Exhibit 17: Population with Insurance , Morgan County and State of Colorado, 2013 and 2023..... 52
Exhibit 18: Median Household Income and Median Home Price, Morgan County, 2010 and 2022... 53
Exhibit 19: Households by Area Median Income (AMI), Morgan County, 2021 54
Exhibit 20: Monthly Housing Costs by Household and Tenure, Morgan County, 2022..... 55
Exhibit 21: Jobs to Housing Units Ratio, Morgan County and Incorporated Cities, 2010 and 2022.. 56
Exhibit 22: Morgan County Residents' Place of Work, 2022 57
Exhibit 23: Morgan County Workers Place of Residence, 2022 57
Exhibit 24: Population Estimates and Forecasts, Morgan County, 2023-2025..... 59
Exhibit 25: Housing Cost Burden, Morgan County, 2015 & 2021..... 60
Exhibit 26: Income Level of Cost Burdened Households, Morgan County, 2021 61
Exhibit 27: Employment in Selected Industries, Morgan County, 2015 & 2023..... 63

Exhibit 28: Xcel Energy Colorado Power Pathway Map 64
Exhibit 29: Growth Scenario Development Process 66
Exhibit 30: Growth Scenario 1: Dispersed Nodes 67
Exhibit 31: Growth Scenario 2: Growth Centers 68
Exhibit 32: Growth Scenario 3: Growth Corridors 69
Exhibit 33: Preferred Growth Scenario 71
Exhibit 34: Future Land Use 73

Acknowledgements

The 2025 Morgan County Comprehensive Plan is a product of the collaborative efforts of the residents, County staff, County Commissioners, and the Planning Commission. Assistance by state and local agencies and organizations was also instrumental in the development of this plan. The following are key individuals who contributed to the plan's creation.

County Commissioners

Jon Becker

Kelvin Bernhardt

Tim Malone

Planning Commission Members

Britt Dinis

Dave Musgrave

Erik Mohrlang

Julie Padilla

Nathan Troudt

Robert Pennington

County Staff

Nicole Hay

Cheryl Brindisi

Jenafer Santos

Comprehensive Plan Core Team

Erik Mohrlang

Jon Becker

Norm Dinis

Robert Pennington

Ron Shaver

Willow Moskowitz

Resident Volunteers

Everyone who came to a public meeting

Everyone who participated in the stakeholder interviews

Everyone who filled out a survey

Everyone who submitted written comments

Consultants

SCJ Alliance

Community Attributes, Inc.

Introduction

About Morgan County

Morgan County is a primarily rural county located on the high plains of northeastern Colorado. The County measures 36 miles long and 36 miles wide, encompassing 1,296 square miles. This area is diverse, and its expansive open spaces and especially fertile lands along the South Platte River make it a hub for agricultural activities with numerous farms and ranches that drive the local economy.

The County benefits from good transportation connectivity. Interstate 76 runs through it, linking Morgan County to Denver and neighboring states. Several major highways, including US Highways 34 and 6, further promote accessibility and make the county a reliable corridor for commerce and travel. Additionally, Morgan County is served by both passenger and freight rail lines, enabling the movement of various types of shipments, including dairy and agricultural products.

Morgan County was formed in 1889, and it continues to cherish the values and opportunities that have made it thrive, such as a local culture and economy that are deeply rooted in agricultural production and rural living. At the same time, the County is seeking thoughtful ways to continue to progress and grow in ways that protect its heritage while offering a vibrant environment for residents, businesses, and visitors alike.

The County's most recent Comprehensive Plan was completed in 2008. Significant changes in the economy and community have taken place since then. In recent years, the growth of remote work has driven more people to relocate from the Denver Metro Area to Morgan County to enjoy the open space and other advantages of rural living. Therefore, a new comprehensive plan was warranted to guide the County on a path more reflective of current conditions and demographic trends. This new Comprehensive Plan investigates the current community assessment, projects future trends and demands, and gathers community input to define the vision and goals of Morgan County today. The planning process in this plan considers and recognizes the Comprehensive Plans for other local jurisdictions within the County.

The Communities of Morgan County

Morgan County has nine communities, five of which are incorporated. The largest communities are Fort Morgan and Brush, where the majority of the population is located. The Town of Wiggins has seen the fastest rate of population growth over the past decade.

Exhibit 1: Cities and Towns in Morgan County

The five incorporated cities and towns in Morgan County are primarily located along the corridors of Interstate 76 and US Highway 34, where much of the non-agricultural activities are concentrated. The four unincorporated communities are all located just north of the South Platte River, along a no-longer-existing rail line that used to travel along the river.

Other unincorporated communities and major subdivisions are spread throughout the county, such as Blue Sky, Jackson, Morgan Heights, Hoyt, and others.

Exhibit 2: The Communities of Morgan County – Population & Size

COMMUNITY	POPULATION	SIZE (SQ. MILES)	INCORPORATED?
BRUSH	5,299	2.8	Yes
FORT MORGAN	11,521	5.3	Yes
GOODRICH		0.05	No
HILLROSE	266	0.2	Yes
LOG LANE VILLAGE	948	0.2	Yes
ORCHARD	87	0.16	No
SNYDER	27	0.4	No
WELDONA	105	0.16	No
WIGGINS	1,202	1.3	Yes

Source: Census 2023 ACS 5-Year Population Estimates.

Purpose of the Plan

The Morgan County Comprehensive Plan serves as the county's overarching policy guide and advisory document, outlining a shared vision for its future. It establishes a framework for forming policy and making decisions that reflect the community's long-term goals and values.

Updating the Comprehensive Plan provides a renewed vision for Morgan County's future. The plan builds upon issues and opportunities identified through public engagement to establish policies and strategies to achieve the community's vision. The Morgan County Comprehensive Plan meets the requirements of Colorado Revised Statutes (C.R.S.) while presenting the opportunity for the community to consciously plan in a way that supports its vision and values.

This Comprehensive Plan is designed to uphold the rights of private property owners while addressing challenges related to expected future growth and development in Morgan County. It helps make informed decisions about managing resources, guiding development, and ensuring sustainable growth. This plan may be amended at any time to align with changes in the County.

Plan Process

1. **Existing Conditions:** A data-driven community profile for Morgan County was created to provide a snapshot of the County's demographics, economic conditions, and general characteristics.
2. **Public Engagement:** The community's involvement and guidance are essential to creating the Comprehensive Plan. The information captured through community participation informs the vision and goals that direct the Comprehensive Plan. A Public Engagement Plan (PEP) was created at the start of the planning process. The PEP was intended to guide public outreach efforts throughout the process to ensure early and continuous involvement in decision-making. The PEP involved the following engagement activities to include as many members of the community as possible:
    - Community Survey
    - Stakeholder Interviews
    - Community Listening Posts
    - Visioning Workshop
    - In-person Pop-ups/Booths
3. **Plan Framework:** Guided by the mandates of Colorado Revised Statutes (C.R.S.), an understanding of current conditions, and active community participation, the plan framework delineates the key aspects the Comprehensive Plan will encompass.
4. **Draft Plan:** Taking each part of the planning process and what has been learned into consideration, a plan is fully drafted and provided to community members and stakeholders for feedback. That final feedback is incorporated into the final version of the Comprehensive Plan.

Statutory Authority

Colorado Revised Statute (C.R.S.) 30-28-106 mandates that county planning commissions create and adopt a Comprehensive Plan for the physical development of the county's unincorporated territory. The plan must outline the vision, goals, and policies related to land use, transportation, infrastructure, and other aspects of development. In alignment with this directive, the Morgan County Comprehensive Plan is updated.

Community Vision and Values

County Values

Morgan County has a diverse community that is rapidly evolving. Many factors shape the changes taking place across the region, and the County recognizes the opportunities arising from the demographic and economic shifts taking place over the past few years.

Some of Morgan County's most cherished features are its rural way of life and its robust agricultural economy. County residents and workers take great pride in the local productive farming and ranching industries and are keen on preserving this part of the culture for future generations.

Below are the fundamental values that define who the Morgan County community is, what it stands for, and what it aspires to be in the future. These values shape the County's vision and guide its Comprehensive Plan's goals and policies.

Agriculture

Farming and ranching are the cornerstones of Morgan County's heritage, economy, and rural lifestyle. They efficiently utilize the land, providing nutritious food, economic stability, and a deep connection to the County's open spaces. Morgan County farmers and ranchers play a vital role in preserving the county's natural resources and ensuring a resilient and productive future for generations to come.

Small-Town Feel

Residents of Morgan County cherish the sense of community where people know and support each other. Morgan County's rural lifestyle offers a slower pace of life and a strong sense of belonging, as well as a general preference for local businesses, events, and traditions. These values often provide a sense of safety and security.

Attainable Housing

The County prioritizes attainable and affordable housing, ensuring that residents of all income levels have access to safe, stable, and affordable housing options. Morgan County will work collaboratively with local municipalities to allow a wider variety of housing options in areas with access to jobs and services to ensure a high quality of life.

Diverse Economy

Morgan County will foster an economic environment that both supports existing industries, such as agriculture, and also embraces innovation and diversification in the local job market. A strong and resilient economy provides a wide array of good-paying jobs that attract and retain young talent. Some of the opportunities for economic development in the county are supporting existing industries, training for emerging industries, taking advantage of future prospects for renewable energy, and developing a reliable infrastructure and efficient government processes to foster business growth and workforce development.

Environmental Resilience

Morgan County is committed to preserving and protecting its farmland and natural resources, promoting responsible environmental stewardship, and ensuring the long-term well-being of the community and economy for future generations. The County recognizes the importance of enhancing its resilience, adaptation, and mitigation against extreme weather events.

Healthy Water Resources

Water quality and availability are crucial to the agricultural, residential, commercial, and industrial uses within Morgan County. Water management practices can significantly influence the health of waterways, including rivers, creeks, reservoirs, and irrigation ditches. Developing effective water goals and policies can ensure the long-term availability and sustainability of water resources for current and future generations.

Vision Statement

The vision for Morgan County is…

Morgan County Context & Trends

Introduction

Made up of primarily rural areas with agricultural uses, Morgan County has five incorporated municipalities, including Fort Morgan, Brush, Wiggins, Hillrose, and Log Lane Village, as well as a number of unincorporated communities, including Goodrich, Weldona, and Orchard. Fort Morgan, the largest municipality within the county, is located approximately 80 miles northeast of metro-Denver and 50 miles east of Greeley.

This chapter provides contextual and current data about Morgan County's community and economy. These findings are backed by the analysis in Appendix A, which explores several performance indicators and metrics, including population, age and race, education, and employment in Morgan County as compared to the State of Colorado. The findings are translated into future needs and trends for Morgan County to consider as it facilitates the comprehensive planning process.

Finally, strengths, weaknesses, opportunities, and threats (SWOT) Analysis showcases Morgan County's economic, social, and recreational assets, and further identifies opportunities and challenges for the County to consider through the strategic planning process.

Key Demographic & Economic Findings

Population Findings

- Although Morgan County has not grown rapidly since 2010, the County's aggregate population increased by 5% since 2016, reaching 29,559 persons in 2023. The Town of Wiggins has grown more rapidly than other cities in the county, accounting for 50% of the total growth in the County between 2010 and 2023.
- Areas near Wiggins and in the southwestern region of the County experienced the most substantial population increases from 2013 to 2023, with growth rates ranging from 101% to 148%, particularly along major transportation corridors like State Highway 52 and outside of the municipal boundaries of major cities.

Demographic Findings

- Morgan County's population is aging, but it is not aging as rapidly as the State of Colorado. The median age in both Morgan County (36.1) and Colorado (36) was nearly identical in 2010, while Morgan County's median age increased by 1% between 2010 and 2023, compared to a 5% increase in Colorado's median age over this period, which rose to 38 in 2023.
- Both Morgan County and Colorado have experienced a growth in diversity since 2010, especially in the Hispanic-identifying racial sub-demographic. Morgan County was more racially diverse than the state of Colorado in 2010. Between 2010 and 2022, non-white populations in Morgan County increased by 7%, a slightly higher rate of growth than the observed 5% increase in Colorado over the period.
- The proportion of Hispanic residents has grown to make up 37% of Morgan County's population, representing a total growth of 4% compared to Colorado's 2% from 2010 to 2023. Of Morgan County's Hispanic population, 29% identify as Mexican.
- Compared to the state, Morgan County generally shows lower educational attainment for residents. 18% of Morgan County residents hold a bachelor's degree or higher, while the same proportion (18%) have not achieved a high school diploma or equivalent.
- Educational attainment has improved in Morgan County since 2010, with a 3% increase in the residents who hold a bachelor's degree or higher, although this growth is slower compared to 8% growth across Colorado.

Employment and Industry Findings

- Manufacturing is Morgan County's largest economic sector by employment, and it has grown in recent years. In 2023, the Manufacturing industry in Morgan County employed 3,156 people, with workers in the industry earning a median wage of $49,200.
- Agriculture is the predominant land use in Morgan County, and both the Agricultural sector and industries that support it represent a significant component of Morgan County's economy. In 2023, the Agricultural sector in Morgan County accounted for more than 7% of all employment in the County, with employment increasing by 1.0% annually between 2010 and 2023.
- The Mining (which includes oil and gas extraction) and Health Care industries have experienced a decrease in countywide employment since 2010, shrinking by 3.0% and 1.2%, respectively.
- Unemployment has decreased in Morgan County, falling from 7.4% in 2010 to around 4% or below since 2014. As of 2023 the unemployment rate remains low in the County, while the labor force participation rate across Colorado has dropped from 70.2% in 2010 to 68.4% in 2023.

Workforce Findings

- Wages in Morgan County generally tend to be somewhat lower than those of the State, with the two exceptions being the Production industry and Transportation and Material Moving. Those working in Production, an employment industry that includes more than 100 occupations, such as Machinists, Food Batchmakers, Dental Laboratory Technicians, and Gas Plant Operators, among others, earn an average annual wage of more than $49,000 in Morgan County, while those working in Transportation and Material Moving make an annual average wage of approximately $42,100. Overall, Morgan County's Median Household income was $70,471 in 2022, which represents an increase of 39% since 2010.
- In Morgan County, 24% of all households make less than 50% the Area Median Income (AMI). Renters are more concentrated in the lower AMI brackets than are homeowners.
- Around one-third (32%) of residents in Morgan County work in Fort Morgan, while all other most common commute destinations lie outside of the County. The lone exception is the Town of Brush, which accounts for 7% of commute destinations for residents within the County.
- Fort Morgan and Brush are both residential hubs for the County, with 29% and 11% of Morgan County's workforce living in those cities, respectively. However, more than 40% of the County's workforce commutes in from other counties in Colorado.

Housing Findings

- Median home prices in Morgan County have appreciated at an accelerated rate relative to Colorado, increasing a compound annual growth rate (CAGR) of 6.11% between 2010-2022. In 2022, the median housing price was $277,400, reflecting a total increase of $141,200 since 2010.
- Renters in Morgan County pay a median of $1,038 in monthly housing costs while homeowners pay a median $1,792. There are only 1,998 housing units in Morgan County which cost less than $1,000 monthly, of which 80% are rental properties.
- In 2022, Morgan County's jobs-to-housing unit ratio is generally balanced at 1.1. There has been little variation of this ratio for major cities in the County since 2010, aside from Wiggins, whose ratio decreased from 1.2 to 0.7, as housing development increased significantly over this period to accommodate strong population growth.

Future Needs & Trends

- **Population Growth:** Morgan County is experiencing uneven but steady population growth, particularly near key transportation corridors, creating new demands on land use, infrastructure, and community services.
- **Housing Needs:** Rising housing costs and limited affordable options are making it more difficult for residents—especially renters and low-income households—to find stable, accessible housing within the County.
- **Employment Projections:** Job growth in manufacturing, services, and logistics is reshaping the local economy, raising questions about workforce readiness and long-term economic diversification.
- **Agriculture and Food Processing Industries:** Agriculture remains central to Morgan County's economy and identity, but development pressures and resource constraints present challenges to its long-term viability.
- **Trends in the Energy Industry:** As traditional energy sectors decline and solar energy gains momentum, Morgan County faces a pivotal moment to shape its role in Colorado's energy transition.
- **Other Trends:** Additional factors such as waste disposal, water access, infrastructure capacity, and fiscal health will also influence Morgan County's future planning efforts.

SWOT Analysis

This Strengths, Opportunities, Weaknesses, and Threats (SWOT) analysis is a strategic planning tool that assesses Morgan County's internal strengths and weaknesses, as well as external opportunities and threats. This list of strengths, weaknesses, opportunities, and threats is based on data analysis presented in this document, a review of earlier plans and policies, and public engagement input and feedback collected from the community.

Strengths

Strengths highlight internal advantages and positive attributes that contribute to Morgan County's success.

- Location along Interstate 76
- Tight knit community and generational roots
- A culturally diverse community
- Strong and impactful agricultural production industries, including dairy (according to the USDA 2022 Census of Agriculture, Morgan County is in the top three counties in the state for value of crops and livestock produced)
- A diversified economic base
- Proximity to Denver and Denver International Airport (one of the five busiest airports in the United States, and a major international travel hub)
- Incoming investment in utilities (such as Xcel Energy's Colorado's Power Pathway, which includes construction of new transmission lines and a new substation in Morgan County)
- Recreational assets and opportunities, including the South Platte River, Jackson Lake State Park, Prairie Trails Wildlife Area, Historic Rainbow Bridge, Carroll Hotel, parks, and the Fort Morgan and Brush Museums
- County Express and Amtrak Station in Fort Morgan
- Increasing population and labor force participation

Weaknesses

Weaknesses identify internal challenges or limitations that hinder performance or progress.

- Limited opportunity for residential infill
- Limited public transportation options and connectivity
- Cultural resistance to growth or innovation
- Accessibility issues throughout public infrastructure
- Lack of industry diversification
- Wear and tear affecting the condition of highways/interstates in Morgan County
- Limited services, resources, and amenities for residents (such as childcare, recreation spaces for kids, salons, stores, etc.)
- Rising costs of housing and living (accompanied by an increase in homelessness), and limited availability of entry-level housing
- Low educational attainment relative to the state
- Distance from other Colorado tourism assets
- Limited municipal and county budgets

Opportunities

Opportunities explore external factors or trends that could be leveraged for growth or improvement.

- Available land for economic development and growth
- Investment in existing businesses and industries for expansion
- Increasingly diverse population, particularly Hispanic-identifying residents
- Community-scaled agricultural activities
- Attracting the right development
- Incoming skilled workers through immigration
- Solar power production and renewable energy
- Utility support industries
- Considering Bustang

Threats

Threats examine external challenges or risks that could negatively impact Morgan County's goals.

- Limited water resources in northeast Colorado; water in high demand (two of three largest reservoirs in Morgan County are tied to agriculture)
- Shortage of teachers and healthcare workers in Morgan County
- Rising costs of county operations
- Changing federal and state regulations
- Encroaching development on farmland and agricultural operations
- Colorado residents being priced out of Denver metro looking for more affordable housing options (primarily in Wiggins) relocating to County and driving up housing costs while limiting housing inventory
- As push towards renewable energy intensifies, existing oil and gas operations in Morgan County may be at risk
- History of flooding in Fort Morgan and Brush
- External investors buying real estate inside the county, which may impact housing and commercial space availability or affordability.

Comprehensive Plan Elements

Goals and Policies Overview

Morgan County's comprehensive plan is an aspirational document that defines the County's vision and sets a framework of goals and policies to move the county closer to achieving that vision. Comprehensive plans are themselves not regulatory documents, but they inform and guide other county tools and programs to implement and enact the goals and policies outlined in them.

Policy Documents such as this comprehensive plan set the direction for:

- Regulatory Documents such as zoning or development regulations, to implement the steps to achieve a future goal; and
- County-led programs, updates, and planning to implement the policies and action items to achieve the goals in the Comprehensive Plan.

As a policy document, this plan does not hold legal sway over county activities nor automatically extend into land-use regulation. Instead, it provides a first comprehensive, coordinated step towards a wide variety of community goals. Additional steps may be essential, including the development of implementation plans, studies, inventories, or updates to create consistency between the comprehensive plan and evolving regulatory documents.

For purposes of this plan, the terms "Goal" and "Policy" are defined as:

- **Goal**—Broad statements indicating a general aim or purpose to be achieved. A goal is a direction setter, an ideal future end, condition, or state related to the public health, safety, or general welfare toward which planning and implementation measures are directed. It indicates a clear commitment by the local governing body. A goal is an extension of a plan's future vision, as well as an assessment of future conditions.
- **Policy**—Policies are steps that can be implemented through a department's work plan and budgeted for. They are undertaken to realize plan goals. Policies may include the development of more detailed and localized plans and work to implement strategies, formal agreements, or regulations.

Within each topic area, or element, of the plan is a set of goals and policies to carry out the future vision for Morgan County.

Morgan County remains a rural, agriculture-based community rooted in agricultural production, food systems, and a small-town character. The goals and policies in this plan honor that identity while preparing for the opportunities and challenges of the future.

Plan Elements

This plan encompasses a wide array of key planning topics relevant to Morgan County:

Agriculture

Many in the County community regard agriculture, including farming and ranching, as one of Morgan County's most precious assets. This element concentrates on protecting Morgan County's agriculture sector, promoting efficient agriculture practices, and protecting agricultural resources from the impacts of sprawling development and extreme weather events.

Housing and Strategic Growth

Morgan County aims to achieve a healthy and varied stock of housing that meets the community's needs. Housing options that meet the needs of Morgan County residents will retain current residents and align with anticipated population growth, and a mix of land uses will ensure access to needs and services within reasonable distances. This element provides the framework for aligning future land development with Morgan County's vision.

Water Protection and Conservation

As a vital and precious resource, planning for water in the county is a prudent piece of the Comprehensive Plan. Water quality and availability are essential not only for the major agricultural sector but also for all developments in Morgan County. This element focuses on protection and conservation, meeting future demand, and ensuring high-quality water in the county.

Economic Development

This element focuses on fostering a robust and diverse economy in Morgan County. The county aims to protect agriculture as an important economic asset while supporting the growth of other businesses and industries. A diversified economy can make Morgan County an attractive place that develops and retains skilled workers of all ages.

Open Space, Recreation, and Tourism

This element focuses on preserving open space, enhancing recreational outlets, and ensuring the county is a fun place for residents and visitors alike.

Transportation and Infrastructure

A healthy transportation network and reliable infrastructure are integral to a county's safety and success. This element focuses on promoting a robust transportation system by addressing current concerns and anticipating future needs. It promotes proactive coordination to ensure seamless delivery of utility needs across the County. As Morgan County continues to grow in population, the demand for public safety and emergency services will also increase, and this element addresses those needs.

Agriculture Element

Goals and Policies

AG-1 Goal

Develop and implement zoning regulations that preserve agricultural use and promote economic benefits for agricultural landowners.

1. **Maintain the agriculturally related uses by right** in the Agricultural Zoning District, and allow for greater flexibility for agriculturally related ventures.
2. Maintain the viability of agricultural operations and support them by continuing to **allow supplemental uses** with appropriate permitting and regulations.
3. **Maintain the quarter-mile buffer requirement** for agricultural uses with Concentrated Animal Feeding Operations (CAFOs).
4. Regularly **review and revise existing codes and regulations** to ensure they support and promote agricultural uses.
5. Promote and encourage the **enforcement of code requirements and regulations** across all unincorporated Morgan County to protect agricultural uses.

AG-2 Goal

Preserve existing agricultural lands that grow food for the community, and support the efficient expansion of productive agricultural uses, farms, ranches, and facilities.

1. **Protect prime agricultural areas** from the impacts of developments and commercial recreation by upholding farmers' and ranchers' rights to utilize their land for agricultural uses.
2. Encourage the deployment of **innovative and efficient agricultural practices**.
3. Partner with agencies and organizations that provide **programs and initiatives for effective management and utilization of agricultural lands**.

AG-3 Goal

Strategically plan for the transition of land uses between development and agricultural lands within the municipal urban growth areas (UGAs) and target growth areas.

1. Support the **smooth interaction with neighboring property owners** when development is adjacent to productive agricultural lands.
    - Promote **Morgan County's Right to Farm Policy**.
    - Encourage **outreach programs for new residents** to educate them regarding agricultural activities.
    - Address potential damage to **agricultural irrigation ditches** caused by development.
    - Encourage an **open dialogue** between farmers and users of adjacent properties.
2. Support programs that **encourage responsible development practices** that minimize the impacts of development on agricultural operations and promote growth within the target growth areas.

AG-4 Goal

Increase agriculture's preparedness for, response to, and recovery from extreme weather events.

1. Improve **data collection, inter-agency coordination, and resource planning** and preparedness for extreme weather events.
2. Support a **timely and robust agricultural recovery** from extreme weather events by streamlining communication and coordinating resources.
3. Provide agricultural producers and farm workers with **education and technical assistance to mitigate the negative impacts of extreme weather** and leverage opportunities to increase operational resilience.
4. Improve and expand **awareness and response to emerging pests, weeds, and diseases**.

Housing and Strategic Growth Element

Goals and Policies

H-1 Goal

Foster safe, livable, and vibrant communities that honor the rural culture of Morgan County.

1. Coordinate with the **local municipalities to absorb** most of the projected population growth.
2. Encourage **compact, moderate-density, mixed-use development close to existing jobs and services**, specifically within municipal Urban Growth Areas (UGAs) and target growth areas to protect open space and agriculture in unincorporated Morgan County.
3. **Enable the development of amenities**, such as restaurants, medical offices, daycare, groomers, and other daily needs, close to existing and target growth areas.
4. Actively work to **improve safety and security in neighborhoods** through periodically revising existing development guidelines and supporting the delivery of community services.
5. Maintain **low-density development** in rural unincorporated Morgan County, especially outlying development outside of the UGAs and target growth areas.

H-2 Goal

Enhance housing availability and affordability to keep up with growing demand and promote attainable housing options for all economic segments of the population.

1. Conduct a **Housing Needs Assessment** (HNA) to identify the amount and types of housing needed in the community and develop an appropriate **Housing Action Plan** (HAP).
2. Promote the **development of affordable housing** and the integration of affordable units within new residential and mixed-use developments.
3. Enhance housing affordability by **allowing alternative building options** such as modular, manufactured, or prefabricated homes.
4. Support a range of **housing types for retirees and seniors**, including condominiums, assisted living, co-living, and independent living communities near daily needs and services.
5. Promote the **development of permanent supportive housing (PSH) and emergency housing** facilities near daily needs and services.

H-3 Goal

Develop a growth path that promotes efficient and responsible development while protecting Morgan County's open space and agricultural heritage.

1. Protect existing agriculture operations by **directing growth to target areas** without restricting private property rights.
2. **Discourage rural residential developments** in areas of prime agricultural production.
3. Promote smart growth that **concentrates moderate residential densities in areas near services** and with access to employment, education, and amenities.
4. Work closely with the municipalities to **develop compatible zoning regulations** within the UGAs and target growth areas.
5. **Encourage municipalities to annex land** for commercial, residential, and industrial development.
6. Revise **subdivision criteria and standards** that provide landowners with clear guidance for preserving open space while maintaining flexibility.

Water Protection and Conservation Element

Goals and Policies

W-1 Goal

Cultivate relationships and partnerships with water districts, agencies, and organizations that promote and support water conservation efforts.

1. Foster **partnerships with water districts, local utilities, government agencies, community organizations, and residents** to collaboratively address water infrastructure challenges, leverage funding opportunities, and ensure the equitable distribution of water resources.
2. Establish **regular meetings and communication channels** between Morgan County officials and key state and local agencies responsible for water resource management to ensure alignment in goals and strategies.
3. Support and collaborate with **Morgan County Quality Water District to deploy best practices** for preserving water quality and quantity, and **advocate for a comprehensive assessment of existing water infrastructure** to better understand the needs of Morgan County residents.
4. Support local water providers and relevant entities in pursuing **Colorado Water Conservation Board** grant programs aimed at supporting water conservation initiatives.

W-2 Goal

Enhance efficient water management in Morgan County's agriculture sector and strive for fair access to water resources for agricultural uses.

1. Support regional efforts **that improve water storage, distribution, and management** to benefit agricultural water needs.
2. Provide support for continued **maintenance and installation of irrigation infrastructure**, including canals, ditches, pumps, and irrigation networks, to deliver water to agricultural lands and enhance crop production.
3. Actively support and collaborate with relevant **agencies and stakeholders involved in the management of irrigation ditches** and networks.

W-3 Goal

Support and promote best practices for water management and conservation that serve all land uses within the County.

1. **Support local initiatives that promote conservation practices** and overall water use efficiency to reduce water loss and improve overall water use efficiency.
2. Explore the development of **1041 Regulations** for water development projects to accelerate the adoption of best practices and promote efficient resource utilization.
3. Encourage the development of **central or community-based water and wastewater systems** and treatment facilities.
4. Promote **water use efficiency for new and redeveloped residential and commercial** properties in unincorporated Morgan County.

    - Encourage developers to seek funding to install **water-conserving appliances and fixtures**.
    - Encourage new developments to **bring their own water** supplies (through water shares or entitlements).
    - Encourage commercial and industrial uses to **connect to municipal systems** where feasible.
    - Consider including **water conservation requirements** in building and development codes.

Economic Development Element

Goals and Policies

E-1 Goal

Promote a diversified economy that is attractive to young professionals and fosters talent retention.

1. Agriculture is still the key driver of the community; **Promote growth in jobs and industries related to agriculture**.
2. Work with the **municipalities to align strategic economic goals.**
3. **Strategically locate business, commercial, and industrial zoning** in areas that optimize economic development opportunities and support efficient growth.
4. Increase and **diversify retail, dining, and entertainment** options within target growth areas in unincorporated Morgan County.

E-2 Goal

Create a collaborative environment that fosters the growth of the local economy and local workforce.

1. Foster job and employment option growth in the County by revising to create a **business-friendly** environment.
2. Work with current local business owners to **enhance the business community's presence and understand their needs**.
3. Coordinate with **Morgan Community College and other community organizations** to provide continuing education for the community.
4. Partner with **organizations that offer professional training to ensure a skilled local workforce** that meets the evolving demands of Morgan County's growing industries.

E-3 Goal

Support responsible energy development in Morgan County through balanced zoning and permitting strategies that promote renewable energy opportunities while preserving agricultural land.

1. Promote the growth of **renewable energy** businesses while protecting Morgan County's rural character and agricultural production.
    - Explore strategies to guide energy development **away from prime agricultural farmland**, while maintaining private property rights and supporting informed land use decisions.
    - Encourage **solar-grazing partnerships** between solar facility owners and ranchers.
    - Encourage the inclusion of **landscape buffers at the edges of energy developments** located within one mile of major county roads or freeways.

Transportation and Infrastructure Element

Goals and Policies

TI-1 Goal

Provide a safe, reliable, and efficient road network connecting people and businesses across Morgan County.

1. Conduct **regular inventory updates of county roads** and evaluate traffic volumes and the suitability of the transportation infrastructure to accommodate projected growth.
2. Work closely with the **agricultural community to understand their use of and impacts on County roads** and how to reduce conflicts with other road users and property owners along those roads.
3. Identify **short-term and long-term improvements** for existing and planned county roads.
4. Explore and **pursue available grant programs offered by CDOT** and other agencies for county transportation projects.
5. Explore **measures to enhance roadway safety** and reduce traffic accidents.
6. Explore the **development of an alert system** to notify the local community of hazardous roadway conditions or closures.
7. Explore options and consider requiring **developers to contribute to the cost of upgrading and maintaining county road infrastructure** serving their development, with a focus on fair cost-sharing between new developments and other properties benefiting from these improvements.

TI-2 Goal

Recognize Interstate 76 and US Highway 34 as significant assets for the County and promote their interchanges as gateways into the community.

1. Improve **highway and gateway signage** along major roads and interchanges that welcome commuters to Morgan County and reflect the local identity.
2. Explore introducing **landscaping and public art improvements** at highway interchanges to signify the arrival in Morgan County.

3. Encourage **high-quality mixed-use development** in the vicinity of certain highway interchanges that overlap with target growth areas.
4. Continue to **foster a close collaborative relationship with CDOT** to best serve the local community and commuters.

TI-3 Goal

Encourage high-quality public transit and freight service across the County.

1. Explore options with **municipalities to provide coordinated public transit services** beyond municipal boundaries.
2. Encourage transit service providers to **upgrade their buses to meet ADA requirements and extend their hours of operation** to meet demand.
3. Coordinate with the Federal Railroad Administration to **explore expanding the rail service** for passenger and freight movement in Morgan County.

TI-4 Goal

Facilitate and support the maintenance and delivery of utility services across Morgan County while strategically planning for new and expanded services to meet the evolving needs of residents and businesses.

1. Foster **strong partnerships with utility providers and local municipalities** to identify common needs, explore joint initiatives, and optimize resource allocation.
2. Streamline **utility regulations and permitting procedures,** and continue coordinating and **providing right-of-way access** to ensure efficient delivery of services.
3. Coordinate with utility providers to perform upgrades to **aging powerlines and utility infrastructure** that enhance weather resilience and flood-proofing.

TI-5 Goal

Provide well-coordinated emergency management plans and services.

1. **Improve protocols and communication systems** to the public during emergencies.
    - Develop designated sources of information and communication channels.
    - Utilize multi-lingual announcements to ensure legibility for all populations within the county.
2. Coordinate and communicate **emergency management plans closely with local agencies**, schools, hospitals, and other community groups to enhance preparedness and response.
3. Investigate ways to maintain **continuity of services during emergency events**, especially for areas with vulnerable populations.
4. Consider evaluating zoning strategies to discourage development **within floodplain areas** and other areas of environmental sensitivity, prioritizing open space and agriculture as preferred land uses.
5. Explore partnerships to **develop a localized assessment of flood-prone areas** to better guide future development and provide emergency services.

Open Space, Recreation, and Tourism Element

Goals and Policies

OS-1 Goal

Encourage responsible stewardship of Morgan County's natural resources and assets, ensuring their protection, long-term viability, and benefits for current and future generations.

1. Support **partnerships with organizations** that work to preserve open space, wetlands, scenic areas, and other sensitive lands.
2. Coordinate with the City of Fort Morgan on their trail plan and **consider expanding the trail network** into unincorporated Morgan County.
3. Coordinate with the State and **Jackson Lake** Reservoir Company to promote Jackson Lake as an important recreational asset for the County.
4. Prioritize **accessibility improvements in public parks** to enhance the inclusivity of recreation and tourism assets, ensuring that individuals of all ages and abilities can enjoy the County's natural and cultural attractions.
5. Engage in public **outreach and education initiatives to raise awareness** about the importance of preserving and maintaining the County's natural assets for the benefit of residents and visitors alike.
6. Promote the use of **floodway areas for open space** and drainage facilities.

    - Encourage and cooperate in flood mitigation projects.
    - Maintain the floodplain areas along the **South Platte River as open space for recreation** and wildlife preservation.

OS-2 Goal

Expand recreational amenities and opportunities targeted for locals and visitors alike.

1. Encourage **mixed-use developments** that include neighborhood-serving retail and amenities.
2. Encourage the development of **food and beverage outlets in target growth areas** within the County.
3. Explore partnerships to develop a **County Community and Recreation Center** at a strategic location that is easily accessible from across the County.
4. Encourage local farmers to **facilitate rotating locations of farmers' and makers' markets** and other County events while providing appropriate regulations.
5. Encourage **community events and festivals** that celebrate and showcase Morgan County's rural and agricultural culture and diverse populations.
6. Coordinate with local municipalities on the **promotion and marketing of County events and amenities**.

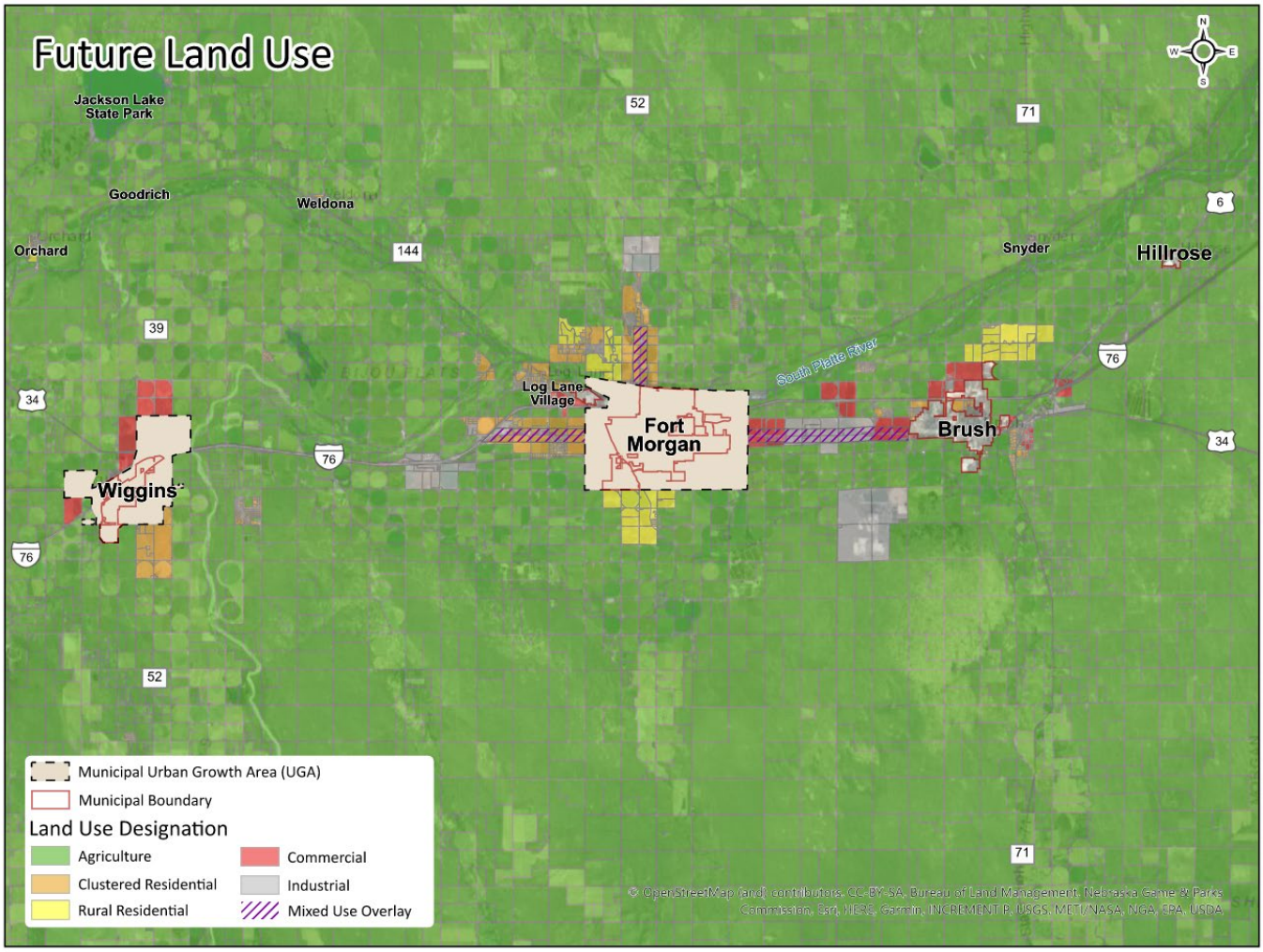
Future Land Use

Future Land Use Designations

Land Use Designations are categories that indicate the future vision for a particular area within Morgan County. These should not be confused with zoning districts, which can be found in the Zoning Regulations. While similar in nature, zoning districts regulate how the land can be used currently. Land use designations are suggestive and aspirational, and they reflect the vision of how the land can be used in the future and where the county should encourage different types of growth. Changing the land use from existing uses may require utility/infrastructure extensions, zone changes, or other substantial procedures.

Defining land use is imperative for directing the development of Morgan County. Below are the proposed future land use designations in Morgan County, and Exhibit 3 is a cropped version of the Future Land Use map showing where each of these land uses is suggested. A county-wide Future Land Use map can be found in Appendix C.

Exhibit 3: Future Land Use Map (cropped)



Agricultural Designation

The primary intent of this designation is to provide for the conduct of agricultural activities related to ranching and farming production, including activities that support, maintain, and promote agriculture as an essential economic asset in the county. Land uses in this designation are encouraged to provide for the maintenance of agricultural production and preservation of the associated lifestyles.

Rural Residential Designation

Areas designated for low-density residential dwellings in conjunction with agricultural or other rural activities. This designation often involves larger lot sizes and is typically located away from urban centers and main travel corridors. The primary uses of this designation are single-family homes and small-scale farming activities.

Clustered Residential Designation

Areas designated for Planned Unit Developments (PUDs) and other clustered developments that may incorporate preserved open space. Lot sizes and housing types may vary, and may include single-family units, duplexes, cottage housing, townhomes, and accessory dwelling units (ADUs). This designation allows for moderate and medium densities and is often located close to urban and activity centers, or along major travel corridors.

Commercial Designation

The intent of the commercial designation is to provide land use types for general sales, businesses, contractors, service, processing, transportation, and warehouses. It is designed to accommodate a variety of compatible businesses. Businesses that produce goods and products on site can offer those items for retail sale as an accessory use in this district.

Industrial Designation

The industrial land use designation is intended to accommodate manufacturing, processing, fabrication, assembly, and storage of materials and products, most commercial or similar compatible uses, industrial enterprises, as well as allowing service facilities for industries and their employees. This designation may also accommodate warehousing, distribution, and wholesaling services with increased heavy truck traffic in locations and upon sites that can accommodate increased truck traffic.

Mixed-Use Overlay

The intent of the mixed-use overlay is to allow for a level of flexibility in focused areas of specific underlying land use designations. The mixed-use areas encourage combining multiple uses within close physical proximity. The mixed-use overlay at the Clustered Residential land use designation would offer a variety of residential densities alongside small businesses and neighborhood-serving retail. This would provide services and amenities close to residential uses, promoting economic activity, public safety, and a sense of local community.

The mixed-use overlay applied to Commercial and Industrial land uses would combine various non-residential functions in close proximity along active corridors. Uses can include a mix of retail, office, agricultural, recreational, or industrial spaces. This would help create a thriving business or industrial park for the County. The mix of diverse and complementary uses would attract more customers or users to the area.

Special Uses

Special uses, such as solar farms and RV parks, are growing in Morgan County, but they don't directly fit within the existing and proposed land use designations. To preserve the rural and farmland community look and feel, special uses are encouraged outside designated Prime Farmland, flood hazard zones, and the municipal urban growth areas (UGAs).

Appendices

Appendix A: Community Assessment

Methods

The data presented in this Community Assessment draws from numerous statewide and regional data sources, as well as federal data repositories, including:

- Colorado Department of Local Affairs (DOLA)
- Colorado State Demography Office (SDO)
- U.S. Census Bureau American Community Surveys (ACS)
- Morgan County Open Data Portal
- U.S. Department of Housing and Urban Development (HUD)
- U.S. Census Bureau Longitudinal Employer-Household Dynamics (LEHD)
- U.S. Bureau of Labor Statistics (BLS)
- Quarterly Census of Employment and Wages (QCEW)
- Colorado Labor Market Information Gateway
- Colorado Department of Labor and Employment
- Local Area Unemployment Statistics (LAUS)

Organization of this Chapter

This Appendix is organized as follows:

- The **Community Demographics** section analyzes key data points, such as population growth, age, race, and educational attainment, contextualizes the existing conditions within the County, and localities within, and to identify demographic trends.
- The **Economic Characteristics** section contextualizes Morgan County's economy by analyzing employment, wage, housing, and commute data.
- The **Future Needs and Trends** translates findings into upcoming impacts and further considerations Morgan County should take into account in the strategic planning processes.

Community Demographics

This section provides an overview of Morgan County's historical demographics, exploring trends over time, as well as gives the current conditions of various metrics concerning Morgan County's community.

Population

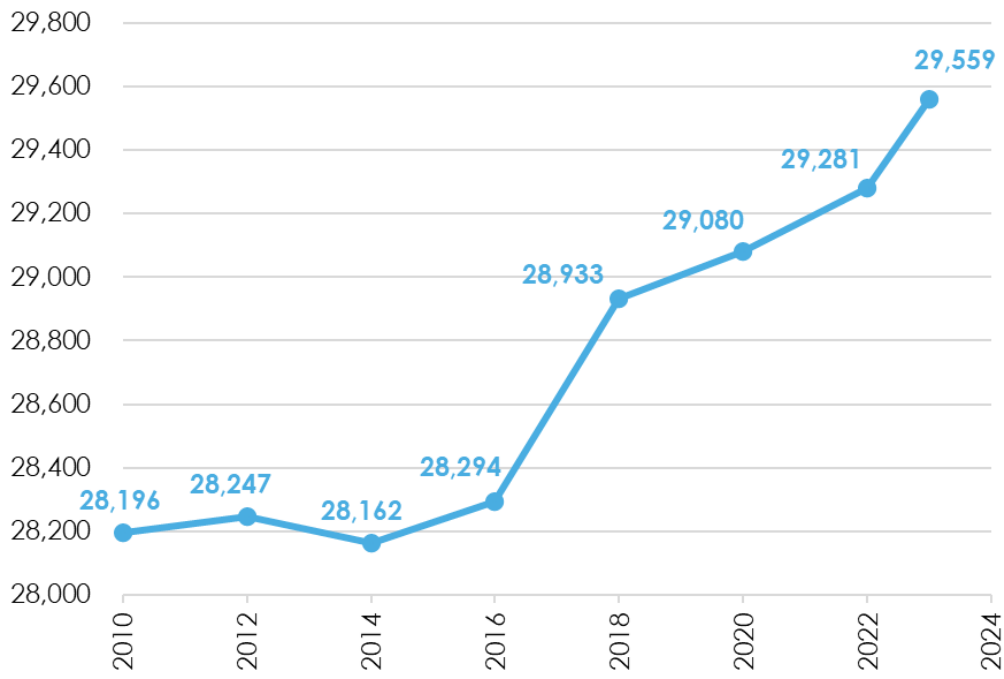
Morgan County's population has shown overall growth between 2010 and 2023, increasing by nearly 1,400 residents over the period (Exhibit 4). The growth pattern, however, has not been linear. After a slight decline between 2012 and 2014, where the population dropped to 28,162, the County

experienced an increase from 2016 through the remainder of the period. By 2018, the population reached 28,933, marking a period of accelerated growth that continued through 2023.

For Morgan County, this represents a total compound annual growth rate (CAGR) of .4% from 2010 to 2023, compared to Colorado's 15.7% growth over the same period. Exhibit 4 also shows the breakdown of this growth across its incorporated cities and unincorporated areas. Unincorporated Morgan County accounts for one third of the County's total population, with its largest city being Fort Morgan. The most substantial growth occurred in Wiggins, one of the smallest incorporated cities in the County, whose growth accounted for 50% of the total growth in the County, growing from 894 residents in 2010 to 1,592 in 2023.

Exhibit 4: Total Population, Incorporated Cities and Unincorporated Morgan County, 2010 - 2023

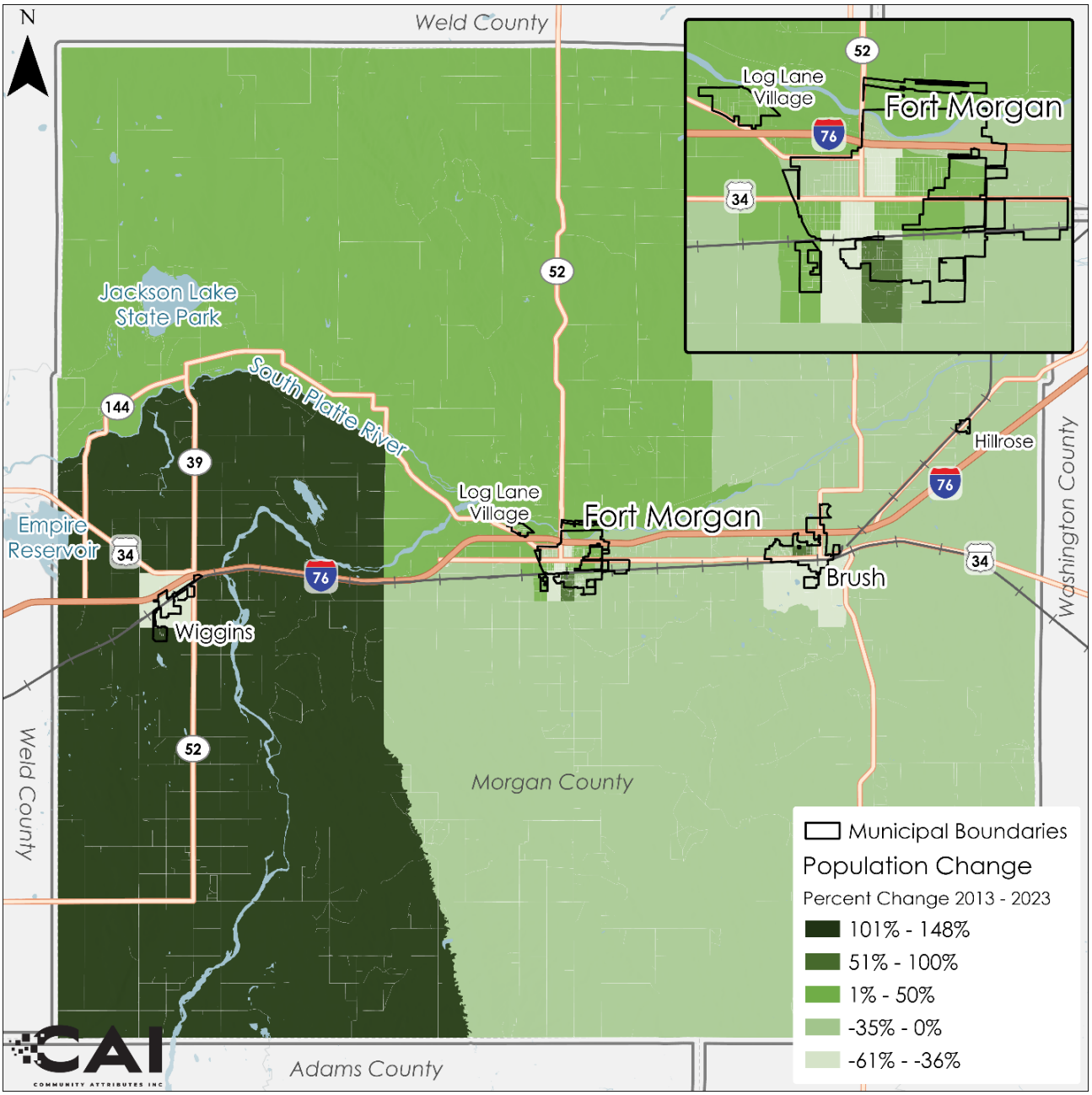
	2010	2023	CAGR
Fort Morgan	11,326	11,735	0.3%
Unincorporated Morgan County	9,370	9,679	0.2%
Brush	5,468	5,332	-0.2%
Wiggins	894	1,592	4.5%
Log Lane Village	874	910	0.3%
Hillrose	264	311	1.3%
Morgan County	**28,196**	**29,559**	**0.4%**



Source: Colorado Department of Local Affairs (DOLA), 2024; CAI, 2025.

The population change map of Morgan County from 2013 to 2023 illustrates significant variation in growth across the region (Exhibit 5). Areas near Wiggins and in the Southwest experienced the most substantial population increases, with growth rates ranging from 101% to 148%, particularly along major transportation corridors like I-52 and outside of the municipal boundaries of major cities. Moderate growth (51% to 100%) is observed in the northwest, emphasizing the expansion of suburban and semi-urban populations. Some regions around Fort Morgan, Brush, and Log Lane Village also show smaller increases (1% to 50%), indicating steady but slower growth. In contrast, eastern and rural portions of the County have experienced either minimal change or population decline.

Exhibit 5: Change in Population by Block Group, Morgan County, 2013-2023

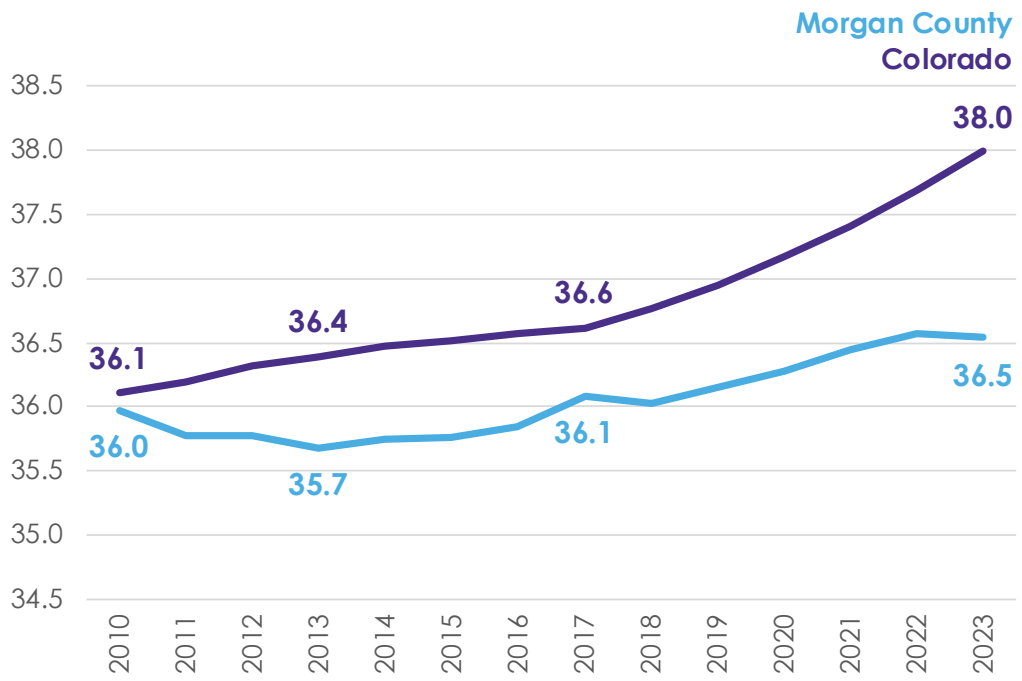


Source: American Community Survey, 2013 and 2023; CAI, 2024.

Age and Race

Compared to Colorado, Morgan County has not seen much change in its median age between 2010 and 2023 (Exhibit 6). Morgan County and the State both showed a similar median age (36) in 2010. Since then, Colorado's median age increased steadily, reaching 38 in 2023. During this time, Morgan County's median age only fluctuated slightly, gradually increasing to a median age of 36.5 years in 2023.

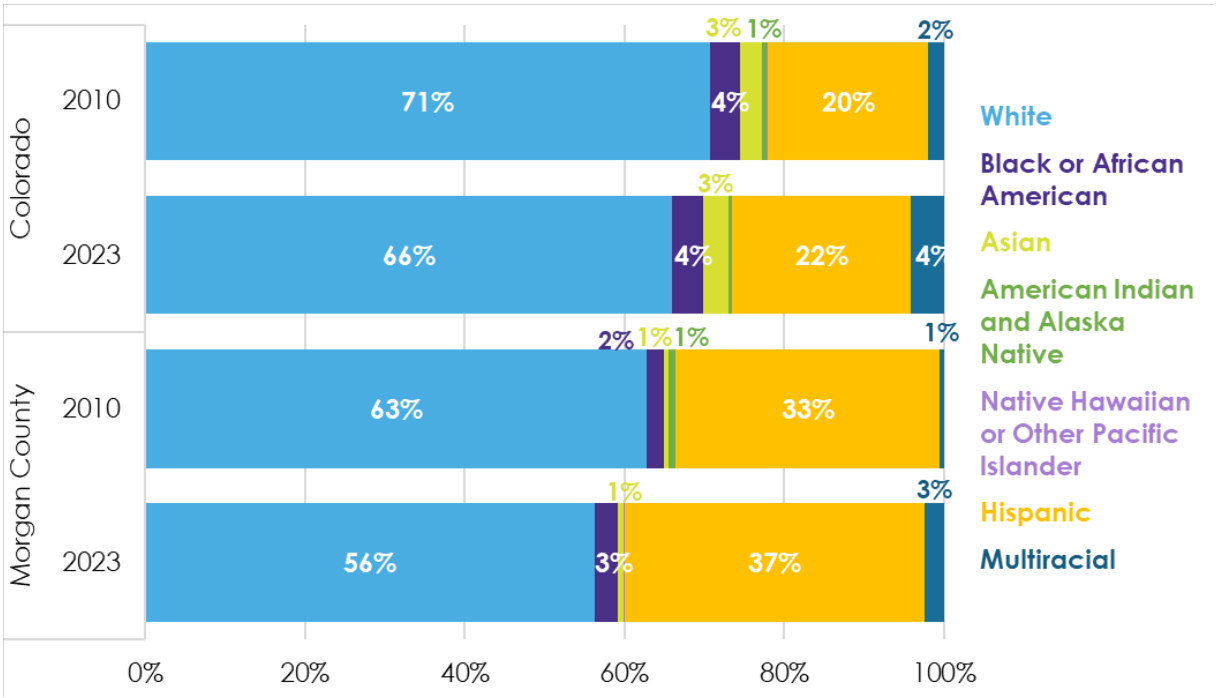
Exhibit 6: Median Age, 2010 to 2023, Morgan County and State of Colorado



Source: Population Totals, Age and Race/Hispanic Origin, Colorado State Demography Office (SDO), Colorado Department of Local Affairs (DOLA), 2024, CAI, 2025.

Exhibit 7 compares changes in racial demographics in Colorado and Morgan County between 2010 and 2022. Morgan County was more racially diverse than the State of Colorado in 2010, and by 2022, non-white populations had increased by 7% in the County compared to 5% in Colorado. Both Morgan County and Colorado have experienced a growth in diversity since 2010, especially in the Hispanic-identifying racial sub-demographic, which experienced the fastest rate of growth of any demographic over the period. There has been little to no growth in other racial demographics including Asian, American Indian and Alaska Native, and Black or African American populations, with less than a 1% change in both Colorado and Morgan County.

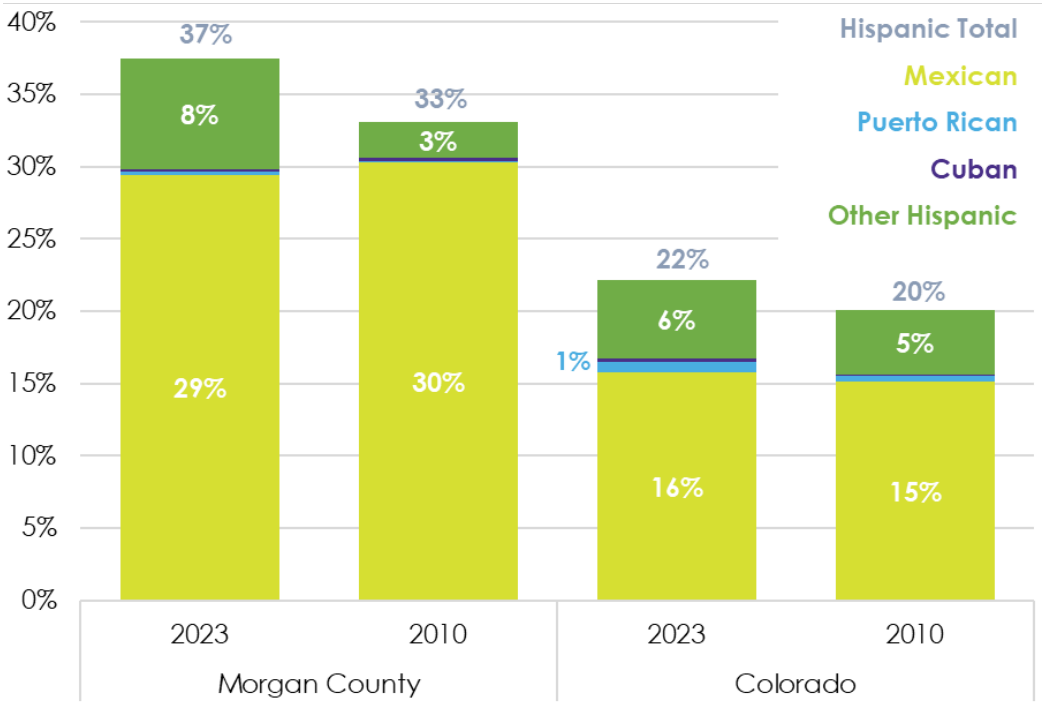
Exhibit 7: Population by Race, Morgan County and State of Colorado, 2010 and 2023



Sources: American Community Survey 2010-2014 and 2019-2023 Five-Year Estimates; CAI, 2025.
**Changes were made to 2020 U.S. census survey which provides a more comprehensive understanding of the detailed identities reported by the U.S. population. Due to changes in questionnaire design, data processing, and coding methods, differences may be observed when comparing this data to other Census Bureau surveys or non-Census Bureau data sources. Any unexpected discrepancies are likely attributable to various factors, particularly the design of the race and ethnicity questions and the enhancements made to how responses are coded*

Since 2010, the concentration of residents who identify as Hispanic has been higher in Morgan County relative to Colorado. The proportion of Hispanic residents has also grown to make up 37% of Morgan County's population, representing a total growth of 4% compared to Colorado's 2% from 2010 to 2023. This is a total increase of 1,686 people identifying as Hispanic in Morgan County since 2010. In both Morgan County and Colorado, the largest proportion of Hispanic residents identified as Mexican. This is true for both 2010 and 2023, though the proportion of those who identify as "other Hispanic" increased in both Morgan County and Colorado over the time period, growing by 5% and 1% respectively (Exhibit 8).

Exhibit 8: Population of Hispanic Origin, Morgan County and State of Colorado, 2010 and 2023

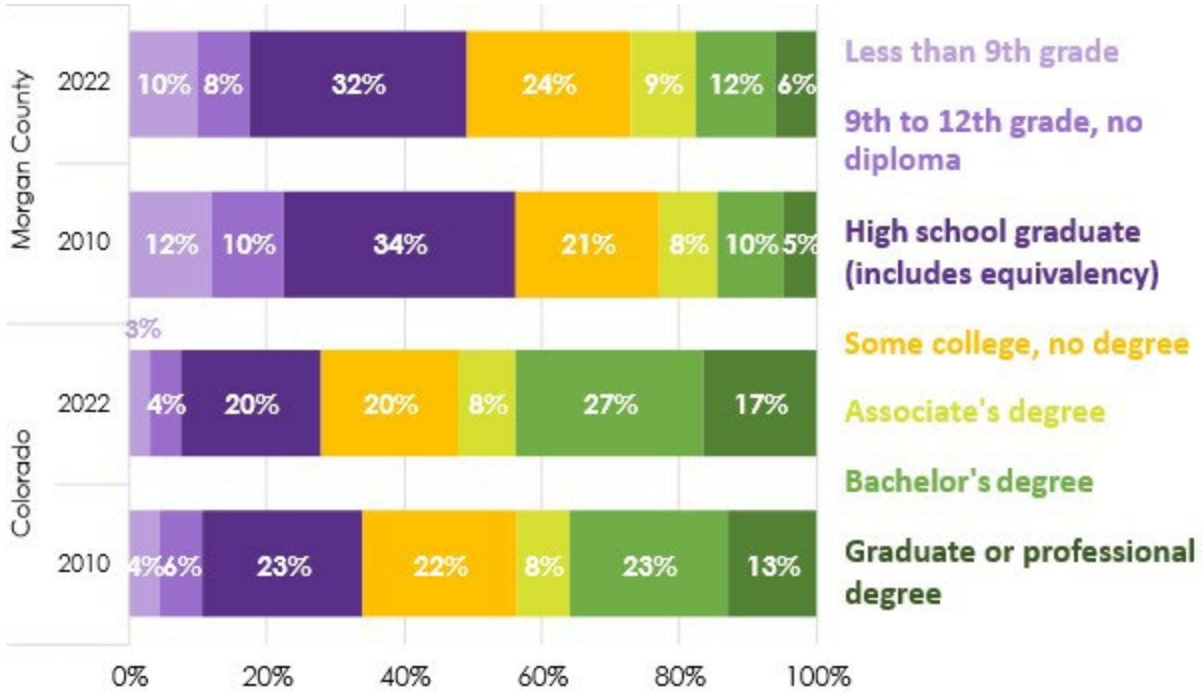


Sources: American Community Survey 2010-2014 and 2019-2023 5-Year Estimates; CAI, 2025.

Educational Attainment

Overall, Colorado shows a higher proportion of more highly educated residents than Morgan County (Exhibit 9). Between 2010 and 2022 there was a gradual increase in the percentage of more highly educated persons in both Colorado and Morgan County. Over this period, Colorado saw an 8% increase in the proportion of persons with a bachelor's degree or higher. Morgan County's resident base also became more educated over this period, though to a lesser extent. The proportion of Morgan County residents with a bachelor's degree or higher increased by 3% from 2010 to 2022, and the proportion of residents with some college or an associate's degree increased by 4%. By 2022, half of Morgan County's residents tracked by the U.S. Census Bureau had taken at least some college coursework or achieved a higher level of educational attainment.

Exhibit 9: Educational Attainment (100% total at highest level achieved), Morgan County and State of Colorado, 2010 and 2022



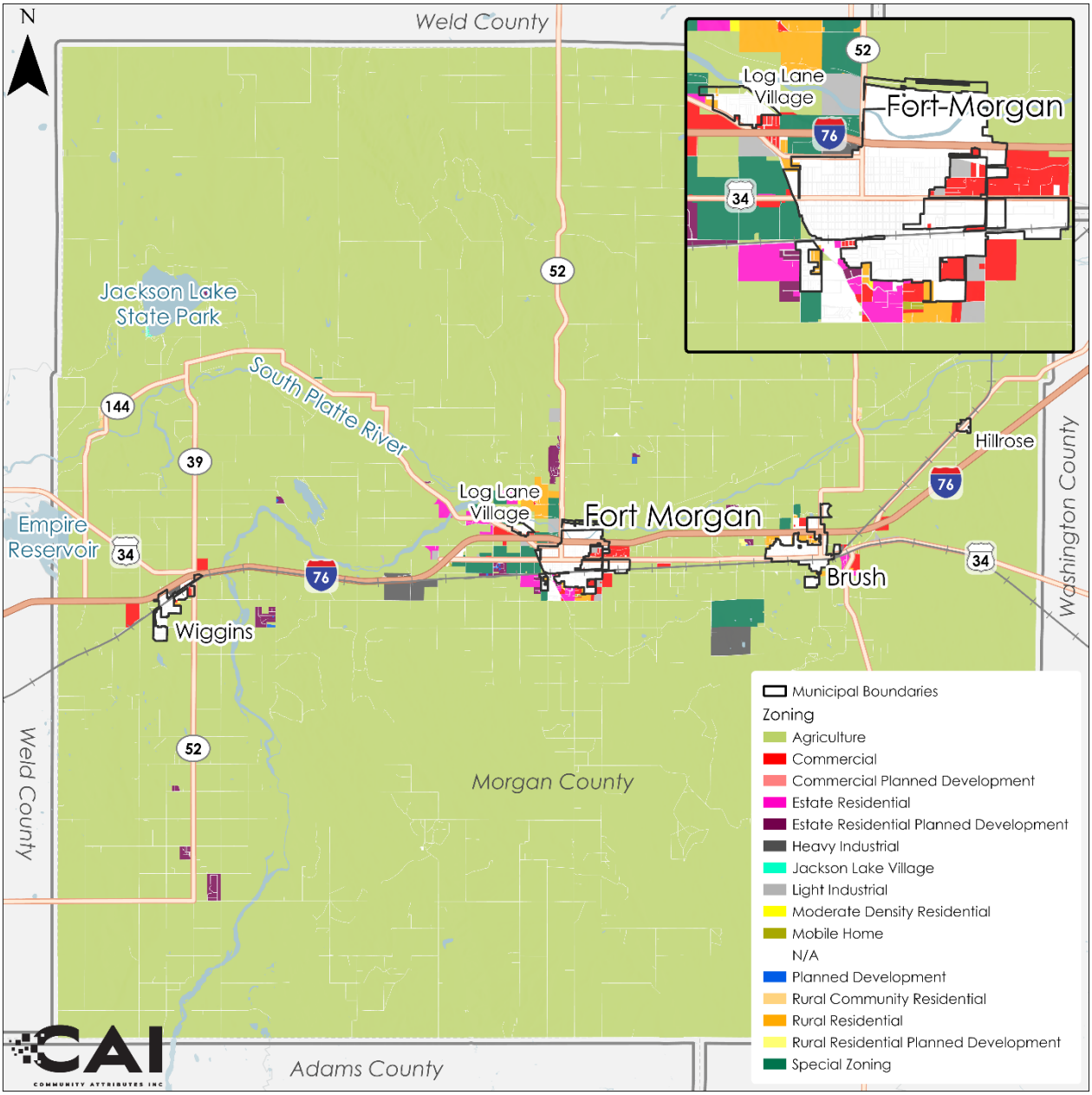
Source(s): American Community Survey 2010-2014 and 2018-2022 5-Year Estimates; CAI, 2025.

Existing Land Uses

Morgan County zoning is primarily agricultural, with the primary urban concentration around Fort Morgan, located centrally in the County (Exhibit 10). The city features a diverse mix of zoning, including commercial, residential, industrial, and planned development areas, concentrated along major roadways like I-76 and US-34.

Brush, Log Lane Village, and Wiggins serve as secondary population centers with smaller-scale urban zoning, while the remaining areas are predominantly dedicated to agriculture. High-density residential zones are clustered in Fort Morgan and Brush, while moderate and rural residential zones dominate the outskirts, supporting suburban and semi-rural lifestyles.

Exhibit 10: Map of Current Land Uses by Parcel, Morgan County, 2024



Source: Morgan County Open Data Portal, 2024; CAI, 2025.
Note: Land use parcel data run by the county covers unincorporated areas and not incorporated cities. Cities within Morgan County did not provide publicly available zoning data reflecting the N/A designations within municipal boundaries.

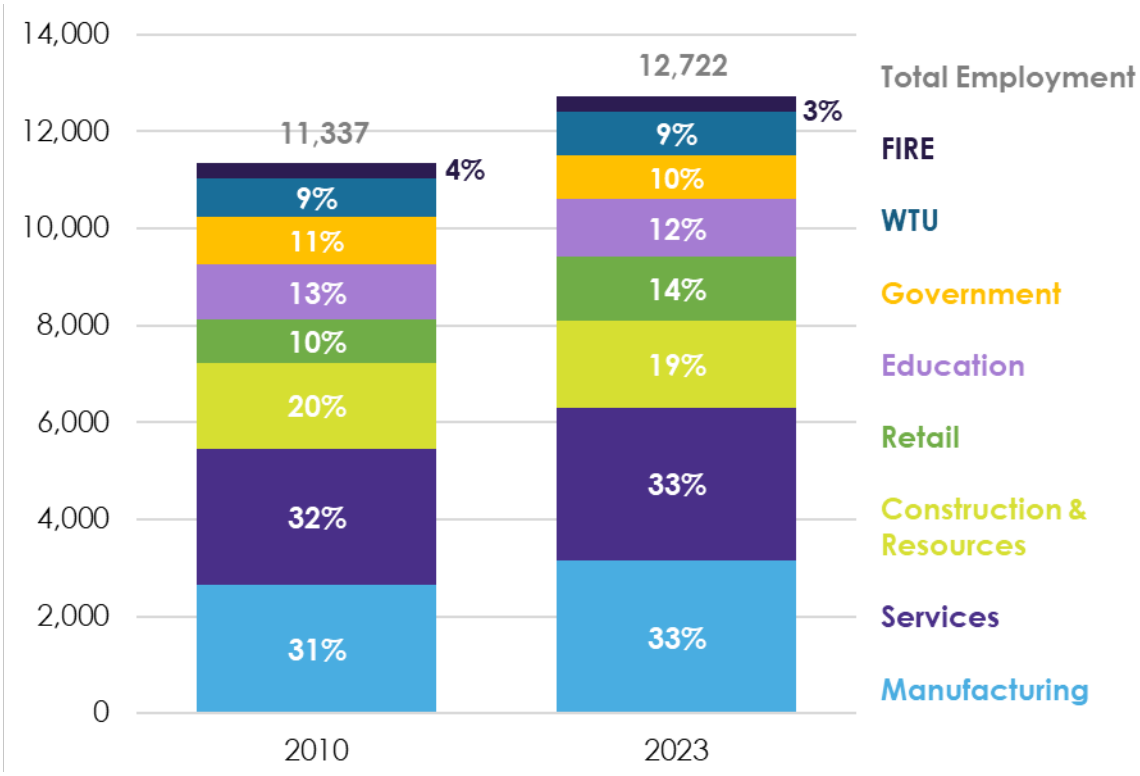
Economic Characteristics

This section contextualizes Morgan County's economy by exploring data surrounding industry and employment in Morgan County. It also looks at workforce issues, including data surrounding workforce housing, wages, and commutes.

Morgan County Industries

Exhibit 11 highlights the shifts in the distribution of jobs across sectors in Morgan County over time. Total employment increased by 1,385 between 2010 and 2023, with the top three industry sectors remaining Manufacturing, Services, and Construction & Resources, which includes Agriculture. The proportion of jobs in Morgan County in the Retail sector increased by 4% over the time period while most other sectors saw minimal changes over time.

Exhibit 11: Employment by Major Industry Sector, Morgan County, 2010 and 2023



Source: Quarterly Census of Employment and Wages (QCEW) Colorado Labor Market Information Gateway, Colorado Department of Labor and Employment, 2024; CAI, 2025.
Note: FIRE = Finance, Insurance, and Real Estate Services, WTU = Warehousing, Transportation and Utilities

Exhibit 12 explores a more detailed breakdown of the change in two-digit NAICS industries in Morgan County in 2010 and 2023. The largest two-digit NAICS employment sector in Morgan County is manufacturing with 3,156 workers, which is nearly 2.5 times greater than the next largest employment sector, retail trade. The most prominent economic sectors by employment in Morgan County include manufacturing, retail trade, educational services, health care and social assistance, and accommodation and food services. Combined, these five sectors comprise nearly 60% of all employment in Morgan County. Between 2010 and 2023, seven employment sectors grew at a CAGR greater than 1.0%, including administrative and waste services (with a CAGR of 3.5%), transportation and warehousing (2.9%), retail trade (2.8%), professional and technical services (2.7%), other services, excluding public administration (2.5%), accommodation and food services (1.7%), and manufacturing (1.3%).

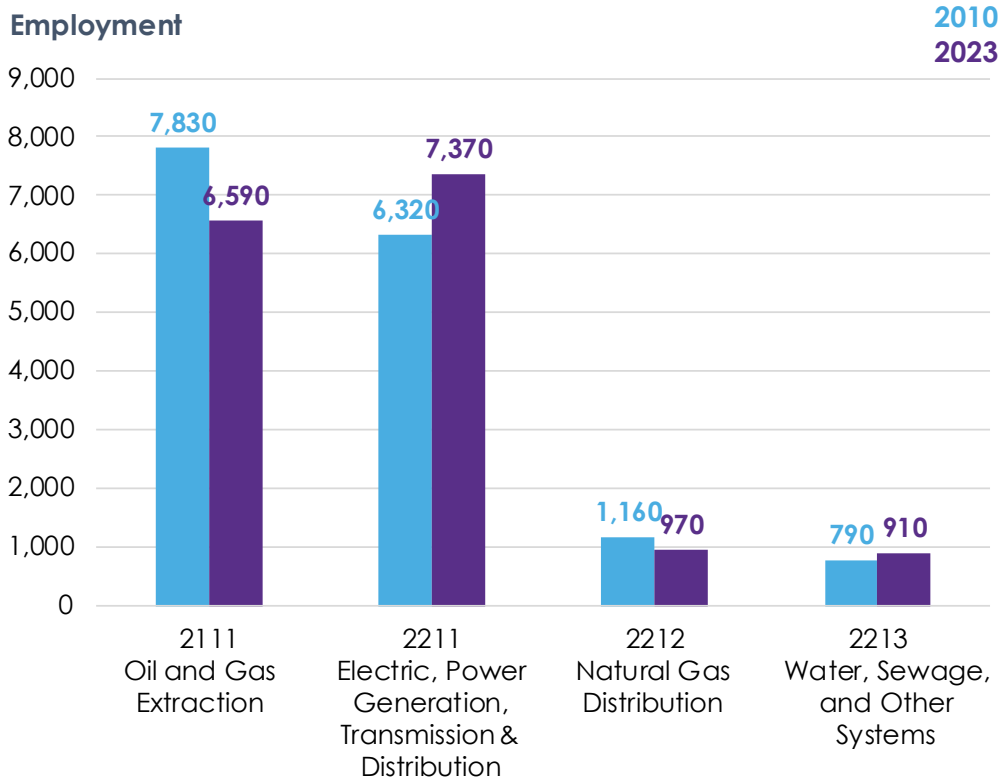
Exhibit 12: Employment by 2-Digit NAICS Industry Sector, Morgan County, 2010 and 2023

Industry	NAICS Code	Employment 2010	Employment 2023	CAGR (2010-2023)	Net Change
Manufacturing	31-33	2,657	3,156	1.3%	499
Retail Trade	44-45	903	1,301	2.8%	398
Educational Services	61	1,142	1,192	0.3%	50
Health Care and Social Assistance	62	1,148	982	-1.2%	-166
Accommodation and Food Services	72	746	934	1.7%	188
Public Administration	92	973	915	-0.5%	-58
Agriculture, Forestry, Fishing & Hunting	11	790	896	1.0%	106
Construction	23	654	701	0.5%	47
Administrative and Waste Services	56	359	559	3.5%	200
Transportation and Warehousing	48-49	237	344	2.9%	107
Wholesale Trade	42	335	340	0.1%	5
Information	51	265	277	0.3%	12
Finance and Insurance	52	244	243	0.0%	-1
Mining	21	302	203	-3.0%	-99
Utilities	22	219	199	-0.7%	-20
Other Services, Ex. Public Admin	81	128	176	2.5%	48
Professional and Technical Services	54	112	158	2.7%	46
Real Estate and Rental and Leasing	53	72	76	0.4%	4
Arts, Entertainment, and Recreation	71	51	53	0.3%	2
Management of Companies and Enterprises	55	-	14	0.0%	14
Unclassified	99	-	3	0.0%	3
Total		**11,337**	**12,722**	**0.9%**	**1,385**

Source: Quarterly Census of Employment and Wages (QCEW), Colorado Labor Market Information Gateway, Colorado Department of Labor and Employment, 2024; CAI, 2025.

Four distinct economic industries that represent a large portion of energy production and utilities maintenance were examined in Exhibit 13 and Exhibit 14, which compares the change in employment in both Colorado and Morgan County between 2010 and 2023 for the four industries. Two of these industries, including Oil and Gas Extraction, and Electric, Power Generation, Transmission and Distribution, have historically been economic catalysts in Morgan County. Between 2010 and 2023, Colorado saw a decline in employment within the Oil and Gas Extraction (NAICS 2111) and Natural Gas Distribution (NAICS 2212) industries. Conversely, employment grew in the Electric Power Generation, Transmission, and Distribution (NAICS 2211) and Water, Sewage, and Other Systems (NAICS 2213) industries, reflecting a shift in workforce trends across the energy and utility sectors away from Oil, gas and natural gas distributions.

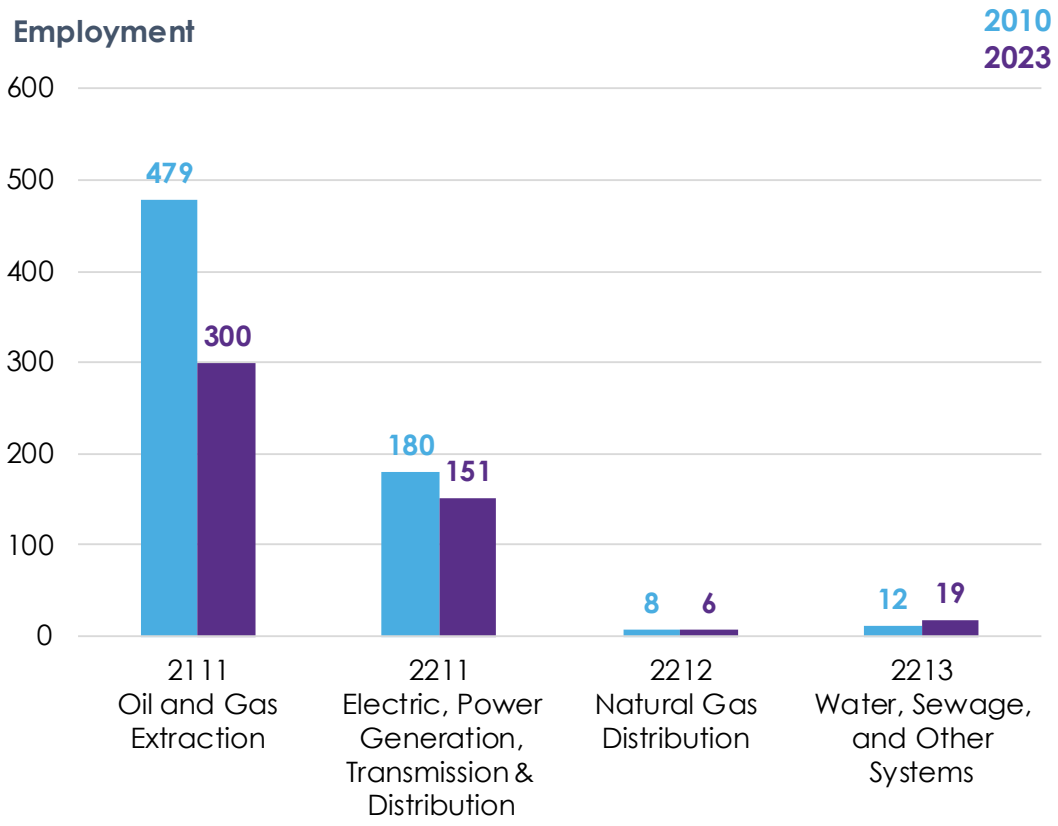
Exhibit 13: Employment by Selected 4-Digit NAICS Code, State of Colorado, 2010 and 2023



Sources: Quarterly Census of Employment and Wages (QCEW), Bureau of Labor Statistics; CAI, 2025.

Looking at the same industries in Morgan County, employment declined in three of the four selected 4-digit NAICS industries between 2010 and 2023, with the largest decrease occurring in the Oil and Gas Extraction industry, which saw a reduction of over 37% in employment. Employment in the Electric Power Generation, Transmission, and Distribution industry also decreased in Morgan County, whereas employment in this industry increased in Colorado between 2010 and 2023 (Exhibit 14). In contrast, employment in Water, Sewage, and Other Systems experienced a modest increase of seven employees, representing nearly 49% of growth during the same period.

Exhibit 14: Employment by Selected 4-Digit NAICS Code Industry, Morgan County, 2010 and 2023

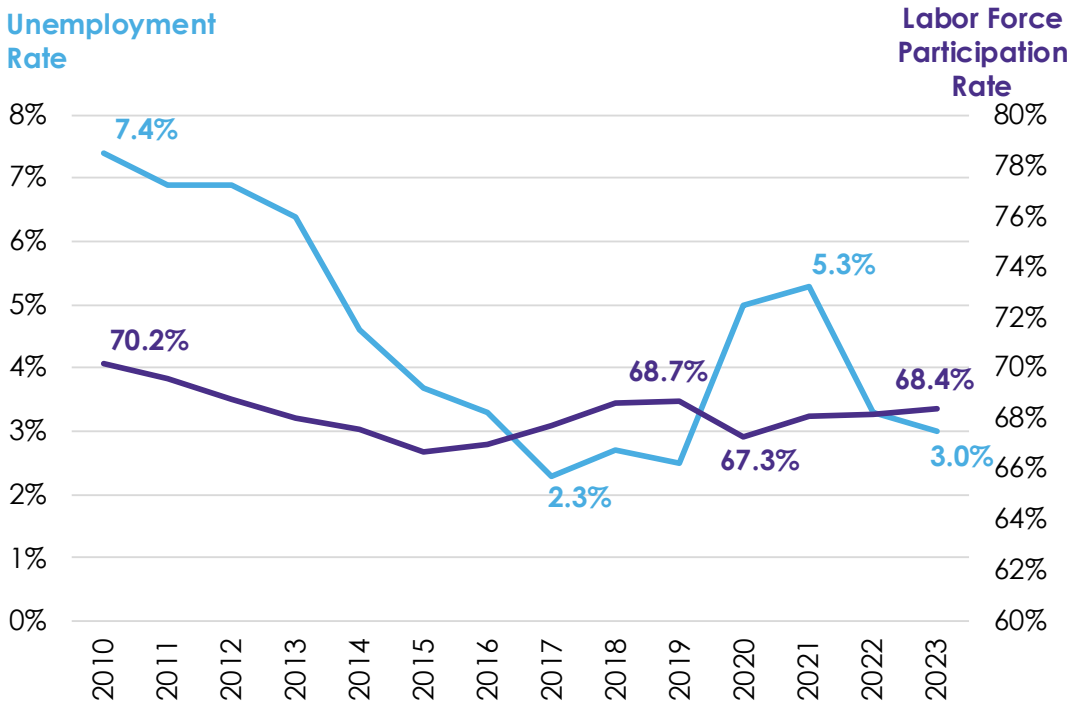


Sources: Quarterly Census of Employment and Wages (QCEW), Bureau of Labor Statistics; CAI, 2025.

Employment and Wages

The unemployment rate in Morgan County has remained near or below 4% since 2015, dropping from 7.4% in 2010. Additionally, unemployment in the area was effectively unchanged amidst the COVID-19 pandemic (Exhibit 15). Labor force participation data for Morgan County was unavailable, per BLS, but during this period, the civilian labor force participation in Colorado has generally declined.

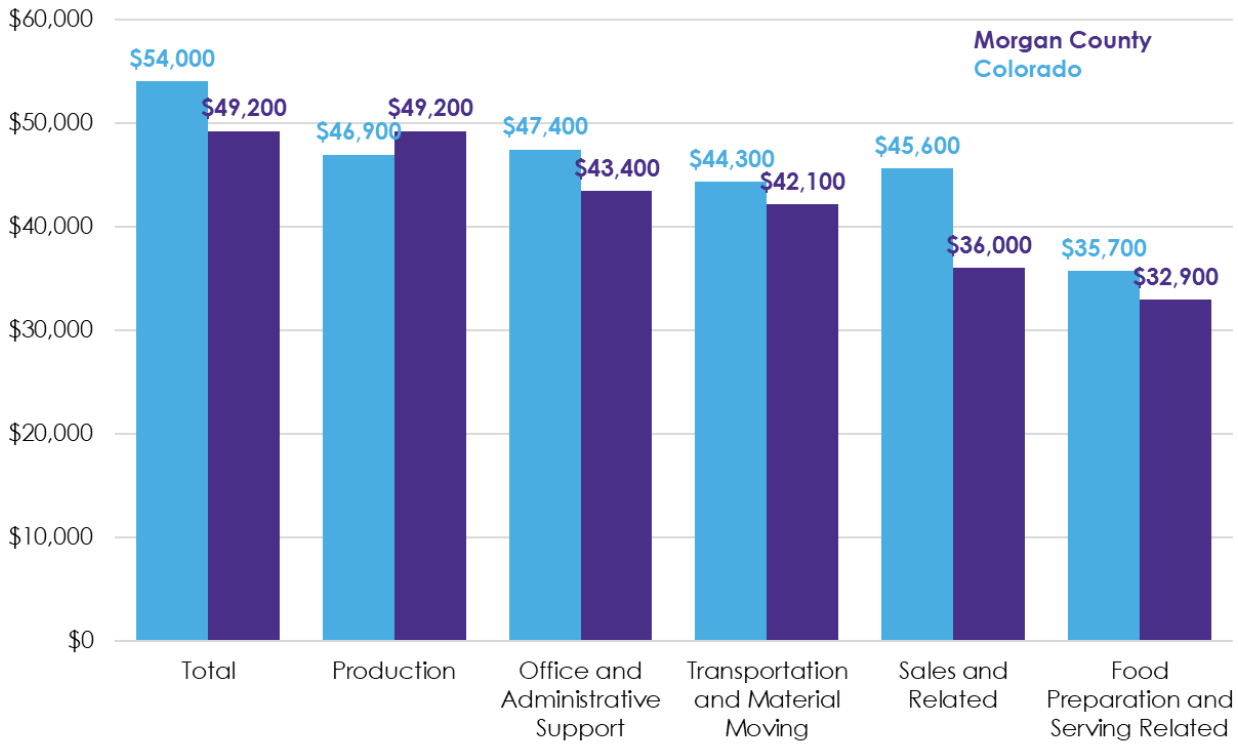
Exhibit 15: Labor Force Participation Rate and Unemployment Rate, Morgan County, 2010 to 2023



Source: Local Area Unemployment Statistics (LAUS) Colorado Labor Market Information Gateway, Colorado Department of Labor and Employment, 2024; CAI, 2025.

Exhibit 16 compares the median wages of Morgan County's workers to statewide wages for Morgan County's five largest industries by employment. The five most prominent industries, including Production, Office and Administrative Support, Transportation and Material Moving, Sales and Related, and Food Preparation and Serving Related, represent many unique professions and together, make up the majority of jobs in Morgan County (57%). Overall, median wages in Morgan County's five largest industries by employment are lower than those across Colorado, with the Production industry being the lone exception. The median wage in the Production industry in Morgan County represented the highest median wage of these five industries, and is equivalent to the median wage in the County in 2023.

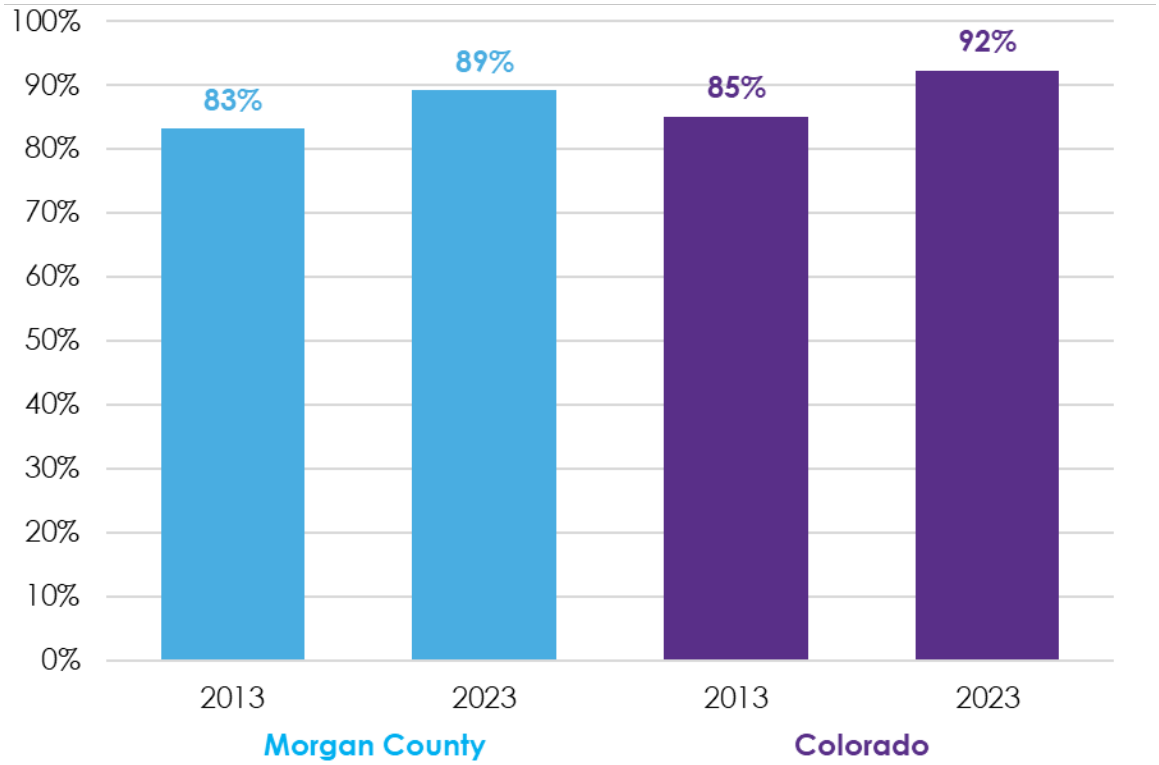
Exhibit 16: Median Wages, Morgan County and State of Colorado, 2023



Source: Local Area Unemployment Statistics (LAUS) Colorado Labor Market Information Gateway, Colorado Department of Labor and Employment, 2024; CAI, 2025.

Between 2013 and 2023, the proportion of residents with health insurance coverage increased in both Morgan County and the State of Colorado (Exhibit 17). In Morgan County, the number of uninsured residents declined from 4,665 to 3,094. Similarly, Colorado saw a decrease of nearly 310,000 uninsured residents, even as the State's population grew by approximately 690,000. As of 2023, 89% of Morgan County's residents and 92% of the State's residents have health insurance.

Exhibit 17: Total Civilian Population with Insurance Coverage, Morgan County and State of Colorado, 2013 and 2023

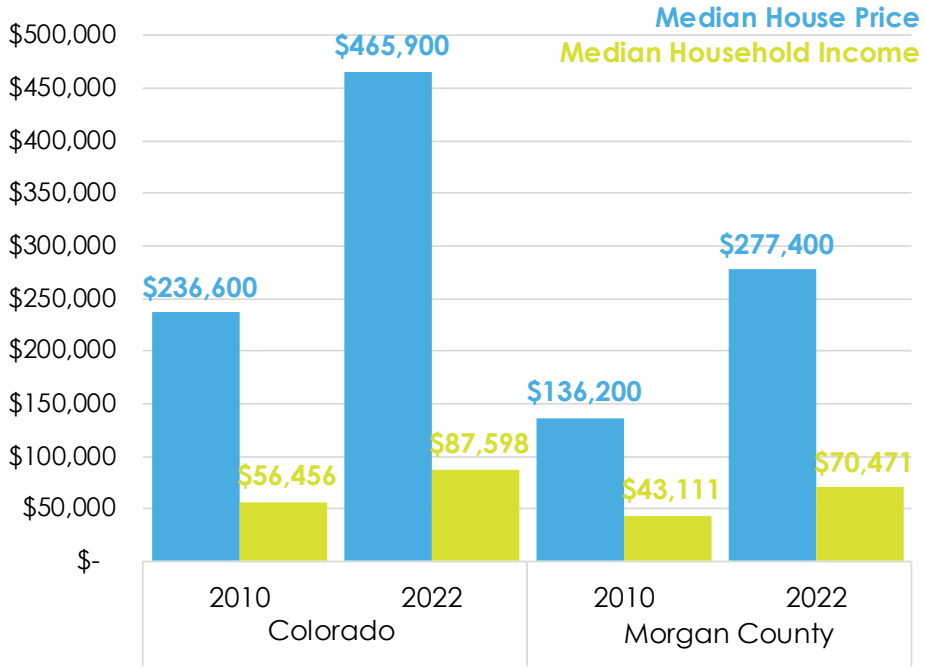


Sources: American Community Survey 2013-2017 and 2019-2023 5-Year Estimates; CAI, 2025.

Housing Trends

Exhibit 18 explores the change in median home prices and median household incomes in Colorado and Morgan County between 2010 and 2022. In Colorado, the median price of a home nearly doubled since 2010, with a compound annual growth rate (CAGR) of 5.81%, showing an increase from $236,600 in 2010 to $465,900 in 2022. However, the median household income grew at a much slower rate (3.73%), increasing from $56,456 to $87,598 over the same period. A similar trend is observed in Morgan County, where the median house price increased at a rate of 6.11% from $136,200 in 2010 to $277,400 in 2022, and the median household income grew at 4.18% from $43,111 to $70,471. These figures reflect a disparity between the rate of increase in housing costs and household income. This trend, while more significant in the State of Colorado than in Morgan County, suggests an increasing challenge for affordability in both regions, with housing costs outpacing income growth.

Exhibit 18: Median Household Income and Median Home Price, Morgan County, 2010 and 2022

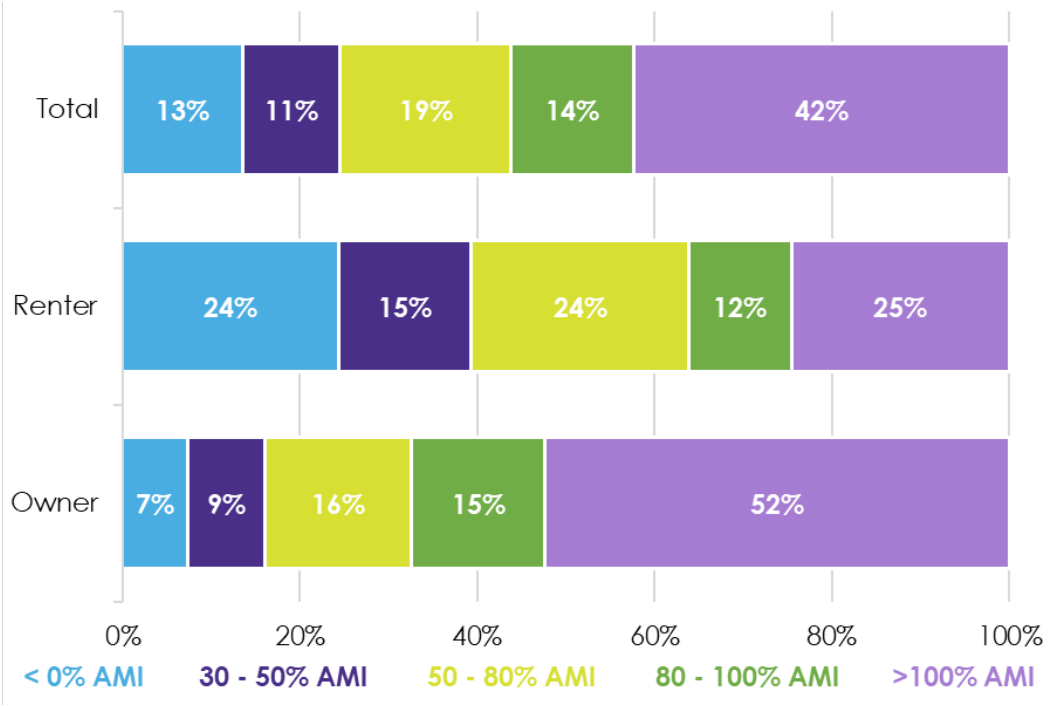


Source: American Community Survey 2010-2014 and 2018-2022; 5-Year Estimates; CAI, 2025.

Exhibit 19 illustrates the distribution of households in Morgan County by Area Median Income (AMI) brackets, separated into total households, renters, and owners. Among all occupied households (about 10,600 households in total), 42% have incomes above 100% of AMI, while 13% fall below 30% AMI.

Renters (making up 36% of the total occupied households in Morgan County) are more concentrated in the lower AMI brackets, with 24% (or 930 households) earning below 30% AMI and 15% (or 575 households) making between 30-50% AMI. Conversely, 52% of owners (or 3,545 households) have incomes above 100% AMI, while 7% (or 500 households) fall below 30% AMI.

Exhibit 19: Households by Area Median Income (AMI), Morgan County, 2021

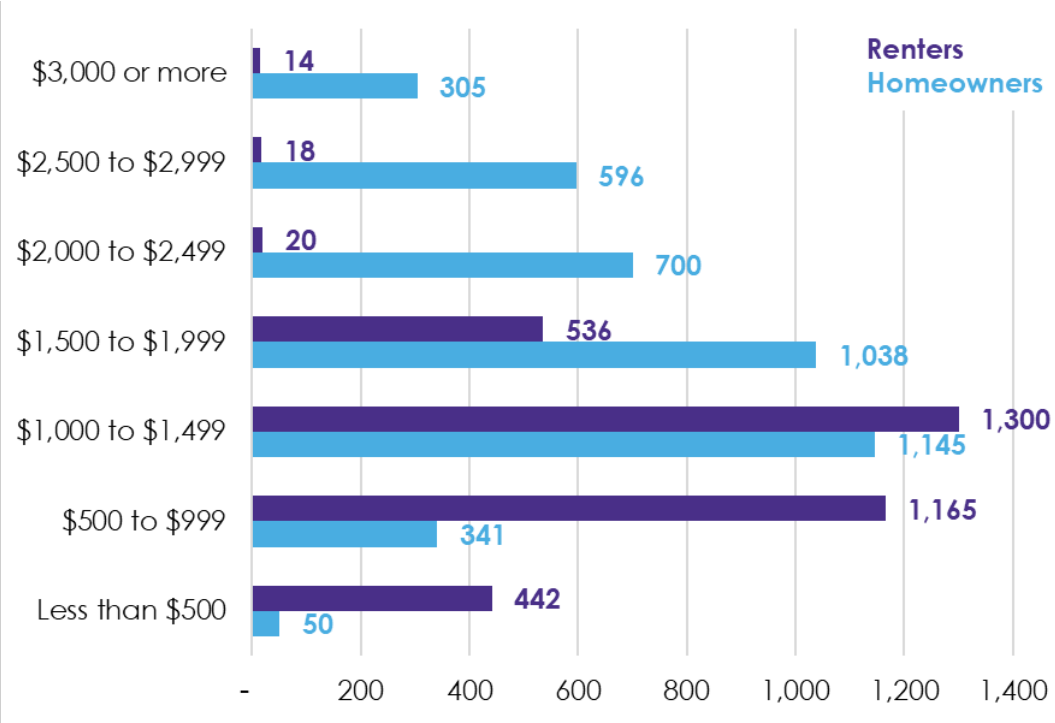


Sources: US Department of Housing and Urban Development, Comprehensive Housing Affordability Strategy (CHAS) 2017-2021; CAI, 2024.

Exhibit 20 illustrates estimated monthly housing costs by household and by tenure (renters and homeowners) in Morgan County in 2022. Overall, Renters pay a median $1,038 on housing costs monthly while homeowners pay a median $1,792.

Renters are most concentrated in the $1,000 to $1,499 category, with 1,300 households, followed by 1,165 households in the $500 to $999 range. Homeowners are similarly concentrated in the $1,000 to $1,499 range, with 1,145 households, but also have a significant number (1,038) in the $1,500 to $1,999 range. At the higher end of costs, 305 homeowners have monthly costs of $3,000 or more, compared to only 14 renters. At the lower end, 442 homeowners pay less than $500 monthly, compared to 50 renters.

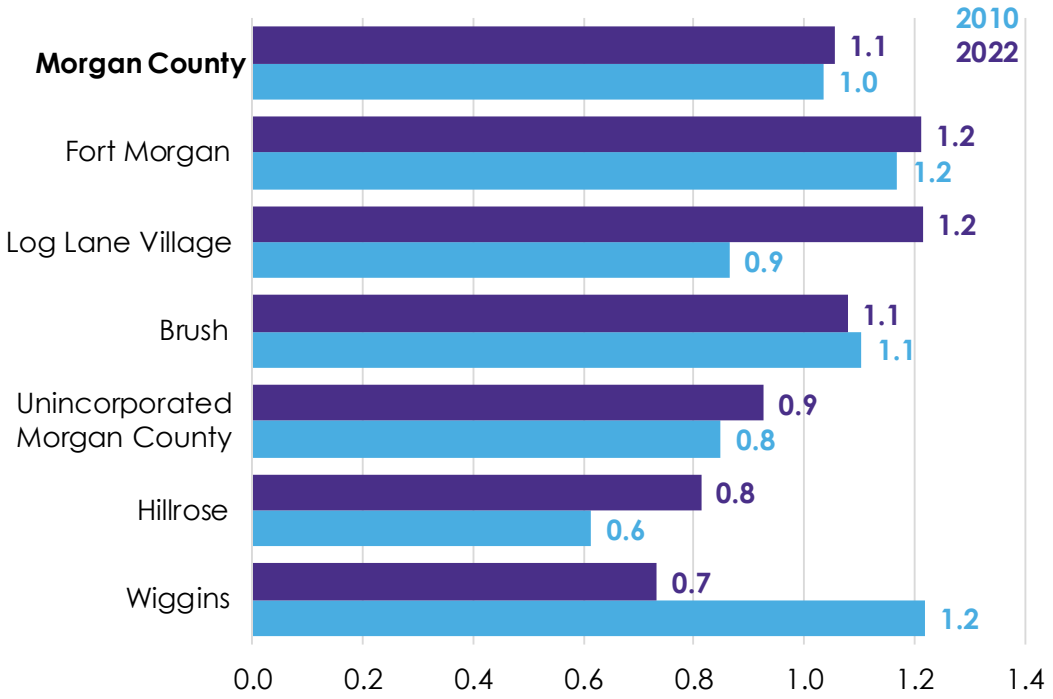
Exhibit 20: Monthly Housing Costs by Household and Tenure, Morgan County, 2022



Sources: American Community Survey, 2022; CAI, 2024.

The ratio of jobs-to-housing units is a metric that assesses the balance between employment opportunities and housing availability. Generally, Morgan County maintains a roughly balanced ratio of 1.1 jobs for every housing unit in 2022. Fort Morgan and Log Lane Village had the highest jobs-to-housing unit ratios in Morgan County in 2022, with 1.2 jobs for every housing unit. Between 2010 and 2022, the proportion of jobs to housing units increased in five of the seven jurisdictions in Morgan County (Exhibit 21). Wiggins, which experienced strong population growth between 2010 and 2022, experienced a decrease in its jobs-to-housing unit ratio, as more housing units were developed to accommodate the increase in population.

Exhibit 21: Jobs to Housing Units Ratio, Morgan County and Incorporated Cities, 2010 and 2022



Sources: American Community Survey 2017-2022 5-Year ACS Estimates; Municipal Housing and Housing Timeseries, 2010 to Current Year, 2024, Colorado State Demographer; Quarterly Census of Employment and Wages (QCEW) Colorado Labor Market Information Gateway, Colorado Department of Labor and Employment, 2024; CAI, 2025.

Commute and Labor-Sheds

Around one-third (32%) of residents in Morgan County work in the County's largest city, Fort Morgan. Other than Brush city, which is the third most common commute destination (with 7%), all other major commute destinations are outside the County. Denver is the second highest location, with 7% of Morgan County residents commuting there for work, while cities like Greeley, Aurora, and Colorado Springs account for smaller proportions. Smaller towns collectively account for 39% of the overall jobs in the County, suggesting a wide commute-shed for Morgan County residents and a broad distribution of jobs across the State (Exhibit 22).

Exhibit 23 indicates that Fort Morgan and Brush are residential hubs for the County, with 29% of Morgan County's workforce returning home to Fort Morgan after work and 11% returning to Brush. However, more than 40% of Morgan County's workers commute in from other counties.

Exhibit 22: Morgan County Residents' Place of Work, 2022

Place of Employment	Count	Share
Fort Morgan city, CO	5,017	32%
Denver city, CO	1,081	7%
Brush city, CO	1,012	7%
Greeley city, CO	779	5%
Aurora city, CO	338	2%
Colorado Springs city, CO	299	2%
Wiggins town, CO	289	2%
Sterling city, CO	237	2%
Commerce City city, CO	200	1%
Fort Collins city, CO	188	1%
All Other Locations	6,013	39%

Source: U.S. Census Bureau Longitudinal Employer-Household Dynamics, 2022; CAI, 2025.

Exhibit 23: Morgan County Workers Place of Residence, 2022

Place of Residence	Count	Share
Fort Morgan city, CO	2,813	29%
Brush city, CO	1,088	11%
Greeley city, CO	462	5%
Sterling city, CO	234	2%
Wiggins town, CO	220	2%
Log Lane Village town, CO	219	2%
Denver city, CO	169	2%
Aurora city, CO	122	1%
Evans city, CO	98	1%
Fort Collins city, CO	95	1%
All Other Locations	4,237	43%

Source: U.S. Census Bureau Longitudinal Employer-Household Dynamics, 2022; CAI, 2025.

Future Needs and Trends

This Future Needs and Trends analysis serves to inform Morgan County's Comprehensive Plan update by identifying the conditions, dynamics, and emerging issues that may shape the County's development over the next several decades. Drawing from both quantitative data and community engagement, this analysis highlights the trends that are already impacting the County, as well as those likely to do so in the future.

The trends explored in this section reflect economic indicators and community characteristics, including population growth, housing availability and affordability, employment patterns, land use, infrastructure capacity, and dynamics within major industries such as agriculture and energy. These trends are closely linked to the themes identified in the Community Assessment, SWOT analysis, and community outreach.

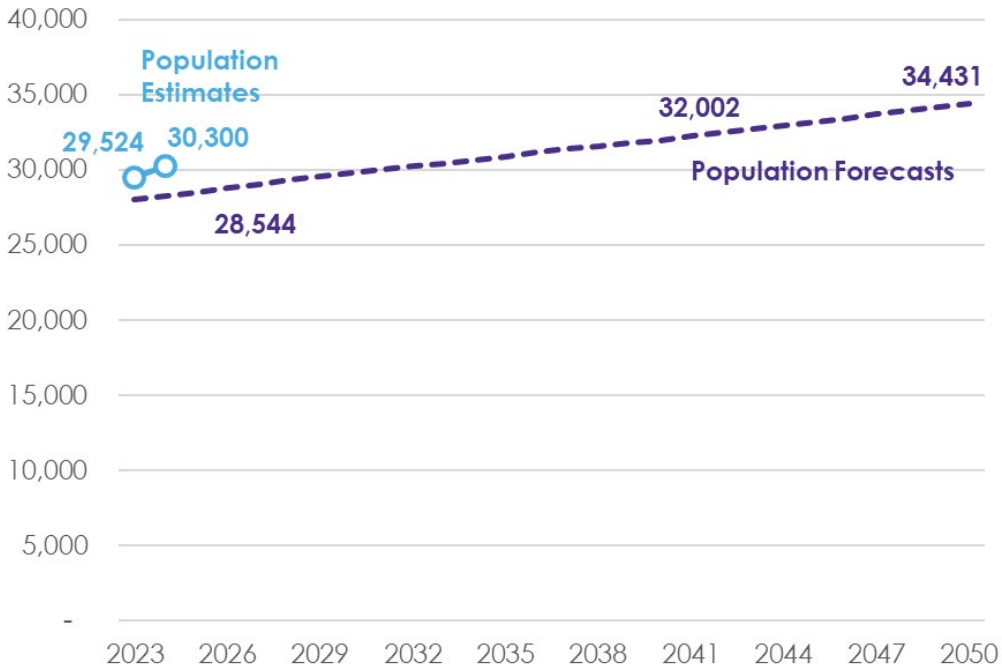
Finally, this section also considers how the identified future needs and trends play into Morgan County's comprehensive planning process. The demographic and economic shifts will influence demands on infrastructure, services, and land resources and the information here is intended to help the County prepare for future challenges, prioritize investments, and make informed decisions during the strategic planning process.

Population Growth

Morgan County's population is growing, particularly in areas closest to the Denver Metro area. Since 2016, the County has grown by 5%, with rapid development around Wiggins—where some census tracts saw population increases of more than 100% between 2013 and 2023. This population growth, driven by proximity to Denver and affordability relative to metro areas, is concentrated near transportation corridors such as I-76 and Highway 52 and can spill outside of municipal boundaries.

Population projections show Morgan County reaching almost 34,500 residents by 2050 (Exhibit 24). These projections represent an annual growth rate of 0.5%. Population estimates for 2023 and 2024 already exceed the projected values for those years.

Exhibit 24: Population Estimates and Forecasts, Morgan County, 2023-2025



Sources: ACS, 2023; DOLA, 2025; CAI, 2025.

Trends towards a growing population present both opportunities and challenges for Morgan County. On one hand, it signals economic vitality and potential for expanded tax bases, bringing opportunities for new residents, businesses, and investments. On the other hand, growth can put pressure on transportation infrastructure, public services, and agricultural lands. It also creates challenges for community engagement and land use planning, as rapid change can trigger public frustration. Managing population growth will require attention to how and where development occurs, and how residents are engaged in the process.

Considerations for Comprehensive Planning:

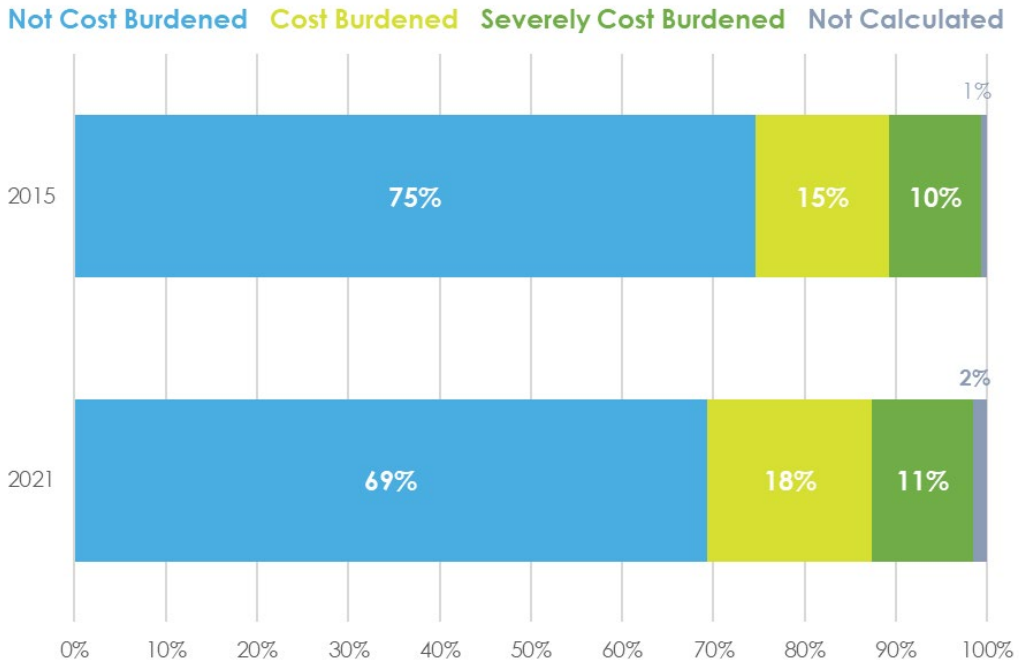
- Considering that population growth is a trend on the horizon, how can Morgan County direct and benefit from it?
- How can the County support jurisdictions experiencing the greatest growth pressures?
- What role can the County play in coordinating infrastructure planning across jurisdictions?
- How can the County foster inclusive and constructive public engagement around land use changes?
- What approaches might help balance growth and agricultural preservation?
- How can the County stay ahead of change, rather than responding only after it arrives?

Housing Needs

Median home prices in Morgan County have appreciated at an accelerated rate relative to Colorado, increasing a compound annual growth rate (CAGR) of 6.11% between 2010-2022. Morgan County's median home prices have also grown more quickly than household incomes, with home values increasing at a 6.11% annual rate between 2010 and 2022, while income growth saw a 4.18% annual increase.

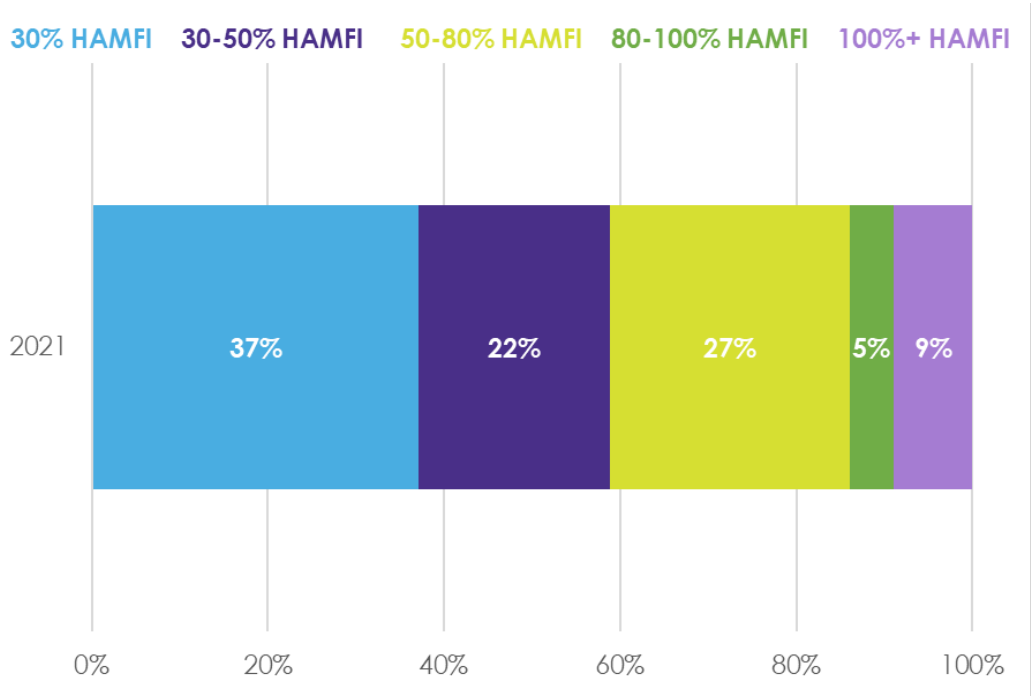
The proportion of households in Morgan County that are housing cost burdened, or paying more than 30% of household income on housing, has increased by a total of 4% from 2015 to 2021 (Exhibit 25). Households at all different income levels experienced cost burden in Morgan County in 2021, with 9% of households experiencing cost burden making more than 100% HUD Area Median Family Income (HAMFI) (Exhibit 26). As of 2021, nearly one-quarter of all households in Morgan County earned less than 50% of Area Median Income (AMI). Meanwhile, new development has not kept pace with growing demand for housing. As population growth continues, existing housing challenges may become more pronounced—particularly if housing supply does not keep pace with demand.

Exhibit 25: Housing Cost Burden, Morgan County, 2015 & 2021



Source: HUD CHAS, 2017-2021; CAI, 2025.

Exhibit 26: Income Level of Cost Burdened Households, Morgan County, 2021



Source: HUD CHAS, 2017-2021; CAI, 2025.

Access to affordable housing affects residents' quality of life, the County's ability to attract and retain a workforce, and long-term economic resilience. Rising costs threaten to limit who can live in Morgan County—even those who work there. The lack of affordable housing options risks displacing residents and exacerbating issues such as homelessness.

Considerations for Comprehensive Planning:

- Housing availability and cost concerns are likely to be exacerbated by population growth trends.
- What types of housing are most needed to support residents at different income levels?
- How can workforce housing be encouraged near employment centers?
- What barriers exist to developing housing on infill parcels or within existing towns?
- In what ways can land use policy support a broader range of housing choices?
- How might the County monitor and respond to changes in housing affordability over time?

Employment Projections

Morgan County added approximately 1,385 jobs between 2010 and 2023. Manufacturing remains the top employment sector, while growth is also occurring in retail trade, administrative and waste services, and transportation/warehousing. However, local wages tend to lag behind state averages, and current educational attainment levels may not align with future workforce needs.

Employment growth provides new economic opportunities, but the County's ability to fully benefit from that growth may depend on workforce readiness and alignment with industry demands. Education, infrastructure, and land use policy can all influence the local job market and economic outcomes.

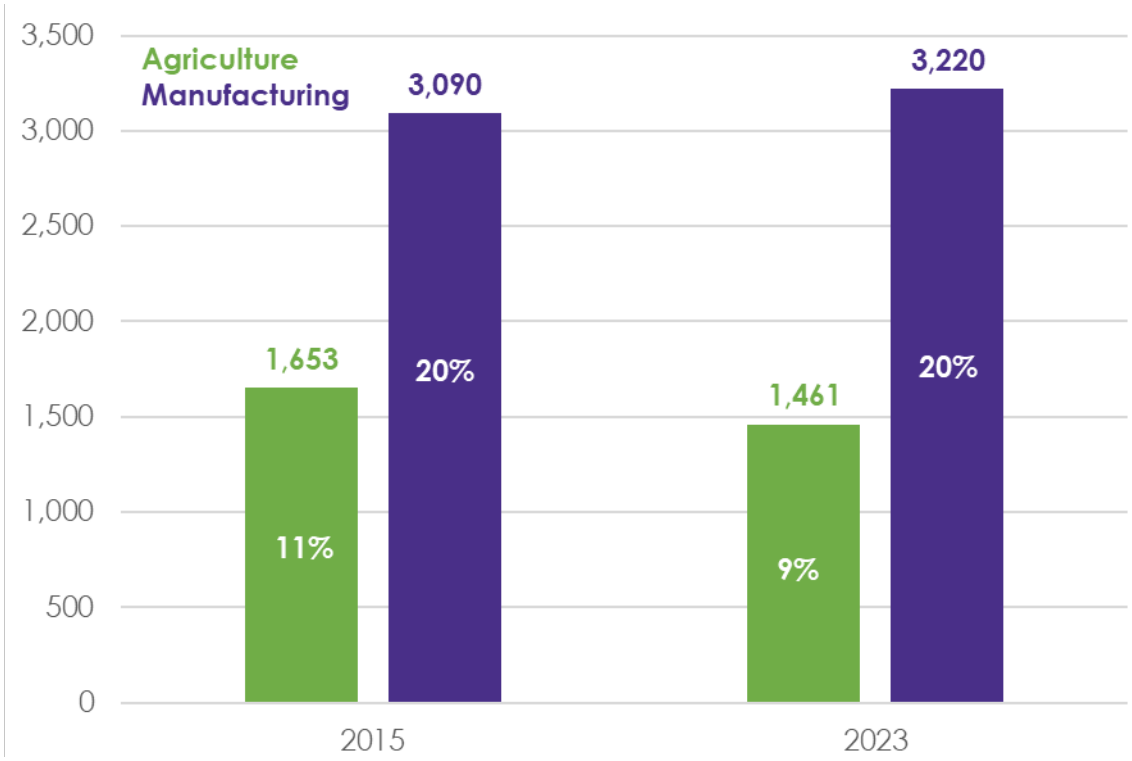
Considerations for Comprehensive Planning:

- What industries does Morgan County wish to target for support and investment in the coming years?
- How can educational and training pathways support emerging job sectors?
- Where is land available and appropriate for commercial and industrial development?
- What can be done to improve wage levels and job quality in key sectors?
- How can economic growth be harnessed to bring benefit to the broader community?

Agriculture and Food Processing Industries

In Morgan County, agriculture is not just heritage—it's an economic engine. As of 2023, Agriculture continues to play a foundational role in Morgan County's economy, land use, and cultural identity. It remains a top employment sector (making up 9% of all employment in Morgan County), a dominant land use in the County, and an anchor to the County's food processing industries (Exhibit 27). The great majority of Manufacturing jobs in the exhibit below are made up of jobs in the Food and Beverage Product Manufacturing sector (2,975 of the total 3,220 manufacturing jobs in 2023). However, the decrease from 11% of jobs in agriculture in 2015 to 9% in 2023 shows a higher amount of growth in non-agriculture industries and a slight decrease in agriculture employment. Agricultural land faces increasing development pressure, and water access remains a long-term concern.

Exhibit 27: Employment in Selected Industries, Morgan County, 2015 & 2023



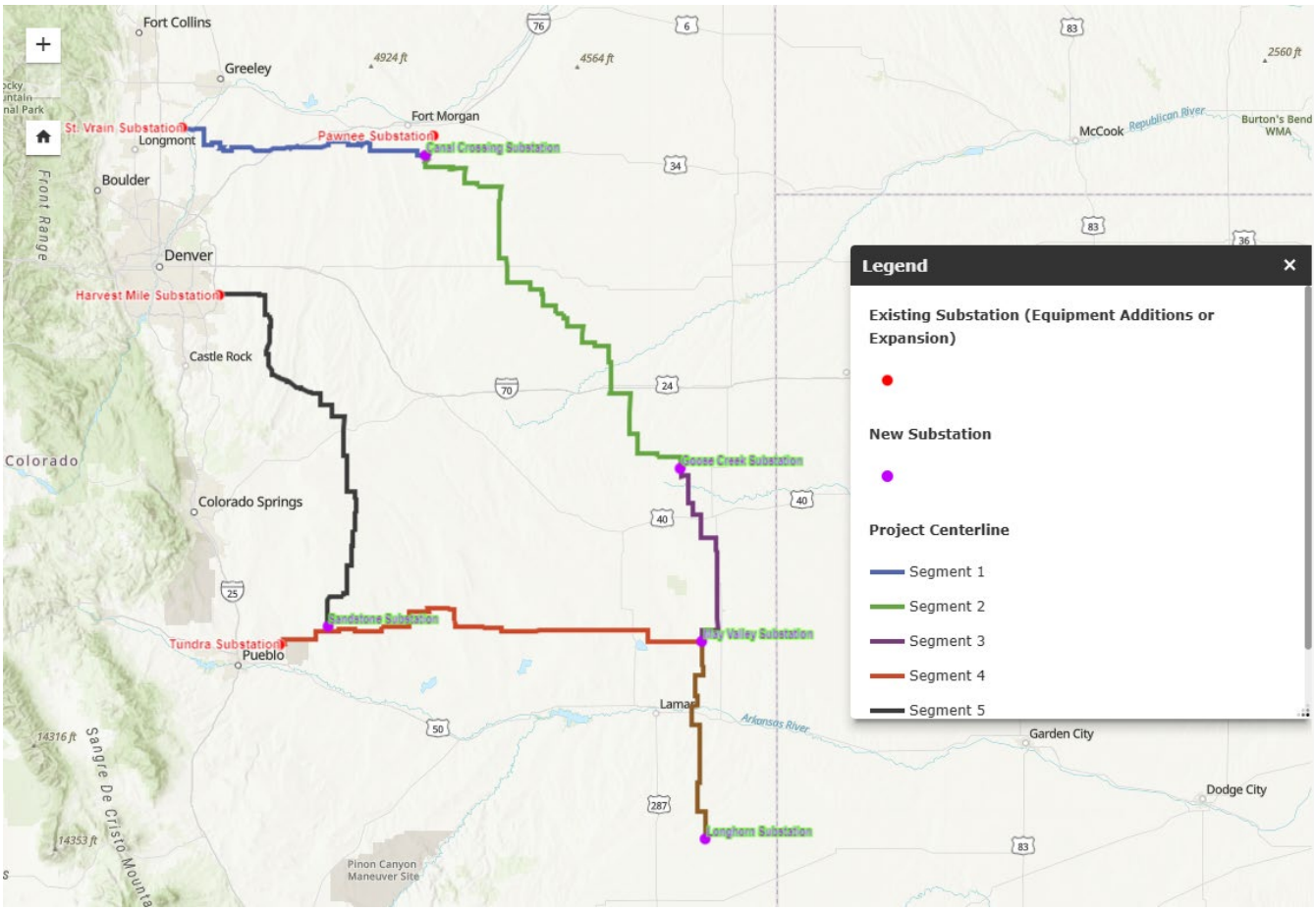
Source: DOLA, 2025; CAI, 2025.

As the County grows, thoughtful planning will be needed to ensure that agricultural uses remain viable and visible. The county will need to navigate growing tensions between land preservation and housing needs, and between new development and water resource management.

Considerations for Comprehensive Planning:

- How can agricultural land be preserved while accommodating new development?
- What land use policies best support both traditional and innovative agriculture uses?
- What role can value-added agriculture and ag-adjacent industries play in future economic development?
- How might water access and infrastructure shape the future of agriculture in the region?

Exhibit 28: Xcel Energy Colorado Power Pathway Map



Source: Xcel Energy, Energy Colorado Power Pathway project site, accessed online at: https://www.coloradospowerpathway.com/

Energy is a dynamic and evolving sector, and Morgan County is positioned to play a role in Colorado's broader energy transition. In Morgan County, employment in traditional oil and gas sectors has declined, while interest in renewable energy—particularly solar—is growing. Xcel Energy's Power Pathway project is bringing new infrastructure to the area, enabling more renewable energy projects.

This shift reflects broader statewide and national energy trends. Morgan County is well-positioned to benefit, but the pace and scale of development must be managed thoughtfully. Renewable energy investments can bring economic benefits and diversification, but also raise land use, environmental, and workforce considerations.

Considerations for Comprehensive Planning:

- Considering regional trends to transition from traditional energy sources towards more renewable energies, what does Morgan County want it's role to be?
- How might Morgan County position itself to harness and benefit from incoming solar investments?
- How can the County prepare the workforce for changing industry needs?

Other Emerging Trends

In addition to the major trends discussed, several other emerging or ongoing dynamics may influence long-term planning efforts in Morgan County, such as:

Waste Disposal

A regional trend toward outsourcing waste disposal and landfill management is emerging across northeastern Colorado. Morgan County may wish to consider its long-term role in solid waste planning, particularly as growth increases local demand and infrastructure ages.

Water Access

Through the comprehensive planning process, Morgan County will consider water access, particularly as it relates to land use and infrastructure planning. The concern of limited water supply is persistent across the region, and as Morgan County's population grows and demand rises, it is a particularly poignant concern for agricultural users and new developments.

Municipal Fiscal Concerns

Some municipalities within Morgan County face budgetary constraints, limiting their ability to invest in infrastructure, staffing, or services. As growth continues, balancing new demands with available revenues may become a critical issue for local governments.

Lack of Public Infrastructure to Support Development

In some parts of the County, infrastructure such as roads, water, and sewer systems may not be in place to support population growth or development, which comes along with it.

Climate Resilience

In its comprehensive planning, Morgan County will examine exposure to climate-related risks, including flooding, drought, and high winds. These risks may require more proactive planning around emergency preparedness, stormwater systems, and long-term resilience.

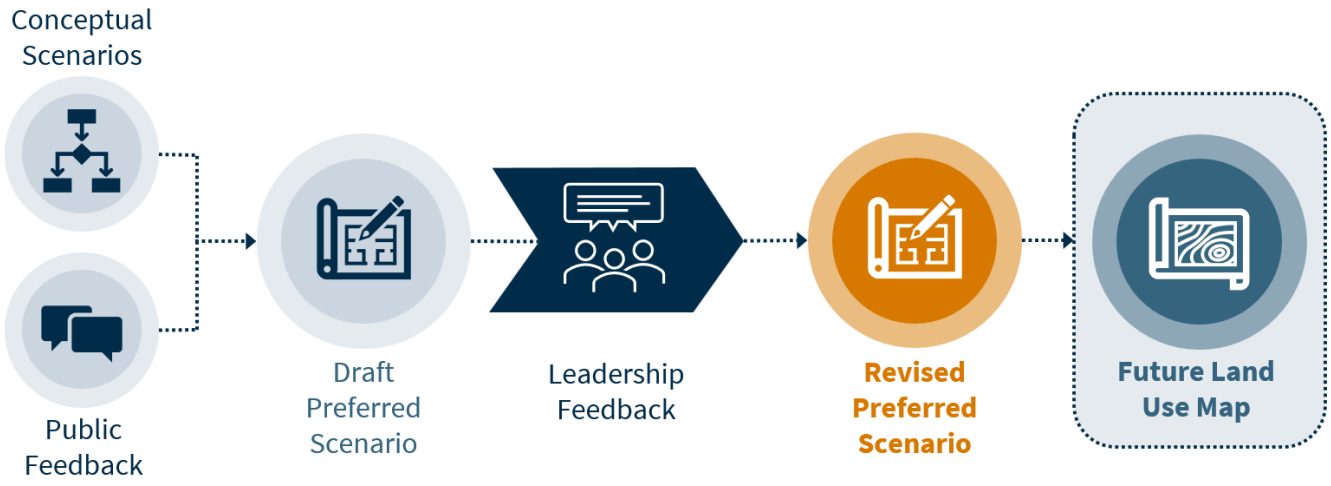
Appendix B: Future Growth Scenarios

Growth Scenarios

It's crucial to recognize that growth is inevitable, and addressing how to manage it effectively is vital for shaping the future of Morgan County. To guide this development, three distinct growth scenarios were explored: **Dispersed Nodes**, **Growth Centers**, and **Growth Corridors**. Each of these scenarios offers a different strategy for managing growth, considering factors such as existing development patterns, infrastructure availability, and the county's long-term goals. While each scenario provides benefits and poses challenges, they are all shaped by various constraints that need to be addressed.

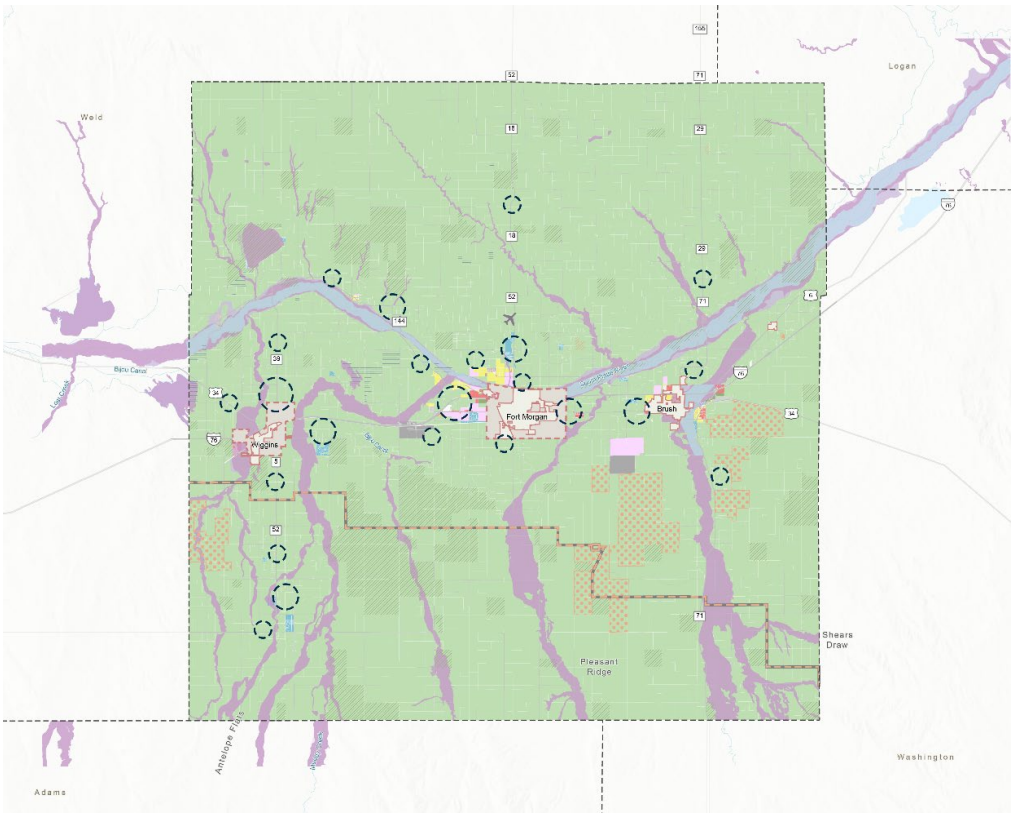
In addition to these strategies, it is essential to account for key constraints within the county that may impact where and how development can occur. Publicly owned lands (federal, state, and county) are dispersed throughout Morgan County, and floodplains along the South Platte River present natural limitations. These areas must be carefully considered when determining future land use designations, as they could limit or restrict proposed growth. Furthermore, certain areas may present compatibility challenges. For example, proximity to large-scale dairies or active agricultural operations could make residential development difficult due to odor, operational impacts, and resistance to the conversion of prime agricultural lands to other uses. Effectively addressing these challenges will be crucial in ensuring that growth occurs in a smart and harmonious manner.

Exhibit 29: Growth Scenario Development Process



Growth Scenario 1: Dispersed Nodes

Exhibit 30: Growth Scenario 1: Dispersed Nodes

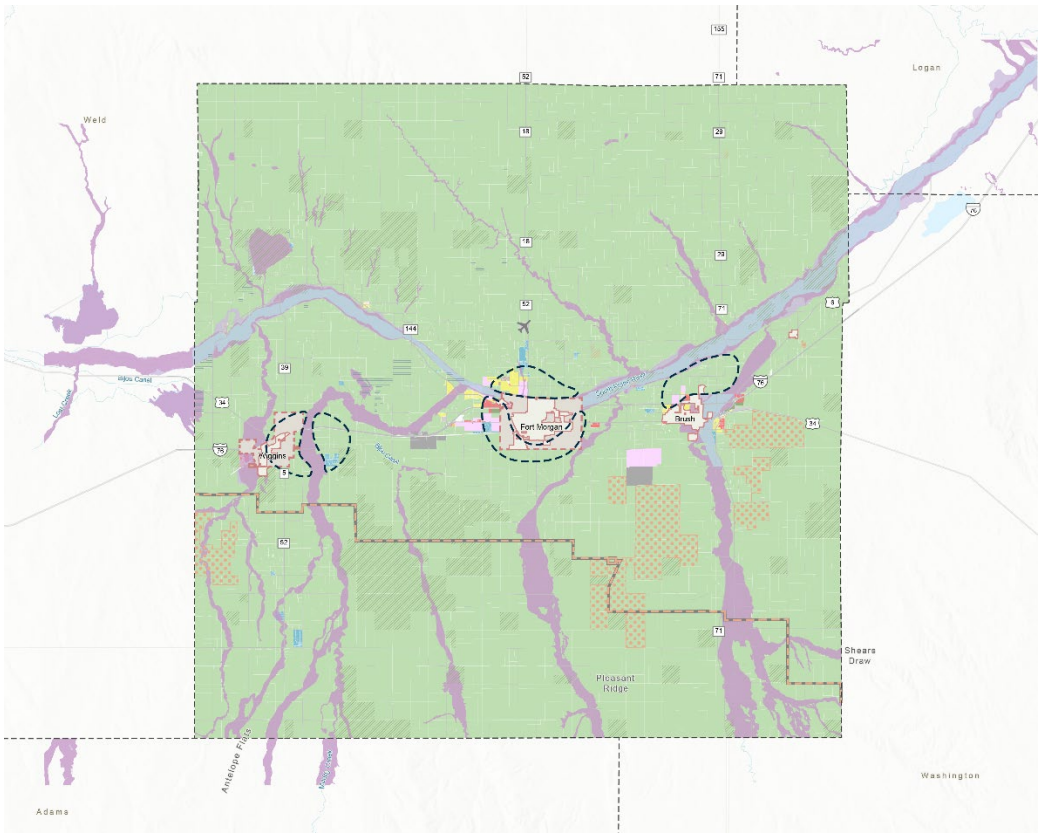


This scenario represents a "business as usual" approach, continuing the County's existing development patterns. Growth would occur in a dispersed manner across the county, primarily in the form of low-density, single-family homes and subdivisions in both established hotspots and rural areas, with some likely infill of areas along the boundaries of already-developed regions. Employment centers would remain concentrated in their current locations, while strip commercial development would expand along major transportation corridors.

This approach offers the highest level of flexibility for landowners and developers, allowing market forces to determine the location and nature of future development. Many of the areas identified as potential growth nodes would remain zoned for agriculture, with development decisions made on a case-by-case basis. However, this flexibility also increases the potential for land use conflicts and inefficiencies in infrastructure. Development would likely cluster near existing amenities—such as schools, cities, and utilities; but without a guiding mechanism, growth may not occur in the most suitable or strategically planned areas. Furthermore, this semi-arbitrary growth pattern would likely cause numerous points of friction between sprawling rural residential subdivisions and adjacent productive agricultural uses.

Growth Scenario 2: Growth Centers

Exhibit 31: Growth Scenario 2: Growth Centers



This scenario focuses future growth around the incorporated communities of Wiggins, Fort Morgan, and Brush, promoting compact, radial development patterns centered around existing population and employment hubs. It encourages a balanced mix of residential, commercial, and industrial land uses tailored to each community, drawing from the growth patterns projected in the municipal Urban Growth Area (UGA) future land use maps. Growth is envisioned to radiate outward from community centers with transitional uses at the edges, while attempting to avoid natural constraints such as floodplains and prime agricultural lands.

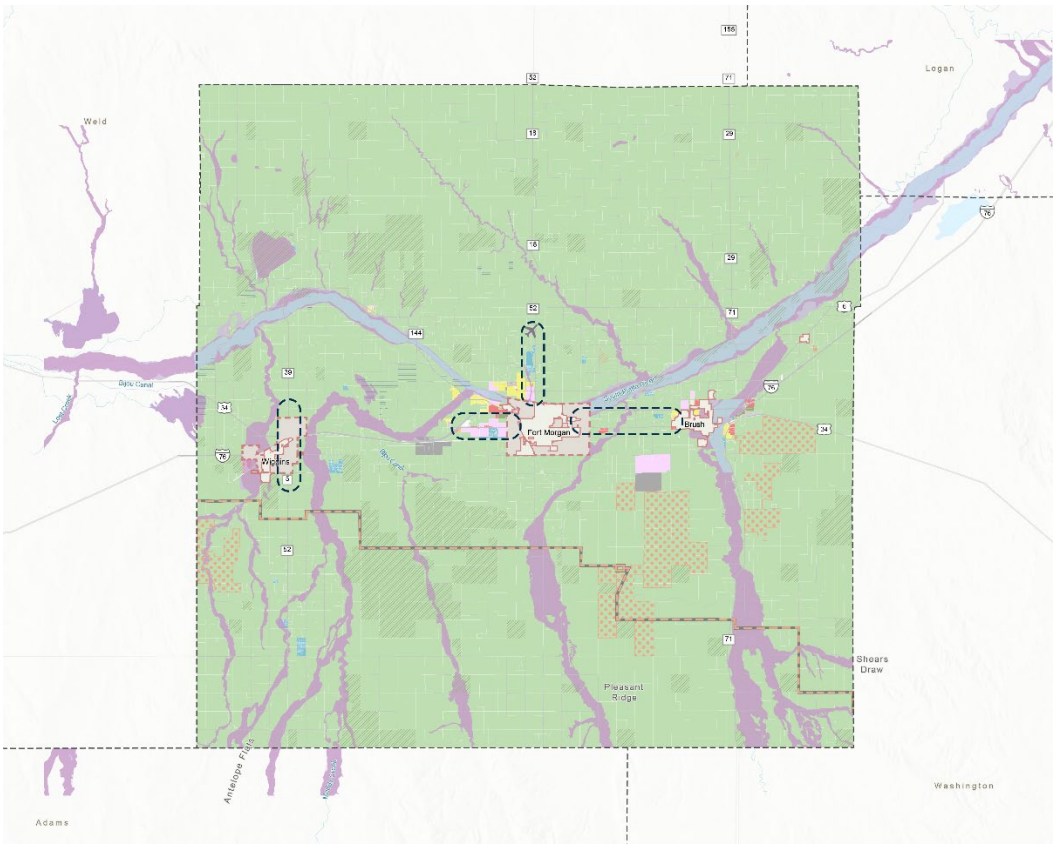
In **Wiggins**, growth is proposed eastward, with westward expansion constrained by publicly owned lands. In unincorporated Morgan County to the east of Wiggins, two crescent-shaped growth areas are designated, separated by a buffer to avoid flood-prone zones that would likely remain as open space or agriculture. These crescent areas support continued development close to the existing UGA as well as recent residential subdivisions further east.

In **Fort Morgan**, development expands radially, with residential and mixed-use areas focused around the city core. To the north of the river in unincorporated Morgan County, growth follows a wedge along Highway 52, incorporating existing residential zones to the west of the highway and opening new opportunities for growth to the east. South of the river, radial growth around the edges of the city extends development boundaries in a pattern following the city's projected growth, encompassing existing mixed-use and residential areas and allowing for continued outward expansion.

By **Brush**, growth in unincorporated Morgan County is directed primarily to the north, closely following the city's northwest edge along I-76 and extending northeast along Highway 71. While some of the proposed growth areas include existing residential and mixed-use zones northwest of the city, most of the land would be transitioned from current agricultural use to residential or commercial.

Growth Scenario 3: Growth Corridors

Exhibit 32: Growth Scenario 3: Growth Corridors



This scenario emphasizes linear development along key transportation corridors, guiding future growth to follow major roadways and highway connections between communities. It aims to concentrate development where infrastructure already exists or can be most efficiently extended, creating active, accessible corridors that support a mix of uses.

Growth is primarily directed along the corridors connecting Wiggins, Fort Morgan, and Brush. These areas are envisioned as dynamic zones featuring a blend of residential, commercial, industrial, and mixed-use development tailored to the character and capacity of each corridor segment.

This approach supports ongoing residential growth while introducing opportunities for retail, employment clusters, and higher-density housing near major transportation routes.

By **Wiggins**, growth is concentrated along Highway 52 to the south and Highway 39 to the north, with a mix of residential, commercial, and industrial uses following these routes. The proposed boundary overlaps with the city's existing Urban Growth Area (UGA) and encourages north-south expansion, reinforcing Wiggins' role as a growth center while minimizing sprawl into surrounding agricultural land.

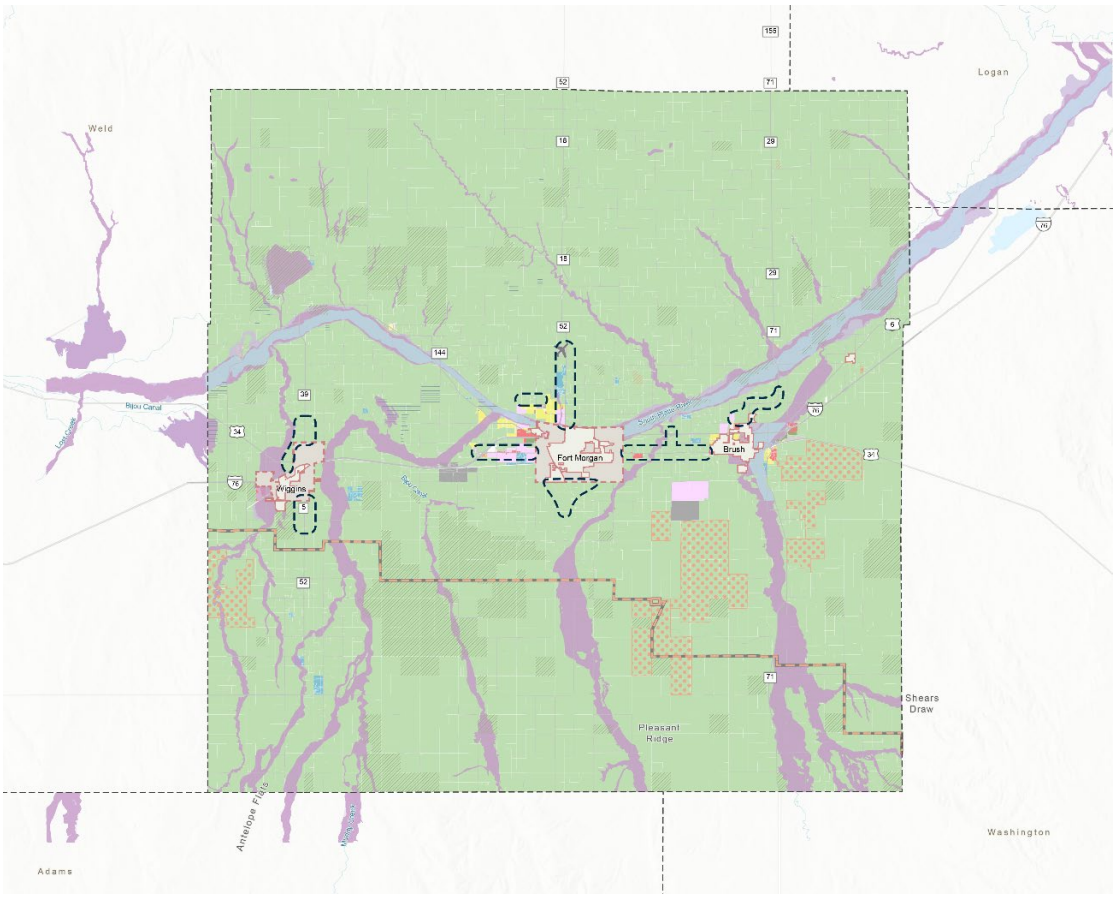
The growth area around **Fort Morgan** features two key corridors: one extending west of the city, along U.S. Highway 34, supporting existing residential and commercial zoning, and another stretching north along Highway 52, opening new opportunities for industrial and commercial development. These corridors strengthen Fort Morgan's position as a regional center for employment and services.

Between **Fort Morgan and Brush**, development extends west along U.S. Highway 34, forming a commercial and industrial corridor that links the two cities. This scenario supports and builds upon existing commercial activity south of I-76, using targeted zoning to encourage redevelopment and strategic infill while preserving agricultural lands beyond this corridor.

Overall, this scenario discourages dispersed residential and commercial growth outside the designated corridors, helping to preserve rural character and limit infrastructure expansion in lower-priority areas.

Preferred Growth Scenario: Hybrid Corridors & Centers

Exhibit 33: Preferred Growth Scenario



Following the presentation of three preliminary growth scenarios to the Morgan County Comprehensive Plan Committee on May 7, 2025, a fourth option – The Preferred Growth Scenario - was developed in response to committee feedback. This scenario blends the strengths of Scenario 2: Growth Centers and Scenario 3: Growth Corridors, reflecting a shared vision for strategically focused, corridor-based development with compact growth near established hubs.

Growth in **Wiggins** is directed along key transportation corridors: Highway 52 to the south, Highway 39 to the north, Highway 34 to the west, and the northern edge of I-76. A mix of residential, commercial, and industrial uses is encouraged along these routes. Expansion to the east is constrained by existing dairy operations, which make downwind areas unsuitable for residential development. While the surrounding land includes numerous circular agricultural plots, many wells have dried up or are nearing depletion, making portions of this land ideal for potential re-zoning. Continued local input will be essential to refine the precise growth boundaries to minimize impacts on prime agricultural lands.

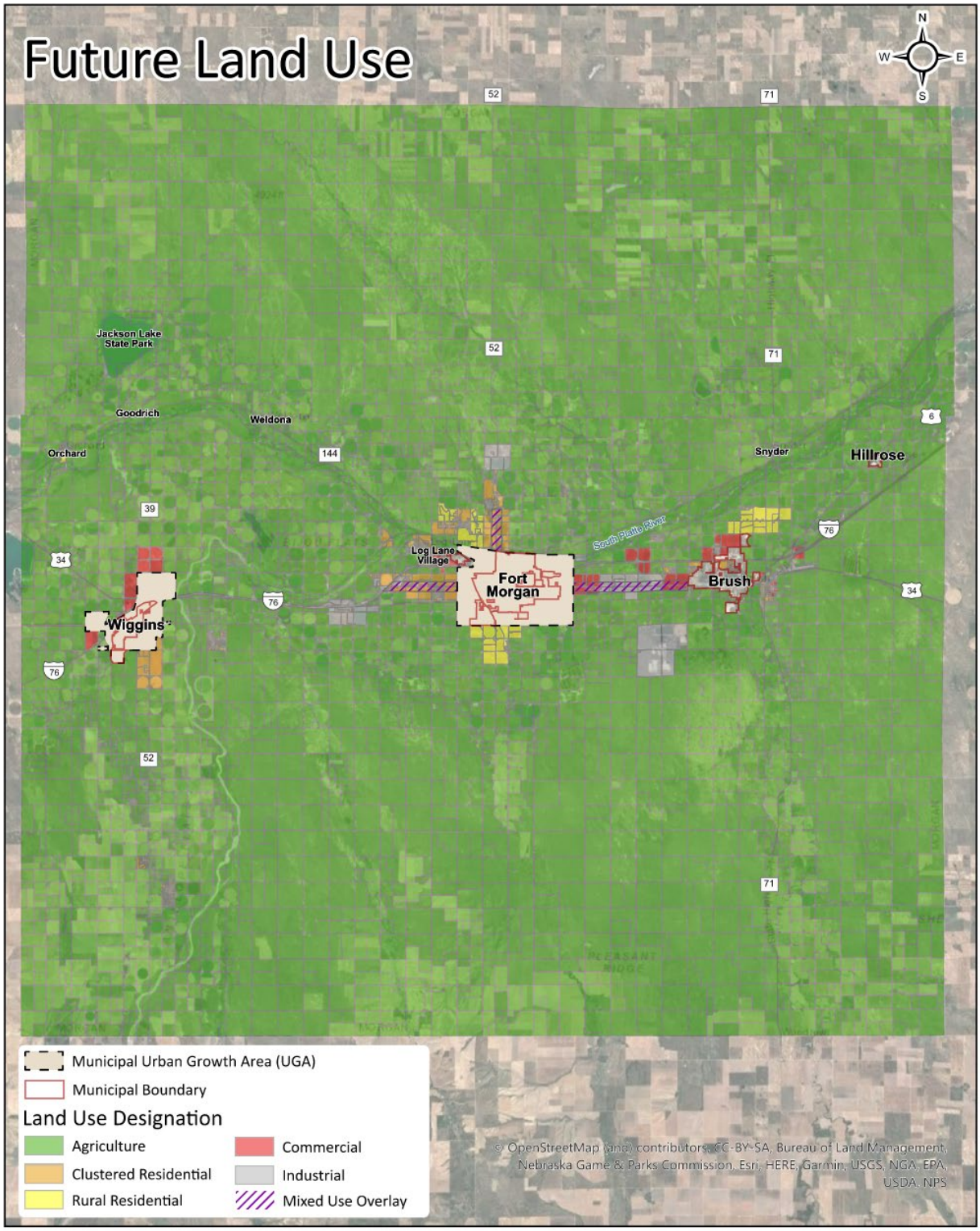
Fort Morgan's expansion is concentrated along the U.S. 34 corridor, extending the mixed-use development already established on the city's west side and as well as promoting growth toward Brush. Northward growth follows Highway 52, with careful consideration of the airport and related building height restrictions. Southward expansion remains part of the plan, though at a smaller scale than envisioned in Scenario 2. The committee recommended specifying corridor widths—such as a 500-foot commercial band—to ensure consistency and support infrastructure planning.

Growth in **Brush** reflects a hybrid of Scenarios 2 and 3. The city supports a shared commercial and industrial corridor along U.S. 34 connecting to Fort Morgan. Additional growth is encouraging northward along Highway 71, where a designated growth corridor closely follows the highway. These areas are intended to accommodate residential and commercial development while supporting the high traffic volumes associated with regional oil and gas activity.

Overall, this scenario prioritizes compact, efficient development that leverages existing transportation and utility infrastructure while preserving agricultural land and rural character outside designated growth areas.

Appendix C: Future Land Use Map

Exhibit 34: Future Land Use



Appendix D: Public Engagement Summary

Public outreach was a key component in the development of the Morgan County Comprehensive Plan. A Community Engagement Plan (CEP) was prepared to guide public outreach efforts throughout the process and ensure early and continuous involvement in decision-making. This appendix summarizes the engagement efforts taken as part of the comprehensive plan's development.

The objectives for the CEP are to:

- **Inform residents** of the comprehensive plan update, the process, and outcomes. Utilize outreach methods to inform residents and property owners of the variety of participation opportunities.
- **Exchange information** by conducting collaborative events that engage in conversation and the exchange of ideas and information so that participants can have ownership in the outcome of planning processes, leading to buy-in, a sense of pride, and higher-quality planning documents.
- **Be inclusive** of a range of perspectives, engaging citizens in unique ways to reach a broader audience and understand their goals, needs, and desires.
- **Provide access** to engagement opportunities, events, and participation for all citizens, including within the different municipalities in Morgan County.
- **Be transparent** and openly reflect a variety of viewpoints within the community and the County's process for the development and implementation of the comprehensive plan.

Communication Channels

Throughout the Comprehensive Plan update process, the County maintained several channels for notifying the public and other stakeholders of relevant meetings and events. Regular opportunities for updates and notifications include a project web page, social media posts, email notifications, flyers and handouts, and monthly Project Core Team meetings.

Engagement Activities

Various engagement activities and opportunities were planned and conducted as part of the Comprehensive Plan update process, describing the activity and anticipated timeframe.

Community Listening Posts

Timeframe: February 2025

Community Listening Posts are in-person, pop-up engagement opportunities at highly visited locations. This allows the planning team to go and hear from people where they are rather than requiring them to come to a specific engagement event. Listening Posts were utilized to offer a variety of opportunities to hear from the community at the Super Foods market in Wiggins, Safeway and the Gene Doty Senior Center in Fort Morgan, and the Fresh Foods market in Brush.

Each Listening Post featured an informational board about the comprehensive planning background and process and an activity Visioning Board on which community members could add their thoughts and desires for Morgan County's future vision.

Visioning Workshop

Timeframe: February 2025

This in-person engagement visioning workshop was held at the Morgan County Administration Building in Fort Morgan. The event was held in an open-house style, where community members could come at any time within the three-hour event window. The hall was set up with engagement boards to inspire and capture ideas, and to hear from the local community. The boards included information about the comprehensive plan and existing zoning in the county, data on community assessment, trends, and projections, as well as activity boards for future visioning and a SWOT analysis. Markers and sticky notes were used to identify core values, desired, strengths, and weaknesses. Stickers were used to identify locations on maps that are best suited for growth.

Stakeholder Interviews

Timeframe: March - April 2025

The consultant team interviewed various stakeholders in a focused setting of one to three interviewees at a time, asking specific questions about Morgan County's future and vision related to their fields of expertise. The consultant worked with County staff to develop a list of appropriate stakeholders, which included representatives from the County, the municipalities of Fort Morgan, Wiggins, and Brush, the Colorado Department of Transportation, the County Sheriff, municipal fire departments, waste management, emergency management, utilities, economic development, agriculture, dairy, and feedlots.

Community Town Hall Events

Timeframe: April 2025

After gathering input and feedback from the community events and monthly Core Team meetings, two Town Hall engagement events were held in Wiggins and Brush. During those events, a summary of the findings, preliminary goals and policies, and conceptual development growth scenarios were presented. At the end of each presentation, Q&A sessions allowed community members to highlight their priorities, note their preferences, and voice their concerns, while having county staff and consultants readily available to answer their questions.

Community Survey

Timeframe: February – May 2025

A community survey was available online for two months to gather input from the community. This survey was promoted during the in-person events and online to reach a wide audience, especially those who may not be able to participate in in-person workshops and events. A summary of the survey results is available later in this appendix.

Plan Rollout and Adoption

Plan Rollout Engagement

Timeframe: July 2025

The consultant team held in-person pop-ups to introduce the draft Comprehensive Plan to the community. Informational booths were set up at the Farmers Market in Fort Morgan and at the Morgan County Fair in Brush. Large display boards highlighted the core values and vision statement used in this plan and showed the proposed Future Land Use map, and a printed copy of the full draft plan was available for review. The booth featured a make-your-own button station, which proved popular with both children and adults. While participants created their buttons, planning team members shared key information about the plan's goals and proposals. Printed flyers with a scannable QR code linking to all materials were distributed to visitors.

Adoption

Timeframe: October - November 2025

The consultant team will assist with adoption proceedings, including virtual attendance and presentations at the Planning Commission and Board Meetings. The Comprehensive Plan will be presented, and final changes will be incorporated into the final plan document.

Community Survey Results Summary

This section presents a summary of key themes gathered from the community survey and public engagement conducted as part of the Morgan County Comprehensive Plan Update. With a total of 99 responses, this survey provides important insights into the perspectives and priorities of residents regarding critical topics such as land use, housing, economic development, infrastructure, and community. The themes extracted from these responses serve as a foundational guide in informing the development of goals and policies within the Comprehensive Plan, helping to shape a future that reflects the values and aspirations of Morgan County's community members.

The summary provided herein was developed with the assistance of artificial intelligence (AI) tools.

Question 1: What do you like best about Morgan County today?

The following key themes were found after analyzing 99 responses about what residents appreciate most about Morgan County:

- **Small Town Feel and Sense of Community**
  A dominant theme among responses was appreciation for the "small town" atmosphere. Many respondents highlighted the friendly, familiar environment where people know and support each other. Words like *"friendly," "quiet," "helpful,"* and *"hometown feel"* came up frequently, with residents noting the comfort and connection that come from living in a close-knit community.
- **Rural Character and Slower Pace of Life**
  Many residents shared their appreciation for the county's rural setting, wide-open spaces, and slower pace. The contrast to the hustle and bustle of urban life was repeatedly mentioned, with Morgan County described as a peaceful and simpler place to live. This rural character was seen as both a cultural identity and a source of everyday quality of life.
- **Affordability and Livability**
  Several responses mentioned the reasonable cost of living, affordable housing, and low taxes as attractive features. People noted that Morgan County is a good place to raise a family and that its affordability contributes to a good quality of life without the pressures of urban costs.
- **Safety and Family-Friendly Environment**
  Safety was another commonly mentioned strength. Respondents indicated that Morgan County is a quiet, safe place to raise children, with low traffic and a family-oriented atmosphere.
- **Diversity and Inclusion**
  A number of respondents mentioned the county's diversity as a positive attribute. This includes both cultural diversity and the range of people drawn to the area. Residents appreciated a welcoming atmosphere and the sense of inclusion within the community.

- **Agriculture and Open Space**
  The county's agricultural heritage and open landscapes were frequently cited as essential parts of its character. Respondents expressed pride in the area's agricultural base and appreciated the space and opportunity for rural lifestyles, including farming and homesteading.
- **Access to Services and Amenities**
  While maintaining its rural character, Morgan County was also praised for offering essential services, such as schools, recreation, libraries, and moderate traffic. Proximity to the Front Range and mountains, while still feeling removed from urban congestion, was seen as an added benefit.

Question 2: If you could, what would you change or improve within Morgan County?

Survey participants shared a wide range of ideas for improving Morgan County. These ideas fall into several clear themes, reflecting both practical needs and aspirational goals for the county's future.

- **Expanded Commercial Options and Amenities**
  Residents frequently mentioned a desire for more retail and dining choices, including big-box stores, national restaurant chains, and locally-owned sit-down restaurants. The current limited selection was seen as a missed opportunity to meet local needs and attract visitors. More recreational amenities, such as an indoor pool, bike paths, and family-friendly activities, were also requested to enhance quality of life.
- **Economic Diversification and Job Growth**
  Many responses emphasized the need to broaden the local economy beyond its agricultural base. Residents expressed support for attracting new industries, encouraging sustainable growth, and relieving tax burdens on farmers. There is a strong interest in creating a more balanced economy with job opportunities across a range of sectors.
- **Infrastructure and Public Services**
  Concerns about road conditions, school quality, and outdated infrastructure were common. Respondents want to see more investment in school facilities, teacher recruitment, and road maintenance. Basic public infrastructure is viewed as a necessary foundation for future growth and community well-being.
- **Affordable and Thoughtful Housing Development**
  Housing affordability and smart growth planning were recurring themes. Some residents support new housing options, especially for families and lower-income individuals, while others cautioned against overdevelopment without supporting infrastructure. Vacant housing reuse and careful planning were suggested to avoid strain on local services.

- **Mental Health, Homelessness, and Social Support**
  A strong call emerged for improved access to mental health care, services for people experiencing homelessness, and affordable child care. Community members want solutions that promote stability, dignity, and self-sufficiency, such as workforce programs and wraparound support systems.
- **Public Safety and Cleanliness**
  Concerns about drug activity, theft, and homelessness prompted calls for better enforcement and safety planning. Some respondents described personal experiences with crime and voiced frustration about perceived inaction. Others advocated for a balance between enforcement and compassionate support.
- **Preservation of Rural Character and Identity**
  Despite openness to change, many respondents were adamant about maintaining Morgan County's small-town, agricultural feel. There is concern about rapid growth altering the community's identity, with several people stating a preference for slower, intentional development that respects the county's roots.
- **Environmental Stewardship and Innovative Agriculture**
  A few respondents emphasized the need for environmental awareness and agricultural innovation. Suggestions included legalizing cisterns, promoting diverse and sustainable farming practices, expanding farmers markets, and supporting conservation efforts. These ideas reflect a forward-thinking approach to land and resource management.
- **Communication, Transparency, and Planning**
  Lastly, a desire for greater government transparency, better community communication, and accessible disaster planning emerged. Residents want to be informed and involved in planning efforts, especially around emergency preparedness and long-term growth decisions.

Question 3: Over the past 5 years (or since you have lived here, if less than 5 years), has Morgan County improved, gotten worse, or stayed the same as a place to live, taking all things into consideration? What factors most influence your response?

The following key themes were found after analyzing 99 responses reflecting on how Morgan County has changed as a place to live:

- **Mixed Views with a Tilt Toward Decline**
  While some residents see signs of improvement, the majority of responses suggest that Morgan County has either stayed the same or gotten worse. Those who feel it has declined often cite rising crime, homelessness, and a loss of the small-town feel. Some describe a visible deterioration in community pride, cleanliness, and safety, with specific references to panhandling, drug use, and under-maintained properties.

- **Youth and Retention Challenges**
  A common concern was the outmigration of young people and lack of engagement or opportunity for the younger generation. Respondents noted few appealing amenities or jobs to keep young adults rooted in the community. Bars and entertainment venues are described as dull or stagnant, with little innovation to attract or retain younger residents.
- **Housing Growth without Matching Services**
  Many noted an increase in housing developments but expressed concern that this growth hasn't been matched by job creation, infrastructure upgrades, or essential services. Several mentioned a lack of zoning enforcement, inadequate healthcare access, and an imbalance between new housing and available community resources.
- **Economic and Recreational Positives**
  Some respondents highlighted progress in specific areas, such as the addition of the field house, new restaurants, and small businesses. A few praised Wiggins for its residential development and noted recent investments in schools, community venues, and diverse businesses that signal forward momentum.
- **Concerns over Community Identity and Leadership**
  A number of responses expressed frustration with community leadership, citing poor planning, resistance to change, or a failure to invest in needed infrastructure like indoor recreational facilities. There's a growing sentiment that the county risks becoming a "stepping stone" for residents seeking a better quality of life elsewhere.
- **Cultural Change and Social Division**
  Several residents described cultural shifts—such as increasing diversity, changing norms, and political polarization—as significant influences on community sentiment. While some celebrated greater inclusivity, others felt uneasy about what they described as "front range influences" or a perceived erosion of traditional values.

Question 4: Where and how do you think Morgan County should change in the next 20 years?

The following key themes were identified from a broad range of responses reflecting community hopes, concerns, and priorities for the future of Morgan County:

- **Planned and Controlled Growth**
  Residents emphasized the need for controlled, well-planned development that avoids congestion and urban sprawl. Many called for long-range planning to guide the placement of housing, schools, and businesses, with better attention to traffic flow and infrastructure capacity.

- **Affordable, Diverse Housing**
  There was strong concern about the lack of affordable housing, especially for working families and young people. Respondents supported more rental units and modest single-family homes, with less emphasis on large apartment complexes. Housing growth should be tied to services and infrastructure.
- **Expanded Economic and Job Opportunities**
  Many called for more business variety, particularly retail, restaurants, and light manufacturing, to strengthen the tax base and reduce out-migration. Suggestions included attracting industries linked to agriculture and renewables, and creating local jobs that pay a living wage.
- **Improved Infrastructure**
  Road conditions, traffic congestion, and infrastructure planning were frequent concerns. Respondents urged improvements to streets, intersections, and traffic management, especially near schools and new developments.
- **More Community Amenities**
  Residents want more shared spaces and recreational facilities, including parks, pools, trails, and youth programs. There was strong interest in creating regional hubs that serve both Fort Morgan and Brush, and in expanding access to education, healthcare, and everyday services.
- **Support for Youth and Aging Populations**
  Several responses highlighted the need to invest in youth, including support for homeless youth, improved schools, and accessible extracurriculars. Others emphasized aging-friendly planning, with wellness spaces like indoor pools and strategies to support quality of life for seniors.
- **Protect Agriculture and Rural Character**
  Respondents expressed a desire to preserve agricultural land and rural traditions, cautioning against unchecked growth. Many urged the county to stay pro-agriculture, adopt smarter land use, and explore ag-tech innovation to sustain farming into the future.

Question 5: Do you support the development of solar power generation facilities in Morgan County?

Community feedback revealed a wide range of opinions about solar development, with key themes centered around support for renewables, concerns about land use, and the importance of local benefits.

- **Conditional Support for Renewable Energy**
  Many respondents supported solar energy in principle, noting its environmental benefits, alignment with energy independence goals, and compatibility with existing transmission corridors. However, support was often contingent on carefully sitting away from homes and

not on productive farmland. Some respondents encouraged integrating solar with agriculture through agrivoltaics to maximize land use and maintain rural character.

- **Local Control and Economic Benefit**
  A common theme was that solar facilities should directly benefit Morgan County residents. Several people supported solar if it lowered utility costs or created local jobs but opposed large-scale projects perceived to serve outside interests or utility companies. Respondents emphasized the need for local ownership, oversight, and a fair return for communities hosting solar infrastructure.
- **Concerns About Scale, Land Use, and Impacts**
  Opposition centered on the perceived overreach of large-scale commercial projects, potential loss of agricultural land, and long-term environmental consequences. Some respondents cited impacts on wildlife, migration patterns, storm behavior, and property values. Others questioned the reliability of solar energy and expressed skepticism about subsidies and hidden costs.
- **Strongly Divergent Views**
  While some respondents were enthusiastic about solar's future in the county, others expressed deep resistance, particularly to massive utility-scale developments, describing them as a threat to rural identity and quality of life. This polarized perspective suggests a need for additional community dialogue and transparent decision-making.

Question 6: Do you support the development of PFAS (forever chemicals) disposal facilities in Morgan County?

Community responses showed widespread concern and significant opposition to PFAS disposal facilities, with key themes focusing on environmental risks, local responsibility, and the need for careful consideration.

- **Strong Opposition Due to Environmental and Health Concerns**
  Many respondents opposed locating PFAS disposal facilities in Morgan County, fearing contamination of groundwater, agricultural lands, and overall environmental harm. There was a clear sentiment against the county becoming a dumping ground for hazardous chemicals, especially those originating from urban or industrial areas outside the region.
- **Conditional or Cautious Support with Strict Safeguards**
  A smaller group expressed conditional support if facilities could safely neutralize PFAS without risking local water supplies or ecosystems. Site selection and careful management were emphasized as critical to minimizing negative impacts. Some respondents indicated a need for more information before forming an opinion.
- **Local Accountability and Fairness**
  Concerns were raised about the fairness of placing responsibility for PFAS disposal on Morgan County, especially given the chemicals' association with metropolitan areas. Several

participants stressed that PFAS solutions should be addressed where the chemicals are generated.

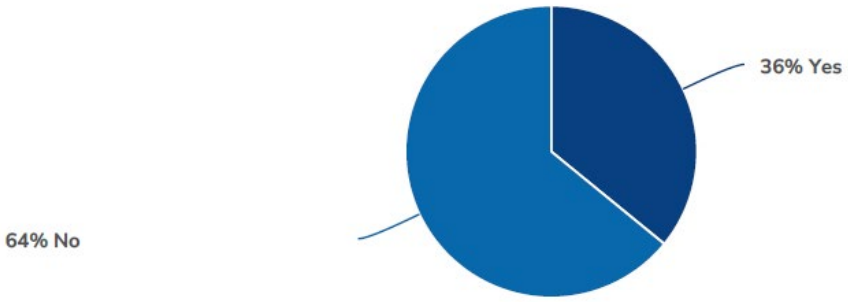
- **Polarized Views and Information Gaps**
  While opposition was dominant, a few respondents expressed support or neutrality, highlighting uncertainty or lack of knowledge about these facilities. This underscores a potential need for increased public education and transparent discussions around PFAS disposal options.

Question 7: Do you have any additional comments concerning Economic Development in the County?

Community feedback highlighted the importance of balanced growth, infrastructure needs, economic diversification, and preserving local quality of life.

- **Balanced and Sustainable Growth**
  Many respondents urged for slow, thoughtful growth that supports current residents first. Concerns were raised about overexpansion without adequate housing, schools, healthcare, and public services. Several called for fixing existing issues before pursuing new development.
- **Economic Diversification and Support for Local Business**
  There was strong support for diversifying beyond agriculture and attracting a wider variety of businesses, including manufacturing and green industries. Suggestions included reducing regulations, improving outreach, and creating affordable conditions for business startups.
- **Infrastructure and Community Services**
  Several participants emphasized the need to improve infrastructure, such as housing affordability, medical facilities, and educational resources, to support both current and future residents. Some highlighted the importance of investing in workforce education and job training.
- **Preserving Quality of Life and Environment**
  Some respondents stressed that economic development should not come at the expense of community health or local environment, advocating for careful planning and embracing green technologies.
- **Community Engagement and Communication**
  A few comments noted positive progress by the Morgan County Economic Development Corporation and called for better public awareness of their work. Others suggested including homeschool families and supporting local small businesses.

Question 8: Are you satisfied with the condition of County Roads?

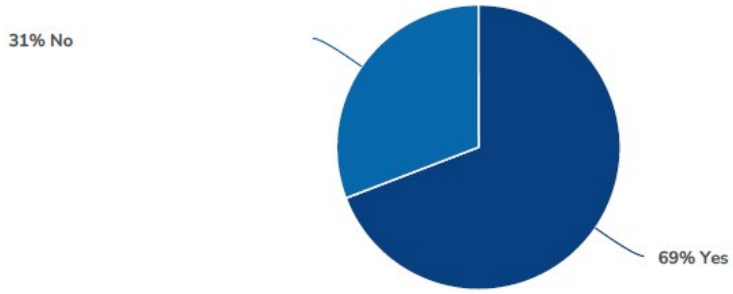


Question 9: Why / Why not?

Community feedback showed a mix of opinions but highlighted significant concerns about maintenance, surface quality, and resource limitations.

- **Maintenance Frequency and Road Conditions**
  Many residents expressed dissatisfaction with the current state of roads, describing them as rough, full of potholes, washboarded, and poorly drained. Dirt roads, in particular, were noted for creating difficult driving conditions, especially during winter or after rain. Chip seal was criticized as a temporary, cost-saving solution that degrades quickly and requires frequent repairs every 5–7 years. There is a clear desire for more consistent grading and maintenance schedules to improve overall road conditions.
- **Infrastructure and Safety Concerns**
  Several respondents highlighted safety issues such as the absence of painted lines on roads, narrow or non-existent shoulders, and erosion near ravines and canals. Overweight truck traffic was also seen as a damaging factor, with calls for better enforcement by law enforcement agencies to protect the roads from further degradation.
- **Budget, Staffing, and Resource Limitations**
  Many comments referenced budget constraints and a shortage of qualified road operators, leading to less frequent or insufficient road maintenance. Some also noted inefficiencies in current practices, such as piling debris too close to mailboxes or leaving unrecovered gravel windrows on roads that worsen driving conditions. There is a sense that better planning and resource allocation could improve maintenance outcomes.
- **Mixed Perceptions and Positive Feedback**
  While most feedback was critical, some community members felt the county was doing a reasonable job given its limited resources and extensive road network. Improved grader training and maintenance on key thoroughfares were mentioned positively. A small portion of respondents felt roads were acceptable or good overall, attributing some roughness to typical state road conditions.

Question 10: Are you satisfied with how major roadways handle traffic?

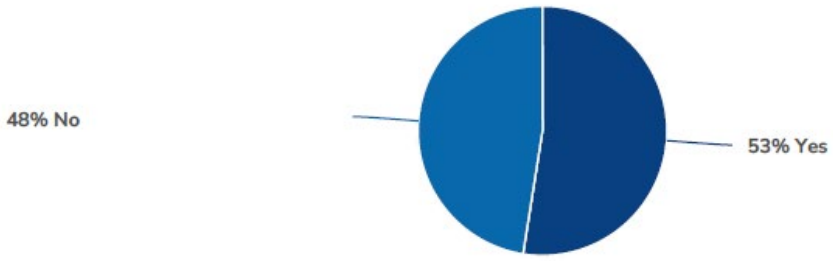


Question 11: Why / Why not?

Responses show a mix of perspectives, with a significant portion of residents expressing concern about road conditions, safety, and traffic management on major roadways. Others acknowledge the complexity of balancing agricultural and commercial traffic in a rural environment.

- **Concerns About Road Conditions and Maintenance**
  Several respondents criticized the poor condition of key highways such as CO 52, I-76, and others, highlighting that some roadways are well past their useful lifespan. Many feel state agencies like CDOT have failed to invest adequately in reconstruction or long-term maintenance, offering only temporary fixes instead. The road surfaces on major routes are described as rough and deteriorating, impacting safety and travel comfort.
- **Traffic Safety Issues and Enforcement**
  Safety concerns are frequent, especially related to speeding and reckless driving on major roads. There are calls for better enforcement of traffic laws and improved safety measures to protect both local residents and commuters.
- **Balancing Agricultural and Commercial Traffic**
  Many comments recognize that traffic flow is complicated by the presence of farming equipment, semis, and other slow-moving vehicles sharing the road with passenger cars. Some respondents appreciate turn signals and stop signs, noting that traffic generally flows well despite these challenges.
- **Mixed or Neutral Feedback**
  Some respondents felt that traffic management was adequate given the rural nature of the county and the volume of traffic. A few indicated they rarely use major county roads and thus had limited experience or no significant concerns to report.
- **Requests for Infrastructure Improvements**
  Several participants advocated for major upgrades, including widening roads (e.g., making Hwy 34 four lanes) to improve safety and reduce accidents. They stressed the need for state-level investment and prioritized improvements, noting that current funding and attention tend to favor more populated front-range areas.

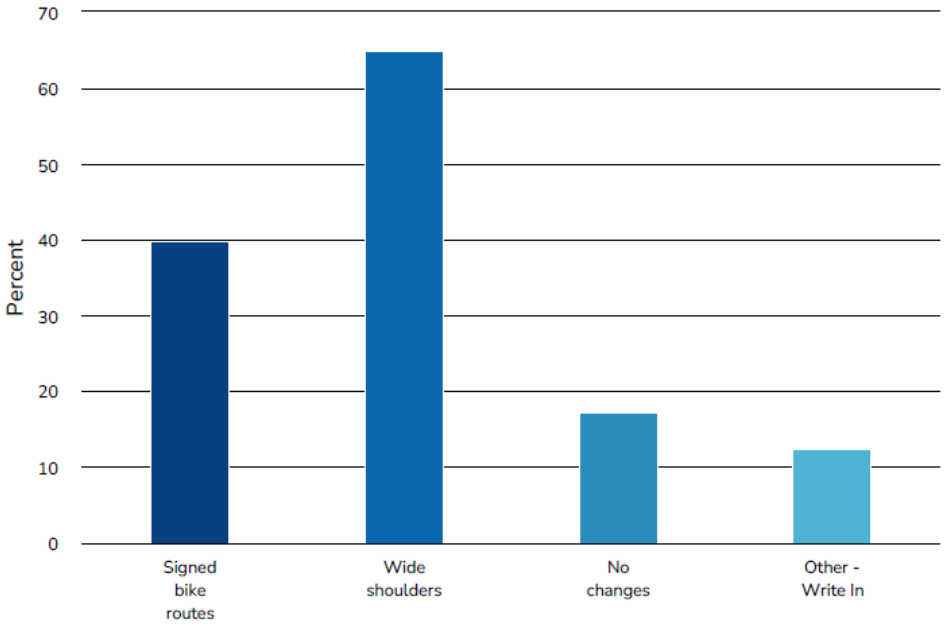
Question 12: Do you use backroads to avoid traffic flows on highways?



Question 13: Which roads?

- CR Q *(most frequent)*
- CR R
- CR W *(52 to 144)*
- CR Y *(paved)*
- CR S *(near Brush)*
- Hwy 34 *(preferred over I-76)*
- Hwy 52
- I-76 *(rough conditions noted)*
- 7th Street *(preferred over Platte)*
- Secondary highways & side streets
- General “back roads” / alternate routes

Question 14: In order to accommodate cyclists and/or pedestrians on major County Roads, would you prefer signed bike routes, wider shoulders, or no change to the current road design? Select all that apply.

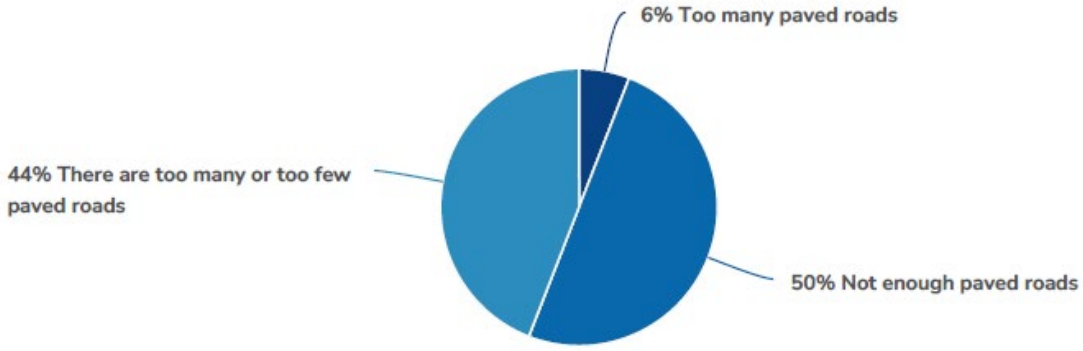


Themes of "Other-Write In" Comments:

Some respondents shared additional thoughts regarding road safety and infrastructure, highlighting these key themes:

- Concerns about speeding and its impact on overall safety
- Debate over the presence and needs of cyclists on county roads
- Preference for prioritizing safe driving over expanding bike infrastructure
- Interest in developing walking trails and exercise stations

Question 15: In unincorporated Morgan County, does the County have too many paved roads, not enough, or just about right? Select one that applies.

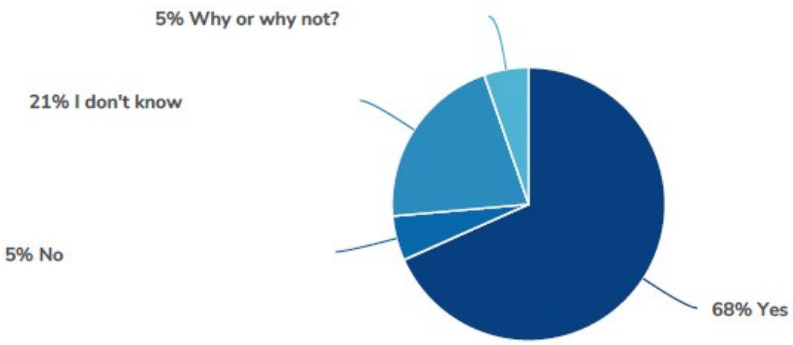


Question 16: Do you have any additional comments concerning Utilities, Services, and Transportation?

Responses reflect a mix of contentment, concerns, and suggestions for improvement across utilities, services, and transportation in the county.

- **Public Transportation Needs**
  Multiple respondents expressed the desire for improved public transportation options, including taxi and bus services, especially to assist those without vehicles or limited mobility.
- **Utility Service Expansion**
  There is a call for expanding natural gas availability throughout the county, particularly in rural areas, to enhance energy access.
- **Road Conditions and Maintenance**
  Several comments highlight deteriorating road conditions, noting paved roads are falling apart and specific roads (such as Road 8 south of Q) need paving. There is a request for more comprehensive paving to reduce vehicle damage.
- **Cost and Funding Concerns**
  Some respondents raised issues with high costs, such as water tap fees, requesting discounts for farmers. Others pointed out that many taxpayers fund county roads without regularly using them, questioning funding fairness.
- **Public Health and Sanitation**
  One comment suggests the local health department could improve management of homeless sanitation issues.
- **Funding Allocation Requests**
  A suggestion was made for state funds, currently focused on I-70 mountain projects, to be allocated also to support infrastructure improvements in the eastern plains.
- **Neutral or No Additional Comments**
  Several respondents indicated no additional comments or expressed satisfaction with current conditions.

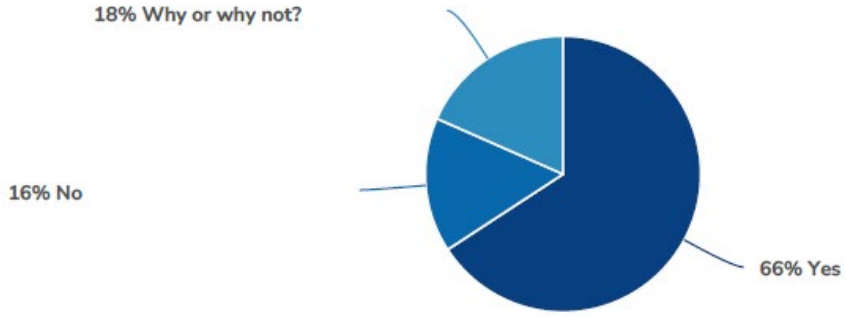
Question 17: Would you support a program that incentivizes willing landowners to keep land in agricultural production?



Why / Why not?

Two respondents explained their reasoning for whether they would support an incentivizing program for agricultural production. Their responses stated that it depends on the details of the program, and that landowner should have rights when zoned correctly.

Question 18: Do you feel safe in Morgan County? Why or why not?

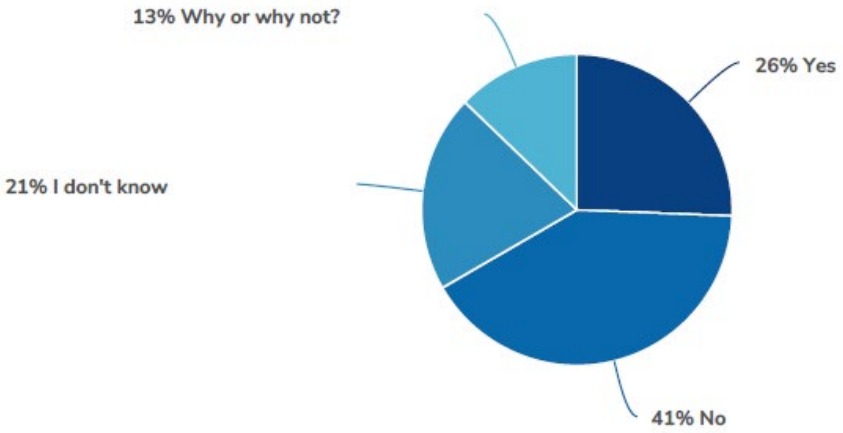


Why / Why not?

Some respondents shared comments explaining why or why not they feel safe in Morgan County. Their responses reflect the following key themes:

- **Cautious Confidence:** Several individuals reported feeling mostly safe but noted they remain alert, especially for the safety of family or business.
- **Concerns About Crime:** Some cited increased crime, illegal drugs, and homelessness as contributing to a growing sense of unease.
- **Situational Safety:** One respondent noted that safety depends on the time of day, suggesting that concerns vary based on circumstances.

Question 19: Should there be an increase in non-agricultural land uses (examples: residential, commercial, industrial, etc.) along Highway 34 corridor east and west of Fort Morgan? If so, please clarify.



Why / Why not?

Some respondents shared comments explaining their perspectives on whether non-agricultural land uses should increase along the Highway 34 corridor near Fort Morgan. Their responses reflected the following themes:

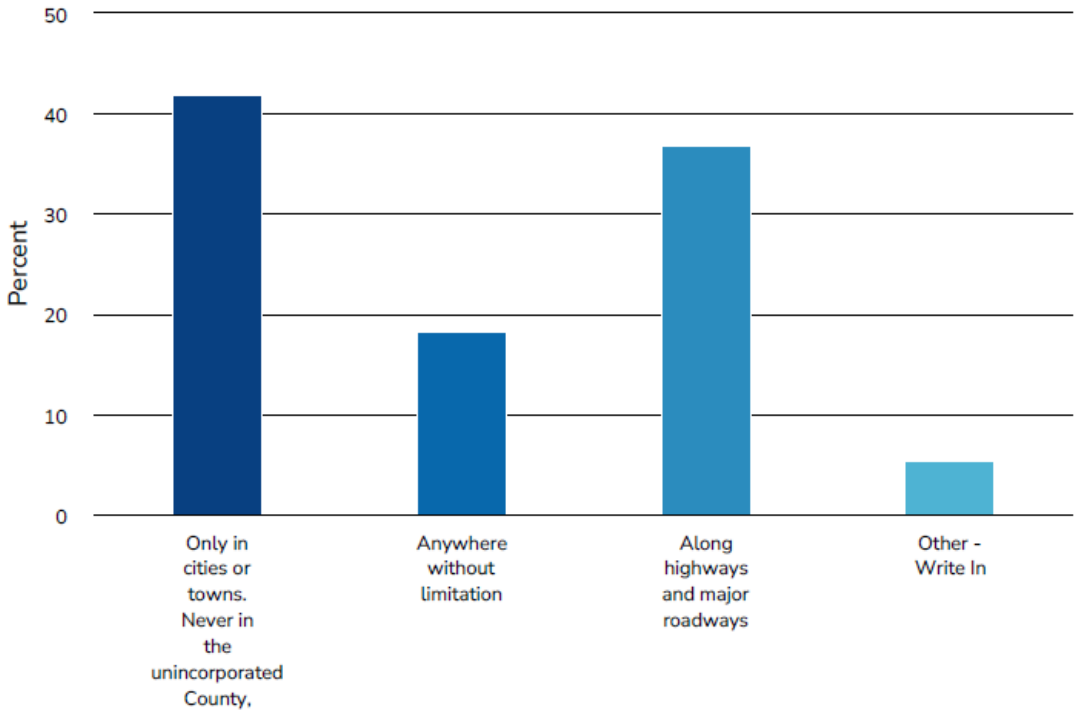
- **Support for Balanced Growth:** Several respondents supported some increase in development, citing the value of economic diversity and the belief that agriculture and new land uses can coexist if properly managed.
- **Conditional Support:** One respondent noted that any increase should depend on the area's infrastructure capacity to handle new development.
- **Concerns About Traffic:** One individual opposed additional non-agricultural development due to concerns that it would add too much traffic along the corridor.

Question 20: Do you have any comments concerning where and how new growth should occur in Morgan County?

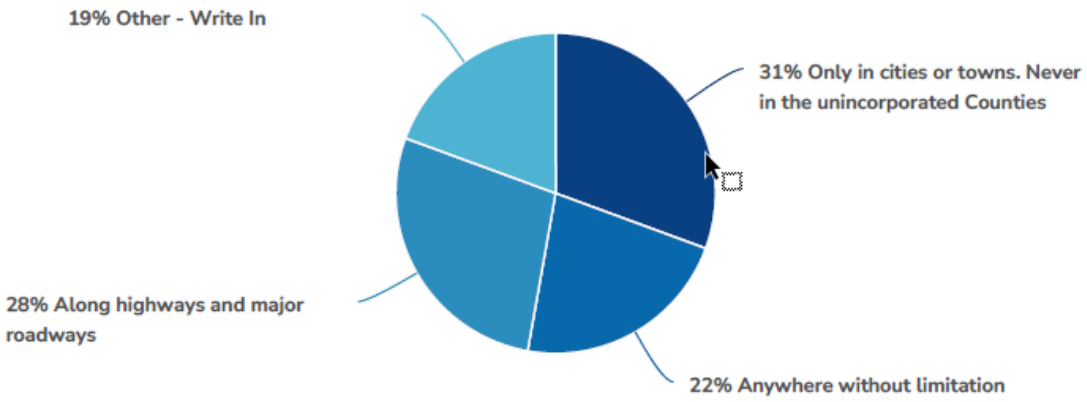
Respondents offered a wide range of opinions on preferred locations and strategies for future growth. While many emphasized the importance of accommodating growth, there was a strong theme of balancing development with the preservation of agriculture and infrastructure capacity:

- **Growth Near Infrastructure and Existing Corridors**
  Many respondents supported focusing new development along major transportation routes such as I-76 and Highway 34, as well as within or near existing city limits, where infrastructure and services are already established. These areas were seen as logical places to accommodate both residential and commercial growth.
- **Support for Thoughtful, Planned Development**
  Several emphasized the need for careful planning to avoid sprawl or unnecessary loss of agricultural land. Suggestions included focusing on infill development, encouraging medium-density housing, and limiting expansion into productive farmland. A few advocated for redevelopment of older properties rather than building new subdivisions on open land.
- **Preservation of Agricultural Land**
  Some respondents strongly voiced that agriculture should remain the priority, recommending that development avoid conflicts with farming operations. The idea of balancing growth with ag sustainability—especially through water storage and infrastructure investment—was noted as a long-term strategy.
- **Concerns About Housing and Affordability**
  Respondents expressed interest in increasing housing options, particularly more affordable and smaller homes, but also noted that housing growth should be tied to job availability and economic support. One comment criticized higher-end housing developments as misaligned with local needs.
- **Desire to Maintain Small-Town Character**
  A few respondents called for limiting growth to preserve the county's rural and small-town identity, voicing concerns that overexpansion could lead to increased crime and outside dependency.

Question 21: Commercial Uses (Examples – Auto Sales or Service, Hotels, Office, Shops, other Retail) are most appropriately located where?



Question 22: Industrial uses (Examples – manufacturing, fabrication, salvage yard) are most appropriately located where?



Themes of "Other-Write In" Comments:

Some respondents provided write-in responses as to where they think industrial uses should be located, with their comments highlighting these key themes:

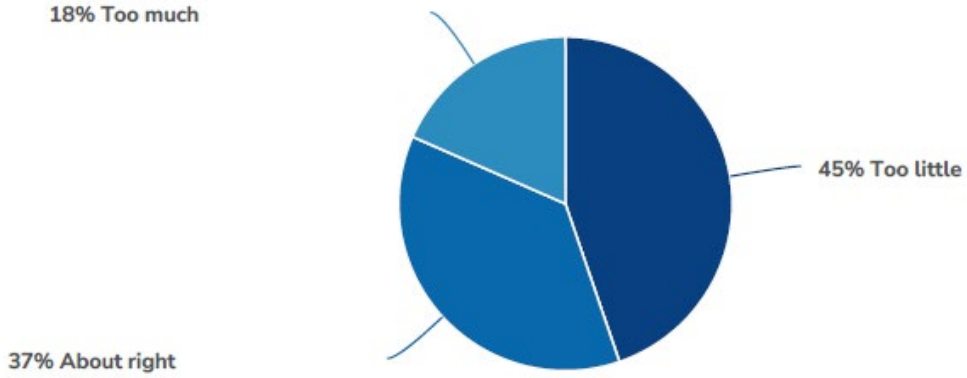
- **Compatibility with Surroundings** – Several emphasized that industrial development should avoid negatively impacting property values, residential areas, or soft commercial zones.
- **Use of Designated Industrial Areas** – Some suggested locating such uses in existing industrial parks or near established industrial zones, such as Fort Morgan's industrial area.
- **Preservation of Agricultural Land** – One respondent cautioned against converting agricultural land for industrial purposes.
- **Situational Considerations** – One noted that appropriate location depends on the specific nature of the business, indicating the need for case-by-case evaluation.

Question 23: Are you satisfied with the quality of housing and housing options in Morgan County? Why or why not?

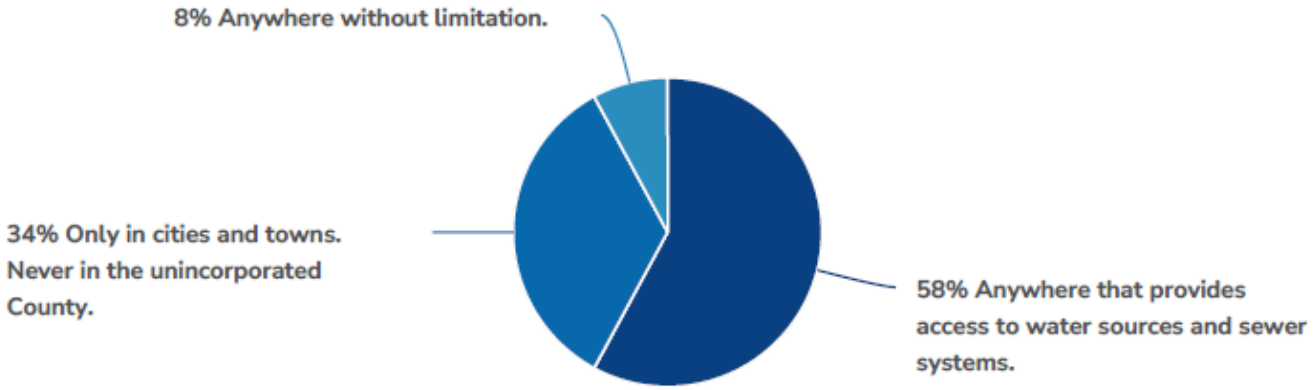
Respondents shared a variety of perspectives on the state of housing in Morgan County, with most comments reflecting concerns about affordability and housing availability. While some noted recent improvements or satisfaction with current options, many emphasized ongoing challenges that affect both renters and homebuyers.

- **Concerns About Affordability and Access**
  A dominant theme among respondents was the high cost of housing relative to local wages. Many expressed frustration with the difficulty of affording a mortgage, qualifying for housing assistance, or finding reasonably priced rental options. Several pointed out that even low-income housing is often too expensive for those who need it most.
- **Lack of Housing Availability**
  Numerous comments described a shortage of housing, particularly for low-income households and new employees. Some emphasized that more housing is needed both within cities and in the broader county, with several calling for support to increase the supply of affordable and workforce housing.
- **Mixed Perceptions of Housing Quality**
  While a few respondents felt the quality of housing was adequate—especially in rural areas or older neighborhoods—others noted poor conditions, neglected maintenance, or aging housing stock in need of improvement. Some called for investment in renovating existing homes rather than continuing to build new subdivisions.
- **Interest in Infill and Redevelopment Opportunities**
  A small number of comments encouraged creative solutions to the housing shortage, such as adaptive reuse of older buildings or infill development within existing urban areas. These respondents noted the potential to revitalize downtowns and reduce the pressure on agricultural land.
- **Diverse Experiences and Opinions**
  While some respondents said they were satisfied with housing in their area, others voiced concern about overdevelopment, crowding, or the impact of tax burdens and subsidies. These responses reflect the varied experiences across the county, from urban neighborhoods to rural homesteads.

Question 24: Over the past few years, do you think the rate of growth for housing in Morgan County has been too little, about right, or too much?



Question 25: Where are duplexes, townhomes, and multi-family dwellings are most appropriately located?

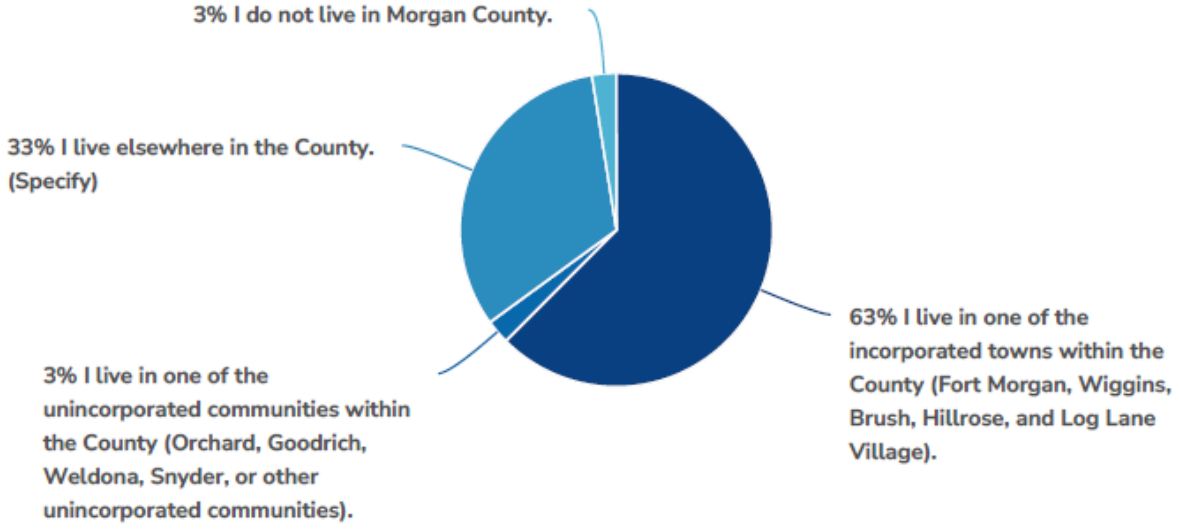


Question 26: Do you have any additional comments concerning Land Use, Housing, Commercial, and Industrial Development?

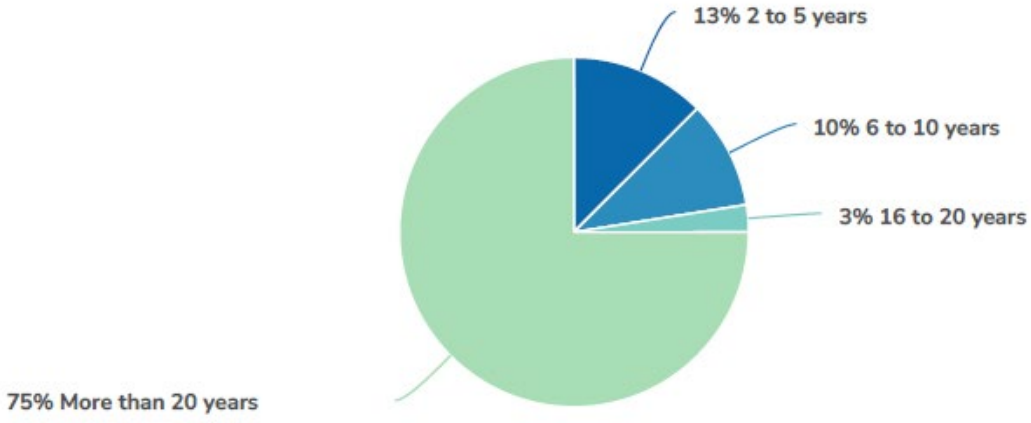
Respondents shared a range of views on development priorities and concerns across land use, housing, commercial, and industrial sectors. The comments reflect both support for thoughtful growth and caution about maintaining the county's rural and agricultural character.

- **Support for Balanced Growth and Housing Density**
  Several respondents expressed support for increased housing density within city limits, applauding recent efforts in Fort Morgan to accommodate growth through infill development. These individuals noted that density can help address housing shortages and support economic growth when thoughtfully planned within municipal boundaries.
- **Preservation of Agricultural Land and Rural Character**
  A strong theme emerged around the importance of protecting agricultural lands and preserving the county's rural identity. Some cautioned against expanding subdivisions or industrial development into areas zoned for agriculture, arguing that such moves undermine the region's farming economy and traditional land uses.
- **Concerns About Infrastructure and Planning**
  Infrastructure, especially water, sewer, and road capacity, was cited as a key consideration in future development. Respondents urged the county to require thoughtful planning around sewer systems and to avoid placing dense developments in areas that are already congested or lack necessary services.
- **Desire for Responsible Development Practices**
  Comments emphasized the need for property maintenance, accessibility, and enforcement of cleanliness standards, particularly for multi-family housing. Others warned against overregulation or overly restrictive planning, noting that new residents are moving to Morgan County to escape the problems of urban areas.
- **Opposition to Certain Types of Development**
  Some respondents voiced strong opposition to specific forms of development, including solar and wind energy projects, large apartment complexes, and continued subdivision growth. These views were often tied to concerns about preserving agricultural land and resisting changes perceived as incompatible with rural life.
- **Commercial Needs and Amenities**
  A few comments noted a lack of adequate retail options, particularly grocery and hardware stores, indicating a need for better commercial amenities to serve the growing population.

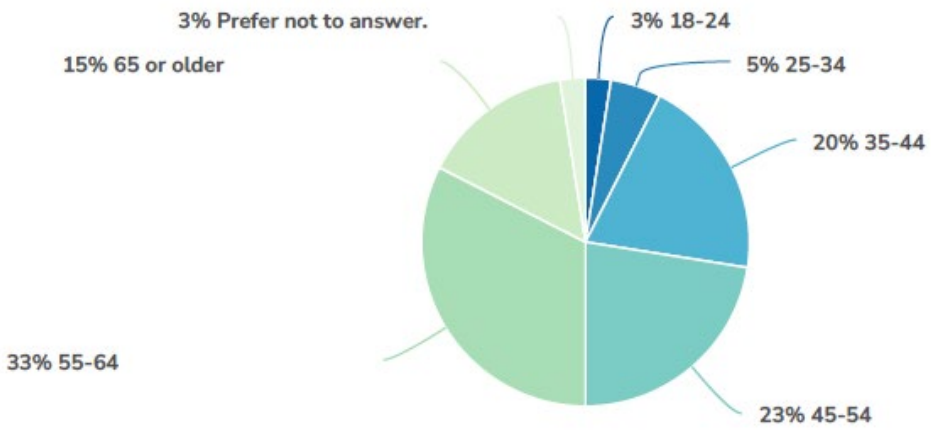
Question 27: Where in Morgan County do you live?



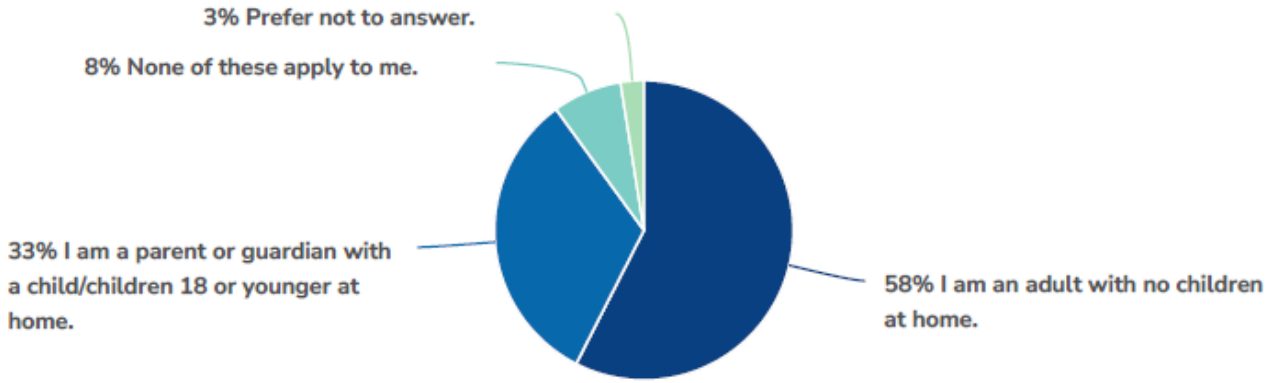
Question 28: How long have you lived in Morgan County?



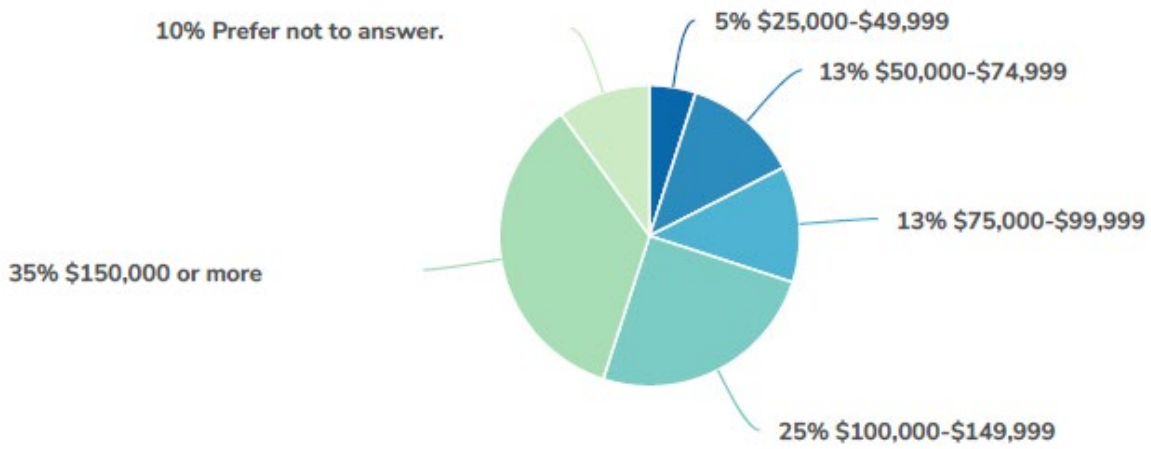
Question 29: What is your age range?



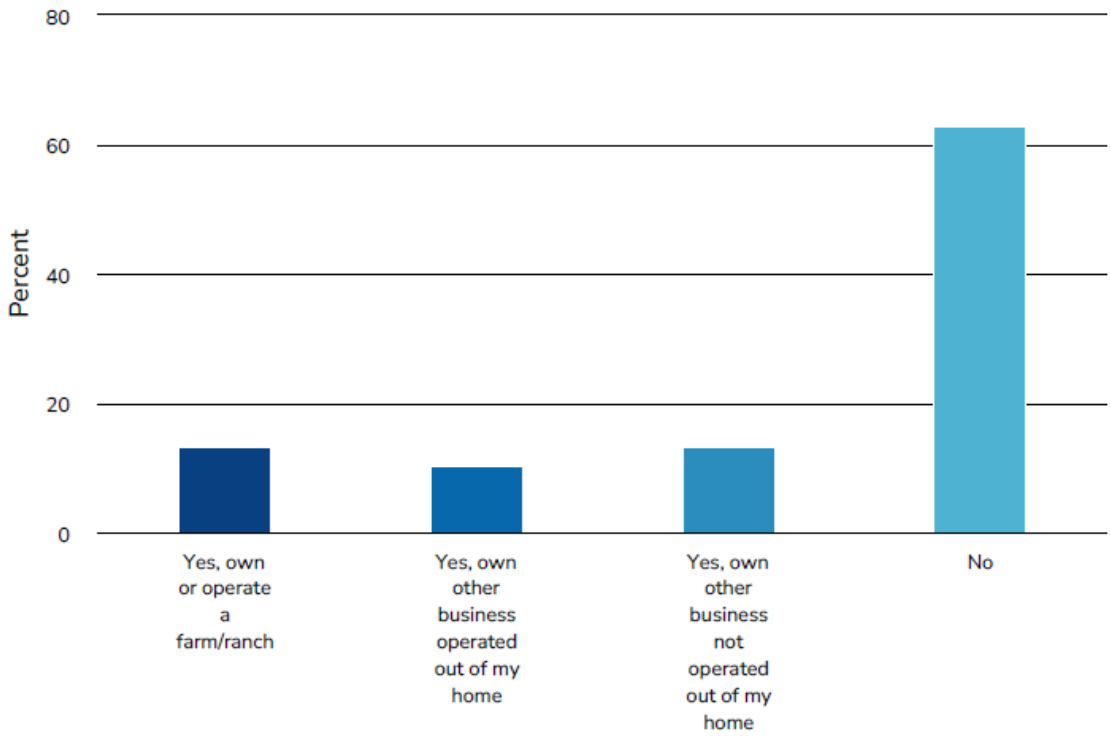
Question 30: Which of the following best describes your life stage?



Question 31: What is your annual household income?



Question 32: Do you or another member of your household own or operate a farm/ranch or other business in Morgan County?



Question 33: We appreciate your interest and participation in the Morgan County Comprehensive Plan Update. The answers you have provided will help inform and guide us as we move forward! While we hope you were able to share all your ideas, we don't want to miss anything. Below is a space to share any additional information or comments we may have missed in the earlier sections of this outreach.

The public was provided with the opportunity to provide final comments in the survey. The themes of the final comments included the following:

- **Support for Responsible Growth and Development**
  Some respondents expressed enthusiasm for future economic and commercial growth, particularly in Fort Morgan. There was encouragement to welcome more commercial chain businesses, with the belief that local businesses can still thrive alongside new development.
- **Desire to Preserve Rural Identity**
  Others strongly emphasized the need to protect the rural character of Morgan County and resist changes that may "citify" the area. These comments reflect a broader concern about overdevelopment or urbanization that could threaten traditional ways of life.
- **Fairness in Regulation and Governance**
  Concerns were raised about the inconsistent application of county regulations, particularly zoning and building codes. One respondent noted that enforcement based solely on written complaints leads to unfair outcomes and recommended that regulations be either universally enforced or eliminated.
- **Opposition to Solar Development and Infrastructure Needs**
  Several respondents voiced strong opposition to utility-scale solar projects, calling for restrictions to limit them to private property rather than agricultural or open lands. Additionally, deteriorating road conditions and safety hazards were flagged as urgent issues needing attention.
- **Continued Stakeholder Engagement**
  There was an overall tone of engagement and investment in the future of the county, with at least one respondent acknowledging the importance of the planning process and expressing hope that community voices will be heard and acted upon

Overall, residents demonstrated a strong connection to Morgan County's rural character and quality of life, while emphasizing the need for balanced growth, consistent regulation, infrastructure improvements, and respectful consideration of community concerns moving forward.

| BOARD OF COUNTY COMMISSIONERS 9:00 A.M. | OCTOBER 21, 2025 | MORGAN COMMUNITY COLLEGE / INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL AMENDED PLAT

GENERAL BUSINESS

TABLE OF CONTENTS

- **File Summary**
- **Original Documentation**
  - 2004 BCC 70
  - Original Subdivision Plat
- **Original Submittal**
  - Application
  - Right to Farm
- **Applicant Narrative**
- **Site Plan / Maps**
- **Proof of Ownership**
  - Current Title Commitment
- **Utilities / Access**
  - Water
  - Septic
  - Electric
  - Access
- **Additional Application Information**
  - Ditch Notification
  - Soil Map
  - Tax Account Statement

MORGAN COUNTY
PLANNING AND ZONING DEPARTMENT

September 29, 2025

Morgan Community College
920 Barlow Road
Fort Morgan, CO 80701
Sent via email: [redacted]

International Church of the Foursquare Gospel
PO Box 26902
Los Angeles, CA 90026
[redacted]

Dear Applicant/Landowner:

Your Application for an Amended Plat will go before the Board of County Commissioners for consideration. The general business item for the Board of County Commissioners will be heard on **Tuesday, October 21, 2025 at 9:00 A.M.**

You are welcome to attend, but it is not required.

Do not hesitate to contact us at any time if you have questions.

Sincerely,

Nicole Hay
Nicole Hay
Planning Administrator

FILE SUMMARY

MORGAN COUNTY
PLANNING AND ZONING DEPARTMENT

BOARD OF COUNTY COMMISSIONERS
FILE SUMMARY
October 21, 2025

APPLICANTS: Morgan Community College
LANDOWNERS: International Church of the Foursquare Gospel

This application is to amend Lots 1 and 2, Life Fellowship Church Minor Subdivision in the NE¼NE¼ of Section 5, Township 3 North, Range 57 West of the 6th P.M., Morgan County, Colorado. Lot 1 is otherwise known as 17723 County Road 20, Fort Morgan, CO 80701 and Lot 2 is vacant. The purpose of the application is to reconfigure the line between Lots 1 and 2. The acreage of Lot 1 will increase from 2.64 acres to 2.706 acres and Lot 2 will decrease from 1.07 acres to 1.00 acre.

The Minor Subdivision is in the commercial zone and is in the Fort Morgan Fire District.

In reviewing an application for an amended plat to reconfigure interior lot lines in a previously approved subdivision, the Board of County Commissioners shall apply the criteria as listed from Section 10-200(G)(2) of the Morgan County Subdivision Regulations:

a) No additional lots will be created by the reconfiguration.

   The application satisfies this criteria.

b) The reconfiguration is keeping with the purpose and intent of these Subdivision Regulations.

   The application satisfies this criteria.

c) The resultant lots will meet the required minimum lot size and lot width of the applicable zoning district. If any of the lots are nonconforming with respect to the minimum lot size or lot width, the reconfiguration must not increase the nonconformity.

   Lots 1 and 2 will remain conforming lots.

d) The reconfiguration will not create a nonconforming setback for any existing building.

   All setbacks from existing buildings are being met.

e) Except for those nonconformities addressed in subsection (c) above, the resultant lots will meet the requirements of the applicable zone district, including those requirements in Table 1 of Appendix B of the County's Zoning Regulations.

The resultant lots meet the requirements of the commercial zone.

f) The reconfiguration will not adversely affect access, drainage or utility easements or rights-of-way serving the property or other properties in the area.

Existing drainage, utility and access will remain the same.

g) The reconfiguration is consistent with the goals and policies of the County's Comprehensive Plan.

The application satisfies this criteria.

The proposed Morgan Community College Amended Plat adequately renumbers the lots as 1A and 2A.

Nicole Hay
Morgan County Planning Administrator

ORIGINAL DOCUMENTATION

2004 BCC 70

Original Subdivision Plat

823009 12/07/2004 01:54P B1197 P757 F. JOHNSON
1 of 3 R 0.00 D 0.00 Morgan County, CO

RESOLUTION
2004 BCC 70

A RESOLUTION APPROVING A TWO (2) LOT MINOR SUBDIVISION LOCATED IN SECTION 5, TOWNSHIP 3 NORTH, RANGE 57 WEST

WHEREAS, on November 9, 2004 the Board of County Commissioners of Morgan County, Colorado held a public hearing pursuant to the Morgan County Zoning and Subdivision Regulations, on the application of Stan Ware for a 2 lot minor subdivision, one of 2.64 acres and one of 1.07acres located in the NE¼NE¼ of Section 5, Township 3 North, Range 57 West of the 6th P.M. and also known as 17723 County Road 20 (Barlow Road), Ft. Morgan, Colorado, and known as the Life Fellowship Church Minor Subdivision, and

WHEREAS, the notice of the public hearing was properly published and all other notice and posting requirements were properly made, and

WHEREAS, the Board of County Commissioners received testimony from the applicant and his agent, and

WHEREAS, the Board of County Commissioners received the testimony of the Morgan County Planning staff, and

WHEREAS, the Morgan County Planning Commission recommended approval of the application, and

WHEREAS, there was no public comment on the application, and

NOW BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MORGAN COUNTY COLORADO:

1. The application of Stan Ware for a 2 lot minor subdivision, one of 2.64 acres and one of 1.07acres located in the NE¼NE¼ of Section 5, Township 3 North, Range 57 West of the 6th P.M. and also known as 17723 County Road 20 (Barlow Road), Ft. Morgan, Colorado, and known as the Life Fellowship Church Minor Subdivision is hereby approved.

2. The permit is in conformance with the Morgan County Comprehensive Plan, being zoned Commercial (C).

3. All applicable design standards have been met. The County Commissioners retain continuing jurisdiction on the issue of design standards.

4. All on and off site impacts have been satisfactorily mitigated by the terms and

823009 12/07/2004 01:54P B1197 P758 F. JOHNSON
2 of 3 R 0.00 D 0.00 Morgan County, CO

conditions of this permit.

5. The minor subdivision is satisfactorily compatible with surrounding uses.

6. It is in the best interests of the public health, safety, and welfare to grant the application.

7. There is a public need for the project.

8. All past, present, and future drainage problems on the site are the responsibility of the applicant and his successors in interest and not that of Morgan County.

9. The applicant is required, as a condition of this permit, to furnish any purchaser or other successor in interest to any lot in this subdivision with a copy of the Morgan County Right to Farm Policy as adopted by Resolution 96 BCC 41 on July 23, 1996, and the Receipt and Statement of Understanding of said policy. The Policy and Receipt and Statement of Understanding shall be recorded as addenda to any deeds conveying the permitted property from the applicant to any purchasers or other successors.

10. Pursuant to the Morgan County Zoning Regulations and Subdivision Regulations this property may not be further subdivided by any means for a period of ten (10) years from the date of the approval of this resolution.

11. All information submitted by the applicant in his application is part of the approval of this subdivision and all terms, conditions, and information submitted shall be strictly adhered to.

12. The Board of County Commissioners retains continuing jurisdiction on this permit to address possible future problems with the site and to insure compliance with the conditions of this permit. The County also retains jurisdiction and the right and authority of County personnel to inspect the site at any reasonable time.

13. The applicant shall be responsible for complying with all of the foregoing requirements and conditions. Noncompliance with any of the foregoing may be reason for revocation of this permit by the Board of County Commissioners after notice to the applicant or his successors in interest and hearing.

DATED this 16th day of November, 2004 *nunc pro tunc* November 9, 2004.

823009 12/07/2004 01:54P B1197 P759 F. JOHNSON
3 of 3 R 0.00 D 0.00 Morgan County, CO

BOARD OF COUNTY COMMISSIONERS
MORGAN COUNTY, COLORADO

(SEAL)

Michael E. Harms, Chairman

ATTEST:

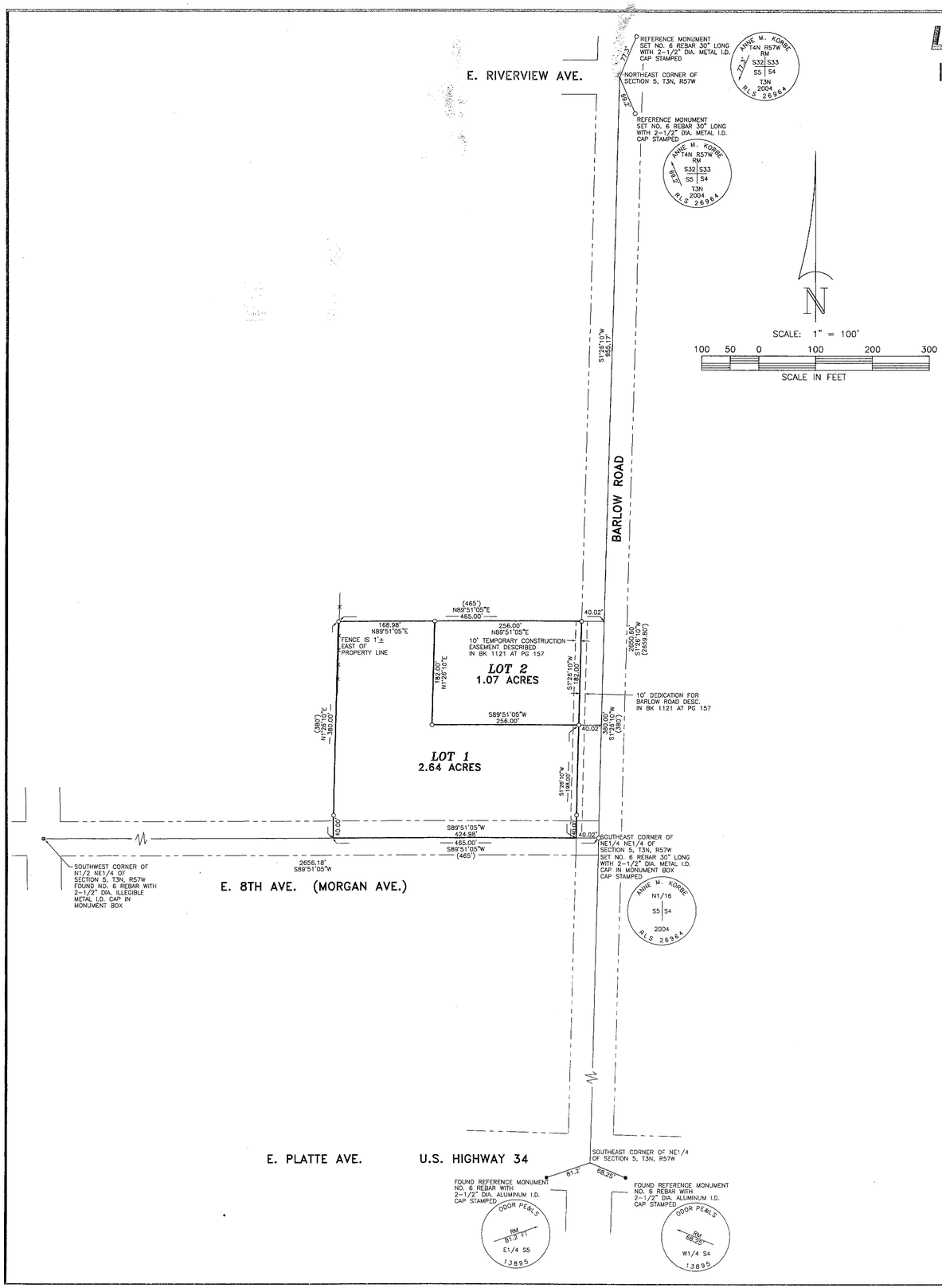
Fay A. Johnson, Clerk to the Board

Mark A. Arndt, Commissioner

John A. Crosthwait, Commissioner

LIFE FELLOWSHIP CHURCH MINOR SUBDIVISION

IN THE NE1/4 NE1/4 OF SECTION 5, T3N, R57W OF THE 6TH P.M., MORGAN COUNTY, COLORADO



SURVEYOR'S STATEMENT

I, ANNE M. KORBE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS PLAT OF **LIFE FELLOWSHIP CHURCH MINOR SUBDIVISION** IN THE NE1/4 NE1/4 OF SECTION 5, T3N, R57W OF THE 6TH P.M., MORGAN COUNTY, COLORADO TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

BY: ANNE M. KORBE
FOR AND ON BEHALF OF
LEIBERT-McATEE & ASSOCIATES, INC.
R.L.S. NO. 26964

ANNE M. KORBE 26964 12-03-04

DESCRIPTION

THE SOUTH 380 FEET OF THE EAST 465 FEET OF ALL THAT PART OF THE NE1/4 NE1/4 OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 57 WEST OF THE 6TH P.M., LYING SOUTH AND WEST OF THE UPPER PLATTE AND BEAVER CANAL, EXCEPT PARCEL DEEDED TO CITY OF FORT MORGAN, COLORADO RECORDED IN BOOK 1121 AT PAGE 157.

DEDICATION

THE UNDERSIGNED OWNERS OF THE REAL PROPERTY LYING AND BEING WITHIN THE EXTERIOR BOUNDARIES OF **LIFE FELLOWSHIP CHURCH MINOR SUBDIVISION** IN THE NE1/4 NE1/4 OF SECTION 5, T3N, R57W OF THE 6TH P.M., MORGAN COUNTY, COLORADO DO HEREBY DEDICATE TO MORGAN COUNTY, COLORADO, FOR THE USE BY THE GENERAL PUBLIC FOREVER, THE ROADS, STREETS, ALLEYS, ETC. AS SHOWN ON THE PLAT OF **LIFE FELLOWSHIP CHURCH MINOR SUBDIVISION**.

DATED THIS _____ DAY OF _____ 20____.

INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL

_____
BOB DUFFIELD

STATE OF COLORADO)
) ss.
COUNTY OF MORGAN)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20____, BY **INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL** BY BOB DUFFIELD.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____.

_____
NOTARY PUBLIC

PLANNING COMMISSION CERTIFICATE

APPROVED THE 12th DAY OF October 2004 COUNTY PLANNING COMMISSION, MORGAN COUNTY, COLORADO.

Ron Wagner
CHAIRMAN

COMMISSIONER'S CERTIFICATE

APPROVED THIS 9th DAY OF November 2004 BOARD OF COUNTY COMMISSIONERS, MORGAN COUNTY, COLORADO. THIS APPROVAL DOES NOT GUARANTEE THAT THE SIZE, SOIL CONDITIONS, SUBSURFACE GEOLOGY, GROUNDWATER CONDITIONS, OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT, WELL PERMIT, OR SEWAGE DISPOSAL PERMIT WILL BE ISSUED. THIS APPROVAL IS WITH THE UNDERSTANDING THAT ALL EXPENSES INVOLVING REQUIRED IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, GUTTERS, SIDEWALKS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES, AND ALL OTHER IMPROVEMENTS THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER AND NOT THE COUNTY OF MORGAN.

ATTEST: Michael E. Hanna
CHAIRMAN

Kay A. Johnson
CLERK TO THE BOARD

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
) ss.
COUNTY OF MORGAN)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 2:38 O'CLOCK P M. THIS 7th DAY OF December 2004, AND IS DULY RECORDED IN PLAT FILE #1500131 FEES $11.00 PAID.

Kay A. Johnson
RECORDER
B10 P163

Janet Thomas
DEPUTY

NOTICE

PUBLIC NOTICE IS HEREBY GIVEN THAT ACCEPTANCE OF THIS PLATTED SUBDIVISION BY THE COUNTY OF MORGAN DOES NOT CONSTITUTE AN ACCEPTANCE OF THE ROADS AND OTHER IMPROVEMENTS REFLECTED HEREON FOR MAINTENANCE BY SAID COUNTY.

UNTIL SUCH ROADS AND OTHER IMPROVEMENTS MEET COUNTY REQUIREMENTS AND ARE SPECIFICALLY ACCEPTED BY THIS COUNTY BY RECORDING WITH THE CLERK AND RECORDER OF THIS COUNTY AN OFFICIAL ACCEPTANCE, THE MAINTENANCE, CONSTRUCTION, AND ALL OTHER MATTERS PERTAINING TO OR AFFECTING SAID ROADS AND OTHER IMPROVEMENTS AND RIGHT-OF-WAY ARE THE SOLE RESPONSIBILITY OF THE OWNERS OF THE LAND WITHIN THIS SUBDIVISION.

NOTICE IS FURTHER GIVEN THAT NO SUBDIVISION LOTS WILL BE ISSUED BUILDING PERMITS BY OFFICIALS OF THIS COUNTY FOR IMPROVEMENTS OF ANY NATURE ON ANY PROPERTY REFLECTED ON THIS PLATTED SUBDIVISION UNTIL SUCH TIME AS THE ACCEPTANCE AS HEREIN ABOVE DESCRIBED HAS BEEN FILED FOR RECORD WITH THE CLERK AND RECORDER OF THIS COUNTY, OR UNTIL OTHER SUITABLE PROVISION IS MADE FOR COMPLETION AND/OR MAINTENANCE OF THE ROADS AND OTHER IMPROVEMENTS.

NOTES

DESCRIPTION AND EASEMENT INFORMATION AS PER NORTHERN COLORADO TITLE SERVICES CO COMMITMENT NO. NCT11237-REVISION 1.

BEARINGS FOR THIS SURVEY ARE BASED ON THE ASSUMPTION THAT THE EAST LINE OF THE NE1/4 OF SECTION 5, T3N, R57W BEARS SOUTH 1°26'10" WEST. THE NORTHEAST AND SOUTHEAST CORNERS OF SAID NE1/4 ARE MONUMENTED AS SHOWN ABOVE

FOUND POINTS SHOWN THUS ●

SET NO. 5 REBARS 24" LONG WITH YELLOW PLASTIC I.D. CAPS STAMPED "ANNE M. KORBE RLS 26964" AT THE POINTS SHOWN THUS ○, UNLESS OTHERWISE NOTED.

—x———x— INDICATES AN EXISTING FENCE LINE.

DISTANCES IN PARENTHESES ARE DEED DISTANCES.

NOTICE

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

REVISIONS	LEIBERT–McATEE & ASSOCIATES, INC.	
11–16–04	P.O. BOX 442 910 SOUTH DIVISION AVENUE	
	STERLING, CO 80751 970–522–1960	
	TITLE: LIFE FELLOWSHIP CHURCH MINOR SUBDIVISION IN THE NE1/4 NE1/4 OF SECTION 5, T3N, R57W OF THE 6TH P.M., MORGAN COUNTY, COLORADO	
	SCALE: 1" = 100' DR. BY: NH	DRAWING NO.
	DATE: 9–23–04 CK'D. BY:	SHEET 1 of 1

ORIGINAL SUBMITTAL

Original Application

Right to Farm

MORGAN COUNTY PLANNING,
ZONING & BUILDING DEPT.
231 Ensign, P.O. Box 596
Fort Morgan, Colorado 80701
PHONE (970)542-3526
FAX (970)542-3509
EMAIL permits_licensing@co.morgan.co.us

PERMIT # AP2025 - 0004

Date Received 9 / 11 / 25 Received By CB
Fee: ☐ Administrative Review $ ____ ☒ Full Review $ 400
Ck/CC #: 58033393 Paid 9 / 26 / 25 Recording Fee $ ____
Ck/CC #: ____ Paid ___/___/___ PC Date: ___/___/___
100 Year Floodplain? Y / N Taxes Current? Y / N

BOUNDARY LINE ADJUSTMENT, AMENDED PLAT, REPLAT, AND PLAT VACATIONS APPLICATION

Landowner MUST Sign Application and Right to Farm Policy

APPLICANT

Name Morgan Community College
Address 920 Barlow Rd
Fort Morgan CO 80701
Phone [redacted]
Email [redacted]

LANDOWNER

Name International Church of the Foursquare Gospel;
Address PO Box 26902
Los Angeles, CA 90026
Phone [redacted]
Email [redacted]

SURVEYOR

Name King Sureveyors Email [redacted]
Address 650 E. Garden Dr, Windsor, CO 80550 Phone [redacted]

Minimum Lot Size Requirements:
-Minimum lot size for parcels containing both a water well and septic system is 2.5 (two and one half) acres
-Minimum lot size for parcels without a water well and served by a public or private water system and septic system is 1 (one) acre

PROPERTY LEGAL DESCRIPTION AND TECHNICAL INFORMATION

Address of Property to be divided (or general location if not yet addressed): **Attach extra pages if needed*
17723 CR 20, Fort Morgan, CO 80701

Lots 1 and 2, LIFE FELLOWSHIP CHURCH MINOR SUBDIVISION TO THE CITY OF FORT MORGAN, COLORADO

Parcel #: 1229 - 050 - -09 - 904 Zone District: C

S: 5 T: 3N R: 57W ½ NE ¼ NE ¼

Total acreage in parcel: 3.706 Number of lots to be created: 2

Is property located within 1320' (1/4) of a livestock confinement facility? ~~Y~~/N

Distance and Direction to Nearest Community: In Fort Morgan city limits

PRESENT use of property Church and vacant land
PROPOSED use of property Vacant land adjacent to land owned by Morgan Community College for use by MCC

SEE REQUIRED ATTACHMENT LIST ON BACK OF THIS PAGE

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED OR PROCESSED

APPLICATION REQUIRED ATTACHMENT LIST

Additional information may be required by staff

Application Fee: ☐ Non-Refundable Application Fee due with application

-Made payable to Morgan County Planning & Zoning

**Additional fees and charges may be required pursuant to Section 2-160 of Morgan County Zoning Regulations. Applicant will be responsible for any legal fees after the first 5 hours.*

Project Narrative: ☐Narrative to include:

☐Project Description

☐Purpose of request

☐Additional information to show project's intent

☐How project will relate to or impact existing adjacent uses

☐General topography of land and potential hazards

☐If property is in the floodplain, give Zone, panel number, and panel date -*See link* https://msc.fema.gov/portal/home

Site Plans/Maps: ☐Plat map (survey) per requirements set forth in the Morgan County Subdivision Regulations Section 6-170-- **(SUBMIT ELECTRONICALLY)**

☐Improvement location certificate, including setbacks of existing structures, wells and septic system **(SUBMIT ELECTRONICALLY)**

☐Include any **easements** required for the project-widths and other pertinent information. *May be required to supply copies of easement agreements*

Proof of Ownership: ☐ **Current** title insurance commitment (within last **6 months**)

☐Names, addresses and phone numbers for all property owners

Utilities/Access: ☐**Water (if applicable)** Water tap must be paid in full and well must be fully operational, before plat can be recorded.

☐**Septic System (if applicable)**

- Existing Septic System - Evaluation of adequacy in terms of today's regulations from local Health Department
- Private System - "Will Serve Letter" or bill
- Proposed Septic System – "Will Serve Letter"
- Public System – "Will Serve Letter" or bill

☐**Electric (if applicable)** (Electric bill or letter of commitment from electricity provider)

☐**Driveway Permit (if applicable)** from CDOT or Morgan County Road and Bridge (If required by staff)

Technical: ☐**Ditch Company**- Proof of contact if there is a ditch on or next to your property

☐**Soil Map** From Morgan Conservation District showing suitability for sanitary facilities, and building site development for site specific soil

☐**Right to Farm Policy** signed by Landowner (attached)

☐**Recording Fees:** *All recording fees will be collected at the* ***conclusion*** *of all hearings*
Made payable to Morgan County Clerk & Recorder

☐Plat map recording fee

$13.00 first page
$10.00 per page thereafter
___# additional pages x 10=$ + $13= $ Total Recording Cost

*Title to any or all of the Minor Subdivision **CANNOT** be transferred until all required documents have been recorded in the Morgan County Clerk and Recorders office.

☐Additional Information required by staff: _____

☐ **# Paper Application Sets** ☐**Digital Copy of Complete Application**
One sided only please

LANDOWNER AND APPLICANT STATEMENTS

Property taxes must be current prior to processing application

I hereby certify that to the best of my knowledge, the information contained within this application package is true and correct. *Application must be signed by applicant and landowner as it appears in title insurance.*

Applicant Signature	Date 8/21/2025	Landowner Signature Jarrod D. Kula, Treasurer	Date 08-13-2025
Applicant Signature	Date 9-2-2025	Landowner Signature Andrew Nakamura, Asst. Secretary	Date 08-13-2025

MORGAN COUNTY RIGHT TO FARM POLICY

Morgan County is one of the most productive agricultural counties in Colorado. Ranching, farming, animal feeding, and all agricultural activities and operations in Morgan County are integral and necessary elements of the continued vitality of the County's economy, culture, landscape, and lifestyle. Over 70% of the County's acreage is devoted to farming and raising livestock with over 700 farms. The agricultural products produced by those farms create millions of dollars of market value. Morgan County recognizes the importance of agricultural operations as necessary and worthy of recognition and protection and supports policies to maintain the high-quality rural character of the County.

Living in Morgan County requires residents to accept the effects of agriculture and rural living as part of daily life. Agricultural users of the land are not expected to change their long-established agricultural practices to accommodate the intrusions of residential activities into a rural area. These effects may include noise from tractors, equipment, and aerial spraying at any time; dust from animal pens, field work, harvesting, and use of gravel roads; odor from confinement animal feeding operations, silage and manure; smoke from ditch burning; flies and mosquitoes; the use of pesticides and fertilizers; and movement of livestock or machinery on public roads. Under Colorado law, these activities are not considered nuisances and are protected.

Residents must also accept that public services in rural areas are different than urban or suburban areas. Specifically, regular road maintenance may be less available and may be at a lower level. In certain circumstances, the standard for maintenance may be determined on whether the road is passable and usable and not whether the road surface is rough. County gravel roads, no matter how often they are maintained, will not provide the same kind of surface expected from a paved road and will not support travel at the recommended speed. Further, the County may permit certain road maintenance activities by agricultural producers or other industries to allow those commercial activities to continue when County resources are unavailable due to other road issues or events. The County considers these activities to be integral to the protection of agricultural operations in Morgan County.

In addition, in Morgan County, utility services may be nonexistent or subject to interruption; law enforcement, fire protection and ambulance service will have considerably longer response times; and snow may not be removed from County roads for several days after a major snowstorm. The County prioritizes snow removal as it deems necessary.

People are exposed to different hazards in a rural setting than they are in an urban or suburban area. Farms, ponds, irrigation ditches, electrical service to pumps and oil field equipment and operations, noxious weeds, livestock, and territorial animals may present real threats to people. It is necessary that all activities are supervised for both the protection of the people and protection of agricultural activities and owners may need to fence property to ensure a safe environment.

All County residents are encouraged to learn about their rights and responsibilities and to act as good neighbors and citizens of Morgan County. This includes but is not limited to obligations under Colorado State law, including but not limited to, the Colorado Fence and Right to Farm laws, and Morgan County Zoning Regulations regarding maintenance of fences, controlling weeds, and keeping animals under control. Residents are responsible for understanding and accepting the implications of living in a rural agricultural area.

Information regarding these topics may be obtained from the Morgan County Extension Office and Planning and Zoning Department.

RECEIPT AND STATEMENT OF UNDERSTANDING

I hereby certify that I have read and understood the Morgan County Right to Farm Policy. I further state that I am aware and acknowledge that the conditions of living in a rural area, primarily used for agricultural production, and that I understand these activities are protected under Colorado law and are not considered a nuisance.

Signature	08-27-2025 Date
Andrew Nakamura, Asst. Secretary	
Printed Name	
PO Box 26902 Los Angeles, CA 90026	
Address	

Signature	08-27-2025 Date
Jon R. Wolfe, Property Advisor	
Printed Name	
PO Box 26902 Los Angeles, CA 90026	
Address	

Adopted by the Morgan County Board of County Commissioners by Resolution 2025 BCC 21

STATEMENT OF AUTHORITY

1. This Statement of Authority relates to an entity[1] named International Church of the Foursquare as Landowner, and is executed on behalf of the entity pursuant to the provisions of Section 38-30-172, C.R.S.

2. The type of entity is a:

☐ trust	☐ registered limited liability partnership
☒ nonprofit corporation	☐ registered limited liability limited partnership
☐ limited liability company	☐ limited partnership association
☐ general partnership	☐ government or governmental subdivision or agency
☐ limited partnership	☐ corporation
☐ _____	

3. The entity is formed under the laws of California

4. The mailing address for the entity is PO Box 26902 Los Angeles, CA 90026

5. The ☒ name ☐ position of each person authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the entity is Jarrod D. Kula, Treasurer and Andrew Nakamura, Asst. Secretary.

6.[2] The authority of the foregoing person (s) to bind the entity is ☐ not limited ☐ limited as follows: n/a.

7. Other matters concerning the manner in which the entity deals with interests in real property: n/a

Executed this August 13, 2025.

Signature Jarrod D. Kula, Treasurer

Signature Andrew Nakamura, Asst. Secretary

STATE OF COLORADO
COUNTY OF _____ } SS:

The foregoing instrument was acknowledged before me this _____ day of _____,
by _____.

Witness my hand and official seal.

PLEASE SEE ATTACHMENT
Notary Public

My commission expires: _____

[1]This form should not be used unless the entity is capable of holding title to real property.
[2]The absence of any limitation shall be prima facie evidence that no such limitation exists.
[3]The statement of authority must be recorded to obtain the benefits of the statute.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

On August 13, 2025 before me, Gabriela Torres, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Andrew Nakamura and Jarrod D. Kula
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

GABRIELA TORRES
Notary Public - California
Los Angeles County
Commission # 2472630
My Comm. Expires Dec 16, 2027

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Statement of Authority Document Date: 08-13-2025

Number of Pages: one Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Andrew Nakamura	Signer's Name: Jarrod D. Kula
☒ Corporate Officer — Title(s): Asst. Secretary	☒ Corporate Officer — Title(s): Treasurer
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer Is Representing: International Church of the Foursquare Gospel	Signer Is Representing: International Church of the Foursquare Gospel

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STATEMENT OF AUTHORITY

1. This Statement of Authority relates to an entity[1] named
Morgan Community College as Applicant
and is executed on behalf of the entity pursuant to the provisions of Section 38-30-172, C.R.S.

2. The type of entity is a:

☐ trust	☐ registered limited liability partnership
☐ nonprofit corporation	☐ registered limited liability limited partnership
☐ limited liability company	☐ limited partnership association
☐ general partnership	☒ government or governmental subdivision or agency
☐ limited partnership	☐ corporation
☐ _____	

3. The entity is formed under the laws of The State of Colorado, CRS 23-60-202 and 205

4. The mailing address for the entity is 920 Barlow Road, Fort Morgan, CO 80701

5. The☐ name ☒ position of each person authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the entity is
Curt Freed, President, Morgan Community College

6.[2] The authority of the foregoing person (s) to bind the entity is ☐ not limited ☒ limited as follows: Limited to expenditures not to exceed $200,000

7. Other matters concerning the manner in which the entity deals with interests in real property:

Executed this 7-22-2025.

CHLOE HIRSCHFELD
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20224043791
MY COMMISSION EXPIRES NOV 16, 2026

Curt Freed
Signature

Signature

STATE OF COLORADO
COUNTY OF Morgan } SS:

The foregoing instrument was acknowledged before me this 22nd day of July,
by Chloe Hirschfeld.

Witness my hand and official seal.

Chloe Hirschfeld
Notary Public

My commission expires: 11/16/26

[1]This form should not be used unless the entity is capable of holding title to real property.
[2]The absence of any limitation shall be prima facie evidence that no such limitation exists.
[3]The statement of authority must be recorded to obtain the benefits of the statute.

STATEMENT OF AUTHORITY

1. This Statement of Authority relates to an entity[1] named Morgan Community College, as Applicant, and is executed on behalf of the entity pursuant to the provisions of Section 38-30-172, C.R.S.

2. The type of entity is a:

☐ trust	☐ registered limited liability partnership
☐ nonprofit corporation	☐ registered limited liability limited partnership
☐ limited liability company	☐ limited partnership association
☐ general partnership	☒ government or governmental subdivision or agency
☐ limited partnership	☐ corporation
☐ _____	

3. The entity is formed under the laws of State of Colorado, CRS 23-60-202 and 205

4. The mailing address for the entity is 920 Barlow Road, Fort Morgan, CO 80701

5. The ☐ name ☒ position of each person authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the entity is Michael Swank, Vice President of Administration.

6.[2] The authority of the foregoing person (s) to bind the entity is ☐ not limited ☒ limited as follows: Authorized State Controller Delegate.

7. Other matters concerning the manner in which the entity deals with interests in real property:

Executed this 3rd day of September 2025

CHLOE HIRSCHFELD
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20224043791
MY COMMISSION EXPIRES NOV 16, 2026

Signature

Signature

STATE OF COLORADO
COUNTY OF Morgan } SS:

The foregoing instrument was acknowledged before me this 3rd day of September 2025, by Michael Swank.

Witness my hand and official seal.

Notary Public

My commission expires: Nov 16, 2026

[1]This form should not be used unless the entity is capable of holding title to real property.
[2]The absence of any limitation shall be prima facie evidence that no such limitation exists.
[3]The statement of authority must be recorded to obtain the benefits of the statute.

CERTIFICATION OF A RESOLUTION OF INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL

RESOLVED: That any two of the following individuals acting together are hereby authorized to sign on behalf of and in the name of aforesaid Corporation and under its corporate seal all instruments necessary to provide for purchase, sale, loan, easement, lease, or other real property transactions: Adam Davidson, Paul Glenn, Lynda J. Gupton, Jarrod Kula, Brittany McIntire, Andrew Nakamura, Jonathan Phillips, Jon R. Wolfe.

FURTHER RESOLVED: This resolution supersedes the resolution dated December 7, 2023.

END OF RESOLUTION

I, Andrew Nakamura Assistant Secretary of INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL, a religious corporation of California, do certify that the above is a true and correct copy of a resolution duly adopted by the Board of Directors of aforesaid corporation at a meeting held on the 26th day of June, 2024; that the resolution was unanimously adopted; that the resolution has not been rescinded, but is in full force and effect.

Dated at Los Angeles, California this 23th day of October 2024.

X
Assistant Secretary

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

On October 23, 2024, before me, Gabriela Torres, Notary Public personally appeared
Name of Notary

Andrew Nakamura
Name of Person signing

who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or entity upon behalf of which the person acted, executed the instrument.

GABRIELA TORRES
Notary Public - California
Los Angeles County
Commission # 2472630
My Comm. Expires Dec 16, 2027

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Signature of Notary

APPLICANT NARRATIVE

Project Description
Proposed Amended Plat of the International Church of Foursquare Parcels

Morgan Community College Foundation (MCCF) currently owns the lot/property located at 17775 CR 20, Fort Morgan, Colorado, with an associated building/structure. Morgan Community College (MCC) currently leases this building and property from MCCF for programmatic development purposes.

MCC has entered into a Contract to Purchase Real Estate with the owner (International Church of the Foursquare Gospel, also known as the Life Fellowship Church) of the adjacent property located at 17723 CR 20 to purchase 1 acre of vacant land adjacent to the building. MCC intends to use this leased property and purchased property for a Construction Trades program. The purchased property will allow vehicle and equipment movement on the south side of the MCCF property/building that will be required of this program, including land for deliveries, etc.

The International Church of the Foursquare currently owns two parcels containing approximately 3.706 acres of land. The proposed Amended Plat would reconfigure the Church parcels so that the smaller parcel of 1 acre could be sold to MCC for its intended purpose and use. The Church would retain ownership of the larger parcel and continue to operate the Church located at the property.

The topography of the lots is the resulting Church parcel will be at a higher elevation than the MCC purchased parcel. MCC has committed to constructing a retainage pond and/or other drainage elements to ensure appropriate drainage onto and through the MCC purchased property. This will also align with prior commitments made by MCC to the Upper Platte and Beaver Canal Company related to drainage off its campus. MCC has notified the Canal Company of this purchase and intended use.

SITE PLAN / MAPS

MORGAN COMMUNITY COLLEGE AMENDED PLAT - AP2025-XXXX

Of Lots 1 and 2, Life Fellowship Church Minor Subdivision,
Situate in the Northeast Quarter of the Northeast Quarter of Section 5, Township 3 North, Range 57 West of the 6th P.M.,
County of Morgan, State of Colorado

GENERAL DEDICATION

We, the undersigned, being the owner(s) of that part of the Northeast Quarter of the Northeast Quarter (NE1/4 NE1/4) of Section Five (5), Township Thee North (T.3N.), Range Fifty-seven West (R.57W.), Morgan County, Colorado, being more particularly described as follows, to wit:

Lots 1 and 2, Life Fellowship Church Minor Subdivision, recorded December 7, 2004 as Reception No. 1500131 of the Records of Morgan County.

containing 3.706 acres more or less; has caused the same to be surveyed and subdivided into lots, tracts, blocks, streets/road, and easements to be known as the plat of MORGAN COMMUNITY COLLEGE AMENDED PLAT.

Dated this _____ day of _____, 20___.

OWNER

By: _____ As: _____

NOTARIAL CERTIFICATE

STATE OF _____)
ss
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 20___,

by _____ as _____

Witness my hand and official seal. (SEAL)

My commission expires _____

_____
Notary Public

COMMISSIONERS' CERTIFICATE

Approved this _____ day of _____, 20___, Board of County Commissioners, Morgan County, Colorado. This approval does not guarantee that the size, soil conditions, or flooding conditions of any lot shown hereon are such that a building permit, well permit, or sewage disposal permit will be issued. This approval is with the understanding that all expenses involving required improvements for all utility services, paving, grading, landscaping, curbs, gutters, sidewalks, road lighting, road signs, flood protection devices, drainage structures, and all other improvements that may be required shall be the responsibility of the subdivider and not the County of Morgan

Attest: _____ (SEAL)
Chairman

_____
Clerk to the Board

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
ss
COUNTY OF MORGAN)

I hereby certify that this instrument was filed in my office at _____ o'clock ___M.,

this _____ day of _____, 20___, and is duly recorded in Plat File _____.

Fees _____ paid.

_____ _____
Recorder Deputy

NOTICE

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon. (13-80-105 C.R.S. 2012)

TITLE COMMITMENT NOTE

This survey does not constitute a title search by King Surveyors to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of records, King Surveyors relied upon Title Commitment Number NCT25474, dated May 15, 2025 as prepared by Northern Colorado Title Services Co., Inc. to delineate the aforesaid information.

MORGAN COUNTY NOTES

(a) Morgan County is not responsible for the quantity or quality of water supplied to this amended plat.

(b) Any past, present, or future drainage issues on this property are the responsibility of the landowner and their successors and not that of Morgan County.

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the South line of the North Half of the Northeast Quarter of Section 5, T.3N., R.57W., as bearing South 88°45'38" West, as monumented as shown on this plat, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2656.27 feet with all other bearings contained herein relative thereto.

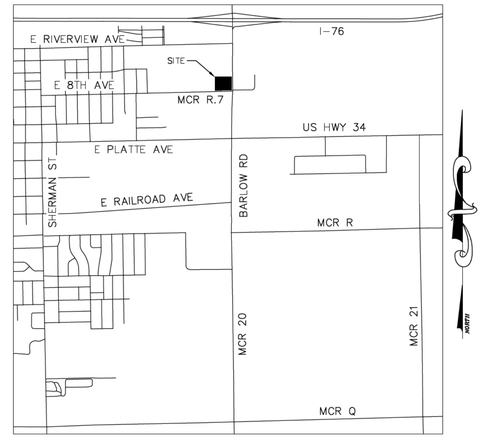
The lineal dimensions as contained herein are based upon the "U.S. Survey Foot."

SURVEYOR CERTIFICATE

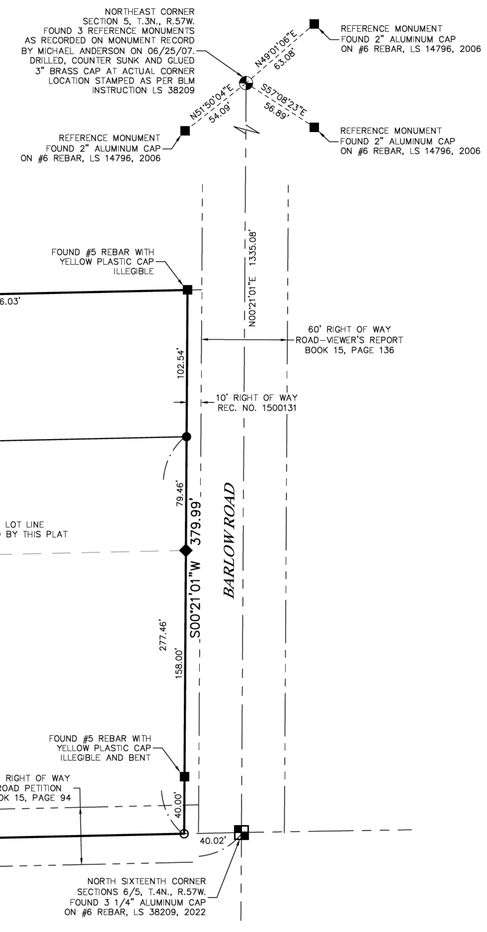
I, Paul B. Groves, a duly licensed land surveyor in the State of Colorado, do hereby certify that this plat of MORGAN COMMUNITY COLLEGE AMENDED PLAT truly and correctly represents the results of a survey made by me or under my direct supervision.

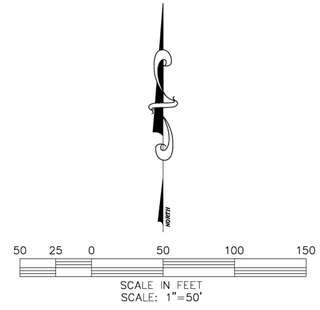
PRELIMINARY

Paul B. Groves – On Behalf Of King Surveyors
Colorado Licensed Professional
Land Surveyor #38209



VICINITY MAP
SCALE: 1"=2000'





LEGEND

- EASEMENT LINE
- CENTERLINE
- SECTION LINE
- RIGHT OF WAY LINE
- BOUNDARY LINE
- FOUND ALIQUOT CORNER AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- FOUND #5 REBAR WITH YELLOW PLASTIC CAP LS 26964
- SET 24" OF #4 REBAR WITH A BLUE PLASTIC CAP STAMPED KS, LS 38209
- CALCULATED POSITION

For Use by the County Clerk and Recorder

DATE: 6/19/2025
FILE NAME: 20250241SUB
SCALE: 1"=50'
DRAWN BY: CSK
CHECKED BY: PG

KING SURVEYORS
650 E. Garden Drive | Windsor, Colorado 80550
phone: (970) 686-5011 | email: contact@KingSurveyors.com

REVISIONS: DATE:

MORGAN COMMUNITY COLLEGE AMENDED PLAT
FOR
MORGAN COMMUNITY COLLEGE
920 BARLOW ROAD
FORT MORGAN, CO 80701

PROJECT #: 20250241

1

SHEET 1 OF 1

V:\20250241\DRAWING\20250241SUB dwg, Layout1, 10/7/2025 4:16:51 PM

PROOF OF OWNERSHIP

Current Title Insurance Commitment

NORTHERN COLORADO TITLE SERVICES CO., INC.
205 W. KIOWA AVENUE
FORT MORGAN, CO 80701
TELEPHONE (970)867-0233 * FAX (970)867-7750**

DATE: May 16, 2025
ORDER NO.: NCT25474
PROPERTY ADDRESS: VACANT, Fort Morgan, CO 80701

OWNER/PURCHASER: INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL
STATE OF COLORADO, DEPARTMENT OF HIGHER EDUCATION, STATE BOARD FOR COMMUNITY COLLEGES AND OCCUPATIONAL EDUCATION, ACTING BY AND THROUGH MORGAN COMMUNITY COLLEGE

PLEASE DELIVER TO THE FOLLOWING CUSTOMERS:

X To: **MORGAN COMMUNITY COLLEGE** [redacted] ATTN: **CHLOE HIRSCHFELD** Fax No.:

X To: **INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL** [redacted] ATTN: **J GOODWIN** Fax No.:

ATTACHED PLEASE FIND THE FOLLOWING ITEM(S) IN CONNECTION WITH THE ABOVE CAPTIONED ORDER. SHOULD YOU HAVE ANY QUESTIONS REGARDING THE ATTACHED DOCUMENTATION, PLEASE CONTACT LINDA, MADISON, LISA OR SHERYL. FOR CLOSING ASSISTANCE, PLEASE CONTACT LINDA OR LISA. WE APPRECIATE YOUR BUSINESS VERY MUCH AND LOOK FORWARD TO SERVING YOU IN THIS TRANSACTION.

E-MAIL ADDRESS FOR CLOSING DOCUMENTS: closing@ncts.com
HAVE A WONDERFUL DAY!!!

X	**COMMITMENT -REVISION#1 - PURCHASE PRICE UPDATE** AMT DUE IS ON SCHEDULE A (INVOICE)	____	OWNERS TITLE POLICY
____	PROPERTY REPORT AMT DUE IS ON PROPERTY REPORT (INVOICE)	____	MORTGAGEES TITLE POLICY
____	MORTGAGE/FORECOSURE GUARANTY	X	**DOCUMENTS**
____	SURVEY / ILC	____	OTHER / INVOICE

ALTA COMMITMENT FOR TITLE INSURANCE
issued by
FIRST AMERICAN TITLE INSURANCE COMPANY

NOTICE

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I - Requirements; Schedule B, Part II - Exceptions; and the Commitment Conditions, First American Title Insurance Company, a Texas Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I - Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

FIRST AMERICAN TITLE INSURANCE COMPANY

By: _____
Kenneth D. DeGiorgio, President

By: _____
Lisa W. Cornehl, Secretary

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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COMMITMENT CONDITIONS

1. DEFINITIONS

a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.

b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.

c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.

d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.

e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.

f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.

g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.

h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.

i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.

j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I - Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

a. the Notice;
b. the Commitment to Issue Policy;
c. the Commitment Conditions;
d. Schedule A;
e. Schedule B, Part I - Requirements; and
f. Schedule B, Part II - Exceptions; and
g. a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

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5. LIMITATIONS OF LIABILITY

a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
   i. comply with the Schedule B, Part I - Requirements;
   ii. eliminate, with the Company's written consent, any Schedule B, Part II - Exceptions; or
   iii. acquire the Title or create the Mortgage covered by this Commitment.

b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.

c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.

d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.

e. The Company is not liable for the content of the Transaction Identification Data, if any.

f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I - Requirements have been met to the satisfaction of the Company.

g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.

b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.

c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.

d. The deletion or modification of any Schedule B, Part II - Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.

e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.

f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

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9. CLAIMS PROCEDURES
This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION
ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. ARBITRATION
The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is $2,000,000 or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at http://www.alta.org/arbitration.

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Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:
Issuing Agent: **Northern Colorado Title Services Co., Inc.**
Issuing Office: **205 W. Kiowa Avenue, Fort Morgan, CO 80701**
Issuing Office's ALTA® Registry: **0044474**
Commitment No.: **NCT25474**
Issuing Office File No: **NCT25474**
Property Address: **VACANT, Fort Morgan, CO 80701**
Revision No.: **1**

SCHEDULE A

1. Commitment Date: **August 5, 2025 at 08:00 AM**

2. Policy or Polices to be issued:

	AMOUNT:	PREMIUM:
ALTA Owners Policy (07/01/21)	**$150,000.00**	**$820.00**

Proposed Insured: **STATE OF COLORADO, DEPARTMENT OF HIGHER EDUCATION, STATE BOARD FOR COMMUNITY COLLEGES AND OCCUPATIONAL EDUCATION, ACTING BY AND THROUGH MORGAN COMMUNITY COLLEGE**

Other Charges:

FA Owners Extended Coverage	**$75.00**
TOTAL DUE:	**$895.00**

NOTE: A Minimum Fee of $115.00 will be charged if file is cancelled.

3. The estate or interest in the Land at the Commitment Date is:

Fee Simple

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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SCHEDULE A
(Continued)

4. The Title is, at the Commitment Date, vested in:

   INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL

5. The Land is described as follows:

   Lot 2, LIFE FELLOWSHIP CHURCH MINOR SUBDIVISION NO. 2, according to the recorded plat thereof, Morgan County, Colorado.

   and commonly known as (for informational purposes only): **VACANT, FORT MORGAN, CO 80701**

Northern Colorado Title Services Co., Inc.

Linda L. Reding, Authorized Signatory

First American Title Insurance Company

Dennis J. Gilmore
President

Jeffrey S. Robinson
Secretary

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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SCHEDULE B, PART I - REQUIREMENTS

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

2. Pay the agreed amount for the estate or interest to be insured.

3. Pay the premiums, fees, and charges for the Policy to the Company.

4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

    a. Duly Executed and Acknowledged Subdivision Exemption Plat of the Subject Property must by recorded into the Morgan County records.

    b. Statement of Authority for INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL, disclosing the name(s) and address(s) of the person(s) represented and the other information required by 38-30-172, C.R.S.

    c. Certifiifed copy of Resolution of the governing Board of INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL, authorizing the sale of subject property and execution of all necessary documents, and reciting that the Board has been duly authorized in the premises. Said resolution must be property certified by an officer of the corporation with the corporate seal affixed. Said resolution must be submitted to and approved by Northern Colorado Title Services Co., Inc., but need not to be recorded.

    d. Certifiifed copy of Resolution of the governing Board of STATE OF COLORADO, DEPARTMENT OF HIGHER EDUCATION, STATE BOARD FOR COMMUNITY COLLEGES AND OCCUPATIONAL EDUCATION, ACTING BY AND THROUGH MORGAN COMMUNITY COLLEGE, authorizing the purchase of subject property and execution of all necessary documents, and reciting that the Board has been duly authorized in the premises. Said resolution must be property certified by an officer of the corporation with the corporate seal affixed. Said resolution must be submitted to and approved by Northern Colorado Title Services Co., Inc., but need not to be recorded.

    e. Proper Deed from INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL to STATE OF COLORADO, DEPARTMENT OF HIGHER EDUCATION, STATE BOARD FOR COMMUNITY COLLEGES AND OCCUPATIONAL EDUCATION, ACTING BY AND THROUGH MORGAN COMMUNITY COLLEGE, conveying the land described herein.

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f. Partial Release of Deed of Trust from INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL to the Public Trustee of Morgan County for the use of FOURSQUARE FINANCIAL SOLUTIONS LOAN FUND, INC., to secure payment of $305,000.00, dated July 18, 2018, recorded July 20, 2018 at Reception No. 913226.

g. Owners Extended Coverage may be issued upon receipt by the Company of: (1) A Survey with Improvements or an Improvement Location Certificate-WAIVED; (2) Signed Final Affidavit and Agreement; and (3) Signed Affidavit and Indemnity as to Non-Record Title Rights, acceptable to the Company. All adverse matters disclosed by the Survey or Improvement Location Certificate and/or Affidavits will be made exceptions from coverage on the Final Title Policy.

Valid as a Commitment for an ALTA Policy only if attached to a countersigned Commitment for Title Insurance, a Schedule A, a Schedule B - Section II and a Schedule C (if applicable) with matching Commitment Numbers.

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SCHEDULE B, PART II - EXCEPTIONS

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.

2. Any facts, rights, interests or claims which are not shown by the Public Records, but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.

3. Easements, or claims of easements, not shown by the Public Records.

4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.

5. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown in the Public Records.

6. Taxes or special assessments which are a lien or due and payable; or which are not shown as existing liens by the public records; and any tax, special assessments, or charges or liens imposed for water or sewer service, or any other special taxing district, and any unredeemed tax sales.

7. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water; (d) Minerals of whatsoever kind, subsurface and surface substances, in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not the matters excepted under (a), (b), (c) or (d) are shown by the Public Records or listed in Schedule B.

8. Reservation as contained in United States Patent recorded FEBRUARY 7, 1896 in Book 12 at page 231 as follows: Right of the proprietor of a vein or lode to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises and right of way for ditches or canals constructed by the authority of the United States.

9. Right of way for ROAD purposes as specified in that ROAD VIEWER'S REPORT recorded JULY 9, 1901 in Book 15 at Page 136.

10. Right of way for ROAD purposes as specified in ROAD PETITION recorded NOVEMBER 26, 1904 in Book 15 at Page 94, said road to be not less than 60 feet in width.

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11. Terms, conditions, provisions, agreements, burdens and obligations as contained in AGREEMENT between THE CITY OF FORT MORGAN, COLORADO and LIFE FELLOWSHIP OF FORT MORGAN, COLORADO recorded JUNE 4, 1981 in Book 816 at Page 564.

12. NOTE: The following notices pursuant to CRS 9-1.5 103 concerning underground facilities have been filed with the Clerk and Recorder. These statements are general and do not necessarily give notice of underground facilities within the subject property: (A) MOUNTAIN BELL TELEPHONE COMPANY RECORDED OCTOBER 2, 1981 IN BOOK 821 AT PAGE 502; (B) PUBLIC SERVICE COMPANY OF COLORADO RECORDED OCTOBER 2, 1981 IN BOOK 821 AT PAGE 514; (C) MORGAN COUNTY RURAL ELECTRIC ASSOCIATION RECORDED JANUARY 22, 1982 IN BOOK 825 AT PAGE 656; AND (D) CITY OF FORT MORGAN, COLORADO RECORDED NOVEMBER 22, 1989 IN BOOK 917 AT PAGE 513.

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AFFIDAVIT AND INDEMNITY AS TO NON-RECORD TITLE RIGHTS

NORTHERN COLORADO TITLE SERVICES CO., INC.
205 W. KIOWA AVENUE
FORT MORGAN, CO 80701
TELEPHONE (970)867-0233 * FAX (970)867-7750**

Northern Colorado Title Services Co., Inc. ORDER NO.: NCT25474 DATE: August 8, 2025

LEGAL DESCRIPTION: **Lot 2, LIFE FELLOWSHIP CHURCH MINOR SUBDIVISIONNO. 2, according to the recorded plat thereof,**
Morgan County, Colorado.

1. FIRST AMERICAN TITLE INSURANCE COMPANY HAS BEEN ASKED TO ISSUE IT'S OWNER'S AND/OR MORTGAGEE'S POLICY OF TITLE INSURANCE WITHOUT THE STANDARD PRE-PRINTED SCHEDULE B EXCEPTION FOR "RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS" AND/OR TO ISSUE SAID POLICY WITH AFFIRMATIVE INSURANCE RELATIVE TO SUCH RIGHTS OR CLAIMS.

2. THE AFFIANT DOES HEREBY CERTIFY THAT AT THE DATE HEREOF THE FOLLOWING LEASES, LEASEHOLDS, TENANTS, TENANCIES AND/OR POSSESSORY RIGHTS, WHICH DO NOT APPEAR OF RECORD, AFFECT SUBJECT PROPERTY:

   _____

   _____

3. THE AFFIANT CERTIFIES THAT NONE OF THE ABOVE SAID RIGHTS OR INTERESTS AND DOCUMENTS RELATIVE THERETO CONTAIN AN OPTION TO PURCHASE OR A RIGHT OF FIRST REFUSAL OR OTHER SIMILAR TYPE RIGHTS EXCEPT:

   _____

   _____

4. THE AFFIANT CERTIFIES THAT THE ABOVE SAID RIGHTS OR INTERESTS AND DOCUMENTS RELATIVE THERETO, IF ANY, ARE BY THEIR TERMS JUNIOR AND SUBORDINATE TO THE LIEN OF THE DEED OF TRUST OR MORTGAGE THAT FIRST AMERICAN TITLE INSURANCE COMPANY HAS BEEN ASKED TO INSURE IN SAID OWNER'S AND/OR MORTGAGEE'S POLICY, EXCEPT AS FOLLOWS:

   _____

   _____

5. AFFIANT AGREES TO FURNISH FIRST AMERICAN TITLE INSURANCE COMPANY WITH COPIES OF ANY DOCUMENTS CREATING SUCH LEASEHOLD INTERESTS OR OTHER RIGHTS OR INTERESTS UPON FIRST AMERICAN TITLE INSURANCE COMPANY'S REQUEST IF FIRST AMERICAN TITLE INSURANCE COMPANY DEEMS IT NECESSARY TO REVIEW THESE DOCUMENTS PRIOR TO THE ISSUANCE OF THE OWNER'S AND/OR MORTGAGEE'S TITLE POLICY.

6. THE AFFIANT DOES HEREBY AGREE TO INDEMNIFY AND HOLD HARMLESS FIRST AMERICAN TITLE INSURANCE COMPANY AND THE INSURED OWNER AND/OR MORTGAGEE AGAINST ANY LOSS OR DAMAGE WHICH FIRST AMERICAN TITLE INSURANCE COMPANY MAY SUSTAIN BY REASON OF THE ISSUANCE OF ITS OWNER'S AND/OR MORTGAGEE'S POLICY OF TITLE INSURANCE WITHOUT SAID STANDARD EXCEPTION OR THE ISSUANCE OF SUCH AFFIRMATIVE INSURANCE IN RELIANCE OF THIS AFFIDAVIT. IF THERE IS MORE THAN ONE AFFIANT, ALL SHALL BE JOINTLY AND SEVERLY LIABLE.

DATED THIS .

INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL

BY:_____
J GOODWIN

State of _____

_____ of _____

Signed and sworn to before me the ____ day of _____, 20___, by J GOODWIN, the of INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL, on behalf of the Corporation.

_____
Notary Public

Affix stamp/seal:

PURCHASER'S AFFIDAVIT

Mechanics, Materialmen's and Laborer's Liens

STATE OF _____

COUNTY OF _____

I/We, STATE OF COLORADO, DEPARTMENT OF HIGHER EDUCATION, STATE BOARD FOR COMMUNITY COLLEGES AND OCCUPATIONAL EDUCATION, ACTING BY AND THROUGH MORGAN COMMUNITY COLLEGE, do hereby make the following representations to Northern Colorado Title Services with full knowledge and intent that said Company shall rely on:

Lot 2, LIFE FELLOWSHIP CHURCH MINOR SUBDIVISIONNO. 2, according to the recorded plat thereof, Morgan County, Colorado.

PURCHASER'S STATEMENT:

1. That the improvements on the real estate herein described have been fully completed by the General Contractor and have been accepted by the undersigned as completed and as satisfactory.
2. That the full purchase price has been paid by said Purchasers to said contractor and/or Seller.
3. That said premises (were) (will be) occupied by said Purchasers on or about _____.
4. That the undersigned have not caused or agreed to or contracted for any labor, services or materials to be furnished or work to be done on said improvements which materials or labor have not been paid for in full, or which material or labor could give rise to mechanic's or other statutory liens and have not executed any security agreements or financing statements for materials, appliances, fixtures or furnishings places upon or installed in said premises.

STATE OF COLORADO, DEPARTMENT OF HIGHER EDUCATION, STATE BOARD FOR COMMUNITY COLLEGES AND OCCUPATIONAL EDUCATION, ACTING BY AND THROUGH MORGAN COMMUNITY COLLEGE

BY:_____

STATE OF
COUNTY OF

Sworn to and subscribed before me this the by STATE OF COLORADO, DEPARTMENT OF HIGHER EDUCATION, STATE BOARD FOR COMMUNITY COLLEGES AND OCCUPATIONAL EDUCATION, ACTING BY AND THROUGH MORGAN COMMUNITY COLLEGE.

_____
Notary Public

My commission expires:

OWNER'S AFFIDAVIT

Mechanics, Materialmen's and Laborer's Liens

STATE OF _____

COUNTY OF _____

I/We, INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL, being first duly sworn, on oath depose and state that I, we, own the following described property:

Lot 2, LIFE FELLOWSHIP CHURCH MINOR SUBDIVISIONNO. 2, according to the recorded plat thereof, Morgan County, Colorado.

That I/we, have inspected the premises before making this affidavit and found that the buildings and improvements thereon have been constructed or repaired according to contract and specifications; that to the best of my, our, knowledge, all claims, liens and charges against said premises for material and labor thereon are paid in full.

This affidavit is given to induce First American Title Insurance Company, a Texas corporation, to issue its title insurance policy or policies without exception to claims of mechanics, materialmen's and laborers liens.

The undersigned obligate(s) and bind(s) himself (themselves) to indemnify and to save harmless First American Title Insurance Company and the mortgagee insured under said policy against any and all liability, loss, damages, costs and attorneys fees by reason of any claims that may be asserted and/or established on account of said company's having issued said policy without the aforesaid exceptions.

INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL

BY:_____
J GOODWIN

State of _____

_____ of _____

Signed and sworn to before me the ____ day of _____, 20___.

_____
Notary Public

Affix stamp/seal:

First American Title™

Privacy Notice

Effective: October 1, 2019

Notice Last Updated: January 1, 2021

This Privacy Notice describes how First American Financial Corporation and its subsidiaries and affiliates (together referred to as "First American" "we," "us," or "our") collect, use, store, and share your information. This Privacy Notice applies to information we receive from you offline only, as well as from third parties, when you interact with us and/or use and access our services and products ("Products"). For more information about our privacy practices, including our online practices, please visit https://www.firstam.com/privacy-policy/. The practices described in this Privacy Notice are subject to applicable laws in the places in which we operate.

What Type Of Information Do We Collect About You? We collect a variety of categories of information about you. To learn more about the categories of information we collect, please visit https://www.firstam.com/privacy-policy/.

How Do We Collect Your Information? We collect your information: (1) directly from you; (2) automatically when you interact with us; and (3) from third parties, including business parties and affiliates.

How Do We Use Your Information? We may use your information in a variety of ways, including but not limited to providing the services you have requested, fulfilling your transactions, comply with relevant laws and our policies, and handling a claim. To learn more about how we may use your information, please visit https://www.firstam.com/privacy-policy/.

How Do We Share Your Information? We do not sell your personal information. We only share your information, including to subsidiaries, affiliates, and to unaffiliated third parties: (1) with your consent; (2) in a business transfer; (3) to service providers; and (4) for legal process and protection. To learn more about how we share your information, please visit https://www.firstam.com/privacy-policy/.

How Do We Store and Protect Your Information? The security of your information is important to us. That is why we take commercially reasonable steps to make sure your information is protected. We use our best efforts to maintain commercially reasonable technical, organizational, and physical safeguards, consistent with applicable law, to protect your information.

How Long Do We Keep Your Information? We keep your information for as long as necessary in accordance with the purpose for which it was collected, our business needs, and our legal and regulatory obligations.

Your Choices We provide you the ability to exercise certain controls and choices regarding our collection, use, storage, and sharing of your information. You can learn more about your choices by visiting https://www.firstam.com/privacy-policy/.

International Jurisdictions: Our Products are offered in the United States of America (US), and are subject to US federal, state, and local law. If you are accessing the Products from another country, please be advised that you may be transferring your information to us in the US, and you consent to that transfer and use of your information in accordance with this Privacy Notice. You also agree to abide by the applicable laws of applicable US federal, state, and local laws concerning your use of the Products, and your agreements with us.

We may change this Privacy Notice from time to time. Any and all changes to this Privacy Notice will be reflected on this page, and where appropriate provided in person or by another electronic method. **YOUR CONTINUED USE, ACCESS, OR INTERACTION WITH OUR PRODUCTS OR YOUR CONTINUED COMMUNICATIONS WITH US AFTER THIS NOTICE HAS BEEN PROVIDED TO YOU WILL REPRESENT THAT YOU HAVE READ AND UNDERSTOOD THIS PRIVACY NOTICE.**

Contact Us: dataprivacy@firstam.com or toll free at 1-866-718-0097.

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First American Title™

For California Residents

If you are a California resident, you may have certain rights under California law, including but not limited to the California Consumer Privacy Act of 2018 ("CCPA"). All phrases used in this section shall have the same meaning as those phrases are used under California law, including the CCPA.

Right to Know. You have a right to request that we disclose the following information to you: (1) the categories of **personal information** we have collected about or from you; (2) the categories of sources from which the **personal information** was collected; (3) the business or commercial purpose for such collection and/or disclosure; (4) the categories of third parties with whom we have shared your **personal information**; and (5) the specific pieces of your **personal information** we have collected. To submit a verified request for this information, go to our online privacy policy at www.firstam.com/privacy-policy to submit your request or call toll-free at 1-866-718-0097. You may also designate an authorized agent to submit a request on your behalf by going to our online privacy policy at www.firstam.com/privacy-policy to submit your request or by calling toll-free at 1-866-718-0097

Right of Deletion. You also have a right to request that we delete the **personal information** we have collected from and about you. This right is subject to certain exceptions available under the CCPA and other applicable law. To submit a verified request for deletion, go to our online privacy policy at www.firstam.com/privacy-policy to submit your request or call toll-free at 1-866-718-0097. You may also designate an authorized agent to submit a request on your behalf by going to our online privacy policy at www.firstam.com/privacy-policy to submit your request or by calling toll-free at 1-866-718-0097.

Verification Process. For either a request to know or delete, we will verify your identity before responding to your request. To verify your identity, we will generally match the identifying information provided in your request with the information we have on file about you. Depending on the sensitivity of the information requested, we may also utilize more stringent verification methods to verify your identity, including but not limited to requesting additional information from you and/or requiring you to sign a declaration under penalty of perjury.

Notice of Sale. We do not sell California resident information, nor have we sold California resident information in the past 12 months. We have no actual knowledge of selling the information of minors under the age of 16.

Right of Non-Discrimination. You have a right to exercise your rights under California law, including under the CCPA, without suffering discrimination. Accordingly, First American will not discriminate against you in any way if you choose to exercise your rights under the CCPA.

Notice of Collection. To learn more about the categories of **personal information** we have collected about California residents over the last 12 months, please see "What Information Do We Collect About You" in https://www.firstam.com/privacy-policy. To learn about the sources from which we have collected that information, the business and commercial purpose for its collection, and the categories of third parties with whom we have shared that information, please see "How Do We Collect Your Information", "How Do We Use Your Information", and "How Do We Share Your Information" in https://www.firstam.com/privacy-policy.

Notice of Sale. We have not sold the **personal information** of California residents in the past 12 months.

Notice of Disclosure. To learn more about the categories of **personal information** we may have disclosed about California residents in the past 12 months, please see "How Do We Use Your Information" and "How Do We Share Your Information" in https://www.firstam.com/privacy-policy.

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UTILITIES / ACCESS

Water

Septic

Electric

Access

Expires
2/1/26
$65,000

NOCO ENGINEERING COMPANY

11323 Coal Mine Street
Firestone, CO 80504
Phone: 720-324-3625
www.nec-engrs.com

File No: 25-006.05

August 1, 2025

☒ Commercial Request

☐ Secondary Plat Review Required

8-5-25
OK
Km

Morgan County Quality Water District
P.O. Box 1218
Fort Morgan, CO 80701

ATTN: Kent Pflager, Manager

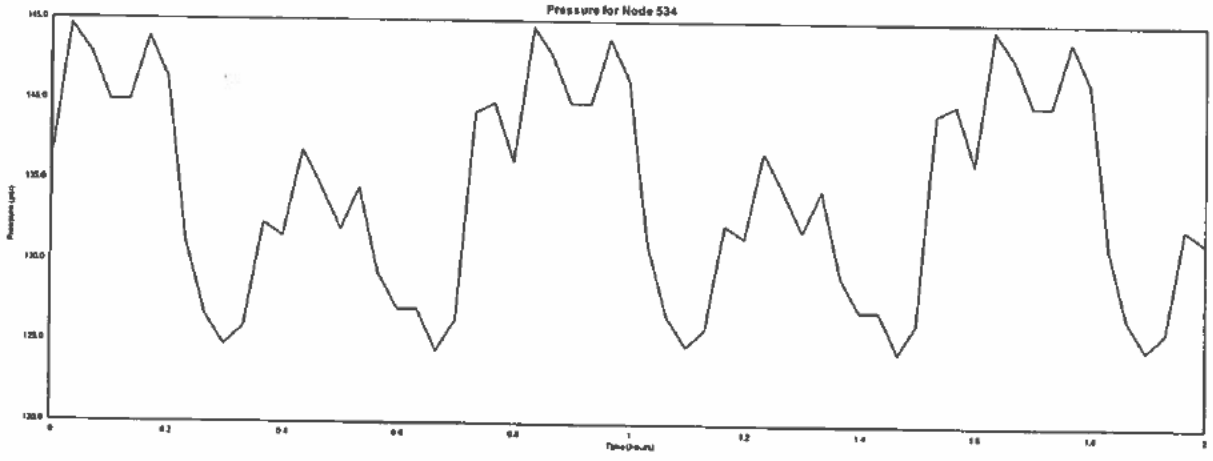
RE: Tap Request 2025-14 – Node 534

Dear Kent:

The analysis for the following tap request has been completed:

Applicant	No. of Requested Taps	Location
Mogan Community College (MCC)	1 TE	Parcel 122905009904 Barlow Rd.

The tap request is for one (1) tap equivalent for Parcel 122905009904 located on Barlow Rd. directly west of MCC. There is an existing three-inch (3") line adjacent to the property. The use of the property is not known at this time; it may become a shop classroom. The existing pressure are between 125 and 145 psi. With the addition of the demand the proposed pressures are between 125 and 145 psi as shown below.



The following table indicates the impact of this request on the peak-hour pressures at critical areas within the District without any improvements.

Location	Pressure Before Proposed Taps Added (psi)	Pressure After Proposed Taps Added (psi)
Wiggins Pump Station Inlet (#1140)	41	41
Road 23 (North End #2110)	74	74
North of Jackson Lake (#1921)	27	27
Northeast End of District (#2230)	87	87
Adams Co. (#1250)	41	41

* Spreadsheet was modified which changes the values 6/10/24

System Improvements required to serve this request:

1. None.

Engineer's Recommendation:

NEC recommends conditional approval of this application; Engineer's recommendation is solely based on the pressures observed from the water model; official/final approval will be from the District in which the District will ensure the application meets all of the District's rules and regulations before issuing final approval. Commercial taps are required to be Board approved.

Secondary Plat Review Requirement:

If the applicant is dividing the property into multiple lots and does not have the proposed subdivision platted and stamped by a licensed surveyor or engineer registered in the State of Colorado on the initial review, a secondary review will be required once the plat is recorded through the county. The plat shall show all lot lines, designated utility easements, rights-of-way(s) and other items as determined by the District to serve the proposed subdivision. The location of the meter(s) shall be located on the parcel it is serving. The secondary tap review is required to be completed and approved within six months from application, otherwise a new application may be required.

Master Plan Improvements recommended:
None.

The applicant is responsible for the construction of any main extensions from the existing line to serve the proposed tap, in accordance with current District Construction Guidelines, and for providing easements for the main extensions located on private property and obtaining permits from the County and other permits that are required. The applicant should make arrangements for the implementation of this request, or express Intent to Proceed, within 180 days of the date of this correspondence. Otherwise, the tap request will be removed from the model and the tap request will be considered to have expired and be cancelled unless the board approves an extension of the request. If the applicant decides to proceed with the installation anytime thereafter, additional analysis may be necessary.

If this request is to serve a commercial tap, and if the Applicant's total water use in any two years out of three consecutive years exceeds 0.7acre feet times the number of tap equivalents purchased, then

the District may require Applicant to purchase additional tap equivalents to cover the additional demand, and the volumetric limits shall be modified to reflect the additional tap equivalents.

If you have any questions, please do not hesitate to call.

Sincerely,

Josh Cook

Josh Cook, P.E.
President
NOCO Engineering Company

Morgan County Quality Water District
17586 CR 20
PO Box 1218
Fort Morgan CO 80701
(970) 867-3054

Life Fellowship
PO BOX 977
Fort Morgan CO 80701-4345

SERVICE ADDRESS	
17723 ROAD 20	
DUE DATE:	**TOTAL AMOUNT DUE**
07/10/25	55.68

Service from	Service to	Account Number	Service Address
05/29/25	06/27/25	3410.00	17723 ROAD 20

METER READINGS			DESCRIPTION	AMOUNT
Previous	**Current**	**Total Consumption**		
26706	36450	10,000	**PREVIOUS BALANCE**	55.68
			PAYMENTS	55.68 CR
			ADJUSTMENTS	.00
			Water	55.68
				PAY THIS AMOUNT
AUTO PAY - This will be automatically deducted from your account.				**55.68**

Happy 4th of July!

You can view or pay your bill at www.mcqwd.org

PLEASE DETACH AND RETURN BOTTOM PORTION WITH YOUR PAYMENT

Morgan County Quality Water District
17586 CR 20
PO Box 1218
Fort Morgan CO 80701
(970) 867-3054

ACCOUNT #	**3410.00**
DUE DATE	**07/10/25**
AMOUNT DUE	**55.68**
AMOUNT PAID	

3410.00
Life Fellowship
PO BOX 977
Fort Morgan CO 80701-4345

SERVICE ADDRESS:
17723 ROAD 20

FORT MORGAN
PEOPLE • PARTNERSHIP • PROGRESS

City of Fort Morgan
P.O. Box 100 • Fort Morgan, CO 80701
www.cityoffortmorgan.com

August 05, 2025

To: Michael Swank
MCC 905 Barlow Rd.
Fort Morgan, CO 80701

RE: Service Availability MCC

Dear Mr.Swank MCC:

Thank you for inquiring about the availability of City Light/Power service for your future project to be located at 17775 Rd 20. This letter is only provided as an informational service. The intent is to notify you that the City of Fort Morgan Light/Power, and the Sewer Department would serve this location.

Based on the proposed location anticipated Light/Power usage as well as Sewer service, as it relates to the surrounding areas, the project could be served by the city without significant impact to surrounding areas. Light/Power facility and sewer additions for the proposed location demands would be in accordance with the City's policies and extension rules at the time contractual arrangements are made.

Light/Power service to the project is anticipated to be provided from the City distribution lines located adjacent to the property on the north or east side, with the existing sewer tap located to the East as well. The availability of Light/Power service, and Sewer service as set forth in this letter, is based upon present conditions of electrical power supply, and sewer needs demands and regulatory policies. This letter is also provided without considering any conditions or non-utility laws and regulations which could affect the actual construction of a main service line and/or extensions. Those can only be determined around the time contractual arrangements are made, and construction begins.

If you need additional information, please contact me at [redacted]

Doug Linton
Director Utilities
City of Fort Morgan
Email: [redacted]

cc: John Bain Electric Supt.
Erik Sagel Water and Wastewater Collection

CITY OF FORT MORGAN

710 E Railroad
Fort Morgan, CO 80701
(970) 867-4350
cityoffortmorgan.com

Account Number	AMOUNT DUE
272139-001	90.52
Due Date	**After Due Date Pay**
7/10/25	90.52
SERVICE ADDRESS	
17723 CO RD 20 (E,G)	

LIFE FELLOWSHIP
PO BOX 977
FORT MORGAN CO 80701

Name		Service Address			Customer Number
LIFE FELLOWSHIP		17723 CO RD 20 (E,G)			272139-001
Billing Period		**Number of Days**	**Bill Date**	**Penalty Date**	**Due Date**
6/01/25 to 6/30/25		30	6/30/25	7/16/25	7/10/25
Demand	**kVAR**	**Multiplier** 1			

CUSTOMER SERVICE TYPE: Church

	CURRENT DATE	CURRENT READING	PREVIOUS DATE	PREVIOUS READING	USAGE
ELU	6/20/25	53362	5/20/25	52410	952
GDC	6/20/25	3121	5/20/25	3117	4

PREVIOUS BAL.	101.26
PAYMENTS	101.26
ADJUSTMENTS	.00
PAST DUE AMOUNT	**.00**

DESCRIPTION	**AMOUNT**
Electric Base/Consumer Charge	9.95
Electric Usage/Delv-Energy Rate	70.07
Gas Base	7.90
Gas Usage Delv-Supply Charge	2.60
	.00
	.00
	.00

CITY OF FORT MORGAN
710 E Railroad
Fort Morgan, CO 80701
(970) 867-4350
cityoffortmorgan.com

MESSAGE:
If you need time to get your bill paid, please call the office at 970 -867-4350 to make arrangements on or before the 25th of the month.
ALL CITY OFFICES WILL BE CLOSED ON JULY 4TH.
NOTICE OF SANITATION RATE INCREASE- EFFECTIVE 06/01/2025. Visit the link for more information: https://www.cityoffortmorgan.com/Archive.aspx?ADID=3111

CURRENT BILL	**90.52**
AMOUNT DUE	**90.52**

CITY OF FORT MORGAN

710 E Railroad
Fort Morgan, CO 80701
(970) 867-4350
cityoffortmorgan.com

Account Number	AMOUNT DUE
272140-001	162.69
Due Date	After Due Date Pay
7/10/25	162.69
SERVICE ADDRESS	
17723 CO RD 20 (E,G,SW)	

LIFE FELLOWSHIP
PO BOX 977
FORT MORGAN CO 80701

Name	Service Address			Customer Number
LIFE FELLOWSHIP	17723 CO RD 20 (E,G,SW)			272140-001
Billing Period	**Number of Days**	**Bill Date**	**Penalty Date**	**Due Date**
6/01/25 to 6/30/25	30	6/30/25	7/16/25	7/10/25
Demand / **kVAR**	**Multiplier** 1			

CUSTOMER SERVICE TYPE: Church

	CURRENT DATE	CURRENT READING	PREVIOUS DATE	PREVIOUS READING	USAGE
ELU	6/20/25	34935	5/20/25	34638	297
GDC	6/20/25	4872	5/20/25	4858	14

PREVIOUS BAL.	186.94
PAYMENTS	186.94
ADJUSTMENTS	.00
PAST DUE AMOUNT	**.00**

DESCRIPTION	**AMOUNT**
Electric Base/Consumer Charge	9.95
Electric Usage/Delv-Energy Rate	21.86
Gas Base	7.90
Gas Usage Delv-Supply Charge	9.10
Sewer Base	56.88
Sewer Commodity	57.00
	.00
	.00
	.00
CURRENT BILL	**162.69**
AMOUNT DUE	**162.69**

CITY OF FORT MORGAN
710 E Railroad
Fort Morgan, CO 80701
(970) 867-4350
cityoffortmorgan.com

MESSAGE:
If you need time to get your bill paid, please call the office at 970 -867-4350 to make arrangements on or before the 25th of the month.
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City of Fort Morgan

P.O. Box 100 • Fort Morgan, CO 80701
www.cityoffortmorgan.com

August 19, 2025

Morgan Community College
Mr. Michael Swank
Vice-President of Administration
920 Barlow Road
Fort Morgan, Colorado 80701

RE: Access to 17775 CO RD 20 (Morgan Community College Foundation Building)

Dear Mr. Swank,

Morgan Community College (MCC) has requested the City of Fort Morgan confirm access to the building/property at 17775 CO RD 20. The City of Fort Morgan confirms that access is granted to the property/building located at 17775 CO RD 20 (also known as Barlow Road). The access granted to Morgan Community College is for a 40-foot-wide drive located west of the south entrance to the Morgan Community College Fort Morgan main campus.

Morgan Community College indicates the existing access to the property is not planned to be used in the future and requests the access point be changed. If drainage culverts are required, installation will be the responsibility of Morgan Community College. As future development of the site occurs, please contact this office if the access needs to alter or move.

Regards,

Tom Acre
Director of Public Works

ADDITIONAL APPLICATION INFORMATION

Ditch Notification

Soil Map

Tax Account Statement

From: Swank, Michael
To: [redacted]
Subject: Morgan Community College Property Purchase
Date: Monday, July 21, 2025 3:57:00 PM
Attachments: 20250241SUB_2025-6-20_KingSurveyors_Church Prop_Edit.pdf

---

Good afternoon. I am the Vice-President of Administration for Morgan Community College (MCC), at 920 Barlow Road.

I am reaching out to let you know that MCC is seeking to purchase a 1.0 acre parcel of property across Barlow Road from the main Fort Morgan campus (property current owned by the Life Fellowship Church). The attached survey document shows the proposed purchase lot (outlined in red), which resides to the south of the property owned by the MCC Foundation. The MCC Foundation property resides on the south side of the Upper Platte and Beaver Canal that runs along side the MCC Fort Morgan campus next to Walmart.

As requested by the Fort Morgan Planning Department, we want to notify you of this proposed property purchase, which would utilize this purchased property in concert with the MCC Foundation property (currently leased by MCC) to operate the College's new Construction Trades academic program.

I recognize the UPBC has an ongoing relationship and understanding with MCC and we want to be sure you are aware of this purchase.
Please review this message and document and let me know if you have questions or comments.
Thank you for your time and attention to this message!
Respectfully,
Michael

Map Scale: 1:727 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 10 20 40 60

Feet: 0 35 70 140 210

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 13N WGS84

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BvA	Bresser sandy loam, 0 to 3 percent slopes	1.5	100.0%
Totals for Area of Interest		**1.5**	**100.0%**

Morgan County Treasurer

Statement of Taxes Due

Account Number R802145

Parcel 122905009903

Assessed To

INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL
17723 CO RD 20
FORT MORGAN, CO 80701

Legal Description

Subd: LIFE FELLOWSHIP CHURCH MINOR SUB, FM (05-3-57) Lot: 01

Situs Address

17723 CO RD 20

Year	Tax	Interest	Fees	Payments	Balance
Grand Total Due as of 08/06/2025					**$0.00**

Tax Billed at 2024 Rates for Tax Area 248 - 248 - RE 3

Authority	Mill Levy	Amount
COUNTY GENERAL FUND	19.5360000	$0.00
ROAD AND BRIDGE FUND	7.5000000	$0.00
SOCIAL SERVICES FUND	2.0000000	$0.00
FT MORGAN RURAL FIRE DIST	2.9960000*	$0.00
FT MORGAN PEST CONTROL	0.2930000*	$0.00
LOWER S PLATTE WATER CD	0.5000000	$0.00
MORGAN CO QUALITY WATER	0.8240000	$0.00
NORTHERN COLO WATER CD	1.0000000	$0.00
RE 3 F M GENERAL FD	27.0790000	$0.00
RE 3 F M M/L OVRD	1.5370000	$0.00
RE 3 F M BOND RED	7.6620000	$0.00
Taxes Billed 2024	70.9270000	$0.00

* Credit Levy

Values	Actual	Assessed
RELIGIOUS PURPOSES - LAND	$203,280	$58,950
RELIGIOUS PURPOSES - IMPS	$2,182,160	$632,830
Total	$2,385,440	$691,780

**********TAX LIEN SALE REDEMPTIONS MUST BE PAID BY CASH OR CASHIER'S CHECK**********

Special taxing districts and the boundaries of such districts may be on file with the County Commissioners, County Clerk, or County Assessor. Unless specifically mentioned, this statement does not include land or improvements assessed under a separate account number, personal property taxes, transfer tax or miscellaneous tax collected on behalf of other entities, special or local improvement district assessments, or manufactured homes.

ROBERT A SAGEL, MORGAN COUNTY TREASURER
231 Ensign St, PO Box 593, Fort Morgan, CO 80701
Phone: 970-542-3518, Email: esale@co.morgan.co.us
Website: morgancounty.colorado.gov

| PLANNING COMMISSION 6:00 P.M. | OCTOBER 6, 2025 |
TORMOHLEN SPECIAL USE

TABLE OF CONTENTS

- **File Summary**
- **Original Submittal**
  - Application
  - Right to Farm
- **Applicant Narrative**
- **Site Plan / Maps**
- **Proof of Ownership**
  - Current Title Insurance Commitment
- **Utilities/Access**
  - Water
  - Septic
  - Electric
  - Driveway Permits
- **Additional Application Information**
  - Tormohlen Rescind Statement
  - Mineral Certification
  - Vested Rights Form
  - Statement of Taxes
- **Landowner Letters, Referrals & Responses**
  - Landowner Letter sent & Responses Received
  - Referral Sent & Reponses Received
  - Notification
  - Sign Posting Pictures & Affidavit

MORGAN COUNTY
PLANNING AND ZONING DEPARTMENT

September 2, 2025

Xtreme LLC
107 Central Ave
Wiggins, CO 80654
[redacted]

Terry W & Connie R. Tormohlen
19658 CO RD N
Fort Morgan, CO 80701
[redacted]

Dear Applicant/Landowner:

Your Application for a Special Use permit has been received by our office and will go to review and decision by the Planning Commission and Board of County Commissioners. The hearing for the Planning Commission will be held at a **special meeting on Monday, October 6, 2025 at 6:00 P.M.**

As per Section 2-450 (B) notification sign postings need to occur no later than 10 days prior to each hearing and photographs accompanied by an affidavit to our office no later than 5 days prior to each hearing. One sign facing each public right-of-way adjacent to the property is required. The county will provide (1) sign for each hearing for the entry to the facility. It is up to you to post it.

Planning Commission sign notice dates: **Posted by September 26, 2025**
Pictures and Affidavit by October 1, 2025
The PC sign will be ready to be picked up in our office on **September 18, 2025**.

It is necessary that the landowners be present at the hearing to answer any questions the Planning Commission may have. If any of the landowners are unable to attend, a letter stating who will be representing them will be needed for each hearing. Do not hesitate to contact us at any time if you have questions.

Sincerely,

Nicole Hay
Nicole Hay
Planning Administrator

FILE SUMMARY

MORGAN COUNTY
PLANNING AND ZONING DEPARTMENT

MORGAN COUNTY PLANNING COMMISSION
FILE SUMMARY
September 22, 2025
Special Hearing date – October 6, 2025

LANDOWNERS: Terry and Connie Tormohlen
APPLICANT: Xtreme LLC

This application is for a Special Use Permit to allow for a millwright and fabrication business. The proposed permitted area is located in a part of the NE¼NE¼ of Section 32, Township 3 North, Range 57 West of the 6th P.M., Morgan County, Colorado, also known as 19900 County Road N, Fort Morgan, Colorado. The property is zoned Agriculture Production and is in the Fort Morgan Fire District.

Currently, the property is permitted for a Pullet raising confined animal feeding operation (CAFO) known as Country Side Egg. The current permit holders and landowners would like to rescind the current special use permit to allow for the proposed use.

The Applicants are running the millwright and fabrication business in Wiggins, but the current place is too small to accommodate the growing business. The existing buildings located at 19900 County Road N are big enough to accommodate the current equipment and employees and would allow for expansion of the business. Any expansion of the business would provide jobs to the Morgan County community. Currently, there are 10 employees and projected to double by 2027.

The proposed facility will be accessed from 2 existing driveways off of County Road N.

In reviewing this application, the Planning Commission and Board of County Commissioners are required to make a finding that the criteria for granting a Use by Special Review in Section 2-455 of the Morgan County Zoning Regulations has been met.

Section 2-455 Special Use Permit Criteria:

A. The use and its location as proposed are in conformance with the Morgan County Comprehensive Plan. Specifically:

The property is located in the south central planning area as defined by the Morgan County Comprehensive Plan. In this area, Comprehensive Plan goals include:

Encourage the preservation of agricultural production land to ensure continuation of this important industry. The facility will not impact agriculture and therefore preserves the agricultural economic base historically attributed to the area.

B. All the application documents are complete and present a clear picture of how uses are to be arranged on the site or within Morgan County.

The application satisfies this criteria.

C. The site plan conforms to the district design standards of these Regulations.

The site plan satisfies this criteria.

D. All on and off-site impacts have been satisfactorily mitigated either through agreement, public improvements, site plan requirements or other mitigation measures.

The operation impacts are expected to be minimal. Any manufacturing or welding repairs would be done indoors to keep noise at a minimum. All equipment and material would be stored indoors and a fume and dust collector system will be used to keep good air quality.

E. The special use proposed has been made compatible with the surrounding uses and adequately buffered as determined by the County.

Adjacent uses include farmland and large parcel home sites. This facility has existed since 1993 with expansions done in 2010, only the use is changing and will continue to be compatible with the surrounding uses.

F. The special use poses only the minimum amount of risk to the public health, safety and welfare as set by either federal, state or county regulation, whichever is the strictest.

The proposed special use will not increase the risk to public health, safety or welfare.

G. The special use proposed is not planned to be developed on a non-conforming parcel.

The proposed special use is located on a conforming parcel.

H. The applicant has adequately documented a public need for the project, all pertinent technical information, adequate financial resources to implement it, and has paid all fees and review costs levied by the County for application processing and review.

The applicant did not address the public need for the project, except to state that a projected expansion of the current operation will add 10 more jobs to the area. The applicant has paid all fees.

I. For any special use requiring a supply of water for human consumption that the applicant has demonstrated a source of water which is adequate for the proposed use in terms of quantity, quality, and reliability. For any special use which does not require a supply of water for human consumption, an adequate source of water for the proposed use in terms of quantity and reliability must be obtained prior to commencement of the use.

Water for human consumption will be available through an existing Quality Water tap.

Recommendation

The application generally meets the criteria as explained above if the applicant can demonstrate the public need for the project. If the applicant can provide evidence of the public need, staff recommends approval of the application.

Nicole Hay,
Morgan County Planning Administrator

ORIGINAL SUBMITTAL

Original Application

Right to Farm

MORGAN COUNTY PLANNING
ZONING & BUILDING DEPT.
231 Ensign, P.O. Box 596
Fort Morgan, Colorado 80701
PHONE (970)542-3526
FAX (970)542-3509
EMAIL: permits_licensing@co.morgan.us

PERMIT # SU2025 - 0005

Date Received 8/25/25 Received By JS
App Fee $ 800 Ck/CC #: 1871 Paid 8/15/25
Minor Amend Fee: $ ____ CK/CC #: ____ Paid ___/___/___
Recording Fee $ ____ Ck/CC #: ____ Paid ___/___/___
PC Date: ___/___/___ BOCC Date: ___/___/___
100 Year Floodplain? Y / N Taxes Current? Y / N

SPECIAL USE PERMIT APPLICATION

(Also to be used as application for Amendments to Existing Special Use Permits)
Landowner **MUST** Sign Application and Right to Farm Policy

APPLICANT

Name Xtreme LLC
Address 107 Central Ave.
Wiggins CO 80654
Phone [redacted]
Email [redacted]

LANDOWNER

Name Terry W. & Connie R. Tormohlen
Address 19658 CO Rd N
Ft Morgan CO 80701
Phone [redacted]
Email [redacted]

BRIEF DESCRIPTION OF APPLICATION

Obtain permit to conduct/operate my business at the facilities located at 19900 CR N Ft Morgan CO 80701

PROPERTY LEGAL DESCRIPTION

Address (if available):
19900 County Rd N Ft Morgan CO 80701

S: 32 T: 3 R: 57 ____ ½ NE ¼ NE ¼ Property Size 9.18 (sq. ft. or acres)
Parcel #: 1229-32-000-001 Zone District: A
Subdivision: _____ Lot #(s): _____

Is property located within 1320' (1/4 mile) of a livestock confinement facility? Y / N

SEE REQUIRED ATTACHMENT LIST ON BACK OF THIS PAGE.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED OR PROCESSED.

SPECIAL USE PERMIT REQUIRED ATTACHMENT LIST

Fee: ☒ **Non-Refundable Application Fee**

**Additional fees and charges may be required pursuant to Section 2-160 of Morgan County Zoning Regulations. Applicant will be responsible for any legal fees after the first 3 hours.*

Project Narrative: ☒ **Narrative– Including the following:**

- ☒ Project Description
- ☒ Purpose of request
- ☒ How this proposal complies with the Morgan County Comprehensive Plan
  See:*https://morgancounty.colorado.gov/sites/morgancounty/files/Comprehensive- Plan-2008.pdf*
- ☒ How this project/proposed use meets the criteria for Special Use Permit pursuant to Sec. 2-455 of the Zoning Regulations
- ☒ How the project/proposed use meets any specific criteria related to the project/proposed use. *See Morgan County Zoning Regulations Chapter 4-Supplementary Regulations, including but not limited to: Campgrounds, Livestock Confinement, Kennels, Outdoor Shooting Ranges, Home Occupations, Oil and Gas, Mobile Home Parks, Wireless Service Facilities, Solar, Wind and BESS*
- ☒ How project will relate to or impact existing adjacent uses
- ☒ All off-site impacts and proposed mitigation measures
- ☒ Development or implementation schedule of project
- ☒ Proposed length of time the permit, if applicable
- ☒ Discussion of any public improvements required to complete the project

Environmental Impacts: ☒ Discuss any environmental impacts the Special Use will have on the following and the proposed mitigation measures:

☒ Air Quality	☒ Dust	☐ Existing Vegetation	☐ Land Forms
☒ Noise	☐ Odor	☐ Storm Water Runoff	☐ Water Resources
☐ Wetlands	☐ Wildlife	☐ Visual Amenities	☐ Other _____

Map & Plans ☑ **Special Use Map** meeting the requirements of Se. 2-470 and any specific map requirements for the proposed use including but not limited to: *Campgrounds, Livestock Confinement, Kennels, Outdoor Shooting Ranges, Home Occupations, Oil and Gas, Mobile Home Parks, Wireless Service Facilities, Solar, Wind and BESS. Sample Map attached to application for reference*

- ☐ **Drainage/Run-Off Control Plan** may be required if the Planning Administrator determines that the use or building meets one of the following criteria:
  - (1) The accessory use or building may have a drainage impact on adjacent properties;
  - (2) The accessory use or building may have a drainage impact on adjacent right of ways;
  - (3) The accessory structure is 5000 square feet or larger.
- ☐ **Decommissioning Plan** [Wind, Solar, BESS]
- ☐ **Geotechnical Report** [Wind, Solar]
- ☐ **Maintenance Statement** [Wind, Solar, BESS]
- ☐ **Water and/or Wind Erosion Control Plan** [Wind, Solar]
- ☐ **Fire Mitigation Plan** [BESS]
- ☐ **Specification Sheet** [BESS]
- ☐ **Emergency Operation Plan** [BESS]

Ownership:

- ☑ **Current title insurance commitment (last 6 months)**
- ☑ **Mineral Rights Holders Notification**
- ☐ **Notice to FFA & Approval Letter** [Wind]
- ☐ **Notice to Operator of Communication Link (if applicable)** [Wind]
- ☑ **Proof of current paid taxes**

Utilities/Access:

- ☑ **Water tap (Engineering Report from Quality Water or proof of access to a well)**
- ☑ **Sewer (Septic Permit, Will Serve Letter from NCHD or proof of other public system)**
- ☑ **Electric (Electric bill or letter of commitment from electricity provider)**
- ☑ **Driveway Permit from CDOT or Morgan County Road & Bridge (If required by staff)**
- ☐ **Ditch Company- Proof of contact if there is a ditch on or next to subject property**
- ☐ **Architecture Control Approval (if applicable)**
- ☐ **Utility Interconnection or Crossing Certification** [Wind, Solar]
- ☐ **Road Agreement** [Wind, Solar]
- ☐ **Electrical Diagram** [BESS]

Vested Rights: Form

☐ **Vesting Rights** (Optional). If applying for vested rights with special use application, the following must be submitted:

- ☐ Period of time Vesting Rights are requested
- ☐ Development schedule including timeline and phases
- ☐ Reason for request
- ☐ Other pertinent factors concerning the development
- ☐ Additional application fee for vesting rights application

Miscellaneous:

- ☑ **Right to Farm Policy** signed by Landowner(attached)
- ☐ **Liability Insurance for Solar, Wind and/or BESS projects**
- ☐ **# Paper Application sets**
- ☐ **Digital Copy of Application** (One sided only)
- ☐ **Posted Public Notice Verification:**
  - ☐ Notarized affidavit with photographs from a distance & close-up

    This must be submitted PRIOR to Planning Commission hearing and PRIOR to Morgan County Board of Commissioners hearing
- ☐ *Recording Fees: All recording fees will be collected at the conclusion of all hearings made payable to Morgan County Clerk & Recorder*
- ☐ **Additional Information required by staff:** N/A ~~Statement of Authority~~

APPLICANT & LANDOWNERS **MUST** SIGN APPLICATION ON NEXT PAGE

APPLICANT & LANDOWNER'S STATEMENT

I certify that the information and exhibits I have submitted are true and correct to the best of my knowledge.
Application must be signed by landowners as shown on title insurance/commitment.

Xtreme LLC By	8-12-25	Terry W. Tormohlen	8/13/25
Applicant Signature	Date	Landowner Signature	Date
		Connie Rae Tormohlen	8/13/25
Applicant Signature	Date	Landowner Signature	Date

MORGAN COUNTY RIGHT TO FARM POLICY

Morgan County is one of the most productive agricultural counties in Colorado. Ranching, farming, animal feeding, and all agricultural activities and operations in Morgan County are integral and necessary elements of the continued vitality of the County's economy, culture, landscape, and lifestyle. Over 70% of the County's acreage is devoted to farming and raising livestock with over 700 farms. The agricultural products produced by those farms create millions of dollars of market value. Morgan County recognizes the importance of agricultural operations as necessary and worthy of recognition and protection and supports policies to maintain the high-quality rural character of the County.

Living in Morgan County requires residents to accept the effects of agriculture and rural living as part of daily life. Agricultural users of the land are not expected to change their long-established agricultural practices to accommodate the intrusions of residential activities into a rural area. These effects may include noise from tractors, equipment, and aerial spraying at any time; dust from animal pens, field work, harvesting, and use of gravel roads; odor from confinement animal feeding operations, silage and manure; smoke from ditch burning; flies and mosquitoes; the use of pesticides and fertilizers; and movement of livestock or machinery on public roads. Under Colorado law, these activities are not considered nuisances and are protected.

Residents must also accept that public services in rural areas are different than urban or suburban areas. Specifically, regular road maintenance may be less available and may be at a lower level. In certain circumstances, the standard for maintenance may be determined on whether the road is passable and usable and not whether the road surface is rough. County gravel roads, no matter how often they are maintained, will not provide the same kind of surface expected from a paved road and will not support travel at the recommended speed. Further, the County may permit certain road maintenance activities by agricultural producers or other industries to allow those commercial activities to continue when County resources are unavailable due to other road issues or events. The County considers these activities to be integral to the protection of agricultural operations in Morgan County.

In addition, in Morgan County, utility services may be nonexistent or subject to interruption; law enforcement, fire protection and ambulance service will have considerably longer response times; and snow may not be removed from County roads for several days after a major snowstorm. The County prioritizes snow removal as it deems necessary.

People are exposed to different hazards in a rural setting than they are in an urban or suburban area. Farms, ponds, irrigation ditches, electrical service to pumps and oil field equipment and operations, noxious weeds, livestock, and territorial animals may present real threats to people. It is necessary that all activities are supervised for both the protection of the people and protection of agricultural activities and owners may need to fence property to ensure a safe environment.

All County residents are encouraged to learn about their rights and responsibilities and to act as good neighbors and citizens of Morgan County. This includes but is not limited to obligations under Colorado State law, including but not limited to, the Colorado Fence and Right to Farm laws, and Morgan County Zoning Regulations regarding maintenance of fences, controlling weeds, and keeping animals under control. Residents are responsible for understanding and accepting the implications of living in a rural agricultural area.

Information regarding these topics may be obtained from the Morgan County Extension Office and Planning and Zoning Department.

RECEIPT AND STATEMENT OF UNDERSTANDING

I hereby certify that I have read and understood the Morgan County Right to Farm Policy. I further state that I am aware and acknowledge that the conditions of living in a rural area, primarily used for agricultural production, and that I understand these activities are protected under Colorado law and are not considered a nuisance.

Terry W. Tormohlen 8/13/25
Signature Date

Terry W. Tormohlen
Printed Name

19658 Rd. N F.M, CO 80701
Address

Connie Rae Tormohlen 8/13/25
Signature Date

Connie Rae Tormohlen
Printed Name

19658 Co Rd N Ft Morgan CO 80701
Address

Adopted by the Morgan County Board of County Commissioners by Resolution 2025 BCC 21

STATEMENT OF AUTHORITY

1. This Statement of Authority relates to an entity[1] named Xtreme LLC,
and is executed on behalf of the entity pursuant to the provisions of Section 38-30-172, C.R.S.

2. The type of entity is a:

☐ trust	☐ registered limited liability partnership
☐ nonprofit corporation	☐ registered limited liability limited partnership
☒ limited liability company	☐ limited partnership association
☐ general partnership	☐ government or governmental subdivision or agency
☐ limited partnership	☐ corporation
☐ _____	

3. The entity is formed under the laws of Colorado

4. The mailing address for the entity is 107 Central Ave
Wiggins CO 80654

5. The ☒ name ☐ position of each person authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the entity is
Juan D. Mota, Jason Narvaez and Vicente Loya III.

6.[2] The authority of the foregoing person (s) to bind the entity is ☒ not limited ☐ limited as follows: _____.

7. Other matters concerning the manner in which the entity deals with interests in real property:
_____

Executed this _____.

Signature

Signature

STATE OF COLORADO
COUNTY OF Morgan } SS:

The foregoing instrument was acknowledged before me this 21st day of Aug.,
by Kimberley Kennedy.

Witness my hand and official seal.

Notary Public

My commission expires: 07-11-2026

[1]This form should not be used unless the entity is capable of holding title to real property.
[2]The absence of any limitation shall be prima facie evidence that no such limitation exists.
[3]The statement of authority must be recorded to obtain the benefits of the statute.

KIMBERLEY KENNEDY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20224026946
MY COMMISSION EXPIRES JULY 11, 2026

RECEIPT

Morgan County

231 Ensign, Fort Morgan, CO 80701

(970) 542-3526

SU2025-0005 | Special Use Permit

Receipt Number: 545927

Payment Amount: **$800.00**

August 15, 2025

Transaction Method	*Payer*	*Cashier*	*Reference Number*
Check	Xtreme LLC	Jenafer Santos	1871

Comments

Assessed Fee Items

Fee items being paid by this payment

Assessed On	*Fee Item*	*Account Code*	*Assessed*	*Amount Paid*	*Balance Due*
08/26/25	Special Use - Full Review		$800.00	$800.00	$0.00
		Totals:	$800.00	$800.00	
				Previous Payments	$0.00
				Remaining Balance Due	$0.00

Application Info

Property Address	Property Owner	Property Owner Address	Valuation
19900 CO RD N FORT MORGAN, CO 80701	TORMOHLEN, TERRY W & CONNIE R	19658 CO RD N FORT MORGAN, CO 80701	

Description of Work

Special Use to conduct / operate a millwright and fabrication business

APPLICANT NARRATIVE

We would like to operate Xtreme LLC, a millwright and fabrication business out of the facilities located at 19900 CR N Fort Morgan, CO 80701

We would like to obtain a special use permit to continue operating our current business Xtreme LLC at the facilities located at 19900 CR N, we currently have our business located in Wiggins, Colorado but our current place is small for our manufacturing and were seeking to purchase this facility. We have been in business since 2022 and I have brought several jobs to the community as well as revenue to the town of Wiggins. I believe if we are granted the special use permit to run our business at this facility, we can provide more jobs to Morgan community as we would be expanding our manufacturing and facility capacity. I have been a business owner since 2008 with several successful business previously in Morgan County and I feel I can achieve that again if granted special use permit to continue growing Xtreme LLC at a bigger scale facility.

The buildings locate at 19900 currently would be big enough to accommodate our equipment and employees. We would not need to do any additions or demolitions. We would need to install (4) overhead garage doors to the main shop building to facilitate coming in and out with material or equipment's needed for repairs and do some minor electrical updates otherwise the buildings are move in ready for us. Adding the garage doors would only take about 2 weeks along with the electrical updates.

This project complies with the current comprehensive plan in Morgan County, our operations would have no environmental impacts as our work is 80% millwright meaning our job sites are outside Morgan County and 20% is manufacturing & welding repairs which would be done inside the enclosed main shop where noise levels from grinding, welding or any other equipment would be contained behind closed doors. Our equipment and material would be stored inside the enclosed main shop as well, we have a fume and dust collector system to keep good air quality this system runs inside the building.

Visual impact on the property would only be cars parked from our 10 current employees along the north side of what will be the main shop or any ready items for pickup from customers such as plows, tractors, etc. As we would like to grow our business, we would still have no environmental impacts as we would remain inside in the enclosed facilities that are empty (see map).

The current entrances would be used as followed: West entrance would be designated for office staff and customers, daily traffic Monday – Friday (6am-5pm) (3 standard vehicles for office staff & customers to be unknown), Center entrances would be used for employee and vendors. Currently we have 10 employees by 2027 we project to be at 20 employees which the majority carpool and the projected number of standard vehicles would be 13-15, daily traffic from Monday–Friday (6am – 5pm). Our main steel supplier delivers every Thursday if we placed orders (semi truck with 40ft trailer) & our main gas/welding supplier delivers every Tuesday if we placed an order (30ft cargo semi).

107 CENTRAL AVE. WIGGINS, COLORADO 80654 OFFICE: [redacted] FAX: 970483.8314. EMAIL: [redacted]

As we are seeking to purchase this property, we would like the longest term available for the special use permit with renewal options as we are looking to stay permanently in business in Morgan County.

We are rescinding the current special use permit from Terry W. & Connie R. Tormohlen that's in place at the property located at 19900 CR N Fort Morgan, CO 80701.

107 CENTRAL AVE. WIGGINS, COLORADO 80654 OFFICE: [redacted] FAX: 970483.8314. EMAIL: [redacted]

SITE PLAN / MAPS

OFFICE STAFF & CUSTOMER ENTRANCE
EMPLOYEE & VENDOR ENTRANCE
EMPLOYEE PARKING
EMPLOYEE PARKING
A
MAIN OPERATING SHOP
32
EMPTY
EMPTY
MAIN OFFICE
BREAK ROOM
STAFF & CUSTOMER PARKING
STORAGE
EMPTY

PROOF OF OWNERSHIP

Current Title Insurance Commitment

ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)
SCHEDULE A

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: Northern Colorado Title Services Co., Inc.
Issuing Office: 205 W. Kiowa Avenue, Fort Morgan, CO 80701
Issuing Office's ALTA® Registry ID: 0044474
Loan ID No.: TBD
Commitment No.: NCT25586
Issuing Office File No.: NCT25586
Property Address: 19900 COUNTY ROAD N, Fort Morgan, CO 80701

1. Commitment Date: **August 6, 2025 at 08:00 AM**

2. Policy or Polices to be issued:

	AMOUNT:	PREMIUM:
ALTA Owners Policy (07/01/21)	**$900,000.00**	**$2,225.00**
Proposed Insured: XTREME, LLC		
ALTA Loan Policy (07/01/21)	**$900,000.00**	**$175.00**
Proposed Insured: TO BE DETERMINED		
Other Charges:		
Tax Certificate		**$15.00**
	TOTAL DUE:	**$2,415.00**

NOTE: A Minimum Fee of $115.00 will be charged if file is cancelled.

3. The estate or interest in the Land at the Commitment Date is:

Fee Simple

4. The Title is, at the Commitment Date, vested in:

TERRY W. TORMOHLEN and CONNIE R. TORMOHLEN

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5. The Land is described as follows:

A Parcel of land located in the NE1/4 of Section 32, Township 3 North, Range 57 West of the 6th P.M., County of Morgan, State of Colorado, described as follows:
Commencing at the Northeast corner of said Section 32, Thence South 88°34'46" West along the North line of the NE1/4 of said Section 32, a distance of 486.30 feet to the Point of Beginning; Thence over and across the NE1/4 of said Section 32 and over and across said Tormohlen parcel, recorded at Reception No. 867242 the following five (5) courses and distances:

1. South 01°26'09" West a distance of 186.74 feet;
2. South 40°38'50" East a distance of 69.85 feet;
3. South 89°18'06" East a distance of 94.29 feet;
4. Along a non-tangent curve to the Right, having a radius of 22.50 feet, an arc length of 24.13 feet, a central angle of 61°27'05", and a chord bearing and distance of North 47°20'17" East, 22.99 feet;
5. North 78°03'50" East a distance of 65.55 feet, more or less, to a North line of that parcel described in Bargain and Sale Deed to Hoodland Legacy, LLC, filed for Record in the Office of the Morgan County Clerk and Recorder at Reception No. 879584;

Thence continuing over and across the NE1/4 of said Section 32, along the East, South and West line of said Tormohlen Parcel, recorded at Reception No. 867242 and the North line of said Hoogland Parcel, recorded at Reception No. 879584, the following five (5) courses and distances:

1. South 15°31'25" West a distance of 243.29 feet;
2. South 43°50'25" West a distance of 149.52 feet;
3. South 60°05'02" West a distance of 94.40 feet;
4. South 88°34'46" West a distance of 543.33 feet;
5. North 01°03'03" West a distance of 600.00 feet, more or less, to the north line of the NE1/4 of said Section 32;

Thence North 88°34'46" East, along said line, a distance of 588.70 feet to the Point of Beginning, according to the Boundary Survey by Acklam, Inc. recorded December 23, 2022, at Reception No. 1500590.

and commonly known as (for informational purposes only): **19900 COUNTY ROAD N, FORT MORGAN, CO 80701**

stewart
title guaranty company

Northern Colorado Title Services Co., Inc.

Linda L. Reding, Authorized Signatory

STEWART TITLE GUARANTY COMPANY INCORPORATED 1908 TEXAS

Frederick H. Eppinger
President and CEO

Denise Carraux
Secretary

This page is only a part of a 2021 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.

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ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)
SCHEDULE B PART I

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Requirements

File No.: NCT25586

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

2. Pay the agreed amount for the estate or interest to be insured.

3. Pay the premiums, fees, and charges for the Policy to the Company.

4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

    a. Proper Deed from TERRY W. TORMOHLEN and CONNIE R. TORMOHLEN to TERRY W. TORMOHLEN and CONNIE R. TORMOHLEN, conveying the land described herein, to establish updated legal description according to the plat recorded DECEMBER 23, 2022 at Reception No. 1500590.

    b. Proper Deed from TERRY W. TORMOHLEN and CONNIE R. TORMOHLEN to XTREME, LLC, conveying the land described herein.

    c. Deed of Trust from XTREME, LLC to the Public Trustee of Morgan County for the use of TO BE DETERMINED to secure payment of $900,000.00.

    d. Statement of Authority for XTREME, LLC, disclosing the name(s) and address(s) of the person(s) represented and the other information required by 38-30-172, C.R.S.

    e. Operating Agreement for XTREME, LLC. This should be reviewed to ensure that the proposed transaction is one in which the limited liability company is authorized to enter and the parties (managers) required to execute the necessary documents. This should not be recorded, but a copy maintained in the file.

Valid as a Commitment for an ALTA Policy only if attached to a countersigned Commitment for Title Insurance, a Schedule A, a Schedule B - Section II and a Schedule C (if applicable) with matching Commitment Numbers.

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ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)
SCHEDULE B PART II

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Exceptions

File No.: NCT25586

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.

2. Any facts, rights, interests or claims which are not shown by the Public Records, but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.

3. Easements, or claims of easements, not shown by the Public Records.

4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.

5. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown in the Public Records.

6. Taxes or special assessments which are a lien or due and payable; or which are not shown as existing liens by the public records; and any tax, special assessments, or charges or liens imposed for water or sewer service, or any other special taxing district, and any unredeemed tax sales.

7. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water; (d) Minerals of whatsoever kind, subsurface and surface substances, in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not the matters excepted under (a), (b), (c) or (d) are shown by the Public Records or listed in Schedule B.

8. Reservation as contained in United States Patent recorded APRIL 27, 1895 in Book 32 at Page 384 as follows: Right of the proprietor of a vein or lode to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises and right of way for ditches or canals constructed by the authority of the United States.

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SCHEDULE B PART II
(Continued)

9. Right of way for ROAD purposes as specified in ROAD VIEWERS REPORT recorded AUGUST 5, 1910 in Book 15 at Page 153, said road to be not less than 60 feet in width.

10. Right of way, whether in fee or easement only, for telecommunication facilities, as granted to U.S. West Communications, Inc., a Colorado Corporation by Milton J. Tormohlen and Pearl A. Tormohlen, by instrument recorded April 10, 1995 in Book 979 at page 788, the location of said easement and right of way are more specifically defined in said document.

11. Easement and right of way for irrigation sprinkler overhang purposes as granted by Country-side Eggs, LLC to Milton J. Tormohlen Revocable Trust as contained in instrument recorded August 13, 2007 at Reception No. 844488, the location of said easement and right of way are more specifically defined in said document.

12. Burdens, obligations, terms, conditions, stipulations and restrictions of any and all unrecorded LEASES AND TENANCIES.

13. NOTE: The following notices pursuant to CRS 9-1.5 103 concerning underground facilities have been filed with the Clerk and Recorder. These statements are general and do not necessarily give notice of underground facilities within the subject property: (A) MOUNTAIN BELL TELEPHONE COMPANY RECORDED OCTOBER 2, 1981 IN BOOK 821 AT PAGE 502; (B) PUBLIC SERVICE COMPANY OF COLORADO RECORDED OCTOBER 2, 1981 IN BOOK 821 AT PAGE 514; (C) MORGAN COUNTY RURAL ELECTRIC ASSOCIATION RECORDED JANUARY 22, 1982 IN BOOK 825 AT PAGE 656; (D) COLORADO INTERSTATE GAS COMPANY RECORDED AUGUST 1, 1981 IN BOOK 819 AT PAGE 623; (E) COLORADO INTERSTATE GAS COMPANY RECORDED SEPTEMBER 1, 1983 IN BOOK 846 AT PAGE 797; (F) COLORADO INTERSTATE GAS COMPANY RECORDED AUGUST 31, 1984 IN BOOK 859 AT PAGE 600; (G) COLORADO INTERSTATE GAS COMPANY RECORDED SEPTEMBER 3, 1985 IN BOOK 871 AT PAGE 554; AND (H) COLORADO INTERSTATE GAS COMPANY RECORDED SEPTEMBER 2, 1986 IN BOOK 882 AT PAGE 904.

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TORMOHLEN / OLIVER BOUNDARY LINE ADJUSTMENT PLAT
CASE #BLA 2022-0002

NORTHEAST ONE-QUARTER OF SECTION 32, TOWNSHIP 3 NORTH, RANGE 57 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY, OF MORGAN, STATE OF COLORADO

CERTIFICATE OF OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT TERRY W. TORMOHLEN AND CONNIE R. TORMOHLEN AS TO PARCEL 1 AND JAKE R. OLIVER AND JASAYNE R. OLIVER AS TO PARCEL 2, BEING THE OWNERS OF CERTAIN LANDS IN MORGAN COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

TORMOHLEN (PARCEL 1)

BEING A PORTION OF THAT PARCEL DESCRIBED IN OUR CLAIM DEED TO TERRY W. TORMOHLEN AND CONNIE R. TORMOHLEN., FILED FOR RECORD IN THE OFFICE OF THE MORGAN COUNTY CLERK AND RECORDER AT RECEPTION NO. 2412A2, SAID PARCEL LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 32, TOWNSHIP 3 NORTH, RANGE 57 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF MORGAN, STATE OF COLORADO DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 32; THENCE SOUTH 89°34'46" WEST, ALONG THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 32, A DISTANCE OF 466.30 FEET TO THE POINT OF BEGINNING;

THENCE OVER AND ACROSS THE NORTHEAST ONE-QUARTER OF SAID SECTION 32 AND OVER AND ACROSS SAID TORMOHLEN PARCEL THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

1. SOUTH 01°25'09" WEST A DISTANCE OF 186.14 FEET;
2. SOUTH 40°38'30" EAST A DISTANCE OF 81.85 FEET;
3. SOUTH 89°18'06" EAST A DISTANCE OF 94.25 FEET;
4. ALONG A NON TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 21.50 FEET, AN ARC LENGTH OF 24.13 FEET, A CENTRAL ANGLE OF 61°27'05", AND A CHORD BEARING AND DISTANCE OF NORTH 47°20'17" EAST, 22.99 FEET;
5. NORTH 79°03'50" EAST A DISTANCE OF 66.55 FEET, MORE OR LESS, TO A NORTH LINE OF THAT PARCEL DESCRIBED IN BARGAIN AND SALE DEED TO HOOGLAND LEGACY, LLC, FILED FOR RECORD IN THE OFFICE OF THE MORGAN COUNTY CLERK AND RECORDER AT RECEPTION NO. 876054;

THENCE CONTINUING OVER AND ACROSS THE NORTHEAST ONE-QUARTER OF SAID SECTION 32, ALONG THE EAST, SOUTH AND WEST LINE OF SAID TORMOHLEN PARCEL AND THE NORTH LINE OF SAID HOOGLAND PARCEL THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

1. SOUTH 15°31'25" WEST A DISTANCE OF 343.29 FEET;
2. SOUTH 47°36'31" WEST A DISTANCE OF 149.52 FEET;
3. SOUTH 60°55'07" WEST A DISTANCE OF 84.40 FEET;
4. SOUTH 88°34'46" WEST A DISTANCE OF 543.33 FEET;
5. NORTH 01°01'01" WEST A DISTANCE OF 800.00 FEET, MORE OR LESS, TO THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 32;

THENCE NORTH 89°34'46" EAST, ALONG SAID LINE, A DISTANCE OF 566.10 FEET TO THE POINT OF BEGINNING

CONTAINING 9.181 ACRES (399,913 SQUARE FEET) OF LAND, MORE OR LESS.

OLIVER (PARCEL 2)

BEING THAT PARCEL DESCRIBED IN DEED DATED 10-31-2011 TO JACOB R. OLIVER AND JASAYNE R. OLIVER, FILED FOR RECORD IN THE OFFICE OF THE MORGAN COUNTY CLERK AND RECORDER AT RECEPTION NO. 406168 AND A PORTION OF THAT PARCEL DESCRIBED IN QUIT CLAIM DEED TO TERRY W. TORMOHLEN AND CONNIE R. TORMOHLEN., FILED FOR RECORD IN THE OFFICE OF THE MORGAN COUNTY CLERK AND RECORDER AT RECEPTION NO. 2412A2, SAID PARCEL LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 32, TOWNSHIP 3 NORTH, RANGE 57 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY, OF MORGAN, STATE OF COLORADO DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 32 BEING A FOUND 2.5 INCH ALUMINUM CAP MARKED "PLS 14706 1997";

THENCE SOUTH 01°01'01" EAST, ALONG THE EAST LINE OF SAID SECTION 32, A DISTANCE OF 217.90 FEET, MORE OR LESS, TO A NORTH LINE OF THAT TRACT PARCEL DESCRIBED IN BARGAIN AND SALE DEED TO HOOGLAND LEGACY, LLC, FILED FOR RECORD IN THE OFFICE OF THE MORGAN COUNTY CLERK AND RECORDER AT RECEPTION NO. 876054;

THENCE SOUTH 88°34'46" WEST, ALONG SAID LINE, A DISTANCE OF 374.66 FEET, MORE OR LESS, TO THE EASTERNMOST NORTHEAST CORNER OF TORMOHLEN PARCEL;

THENCE OVER AND ACROSS THE NORTHEAST ONE- QUARTER OF SAID SECTION 32 AND OVER AND ACROSS SAID TORMOHLEN PARCEL THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

1. SOUTH 79°03'50" WEST A DISTANCE OF 66.55 FEET;
2. ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 21.50 FEET, AN ARC LENGTH OF 24.13 FEET, A CENTRAL ANGLE OF 61°27'05", AND A CHORD BEARING AND DISTANCE OF SOUTH 47°20'17" WEST, 22.99 FEET;
3. NORTH 89°18'06" WEST A DISTANCE OF 94.25 FEET;
4. NORTH 40°38'30" WEST A DISTANCE OF 81.85 FEET;
5. NORTH 01°25'09" EAST A DISTANCE OF 186.14 FEET, MORE OR LESS, TO THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 32;

THENCE NORTH 89°34'46" EAST, ALONG SAID LINE, A DISTANCE OF 466.30 FEET TO THE POINT OF BEGINNING

CONTAINING 2.517 ACRES (109,620 SQUARE FEET) OF LAND, MORE OR LESS

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME, AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF TORMOHLEN/OLIVER BOUNDARY LINE ADJUSTMENT PLAT, CASE #BLA 2022-0002 IN THE NORTHEAST ONE-QUARTER OF SECTION 32, TOWNSHIP 3 NORTH, RANGE 57 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY, OF MORGAN, STATE OF COLORADO

EXECUTED THIS 12 DAY OF December, 2022

OWNERS (PARCEL 1):

TERRY W. TORMOHLEN

CONNIE R. TORMOHLEN

THE FOREGOING CERTIFICATION WAS ACKNOWLEDGED BEFORE ME THIS 12 DAY OF December, 2022 BY Terry & Connie Tormohlen

STATE OF COLORADO
COUNTY OF Weld

MY COMMISSION EXPIRES

NOTARY PUBLIC

OWNERS (PARCEL 2):

JAKE R. OLIVER

JASAYNE R. OLIVER

THE FOREGOING CERTIFICATION WAS ACKNOWLEDGED BEFORE ME THIS 12 DAY OF December, 2022 BY Jake & Jasayne Oliver

STATE OF COLORADO
COUNTY OF Weld

MY COMMISSION EXPIRES

NOTARY PUBLIC

LIEN HOLDER'S CONSENT:

THE UNDERSIGNED LIEN HOLDER HOLDING A VALID MORTGAGE OR DEED OF TRUST UPON THE PROPERTY LOCATED WITHIN THE BOUNDARY LINE ADJUSTMENT 2022-0002 WHICH WAS DATED THE 9th DAY OF May, 20 22 AND FILED FOR RECORD ON THE 23rd DAY OF July, 20 22 AND RECORDED IN RECEPTION NO. 926554 RECORDS OF THE MORGAN COUNTY CLERK AND RECORDER.

DATED THIS 12th DAY OF December, 2022

GOLDEN BOLT BANK, FSB

NAME: Gary F. Lowry

TITLE: SVP

STATE OF Texas
COUNTY OF Tarrant

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF December, 2022, BY Gary F. Lowry

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES

NOTARY PUBLIC

SURVEY NOTES:

1. DATE(S) OF FIELD SURVEY: 04/01/2022 AND 9/19/2022
2. THE WORD "CERTIFY" OR "CERTIFICATION" AS SHOWN AND USED HEREON IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTY, EXPRESSED OR IMPLIED.
3. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
4. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY ACKLAM, INC. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS OF WAY, OR TITLE OF RECORD, ACKLAM INC. RELIED ON THE TITLE COMMITMENT POLICY NUMBER NCT24358, PREPARED BY STEWART TITLE GUARANTY COMPANY, DATED AUGUST 16, 2021 FOR PARCEL 1 (TORMOHLEN) AND TITLE COMMITMENT POLICY NUMBER NCT24163 PREPARED BY STEWART TITLE GUARANTY COMPANY, DATED AUGUST 16, 2021 FOR PARCEL 2 (OLIVER).
5. ALL REFERENCES MADE HEREON TO BOOK & PAGE, RECEPTION NUMBERS, PLATS, OR MAPS ARE PUBLIC DOCUMENTS FILED FOR RECORD IN MORGAN COUNTY, COLORADO.
6. ALL TIES AND DIMENSIONS FROM PROPERTY LINES TO BUILDINGS, OR OTHER IMPROVEMENTS AS SHOWN HEREON ARE PERPENDICULAR TO THE PROPERTY LINE.
7. DISTANCES SHOWN HEREON ARE IN US SURVEY FEET GROUND. THE COMBINED FACTOR USED TO OBTAIN GRID DISTANCES IS 0.9997519301
8. THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED BY GPS OBSERVATIONS UNDER THE ONLINE POSITIONING USER SERVICE OFFERED BY THE N.G.S. AND PROJECTED TO "COLORADO COORDINATE SYSTEM OF 1983, NORTH ZONE" AND IS REFERENCED TO THE NORTH LINE OF SECTION 32, TOWNSHIP 3 NORTH, RANGE 57 WEST OF THE 6TH PRINCIPAL MERIDIAN, MONUMENTED ON THE EAST BY THE NORTHEAST CORNER OF SAID SECTION 32 BEING A 2.5 INCH ALUMINUM CAP MARKED "PLS 14706 1997" AND ON THE WEST BY THE NORTHWEST CORNER OF SAID SECTION 32, BEING A 2.5 INCH ALUMINUM CAP MARKED PLS 14706 1997 AND BEARS NORTH 89°34'46" EAST.

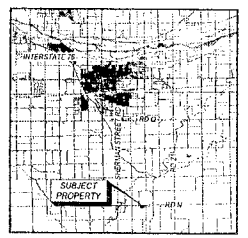
SURVEYOR'S CERTIFICATION

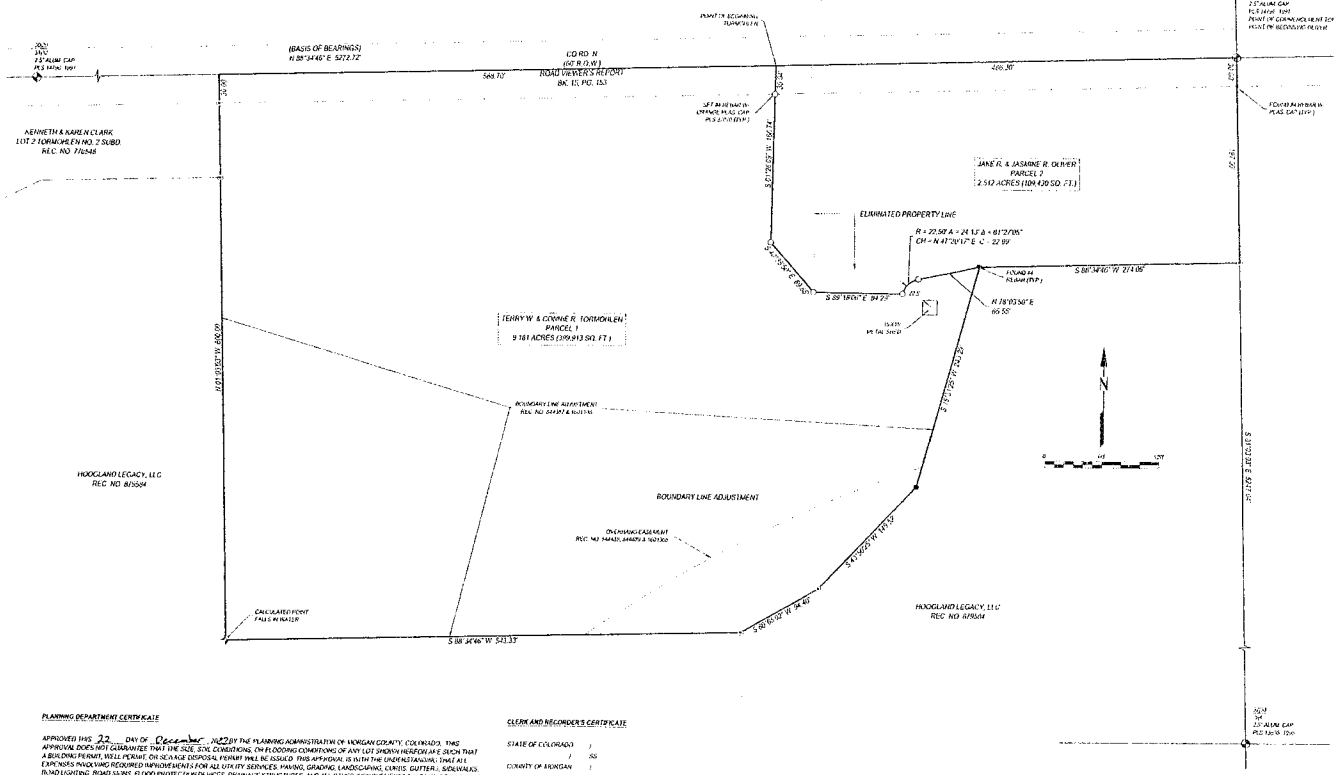
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE BY ME OR UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND ABILITY.

DOUGLAS W. EVANS
COLORADO PROFESSIONAL
LAND SURVEYOR NUMBER 37070

FOR AND ON BEHALF OF
ACKLAM, INC.
1301 S. 27TH AVENUE
BRIGHTON, CO 80601
(303) 659-6261

COLORADO REGISTERED 37070 PROFESSIONAL LAND SURVEYOR 12/14/2022





PLANNING DEPARTMENT CERTIFICATE

APPROVED THIS 22 DAY OF December, 2022 BY THE PLANNING ADMINISTRATION OF MORGAN COUNTY, COLORADO. THIS APPROVAL DOES NOT GUARANTEE THAT THE SIZE, SOIL CONDITIONS, OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT, WELL PERMIT, OR SEWAGE DISPOSAL PERMIT WILL BE ISSUED. THIS APPROVAL IS WITH THE UNDERSTANDING THAT ALL EXPENSES INCURRING REQUIRED IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, GUTTERS, SIDEWALKS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION, PIVOTS, DRAINAGE STRUCTURES, AND ALL OTHER IMPROVEMENTS THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE SUBDIVISION AND NOT THE COUNTY.

PLANNING AND ZONING ADMINISTRATOR

ATTEST

CLERK TO THE BOARD

MORGAN COUNTY SEAL COLORADO

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
) SS
COUNTY OF MORGAN)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT ____ ____ M. ____ BY ____ AND IS DULY RECORDED

Official Records of Morgan County, CO
12/23/2022 08:42:28 AM Pgs: 1 Rec Fee: 13.00
Doc Fee: 0.00 eRecorded
Kevin Stuart, Clerk
1920590

CLERK AND RECORDER

MORGAN COUNTY SEAL COLORADO

SCALE: 1"=120'	CLIENT NAME: TERRY AND CONNIE TORMOHLEN
DATE: 09/08/2022	
JOB NO.: 220750	REV # / DESCRIPTION / DATE
JOB NAME: TORMOHLEN	
DRAWN BY: CMC	
FILE:	
BY / CAD	

Acklam, Inc.
1301 S. 27th Avenue
Brighton, CO 80601
(303) 659-6261
Fax (303) 659-6314

SHEET: 1 OF 1

BLA 2022-0002

UTILITIES / ACCESS

Water

Septic

Electric

Driveway Permit

Morgan County Quality Water District
P.O. Box 1218
FORT MORGAN, COLORADO 80701
Bus: (970) 867-3054
Fax: (970) 867-3055

August 12, 2025

Morgan County Planning and Zoning
PO Box 596
231 Ensign Street
Fort Morgan, CO 80701

RE: 19900 County Road N

The property at 19900 County Road N, Parcel #122932000001, is served by Morgan County Quality Water Tap #0216, which is 1 tap equivalent.

If you have any questions, please don't hesitate to contact me at (970) 867-3054.

Sincerely

Kent A. Pflager
General Manager

Northeast Colorado Health Department
District Headquarters - 700 Columbine St., Sterling, CO 80751
(970) 522-3741 - 877-795-0646 - www.nchd.org

August 14, 2025

Alma Mota
19900 CR N
Fort Morgan, CO 80701

Dear Alma,

Northeast Colorado Health Department (NCHD) has no objection to the special use permit to be located at 19900 CR N in Section 32, Township 3N, Range 57W of the 6th P.M., Morgan County, Colorado, and using the existing Onsite Wastewater Treatment System (OWTS) Total acres involved are approximately 9.181

Potable water is served by the Morgan County Quality Water District.

Northeast Colorado Health Department has no record of the existing OWTS. In no way can Northeast Colorado Health Department guarantee the condition or life span of the existing OWTS.

If the existing OWTS should fail, the owner(s) shall obtain from this office an application to install or repair an OWTS and remit the appropriate fee. **Construction of an OWTS shall conform to all Northeast Colorado Health Department Onsite Wastewater Treatment System Regulations. Including, but not limited to, setback distances from wells, creeks, irrigation ditches, property lines, buildings, high water, floodway and other septic systems.**

Please Note: If the system has more than 20 employees and/or has floor drains to a system the sewage systems for commercial businesses or facilities will have further requirements such as, but not limited to the following:

1. **A professional engineer will be required to design the OWTS.**
2. Approval from the Colorado Department of Public Health and Environment, Water Quality Division may be needed for the OWTS and Potable water.
3. Approval from the EPA, Class V Underground Injection Control Program may be needed.

Sincerely,
If there are any questions please call me at (970) 867-4918 ext. 2262

Sincerely,

Melvin Bustos
Environmental Health Manager
Northeast Colorado Health Department

Morgan County Rural Electric Association
PO Box 738
Fort Morgan, CO 80701-0738

OFFICE HOURS: Monday - Friday 8:00 AM - 4:30 PM
PHONE: 970-867-5688 or 800-867-5688
EMAIL: customerservice@mcrea.org
WEBSITE: www.mcrea.org

TOTAL AMOUNT DUE

$225.71

AutoPay on 08/15/2025

See next page for bill details.

Account Information

Account #:	**2153400**
Customer Name:	COUNTRYSIDE PULLETS LLC
Statement Date:	08/01/2025
Current Bill Due Date:	08/15/2025
Mailing Address:	TERRY TORMOHLEN 19900 COUNTY ROAD N FORT MORGAN CO 80701-0000

Balance Summary

Previous Balance	$181.77
Payment(s)	-$181.77
Balance Before Current Charges	**$0.00**
Total Current Charges	**$225.71**
Total Amount Due	**$225.71**

IMPORTANT CUSTOMER INFORMATION

Did you know Morgan County REA offers rebates for certain appliances and equipment? See the back of this bill to learn how our rebate program can help save you money this summer!

Morgan County Rural Electric Association
PO Box 738
Fort Morgan, CO 80701-0738

Account Number	**2153400**
Statement Date	**08/01/2025**
AutoPay on 08/15/2025	**$225.71**

AutoPay - Do Not Send Payment

PAY BY PHONE: 855-951-3595
ONLINE: Check or credit/debit card at www.mcrea.org or download the mobile SmartHub app.

DISCOVER VISA MasterCard

4 419

COUNTRYSIDE PULLETS LLC
TERRY TORMOHLEN
19900 COUNTY ROAD N
FORT MORGAN CO 80701-0000

MORGAN COUNTY REA 1
PO BOX 738
FORT MORGAN CO 80701-0738

Center

DRVN-0.9-512-19

MORGAN COUNTY
ADMINISTRATION

September 14,1993

Milton Tormohlen
19900 CountyRd. N
Fort Morgan,CO 80701

Dear Mr. Tormohlen,

Morgan County Highway Department has no objection to the use of the three present driveways located off Morgan County Road N as access to the property located at : NE¼ Section 32 Township 3 North Range 57 West of the 6th P.M.

If at a future date, Morgan County determines a culvert is needed for drainage, or any existing culvert needs repaired, the landowner will assume all costs; and culvert and driveway must meet Morgan County specifications. This may require a 40 foot driveway. Such parties may acquire the culvert and installation from anyone they wish, but the culvert must be pre-approved by the County. The culvert may be purchased from the County and the County may do the actual installation upon signed agreement between parties.

Sincerely,

Joe B. Baltazar

Joe B.Baltazar
Public Works Director

JBB/cb

west

DRVN-0.9-511-19

MORGAN COUNTY
ADMINISTRATION

September 14,1993

Milton Tormohlen
19900 CountyRd. N
Fort Morgan,CO 80701

Dear Mr. Tormohlen,

Morgan County Highway Department has no objection to the use of the three present driveways located off Morgan County Road N as access to the property located at : NE¼ Section 32 Township 3 North
Range 57 West of the 6th P.M.

If at a future date, Morgan County determines a culvert is needed for drainage, or any existing culvert needs repaired, the landowner will assume all costs; and culvert and driveway must meet Morgan County specifications. This may require a 40 foot driveway. Such parties may acquire the culvert and installation from anyone they wish, but the culvert must be pre-approved by the County. The culvert may be purchased from the County and the County may do the actual installation upon signed agreement between parties.

Sincerely,

Joe B. Baltazar

Joe B.Baltazar
Public Works Director

JBB/cb

ADDITIONAL APPLICATION INFORMATION

Tormohlen Rescind Statement

Mineral Certification

Vested Rights Form

Statement of Taxes

Terry and Connie Tormohlen
19658 County Road N
Fort Morgan, CO 80701

August 22, 2025

Morgan County Planning and Zoning
231 Ensign Street
Fort Morgan, CO 80701

Dear Planning and Zoning:

Please rescind the current Special Use Permit issued at 19900 County Road N, Fort Morgan, CO 80701.

If you need further information, please let us know.

Sincerely,

Terry W. Tormohlen 8/22/25

Terry Tormohlen Date

[redacted]

Connie Tormohlen 8/22/25

Connie Tormohlen Date

[redacted]

CERTIFICATION OF NOTIFICATION OF MINERAL ESTATE OWNER

The applicant must check one of the three following statements, sign and date the form, and attach a list of mineral owners and lessees to whom notice was sent (if applicable).

I/We, Xtreme LLC By Juan Mota.

_____, (the "Applicant" or authorized representative of the Applicant), by signing below, hereby declare and certify as follows:

With respect to the property located at:

Physical Address: 19900 County Rd n FtMorgan.CO

Legal Description (attach as applicable): NE¼NE¼ Section 32 Township 03 North Range 57 West

Permit #: SM2025-0005

✓ I /We have searched the records of the Morgan County Tax Assessor and the Morgan County Clerk and Recorder for the above identified parcel and have found that no mineral estate owner is identified therein pursuant to C.R.S. § 24-65.5-103(1).

_____ I/We certify that, not less than thirty (30) days before the initial public hearing, notice of application for surface development was provided to mineral estate owners pursuant to C.R.S. § 24-65.5-103(1) of the Colorado Revised Statutes. A copy of the letter and list of addressee are included with this certification.

_____ The mineral estate has been severed from the surface estate, and each mineral estate owner and lessee has waived the right to notice as per C.R.S. § 24-65.5-103(5).

I hereby further certify that I am the Applicant, or I am authorized by the Applicant to make the representations contained herein and to act as the Applicant's agent for purposes of this Certification of Notification and bind the Applicant to these representations by my signature below.

_____ 8-12-2025

Applicant or Authorized Representative Date

Vested Rights Option Form and/or Waiver

Submit with application.

_____	Terry W. and Connie R. Tormohlen.
Type of Review	Property Owner's Name
19900 CR N Ft Morgan, CO.	_____
Address of Property	Applicant's Name

OPTION #1

I, _____, intend to pursue the creation of a vested property right as provided for in Sec. 2-505 of the zoning regulations. In order to accomplish that, I am requesting that my application be referred to the Board of County Commissioners for a public hearing pursuant to the applicable sections of the Morgan County Zoning Regulations. I understand that if my request is approved by the Board, notice advising the general public of the Board's approval and the creation of a vested property right will be published in a newspaper of general circulation no later than fourteen days following final approval. By default, vested rights will be granted for a period of three years.

I understand and acknowledge that certain delays in my project's approval time may result in order to meet the hearing and notice requirements of state law for the creation of a vested property right.

Optional: I, _____, am requesting an *additional* _____ years and include a narrative explaining the reasoning for the additional vested years request.

Property Owner

By: _____ Date: _____

-If option #1 is requested, there will be a non-refundable fee-

OPTION #2

(I,) Terry W. and Connie R. Tormohlen understand that I may pursue the creation of a vested property right as provided for in the Morgan County Zoning Regulations and C.R.S. § 24-68-103. and I choose to voluntarily waive this right. I have been advised by the County to consult an attorney prior to signing this waiver. Further, I understand that this waiver does not abridge any common law vested rights which I may acquire nor does it diminish any right which may exist under the County's Zoning or Subdivision Regulations, except for limitations on vested rights as detailed in the Morgan County Zoning Regulations.

Property Owner

By: Terry W. Tormohlen / Connie R. Tormohlen Date: 8-15-2025

Morgan County Treasurer
Certificate of Taxes Due

Account Number R010657
Parcel 122932000001
Assessed To
TORMOHLEN, TERRY W & CONNIE R
19658 CO RD N
FORT MORGAN, CO 80701

Certificate Number 46192
Order Number NCT25586
Vendor ID 02
Northern Colorado Title
205 West Kiowa Ave
Fort Morgan, CO 80701

Legal Description
S: 32 T: 3 R: 57 PARC NE1/4NE1/4 1500590

Situs Address
19900 CO RD N

Year	Tax	Adjustments	Interest	Fees	Payments	Balance
Tax Charge						
2024	$9,238.04	($350.64)	$0.00	$0.00	($8,887.40)	$0.00
Total Tax Charge						$0.00
Grand Total Due as of 08/08/2025						**$0.00**

Tax Billed at 2024 Rates for Tax Area 045 - 045 - RE 3

Authority	Mill Levy	Amount
COUNTY GENERAL FUND	19.5360000	$2,475.61
ROAD AND BRIDGE FUND	7.5000000	$950.40
SOCIAL SERVICES FUND	2.0000000	$253.44
FT MORGAN RURAL FIRE DIST	2.9960000*	$379.65
MORGAN CO QUALITY WATER	0.8240000	$104.42
NORTHERN COLO WATER CD	1.0000000	$126.72
RE 3 F M GENERAL FD	27.0790000	$3,431.46
RE 3 F M M/L OVRD	1.5370000	$194.77
RE 3 F M BOND RED	7.6620000	$970.93
Taxes Billed 2024	70.1340000	$8,887.40

* Credit Levy

Values	Actual	Assessed
FARM/RANCH WASTE LAND	$10	$10
ALL OTHER AG - LAND	$64,730	$18,060
ALL OTHER AG - IMPS	$389,440	$108,650
Total	$454,180	$126,720

I, the undersigned, do hereby certify that the entire amount of taxes due upon the above described parcels of real property and all outstanding sales for unpaid taxes as shown by the records in my office from which the same may still be redeemed with the amount required for redemption are as noted herein.

Unless specifically mentioned, this certificate does not include land or improvements assessed under a separate account number, personal property taxes, transfer tax or miscellaneous tax collected on behalf of other entities, special or local improvement district assessments or manufactured homes. Special taxing districts and the boundaries of such districts may be on file with the Board of County Commissioners, the County Clerk, or the County Assessor.

********** TAX LIEN SALE REDEMPTION AMOUNTS MUST BE PAID BY CASH OR CASHIER'S CHECK **********

In witness whereof, I have hereunto set my hand and seal.

Robert A Sagel

SEAL

ROBERT A SAGEL, MORGAN COUNTY TREASURER
231 Ensign St, PO Box 593, Fort Morgan, CO 80701
Phone: 970-542-3518, Email: esale@co.morgan.co.us
Website: morgancounty.colorado.gov

LANDOWNER LETTERS, REFERRALS & RESPONSES

Landowner Letter Sent & Responses Received

Referral Sent & Responses Received

Notification

Sign Posting Pictures & Affidavit

MORGAN COUNTY
PLANNING AND ZONING DEPARTMENT

September 15, 2025

Dear Neighboring Landowners:

Xtreme LLC as applicant and Terry W. and Connie R. Tormohlen as landowners, have submitted an application to our office for a Use by Special Review Permit to operate a millwright and fabrication business.

Legal Description: A parcel of land in the NE¼ of the NE¼ of Section 32, Township 3 North, Range 57 West of the 6th P.M., Morgan County, Colorado aka 19900 County Road N, Fort Morgan, CO 80701.

This application is scheduled to be heard by the Planning Commission at a special hearing on **Monday, October 6, 2025 at 6:00 P.M.** in the Assembly Room of the Morgan County Administration Building, 231 Ensign St., (Basement Level) Fort Morgan, Colorado. Landowners within 1320 feet of the subject property are notified of the application and hearing date.

Documents pertaining to the above identified matters are on file in the Planning Administrator's Office located at 231 Ensign St., Fort Morgan, Colorado. If you have any questions pertaining to this application or if you would like to review the file, either contact us at (970) 542-3526 or stop by our office prior to the hearing. You may attend the public hearing and provide comments on the application, or alternatively, if you are not able to attend you may submit written comments to our office no later than **September 29, 2025.**

Sincerely,
Nicole Hay
Nicole Hay
Planning Administrator

For special assistance for the mentioned hearing, please notify us at least 48 hours before the scheduled agenda item. Please call (970) 542-3526 to request any ADA accommodations

TORMOHLEN, TERRY W & CONNIE R

19658 CO RD N
FORT MORGAN, CO 80701

BRYANT, JOHN W & JACQUELYN W

20213 CO RD N
FORT MORGAN, CO 80701

OLIVER, JACOB R & JASMINE R

19916 CO RD N
FORT MORGAN, CO 80701

HOOGLAND LEGACY LLC

335 WELD CO RD 34
LONGMONT, CO 80504

FISCUS, DEBORAH K

19755 CO RD N
FORT MORGAN, CO 80701

TORMOHLEN, CAROL L & JAMES M

20200 CO RD N
FORT MORGAN, CO 80701

BADGERLAND LLC

15960 CO RD 21
FORT MORGAN, CO 80701

CLARK, KENNETH W & KAREN J

19776 CO RD N
FORT MORGAN, CO 80701

MORGAN COUNTY
PLANNING AND ZONING DEPARTMENT

TO REFERRAL AGENCIES:

CDPHE
Century Link
Colorado Parks and Wildlife
Fort Morgan Fire Department
Morgan County Assessor
Morgan County Communications Center
Morgan County Emergency Management
Morgan Conservation District
Morgan County Quality Water
Morgan County Road and Bridge
Morgan County Rural Electric Association
Morgan County Sheriff Department
Morgan County Weed & Pest Advisory Board
Northeast Colorado Health Department

FROM: Cheryl Brindisi, Morgan County Planning & Zoning Administrative Assistant
231 Ensign St, PO Box 596, Fort Morgan, CO 80701
970-542-3526 / 970-542-3509 fax / cbrindisi@co.morgan.co.us
DATE: September 15, 2025
RE: Land Use Application–Special Use Permit

The following Special Use Permit application is submitted to you for review and comments. The application is scheduled to be heard by the Planning Commission at a special hearing on **Monday, October 6, 2025 at 6:00 P.M.** in the Assembly Room of the Morgan County Administrative Building, 231 Ensign Street, Fort Morgan, CO 80701 (Basement level; use elevator entrance in SW corner). **You are encouraged to provide comments to this application by September 29, 2025.** Failure to comment will be viewed as a favorable review. Please contact the Planning and Zoning Department if you would like to attend this public meeting.

Applicant: Xtreme LLC
Landowners: Terry W. and Connie R. Tormohlen
Legal Description: A parcel of land in the NE¼ of the NE¼ Section 32, Township 3 North, Range 57 West of the 6th P.M., Morgan County, Colorado aka 19900 County Road N, Fort Morgan, CO 80701.
Request: A Use by Special Review Permit to operate a millwright and fabrication business.

Sincerely,

Cheryl Brindisi,

Cheryl Brindisi
Morgan County Planning & Zoning Administrative Assistant

REFERRAL AGENCIES	RESPONSES RECEIVED
CDPHE	**Received via email on September 15, 2025** Cheryl, This used to be a registered CAFO with our program but due to contract issues with an egg laying operation in Colorado, Country Side Egg (Pullet Raising) owned by Tormhohlen's closed. Reading through the information it looks that now some of the building's will house a welding and fabrication business. Don't have any issues just providing info. If you need anything else from the Ag Program, please let me know. Thanks! **Thaine Kramer** **Environmental Protection Specialist** **Response from Cheryl Brindisi, Morgan County Planning and Zoning Administrative Assistant on September 15, 2025** Thank you for the information. The County is requiring Country Side Egg to rescind their current Special Use Permit for this property. Xtreme LLC is planning to purchase the property from the landowners, Terry and Connie Tormohlen, if this application is granted approval.
Century Link	
Colorado Parks and Wildlife	
Fort Morgan Fire Department	
Morgan County Assessor	
Morgan County Communications	
Morgan County Emergency Mgmt.	
Morgan Conservation District	
Morgan County Quality Water	
Morgan County Road and Bridge	
Morgan County Rural Electric Association	
Morgan County Sheriff Department	
Morgan County Weed & Pest Advisory Board	
Northeast Colorado Health Department	

NOTICE OF SPECIAL PUBLIC HEARING
MORGAN COUNTY PLANNING COMMISSION
OCTOBER 6, 2025 AT 6:00 P.M.
VIRTUAL AND IN PERSON IN THE ASSEMBLY ROOM, MORGAN COUNTY ADMINISTRATIVE BUILDING, 231 ENSIGN, FORT MORGAN, COLORADO

Notice is hereby given that on the date and time above (or as soon as possible following the scheduled time) and at the location above, or at such time and place as this hearing may be adjourned, the Morgan County Planning Commission will conduct a special public hearing on the following proposed **Land Use Application:**

1.) **Applicant:** Xtreme LLC
Landowners: Terry W. and Connie R. Tormohlen
Legal Description: A parcel of land in the NE¼ of the NE¼ of Section 32, Township 3 North, Range 57 West of the 6th P.M., Morgan County, Colorado aka 19900 County Road N, Fort Morgan, CO 80701.
Request: A Use by Special Review Permit to operate a millwright and fabrication business.

THE COUNTY WILL CONTINUE TO OFFER THE OPTION TO ATTEND MEETINGS REMOTELY. IF YOU HAVE ANY QUESTIONS REGARDING ATTENDING THE MEETING, PLEASE CONTACT THE PLANNING OFFICES AT 970-542-3526.

To participate remotely you may connect via Zoom at:
https://us02web.zoom.us/j/85451138827
Join via audio:
+1 719 359 4580 US
Webinar ID: 854 5113 8827

Documents pertaining to the above identified matters are on file in the Planning Administrator's Office, 231 Ensign St., Fort Morgan, Colorado. Twenty-four hours prior to the meeting, the Planning Commission meeting packet is available here: morgancounty.colorado.gov

At time of the meeting an opportunity will be given for presentation of evidence in support of or in opposition to the application.

Nicole Hay
Nicole Hay
Morgan County Planning Administrator

Posted to website: September 26, 2025

For special assistance for the mentioned hearing, please notify us at least 48 hours before the scheduled agenda item. Please call (970) 542-3526 to request any ADA accommodations.

The above sign was posted on (date) 09/17/2025, pursuant to the Morgan County Zoning Resolution by (name of applicant) Alma Mota.

Project name and number: SU2025-0003

Signature of Applicant/Representative: [signature]

STATE OF COLORADO)
) ss.
COUNTY OF MORGAN)

LILIANA LOPEZ LOPEZ
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20244009382
MY COMMISSION EXPIRES 03/05/2028

Signed before me this date: Sept. 18, 2025

My Commission expires: March 05, 2028

NOTARIZED BY: [signature]

NOTICE OF SPECIAL PUBLIC HEARING ON LAND USE
APPLICATION BEFORE THE PLANNING COMMISSION
Applicant: Xtreme LLC
Landowners: Terry W. and Connie R. Tormohlen
Reason: Use by Special Review to operate a millwright and fabrication business.
Location of Hearing: 231 Ensign Street,
Fort Morgan, CO 80701
Date of Hearing: Monday, October 6, 2025 at 6:00 P.M.

NOTICE OF SPECIAL PUBLIC HEARING ON LAND USE
APPLICATION BEFORE THE PLANNING COMMISSION
Applicant: Xtreme LLC
Landowners: Terry W. and Connie R. Tormohlen
Reason: Use by Special Review to operate a millwright and fabrication business.
Location of Hearing: 231 Ensign Street,
Fort Morgan, CO 80701
Date of Hearing: Monday, October 6, 2025 at 6:00 P.M.

| BOARD OF COUNTY COMMISSIONERS 9:00 A.M. | OCTOBER 21, 2025 |
POLAR BLOCK MINOR SUBDIVISION

TABLE OF CONTENTS

- **File Summary**
- **Original Submittal**
  - Application
  - Right to Farm
- **Applicant Narrative**
- **Maps / Covenants**
  - Updated Submitted Plat
  - Updated Submitted Covenants
  - Original Submitted Plat
  - Original Submitted Covenants
- **Proof of Ownership**
  - Current Title Commitment
  - Deed
- **Utilities/Access**
  - Water
  - Septic
  - Electric
  - Driveway
- **Additional Application Information**
  - Ditch Company Notification
  - Impact Statement
  - Soil Map
  - Mineral Ownership
  - Statement of Taxes
- **Landowner Letters, Referrals & Responses**
  - Landowner Letter sent & Responses Received
    - Responses rec'd prior to Planning Commission Hearing
  - Referral Sent & Reponses Received
  - Notification
  - Sign Posting Pictures & Affidavit
- **Long Bridge Estates**

MORGAN COUNTY
PLANNING AND ZONING DEPARTMENT

October 7, 2025

Polar Block Properties, LLC .
951 20th St #731
Denver, CO 80201
[redacted]

Dear Applicant/Landowner:

Your Application for a Minor Subdivision has been rescheduled for review and decision by the Planning Commission and Board of County Commissioners. The hearing for the Board of County Commissioners will be held on **Tuesday, October 21st, 2025 at 9:00 A.M.**

As per Section 8-200(B)(11), notification sign postings need to occur no later than 10 days prior to each hearing and photographs accompanied by an affidavit to our office no later than 5 days prior to each hearing. One sign facing each public right-of-way adjacent to the property is required. The county will provide one sign it is up to you to post it.

Board of County Commissioner sign notice dates: **Posted by October 10, 2025**
Pictures and Affidavit by October 16, 2025

It is necessary that you be present at the hearing to answer any questions the Board of County Commissioners may have. If you are unable to attend, a letter stating who will be representing you will be needed.

Do not hesitate to contact us at any time if you have questions.

Sincerely,

Nicole Hay
Nicole Hay
Planning Administrator

FILE SUMMARY

MORGAN COUNTY
PLANNING AND ZONING DEPARTMENT

MORGAN COUNTY BOARD OF COUNTY COMMISSIONERS
FILE SUMMARY
October 15, 2025
Hearing date – October 21, 2025

APPLICANT: Andrew Witt
LANDOWNER: Polar Block Properties, LLC

This application is for a 4-lot Minor Subdivision of 35.43 acres located in the SE¼ of Section 13, Township 3 North, Range 59 West of the 6th P.M., Morgan County, Colorado. The property is zoned Agriculture Production.

Lots 1, 2 and 3 will be 8.66 acres and Lot 4 will be 9.45 acres. Currently, Lots 1, 2, and 3 are vacant and Lot 4 has a residence.

Included in the packets are referral responses from Colorado Division of Water Resources (DWR), Bijou Irrigation Company, and Morgan Conservation District (MCD). DWR believes the proposed water supply will not cause material injury to decreed water rights, as long as the applicant maintains valid well permits. Bijou Irrigation had concerns regarding the irrigation easement currently going through the proposed 4 lots. The easement is a critical component of Bijou Irrigation's infrastructure.

Also included in the packets are several letters received from landowners with 1320 feet of the property.

Section 8-220 of the Morgan County Subdivision Regulations requires review of the listed criteria and compliance to be determined prior to approval of the proposed subdivision.

In reviewing an application for a minor subdivision, the Planning Commission and the Board of County Commissioners shall apply the following criteria as listed from Section 8-220 of the Morgan County Subdivision Regulations:

(A) Whether the application documents are complete and present a clear picture of how the subdivision is to be laid out including all infrastructure, easements, and access.
The application documents are complete:

The application documents are complete.

1) Northeast Colorado Health Department has issued a letter regarding onsite wastewater treatment systems on Lots 1 thru 4.

2) Lot 4 is currently served by a well. In order to serve Lots 1 thru 3 Morgan County Quality Water requires inclusion into the District boundaries.

3) Access for Lot 4 is directly off of County Road 12. Access for Lots 1 thru 3 will be off of County Road 12 via a 40-foot access easement that is currently being used by the residents of the Long Bridge Estates Minor Subdivision, which is west and adjacent to the proposed minor subdivision. Long Bridge Estates Minor Subdivision has a declaration of restrictive covenants, in which addresses the access. The proposed minor subdivision will also have covenants regarding the access easement that will be recorded if approved.

4) Property is located in the Fort Morgan Fire District.

5) Soil map was provided by the Natural Resources Conservation Service.

6) No mineral estate owner has filed a request for notice with the Morgan County Clerk & Recorder.

7) Right to Farm notices were signed by the property owner and provided with the application.

(B) Whether the proposed subdivision is consistent with the Morgan County Comprehensive Plan.
The subdivision is located in the southwest planning area.

Chapter 2, Plan Summary
Goal: Section 2.C.1- To encourage development where proposed development is compatible with existing land uses and access to public infrastructure is established.

A minor subdivision is adjacent and to the west of the proposed minor subdivision. Other large parcels used as single family home surrounded by farmland are also in the area. There is access to County Road 12, Morgan County REA, and Morgan County Quality Water if included into the district.

(C) Whether the proposed subdivision complies with the standards applicable to the subdivision as described in the Subdivision Regulations.

The proposed subdivision application cannot establish a water supply for Lots 1, 2 and 3 without inclusion into the Morgan County Quality Water District. Subject to the conditions below, the application meets this criteria.

(D) Whether the proposed subdivision is compatible with surrounding land uses and is adequately buffered as needed.

All properties adjoining this proposed subdivision are in the Agricultural Production District. There is a minor subdivision to the west, a large parcel with a single family home site and farmland is south and farmland is to the east and north.

(E) The recommendations of referral agencies have been considered.

The applicant has included an irrigation ditch access and maintenance easement for the Bijou Irrigation infrastructure on the plat.

(F) The proposed subdivision is not within 1,320 feet of a confined animal feeding operation.

Planning Commission Meeting

This application was considered by the Planning Commission in a public hearing on October 6, 2025.

Several neighboring property owners expressed their concerns regarding the existing shared driveway being used by the residents of Long Bridge Estates to the west of the proposed Polar Block Minor Subdivision. They are concerned the driveway will not handle the extra traffic with the added lots. Another concern was regarding the Quality Water Districts water pressure with 3 additional taps.

The Planning Commission motioned for recommended conditional approval as presented with the addition of addressing the Bijou Irrigation District lateral.

The motion was approved on a vote of 5 in favor and 1 opposed.

Since the Planning Commission hearing

The applicant has worked with Bijou Irrigation District to revise the proposed covenants, provide a separate easement document and revise the plat to satisfy the Districts concerns.

Recommendation

The application generally meets the criteria as explained above if the following condition is added. Staff recommends conditional approval of the application subject the following condition:

1. The plat shall not be signed by the County or recorded until Lots 1 thru 3 of Polar Block Minor Subdivision are included into the Morgan County Quality Water District. Inclusion must be demonstrated by the recorded inclusion order from the Morgan County District Court. If the recorded inclusion order is not provided within six months of conditional approval of the application, the conditional approval is void without further action.

Nicole Hay
Morgan County Planning Administrator

ORIGINAL SUBMITTAL

Original Application

Right to Farm

MORGAN COUNTY
PLANNING, ZONING &
BUILDING DEPT. 231 Ensign,
P.O. Box 596
Fort Morgan, Colorado 80701
PHONE (970)542-3526
FAX (970)542-3509
Email: permits_licensing@co.morgan.co.us

PERMIT # MS2025 - 0005

Date Received 7 / 14 / 25 Received By JS
Fee: ☒ Administrative Review $350 ☐ Full Review $ _____
Ck/CC #: 3273456 Paid 7 / 28 / 25 Recording Fee $ ____ Ck/
CC #: _____ Paid ___/___/___ P C Date: ___/___/___
BOCC Date: ___/___/___
100 Year Floodplain? Y / N Taxes Current? Y / N

MINOR SUBDIVISION APPLICATION

Landowner MUST Sign Application and Right to Farm Policy

APPLICANT

Name Andrew Witt
Address 951 20TH ST #731
Denver, CO 80201
Phone [redacted]
Email [redacted]

LANDOWNER

Name Polar Block Properties, LLC
Address 951 20TH ST #731
Denver, CO 80201
Phone [redacted]
Email [redacted]

SURVEYOR

Name American West Land Surveying Email _____
Address 331 S 4th Ave, Brighton, CO 80601 Phone [redacted]

Minimum Lot Size Requirements:
-Minimum lot size for parcels containing both a water well and septic system is 2.5 (two and one half) acres
-Minimum lot size for parcels without a water well and served by a public or private water system and septic system is 1 (one) acre

PROPERTY LEGAL DESCRIPTION AND TECHNICAL INFORMATION

Address of Property to be divided (or general location if not yet addressed): *Attach extra pages if needed*
15435 CO RD 12, Fort Morgan CO 80701

Parcel #: 1225 - 130 - 00 - 004 Zone District: ~~RES~~ A

S: 13 T: 3 R: 59 ___ ½ SE ¼ ___ ¼

Total acreage in parcel: 34.62 Number of lots to be created: 4

Is property located within 1320' (1/4) of a livestock confinement facility? Y/N

Distance and Direction to Nearest Community: 12 minute drive to Fort Morgan from the west.

PRESENT use of property The existing parcel contains one single family home.
PROPOSED use of property The new parcels are proposed to accommodate manufactured residential homes, contributing to the local housing inventory.

SEE REQUIRED ATTACHMENT LIST ON BACK OF THIS PAGE

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED OR PROCESSED

MINOR SUBDIVISION APPLICATION REQUIRED ATTACHMENT LIST

Additional information may be required by staff

Application Fee:

☐Non-Refundable Application Fee due with application as determined by staff:

**Additional fees and charges may be required pursuant to Section 2-160 of Morgan County Zoning Regulations. Applicant will be responsible for any legal fees after the first 5 hours.*

☐$_____Administrative Review

OR

☐$ _____ Full Review

Project Narrative: ☐Narrative to include:

- ☐Project Description
- ☐Purpose of request, including minor subdivision criteria
- ☐Additional information to show project's intent
- ☐How project will relate to or impact existing adjacent uses
- ☐All off-site impacts and proposed mitigation measures
- ☐Development or implementation schedule of project
- ☐General topography of land and potential hazards
- ☐If property is in the floodplain, give Zone, panel number, and panel date https://msc.fema.gov/portal/home
- ☐Is proposed subdivision located within a Fire District?

Site Plans/Maps:

☐Plat map (survey) per requirements set forth in the Morgan County Subdivision Regulations Section 6-170 -- **must show the original exempted parcel and the parcel being created through this amendment** **(SUBMIT ELECTRONICALLY)**

☐Improvement location certificate, including setbacks of existing structures, wells and septic system **(SUBMIT ELECTRONICALLY)**

☐Include any **easements** required for the project-widths and other pertinent information. *May be required to supply copies of easement agreements*

Proof of Ownership:

☐ **Current** title insurance commitment (within last 6 months)

Utilities/Access

☐Names, addresses and phone numbers for all property owners

☐**Water**- Must have "Will Serve Letter" for lots being subdivided

☐**Septic System**

- Existing Septic System - Evaluation of adequacy in terms of today's regulations from local Health Department
- Private System - "Will Serve Letter"
- Proposed Septic System – "Will Serve Letter"
- Public System – "Will Serve Letter"

Utilities/Access

☐**Electric** (Electric bill or letter of commitment from electricity provider)

☐**Driveway Permit** from CDOT or Morgan County Road and Bridge
(If required by staff)

Technical:

☐ **Ditch Company**- Proof of contact if there is a ditch on or next to your property

☐**Impact statement** from Morgan County Extension for determination of the number of animal units this land can sustain

☐**Soil Map** from Morgan Conservation District showing suitability for sanitary facilities, and building site development for site specific soil

☐**Revegetation Plan**

☐**Notification to all mineral rights owners** and/or lessees
Provide names and addresses as well as a copy of a letter sent **30 days prior** to submission or if unable to locate, submit a list of owners/lessees showing 3 sources of attempts to locate.

☐Declaration of **restrictive covenants**

☐**Homeowners Association agreement** and by-laws

☐ **Right to Farm Policy** signed by Landowner (attached)

☐**Recording Fees:** *All recording fees will be collected at the **conclusion** of all hearings Made payable to Morgan County Clerk & Recorder*

☐Plat map recording fee

$13.00 first page
$10.00 per page thereafter
___# additional pages x 10=$ + $13= $ Total Recording Cost

☐Covenants recording fee

$13.00 first page
$ 5.00 per page thereafter

*Title to any or all of the Minor Subdivision **CANNOT** be transferred until all required documents have been recorded in the Morgan County Clerk and Recorders office.

☐ Additional Information required by staff: _____
_____

☐ _____# **Paper Applications**
☐ _____**Digital Copy of Complete Application** *One sided only please*

LANDOWNER AND APPLICANT STATEMENTS

Property taxes must be current prior to processing application.

I hereby certify that to the best of my knowledge, the information contained within this application package is true and correct.

Application must be signed by applicant and landowner as it appears in title insurance.

Andrew Witt 06/13/2025		Andrew Witt 06/13/2025	
Applicant Signature	Date	Landowner Signature	Date
Applicant Signature	Date	Landowner Signature	Date

MORGAN COUNTY RIGHT TO FARM POLICY

Morgan County is one of the most productive agricultural counties in Colorado. Ranching, farming, animal feeding, and all agricultural activities and operations in Morgan County are integral and necessary elements of the continued vitality of the County's economy, culture, landscape, and lifestyle. Over 70% of the County's acreage is devoted to farming and raising livestock with over 700 farms. The agricultural products produced by those farms create millions of dollars of market value. Morgan County recognizes the importance of agricultural operations as necessary and worthy of recognition and protection and supports policies to maintain the high-quality rural character of the County.

Living in Morgan County requires residents to accept the effects of agriculture and rural living as part of daily life. Agricultural users of the land are not expected to change their long-established agricultural practices to accommodate the intrusions of residential activities into a rural area. These effects may include noise from tractors, equipment, and aerial spraying at any time; dust from animal pens, field work, harvesting, and use of gravel roads; odor from confinement animal feeding operations, silage and manure; smoke from ditch burning; flies and mosquitoes; the use of pesticides and fertilizers; and movement of livestock or machinery on public roads. Under Colorado law, these activities are not considered nuisances and are protected.

Residents must also accept that public services in rural areas are different than urban or suburban areas. Specifically, regular road maintenance may be less available and may be at a lower level. In certain circumstances, the standard for maintenance may be determined on whether the road is passable and usable and not whether the road surface is rough. County gravel roads, no matter how often they are maintained, will not provide the same kind of surface expected from a paved road and will not support travel at the recommended speed. Further, the County may permit certain road maintenance activities by agricultural producers or other industries to allow those commercial activities to continue when County resources are unavailable due to other road issues or events. The County considers these activities to be integral to the protection of agricultural operations in Morgan County.

In addition, in Morgan County, utility services may be nonexistent or subject to interruption; law enforcement, fire protection and ambulance service will have considerably longer response times; and snow may not be removed from County roads for several days after a major snowstorm. The County prioritizes snow removal as it deems necessary.

People are exposed to different hazards in a rural setting than they are in an urban or suburban area. Farms, ponds, irrigation ditches, electrical service to pumps and oil field equipment and operations, noxious weeds, livestock, and territorial animals may present real threats to people. It is necessary that all activities are supervised for both the protection of the people and protection of agricultural activities and owners may need to fence property to ensure a safe environment.

All County residents are encouraged to learn about their rights and responsibilities and to act as good neighbors and citizens of Morgan County. This includes but is not limited to obligations under Colorado State law, including but not limited to, the Colorado Fence and Right to Farm laws, and Morgan County Zoning Regulations regarding maintenance of fences, controlling weeds, and keeping animals under control. Residents are responsible for understanding and accepting the implications of living in a rural agricultural area.

Information regarding these topics may be obtained from the Morgan County Extension Office and Planning and Zoning Department.

RECEIPT AND STATEMENT OF UNDERSTANDING

I hereby certify that I have read and understood the Morgan County Right to Farm Policy. I further state that I am aware and acknowledge that the conditions of living in a rural area, primarily used for agricultural production, and that I understand these activities are protected under Colorado law and are not considered a nuisance.

[signature] 6/16/25			
Signature	Date	Signature	Date
Drew Witt			
Printed Name		Printed Name	
951 20th st #731 Denver, CO 80201			
Address		Address	

Adopted by the Morgan County Board of County Commissioners by Resolution 2025 BCC 21

STATEMENT OF AUTHORITY

1. This Statement of Authority relates to an entity[1] named Polar Block Properties, LLC, and is executed on behalf of the entity pursuant to the provisions of Section 38-30-172, C.R.S.

2. The type of entity is a:

☐ trust	☐ registered limited liability partnership
☐ nonprofit corporation	☐ registered limited liability limited partnership
☒ limited liability company	☐ limited partnership association
☐ general partnership	☐ government or governmental subdivision or agency
☐ limited partnership	☐ corporation
☐ _____	

3. The entity is formed under the laws of Colorado

4. The mailing address for the entity is 951 20th St #731 Denver Co 80201

5. The ☒ name ☐ position of each person authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the entity is Andrew Witt.

6.[2] The authority of the foregoing person (s) to bind the entity is ☒ not limited ☐ limited as follows: _____.

7. Other matters concerning the manner in which the entity deals with interests in real property:

Executed this 06/18/2025.

Andrew Witt
Signature

Signature

STATE OF ~~XXXXXXX~~ Florida
COUNTY OF Broward } SS:

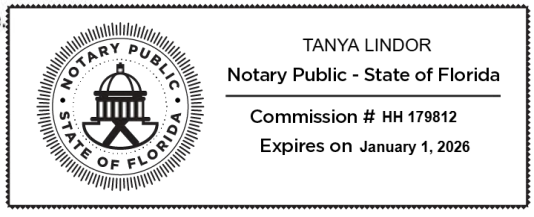
The foregoing instrument was acknowledged before me this 18th day of June 2025, by Andrew Witt.

Witness my hand and official seal.

Notary Public
Tanya Lindor

My commission expires: 01/01/2026

[1]This form should not be used unless the entity is capable of holding title to real property.
[2]The absence of any limitation shall be prima facie evidence that no such limitation exists.
[3]The statement of authority must be recorded to obtain the benefits of the statute.



Notarized remotely online using communication technology via Proof.

RECEIPT

Morgan County

231 Ensign, Fort Morgan, CO 80701

(970) 542-3526

MS2025-0005 | Minor Subdivision Permit

Receipt Number: 545956

Payment Amount: **$300.00**

September 5, 2025

Transaction Method	*Payer*	*Cashier*	*Reference Number*
Credit Card	Andrew Witt	Jenafer Santos	1102

Comments

Difference from being an administrative application originally – now a full review application

Assessed Fee Items

Fee items being paid by this payment

Assessed On	*Fee Item*	*Account Code*	*Assessed*	*Amount Paid*	*Balance Due*
09/05/25	Planning Other Fee		$300.00	$300.00	$0.00
07/29/25	Minor Subdivision - Administrative		$350.00	$350.00	$0.00
		Totals:	$650.00	$650.00	
				Previous Payments	$350.00
				Remaining Balance Due	$0.00

Application Info

Property Address	Property Owner	Property Owner Address	Valuation
15435 CO RD 12 FORT MORGAN, CO 80701	POLAR BLOCK PROPERTIES LLC	951 20TH ST #731 DENVER, CO 80201	

Description of Work

Minor subdivision of 4 lots containing 8.65 acres each to be used as residential properties.

APPLICANT NARRATIVE

Project Narrative

Subdivision Application for 15435 County Road 12, Fort Morgan, CO 80701

Overview:
The purpose of this subdivision request is to divide an existing 34.62-acre parcel of land into four equal parcels, each 8.655 acres in size. The existing parcel currently contains one single-family residence. The three newly created parcels are proposed to accommodate manufactured residential homes, contributing to the local housing inventory and addressing community housing needs.

Location:
The property is located at **15435 County Road 12, Fort Morgan, Colorado 80701**, with convenient access from **County Road 12** and proximity to **Highway 76**. The site is situated in unincorporated **Morgan County**, near the city of **Fort Morgan**, which serves as the nearest community hub.

Access and Easement:
Lot 4 has direct access off of **County Road 12**. Lot 1, 2, and 3 will be provided access via an **existing easement** off County Road 12.

Topography and Environmental Conditions:
The property is located within the plains region and is flat farmland. It does not present any topographical or environmental hazards. It is **not located within a designated floodplain**, ensuring low risk for flood-related issues. The site is within the service area of the **Fort Morgan Rural Fire Protection District**, providing essential fire protection services.

Development Intent and Schedule:
At this time, a formal development schedule has not been established. However, the intent is to place manufactured homes on the newly created lots to provide additional housing opportunities in the area.

All off-site impacts and proposed mitigation measures:
There are no off-site impacts or proposed mitigation.

MAPS / COVENANTS

Updated Submitted Plat

Updated Submitted Covenants

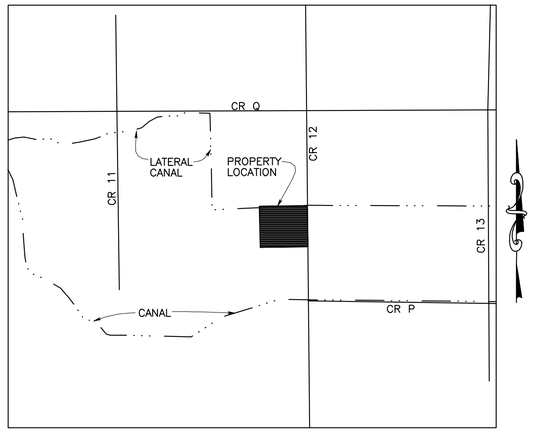
Original Submitted Plat

Original Submitted Covenants

Polar Block Minor Subdivision Plat

#MS2025–XXXX
Located in the Southeast 1/4 of Section 13,
Township 3 North, Range 59 West of the 6th P.M.,
County of Morgan, State of Colorado

Sheet 1 of 2



VICINITY MAP
SCALE:1"=2000'

SURVEYOR'S NOTES:

1) BASIS OF BEARING: THE NORTH LINE OF THE SOUTH 1/2 OF SECITON 13, TOWNSHIP 3 NORTH, RANGE 59 WEST OF THE 6TH PRINCIPAL MERIDIAN IS ASSUMED TO BEAR NORTH 89°08'35" EAST, AS MONUMENTED HEREON WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

2) DISTANCES SHOWN ON THIS MINOR SUBDIVISION PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.

3) ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

4) ANY PERSON WHO KNOWINGLY REMOVES OR KNOWINGLY CAUSES TO BE REMOVED ANY PUBLIC LAND SURVEY MONUMENT, AS DEFINED BY SECTION 38–53–103 (18), C.R.S., OR CONTROL CORNER, AS DEFINED IN SECTION 38–53–103 (6), C.R.S., OR A RESTORATION OF ANY SUCH MONUMENT OR WHO KNOWINGLY REMOVES OR KNOWINGLY CAUSES TO BE REMOVED ANY BEARING TREE KNOWING SUCH IS A BEARING TREE OR OTHER ACCESSORY, AS DEFINED BY SECTION 38–53–103 (1), C.R.S., EVEN IF SAID PERSON HAS TITLE TO THE LAND ON WHICH SAID MONUMENT OR ACCESSORY IS LOCATED, COMMITS A CLASS 2 MISDEMEANOR UNLESS, PRIOR TO SUCH REMOVAL, SAID PERSON HAS CAUSED A COLORADO PROFESSIONAL LAND SURVEYOR TO ESTABLISH AT LEAST TWO WITNESS CORNERS OR REFERENCE MARKS FOR EACH SUCH MONUMENT OR ACCESSORY REMOVED AND HAS FILED OR CAUSED TO BE FILED A MONUMENT RECORD PURSUANT TO ARTICLE 53 OF TITLE 38, C.R.S.

5) CERTIFICATION DEFINED: THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE PRACTICE OF LAND SURVEYING, CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OF FINDINGS WHICH ARE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESS OR IMPLIED.

6) EASEMENTS AND RIGHTS OF WAY SHOWN HEREON WERE PROVIDED BY NORTHERN COLORADO TITLE SERVICES CO., INC. ORDER NO. NCT25409 DATED MARCH 17, 2025.

7) 40' ACCESS, UTILITY, AND DRAINAGE EASEMENT ARE SHOWN BASED ON THE RECORDED PLAT OF LONG BRIDGE ESTATES MINOR SUBDIVISION. THE EASEMENT SHOWN ON THE PLAT HAS NO DIMENSIONS. DIMENSIONS SHOWN HEREON ARE BASED ON FIELD EVIDENCE, AND A BEST GUESS AS TO THE INTENTION OF THE EASEMENT LOCATION.

8) EASEMENT FOR GAS PIPELINE CROSSING THE BIJOU LATERAL DITCH RECORDED NOVEMBER 25, 1958 IN BOOK 611, PAGE 39 DOES NOT GIVE A SPECIFIC LOCATION OR WIDTH AND IS NOT SHOWN ON THIS SURVEY.

OWNERSHIP AND DEDICATION CERTIFICATE:

WE, THE UNDERSIGNED, BEING THE OWNERS OF THAT PART OF THE THE NORTH 70 ACRES OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 3 NORTH, RANGE 59 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF MORGAN, STATE OF COLORADO, EXCEPT LONG BRIDGE ESTATES MINOR SUBDIVISION RECORDED MAY 23, 2003 IN BOOK 10, PAGE 77, AT RECEPTION NO. 1500058, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 13; THENCE COINCIDENT WITH THE EAST LINE OF SAID SOUTHEAST 1/4 SOUTH 01°01'25" EAST, A DISTANCE OF 1152.72 FEET TO THE SOUTHEAST CORNER OF SAID NORTH 70 ACRES AS SHOWN ON THE SUBDIVISION EXEMPTION PLAT RECORDED MAY 23, 2003 IN BOOK 10, PAGE 77, AT RECEPTION NO. 1500058; THENCE COINCIDENT WITH THE SOUTH LINE OF SAID 70 ACRES SOUTH 8924808'21" WEST, A DISTANCE OF 1332.35 FEET TO THE SOUTHEAST CORNER OF SAID LONG BRIDGE ESTATES MINOR SUBDIVISION; THENCE COINCIDENT WITH THE EAST LINE OF SAID MINOR SUBDIVISION NORTH 01°36'33" WEST, A DISTANCE OF 1152.90 FEET TO THE NORTHEAST CORNER OF SAID MINOR SUBDIVISION; THENCE COINCIDENT WITH THE NORTH LINE OF THE SAID SOUTHEAST 1/4 NORTH 89°08'35" EAST, A DISTANCE OF 1344.13 FEET TO THE POINT OF BEGINNING, CONTAINING 35.42 ACRES, MORE OR LESS; HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED INTO LOTS, TRACTS, BLOCKS, STREETS/ROAD, AND EASEMENTS TO BE KNOWN AS THE PLAT OF POLAR BLOCK MINOR SUBDIVISION;

FURTHERMORE, THE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND CABLE COMMUNICATION SYSTEMS AND OTHER PURPOSES ASSHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESSFROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

DATED THIS _____ DAY OF _____, 20_____.

_____
OWNER, POLAR BLOCK PROPERTIES, LLC

STATE OF COLORADO)
) SS.
COUNTY OF_____)

THE FOREGOING CERTIFICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20_____.

MY COMMISSION EXPIRES _____.

WITNESS MY HAND AND SEAL.

_____
NOTARY PUBLIC

MORGAN COUNTY NOTES:

1) MORGAN COUNTY IS NOT RESPONSIBLE FOR QUANTITY OR QUALITY OF WATER SUPPLIED TO THIS MINOR SUBDIVISION.

2) ANY PAST, PRESENT OR FUTURE DRAINAGE PROBLEMS ON THIS PROPERTY ARE THE RESPONSIBILITY OF THE LANDOWNER AND THEIR SUCCESSORS AND NOT THAT OF MORGAN COUNTY.

3) SHARED ACCESS IS GOVERNED BY THE COVENANTS RECORDED AT RECEPTION NO. _____ IN THE RECORDS OF THE MORGAN COUNTY CLERK AND RECORDER.

CERTIFICATE OF APPROVAL BY THE PLANNING AND ZONING DEPARTMENT:

APPROVED THIS _____ DAY OF _____, 20_____, BY THE PLANNING ADMINISTRATOR OF MORGAN COUNTY, COLORADO. THIS APPROVAL DOES NOT GUARANTEE THAT THE SIZE, SOIL CONDITIONS, OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT, WELL PERMIT, OR SEWAGE DISPOSAL PERMIT WILL BE ISSUED. THIS APPROVAL IS WITH THE UNDERSTANDING THAT ALL EXPENSES INVOLVING REQUIRED IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, GUTTERS, SIDEWALKS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES, AND ALL OTHER IMPROVEMENTS THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER AND NOT THE COUNTY.

ATTEST:_____
PLANNING ADMINISTRATOR

BY:_____
CLERK TO THE BOARD

SURVEYOR'S CERTIFICATE:

I, MERLE R. HOOS, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF MINOR SUBDIVISION TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

MERLE R. HOOS P.L.S. 38046
FOR AND ON BEHALF OF
AMERICAN WEST LAND SURVEYING CO.,
A COLORADO CORPORATION

CLERK AND RECORDER'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____ O'CLOCK _____M, THIS _____ DAY OF _____, 20_____, AND IS DULY RECORDED IN PLAT FILE_____.

_____
CLERK AND RECORDER

American West
Land Surveying Co.
A Family Owned Corporation Since 1991
PO Box 129, Brighton, CO 80601 * P:303-659-1532 * mrh.amw@gmail.com

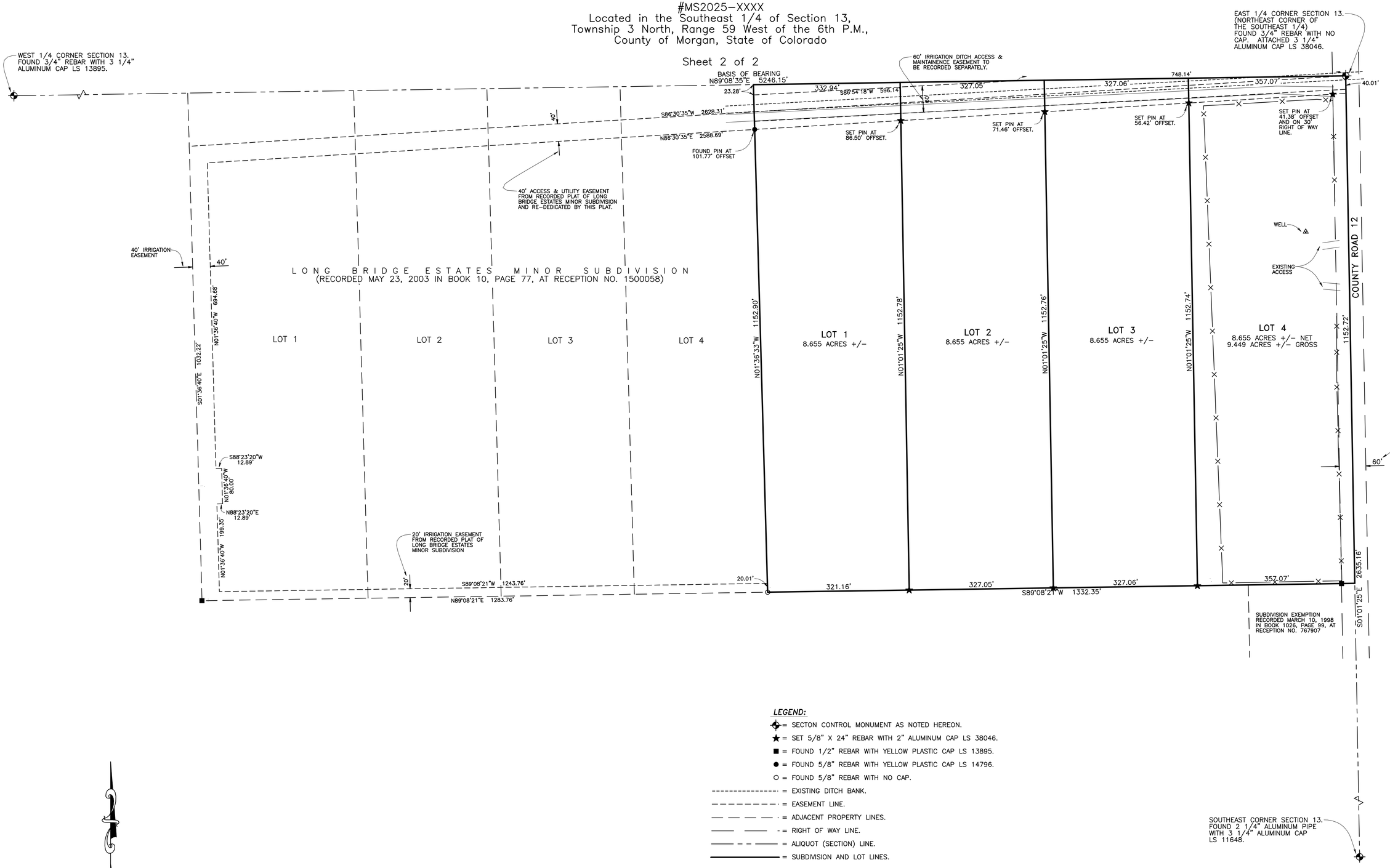
SCALE 1" = 100'	DRAWN BY: MRH	CHECKED BY: CDH	DATE: April 7, 2025
JOB NO: 25-189	REVISIONS:8/13/2025, 10/16/2025		

FILE: Z:\T 3+N\T3N_R59W\S13\MINOR SUB.pro

Polar Block Minor Subdivision Plat

#MS2025–XXXX
Located in the Southeast 1/4 of Section 13,
Township 3 North, Range 59 West of the 6th P.M.,
County of Morgan, State of Colorado

Sheet 2 of 2



LEGEND:

- ⊕ = SECTON CONTROL MONUMENT AS NOTED HEREON.
- ★ = SET 5/8" X 24" REBAR WITH 2" ALUMINUM CAP LS 38046.
- ■ = FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP LS 13895.
- ● = FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP LS 14796.
- ○ = FOUND 5/8" REBAR WITH NO CAP.
- ---------- = EXISTING DITCH BANK.
- – – – – – – – = EASEMENT LINE.
- — — — — = ADJACENT PROPERTY LINES.
- ——— ——— = RIGHT OF WAY LINE.
- ——— – – ——— = ALIQUOT (SECTION) LINE.
- ═══════ = SUBDIVISION AND LOT LINES.

GRAPHIC SCALE 1"=100'

0 100 200 300

American West
Land Surveying Co.
A Family Owned Corporation Since 1991
PO Box 129, Brighton, CO 80601 * P:303–659–1532 * mrh.amw@gmail.com

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FILE: Z:\T 3+N\T3N_R59W\S13\MINOR SUB.pro

Exhibit 'A'

A 60-FOOT WIDE IRRIGATION ACCESS AND MAINTENANCE EASEMENT BEING 30 FEET EACH SIDE OF THE CENTERLINE OF AN EXISTING LATERAL CANAL, LOCATED IN THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 3 NORTH, RANGE 59 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

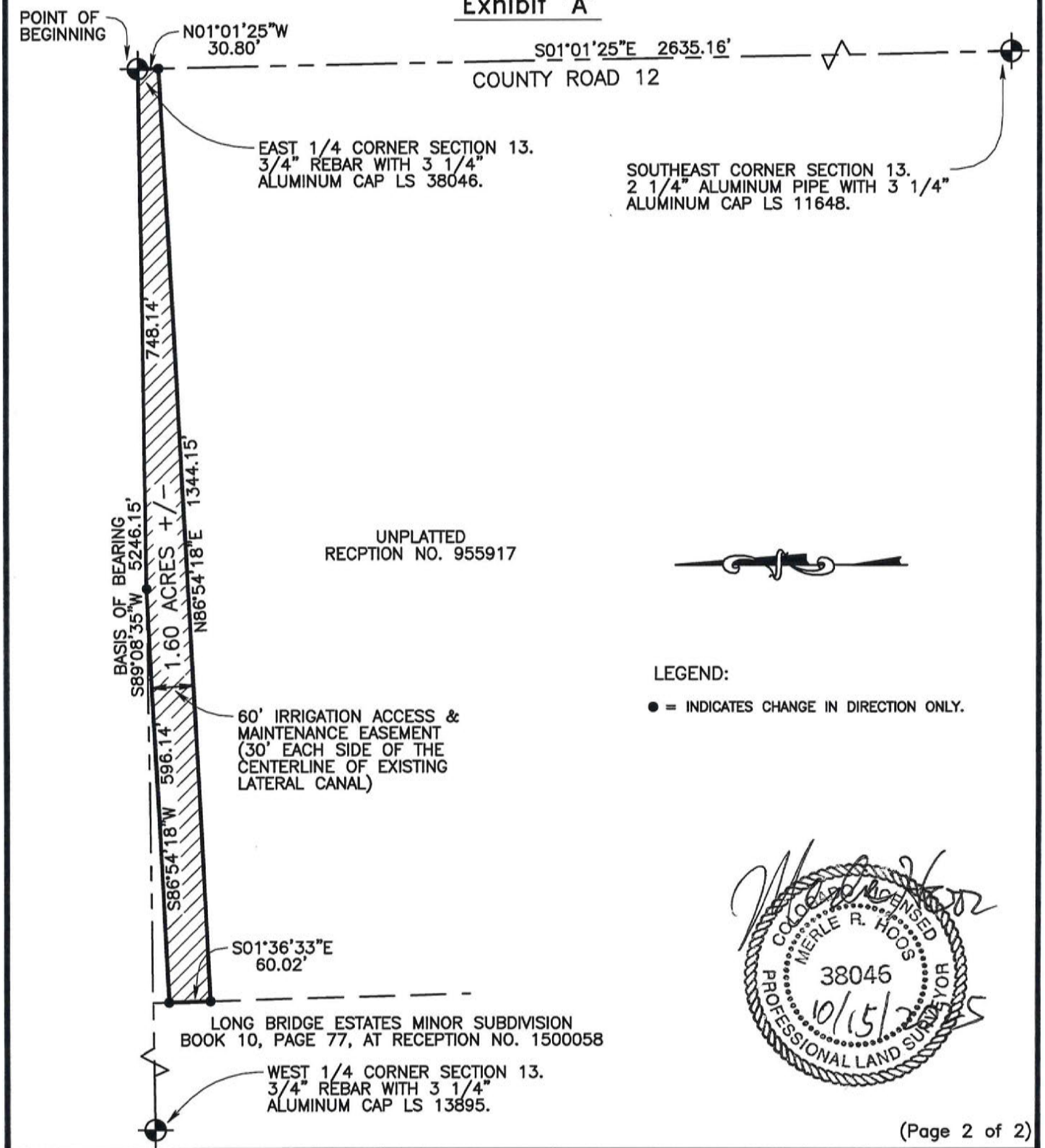
CONSIDERING THE NORTH LINE OF THE SOUTH 1/2 OF SAID SECTION TO BEAR SOUTH 89°08'35" WEST AS MONUMENTED BY A 3/4" REBAR WITH 3 1/4" ALUMINUM CAP LS 38046 IN A RANGE BOX ON THE EAST, AND A 3/4" REBAR WITH 3 1/4" ALUMINUM CAP LS 13895 ON THE WEST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4; THENCE COINCIDENT WITH THE NORTH LINE OF SAID SOUTHEAST 1/4 SOUTH 89°8'35" WEST, A DISTANCE OF 748.14 FEET; THENCE SOUTH 86°54'18" WEST, A DISTANCE OF 596.14 FEET TO THE EAST LINE OF LONG BRIDGE MINOR SUBDIVISION RECORDED MAY 23, 2003 IN BOOK 11, PAGE 77, AT RECEPTION NO. 1500058; THENCE COINCIDENT WITH SAID EAST LINE SOUTH 01°36'33" EAST, A DISTANCE OF 60.02 FEET; THENCE NORTH 86°54'18" EAST, A DISTANCE OF 1344.15 FEET TO THE EAST LINE OF SAID SOUTHEAST 1/4; THENCE COINCIDENT WITH SAID EAST LINE NORTH 01°01'25" WEST, A DISTANCE OF 30.80 FEET TO THE POINT OF BEGINNING, CONTAINING 1.60 ACRES, MORE OR LESS, COUNTY OF MORGAN, STATE OF COLORADO.

DESCRIPTION PREPARED BY:

MERLE R. HOOS, PLS 38046
FOR AND ON BEHALF OF
AMERICAN WEST LAND SURVEYING CO.
A COLORADO CORPORATION

Exhibit 'A'



COLORADO LICENSED
MERLE R. HOOS
38046
10/15/21
PROFESSIONAL LAND SURVEYOR

GRAPHIC SCALE 1"=20'
0 20 40

DRAWN BY: MRH
FIELD: MRH
JOB:25-294

IRRIGATION DITCH ACCESS & MAINTENANCE EASEMENT

American West Land Surveying Co.
A Family Owned Corporation Since 1991
PO Box 129, Brighton, CO 80601 * P:303-659-1532 * mrh.amw@gmail.com

POLAR BLOCK SUBDIVISION COVENANTS

Owner, Polar Block Properties, LLC

Lots 1-4

Legal Description: S: 13 T: 3 R: 59 SE1/4 N 70 AC B747 P768 EX MINOR SUB

All lot owners who use the shared access easement (the “Access Road”) shall be jointly responsible for the regular maintenance and repair of the road. This includes grading, snow removal, weed control, and preservation of surface conditions. The access road shall be maintained with compacted gravel or equivalent material suitable for year-round access by passenger vehicles and emergency services.

Cost Sharing
The cost of maintenance and repairs shall be shared equally among all lot owners who benefit from and utilize the Access Road, unless otherwise agreed in writing. Each owner shall contribute their proportional share annually or as needed, based on an equal division among the number of lots using the road. If emergency repairs are needed, owners may contribute as required and reconcile proportionally after the fact.

Collection and Payment
Contributions shall be collected by a designated road maintenance coordinator (either a chosen owner or property manager), with notice provided 30 days in advance of collection. Failure to contribute may result in a lien against the property, and any unpaid amounts may accrue interest at 10% per annum until paid.

Enforcement
If any lot owner fails to fulfill their obligations under this agreement, any other lot owner may seek enforcement through civil action. The prevailing party in such enforcement action shall be entitled to recover reasonable attorney’s fees and costs.

Prohibition on Closure
No lot owner shall obstruct, gate, restrict, or otherwise interfere with access to or from the Access Road for any other lot owner. The Access Road shall remain open and available for the shared use of all entitled parcels, subject only to temporary closures for necessary maintenance or emergency purposes.

Existing Ditch Easement

The Bijou Irrigation Company owns and operates a ditch system in Weld and Morgan Counties that has been in existence since the 1870s and which is used for the carriage and delivery of water to shareholders. A part of the Bijou ditch system, the No. 1 Lateral, runs across the north side of the properties that are included in the Polar Block subdivision and is operated by the Bijou Irrigation Company and the No. 1 Lateral Company (collectively, “Bijou”).

Colorado law governing the rights of ditch owners affords them constitutional, statutory, and common law rights-of-way across private landowners' property for the purpose of transporting water via water ditches. A ditch owner's right to enter, cross, and even alter a landowner's private land is grounded in Colorado's laws pertaining to easements. In the case of the portion of the Bijou ditch system described above, these rights are part of a prescriptive easement for the ditch.

Bijou's ditch easement on the Polar Block properties extends from the middle of the ditch outward on either side for a distance that is necessary to allow for Bijou's ditch operations. The easement rights include, but are not necessarily limited to:

- The right to run the ditch across and burden private land.
- The right to use the ditch on private land.
- The right to operate, maintain, and repair the ditch.
- The right to enter upon private land to access the ditch and other related areas as necessary for purposes of operation of the ditch and to complete the maintenance and repairs necessary to keep the ditch and its related equipment in proper working order.

In exercising its rights, Bijou may do whatever is reasonably necessary to permit the full use and enjoyment of its ditch easement and related rights. As part of the operation, maintenance, and repair of the ditch, there will be times when it is reasonably necessary for Bijou to cross the Polar Block properties with trucks or heavy equipment and perform procedures that are essential to the operation of the ditch. These procedures may entail, but are not limited to:

- driving on private roads; inspecting structures and banks; cutting, moving and/or piling trees, plants, sand, dirt and other obstructions; transporting or dumping debris; buttressing banks; building new structures; and any other activities Bijou reasonably deems necessary for cost-effective operation of its ditch.

Bijou is not required by law to provide prior notice before entering private land to exercise its easement rights. In many instances, the need to do maintenance and repair work on the ditch may arise urgently and unexpectedly and Bijou will need to enter the private land immediately and without warning to protect its ditch and equipment and to avoid interruptions to the delivery of water to its shareholders.

As an owner of property in the Polar Block subdivision, each property owner must understand the superiority of Bijou's rights as an easement owner and the burdens upon the underlying property that exist because of the ditch easement. A property owner is entitled to use its property, provided such use does not alter the ditch, interfere with water deliveries, or inhibit Bijou's ability to make full use and enjoyment of its easement rights, and each property owner must manage its property and land uses in accordance with these requirements.

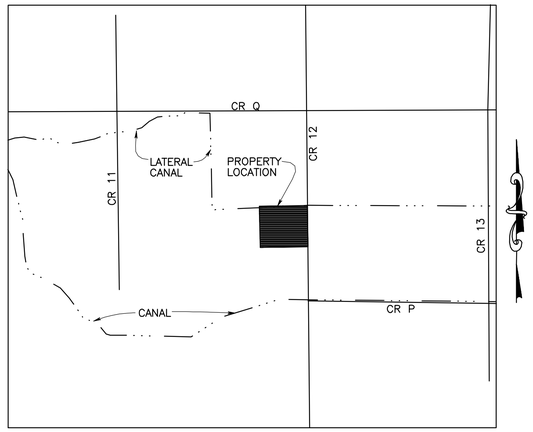
Bijou's easement rights exist as a matter of law, and these provisions do not create, modify, or otherwise limit Bijou's rights and are not intended to do so. If you would like additional information about Bijou's ditch operations, please contact the Bijou Office at 970-867-2222. If a situation arises where a property owner would like to do something on or to its property that could impede Bijou's ability to utilize its easement rights or would impact the ditch structure (e.g., building a bridge over the ditch, altering the route of the ditch, drilling under the ditch,

filling the ditch, or otherwise impeding the flow of water), **the property owner must initially contact Bijou at the number above to discuss the intended project**.

Polar Block Minor Subdivision Plat

#MS2025–XXXX
Located in the Southeast 1/4 of Section 13,
Township 3 North, Range 59 West of the 6th P.M.,
County of Morgan, State of Colorado

Sheet 1 of 2



VICINITY MAP
SCALE:1"=2000'

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OWNERSHIP AND DEDICATION CERTIFICATE:

WE, THE UNDERSIGNED, BEING THE OWNERS OF THAT PART OF THE THE NORTH 70 ACRES OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 3 NORTH, RANGE 59 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF MORGAN, STATE OF COLORADO, EXCEPT LONG BRIDGE ESTATES MINOR SUBDIVISION RECORDED MAY 23, 2003 IN BOOK 10, PAGE 77, AT RECEPTION NO. 1500058, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 13; THENCE COINCIDENT WITH THE EAST LINE OF SAID SOUTHEAST 1/4 SOUTH 01°01'25" EAST, A DISTANCE OF 1152.72 FEET TO THE SOUTHEAST CORNER OF SAID NORTH 70 ACRES AS SHOWN ON THE SUBDIVISION EXEMPTION PLAT RECORDED MAY 23, 2003 IN BOOK 10, PAGE 77, AT RECEPTION NO. 1500058; THENCE COINCIDENT WITH THE SOUTH LINE OF SAID 70 ACRES SOUTH 8924808'21" WEST, A DISTANCE OF 1332.35 FEET TO THE SOUTHEAST CORNER OF SAID LONG BRIDGE ESTATES MINOR SUBDIVISION; THENCE COINCIDENT WITH THE EAST LINE OF SAID MINOR SUBDIVISION NORTH 01°36'33" WEST, A DISTANCE OF 1152.90 FEET TO THE NORTHEAST CORNER OF SAID MINOR SUBDIVISION; THENCE COINCIDENT WITH THE NORTH LINE OF THE SAID SOUTHEAST 1/4 NORTH 89°08'35" EAST, A DISTANCE OF 1344.13 FEET TO THE POINT OF BEGINNING, CONTAINING 35.42 ACRES, MORE OR LESS; HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED INTO LOTS, TRACTS, BLOCKS, STREETS/ROAD, AND EASEMENTS TO BE KNOWN AS THE PLAT OF POLAR BLOCK MINOR SUBDIVISION;

FURTHERMORE, THE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND CABLE COMMUNICATION SYSTEMS AND OTHER PURPOSES ASSHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESSFROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

DATED THIS _____ DAY OF _____, 20_____.

_____
OWNER, POLAR BLOCK PROPERTIES, LLC

STATE OF COLORADO)
) SS.
COUNTY OF_____)

THE FOREGOING CERTIFICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20_____.

MY COMMISSION EXPIRES _____.

WITNESS MY HAND AND SEAL.

_____
NOTARY PUBLIC

MORGAN COUNTY NOTES:

1) MORGAN COUNTY IS NOT RESPONSIBLE FOR QUANTITY OR QUALITY OF WATER SUPPLIED TO THIS MINOR SUBDIVISION.

2) ANY PAST, PRESENT OR FUTURE DRAINAGE PROBLEMS ON THIS PROPERTY ARE THE RESPONSIBILITY OF THE LANDOWNER AND THEIR SUCCESSORS AND NOT THAT OF MORGAN COUNTY.

3) SHARED ACCESS IS GOVERNED BY THE COVENANTS RECORDED AT RECEPTION NO. _____ IN THE RECORDS OF THE MORGAN COUNTY CLERK AND RECORDER.

CERTIFICATE OF APPROVAL BY THE PLANNING AND ZONING DEPARTMENT:

APPROVED THIS _____ DAY OF _____, 20_____, BY THE PLANNING ADMINISTRATOR OF MORGAN COUNTY, COLORADO. THIS APPROVAL DOES NOT GUARANTEE THAT THE SIZE, SOIL CONDITIONS, OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT, WELL PERMIT, OR SEWAGE DISPOSAL PERMIT WILL BE ISSUED. THIS APPROVAL IS WITH THE UNDERSTANDING THAT ALL EXPENSES INVOLVING REQUIRED IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, GUTTERS, SIDEWALKS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES, AND ALL OTHER IMPROVEMENTS THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER AND NOT THE COUNTY.

ATTEST:_____
PLANNING ADMINISTRATOR

BY:_____
CLERK TO THE BOARD

SURVEYOR'S CERTIFICATE:

I, MERLE R. HOOS, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF MINOR SUBDIVISION TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

MERLE R. HOOS P.L.S. 38046
FOR AND ON BEHALF OF
AMERICAN WEST LAND SURVEYING CO.,
A COLORADO CORPORATION

CLERK AND RECORDER'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____ O'CLOCK _____M, THIS _____ DAY OF _____, 20_____, AND IS DULY RECORDED IN PLAT FILE_____.

_____
CLERK AND RECORDER

American West
Land Surveying Co.
A Family Owned Corporation Since 1991
PO Box 129, Brighton, CO 80601 * P:303-659-1532 * mrh.amw@gmail.com

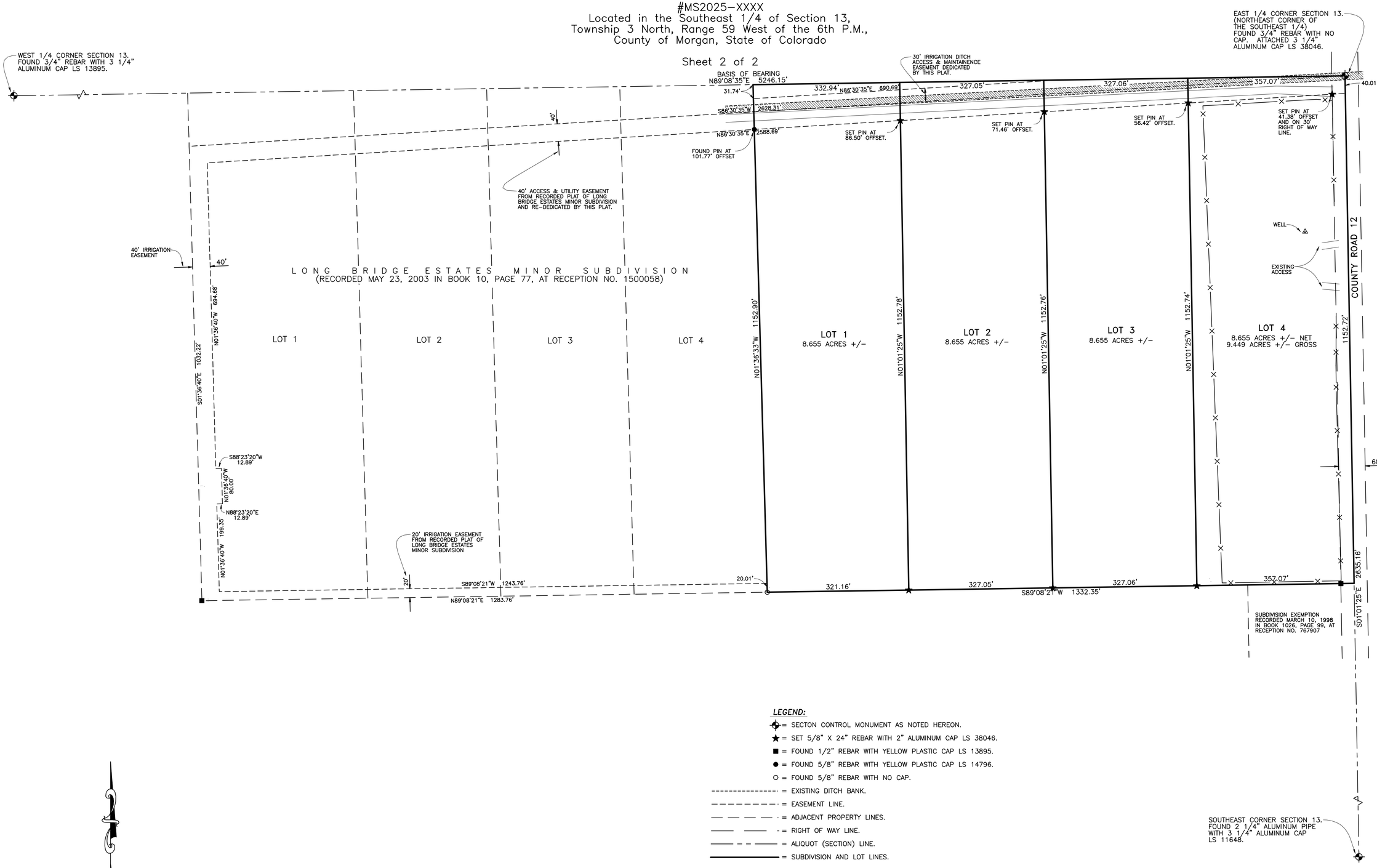
SCALE 1" = 100'	DRAWN BY: MRH	CHECKED BY: CDH	DATE: April 7, 2025
JOB NO: 25–189	REVISIONS:8/13/2025		

FILE: Z:\T 3+N\T3N_R59W\S13\MINOR SUB.pro

Polar Block Minor Subdivision Plat

#MS2025–XXXX
Located in the Southeast 1/4 of Section 13,
Township 3 North, Range 59 West of the 6th P.M.,
County of Morgan, State of Colorado

Sheet 2 of 2



LEGEND:

- ⊕ = SECTON CONTROL MONUMENT AS NOTED HEREON.
- ★ = SET 5/8" X 24" REBAR WITH 2" ALUMINUM CAP LS 38046.
- ■ = FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP LS 13895.
- ● = FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP LS 14796.
- ○ = FOUND 5/8" REBAR WITH NO CAP.
- ---------- = EXISTING DITCH BANK.
- – – – – – – – = EASEMENT LINE.
- — — — — = ADJACENT PROPERTY LINES.
- ——— ——— = RIGHT OF WAY LINE.
- ——— – – ——— = ALIQUOT (SECTION) LINE.
- ═══════ = SUBDIVISION AND LOT LINES.

GRAPHIC SCALE 1"=100'

0 100 200 300

American West
Land Surveying Co.
A Family Owned Corporation Since 1991
PO Box 129, Brighton, CO 80601 * P:303–659–1532 * mrh.amw@gmail.com

SCALE 1" = 100'	DRAWN BY: MRH	CHECKED BY: CDH	DATE: April 7, 2025
JOB NO: 25–189	REVISIONS:8/13/2025		

FILE: Z:\T 3+N\T3N_R59W\S13\MINOR SUB.pro

POLAR BLOCK SUBDIVISION COVENANTS

Owner, Polar Block Properties, LLC

Lots 1-4

Legal Description: S: 13 T: 3 R: 59 SE1/4 N 70 AC B747 P768 EX MINOR SUB

Shared Access and Maintenance Agreement

All lot owners who use the shared access easement (the “Access Road”) shall be jointly responsible for the regular maintenance and repair of the road. This includes grading, snow removal, weed control, and preservation of surface conditions. The access road shall be maintained with compacted gravel or equivalent material suitable for year-round access by passenger vehicles and emergency services.

Cost Sharing

The cost of maintenance and repairs shall be shared equally among all lot owners who benefit from and utilize the Access Road, unless otherwise agreed in writing. Each owner shall contribute their proportional share annually or as needed, based on an equal division among the number of lots using the road. If emergency repairs are needed, owners may contribute as required and reconcile proportionally after the fact.

Collection and Payment

Contributions shall be collected by a designated road maintenance coordinator (either a chosen owner or property manager), with notice provided 30 days in advance of collection. Failure to contribute may result in a lien against the property, and any unpaid amounts may accrue interest at 10% per annum until paid.

Enforcement

If any lot owner fails to fulfill their obligations under this agreement, any other lot owner may seek enforcement through civil action. The prevailing party in such enforcement action shall be entitled to recover reasonable attorney’s fees and costs.

Prohibition on Closure

No lot owner shall obstruct, gate, restrict, or otherwise interfere with access to or from the Access Road for any other lot owner. The Access Road shall remain open and available for the shared use of all entitled parcels, subject only to temporary closures for necessary maintenance or emergency purposes.

PROOF OF OWNERSHIP

Current Title Commitment

NORTHERN COLORADO TITLE SERVICES CO., INC.
205 W. KIOWA AVENUE
FORT MORGAN, CO 80701
TELEPHONE (970)867-0233 * FAX (970)867-7750**

DATE: March 17, 2025
ORDER NO.: NCT25409
PROPERTY ADDRESS: 15435 COUNTY ROAD 12, Fort Morgan, CO 80701

OWNER/PURCHASER: CAROL A. PACE
POLAR BLOCK PROPERTIES, LLC

PLEASE DELIVER TO THE FOLLOWING CUSTOMERS:

X **To: THE ESTATE OF CAROL A. PACE** [redacted] **ATTN: FAITH KEMNITZ**
Fax No.:

X **To: HOMESMART REALTY** [redacted] **ATTN: ANDREW WITT**
Fax No.:

ATTACHED PLEASE FIND THE FOLLOWING ITEM(S) IN CONNECTION WITH THE ABOVE CAPTIONED ORDER. SHOULD YOU HAVE ANY QUESTIONS REGARDING THE ATTACHED DOCUMENTATION, PLEASE CONTACT LINDA, AUBREY, LISA OR SHERYL. FOR CLOSING ASSISTANCE, PLEASE CONTACT LINDA OR LISA. WE APPRECIATE YOUR BUSINESS VERY MUCH AND LOOK FORWARD TO SERVING YOU IN THIS TRANSACTION.

E-MAIL ADDRESS FOR CLOSING DOCUMENTS: closing@ncts.com
HAVE A WONDERFUL DAY!!!

X	**COMMITMENT**	____	OWNERS TITLE POLICY
	AMT DUE IS ON SCHEDULE A (INVOICE)		
____	PROPERTY REPORT	____	MORTGAGEES TITLE POLICY
	AMT DUE IS ON PROPERTY REPORT (INVOICE)		
			DOCUMENTS
____	MORTGAGE/FORECOSURE GUARANTY	**X**	**TAX CERT**
X	**SURVEY / ILC**	____	OTHER / INVOICE

ALTA COMMITMENT FOR TITLE INSURANCE
issued by
FIRST AMERICAN TITLE INSURANCE COMPANY

NOTICE

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I - Requirements; Schedule B, Part II - Exceptions; and the Commitment Conditions, First American Title Insurance Company, a Texas Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I - Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

FIRST AMERICAN TITLE INSURANCE COMPANY

By: _____
Kenneth D. DeGiorgio, President

By: _____
Lisa W. Cornehl, Secretary

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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COMMITMENT CONDITIONS

1. DEFINITIONS

a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.

b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.

c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.

d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.

e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.

f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.

g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.

h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.

i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.

j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I - Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

a. the Notice;
b. the Commitment to Issue Policy;
c. the Commitment Conditions;
d. Schedule A;
e. Schedule B, Part I - Requirements; and
f. Schedule B, Part II - Exceptions; and
g. a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

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5. LIMITATIONS OF LIABILITY

a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
   i. comply with the Schedule B, Part I - Requirements;
   ii. eliminate, with the Company's written consent, any Schedule B, Part II - Exceptions; or
   iii. acquire the Title or create the Mortgage covered by this Commitment.

b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.

c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.

d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.

e. The Company is not liable for the content of the Transaction Identification Data, if any.

f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I - Requirements have been met to the satisfaction of the Company.

g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.

b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.

c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.

d. The deletion or modification of any Schedule B, Part II - Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.

e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.

f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

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9. CLAIMS PROCEDURES
This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION
ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. ARBITRATION
The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is $2,000,000 or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at http://www.alta.org/arbitration.

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Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:
Issuing Agent: **Northern Colorado Title Services Co., Inc.**
Issuing Office: **205 W. Kiowa Avenue, Fort Morgan, CO 80701**
Issuing Office's ALTA® Registry **0044474**
Commitment No.: **NCT25409**
Issuing Office File **NCT25409**
Property Address: **15435 COUNTY ROAD 12, Fort Morgan, CO 80701**

SCHEDULE A

1. Commitment Date: **March 14, 2025 at 08:00 AM**

2. Policy or Polices to be issued:	AMOUNT:	PREMIUM:
ALTA Owners Policy (07/01/21)	**$450,000.00**	**$1,420.00**
Proposed Insured: POLAR BLOCK PROPERTIES, LLC		
ALTA Loan Policy (07/01/21)	**$400,000.00**	**$175.00**
Proposed Insured: THE ESTATE OF CAROL A. PACE		
Other Charges:		
Tax Certificate		**$15.00**
FA Owners Extended Coverage		**$75.00**
Improvement Location Certificate - WAIVED		**$0.00**
	TOTAL DUE:	**$1,685.00**

NOTE: A Minimum Fee of $115.00 will be charged if file is cancelled.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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SCHEDULE A
(Continued)

3. The estate or interest in the Land at the Commitment Date is:

   Fee Simple

4. The Title is, at the Commitment Date, vested in:

   CAROL A. PACE, now deceased, and
   THERON R. PACE, now deceased

5. The Land is described as follows:

   The North 70 acres of the SE1/4 of Section 13, Township 3 North, Range 59 West of the 6th P.M., Morgan County, Colorado, EXCEPT Lots 1-4, Long Bridge Estates Minor Subdivision, according to plat recorded in Book 10 at Page 77.

   and commonly known as (for informational purposes only): **15435 COUNTY ROAD 12, FORT MORGAN, CO 80701**

Northern Colorado Title Services Co., Inc.

Linda L. Reding, Authorized Signatory

First American Title Insurance Company

Dennis J. Gilmore
President

Jeffrey S. Robinson
Secretary

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SCHEDULE B, PART I - REQUIREMENTS

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

2. Pay the agreed amount for the estate or interest to be insured.

3. Pay the premiums, fees, and charges for the Policy to the Company.

4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

    a. The following must be obtained and recorded from pertaining to the Estate of THERON R. PACE, deceased:
    (a) Certified Copy of Death Certificate of THERON R. PACE, deceased.
    (b) If the name to the decedent appears on the Death Certificate in a form different than is shown above, then it will also be necessary to record the affidavits required by C.R.S 38-31-102 (1973 as amended).

    b. The following documents must be obtained and recorded from The Estate of CAROL A. PACE, deceased:
    (a) Certifed copy of Letters of Appointment of the Personal Representative;
    (b) Personal Representative's Deed from the duly appointed Personal Representative to POLAR BLOCK PROPERTIES, LLC.

    c. Deed of Trust from POLAR BLOCK PROPERTIES, LLC to the Public Trustee of Morgan County for the use of THE ESTATE OF CAROL A. PACE to secure payment of $400,000.00.

    d. Statement of Authority for POLAR BLOCK PROPERTIES, LLC, disclosing the name(s) and address(s) of the person(s) represented and the other information required by 38-30-172, C.R.S.

    e. Operating Agreement for POLAR BLOCK PROPERTIES, LLC. This should be reviewed to ensure that the proposed transaction is one in which the limited liability company is authorized to enter and the parties (managers) required to execute the necessary documents. This should not be recorded, but a copy maintained in the file.

    f. Owners Extended Coverage may be issued upon receipt by the Company of: (1) A Survey with Improvements or an Improvement Location Certificate-WAIVED WITH AFFIDAVIT; (2) Signed Final Affidavit and Agreement; and (3) Signed Affidavit and Indemnity as to Non-Record Title Rights, acceptable to the Company. All adverse matters disclosed by the Survey or Improvement Location Certificate and/or Affidavits will be made exceptions from coverage on the Final Title Policy.

Valid as a Commitment for an ALTA Policy only if attached to a countersigned Commitment for Title Insurance, a Schedule A, a Schedule B - Section II and a Schedule C (if applicable) with matching Commitment Numbers.

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SCHEDULE B, PART II - EXCEPTIONS

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.

2. Any facts, rights, interests or claims which are not shown by the Public Records, but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.

3. Easements, or claims of easements, not shown by the Public Records.

4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.

5. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown in the Public Records.

6. Taxes or special assessments which are a lien or due and payable; or which are not shown as existing liens by the public records; and any tax, special assessments, or charges or liens imposed for water or sewer service, or any other special taxing district, and any unredeemed tax sales.

7. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water; (d) Minerals of whatsoever kind, subsurface and surface substances, in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not the matters excepted under (a), (b), (c) or (d) are shown by the Public Records or listed in Schedule B.

8. Reservation as contained in United States Patent recorded MARCH 21, 1888 in Book 12 at Page 165 as follows: Right of the proprietor of a vein or lode to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises and right of way for ditches or canals constructed by the authority of the United States.

9. An undivided 1/2 interest in all oil, gas and other mineral rights, as reserved by JOE MILLER in the Deed to BERTRON D. FLETCHER recorded MARCH 23, 1945 in Book 418 at Page 150, and any and all assignments thereof or interests therein.

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SCHEDULE B, PART II
(Continued)

10. Easement and right of way for PIPELINE purposes as granted by THE BIJOU LATERAL DITCH COMPANY to RUSSELL ENGINEERING CORPORATION as contained in instrument recorded NOVEMBER 25, 1958, in Book 611 at Page 39, the location of said easement and right of way not being specifically defined.

11. Right of way for ROAD purposes as specified in ROAD PETITION recorded APRIL 23, 1888 in Book 15 at Page 241 and 248, said road to be not less than 60 feet in width.

12. Subject to a 40' access and utility easement as shown on IMPROVEMENT LOCATION CERTIFICATE by Jack Odor on October 26, 2023.

13. Right of way and rights incidental thereto for County Roads 30 feet on either side of Section and Township lines as established by the Board of County Commissioners of Morgan County, Colorado, in instrument recorded May 6, 1907 in Book 62 at page 109.

14. NOTE: The following notices pursuant to CRS 9-1.5 103 concerning underground facilities have been filed with the Clerk and Recorder. These statements are general and do not necessarily give notice of underground facilities within the subject property:
(A) MOUNTAIN BELL TELEPHONE COMPANY RECORDED OCTOBER 2, 1981 IN BOOK 821 AT PAGE 502;
(B) PUBLIC SERVICE COMPANY OF COLORADO RECORDED OCTOBER 2, 1981 IN BOOK 821 AT PAGE 514; (C) MORGAN COUNTY RURAL ELECTRIC ASSOCIATION RECORDED JANUARY 22, 1982 IN BOOK 825 AT PAGE 656;
(D) COLORADO INTERSTATE GAS COMPANY RECORDED AUGUST 1, 1981 IN BOOK 819 AT PAGE 623; AND (E) COLORADO INTERSTATE GAS COMPANY RECORDED SEPTEMBER 1, 1983 IN BOOK 846 AT PAGE 797.

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AFFIDAVIT AND INDEMNITY AS TO NON-RECORD TITLE RIGHTS

NORTHERN COLORADO TITLE SERVICES CO., INC.

205 W. KIOWA AVENUE
FORT MORGAN, CO 80701
TELEPHONE (970)867-0233 * FAX (970)867-7750**

Northern Colorado Title Services Co., Inc. ORDER NO.: NCT25409 DATE: March 17, 2025

LEGAL DESCRIPTION: **The North 70 acres of the SE1/4 of Section 13, Township 3 North, Range 59 West of the 6th P.M., Morgan County, Colorado, EXCEPT Lots 1-4, Long Bridge Estates Minor Subdivision, according to plat recorded in Book 10 at Page 77.**

1. FIRST AMERICAN TITLE INSURANCE COMPANY HAS BEEN ASKED TO ISSUE IT'S OWNER'S AND/OR MORTGAGEE'S POLICY OF TITLE INSURANCE WITHOUT THE STANDARD PRE-PRINTED SCHEDULE B EXCEPTION FOR "RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS" AND/OR TO ISSUE SAID POLICY WITH AFFIRMATIVE INSURANCE RELATIVE TO SUCH RIGHTS OR CLAIMS.

2. THE AFFIANT DOES HEREBY CERTIFY THAT AT THE DATE HEREOF THE FOLLOWING LEASES, LEASEHOLDS, TENANTS, TENANCIES AND/OR POSSESSORY RIGHTS, WHICH DO NOT APPEAR OF RECORD, AFFECT SUBJECT PROPERTY:

   _____

   _____

3. THE AFFIANT CERTIFIES THAT NONE OF THE ABOVE SAID RIGHTS OR INTERESTS AND DOCUMENTS RELATIVE THERETO CONTAIN AN OPTION TO PURCHASE OR A RIGHT OF FIRST REFUSAL OR OTHER SIMILAR TYPE RIGHTS EXCEPT:

   _____

   _____

4. THE AFFIANT CERTIFIES THAT THE ABOVE SAID RIGHTS OR INTERESTS AND DOCUMENTS RELATIVE THERETO, IF ANY, ARE BY THEIR TERMS JUNIOR AND SUBORDINATE TO THE LIEN OF THE DEED OF TRUST OR MORTGAGE THAT FIRST AMERICAN TITLE INSURANCE COMPANY HAS BEEN ASKED TO INSURE IN SAID OWNER'S AND/OR MORTGAGEE'S POLICY, EXCEPT AS FOLLOWS:

   _____

   _____

5. AFFIANT AGREES TO FURNISH FIRST AMERICAN TITLE INSURANCE COMPANY WITH COPIES OF ANY DOCUMENTS CREATING SUCH LEASEHOLD INTERESTS OR OTHER RIGHTS OR INTERESTS UPON FIRST AMERICAN TITLE INSURANCE COMPANY'S REQUEST IF FIRST AMERICAN TITLE INSURANCE COMPANY DEEMS IT NECESSARY TO REVIEW THESE DOCUMENTS PRIOR TO THE ISSUANCE OF THE OWNER'S AND/OR MORTGAGEE'S TITLE POLICY.

6. THE AFFIANT DOES HEREBY AGREE TO INDEMNIFY AND HOLD HARMLESS FIRST AMERICAN TITLE INSURANCE COMPANY AND THE INSURED OWNER AND/OR MORTGAGEE AGAINST ANY LOSS OR DAMAGE WHICH FIRST AMERICAN TITLE INSURANCE COMPANY MAY SUSTAIN BY REASON OF THE ISSUANCE OF ITS OWNER'S AND/OR MORTGAGEE'S POLICY OF TITLE INSURANCE WITHOUT SAID STANDARD EXCEPTION OR THE ISSUANCE OF SUCH AFFIRMATIVE INSURANCE IN RELIANCE OF THIS AFFIDAVIT. IF THERE IS MORE THAN ONE AFFIANT, ALL SHALL BE JOINTLY AND SEVERLY LIABLE.

DATED THIS .

_____
CAROL A. PACE

State of _____

_____ of _____

Signed and sworn to before me the ____ day of _____, 20___, by CAROL A. PACE.

_____
Notary Public

Affix stamp/seal:

PURCHASER'S AFFIDAVIT

Mechanics, Materialmen's and Laborer's Liens

STATE OF _____

COUNTY OF _____

I/We, POLAR BLOCK PROPERTIES, LLC, do hereby make the following representations to Northern Colorado Title Services with full knowledge and intent that said Company shall rely on:

The North 70 acres of the SE1/4 of Section 13, Township 3 North, Range 59 West of the 6th P.M., Morgan County, Colorado, EXCEPT Lots 1-4, Long Bridge Estates Minor Subdivision, according to plat recorded in Book 10 at Page 77.

PURCHASER'S STATEMENT:

1. That the improvements on the real estate herein described have been fully completed by the General Contractor and have been accepted by the undersigned as completed and as satisfactory.
2. That the full purchase price has been paid by said Purchasers to said contractor and/or Seller.
3. That said premises (were) (will be) occupied by said Purchasers on or about _____.
4. That the undersigned have not caused or agreed to or contracted for any labor, services or materials to be furnished or work to be done on said improvements which materials or labor have not been paid for in full, or which material or labor could give rise to mechanic's or other statutory liens and have not executed any security agreements or financing statements for materials, appliances, fixtures or furnishings places upon or installed in said premises.

POLAR BLOCK PROPERTIES, LLC

BY:_____

STATE OF
COUNTY OF

Sworn to and subscribed before me this the by POLAR BLOCK PROPERTIES, LLC.

_____
Notary Public

My commission expires:

OWNER'S AFFIDAVIT

Mechanics, Materialmen's and Laborer's Liens

STATE OF _____

COUNTY OF _____

I/We, CAROL A. PACE, being first duly sworn, on oath depose and state that I, we, own the following described property:

The North 70 acres of the SE1/4 of Section 13, Township 3 North, Range 59 West of the 6th P.M., Morgan County, Colorado, EXCEPT Lots 1-4, Long Bridge Estates Minor Subdivision, according to plat recorded in Book 10 at Page 77.

That I/we, have inspected the premises before making this affidavit and found that the buildings and improvements thereon have been constructed or repaired according to contract and specifications; that to the best of my, our, knowledge, all claims, liens and charges against said premises for material and labor thereon are paid in full.

This affidavit is given to induce First American Title Insurance Company, a Texas corporation, to issue its title insurance policy or policies without exception to claims of mechanics, materialmen's and laborers liens.

The undersigned obligate(s) and bind(s) himself (themselves) to indemnify and to save harmless First American Title Insurance Company and the mortgagee insured under said policy against any and all liability, loss, damages, costs and attorneys fees by reason of any claims that may be asserted and/or established on account of said company's having issued said policy without the aforesaid exceptions.

_____
CAROL A. PACE

State of _____

_____ of _____

Signed and sworn to before me the ____ day of _____, 20___.

_____
Notary Public

Affix stamp/seal:

First American Title™

Privacy Notice

Effective: October 1, 2019

Notice Last Updated: January 1, 2021

This Privacy Notice describes how First American Financial Corporation and its subsidiaries and affiliates (together referred to as "First American" "we," "us," or "our") collect, use, store, and share your information. This Privacy Notice applies to information we receive from you offline only, as well as from third parties, when you interact with us and/or use and access our services and products ("Products"). For more information about our privacy practices, including our online practices, please visit https://www.firstam.com/privacy-policy/. The practices described in this Privacy Notice are subject to applicable laws in the places in which we operate.

What Type Of Information Do We Collect About You? We collect a variety of categories of information about you. To learn more about the categories of information we collect, please visit https://www.firstam.com/privacy-policy/.

How Do We Collect Your Information? We collect your information: (1) directly from you; (2) automatically when you interact with us; and (3) from third parties, including business parties and affiliates.

How Do We Use Your Information? We may use your information in a variety of ways, including but not limited to providing the services you have requested, fulfilling your transactions, comply with relevant laws and our policies, and handling a claim. To learn more about how we may use your information, please visit https://www.firstam.com/privacy-policy/.

How Do We Share Your Information? We do not sell your personal information. We only share your information, including to subsidiaries, affiliates, and to unaffiliated third parties: (1) with your consent; (2) in a business transfer; (3) to service providers; and (4) for legal process and protection. To learn more about how we share your information, please visit https://www.firstam.com/privacy-policy/.

How Do We Store and Protect Your Information? The security of your information is important to us. That is why we take commercially reasonable steps to make sure your information is protected. We use our best efforts to maintain commercially reasonable technical, organizational, and physical safeguards, consistent with applicable law, to protect your information.

How Long Do We Keep Your Information? We keep your information for as long as necessary in accordance with the purpose for which it was collected, our business needs, and our legal and regulatory obligations.

Your Choices We provide you the ability to exercise certain controls and choices regarding our collection, use, storage, and sharing of your information. You can learn more about your choices by visiting https://www.firstam.com/privacy-policy/.

International Jurisdictions: Our Products are offered in the United States of America (US), and are subject to US federal, state, and local law. If you are accessing the Products from another country, please be advised that you may be transferring your information to us in the US, and you consent to that transfer and use of your information in accordance with this Privacy Notice. You also agree to abide by the applicable laws of applicable US federal, state, and local laws concerning your use of the Products, and your agreements with us.

We may change this Privacy Notice from time to time. Any and all changes to this Privacy Notice will be reflected on this page, and where appropriate provided in person or by another electronic method. **YOUR CONTINUED USE, ACCESS, OR INTERACTION WITH OUR PRODUCTS OR YOUR CONTINUED COMMUNICATIONS WITH US AFTER THIS NOTICE HAS BEEN PROVIDED TO YOU WILL REPRESENT THAT YOU HAVE READ AND UNDERSTOOD THIS PRIVACY NOTICE.**

Contact Us: dataprivacy@firstam.com or toll free at 1-866-718-0097.

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First American Title™

For California Residents

If you are a California resident, you may have certain rights under California law, including but not limited to the California Consumer Privacy Act of 2018 ("CCPA"). All phrases used in this section shall have the same meaning as those phrases are used under California law, including the CCPA.

Right to Know. You have a right to request that we disclose the following information to you: (1) the categories of **personal information** we have collected about or from you; (2) the categories of sources from which the **personal information** was collected; (3) the business or commercial purpose for such collection and/or disclosure; (4) the categories of third parties with whom we have shared your **personal information**; and (5) the specific pieces of your **personal information** we have collected. To submit a verified request for this information, go to our online privacy policy at www.firstam.com/privacy-policy to submit your request or call toll-free at 1-866-718-0097. You may also designate an authorized agent to submit a request on your behalf by going to our online privacy policy at www.firstam.com/privacy-policy to submit your request or by calling toll-free at 1-866-718-0097

Right of Deletion. You also have a right to request that we delete the **personal information** we have collected from and about you. This right is subject to certain exceptions available under the CCPA and other applicable law. To submit a verified request for deletion, go to our online privacy policy at www.firstam.com/privacy-policy to submit your request or call toll-free at 1-866-718-0097. You may also designate an authorized agent to submit a request on your behalf by going to our online privacy policy at www.firstam.com/privacy-policy to submit your request or by calling toll-free at 1-866-718-0097.

Verification Process. For either a request to know or delete, we will verify your identity before responding to your request. To verify your identity, we will generally match the identifying information provided in your request with the information we have on file about you. Depending on the sensitivity of the information requested, we may also utilize more stringent verification methods to verify your identity, including but not limited to requesting additional information from you and/or requiring you to sign a declaration under penalty of perjury.

Notice of Sale. We do not sell California resident information, nor have we sold California resident information in the past 12 months. We have no actual knowledge of selling the information of minors under the age of 16.

Right of Non-Discrimination. You have a right to exercise your rights under California law, including under the CCPA, without suffering discrimination. Accordingly, First American will not discriminate against you in any way if you choose to exercise your rights under the CCPA.

Notice of Collection. To learn more about the categories of **personal information** we have collected about California residents over the last 12 months, please see "What Information Do We Collect About You" in https://www.firstam.com/privacy-policy. To learn about the sources from which we have collected that information, the business and commercial purpose for its collection, and the categories of third parties with whom we have shared that information, please see "How Do We Collect Your Information", "How Do We Use Your Information", and "How Do We Share Your Information" in https://www.firstam.com/privacy-policy.

Notice of Sale. We have not sold the **personal information** of California residents in the past 12 months.

Notice of Disclosure. To learn more about the categories of **personal information** we may have disclosed about California residents in the past 12 months, please see "How Do We Use Your Information" and "How Do We Share Your Information" in https://www.firstam.com/privacy-policy.

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PERSONAL REPRESENTATIVE'S DEED
(Testate Estate)

THIS DEED is made by **FAITHANNE KEMNITZ, Personal Representative of the Estate of THERON R. PACE, also known as THERON PACE,** deceased, Grantor, and **POLAR BLOCK PROPERTIES, LLC,** whose address is 2121 Delgany St, Unit 1464, Denver, CO 80202, Grantee.

WHEREAS, the Last Will and Testament of the above-named decedent was made and executed in the lifetime of the decedent, which Will is dated April 30, 2024 and was duly admitted to formal probate on June 21, 2024 by the District Court in and for the County of Morgan, State of Colorado, in Case No. 2024PR030068.

WHEREAS, Faithanne Kemnitz was appointed Personal Representative of said Estate on June 21, 2024 and is now qualified and acting in said capacity.

NOW THEREFORE, pursuant to the powers conferred upon the Personal Representative by the Colorado Probate Code, Grantor does hereby sell, convey, assign, transfer and set over unto said Grantee, for the consideration of Four Hundred Fifty Thousand and no/100 ($450,000.00), all of the Grantor's right, title, and interest in and to the following described premises' situate in the County of Morgan, State of Colorado, to-wit:

The North 70 acres of the SE1/4 of Section 13, Township 3 North, Range 59 West of the 6th P.M., Morgan County, Colorado, EXCEPT Lots 1-4, Long Bridge Estates Minor Subdivision, according to plat recorded in Book 10 at Page 77.

and commonly known as 15435 COUNTY ROAD 12, FORT MORGAN, COLORADO 80701.

Including all water and water rights appurtenant thereto.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

Executed on this 3 day of April, 2025.

The Estate of Theron R. Pace, also known as Theron Pace, deceased.

By: Faithanne Kemnitz
Faithanne Kemnitz, Personal Representative

STATE OF NEBRASKA)
)ss.
COUNTY OF Boyd)

The foregoing instrument was acknowledged before me this ____ day of April, 2025 by Faithanne Kemnitz, Personal Representative of the Estate of Theron R. Pace, also known as Theron Pace, deceased.

WITNESS my hand and official seal.

Brenda K. Cassidy
Notary Public

State of Nebraska – General Notary
BRENDA K. CASSIDY
My Commission Expires
February 11, 2029

UTILITY / ACCESS

Water

Septic

Electric

Driveway Permit

FORM NO. GWS-11 07/93

STATE OF COLORADO
OFFICE OF THE STATE ENGINEER
818 Centennial Bldg., 1313 Sherman St., Denver, Colorado 80203
(303) 866-3581

For Office Use only
RECEIVED
MAR 06 '95
WATER RESOURCES STATE ENGINEER COLO.

RECEIVED
APR 28 '95
WATER RESOURCES STATE ENGINEER COLO.

PRIOR TO COMPLETING FORM, SEE INSTRUCTIONS ON REVERSE SIDE

CHANGE IN OWNERSHIP/ADDRESS / LOCATION

WELL PERMIT, LIVESTOCK TANK OR EROSION CONTROL DAM

1. NEW OWNER
NAME(S) Herbert Wesley Pierce III and Ida Ilene Pierce
Mailing Address 730 South McKinley Avenue
City, St. Zip Fort Lupton, Colorado 80621
Phone [redacted]

2. THIS CHANGE IS FOR ONE OF THE FOLLOWING:
[X] WELL PERMIT NUMBER 21216 R
[ ] LIVESTOCK WATER TANK NUMBER
[ ] EROSION CONTROL DAM NUMBER

3. WELL LOCATION: COUNTY Morgan OWNER'S WELL DESIGNATION
(Address) (City) (State) (Zip)
NW 1/4 of the SE 1/4, Sec. 13 Twp. 3 [X] N. or [ ] S., Range 59 [ ] E. or [X] W. 6th P.M.
Distances from Section Lines 1727 N Ft. from [ ] N. or [X] S. Line, 2630 W Ft. from [X] E. or [ ] W. Line.
Subdivision Lot Block Filing (Unit)

4. LIVESTOCK TANK OR EROSION CONTROL DAM LOCATION: COUNTY
1/4, Sec. Twp. [ ] N. or [ ] S., Range [ ] E. or [ ] W. P.M.

5. The above listed owner(s) say(s) that he (they) own the structure described herein.
The existing record is being amended for the following reason(s):
[X] Change in name of owner. [ ] Change in mailing address. [ ] Correction of location.

6. I (we) have read the statements made herein, know the contents thereof, and state that they are true to my (our) knowledge.
[Pursuant to Section 24-4-104 (13)(a) C.R.S., the making of false statements herein constitutes perjury in the second degree and is punishable as a class 1 misdemeanor.]

Name/Title (Please type or print)
Herbert Wesley Pierce III and
~~Guida D. Simmons~~ Ida Ilene Pierce

Signature
Ida Ilene Pierce

Date 4/26/95

FOR OFFICE USE ONLY

ACCEPTED AS A CHANGE IN OWNERSHIP AND/OR MAILING ADDRESS.

Hal D. Simpson
State Engineer

By

MAY 25 1995
Date

Court Case No. Div. Co. WD Basin MD Use

INSTRUCTIONS CHANGE OWNERSHIP-ADDRESS LOCATION CORRECTION FORM JULY 1993
NO FEE IS REQUIRED

The form must be typewritten or printed in BLACK INK. Initial and date any changes you make on the form.

THIS FORM MAY BE REPRODUCED BY PHOTOCOPYING OR WORD PROCESSING MEANS.
INCOMPLETE FORMS WILL BE RETURNED. ATTACH ADDITIONAL SHEETS IF MORE SPACE IS NEEDED.

1. Print the new owner's name and include the mailing address and phone number.

2. Indicate if the change in ownership/address is for a well permit, livestock water tank or erosion control dam. Be sure to include the proper permit, tank or dam number.

3. Complete the well location information. If the address of the well location is different than the mailing address of the owner, include the address where the well is located. If the owner has more than one well, provide well name or number as designated by the owner; i.e. North Well. The actual well location must include ¼, ¼, Section, Township and Range. Check the appropriate boxes for North or South and East or West directions. Complete the Subdivision, Lot, Block and Filing information, if applicable.

4. Complete the location information for the livestock water tank or erosion control dam. The actual location must include ¼, Section, Township, Range and P.M. Check the appropriate boxes for North or South and East or West directions.

5. Check the reason(s) for submitting the form, whether it is a change in ownership/address and/or location correction.

6. The owner of the structure must sign. Print or type your name in the first block if it is different from Item No. 1. If signing as a representative of a company who owns the structure, then your title must also be included in the first block. Sign the second block and date the last block.

USE THIS FORM TO CORRECT THE LOCATION OF YOUR WELL IF:

A. Your well was permitted, registered, or first used prior to May 8, 1972 for ordinary household purposes in up to three single-family dwellings, fire protection, the watering of poultry, domestic animals, and livestock on farms and ranches and the irrigation of not over one acre of home gardens and lawns.

B. Your well is not of the type described in A above, but was permitted or registered prior to May 17, 1965. Inside the Designated Ground Water Basins, other procedures and publication may be required.

C. Your well was decreed by the Water Court for the correct location.

IN ALL OTHER CASES USE FORM GWS-42

All other types of changes concerning Livestock Water Tanks and Erosion Control Dams should be submitted on the standard Permit Application form and be accompanied by a $15.00 filing fee.

If you have questions, contact the Denver or the Division Office where your well is located.

DIVISION 1
800 8th Ave Rm 321
Greeley CO 80631
(303) 352-8712

DIVISION 2 Box 5728
219 W 5th Rm 223
Pueblo CO 81003
(719) 542-3368

DIVISION 3 Box 269
422 4th St
Alamosa CO 81101
(719) 589-6683

DIVISION 4 Box 490
1540 E Niagara
Montrose CO 81402
(303) 249-6622

DIVISION 5 Box 396
50633 US Hwy 6 & 24
Glnwd Spgs CO 81601
(303) 945-5665

DIVISION 6 Box 773450
625 So. Lincoln Ave
Stmbt Spgs CO 80477
(303) 879-0272

DIVISION 7 Box 1880
1474 Main St
Durango CO 81302
(303) 247-1845

DENVER OFFICE
Rm 821
1313 Sherman St
Denver CO 80203
(303) 866-3581

MA[illegible]963 MAY 2 2 1963

Form F
(Rev. 5-61/2M)

mailed Form C UK 4-15-63

STATE OF COLORADO
DIVISION OF WATER RESOURCES
OFFICE OF THE STATE ENGINEER, GROUND WATER SECTION

RECEIVED
APR 15 1963
GROUND WATER SECT.
COLORADO
STATE ENGINEER

REGISTRATION NO. 21216 OF WELL

Registrant B. D. Fletcher Date 19

P.O. Address 400 W. Kiowa Ave., Ft. Morgan, Colo, Colo.

74

WELL DATA

Depth 73½ ft. Diameter 18" in.

Casing : 33½ ft. Plain; 40 ft. Perfor.

Static Water Level 17 ft. from top

Yield 800 (gpm)(cfs) from 69 ft.

Used for Farm Irrigation on/at

N½ of SE¼ of Sec. 13, T3N, R59W, Morgan Co.
(legal description of land or site)

Water conveyed by D itch, size

PUMP DATA

Type Turbine Size 8"

Driven by 20 at 1800 RPM

Well was first used 1955, 19 cfs

for irrigation using 800 gpm

Well enlarged, 19 to deepened

(gpm)(cfs)(ft)

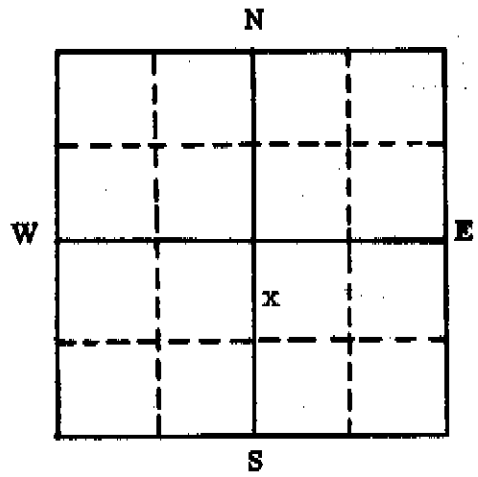
LOG SHOULD BE GIVEN ON REVERSE SIDE IF AVAILABLE

WELL LOCATION

County Morgan

NW ¼, SE ¼ Section 13

Twp. 3N, Rge. 59W, 6 PM



WELL TO BE LOCATED AS ACCURATELY AS POSSIBLE WITHIN A SMALL SQUARE WHICH REPRESENTS 40 ACRES; OR IF IN A TOWN OR SUBDIVISION FILL IN THE FOLLOWING:

Town or Subdivision

Street address or Lot and Block

The above well (has) (~~has not~~) been filed on in the Office of the State Engineer. If so give Filing No. 21216.

A $10.00 filing fee must accompany this form.

The above statements are true and correct to the best of my knowledge and belief.

Subscribed and Sworn before me

this 14th day of April, 1963.

B.D. Fletcher
Registrant

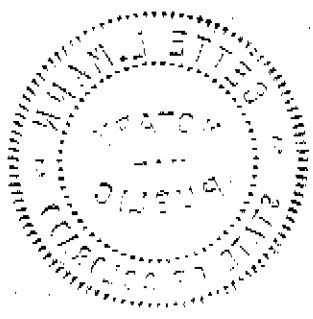
My commission expires August 24, 1963

(SEAL) Bette L Mann
Notary Public

FOR STATE ENGINEER'S USE

Located in 1-1 district, 44 Morgan County for Irrigation

Registration No. 2622 (Index) in 1-1, on April 15, 1963



Title Companies - Change of Owner Name/Contact Information

COLORADO
Division of Water Resources
Department of Natural Resources

Order Number:	55821	Permit Number:	21216-R	Receipt Number:	9048186
Date Submitted:	4/8/2025 12:32:42 PM				
eForm Name:	Title Companies - Change of Owner Name/Contact Information				

Well Identification

- *Permit No* **21216**
- *Suffix* **R**
- *Replacement Suffix* **N/A**

Well Address

- *This is for information only and does not affect the permitted well location.* **There is no physical address associated with this well**

Owners and Agents

- *Well Owners:*

#	Name	Mailing Address	Phone	Email
1	POLAR BLOCK PROPERTIES LLC (WITT, ANDREW)	951 20TH ST #731 DENVER, CO 80201	815-219-9117	DREW@POLARBLOCKPROPERTIES.COM

Signature and Certification

This form was submitted by a title company as part of a real estate transaction.

COLORADO
Division of Water Resources
Department of Natural Resources

Change in Owner Name/Contact Information for Well Permits For Use in Connection with a Real Estate Transaction

To be completed by the individuals or entities claiming ownership of a well permit, and submitted by title companies/settlement agents as an uploaded attachment using the eForm Submittal Tool.

New Well Owner(s) Contact Information:

Name(s)*: POLAR BLOCK PROPERTIES, LLC

Organization[1]:

Mailing Address*: 951 20TH ST #731

City, St., Zip*: DENVER, CO 80201

Phone: [redacted]

Email(s)*: [redacted]

** required fields to submit eForm.*
[1] ONLY enter a name here if the Organization itself OWNS the well.

Well Permit

Well Permit Number*	**Physical Address of the parcel on which the well is located (include city & zip)**
21216-R	

** required field (except when using the title company eForm for wells where a valid permit number cannot be identified. In those cases, this form can still be completed and uploaded; however, the permit number would be left blank on this form)*

I (we) claim and say that I am (we are) the owner(s) of the well permit described above, know the contents of the statements made herein, and state that they are true to my (our) knowledge. This filing is made pursuant to C.R.S. 37-90-143. I (we) understand that filing a Change of Owner Name/Contact Information form is for contact information purposes only. Filing this form does not convey real property.

Signature of the New Owner(s)*	**Please print the Signer's Name* & Title**	**Date***
[signature]	Andrew J. Witt, Mbr/Mgr	4-4-25

** required fields*

Note: If there are multiple owners with different mailing addresses or additional room is needed for signatures, please include this as an attachment to the form.

Rev. 7/2022

COLORADO
Division of Water Resources
Department of Natural Resources

Well Permit Summary Report

THIS PAGE IS NOT THE ACTUAL PERMIT

The information contained on this page is a summary of the permit file and may not reflect all details of the well permit. See full disclaimer below.

Permit Number: 21216-R
Permit Category: General Purpose
Permit Status: Well Constructed
Receipt: 9048186
WDID: 0105121

Physical Location

Division: 1
District: 1
County: MORGAN
Designated Basin: Outside
Management District: Outside
Denver Basin Aquifer: Outside

Feature Type	Dist N/S	Dist E/W	Q10	Q40	Q160	Sec	Township	Range	PM	UTMx	UTMy	Latitude	Longitude	Location Accuracy
Decreed (Case No: W2704)	1727 S	2630 E	SW	NW	SE	13	3.0 N	59.0 W	S	590722.8	4453031.8	40.222811	-103.933715	Spotted from section lines
Physical (WDID: 0105121)	1727 S	2630 E	SW	NW	SE	13	3.0 N	59.0 W	S	590722.8	4453031.8	40.222811	-103.933715	Spotted from section lines
Well (Application/Permit)	1727 S	2630 E		NW	SE	13	3.0 N	59.0 W	S	590722.8	4453031.8	40.222811	-103.933715	Spotted from section lines

Physical Address:

City & State: ,

Zip:

Parcel Type:

Parcel Name:

Lot, Block, Filing

No available data

Permit Details

Acres In Parcel:

Parcel ID:

Use(s): Irrigation

Limits: Yield Amount Depth (T) Depth (B)

Aquifer(s): ALL UNNAMED AQUIFERS

Area Irrigated:

Within Water Service Area:

Water Supplier Name:

Type of Sewage System:

Sewer System Details:

Statute:

Follow Up Permit Conditions (see actual permit for more information)

Abandonment Required:	See imaged documents
Meter Required:	See imaged documents
Geophysical Log Required:	See imaged documents
Rule 6.2.2.1 (Notice):	See imaged documents
Rule 6.2.3 (Floating Permit):	See imaged documents

Associated Permit(s)

No available data

Associated Case Number(s)

No available data

Well AKA(s)

Source	AKA Name
WDID	0105121-FLETCHER WELL 21216

Construction/Pump Installation Details

Driller:

Construction Date:

Completed Well Depth:

Perforated Casing Top:

Perforated Casing Bottom:

Static Water Level:

Well Yield Estimate (GWS-31): 800.00

Pump Installer:

Last Pump Installation Date:

Production Test Yield:

Application/Permit History

Action	Action Date	Date Received	Comment
First Beneficial Use	1/31/1955		
Change in Owner Name / Mailing Address	7/12/2005		

Applicant/Contact

Start Date	End Date	Association Type	Contact Name	Address	City	State	Zip Code
1/1/1900		Owner	PACE, THERON R	15435 MCR 12	FORT MORGAN	CO	80701

Disclaimer

* The information contained on this page is a summary of the permit file and may not refect all details of the well permit. THIS PAGE IS NOT THE ACTUAL PERMIT.

This page should not be used as a basis for any legal consideration, to determine the allowed uses of the well, to determine construction information, or to determine the terms and conditions under which the well can operate. The complete well permit file should be viewed to obtain details on the allowed uses and other relevant information. A complete copy of the file is available in the "Imaged Documents" section of this page, and can be viewed by opening all of the documents listed in that section.

Note that all of the terms and conditions under which a well can operate, particularly for non-exempt wells, may not be specified on the well permit. Wells may also be subject to relevant statutes, rules and decrees. To learn more abou well permitting in Colorado, please visit DWR's Well Permitting Page. If you have any questions about this well permit file, please contact the DWR Groundwater Information Desk at (303) 866-3587 (Hours 9am-4pm M-F).

(3)

PERSONAL REPRESENTATIVE'S DEED
(Testate Estate)

THIS DEED is made by **FAITHANNE KEMNITZ, Personal Representative of the Estate of THERON R. PACE, also known as THERON PACE,** deceased, Grantor, and **POLAR BLOCK PROPERTIES, LLC,** whose address is ~~2121 Delgany St, Unit 1404, Denver~~, CO ~~80202~~, Grantee. 951 20th St #731, Denver 80201

WHEREAS, the Last Will and Testament of the above-named decedent was made and executed in the lifetime of the decedent, which Will is dated April 30, 2024 and was duly admitted to formal probate on June 21, 2024 by the District Court in and for the County of Morgan, State of Colorado, in Case No. 2024PR030068.

WHEREAS, Faithanne Kemnitz was appointed Personal Representative of said Estate on June 21, 2024 and is now qualified and acting in said capacity.

NOW THEREFORE, pursuant to the powers conferred upon the Personal Representative by the Colorado Probate Code, Grantor does hereby sell, convey, assign, transfer and set over unto said Grantee, for the consideration of Four Hundred Fifty Thousand and no/100 ($450,000.00), all of the Grantor's right, title, and interest in and to the following described premises' situate in the County of Morgan, State of Colorado, to-wit:

The North 70 acres of the SE1/4 of Section 13, Township 3 North, Range 59 West of the 6th P.M., Morgan County, Colorado, EXCEPT Lots 1-4, Long Bridge Estates Minor Subdivision, according to plat recorded in Book 10 at Page 77.

and commonly known as 15435 COUNTY ROAD 12, FORT MORGAN, COLORADO 80701.

Including all water and water rights appurtenant thereto.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

Executed on this 3 day of April, 2025.

The Estate of Theron R. Pace, also known as Theron Pace, deceased.

By: Faithanne Kemnitz
Faithanne Kemnitz, Personal Representative

STATE OF NEBRASKA)
)ss.
COUNTY OF Boyd)

The foregoing instrument was acknowledged before me this 3 day of April, 2025 by Faithanne Kemnitz, Personal Representative of the Estate of Theron R. Pace, also known as Theron Pace, deceased.

WITNESS my hand and official seal.

Brenda K. Cassidy
Notary Public

State of Nebraska – General Notary
BRENDA K. CASSIDY
My Commission Expires
February 11, 2029

Return to: Polar Block Properties 951 20th St #731 Denver CO 80201

COLORADO
Division of Water Resources
Department of Natural Resources

WELL PERMIT NUMBER 21216-R
RECEIPT NUMBER 9048186

ORIGINAL PERMIT APPLICANT(S)

THERON R. PACE

APPROVED WELL LOCATION

Water Division: 1 Water District: 1
Designated Basin: N/A
Management District: N/A
County: MORGAN
Parcel Name: N/A
Physical Address: N/A

NW 1/4 SE 1/4 Section 13 Township 3.0 N Range 59.0 W Sixth P.M.

UTM COORDINATES (Meters, Zone:13, NAD83)

Easting: 590722.8 Northing: 4453031.8

REGISTRATION OF EXISTING WELL

See the original well permit file for permit conditions of approval and additional details. The original permit file can be viewed using the Well Permit Search Tool at https://dwr.colorado.gov/

See Original Permit

Issued By

Date Issued:

Expiration Date: N/A

PERMIT HISTORY

04-08-2025	CHANGE IN OWNER NAME/MAILING ADDRESS. CHANGED TO POLAR BLOCK PROPERTIES LLC (ANDREW WITT)
07-12-2005	CHANGE IN OWNER NAME/MAILING ADDRESS

Gmail

Cheryl Brindisi <cbrindisi@co.morgan.co.us>

Question on well permit 21216-R

Cheryl Brindisi <cbrindisi@co.morgan.co.us> Mon, Jun 23, 2025 at 10:24 AM
To: Kathleen Fuller [redacted]

Hello and Good Day!
I have an application that I am reviewing for a proposed Minor Subdivision. I have a couple questions about the Well Permit that they turned in to us. I've also looked on the DWR website about Well Permitting. Well number 21216-R they are saying is used to provide water to the house at 15435 CO RD 12, Fort Morgan, CO. The other lots that they are proposing will be serviced by Quality Water. As I was looking at this permit I see that it says 800 gpm and is a farm irrigation well. Can they use this well for household purposes?

Thank you

Cheryl Brindisi, Planning and Zoning Administrative Assistant
Morgan County Planning and Zoning
231 Ensign St.
PO Box 596
Fort Morgan, CO 80701
970-542-3526

CBrindisi@co.morgan.co.us

Gmail

Cheryl Brindisi <cbrindisi@co.morgan.co.us>

Question on well permit 21216-R

Fuller - DNR, Kathleen [redacted] Mon, Jun 23, 2025 at 10:57 AM
To: Cheryl Brindisi <cbrindisi@co.morgan.co.us>

Hi Cheryl,

Thanks for taking a look at this! You are correct that this well permit only allows for the water to be used for irrigation of 80 acres. It was decreed in water court as an alternate point of diversion for the Bijou Canal. If the property owners want to use the well for household purposes, they would need to apply for a new permit for the well. If they will also be using it for irrigation, then it may potentially be required that they have separate pumps for the two uses.

Thank you,
Kate
[Quoted text hidden]
--

Kate Fuller
Water Resource Engineer

COLORADO
Division of Water Resources
Department of Natural Resources

P [redacted]
1313 Sherman St., Suite 821, Denver, CO 80203
[redacted] | dwr.colorado.gov

Form No. GWS-44 5/2024 Page 1 of 3

STATE OF COLORADO
OFFICE OF THE STATE ENGINEER
1313 Sherman St., Room 821, Denver, CO 80203
Phone: (303) 866-3581 Website:https://dwr.colorado.gov/
Email to: dwrpermitsonline@state.co.us

Office Use Only

RESIDENTIAL Water Well Permit Application

Note: Also use this form to apply for **livestock watering**
Review form instructions prior to completing form.

1. Applicant Information

Name of Applicant(s)
POLAR BLOCK PROPERTIES

Mailing address
951 20TH ST #731

City	State	Zip Code
DENVER	CO	80201

Telephone # (area code & number) [redacted]
E-mail (online filing required) [redacted]

2. Type Of Application (check applicable boxes)

- ☐ Construct new well
- ☐ Replace existing well
- ☒ Use existing well
- ☐ Change or increase use
- ☐ Change source (aquifer)
- ☐ Reapplication (expired permit)
- ☐ Rooftop precipitation collection
- ☐ Other: _____

3. Refer To (if applicable)

Well permit #	Water Court case #
Designated Basin Determination #	**Well name or #**

4. Location Of Proposed Well (SEE INSTRUCTIONS)

Property address (Include City, State, Zip) ☐ Check if well address is same as Item 1
15435 CR 12 FORT MORGAN, CO 80701

Rule 6.2.3 ☐ Yes ☒ No
(see instruction for information)

County
MORGAN

_____1/4 of the _____1/4	Section	Township N or S ☐ ☐	Range E or W ☐ ☐	P.M.

Preferred location format: GPS well location information in UTM format. The following GPS settings are **required**: Format must be **UTM**. Units must be in **meters**. Datum must be **NAD83**. Unit must be set to **true north**.
☐ Zone 12 or ☒ Zone 13.

Easting: 591489

Northing: 4453213

Optional Location Information **(must be provided if GPS location is not provided above and Rule 6.2.3 does not apply):** distances from section lines:

_____ feet from the ☐ N. or ☐ S. Line,

_____ feet from the ☐ E. or ☐ W. Line

5. Parcel On Which Well Will Be Located
(You must attach a current deed for the subject parcel)

A. You must check and complete *one* of the following:

- ☐ Subdivision: Name _____
  Lot _____ Block _____ Filing/Unit_____
- ☐ County exemption (attach copy of county approval & survey)
  Name/#_____ Lot #_____
- ☐ Parcel less than 35 acres, not in a subdivision attach a deed with metes & bounds description recorded prior to June 1, 1972, and current deed
- ☐ Mining claim (attach copy of deed or survey) Name/#: _____
- ☐ Square 40 acre parcel as described in Item 4 (1/4 of the 1/4 is required)
- ☒ Parcel of 35 or more acres (attach metes & bounds description or survey)
- ☐ Other: (attach metes & bounds description or survey)

B. # of acres in parcel	C. Are you the owner of this parcel? If no, list owner.
36	☒ YES ☐ NO _____

D. Will this be the only well on this parcel? ☒ YES ☐ NO (if no – list other wells)

E. Parcel ID# (optional):

6. Use Of Well (check applicable boxes)

See instructions to determine use(s) for which you may qualify

- ☐ A. Ordinary household use in one single-family dwelling (no outside use)
- ☒ B. Ordinary household use in 1 to 3 single-family dwellings: Number of dwellings: 1
  - ☒ Home garden/lawn irrigation, not to exceed one acre: area irrigated 1 ☐ sq. ft. ☒ acre
  - ☒ Domestic animal and poultry watering (non-commercial)
- ☒ C. Livestock watering (on farm/ranch/range/pasture)

7. Well Data (proposed)

Maximum pumping rate	Annual amount to be withdrawn
15 GPM	3 acre-feet
Total Depth	**Aquifer**
80	

8. Water Supplier

Is this parcel within boundaries of a water service area? ☐ YES ☒ NO
If yes, provide name of supplier:_____

9. Type Of Sewage System

- ☒ Septic tank / absorption leach field
- ☐ Central system: District name _____
- ☐ Vault: Location sewage to be hauled to:_____
- ☐ Other (explain) _____

10. Proposed Well Driller License # (optional): 1229

11. Sign or Enter Name of Applicant(s) or Authorized Agent

The making of false statements herein constitutes perjury in the second degree, which is punishable as a class 1 misdemeanor pursuant to C.R.S. 24-4-104 (13)(a). I have read the statements herein, know the contents thereof and state that they are true to my knowledge.

Sign or enter name(s) of person(s) submitting application	Date (mm/dd/yyyy)
POLAR BLOCK PROPERTIES	07/09/2025

If signing print name

Title

Office Use Only

RESIDENTIAL WELL PERMIT APPLICATION INSTRUCTIONS (Page 2 of 3)

The form must be typed or printed in **DARK INK**. **A current deed for the subject parcel must be attached.** All changes on the form must be initialed and dated. **Attach additional sheets if more space is required. INCOMPLETE, POOR QUALITY, OR ILLEGIBLE FORMS CANNOT BE PROCESSED AND WILL BE RETURNED. Applications are evaluated in chronological order. Please allow approximately seven weeks for processing.**

To submit the application you will need to save the completed PDF form and email the PDF to: dwrpermitsonline@state.co.us Once the email is received you will receive an email, in addition to the response, with an attached invoice containing a link to submit payment online via eCheck or credit/debit card. Refer to the "Form Submittal, Payment Options and Fee Schedule" instructions, found under "Important Links" on the Well Permitting page (https://dwr.colorado.gov/services/well-permitting) **for further information.** Once the PDF form has been submitted you will receive an email with an attached invoice containing a link to submit payment online. This form will not be processed until the fee has been received. **Fees are nonrefundable.**

FEES: The filing fee for this application is **$100.** Exceptions are as follows:

1. An application to replace or deepen an existing permitted well, which does not have a "-F" or "-R" suffix after the original permit number, into the same source (aquifer) for the same uses is **$60**.
2. Applications to register an existing well and replace or deepen the well into the same source (aquifer) for the same uses is **$100 if submitted together. U**se Form GWS-12 for the registration and Form GWS-44 for the replacement. If the intent is only to register an existing well use Form GWS-12. The forms are available from the eForms Dashboard.

USES: This form (GWS-44) is to be used when applying for a permit for the following types of uses:

A. **Ordinary household use inside one single-family dwelling (NO outside water use allowed):** Generally, this is all that can be approved on parcels less than 35 acres, except in areas inside the Designated Basins, limited areas on the Western Slope where the stream system is not overappropriated, for subdivisions under a court approved plan for augmentation that allow outside uses, and for wells constructed into certain Denver Basin aquifers.

B. **Ordinary household use in 1 to 3 single-family dwellings, irrigation of up to one acre of home garden and lawn, and watering of domestic animals and poultry:** Generally, permits can be approved with residential outside uses in addition to use inside the single family dwelling(s) on parcels of land of 35 or more acres, in areas inside the Designated Basins, limited areas on the Western Slope where the stream system is not overappropriated, for subdivisions under a court approved plan for augmentation that allow outside uses, and for wells constructed into certain Denver Basin aquifers. The allowed residential uses will vary based on the property size, property location and the proposed aquifer.

C. **Livestock watering on farm, ranch, range, or pasture** (on parcels of 35 or more acres).

ITEM INSTRUCTIONS: (numbers correspond with those on the front of this form)

1. **(Applicant Information)** The applicant is the entity for whom the permit is to be issued. Since the well owner is ultimately responsible for the use of the well, their name should be in this area. The mailing address is where the applicant currently receives mail. For wells in a Denver Basin aquifer the Applicant must be the property owner.
2. **(Type of Application)** Check all boxes that apply. **If you check the box for Rooftop precipitation collection, you must also complete and submit Form No. GWS-78.** The form is available from the eForms Dashboard.
3. **(Refer To)** Complete all boxes that apply.
4. **(Location of Proposed Well)** Provide the property address for the parcel on which the well is to be located. If it is the same as the mailing address, check the box that indicates that it is the same. **You must provide the county, ¼ of the ¼, section, township, range and principal meridian (P.M.)** in which the well will be located. You must also provide a point location unless the well qualifies under Rule 6.2.3 of the Water Well Construction Rules (Rule 6.2.3 requires that the point location be provided to the Division of Water Resources by the well driller once the well is drilled). Rule 6.2.3 does not apply in the following circumstances:
   a. The location is decreed by a water court;
   b. The well will be drilled in a Denver Basin aquifer;
   c. Your application is for a permit to use an existing well.

   When a point location is required it is recommended the well location be provided using GPS coordinates. The Location Converter tool (available on the DWR website at: https://dwr.state.co.us/Tools/LocationConverter) can be used to convert between Latitude/Longitude and UTM coordinates. If a UTM format location is not provided and the well does not qualify under Rule 6.2.3 you must provide the distances from section lines. The required GPS unit settings must be as indicated on this form. Colorado contains two UTM zones. Zone 13 covers most of Colorado. The boundary between Zone 12 and Zone 13 is the 108th Meridian (longitude). West of the 108th Meridian is UTM Zone 12 and east of the 108th Meridian is UTM Zone 13. The 108th Meridian is approximately 57 miles east of the Colorado-Utah state line. On most GPS units, the UTM zone is given as part of the Easting measurement, e.g. 12T0123456. Check the appropriate box. **When a point location is required, and GPS coordinates are not provided, you must specify the Distances of the well from the Section lines.**

RESIDENTIAL WELL PERMIT APPLICATION INSTRUCTIONS (Page 3 of 3)

5. **(Parcel on Which Well Will Be Located) A current deed for the subject parcel must be attached.** If the subject parcel is 35 or more acres, a complete metes and bounds type legal description or surveyor's plat map that references a section point is required to enable us to plot the parcel in our mapping system. If the parcel is less than 35 acres and not in a subdivision, a deed with metes and bounds legal description, **recorded prior to June 1, 1972** is required. Complete Items 5A through 5E (5E is optional). If you answered NO to Item 5C please indicate who the landowner is. If you are under a contract to purchase the subject property, please state this as well. If the parcel is inside the Denver Basin, the application must be in the name of and signed by, or their name entered by, the current landowner.
6. **(Use of Well)** See above comments under USES to determine those uses for which you may qualify, and then check the applicable box or boxes.
7. **(Well Data)** The **maximum pumping rate** is limited to 15 gpm for most residential type well permits. The **annual amount of water to be withdrawn** is a volume measured in acre-feet. One acre-foot equals 325,851 gallons. For ordinary household use inside one single-family dwelling and no outside use, the annual amount will be about 1/3 acre-foot. For ordinary household use in three single-family dwellings, one acre of home garden/ lawn irrigation, and watering of domestic animals, the annual amount will be about 3 acre-feet. For 100 head of livestock, the annual amount will be about 1.35 acre-feet. Please indicate the estimated **depth** of the proposed well. The proposed **aquifer** for the well must be indicated if the well is to be located within the Denver Basin (see Denver Basin Map), the San Luis Valley or in areas where it is believed the well will penetrate a confining layer. Aquifer information should be provided if known, for well locations outside of these areas.
8. The issuance of exempt well permits may depend on the availability of another source of water, pursuant to CRS 37-92-602(6), such as water from a municipality or water district. (Statutes can be accessed through the CDWR web site.) See Guideline 2003-5 for additional information.
9. Check the applicable box, and complete or attach any additional information as requested in this item.
10. Wells must be constructed by a Colorado licensed well driller, or under the "private driller" provision as defined in CRS 37-91-102(12). A listing of licensed well drillers/pump installers is available at https://dwr.colorado.gov/services/well-construction-inspection
11. **The well owner must sign or enter their name on the form in the signature block**. If **signing as a representative of a company** who owns the well, then your title must also be included in the title block. An authorized agent may also sign or enter their name on the application if a letter signed by the applicant or their attorney is submitted with the application authorizing that agent to sign or enter their name on the applicant's behalf. Put the date the application was signed (or name entered) in the date block. Wet or electronic signatures are acceptable. If providing a wet signature type or print the name in the print name block.

If you have questions, contact the Denver Office or the Division Office where the well is located or submit a question at: AskDWR - Residential Well for assistance. Contact information is available from our website at: https://dwr.colorado.gov/about-us/contact-us

NOCO ENGINEERING COMPANY

11323 Coal Mine Street
Firestone, CO 80504
Phone: 720-324-3625
www.nec-engrs.com

File No: 25-006.05

☐ Commercial Request

June 3, 2025

☒ Secondary Plat Review Required

Morgan County Quality Water District
P.O. Box 1218
Fort Morgan, CO 80701

6-4-25
OK
Km

ATTN: Kent Pflager, Manager

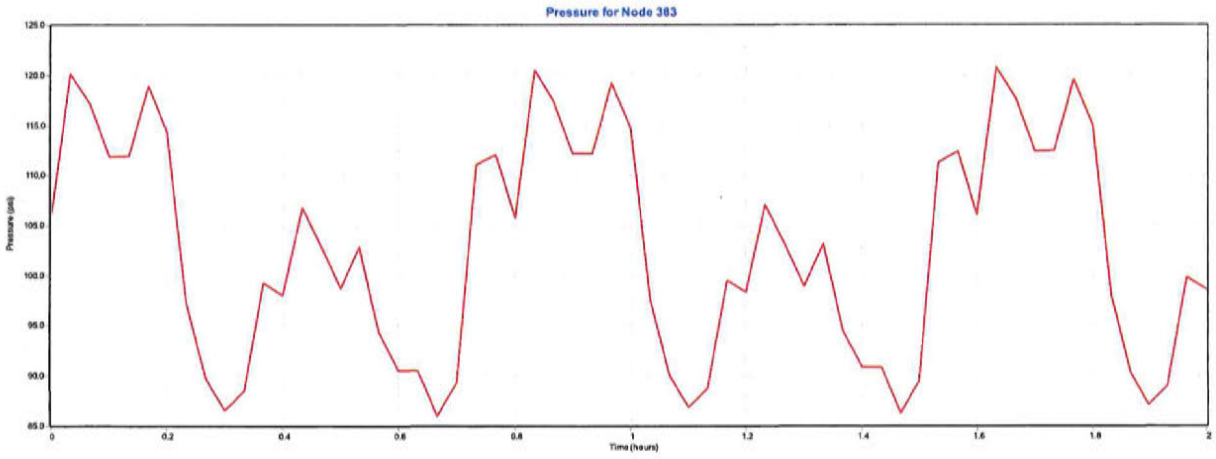
RE: Tap Request 2025-09 – Node 383

Dear Kent:

The analysis for the following tap request has been completed:

Applicant	No. of Requested Taps	Location
Polar Block Properties	3 - 5/8" Taps	MCR P.5 and 12 Parcel: 122513000004

The tap request is for three (3) 5/8" taps for a proposed three lot subdivision located at MCR P.5 and MCR 12. The proposed parcels are located within Northern's boundaries but are not located within the District's boundaries. There is an existing four-inch (4") line adject to the property. The existing pressures in are between 94 psi and 123 psi. With the proposed taps the pressure are between 87 psi and 121 psi as shown below.



The following table indicates the impact of this request on the peak-hour pressures at critical areas within the District without any improvements.

Location	Pressure Before Proposed Taps Added (psi)	Pressure After Proposed Taps Added (psi)
Wiggins Pump Station Inlet (#1140)	41	41
Road 23 (North End #2110)	74	74
North of Jackson Lake (#1921)	27	27
Northeast End of District (#2230)	87	87
Adams Co. (#1250)	41	41

* Spreadsheet was modified which changes the values 6/10/24

System Improvements required to serve this request:

1. A plat will be required for the proposed development with the requirements for the plat shown below.
2. The property will need to be annexed into the District boundaries.

Engineer's Recommendation:

NEC recommends conditional approval of this application; Engineer's recommendation is solely based on the pressures observed from the water model; official/final approval will be from the District in which the District will ensure the application meets all of the District's rules and regulations before issuing final approval. Commercial taps are required to be Board approved.

Secondary Plat Review Requirement:

If the applicant is dividing the property into multiple lots and does not have the proposed subdivision platted and stamped by a licensed surveyor or engineer registered in the State of Colorado on the initial review, a secondary review will be required once the plat is recorded through the county. The plat shall show all lot lines, designated utility easements, rights-of-way(s) and other items as determined by the District to serve the proposed subdivision. The location of the meter(s) shall be located on the parcel it is serving. The secondary tap review is required to be completed and approved within six months from application, otherwise a new application may be required.

Master Plan Improvements recommended:
None.

The applicant is responsible for the construction of any main extensions from the existing line to serve the proposed tap, in accordance with current District Construction Guidelines, and for providing easements for the main extensions located on private property and obtaining permits from the County and other permits that are required. The applicant should make arrangements for the implementation of this request, or express Intent to Proceed, within 180 days of the date of this correspondence. Otherwise, the tap request will be removed from the model and the tap request will be considered to have expired and be cancelled unless the board approves an extension of the request. If the applicant decides to proceed with the installation anytime thereafter, additional analysis may be necessary.

If this request is to serve a commercial tap, and if the Applicant's total water use in any two years out of three consecutive years exceeds 0.7acre feet times the number of tap equivalents purchased, then

the District may require Applicant to purchase additional tap equivalents to cover the additional demand, and the volumetric limits shall be modified to reflect the additional tap equivalents.

If you have any questions, please do not hesitate to call.

Sincerely,

Josh Cook

Josh Cook, P.E.
President
NOCO Engineering Company

Northeast Colorado Health Department

District Headquarters - 700 Columbine St., Sterling, CO 80751
(970) 522-3741 - 877-795-0646 - www.nchd.org

June 17, 2025

Andrew Witt
Polar Block Properties, LLC

Dear Mr. Witt,

Northeast Colorado Health Department (NCHD) has no objection to the Minor Sub-division consisting of four lots, located in the SE ¼ of section 13 Township 3N, Range 59W of the 6th P.M., Morgan County, Colorado. Total acres involved are approximately 34.62.

Lot one will be approximately 8.655 acres and vacant. Potable water maybe served by the Morgan County Quality Water District.

Lot two will be approximately 8.655 acres and vacant. Potable water maybe served by the Morgan County Quality Water District.

Lot three will be approximately 8.655 acres and vacant. Potable water maybe served by the Morgan County Quality Water District.

Lot four will be approximately 8.655 acres with a home and out buildings located at 15435 CR 12. Potable water is served by a private well located on said properties. The Septic system (OWTS) on said property is not a NCHD permitted system, therefore the location of the system is unknown.

Prior to building a residence on lot one, two and three or if the system should fail on lot four the owner(s) shall obtain from this office an application to install or repair an OWTS, and remit the appropriate fee. **Construction of an OWTS shall conform to all Northeast Colorado Health Department Onsite Wastewater Treatment System Regulations. Including, but not limited to, setback distances from wells, creeks, irrigation ditches, property lines, buildings, high water, floodway and other septic systems.**

If there are any questions please call me at (970) 867-4918 ext. 2262

Sincerely,

Melvin Bustos
Environmental Health Manager
Northeast Colorado Health Department

Rev 6/17/2025

Morgan County Rural Electric Association

734 Barlow Road · P.O. Box 738 · Fort Morgan, Colorado 80701

(970) 867-5688 · FAX: (970) 867-3277 · e-mail: memberservices@mcrea.org

A Touchstone Energy® Cooperative
The power of human connections®

May 14, 2025

Polar Block Properties LLC
951 20th ST #731
Denver, CO 80201

RE: Certification of Electric Power
SE ¼, Sec 13, T 03N, R 59W
Parcel Number: 225-130-00-004
POLAR BLOCK PROPERTIES LLC

This letter is in regard to a request to provide certification to the Morgan County Planning and Zoning Commission, that we can provide sufficient electric power for Polar Block Properties LLC in the Southeast Quarter of Section 13, Township 03 North, Range 59 West.

Morgan County REA presently has electric distribution lines near this property, and will be able to provide electric service to the proposed site.

We hope this letter will suffice. If we can be of any further assistance, please feel free to contact the office.

Sincerely,

Brent Kliesen
Field Engineer
Morgan County REA
734 Barlow Road
PO Box 738
Fort Morgan, CO 80701
970-867-5688 (Office)

NNNN

OFFICE HOURS: Monday - Friday 8:00 AM - 4:30 PM
PHONE: 970-867-5688 or 800-867-5688
EMAIL: customerservice@mcrea.org
WEBSITE: www.mcrea.org

Morgan County Rural Electric Association
PO Box 738
Fort Morgan, CO 80701-0738

TOTAL AMOUNT DUE

$160.12

AutoPay on 06/16/2025

See next page for bill details.

Account Information

Account #:	**2783700**
Customer Name:	POLAR BLOCK PROPERTIES, LLC
Statement Date:	06/01/2025
Current Bill Due Date:	06/15/2025
Mailing Address:	951 20TH ST # 731 DENVER CO 80201-5233

Balance Summary

Previous Balance	$125.41
Payment(s)	-$125.41
Balance Before Current Charges	**$0.00**
Total Current Charges	**$160.12**
Total Amount Due	**$160.12**

IMPORTANT CUSTOMER INFORMATION

Join us for Morgan County REA's 2025 Member Appreciation Picnic on Thursday, June 12! See the back of this bill for details and learn how you can win prizes. We hope to see you there!

Morgan County Rural Electric Association
PO Box 738
Fort Morgan, CO 80701-0738

Account Number	2783700
Statement Date	06/01/2025
AutoPay on 06/16/2025	$160.12
AutoPay - Do Not Send Payment	

PAY BY PHONE: 855-951-3595
ONLINE: Check or credit/debit card at www.mcrea.org or download the mobile SmartHub app.

DISCOVER VISA MasterCard

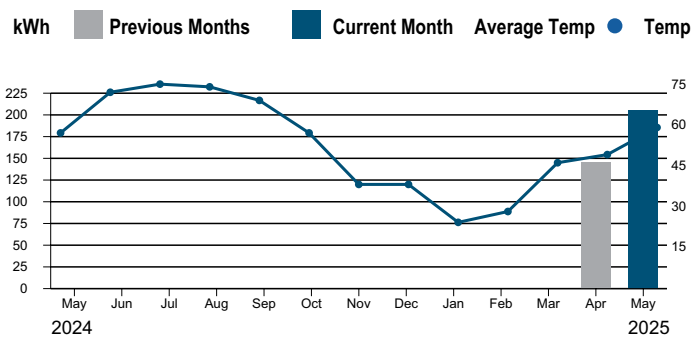
MORGAN COUNTY REA 1
PO BOX 738
FORT MORGAN CO 80701-0738

4 1575

POLAR BLOCK PROPERTIES, LLC
951 20TH ST # 731
DENVER CO 80201-5233

Location: 0359132600 **Service Desc: ELECTRIC HOME** **Service Address: 15435 COUNTY ROAD 12**

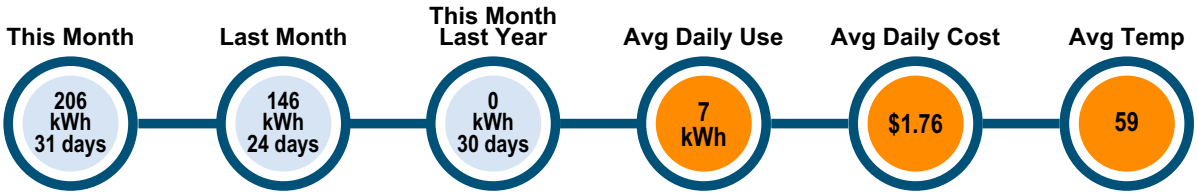
Rate Class	Meter No.	Reading Dates From	Reading Dates To	Days Served	Readings Previous	Readings Present	Multiplier	kWh Usage	Demand Reading
001	148961685	05/01/2025	06/01/2025	31	98879	99085	1.0	206	2.117



Current Service Detail

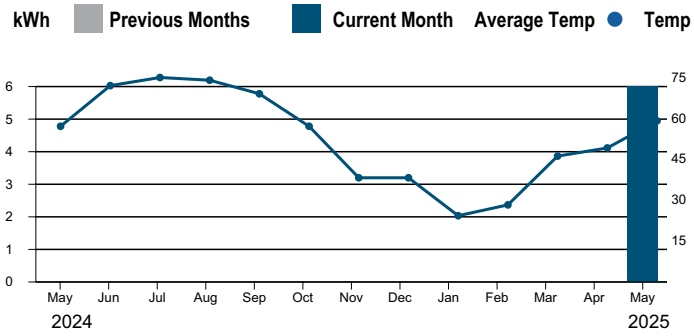
Facility Charge		$31.00
Energy Charge	206 kWh @ .113800	$23.44
Total Current Charges		**$54.44**

Energy Usage Comparison



Location: 0359132800 **Service Desc: IRRIGATION** **Service Address: 20 HP IRRIG WELL**

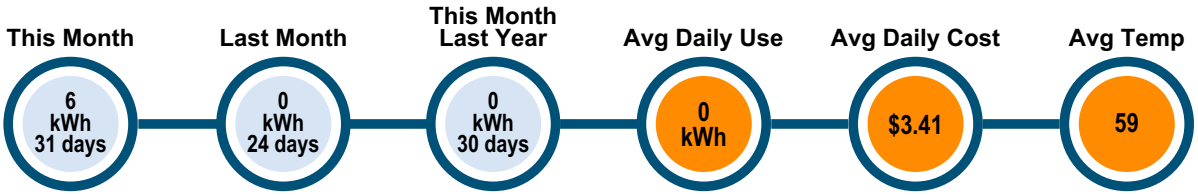
Rate Class	Meter No.	Reading Dates From	Reading Dates To	Days Served	Readings Previous	Readings Present	Multiplier	kWh Usage	Demand Reading
130	141801881	05/01/2025	06/01/2025	31	10162	10168	1.0	6	0.014



Current Service Detail

Facility Charge		$105.00
Energy Charge	6 kWh @ .067800	$0.41
Demand Charge	.014 KW @ 19.38	$0.27
Total Current Charges		**$105.68**

Energy Usage Comparison



Gmail **Shannon Joss <shannon@polarblockproperties.com>**

Fwd: Approved Driveway Access Permit

3 messages

Kenneth Nelson <knelson@co.morgan.co.us> Thu, Jul 10, 2025 at 1:28 PM
To: [redacted]

---------- Forwarded message ---------
From: **Kenneth Nelson** <knelson@co.morgan.co.us>
Date: Thu, Jul 10, 2025 at 1:25 PM
Subject: Approved Driveway Access Permit
To: [redacted]

Good Afternoon,

Attached is the Approved Driveway Access Permit you requested.

Please let me know if you have any questions.

Thank you

Ken

Polar Block Properties LLC MCR 12.pdf
3056K

Shannon Joss [redacted] Thu, Jul 10, 2025 at 1:37 PM
To: Kenneth Nelson <knelson@co.morgan.co.us>

Great, thank you Ken. I also sent over application for the 3 new driveways off the easement. When can we expect approval on those?
[Quoted text hidden]

Kenneth Nelson <knelson@co.morgan.co.us> Thu, Jul 10, 2025 at 1:50 PM
To: Shannon Joss [redacted]

Shannon, I will not be able to grant access to the other driveways. The only way Morgan County can approve a driveway access is if it touches the County Road. Since the other 3 driveways are on your easement and not near a County Road, you will not need driveway access approval from Morgan County. You can place the 3 driveways at your discretion.

I hope that makes sense?

Ken
[Quoted text hidden]

Approved Driveway Access Permit

Morgan County, Colorado

Driveway Access Code:	**DRV12-0.495-W-P**			**Date:**	**7-10-25**	
Property Owner (Permittee):						
Name:	**Polar Block Properties, LLC**					
Address:	**15435 County Road 12**					
Address:						
City:	**Fort Morgan**	**State:**	**CO**	**Zip Code:**	**80701**	
Phone:	[redacted]	**Email:**	[redacted]			
Agent of Property Owner (If Applicable)						
Name:						
Address:						
Address:						
City:		**State:**		**Zip Code:**		
Phone:		**Email:**	[redacted]			
Parcel Number:	**122513000004**					
Legal Description:	**S: 13 T: 3 R:59 SE ¼ N 70 AC B747 P768 EX MINOR SUB**					
GPS Coordinates at the Centerline of Driveway:		**Latitude:**	**40.225217**			
		Longitude:	**-103.924328**			
Access onto County Road:	**MCR 12**					
Driveway Type:		**New**	**X**	**Existing**		
Maximum Width of Approved Driveway is:	**40**	**FEET**				
Culvert Required:	**X**	**No**		**Yes**	***If Yes, Required Size is:***	**Inch**

If a culvert is not required at the time of permit issuance but future conditions deem one necessary, the cost of said culvert may be at the property owner's expense.

The above identified driveway has been approved by Morgan County Road and Bridge Department pursuant to all terms and conditions outlined in the Application for Driveway Access Permit are adhered to. Failure to comply with these term and conditions may result in this permit being revoked and/or the driveway being removed at permittee's expense. This permit is valid only for the one driveway access identified above. Construction of said driveway may proceed.

Morgan County, Colorado
Public Works Department

James Rehn — *Authorized Morgan County Agent Signature*

7-10-25
Date

Application for Driveway Access Permit
Morgan County, Colorado

Instructions for Completing and Submitting Application

1. Property Owner (Permittee): Please provide the full name, mailing address, telephone number and email address *(if available)* of the legal property owner. The provided telephone number should be one where the Permittee can be reached during business hours Monday through Friday, 8:00 a.m. to 4:00 p.m. MDT.

2. Agent of Permittee: If the applicant *(person or company completing this application)* is different from the legal property owner *(Permittee)*, provide entity name *(if applicable)*, the full name of the person serving as the agent, mailing address, telephone number, and email address *(if available)*. The provided telephone number should be one where the Agent can be reached during business hours Monday through Friday, 8:00 a.m. to 4:00 p.m. MDT. *Please provide documentation you are an agent of property owner.*

3. Legal Description of property: Provide the legal description to the full extent that applies for the property to be accessed by the requested driveway. Include the Assessor parcel number. This information is available through the County Assessor or Clerk and Recorders office or on your property deed(s).

4. Road Access: Complete the information on the County Road that will be accessed by this proposed driveway.

5. New or Existing Driveway: Complete the information for the driveway type.
   New Driveways:
   - In determining location for the proposed driveway, take into account: line of site distances, relationship to road intersections, and relationship to crests of hills.
   - Please indicate the desired width of the new requested driveway.
   - If possible, provide a map showing the desired location of the proposed driveway.
   - ***The proposed area for the new driveway must be clearly marked with flagged stakes on each side of the proposed area.*** ***Please have the location marked as indicated prior to submitting application.***

6. Initial the bottom of page two (2) in the provided location indicating that you have read and understand the terms and conditions.

7. Signature Section must be signed and dated by the property owner or agent. *Applications will not be processed until they are fully completed, initialed, signed and submitted, along with any additional required documents.*

8. Submittal of Application: Please submit application and all corresponding paperwork to:
   By mail or in person: Morgan County Road and Bridge Department
   P.O. Box 516
   17303 County Road S
   Fort Morgan, CO 80701
   By Email to: rbmorganc@co.morgan.co.us

Application for Driveway Access Permit
Morgan County, Colorado

Terms and Conditions

1. The granting of this permit application is for one (1) property access across the county right of way onto a county road. The access must not exceed the approved width defined on the approved permit. Additional accesses crossing the right of way must be applied for separately.
2. If this access is to be onto an access/travelling easement, then a copy of the easement, recorded plat or use agreement must accompany this application.
3. The granting of a driveway access permit by Morgan County is only for the purpose of crossing the right of way under the counties jurisdiction. It is the permittee's responsibility to identify and obtain permissions to cross any other easements, covenants, right of ways or private agreements that may exist.
4. If the access request is onto any Federal or State lands, you must provide the names and contact information for the relevant agencies and attach a copy of the authorization for the property use.
5. All property owners/agents are responsible for any damages that may occur to the county road or right of way during installation of said driveway.
6. The construction and all costs associated with the construction of the driveway are the responsibility of the property owner/agent. The construction cannot exceed the defined width and must include any specified culverts required as defined in the approved permit. Culverts may be purchased from anywhere, however they must be approved by the county prior to installation. Culverts may also be purchased from Morgan County Road and Bridge.
7. If a culvert is required, it is for use by Morgan County to protect the road and right of way. Morgan County retains the right to utilize the culvert in any way it deems necessary.
8. If a culvert is not required at the time of permit issuance, however, in the future a culvert is deemed necessary, the cost of said culvert may be at the property owner's expense.
9. Inside the county right of way, the driveway may only consist of the travelling surface to access the property. No other structures or appurtenances may be placed in the right of way *(examples: columns, walls, fencing, large rocks, etc.)*. The only exception to this requirement is mailboxes.
10. During the construction of an approved driveway, it is the responsibility of the property owner/agent and/or their contractor to insure safety to the travelling public. This could include the use of signs, cones and/or traffic control as necessary.
11. All repairs, maintenance and costs associated with said driveway are the responsibility of the property owner/agent.
12. Morgan County is not responsible for any damages to the driveway caused by normal maintenance operations, including but not limited to mowing, grading, and snowplowing.
13. The property owner/agent agrees to hold harmless, indemnify, and defend Morgan County from any claim of any person arising from the installation, use, maintenance, or removal of the driveway in the county right of way.
14. The terms, conditions and requirements defined in this application and subsequent approved permit will remain valid through any future sales, transfer of ownership or assignments of the property defined in this driveway application.

AW *Please Initial that you have read and understand the terms and conditions outlined on this page.*

Application for Driveway Access Permit

Morgan County, Colorado

1. **Property Owner** ***(Permittee)***:
   Name: Polar Block Properties, LLC
   Address: 15435 CO RD 12
   City/State/Zip Code: Fort Morgan, CO 80701
   Phone [redacted] Email: [redacted]
2. **Agent of Property Owner** ***(If Applicable)***
   Company/Individual Name _____
   Contact Name *(If Applicable)* _____
   Address: _____
   City/State/Zip Code: _____
   Phone ( ) _____ Email: _____
3. **Legal Description:**
   S: 13 T: 3 R: 59 SE1/4 N 70 AC B747 P768 EX MINOR SUB
   Parcel Number: 1225-130-00-004
4. **Road Access:**
   Access onto County Road 12
5. **Driveway Type:** *(Check One)* **New Driveway _____ *(Circle Direction to Nearest Intersecting Road)* *(Nearest Intersecting Road)* Existing Driveway **Yes**
   Desired width of New Driveway _____ Feet.

****If this is a new driveway location, please place flagged stake marker on each side of the requested driveway location.**

I have read the instructions, terms and conditions outlined in this Driveway Access Permit Application, and agree to all terms and conditions outlined therein, furthermore, I understand no liability is assumed by the County of Morgan, Colorado or its agents by issuance of a permit for this application and all costs, present and future, associated with the access provided by an Approved Driveway Access Permit are the responsibility of the property owner/agent and or any future assignees. The applicant declares the information provided are true and complete to the best of their knowledge.

Andrew Witt 07/09/2025

Property Owner/Agent Signature ***Date***

Submit Completed Application and All Supporting Documents to:

Morgan County Road and Bridge Department
P.O. Box 516
17303 County Road S
Fort Morgan, CO 80701
Or by Email to: rbmorganc@co.morgan.co.us
Phone: (970) 542-3560 Fax: (970) 542-3569

For Office Use only below this line

Determination: X Approved _____ Denied (*Reason for Denial*): _____

GPS Coordinates, Centerline of Driveway in relation to road: Latitude: 40.225217

Maximum Width of Driveway: 40 Feet Longitude: -103.924328

Culvert Required: *YES* / (NO) *If Yes,* Size: _____

Closest Intersecting Road 0 Measurement from Closest Intersecting Road 2613 Feet

Driveway Access Code: DRV12-0.495-W-P

Completed By: _____ Date: 7-10-25

Parcel Number: 1225-130-00-004 Account Number: R008077

Property

Address

15435 CO RD 12
FORT MORGAN, CO 80701

Physical

Acres: 0 Land Sq Ft: 88,650

Property Class

Zoning

Planning: A
Assessor:

Value

	Assessed	Actual
Land:	$5,100	$18,890
Imp:	$7,690	$108,040

Legal Description

Block: NULL Lot: NULL
PLSS: 03N 59W 013
Boundary: SE1/4 N 70 AC B747 P768 EX MINOR SUB
Legal: S: 13 T: 3 R: 59 SE1/4 N 70 AC B747 P768 EX MINOR SUB

Owner

Name: POLAR BLOCK PROPERTIES LLC
Address: 951 20TH ST #731
DENVER, CO 80201

District 226

Taxing Authorities

School District: School District RE-3 Fire Protection District: Fort Morgan Fire
Water Districts: Northern Colorado Water Special Districts:

Voting Districts

House District: 63 Congressional District: 4 Precinct: 1
Sentate District 1 Commissioner District: 1 Town: --

Other

Subdivision: NULL Neighborhood: INNER RR RESD Condo:

Sales

Most Recent Sale

Sale Date: 9/8/2003 Document Type: JOINT TENANCY Deed Type: JTD
Sale Price: 133000 Document Number: 811624
Grantor: PIERCE, HERBERT WESLEY III & IDA ILENE
Grantee: DELL, JEFF R & SOUTHERLAND, BOB R
Remarks: NULL

DRV12-0.5-W6-P

MORGAN COUNTY
Road and Bridge Department

December 16,2002

Herbert Wesley Pierce III
15435 Morgan County Rd. 12
Fort Morgan, CO 80701

Dear Mr. Pierce,

Morgan County Highway Department no objection to the use of the present driveway and the new driveway to be located onto Morgan County Road 12 as access to the property located at:
SE1/4 of Section 13, Township 3 North, Range 59 West of the 6th P.M.

If at a future date, Morgan County determines a culvert is needed fro drainage, or any existing culvert needs repaired, the landowner will assume all costs; and culvert and driveway must meet Morgan County specifications. This may require a 40 foot driveway. Such parties may acquire the culvert and installation from anyone they wish, but the culvert must be pre-approved by the County. The culvert may be purchased from the County and the County may do the actual installation upon signed agreement between parties.

Sincerely,

Joe B. Baltazar
Transportation and Environmental Director

JBB/cb

DRV12-0.5-W7-P

MORGAN COUNTY
Road and Bridge Department

December 16,2002

Herbert Wesley Pierce III
15435 Morgan County Rd. 12
Fort Morgan, CO 80701

Dear Mr. Pierce,

Morgan County Highway Department no objection to the use of the present driveway and the new driveway to be located onto Morgan County Road 12 as access to the property located at:
SE1/4 of Section 13, Township 3 North, Range 59 West of the 6th P.M.

If at a future date, Morgan County determines a culvert is needed fro drainage, or any existing culvert needs repaired, the landowner will assume all costs; and culvert and driveway must meet Morgan County specifications. This may require a 40 foot driveway. Such parties may acquire the culvert and installation from anyone they wish, but the culvert must be pre-approved by the County. The culvert may be purchased from the County and the County may do the actual installation upon signed agreement between parties.

Sincerely,

Joe B. Baltazar
Transportation and Environmental Director

JBB/cb

ADDITIONAL APPLICATION INFORMATION

Ditch Company Notification

Impact Statement

Soil Map

Mineral Ownership

Taxes

Gmail

Cheryl Brindisi <cbrindisi@co.morgan.co.us>

Notification of Proposed Subdivision Application – 15435 County Road 12, Fort Morgan

Drew [redacted] Tue, Sep 2, 2025 at 12:39 PM
To: [redacted]
Cc: Shannon Joss [redacted] Jenafer Santos <jsantos@co.morgan.co.us>, Nicole Hay <nhay@co.morgan.co.us>, Cheryl Brindisi <cbrindisi@co.morgan.co.us>

Dear Bijou Irrigation Company,

We are writing to notify you we are in the process of applying for a subdivision application for the property located at **15435 County Road 12**, Fort Morgan, Colorado. We are considering the proposed subdivision involving dividing the existing **34.62-acre parcel** into **four equal parcels**, each measuring **8.655 acres**.

The current parcel includes one single-family residence, which will remain. The three additional parcels are intended to accommodate **manufactured residential homes**, supporting the expansion of the local housing inventory and helping to address the community's growing housing needs.

--
Drew Witt
Owner | Polar Block Home Buyers
O: [redacted]
C: [redacted]
E: [redacted]

POLAR BLOCK HOME BUYERS
www.polarblockproperties.com
Leave a Review!
FA.100084799

MORGAN COUNTY EXTENSION
914 E. RAILROAD AVE
FORT MORGAN, CO 80701
970-542-3540
FAX: 970-542-3541

Polar Block Properties, LLC (landowner) is applying for a Minor Subdivision or Planned Development consisting of 4 lots totaling 34.62 acres. Landowner is Proposing to allow _____ animal units per acre, or 6 animal units per lot.

Location and/or address of site:

15435 CO RD 12, FORT MORGAN CO 80701

Driving direction from Fort Morgan:

I76W to exit 73 toward Long Bridge Rd, turn left onto County Road 12

Date application is due in Planning Dept.: N/A

Copy of soils map must accompany this request.

Copy of site plan must accompany this request.

It is the landowners/applicants responsibility to provide a stamped, self-addressed envelope for return of this form or to make arrangements to pick it up at the Extension Office.

EXTENSION AGENT USE ONLY:

Approval of animal units as proposed: Yes Recommended maximum animal units: _____

Comments: Lot 1 = 8.655 Acres, 6 Animal Units ; Lot 2 = 8.655 Acres, 6 Animal Units ; Lot 3 = 8.655 Acres, 6 Animal Units ; Lot 4 = 8.655 Acres, 6 Animal Units

Signature: Maslin Eisenach Date: 5/28/2025

Soil Map—Morgan County, Colorado
(15435 CR 12, Fort Morgan, CO)

Map Scale: 1:5,360 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 50 100 200 300

Feet
0 250 500 1000 1500

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 13N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Morgan County, Colorado
Survey Area Data: Version 25, Aug 29, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Apr 14, 2022—Jun 15, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
NcA	Nunn clay loam, 0 to 1 percent slopes	78.2	78.0%
NlA	Nunn loam, 0 to 1 percent slopes	12.7	12.7%
NsA	Nunn sandy loam, 0 to 1 percent slopes	9.4	9.4%
Totals for Area of Interest		**100.3**	**100.0%**

CERTIFICATION OF NOTIFICATION OF MINERAL ESTATE OWNER

The applicant must check one of the three following statements, sign and date the form, and attach a list of mineral owners and lessees to whom notice was sent (if applicable).

I/We, Andrew Witt, Polar Block properties, LLC

_____, (the "Applicant" or authorized representative of the Applicant), by signing below, hereby declare and certify as follows:

With respect to the property located at:

Physical Address: 15435 CR 12, Fort morgan CO

Legal Description (attach as applicable): _____

S:13 T:3 R:59 SE 1/4 N 70 AC B747 P768 EX MINOR SUB

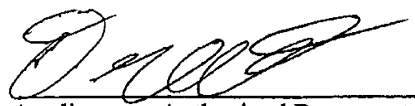
Permit #: _____

X I/We have searched the records of the Morgan County Tax Assessor and the Morgan County Clerk and Recorder for the above identified parcel and have found that no mineral estate owner is identified therein pursuant to C.R.S. § 24-65.5-103(1).

_____ I/We certify that, not less than thirty (30) days before the initial public hearing, notice of application for surface development was provided to mineral estate owners pursuant to C.R.S. § 24-65.5-103(1) of the Colorado Revised Statutes. A copy of the letter and list of addressee are included with this certification.

_____ The mineral estate has been severed from the surface estate, and each mineral estate owner and lessee has waived the right to notice as per C.R.S. § 24-65.5-103(5).

I hereby further certify that I am the Applicant, or I am authorized by the Applicant to make the representations contained herein and to act as the Applicant's agent for purposes of this Certification of Notification and bind the Applicant to these representations by my signature below.



Applicant or Authorized Representative

6/23/25

Date

Morgan County Treasurer
Statement of Taxes Due

Account Number R008077	Parcel 122513000004
Assessed To	PACE, THERON R & CAROL A 15435 CO RD 12 FORT MORGAN, CO 80701

Legal Description

S: 13 T: 3 R: 59 SE1/4 N 70 AC B747 P768 EX MINOR SUB

Situs Address

15435 CO RD 12

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2024	$743.68	$0.00	$0.00	($743.68)	$0.00
Total Tax Charge					$0.00
Special Assessment: BIJOU IRRIGATION					
2024	$1,676.88	$0.00	$0.00	($1,676.88)	$0.00
Total Special Assessment: BIJOU IRRIGATION					$0.00
GRAND TOTAL					**$0.00**
Grand Total Due as of 07/15/2025					**$0.00**

Tax Billed at 2024 Rates for Tax Area 226 - 226 - RE 3

Authority	Mill Levy	Amount
COUNTY GENERAL FUND	19.5360000	$209.62
ROAD AND BRIDGE FUND	7.5000000	$80.47
SOCIAL SERVICES FUND	2.0000000	$21.46
FT MORGAN RURAL FIRE DIST	2.9960000*	$32.15
NORTHERN COLO WATER CD	1.0000000	$10.73
RE 3 F M GENERAL FD	27.0790000	$290.55
RE 3 F M M/L OVRD	1.5370000	$16.49
RE 3 F M BOND RED	7.6620000	$82.21
Taxes Billed 2024	69.3100000	$743.68

* Credit Levy

Values	Actual	Assessed
FLOOD IRRIGATED LAND	$19,510	$5,150
FARM/RANCH WASTE LAND	$40	$10
FARM/RANCH RESIDENCE	$64,320	$4,310
FARM/RANCH SUPPORT IMPS	$4,780	$1,260
Total	$88,650	$10,730

BIJOU IRRIGATION **$1,676.88**

**********TAX LIEN SALE REDEMPTIONS MUST BE PAID BY CASH OR CASHIER'S CHECK**********

Special taxing districts and the boundaries of such districts may be on file with the County Commissioners, County Clerk, or County Assessor. Unless specifically mentioned, this statement does not include land or improvements assessed under a separate account number, personal property taxes, transfer tax or miscellaneous tax collected on behalf of other entities, special or local improvement district assessments, or manufactured homes.

ROBERT A SAGEL, MORGAN COUNTY TREASURER
231 Ensign St, PO Box 593, Fort Morgan, CO 80701
Phone: 970-542-3518, Email: esale@co.morgan.co.us
Website: morgancounty.colorado.gov

LANDOWNER LETTERS, REFERRALS & RESPONSES

Landowner Letter Sent & Responses Received

- Responses rec'd prior to Planning Commission Hearing

Referral Sent & Responses Received

Notification

Sign Posting Pictures & Affidavit

MORGAN COUNTY
PLANNING AND ZONING DEPARTMENT

October 1, 2025

Dear Neighboring Landowners:

Andrew Witt as applicant and Polar Block Properties, LLC as landowner have submitted an application to our office for a 4-Lot Minor Subdivision. The total acreage being divided into 4 lots is 35.43 acres. Lots 1-3 will be 8.66 acres each. Lot 4 will be 9.45 acres.

Legal Description: A parcel of land in the SE¼ of Section 13, Township 3 North, Range 59 West of the 6th P.M., Morgan County, Colorado.

This application is scheduled to be heard by the Board of County Commissioners on **Tuesday, October 21, 2025 at 9:00 A.M.** in the Assembly Room of the Morgan County Administration Building, 231 Ensign St., (Basement Level) Fort Morgan, Colorado. Landowners within 1320 feet of the subject property are notified of the application and hearing date.

Documents pertaining to the above identified matters are on file in the Planning Administrator's Office located at 231 Ensign St., Fort Morgan, Colorado. If you have any questions pertaining to this application or if you would like to review the file, either contact us at (970) 542-3526 or stop by our office prior to the hearing. You may attend the public hearing and provide comments on the application, or alternatively, if you are not able to attend you may submit written comments to our office no later than **October 15, 2025.**

Sincerely,

Nicole Hay

Nicole Hay
Planning Administrator

For special assistance for the mentioned hearing, please notify us at least 48 hours before the scheduled agenda item. Please call (970) 542-3526 to request any ADA accommodations

Morgan County Government ~ 231 Ensign St ~ PO Box 596 ~ Fort Morgan, CO 80701
Telephone (970) 542-3526 ~ nhay@co.morgan.co.us

POLAR BLOCK PROPERTIES LLC

951 20TH ST #731
DENVER, CO 80201

RUPPEL, RICHARD G

15020 CO RD 11
FORT MORGAN, CO 80701

ROMERO, AMBROSITA MARY

716 AURORA ST
FORT MORGAN, CO 80701

COMBS, JANNA &
JOHNSON, RUFUS
15149 CO RD 12
FORT MORGAN, CO 80701

KROSKOB FARMS LLC

11491 CO RD 12
FORT MORGAN, CO 80701

CORSENTINO, RUSSELL DEAN & SHERYL LYNN

15062 CO RD 12
FORT MORGAN, CO 80701

MUCK, TODD

5768 LOWER TWIN CREEK RD
CASTLE ROCK, CO 80104

HOLDCROFT, EDWARD O SR

15487 CO RD 12
FORT MORGAN, CO 80701

JIMENEZ, LAZARO & BRENDA

15491 CO RD 12
FORT MORGAN, CO 80701

BISBEE, RICHARD W

15495 CO RD 12
FORT MORGAN, CO 80701

Richard Bisbee
15495 County Road 12
Fort Morgan, CO 80701

Representing Long Bridge Estates Minor Subdivision Lots 3 & 4

August 27, 2025

Nicole Hay, Planning Administrator
Morgan County Planning and Zoning Department
231 Ensign Street
PO Box 596
Fort Morgan, CO 80701

Email: nhay@co.morgan.co.us

Nicole,

Upon receiving your letter dated August 14, 2025 regarding the application that Andrew Witt has submitted to your office for a 4-Lot Minor Subdivision, Polar Block Properties, LLC, I have some serious concerns that would need to be addressed. I will state those concerns for your review and subsequent discussion with your office.

1) **Access Road for Long Bridge Estates Minor Subdivision*****
    a. The access road was created for the sole use of Long Bridge Estates. The road has had substantial work and improvement over the years **at the sole cost of the Long Bridge Estates homeowners**.
    b. The road sufficiently supports the residents of Long Bridge Estates but is not designed to handle the addition traffic that Polar Block properties will add to it.
    c. The road is maintained at the cost to Long Bridge Estates homeowners.
    d. To support the traffic that Polar Block Properties subdivision will bring, **the access road from County Road 12 through Lot 1 of Polar Block minor subdivision will need to be paved.**
    e. **Any damage or excessive wear to the access road or apron from County Road 12 to the access road must be immediately repaired to prevent Long Bridge Estates residents from being impacted.**
    f. The apron from County Road 12 to the access road must be fortified to handle the extra traffic.

2) **Quality Water*****
    The water line from Quality Water supports the 4 residences of Long Bridge Estates and provides sufficient pressure. The addition of the additional usage requirements of Polar

Block needs to be reviewed and the water line needs to be upgraded to prevent Long Bridge Estates from a degradation of service.

Currently, the understanding is that the current water main is 2" and sufficient for the 4 taps that are owned by Long Bridge Estates residents. Additional usage on that line would substantially impact the Long Bridge Estates residents.

3) **Polar Block Minor Subdivision Restrictive Covenants*****

The Polar Block Minor Subdivision needs to establish covenants in accordance with those established for Long Bridge Estate minor subdivision to protect our way of life, our property and our property values. These covenants MUST include the following requirements:

a. Use Definition – Each subdivision lot shall be used solely for a single-family residence per lot. Single family is defined to include only father, mother, children, grandparents but shall NOT include uncles, aunts, brothers, sisters, nieces, nephews or collateral relatives.
b. Style of Home –
    i. Polar Block must maintain that all construction will conform to the current edition of HUD or Uniform Building Code Standards.
    ii. All single-family residences will be newly constructed of frame, brick, masonry with hip or gable roof and may include modular homes but not manufactured homes.
    iii. All single-family residences must be at least 2,000 square feet on the first floor exclusive of attached garages, carports open porches or patio decks.
    iv. No home shall exceed a two-story level in height out of the ground.
    v. All homes shall be attached to a fully 8-inch concrete foundation or basement.
    vi. The roof pitch minimum must be 5/12.
    vii. All residences must be set back a minimum of 400 feet from the front property line / access road.
c. Water and Sewer – All residences must have their own individual septic system installed according to county and state health regulations. Each lot must have a tap from Morgan County Quality Water.
d. Prohibited Vehicles and Machinery – There will be no old abandoned or non-operational vehicles, trucks, recreational vehicles, off-road vehicles, or machinery. No vehicle with expired state registration shall be parked on any resident lot except while parked within an enclosed building located on said lot.

e. Garbage and Refuse – Trash, garbage or other waster must be kept in sanitary conditions. No lumber, metals, bulk materials, refuse or trash shall be kept, stored or allowed to accumulate on any lot, with the exception of building materials during construction.
f. Means of advertising – No signs, billboards or advertising media shall be erected or maintained on any lot. A small common realtor "FOR SALE" sign may be used while selling the property.
g. Animals and Pets – The number of animals per lot shall be designated according to Morgan County regulations which is one (1) animal unit per two (2) acres. A reasonable shelter can be provided for such animals. A maximum of 3 dogs, cats or other household pets may be kept with the provision that they are not kept for commercial use and that they are maintained on the applicable property and not allowed to freely roam.
h. Revegetation: On all acres not occupied by building or other improvements, all plants must be harvested, mowed or sensibly pastured to maintain attractiveness of the property and surroundings. Lawn and landscaping around the residence must be completed within 6 months. Homeowners may not change the topography of the land which includes any current drainage as it now rests.
i. Maintenance – All homes must be maintained with a clean and well-groomed appearance that will preserve the attractiveness of the neighborhood and property. All new and existing structures will be kept in an upscale condition to preserve the value and desirability of the subdivision.

The matters referenced herein are of significant concern to the residents of the Long Bridge Estates Minor Subdivision. For many years, the homeowners of Long Bridge Estates were adversely affected by the condition and misuse of the property located at 15435 County Road 12, formerly owned by Theron and Carol Pace and subsequently acquired by Andrew Witt for the establishment of the Polar Block Minor Subdivision.

During the period of ownership by Mr. and Mrs. Pace, the property was permitted to fall into substantial disrepair and was utilized for the accumulation of refuse, including but not limited to household garbage, inoperable vehicles, inoperable machinery, and various forms of building materials and equipment. Such conditions created an unsafe environment and contributed to significant infestations of snakes, rodents, and other nuisance species.

In light of these circumstances, and following the passing of the Pace family, the residents of Long Bridge Estates have determined that it is imperative such conditions not be permitted to recur under future ownership or development of the property.

I look forward to discussing with you at your earliest convenience.

Best Regards,

Richard W Bisbee

August 27, 2025

Morgan County Planning & Zoning
231 Ensign Street
P.O. Box 596
Fort Morgan, CO 80701

RE: Andrew Witt as applicant and Polar Block Properties, LLC application for a 4-Lot Minor Subdivision.
Legal Description: A parcel of land in the SE¼ of Section 13, Township 3 North, Range 59 West of the 6th P.M., Morgan County, Colorado

To Whom It May Concern:

As Neighboring Landowners we have the following comments/concerns regarding the above referenced application:

- Will property have adequate water supply for this subdivision?
- Will subdivision have proper drainage plan so as not to cause harm to the Neighboring Landowners?
- Subdivision needs to have covenents/rules and enforcement on following the county's ordinances including animal units. proper fencing, etc. to keep animals, pets, etc. from going on to, damaging, the Neighboring Landowners property.
- Subdivision needs rules/covenents that trespassing is not allowed on Neighboring Landowners property.
- Subdivision needs proper waste/trash disposal so as not to effect Neighboring Landowners.
- Subdivision needs to have adequate traffic entrance/exit so as not to interfere with Neighboring Property owners.

We would like our comments/concerns reviewed by the Planning Commission and Board of County Commissioners as it is important to protect the Neighboring Landowners.

Sincerely.
Russell Dean Corsentino and Sheryl Lynn Corsentino

Russell Dean Corsentino

Sheryl L. Corsentino

My Concerns over the Planned Housing to the Property South of my Farm

1. Is there going to be adequate Water supply for these houses
2. I don't think the school buses will go into that Private road so student will have to be picked up on Road 12 which is often Busy with Truck Traffic
3. Bijou Irrigation has the right of way for the road which when they dig out the ditch they have always piled it on my side only because I have tried to be a good neighbor
4. In the past the previous owner had pigs and goats that were always out and in the surrounding fields is that going to be a problem again
5. I know there are Zoning regulations but nobody will enforce them, Such as having to many Livestock or controling noxious Weeds
6. Adding more Traffic to both Road 12 and Road 2 is making moving Equipment harder

7. When having my crop sprayed for Insects or weed control and the neighbors complain who do take that problem to

8. In the past my Field road runs parallel across the ditch of that Private road but have had Friends of the Neighbors who take my road by mistake and end up getting stuck causing me to have to go pull them out

9. A problem my brother has had with a housing development built across from his farm of grown ups and kids trespassing on his property thinking its all open ground Plus people shooting guns on the 4th

10. We already have a large amount of houses built to the West of me on road 10 - road 8

11. We have to Lock everything up now and I'm tired of all this there is already place being built near town isnt that enough

12 The guy who bought this property told the seller he was going to move here and Live now we Find out he wants make a quick profit and will probably Leave not

caring about the consequences of what will happer to our area I have seen this happer before

So I hope you consider my concerns and deny this Proposed development

Thank yo

Sam Romero

Rufus Johnson

15149 CO RD 12

Fort Morgan CO 80701

Morgan County Planning and Zoning Department

To Whom it may concern,

I am writing in response to the proposed 4lot Minor Subdivision by Andrew Witt and Polar Block Properties LLC in the SE1/4 of Section 13, Township 3 North, Range 59 West of the 6th P.M., Morgan County CO.

My concerns are breaking up 1 Family dwelling into 4 different dwellings. What strains will this have on water, electricity, sewer, additional traffic, access to the property, etc.

There are currently 3 dwellings to the west of this site, the access is basically a ditch road. What about emergency services, if children live there what about school bus pickup. County road 12 is very heavy with large truck traffic, how will this be impacted?

How will my property be affected, will my fences that keep our horses in be tampered with?

The former owners had animals that would get loose, tore up fences, our garden etc. It was bad enough with 1 neighbor but to add 3 more that could be just as bad, I don't wish to find out.

Living out here has been good, no houses to close, quiet, peaceful. If I wanted to live in town I would have moved there, not have it forced next to me. What if they decide to split from 4 lots to more?

What has happened is another developer buying up property, splitting it up, building houses on it, lining their pockets and not caring what the people that already live here feel about it. Just another quick buck for them.

This is single family agricultural land, it should be kept that way.

Thank You

Rufus Johnson

Morgan County Planning and Zoning Department

August 18, 2025

Dear Nicole Hay,

I am writing in response to the notice dated August 18, 2025, regarding the proposed subdivision near my property on Morgan County Road 12. I appreciate the opportunity to provide input, but given the short timeline for public comment, I want to raise several concerns about how this development could impact our community, our agricultural operations, and local infrastructure.

Concerns Based on Past Experience

Our area has faced challenges with recent nearby residents, including repeated issues with loose dogs, safety concerns, and strain on emergency services. For example, I personally lost a 9-day-old foal to a dog attack, and other neighbors have reported hospitalizations from similar incidents. These experiences illustrate how easily agricultural operations and community safety can be disrupted when incompatible uses are introduced.

Key Infrastructure and Community Questions

To help evaluate this proposal, I respectfully ask the County Commissioners to consider the following points before approving additional housing in this area:

1. Water Supply – Quality water taps cost approximately $80,000. How will new residents obtain water, and will their demand increase rates or slow water availability for existing agricultural users? What drought mitigation plans exist, given the region's 8-10 year drought cycle?

2. Animal Ownership – Will residents be permitted to keep animals, and if so, what types and how many? How will water needs for animals be regulated if only a household water permit is available?

3. Zoning Restrictions – What specific zoning applies to this type of community, and how will it be enforced?

4. Housing Type – Will these units be stick-built homes, manufactured housing, or multi-unit dwellings?

5. Density – How many people or units will be allowed per parcel?

6. Compatibility with Agriculture – Are potential residents aware that aerial spraying, insecticides, and chemical applications are routine in this area? How will conflicts or complaints about standard agricultural practices be managed?

7. Public Safety – How will issues such as stray or aggressive dogs, firearm use, and exotic or predatory animals be addressed?

8. Weather & Environment – Do proposed residents have the resources to handle dust, wind erosion, hail, and tornado conditions common here?

9. Road Access – How will increased traffic and access be managed on roads that are already difficult to maintain in wet conditions?

10. Utilities & Electricity – Will REA be able to support additional households without service interruptions? Currently, outages lasting 3-4 days occur, which already strains households and agricultural operations.

11. Waste & Cleanliness – How will yards and properties be maintained to prevent debris, dust, and trash from affecting neighboring farms?

Conclusion

As a lifelong resident of this county and an active agricultural producer, I am concerned that this proposed development may strain our limited infrastructure, conflict with established farming operations, and diminish the safety and stability of our community. I ask that you carefully consider these impacts before moving forward with approval.

Thank you for your time and for considering the perspective of those of us who have lived and farmed here for decades.

Sincerely,

Janna Combs

15149 Co. Rd. 12

Fort Morgan, CO.

Gmail Cheryl Brindisi <cbrindisi@co.morgan.co.us>

Landowner Responses- Polar Block Minor Subdivision

3 messages

Cheryl Brindisi <cbrindisi@co.morgan.co.us> Fri, Aug 29, 2025 at 12:30 PM
To: Drew Witt [redacted] Shannon Joss [redacted]
Cc: Nicole Hay <nhay@co.morgan.co.us>, Jenafer Santos <jsantos@co.morgan.co.us>

Hello and Good Day!
Please see the attached landowner responses for your records in regards to your Minor Subdivision. Please review and address accordingly.

Thank you
Cheryl Brindisi, Planning and Zoning Administrative Assistant
Morgan County Planning and Zoning
231 Ensign St.
PO Box 596
Fort Morgan, CO 80701
970-542-3526

CBrindisi@co.morgan.co.us

5 attachments

Combs Landowner Response.pdf
108K

Johnson Landowner Response.pdf
46K

Romero Landowner Comments.pdf
2842K

Bisbee, Richard - Input Regarding Polar Block Minor Subdivision.pdf
776K

Corsentino Landowner Comments.pdf
1107K

Drew <drew@polarblockproperties.com> Tue, Sep 2, 2025 at 10:56 AM
To: Cheryl Brindisi <cbrindisi@co.morgan.co.us>
Cc: Shannon Joss <shannon@polarblockproperties.com>, Nicole Hay <nhay@co.morgan.co.us>, Jenafer Santos <jsantos@co.morgan.co.us>

Cheryl,

Received - I will call the landowners directly.

Thank you,
Drew
[Quoted text hidden]
--
Drew Witt
Owner | Polar Block Home Buyers
O:
C:
E: [redacted]

Concerns Regarding Polar Block Minor Subdivision Proposal

Presented to the Planning Board
by Richard Bisbee

Introduction

- Purpose:
  - To present serious concerns regarding the 4-Lot Minor Subdivision application by Polar Block Properties, LLC
- Key concerns:
  - Road access and maintenance
  - Water supply and service quality
  - Protective covenants and neighborhood standards

Concern #1: Access Road

- Single-lane road was created for Long Bridge Estates subdivision.
- Access road built and maintained solely by Long Bridge Estates homeowners.
- Homeowners pay for all improvements/maintenance.
- Not designed for additional traffic from Polar Block.
- Maintenance costs unfairly shifted to current residents.

Required Road Mitigations

- Access road must be widened and paved from County Road 12 through Lot 1 of Polar Block.
- Any damage or wear caused by new subdivision must be immediately repaired.
- Apron/Egress at County Road 12 must be fortified for heavier traffic.

Concern #2: Quality Water

- Current line:
  - 2” from Quality Water → supports 4 homes only
- Additional taps from Polar Block would degrade service.
- Upgrade needed to prevent loss of water quality/pressure before Polar Block taps added.

Concern #3: Restrictive Covenants

- Polar Block must establish covenants consistent with Long Bridge Estates
- Purpose is to **protect:**
  - Property value
  - Quality of life
  - Neighborhood character

Covenant Requirements (Highlights)

- Use Definition:
  - Single-family only, no extended relatives
- Style of Home:
  - New construction, 2,000 sq ft minimum, HUD/UBC compliant, no manufactured homes
- Height/Setback:
  - Max 2 stories, 400 ft minimum setback

Additional Covenant Requirements

- Water & Sewer:
  - Individual septic + Quality Water taps
- Animals:
  - One animal unit per 2 acres; max 3 household pets
- Revegetation:
  - Maintain land, no altering drainage
- Garbage:
  - Kept sanitary, no accumulation
- Prohibited Vehicles:
  - No abandoned/inoperable vehicles or machinery

More Covenant Requirements

- Advertising:
  - No billboards/signs except realtor signs
- Animals:
  - Limited per county regs + max 3 pets
- Revegetation:
  - Land must be maintained/landscaped, no topography changes
- Maintenance:
  - Homes must be clean, upscale, well-groomed

Past Issues with the Property

- Prior ownership (Pace family) left property in disrepair
- Past misuse of property created unsafe, unhealthy conditions
- Accumulated trash, inoperable vehicles, machinery
  - Caused infestations (snakes, rodents, pests)
  - Unsafe and harmful to neighborhood
- Residents determined to prevent recurrence

Closing Statement

- Long Bridge Estates seeks:
  - Fair development
  - Protection of residents' safety, property values, and quality of life
- Request:
  - Planning board to enforce these conditions before approval

Thank You

- We look forward to working with the planning board to ensure a positive outcome for all.
- Contact: Richard Bisbee, Long Bridge Estates

MORGAN COUNTY
PLANNING AND ZONING DEPARTMENT

Bijou Irrigation
Century Link
Colorado Parks and Wildlife
Division of Water Resources
Fort Morgan Fire Department
Morgan County Assessor
Morgan County Communications
Morgan County Emergency Mgmt.
Morgan County Quality Water
Morgan Conservation District
Morgan County Road and Bridge
Morgan County Rural Electric Assoc
Morgan County Sheriff Department
Morgan County Weed & Pest Advisory Board
Northeast Colorado Health Department

FROM: Cheryl Brindisi, Morgan County Planning & Zoning Administrative Assistant
231 Ensign St, PO Box 596, Fort Morgan, CO 80701
970-542-3526 / 970-542-3509 fax / cbrindisi@co.morgan.co.us
DATE: September 5, 2025
RE: Land Use Application–4-Lot Minor Subdivision

The following Minor Subdivision application is submitted to you for review and comments. The application is scheduled to be heard by the Planning Commission at a Special hearing on **Monday, October 6, 2025 at 6:00 P.M.** in the Assembly Room of the Morgan County Administration Building, 231 Ensign St, Fort Morgan, CO 80701 (Basement Level; use elevator entrance in SW corner). **You are encouraged to provide comments to this application by September 19, 2025.** Failure to comment will be viewed as a favorable review. Please contact the Planning and Zoning Department if you would like to attend this public meeting.

Applicant: Andrew Witt
Landowner: Polar Block Properties, LLC
Legal Description: A parcel of land in the SE¼ of Section 13, Township 3 North, Range 59 West of the 6th P.M., Morgan County, Colorado.
Request: 4-Lot Minor Subdivision. The total acreage being divided into 4 Lots is 35.43 acres. Lots 1-3 will be 8.66 acres each. Lot 4 will be 9.45 acres.

Sincerely,
Cheryl Brindisi,
Morgan County Planning and Zoning Administrative Assistant

MORGAN COUNTY
PLANNING AND ZONING DEPARTMENT

Bijou Irrigation	Morgan County Quality Water
Century Link	Morgan Conservation District
Colorado Parks and Wildlife	Morgan County Road and Bridge
Division of Water Resources	Morgan County Rural Electric Assoc
Fort Morgan Fire Department	Morgan County Sheriff Department
Morgan County Assessor	Morgan County Weed & Pest Advisory Board
Morgan County Communications	Northeast Colorado Health Department
Morgan County Emergency Mgmt.	

FROM: Cheryl Brindisi, Morgan County Planning & Zoning Administrative Assistant
231 Ensign St, PO Box 596, Fort Morgan, CO 80701
970-542-3526 / 970-542-3509 fax / cbrindisi@co.morgan.co.us
DATE: August 14, 2025
RE: Land Use Application–4-Lot Minor Subdivision

The following Minor Subdivision application is submitted to you for review and comments. The application will be reviewed administratively. If the Administrator deems necessary, the application may go to review and decision by the Planning Commission and Board of County Commissioners. **You are encouraged to provide comments to this application by August 29, 2025.** Failure to comment will be viewed as a favorable review.

Applicant: Andrew Witt
Landowner: Polar Block Properties, LLC
Legal Description: A parcel of land in the SE¼ of Section 13, Township 3 North, Range 59 West of the 6th P.M., Morgan County, Colorado.
Request: 4-Lot Minor Subdivision. The total acreage being divided into 4 Lots is 35.43 acres. Lots 1-3 will be 8.66 acres each. Lot 4 will be 9.45 acres.

Sincerely,
Cheryl Brindisi,
Morgan County Planning and Zoning Administrative Assistant

REFERRAL AGENCIES	RESPONSES RECEIVED
Bijou Irrigation	**See attached letter 8/28/25** **Email between Cheryl Brindisi and Jill Brownell with Bijou Irrigation** Mon, Sep 15, 2:29 PM Hello Jill, Can you tell me if the 30' easement shown on the plat is sufficient? **Cheryl Brindisi, Morgan County Planning and Zoning Administrative Assistant** Mon, Sep 22, 2025 at 9:39 AM Hello and Good Day! Can you tell me if the 30' easement shown on the plat is sufficient? **Cheryl Brindisi, Morgan County Planning and Zoning Administrative Assistant** Mon, Sep 22, 2025 at 4:35 PM There are times when we have to work outside of that easement which is why it is such a challenge but we do try to stay within it. **Jill Brownell, Bijou Irrigation** Tue, Sep 23, 2025 at 8:06 AM Thank you for your commentary. We just wanted to make sure that Bijou Irrigation had another chance to look at it. **Cheryl Brindisi, Morgan County Planning and Zoning Administrative Assistant**
Century Link	
Colorado Parks and Wildlife	
Division of Water Resources	See attached letter
Fort Morgan Fire Department	
Morgan County Assessor	
Morgan County Communications	
Morgan County Communications	
Morgan County Emergency Mgmt.	
Morgan County Quality Water	
Morgan Conservation District	See attached letter
Morgan County Road and Bridge	
Morgan County Rural Electric Assoc.	
Morgan County Sheriff Department	
Morgan County Weed and Pest Advisory Board	
Northeast Colorado Health Department	

Morgan Conservation District Est. 1955

200 West Railroad Avenue, Fort Morgan, CO 80701
970-427-3358 • morganconservationdistrict@gmail.com
www.morganconservationdistrict.com

Morgan County Planning and Zoning Department
PO Box 596
Fort Morgan, CO 80701

To Whom in May Concern:

The Morgan Conservation District has reviewed the Polar Block Properties, LLC 4-Lot Minor Subdivision Application. The District would like to make the suggestion of controlling wind and soil erosion through the implementation of a windbreak. The District can assist with design and planning of a windbreak if needed. Furthermore, the District would like to recommend that the applicant manage and eradicate all noxious weeds in accordance with the Colorado Noxious Weed Act.

Please let us know if you have any questions or concerns.

Sincerely,

Madeline Morrison
District Manager

COLORADO
Division of Water Resources
Department of Natural Resources

August 29, 2025

Cheryl Brindisi

Morgan County Planning and Zoning Department

Transmission via email: cbrindisi@co.morgan.co.us

Re: Polar Block Minor Subdivision

Pt. SE ¼ Section 13, T3N, R59W, 6th P.M.

Water Division 1, Water District 1

Dear Ms. Brindisi:

We have reviewed the above referenced proposal to subdivide approximately 36 acres into four (4) residential lots. Lots 1-3 will be approximately 8.66 acres in size, and are currently vacant. Lot 4 will be approximately 9.45 acres in size, and currently contains two homes and various outbuildings. The proposed source of water for lots 1-3 are taps from Morgan County Quality Water District ("MCQWD") and the proposed source of water for lot 4 is an existing well.

Water Supply Demand

The estimated water requirements for the subdivision were not provided, but a letter from Morgan County Quality Water District ("MCQWD") indicates that the estimated water demand for a tap is 0.7 acre-feet per year.

Source of Water Supply

The application included a Tap Request to the MCQWD for three ⅝" tap prepared by NOCO Engineering Company and dated June 3, 2025. According to information provided by the MCQWD in a letter dated December 19, 2007, the District's commitments at that time totaled 3,572 tap equivalents, or 2,500.4 acre-feet per year, and their firm water supplies totaled 6,104 tap equivalents, or 4,273 acre-feet per year. The letter requires that the property will need to be annexed into MCQWD's boundaries.

There is an existing, unpermitted well on the property, which was reportedly constructed in 1974. An application for a permit to use this well was received by our office under receipt

no. 10043720. It is anticipated that this office could issue a permit for the use of the well that would be limited to not more than three (3) single family dwellings, the watering of poultry, domestic animals and livestock on a farm or ranch, and the irrigation of not more than one (1) acre of home gardens and lawns. The ability for the Applicant to obtain a well permit and the allowed use(s) will be determined at the time the permit application is reviewed by the State Engineer's Office.

Section 37-92-602(3)(b)(III) of the Colorado Revised Statutes requires that the cumulative effect of all wells in a subdivision be considered when evaluating material injury to decreed water rights, with the exception of existing exempt wells permitted pursuant to section 37-92-602(3)(b)(II)(A) as more completely described in section 37-92-602(3)(b)(IV). Any well, proposed or existing, in an over-appropriated basin and in a tributary source that does not meet the requirements outlined in section 37-92-602(3)(b)(IV) shall be presumed to cause injury if it will be located in a post-June 1, 1972 subdivision.

After the land is divided, the lot upon which the well will be located will be less than the 36 acres considered at the time the well permit application is evaluated. Section 37-92-602(3)(b)(IV) would allow an existing well permitted under section (3)(b)(II)(A) to retain its presumption of noninjury after the land on which the well is located has been divided if it meets certain criteria, one of which is that the well must be used on only a single parcel of the divided land and remain the only well serving that parcel. As such, once permitted the well could continue to be used under its permit to serve one lot of the minor land division after the land is divided, but could not be shared to serve two or more lots.

Any new well in an over-appropriated basin and in a tributary source shall be presumed to cause injury if it will be located in a post-June 1, 1972 subdivision. Therefore, a permit to construct a new well within the proposed subdivision would only be available if the well were first included in a decreed augmentation plan.

State Engineer’s Office Opinion

Based on the above, it is our opinion, pursuant to section 30-28-136(1)(h)(**I**), C.R.S. and section 30-28-136(1)(h)(**II**), C.R.S., that the proposed water supply will not cause material injury to decreed water rights, so long as the applicant maintains valid well permits, and is physically adequate. Should you or the applicant have any questions regarding this matter, please contact me at [redacted] or [redacted]

Sincerely,

Kate Fuller, P.E.

Water Resources Engineer

Ec: Well permit file receipt no. 10043720

CDWR Referral No. 34374

BIJOU IRRIGATION

Bijou Irrigation Company
15551 US Highway 34
P.O. Box 972
Fort Morgan, CO 80701
(970)867-2222

8/28/2025

Morgan County Planning & Zoning
231 Ensign St
PO Box 596
Fort Morgan, CO 80701

RE: Land Use Application – 4-Lot Minor Subdivision (Applicant: Andrew Witt / Polar Block Properties, LLC)

The Bijou Irrigation Company has reviewed the subdivision application referenced above and must note a serious concern regarding the irrigation easement that runs through the proposed four lots. This easement is a critical component of Bijou Irrigation's infrastructure and must be preserved to ensure ongoing access, operation, and maintenance of the irrigation system. No structures may be built within the easement, nor may any changes, alterations, or modifications be made to the easement itself that could restrict or interfere with its intended purpose. It is essential that the existence and location of this irrigation easement be clearly identified and incorporated into all plats, deeds, and associated paperwork connected with the subdivision and subsequent sale of the lots.

Failure to properly disclose and protect this easement could create conflicts with future landowners, impair water delivery operations, and place unnecessary burdens on both the company and the county. We respectfully request that Morgan County Planning & Zoning ensure that the irrigation easement is included in the subdivision documents and all associated filings prior to approval.

Thank you for the opportunity to provide comments on this matter. Please contact me directly if further clarification or documentation is needed.

Sincerely,

Jill Brownell

Jill Brownell
Bijou Irrigation Company
[redacted]

NOTICE OF PUBLIC HEARING
MORGAN COUNTY BOARD OF COUNTY COMMISSIONERS
OCTOBER 21, 2025 AT 9:00 A.M.
VIRTUAL AND IN PERSON IN THE ASSEMBLY ROOM, MORGAN COUNTY ADMINISTRATIVE BUILDING, 231 ENSIGN, FORT MORGAN, COLORADO

Notice is hereby given that on the date and time above (or as soon as possible following the scheduled time) and at the location above, or at such time and place as this hearing may be adjourned, the Morgan County Board of County Commissioners will conduct a public hearing on the following proposed **Land Use Application:**

1.) **Applicants:** Andrew Witt
Landowner: Polar Block Properties, LLC
Legal Description: A parcel of land in the SE¼ of Section 13, Township 3 North, Range 59 West of the 6th P.M., Morgan County, Colorado.
Request: A 4-Lot Minor Subdivision. The total acreage being divided into 4 lots is 35.43 acres. Lots 1-3 will be 8.66 acres each. Lot 4 will be 9.45 acres.

THE COUNTY WILL CONTINUE TO OFFER THE OPTION TO ATTEND MEETINGS REMOTELY. IF YOU HAVE ANY QUESTIONS REGARDING ATTENDING THE MEETING, PLEASE CONTACT THE PLANNING OFFICES AT 970-542-3526.

To participate remotely you may connect via Zoom at:
https://us02web.zoom.us/j/84651421268
Join via audio:
+1 719 359 4580 US
Webinar ID: 846 5142 1268

Documents pertaining to the above identified matters are on file in the Planning Administrator's Office, 231 Ensign St., Fort Morgan, Colorado. Twenty-four hours prior to the meeting, the Board of County Commissioner's meeting packet is available here: morgancounty.colorado.gov

At time of the meeting an opportunity will be given for presentation of evidence in support of or in opposition to the application.

Nicole Hay
Nicole Hay
Morgan County Planning Administrator

Posted to the website: October 7, 2025

For special assistance for the mentioned hearing, please notify us at least 48 hours before the scheduled agenda item. Please call (970) 542-3526 to request any ADA accommodations.

The above sign was posted on (date) 10/7/25, pursuant to the

Morgan County Zoning Resolution by (name of applicant) Andrew Witt, Polar Block Properties, LLC

Project name and number: Polar Block Minor Sub

Signature of Applicant/Representative: Andrew Witt

STATE OF ~~COLORADO~~ Nevada)
) ss.
COUNTY OF ~~MORGAN~~ Clark)

Signed before me this date: 09/17/2027

My Commission expires: 09/17/2027

NOTARIZED BY: Jerry L. Withers

Jerry L. Withers
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 05-99487-1
Expires September 17, 2027

Notarized remotely using audio-video communication technology via Proof.

NOTICE OF PUBLIC HEARING ON LAND USE
APPLICATION BEFORE THE
BOARD OF COUNTY COMMISSIONERS
Applicants: Andrew Witt
Landowner: Polar Block Properties, LLC
Reason: 4-Lot Minor Subdivision
Location of Hearing: 231 Ensign Street,
Fort Morgan, CO 80701
Date of Hearing: Tuesday, October 21, 2025 at 9:00 AM

LONG BRIDGE ESTATES

808808 05/23/2003 12:12P B1145 P850 F. JOHNSON
1 of 3 R 0.00 D 0.00 Morgan County, CO

RESOLUTION

2003 BCC 16

A Resolution approving a 4 lot minor subdivision located in Sec. 13, T. 3 N., R. 59 W.

WHEREAS, on March 3, 2003 the Board of County Commissioners of Morgan County, Colorado held a public hearing pursuant to the Morgan County Zoning and Subdivision Regulations, on the application of Herbert W. Pierce III and Ida I. Pierce for a minor subdivision of 4 lots, 3 lots of 8.0 acres each and 1 lot of 10.0 acres located in the SE¼ of Section 13, Township 3 North, Range 59 West of the 6th P.M. and located on County Road 12 between County Roads P and Q, known as the Long Bridge Estates Minor Subdivision, and

WHEREAS, the notice of the public hearing was properly published and all other notice and posting requirements were properly made, and

WHEREAS, the Board of County Commissioners received testimony from the applicant, and

WHEREAS, the Board of County Commissioners received the testimony of the Morgan County Planning staff, and

WHEREAS, the Morgan County Planning Commission recommended approval of the application, and

WHEREAS, there was no public comment on the application, and

NOW BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MORGAN COUNTY COLORADO:

1. The application of Herbert W. Pierce III and Ida I. Pierce for a minor subdivision of 4 lots, 3 lots of 8.0 acres each and 1 lot of 10.0 acres located in the SE¼ of Section 13, Township 3 North, Range 59 West of the 6th P.M. and located on County Road 12 between County Roads P and Q, known as the Long Bridge Estates Minor Subdivision is hereby granted.

2. The permit is in conformance with the Morgan County Comprehensive Plan, being zoned Agriculture (A).

3. All applicable design standards have been met. The County Commissioners retain continuing jurisdiction on the issue of design standards.

4. All on and off site impacts have been satisfactorily mitigated by the terms and conditions of this permit.

808808 05/23/2003 12:12P B1145 P851 F. JOHNSON
2 of 3 R 0.00 D 0.00 Morgan County, CO

5. The subdivision is satisfactorily compatible with surrounding uses.

6. It is in the best interests of the public health, safety, and welfare to grant the application.

7. There is a public need for the project.

8. The property must be in compliance with the Morgan County Zoning Regulations prior to any building permits being issued for any lot in this subdivision.

9. The maximum animal unit density allowed in this subdivision is 1 animal unit per 2 acres.

10. All past, present, and future drainage problems on the site are the responsibility of the applicant and his successors in interest and not that of Morgan County. Nothing shall be done in this subdivision to change the historic flow of water on the property.

11. The applicant is required, as a condition of this permit, to furnish any purchaser or other successor in interest to any lot in this subdivision with a copy of the Morgan County Right to Farm Policy as adopted by Resolution 96 BCC 41 on July 23, 1996, and the Receipt and Statement of Understanding of said policy. The Policy and Receipt and Statement of Understanding shall be recorded as addenda to any deeds conveying the permitted property from the applicant to any purchasers or other successors.

12. Pursuant to the Morgan County Zoning Regulations this property may not be further subdivided by any means for a period of ten years from the date of the approval of this resolution.

13. All information submitted by the applicant in his application is part of the approval of this subdivision and all terms, conditions, and information submitted shall be strictly adhered to.

14. The Board of County Commissioners retains continuing jurisdiction on this permit to address possible future problems with the site and to insure compliance with the conditions of this permit. The County also retains jurisdiction and the right and authority of County personnel to inspect the site at any reasonable time.

15. The applicants shall be responsible for complying with all of the foregoing requirements and conditions. Noncompliance with any of the foregoing may be reason for revocation of this permit by the Board of County Commissioners after notice to the applicants or their successors in interest and hearing.

808808 05/23/2003 12:12P B1145 P852 F. JOHNSON
3 of 3 R 0.00 D 0.00 Morgan County, CO

DATED this 25th Day of March, 2003 *nunc pro tunc* March 3, 2003.

BOARD OF COUNTY COMMISSIONERS
MORGAN COUNTY, COLORADO

Mark A. Arndt, Chairman

John A. Crosthwait, Commissioner

Michael E. Harms, Commissioner

ATTEST:

(SEAL)

Fay A. Johnson, Clerk to the Board

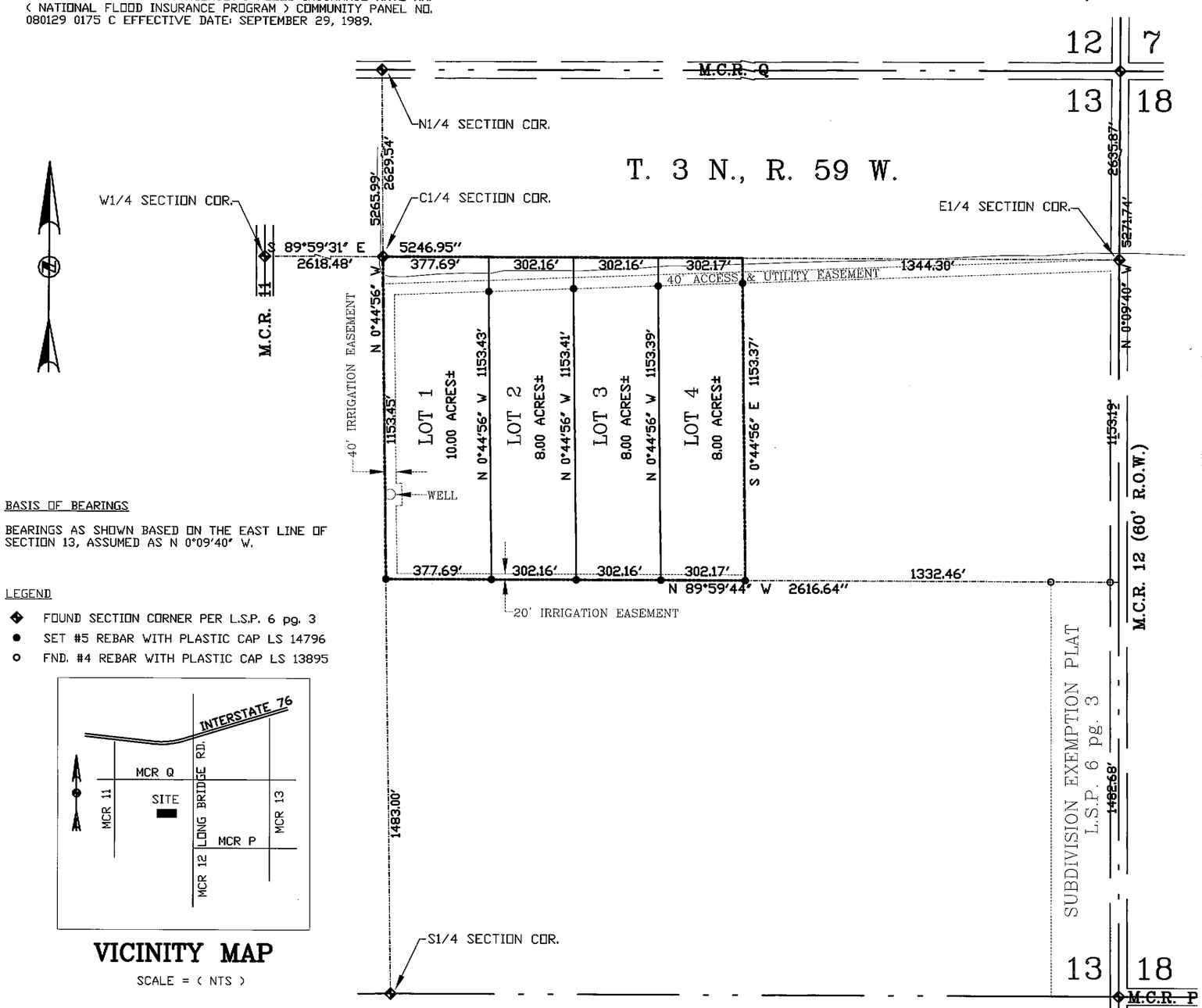
LONG BRIDGE ESTATES MINOR SUBDIVISION PLAT
A PORTION OF THE SE1/4 OF SECTION 13, TOWNSHIP 3 NORTH, RANGE 59 WEST OF THE 6TH PRINCIPAL MERIDIAN.
MORGAN COUNTY, COLORADO

600' 300 0' 300 600

SCALE 1" = 300'

FLOOD PLAIN CERTIFICATE

IT IS HEREBY CERTIFIED THAT THE ABOVE DESCRIBED PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD BOUNDARY ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCEY'S FLOOD INSURANCE RATE MAP (NATIONAL FLOOD INSURANCE PROGRAM) COMMUNITY PANEL NO. 080129 0175 C EFFECTIVE DATE: SEPTEMBER 29, 1989.



BASIS OF BEARINGS

BEARINGS AS SHOWN BASED ON THE EAST LINE OF SECTION 13, ASSUMED AS N 0°09'40" W.

LEGEND

- ◆ FOUND SECTION CORNER PER L.S.P. 6 pg. 3
- ● SET #5 REBAR WITH PLASTIC CAP LS 14796
- ○ FND. #4 REBAR WITH PLASTIC CAP LS 13895

VICINITY MAP

SCALE = (NTS)

Notice:

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

Note:

A title search was not requested or conducted by me for this or adjacent properties, thus all recorded rights-of-way, easements, discrepancies of description, etc. of record which a title search could reveal have not been considered in making this survey. Some recorded and non-recorded easements may not be shown.

LEGAL DESCRIPTION

THAT PORTION OF THE SE1/4 OF SECTION 13, TOWNSHIP 3 NORTH, RANGE 59 WEST OF THE SIXTH PRINCIPAL MERIDIAN, MORGAN COUNTY, COLORADO; DESCRIBED AS FOLLOWS:
BEGINNING AT THE NW CORNER OF SAID SE1/4;
THENCE S 89°59'31" E ALONG THE NORTH LINE OF SAID SE1/4 A DISTANCE OF 1284.17 FEET;
THENCE S 0°44'56" E PARALLEL WITH THE WEST LINE OF SAID SE1/4 A DISTANCE OF 1153.37 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 70 ACRES AS SHOWN ON L.S.P. 6 pg. 3, RECORDS OF MORGAN COUNTY, COLORADO;
THENCE N 89°59'44" W ALONG SAID SOUTH LINE A DISTANCE OF 1284.17 FEET TO A POINT ON THE WEST LINE OF SAID SE1/4;
THENCE N 0°44'56" W ALONG THE WEST LINE OF SAID SE1/4 A A DISTANCE OF 1153.45 FEET TO THE POINT OF BEGINNING.

CONTAINING 34.00 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE:

I, Michael E. Anderson, a duly registered land surveyor in the State of Colorado, do hereby certify that this plat truly of the LONG BRIDGE ESTATES Minor Subdivision truly and correctly represents the results of a survey made by me or under my direct supervision.

5/15/03 Michael E. Anderson
Date Surveyor

COLORADO REGISTERED MICHAEL E. ANDERSON 14796 PROFESSIONAL LAND SURVEYOR

14796
UNLESS SIGNED, SEALED AND DATED
THIS IS A PRELIMINARY PLAT

PLANNING COMMISSION CERTIFICATE:

Approved the 10th day of February, 2003 County Planning Commission, Morgan County, Colorado.

David Wagen
Chairman

COMMISSIONER'S CERTIFICATE:

Approved this 3rd day of March, 2003, Board of County Commissioners, Morgan County, Colorado. This approval does not guarantee that the size, soil conditions, subsurface geology, groundwater conditions, or flooding conditions of any lot shown hereon are such that a building permit, well permit, or sewage disposal permit will be issued. This approval is with the understanding that all expenses involving improvements for all utility services, paving, grading, landscaping, curbs, gutters, sidewalks, road lighting, road signs, flood protection devices, drainage structures, and all other improvements that may be required shall be the responsibility of the subdivider and not the County of Morgan.

Attest: Fay A. Johnson
Clerk of Board

Mark A. Hanson
Chairman

MORGAN COUNTY SEAL COLORADO

CLERK AND RECORDER'S CERTIFICATE:

State of Colorado)
) ss.
County of Morgan)

I hereby certify that this instrument was filed in my office at 1:14 o'clock P M., this 23rd day of May, 2003, and is duly recorded in Plat File # 1500058, B 10 P 77 Fees $ 11.00, paid.

Fay A. Johnson
Recorder

MORGAN COUNTY SEAL COLORADO

Janet Thomas
Deputy

LONG BRIDGE ESTATES
MINOR SUBDIVISION PLAT
A PORTION OF THE SE1/4 OF SECTION 13, TOWNSHIP 3 NORTH, RANGE 59 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORGAN COUNTY, COLORADO.

PIERCE

SCALE 1"= 300'

DATE JANUARY 14, 2003

MICHAEL E. ANDERSON
LICENSED LAND SURVEYOR
PLS No. 14796
13993 HWY 144 FT. MORGAN, CO. 80701
Bus. & Fax: 970-542-2784
Res.: 970-542-2785
Cell: 970-768-2255

Revised 1/22/03

824335 02/02/2005 10:53A B1202 P381 C. INGMIRE
1 of 6 R 31.00 D 0.00 Morgan County, CO

Declaration of Restrictive Covenants for Long Bridge Estates Minor Subdivision

WHEREAS, Herbert W. Pierce 111 and Ida I. Pierce as owners of the LONG BRIDGE ESTATES MINOR SUBDIVISION, Parcel of land located in the north 70 acres of the SE ¼ of section 13, township 3 north, range 59 west of the 6th P.M., Morgan County, Colorado. Shown on the recorded plat as lots 1,2,3,and 4

WHEREAS, the above-named owners desires to establish certain standards covering the above described premises by means of this declaration so as to secure to each individual owner the full benefit and enjoyment of their property with no greater restrictions upon the free and undisturbed use of their property than is necessary to insure the lasting beauty and investment value to said premises.

NOW THEREFORE, the undersigned owners do herby declare that all of the properties described above shall be held, sold and conveyed subject to the following restrictions, covenants and conditions which are for the purpose of protection of the value and desirability, which shall run with the real property and be binding on all parties having any right, title or interest in the described properties or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner. The purpose of these restrictions is to insure the use of the property for attractive country residential purposes, to prevent nuisances, to prevent the impairment of the attractiveness of the property, and to maintain the desired tone of the subdivision and intended purposes of the property and thereby to secure to each site owner the full benefit and enjoyment of his or her home with no greater restriction on the free and undisturbed use of each lot than is necessary to insure the same advantages to the other site owners.

I. USE OF MINOR SUBDIVISION LOT:
Each subdivision lot shall be used solely for single-family residential purposes and may contain only (1) single-family residence per lot. The term "Singly-Family" shall include only father, mother, children, grandparents, but shall not include uncles, aunt's brothers, sisters, nieces, nephews, or collateral relatives. Rooms of the home or the out buildings may not be used for rental or leasing purposes.

824335 02/02/2005 10:53A B1202 P382 C. INGMIRE
2 of 6 R 31.00 D 0.00 Morgan County, CO

II. STYLE OF HOMES:
All construction shall conform to the current edition of the H U D or Uniform Building Code Standards. All single family residences shall be newly constructed of frame, brick, or masonry construction with hip or gable roof and may include manufactured homes built to these specifications. Each single-family residence must be at least 2000 square feet on the first floor exclusive of attached garages, carports, open porches and patio decks. No home shall exceed a two-story level in height out of the ground. All homes shall be attached to a full min. 8 inch concrete foundation or basement walls and Roof pitch must be at least 5/12.

III. GARAGES, CARPORTS, AND PATIO DECKS:
Carports and patio decks must be attached to the residence to which they are adjacent. All detached out buildings shall be built to comply with the current Uniform Building Code.

IV. WATER AND SEWER SERVICES:
All residences must have their own individual septic system installed on each lot according to County and State health regulations. Each lot must purchase a tap from Morgan Quality Water (taps have been approved and reserved for each site) and installed per regulations.

V. PROHIBITED VEHICLES AND MACHINERY:
No old abandoned or non-operational vehicles, trucks, recreational, and off-road vehicles, commercial type vehicles, machinery, or any vehicle with expired state registration shall be parked on any resident lot except while parked within an enclosed building located on said lot.

VI. GARBAGE AND REFUSE DISPOSAL:
Trash, garbage, or other waste shall be kept in sanitary containers. No lumber, metals, bulk materials, refuse, or trash shall be kept, stored, or allowed to accumulate on any lot, except building materials during the course of construction of any approved structure. All sanitary containers shall be kept in a clean condition and the owner of each respective lot will dispose of their own garbage and waste. Refuse shall be removed not less than twice a month.

824335 02/02/2005 10:53A B1202 P383 C. INGMIRE
3 of 6 R 31.00 D 0.00 Morgan County, CO

VII. MEANS OF ADVERTISING:
No signs, billboards, or advertising media shall be erected or maintained on any lot. A small common Realtor "FOR SALE" sign may be used when selling the property.

VIII. SETBACKS:
All setbacks for structures located on the lots shall be (30) ft. from sides and back and a minimum of (200) ft. from front or road, with the exception of lot #1

IX. NO NOXIOUS OR OFFENSIVE ACTIVITY PERMITTED:
No noxious or offensive activity shall be carried on upon any of the lots, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood or which is unlawful or immoral. No noxious weeds, underbrush, or other unsightly growth shall be permitted to grow or remain upon the premise and no refuse pile or unsightly objects shall be allowed to be placed or suffered to remain anywhere thereon. Grassland must be sensibly pastured or mowed to prevent fire hazard.

X. ANIMALS AND PETS:
The number of animals per lot shall be designated according to Morgan County regulations of the Estate Residential, which is one (1) animal unit per two (2)) acres. A reasonable shelter can be provided for such animals. A maximum of four (4) dogs, cats or other household pets may be kept provided they are not kept, bred, or maintained for any commercial purpose. All animals must be kept inside a fence or by other means kept from wandering freely. Small farm animals are allowed when used for 4H projects. If 4H sheep, or hogs are on property they must be kept in a clean and sanitary condition and removed when fair is over. Goats may be kept when used for weed control. Limit (8).

XI. RIGHT TO FARM:
Not withstanding anything to the contrary contained herein, the properties covered by the covenants and restriction at all times be governed by all existing state, county, and local laws and regulations applicable thereto. It is further acknowledge Morgan County has a right to farm policy, which is incorporated herein by this reference.

824335 02/02/2005 10:53A B1202 P384 C. INGMIRE
4 of 6 R 31.00 D 0.00 Morgan County, CO

XII. DURATION OF RESTRICTIONS, CONDITIONS AND COVENANTS:
All restrictions, conditions and covenants herein shall run with the land and continue as such for a period of forty (40) years from the date hereof. After which time said covenants shall be automatically extended for successive periods of ten (10) years unless terminated by a document duly recorded and signed by all of the then lot owners. Said document is to be recorded at least six (6) months prior to the expiration period named above.

XIII. ENFORCEMENT:
Enforcement shall be by proceedings in law or equity against any person, partnership or corporation violating or attempting to violate any covenant or part thereof, either to restrain violation or to recover damage, or both.

XIV. AMENDMENT:
This Declaration of restrictive covenants may only be amended by a written instrument signed and acknowledged by a majority (3/4) of the lot owners within the subdivision; and approved by Morgan County.

XV. REVEGETATION:
On all acres not occupied by buildings or other improvements a dryland grass mixture or a farmable crop such, as alfalfa or grass hay must be used as revegetation. These planted acres must be harvested, mowed or sensibly pastured to maintain the attractiveness of the property and its surroundings. Lawn and landscaping around residence must be completed within six (6) months of completion of family residence. Vegetation of the remaining acreage must be completed by the first planting cycle for that crop. However, homeowners may not change the topography of the land which includes any current drainage as it now rests.

824335 02/02/2005 10:53A B1202 P385 C. INGMIRE
5 of 6 R 31.00 D 0.00 Morgan County, CO

XVI. HOMEOWNERS RESPONSIBILITIES:

The title owners of Lots 1 through 4 shall collectively be The Long Bridge Estates Homeowners Association and shall be jointly responsible for all inspections, suitability of conditions, maintenance, improvements and costs associated with the access, roads, easements, common areas and appurtenances etc. and shall each incur 1/4th of the expenses. The Long Bridge Estates Homeowners Association shall meet at least once per year to evaluate the condition of the common areas and joint responsibilities according to the General Provisions of the covenants. All legal remedies are available to The Long Bridge Estates Homeowners Association for enforcement of these covenants and for the maintenance and payment of expenses according to the General Provisions.

XVII. MAINTENANCE AND IMPROVEMENTS:

All homes must be maintained with a clean and well-groomed appearance that will Preserve the attractiveness of the neighborhood and the property. All new structures must be finished within (6) six months from start to finish. All new and existing structures must be kept in an upscale condition to preserve the value and desirability of the whole subdivision.

IN WITNESS WHEREOF, this declaration of Restrictive Covenants Has been revised and signed this 31st day of January A.D., 2005 by all current Owners of Lots 1 through 4 of the Long Bridge Estates Subdivision.

824335 02/02/2005 10:53A B1202 P386 C. INGMIRE
6 of 6 R 31.00 D 0.00 Morgan County, CO

Lots #2 & #4 By: _____
Herbert W. Pierce III
By: _____
Ida I. Pierce

Lot # 1 By: _____
John C. Howard
By: _____
Joni D. Howard

Lot # 3 By: _____
Richard W. Bisbee
By: _____
Lisa A. Bisbee

STATE OF COLORADO
) SS.
COUNTY OF Morgan

On the 31st day of January, AD, 2005, before me personally appeared all owners of lots 1 through 4 shown above, who being duly sworn did depose and say that they are the owners of the subdivided property described and attached hereto.

Witness my hand and official seal.

_____
Notary Public
My Commission Expires: 12-21-05
Address: 231 Ensign St
Fort Morgan CO 80701

JOLENE MEYER NOTARY PUBLIC STATE OF COLORADO

| BOARD OF COUNTY COMMISSIONERS 9:00 A.M. | OCTOBER 21, 2025 | AMENDMENTS TO THE MORGAN COUNTY ZONING REGULATIONS

TABLE OF CONTENTS

Cisterns

- Amendment Summary
- Proposed Zoning Regulation Amendments
- Additional Information
    - Other County Regulations
    - Local Driller Information
    - Comments from Public Rec'd 10/06/2025
- Notification

AMENDMENT SUMMARY

MORGAN COUNTY BOARD OF COUNTY COMMISSIONERS
AMENDMENT SUMMARY
October 9, 2025
October 21, 2025 (meeting date)

AMENDMENTS
MORGAN COUNTY ZONING REGULATIONS

The Board of County Commissions held a work session on June 10, 2025. Planning Commission held a work session on July 14, 2025 and public hearings on September 8 and October 6, 2025 regarding Cisterns. Included with this summary are redlines of the proposed changes as outlined below.

The original Cistern overview is also included for your reference.

Definitions

1. Sec. 1-130 – The addition of definitions for Bulk Water and Cisterns.

Building Permits

1. Sec. 2-295(C) and (D) – Revised language regarding submittal requirements for access to water, wastewater system, adequate access to a public road and electric services for residential, commercial and industrial buildings.

Zoning Permits

2. Sec. 2-325(C) and (D) – Revised language regarding submittal requirements for buildings for human use or occupancy and buildings not used or occupied by humans.

Zone District Bulk Requirements and Design Standards

1. Sec. 3-655 - Wastewater and Water Requirements. This section was modified to align with current regulations regarding wastewater and water. The addition of bulk water cistern requirements and standards as a water supply are also included.

   Requirements
   - Bulk water cisterns are only permitted for residential buildings that will be located on lots 35 acres or larger, or legally created prior to May 5, 1972.

- The lot is not included in the Quality Water District (QWD). If it is located in the QWD, written proof from QWD stating a water tap is not available must be submitted.
- Sec. 3-655(b)(3)(a)(iii) - Written disapproval of a well permit from Colorado Division of Water Resources or documentation indicating a dry well drilled to a minimum depth within 5 percent of the depth of the nearest producing well.

  Note: Sec. 3-655(b)(3)(a)(iii) was originally proposed to match a Fremont County policy where the minimum drilling depth is 600 feet. After comments from an interested party and discussion with the Planning Commission at the September 8th hearing, staff was asked to research well depths in Morgan County. Staff reached out to Central Colorado Water Conservancy District, Division of Water Resources (DWR), Kuntz Drilling and Canfield Drilling. The Conservancy District does not regulate or really enforce/approve domestic wells. However, they said the depth would depend on several conditions including the location and depth of aquifers and if there is a designated basin. DWR said water well drilling and production is tricky, with well depth being one factor. They did supply a link to their well permit database and the average depth staff calculated is approximately 160 feet (includes domestic and agriculture wells). Staff did not hear back from Kuntz Drilling and Jeff Canfield said there are several considerations that are taken into account for domestic wells, not just depth. All correspondence is included in the packet.

  At the continued Planning Commission hearing on October 6th, staff presented the information and the same interested party also presented information from DWR (also included in your packet). Due to the different depths throughout Morgan County and other considerations, the Planning Commission recommended changing the 600 feet to within 5 percent of the depth of the nearest producing well. This is similar to a La Plata County regulation. Staff added clarifying language for measuring the distance.

Standards

- They are allowed to be above or below ground.
- Only single family dwellings may be served. Outside irrigation is at the owners discretion.
- They must supply 50 gallons per person per day with a minimum size of 1500 gallons.
- Must be watertight construction and approved for potable water.
- Setbacks must satisfy current Zone District Bulk Requirements and Special Design Standards.
- Bulk water cistern letter must be completed, signed and recorded.

Existing bulk water cisterns may continue to be used, however upon application for any permit, a bulk water cistern letter must be completed, signed and recorded.

Cisterns connected to permitted wells are not subject to the cistern regulations except for the setback requirement.

2. Sec. 3-700(B) - Property Maintenance. Language regarding sewage disposal and effluent was moved from Sec. 3-655.

Nicole Hay
Morgan County Planning Director

PROPOSED ZONING REGULATION AMENDMENTS

1-130 Definitions

Bulk Water: Water obtained from a treated water system and then transported by truck, tanker or similar means.

Cistern: Tank used for water storage for human consumption.

BUILDING PERMITS

2-295 Submittal Requirements

(C) For residential buildings, proof of the following:

(1) Access to water and a wastewater system as required in Sec. 3-655 for human consumption. ~~suitable for human consumption (meets criteria established by Colorado Department of Health).~~

(2) Adequate access to a public road.

(3) ~~Utility~~ Electric services.

(D) For commercial and industrial buildings, proof of the following:

(1) Access to water and a wastewater system as required in Sec. 3-655 for human consumption. ~~suitable for human consumption (meets criteria established by Colorado Department of Health) for that portion of the water supply of the commercial or industrial use intended for human consumption.~~

(2) Adequate access to a public road.

(3) ~~Utility~~Electric services.

ZONING PERMITS

2-325 Submittal Requirements

(C) For any building for human use or occupancy, the submittal requirements in Sec. 2-295(C) and (D) apply. ~~residential buildings, proof of the following:~~

~~(1) Adequate water supply suitable for human consumption (meets criteria established by Colorado Department of Health).~~

~~(2) Adequate access to a public road.~~

~~(3) Utility services.~~

(D) For any building not to be used or occupied by humans, the proof of the following: ~~commercial and industrial buildings, proof of the following:~~

(1) Adequate access to a public road. ~~water supply suitable for human consumption (meets criteria established by Colorado Department of Health) for that portion of the water supply of the commercial or industrial use intended for human consumption.~~

~~(2) Adequate access to a public road.~~

~~(3)~~(2) Electric ~~Utility~~ services.

3-655 Wastewater and Water Requirements

(A) Wastewater. Any building or structure for human use or occupancy must be connected to or proposed to be connected one of the following:

(1) On-site wastewater treatment system (OWTS) approved by the local health department.

~~The owner of any structure where people live, work or congregate shall ensure that the structure contains an adequate, convenient and sanitary toilet and sewage disposal system in good working order. Under no conditions shall sewage or effluent be allowed to be discharged upon the surface of the ground or into waters of the state.~~

~~Central sewer and water service are required for residential, business, commercial and industrial developments. Septic systems and private wells are allowed as long as they comply with the construction design and minimum lot area requirements of the local health department. Existing business, commercial and industrial subdivisions not having public sewer and/or water must continue to meet the minimum lot area requirements of the health department.~~

(2) Concrete sewage collection vault systems approved by the local health department. ~~will be allowed only by County permits in specified zone districts on property which cannot accommodate an on site sewage treatment system and a community treatment system is not available and no state or local laws or regulations would prohibit the installation of an individual sewage disposal system. A permit shall be obtained from the local health department for any type of individual sewage disposal system to be installed on a property and the system shall meet the requirements of the local health department ISDS regulations unless otherwise specified in these Regulations.~~

(3) Privately operated wastewater facilities, approved by the applicable state agency with jurisdiction.

~~Sewage from self-contained recreational vehicles and concrete sewage collection vaults shall be disposed of at a Colorado Department of Health permitted sewage treatment facility.~~

(B) Water Supply Requirements. Any building or structure for human use or occupancy must have connection to or proposed connection to one of the following:

(1) A public water utility as demonstrated by a previously approved and installed tap or a letter from public water utility with commitment and ability to serve the lot.

(2) Well water supply with a well permit.

(3) Bulk Water Cisterns

(a) Bulk water cisterns are permitted for only residential buildings under all of the following conditions:

(i) The lot where the residential building will be located is thirty-five (35) acres or larger, or legally created prior to May 5, 1972, if less than thirty-five (35) acres.

(ii) The lot where the residential building will be located is not included in the Morgan County Quality Water District. If the lot is included in the Morgan County Quality Water District, written proof that a water tap from Morgan County Quality Water District is not available must be submitted.

(iii) Written disapproval of a well permit application from the Colorado Division of Water Resources, or a well construction and test report, pump installation report, driller's log or other such documentation indicating a dry well drilled to a minimum depth within five (5) percent of the depth of the nearest producing well. Distance for the nearest producing well shall be measured by direct measurement from the producing well to the drill site of the dry well.

(b) Standards. All bulk water cisterns must meet the following standards:

(i) Bulk water cisterns may either be above ground or below ground.

(ii) Only one (1) single-family dwelling may be served by a bulk water cistern. The bulk water cistern may be used for irrigation at the property owners discretion.

(iii) Bulk water cisterns must supply at least fifty (50) gallons per person, per day with a minimum tank size of one thousand five hundred (1,500) gallons.

(iv) The design must be a watertight construction approved for potable water.

(v) The bulk -water cistern must satisfy the setbacks set forth in the Zone District Bulk Requirements and Special Design Standard Chart, Table 1, Appendix B.

(vi) A bulk water cistern letter must be completed, signed, and recorded with the County Clerk and Recorder, at the applicant's expense.

(c) Existing bulk water cisterns may continue to be used even if additional fixtures are installed on the property. Property owners with existing bulk water cisterns upon application for any permit shall be required to execute a bulk water cistern letter by the County. The bulk water cistern letter must be completed, signed, and recorded with the County Clerk and Recorder, at the applicant's expense.

(d) Cisterns connected to permitted wells are not subject to the regulations in subsection (b) above, with the exception of the setback requirement in subsection (b)(v).

3-700 Property Maintenance

(A) Property located within all Zones except the A and A/B zones shall be maintained in such a manner that grasses and weeds are not permitted to grow taller than six (6) inches. In no event shall the property owner allow the growth of noxious weeds. In the A and A/B zones, property owners must employ a program to control the growth of noxious and other weeds as part of either normal farming practices or general property maintenance.

(B) The owner of any building or structure where people live, work or congregate shall ensure that the building or structure contains an adequate, convenient and sanitary toilet and sewage disposal system in good working order. Under no conditions shall sewage or effluent be allowed to be discharged upon the surface of the ground or into waters of the state.

MORGAN COUNTY PLANNING,
ZONING & BUILDING DEPT.
231 Ensign, P.O. Box 596
Fort Morgan, Colorado 80701
PHONE (970)542-3526
FAX (970)542-3509
EMAIL permits_licensing@co.morgan.co.us

BULK WATER CISTERN LETTER

I/we, _____, being the owner(s) of the property located at:

_____, with a legal description of:

_____ do hereby affirm that:

☐ There is currently a bulk water cistern located on the afore mentioned property which has been utilized as a primary water source for an existing single-family dwelling since _____; OR

☐ There will be a new bulk water cistern to be used for a single-family dwelling on the afore mentioned property.

I/we understand that Morgan County provides no assurance or representation that the use of a bulk water cistern will be an approved or an adequate supply of water in terms of quantity, quality, and reliability.

I/we further understand that there is no guarantee that bulk water will always be available for sale and Morgan County has no authority or jurisdiction whatsoever over water suppliers or their decision to sell water in bulk to the general public.

Landowner Signature: _____ Date: _____

Landowner Signature: _____ Date: _____

Landowner Signature: _____ Date: _____

Landowner Signature: _____ Date: _____

ADDITIONAL APPLICATION INFORMATION

Other County Regulations

Local Driller Information

Comments from Public Rec'd 10/06/2025

Bulk Water/Cisterns

Bulk Water: Water obtained from a treated water system transported by truck, tanker or similar means

Cistern: Tank used for bulk water storage.

Eligibility

- Certain distance form Morgan County Quality Water service
- Feasibility to connect, cost and sufficient capacity
- Lack of a producing well (rate of production?)
    - Provision to allow the addition of a cistern to a low producing well
- What documentation would be needed?

Criteria

- Underground. These are typically more difficult to access for inspection or repair and has potential for silt accumulation effecting the water quality. However, they are space-saving, the water temperature is better regulated, protected from the weather.
- Aboveground. These tanks are exposed to the environment and the elements, they can be damaged by fire and are difficult to regulate the temperature. However, easier to inspect maintain and repair.

Standards

- Material-(should be specific to potable water)
    - Food-grade stainless steel and high density polyethylene (HDPE)
    - Fiberglass or concrete
- Considerations
    - Frost line
    - Soil condition
    - Anchoring
    - Water tight casing
    - Setbacks
    - Size

Floodplain

- Floodplain development permit would be required
- Designed so floodwaters do not contaminate the water
- Elevate the tanks above the base flood elevation with proper anchoring
- If not elevated, must be anchored. If enclosed, walls will need opening to allow for passage of floodwaters and reduction of hydrostatic pressure.

Delta County

- If the property is within the boundaries of a special district that provides water, subject property shall connect if the district has available capacity
- Cisterns not considered an adequate water supply for new development where water is hauled. However, may be allowed
    - Property is located within service area of purveyor and it is agreed upon
    - No other water source available
    - Development consists of 1 dwelling and 1 ADU
- May be allowed where there is a permitted onsite water source (well/spring)
- BOA may authorize a variance from requirements
- Special note on plat
    - "NOTICE TO LOT OWNERS: Cisterns using hauled water are not sustainable and may not be available in drought years if hauled water is discontinued"
- Some specified setbacks and uses (seasonal farmworker housing)

Douglas County

- Only if reliable water source is unavailable- if well fails to produce or flow is inadequate
- Minimum standards
    - Materials, design, international plumbing code (2012)
    - Minimum capacity 80 gal/day/person
    - Location
- Interior or exterior

Fremont County

- Bulk Water/Cistern System Letter-County "provides no assurance or representation that the use of bulk water and a cistern will be approved or acceptable long-term source of potable water."

  Policy: Tap or well are not viable options

  Parcel legally created prior to June 1, 1972 and 35 acres or larger

  Written disapproval of well permit application or well construction and test report indicating a dry well minimum depth of 600 feet

Jefferson County

- Responsibility for assuring a safe supply of water from private wells rests solely with the homeowner.
- Low-producing well may be acceptable if there is sufficient storage of water to meet peak demand. On average, typical family uses 50 gal/day/person

Mountain Ground Water Overlay District

- Four Hour Well Yield Test
    - Evidence of sufficient storage if the well is less than 1 gallon per minute.
    - Minimum of 300 gallons of storage for residential structures

La Plata County

- Unavailability of water service from public system within 400 feet of a main. Certify in writing the system lacks sufficient capacity or connection would be technically impractical, or provider otherwise refuses to serve the development.
- Unavailability of groundwater
    - Drillers log, rate test data or other information from observation well drilled on property to a depth of within 5% of depth of nearest producing well

Weld County

- Use of a cistern for drinking or potable water source for humans is prohibited in unincorporated Weld County until a “Cistern Usage Permit” is obtained.
- Permit from Environmental Health Services (EHS) and Dept. of Public Health and Safety
- EHS is responsible for permitting and inspections
- Design standards
    - Located and constructed to prevent freezing.
    - Underground or surface contamination does not occur for septic tank, seepage pit, disposal field, corral, flooding of any other possible source of pollution. (not less than 100 feet from possible pollution)
    - Must be a fixed nonmobile facility
    - Materials-water tight construction (concrete, fiberglass or plastic)
    - At least 50 gal/person/day Minimum size of 1500 gallons (30 day supply)

4. **Accessibility**.

a. The design and location of accessible parking spaces shall be as required by the current revision of the *ADA Standards for Accessible Design*, 502 (ADA 502), as may be amended or re-titled from time to time;

b. Accessible routes to and from accessible parking spaces shall be provided as required by ADA 502, at the time the parking spaces are striped; and

c. Accessible routes shall be graded according to the standards of ADA 502 at the time the parking lot is developed or any time it is re-graded.

Section 4. Utilities

A. Purpose and Application

1. **Purpose.** The purpose of this Section is to ensure that proposed development is served with adequate and appropriate utilities, and that utilities are installed in appropriate locations to allow for efficient access and maintenance.

B. Availability of Utilities

Where development or a subdivision requires utilities, the applicant shall provide evidence of the availability and adequacy of such utilities. A letter from the utility company serving the subject property stating that they *can and will* serve the proposed development shall be sufficient to establish that the applicable infrastructure and services are available and adequate.

C. Utility Connections Required

1. **Generally.** The County finds that the public health, safety, and welfare is protected and advanced by a safe, reliable, and sustainable water supply and safe and effective treatment of effluent.

2. **Electricity.** In cases where development is connecting to the power grid, electrical services shall be extended to the lot line as a condition of development approval.

3. **Special District Water Providers.** If a subject property is located within the boundaries of a special district that provides water and/or sewer service, the subject property shall connect to the water and/or sewer lines of the District as a condition of development approval if the District has available capacity and has notified the applicant that such connection is required pursuant to the Special District Act (C.R.S. § 32-1-101, *et seq.*). *See* Chapter 5, Section 3 for use of cisterns as a water supply.

4. **Other Water Providers.** If the subject property is located within a Growth Management area (as illustrated in a recorded Intergovernmental Agreement) and can feasibly be served water by an existing water company or municipality, the subject property shall connect to the water lines of the existing water company or municipality as a condition of development approval if the water company or municipality has available capacity and has notified the applicant that such connection is feasible. *See* Chapter 5, Section 3 for use of cisterns as a water supply.

4) Outdoor storage of construction materials, fertilizers, or chemicals;

5) Processes that generate significant dust or particulates;

6) Concrete washout;

7) Construction dewatering; and

8) Other areas where spills that may affect water quality may occur.

c. Description and location of the construction stormwater pollution prevention BMPs related to erosion control, sediment control, and waste management control, designed and selected for the potential pollutant sources listed above, to be installed during each phase of construction (initial, interim, and final).

Section 3. Water Supply and Wastewater Disposal

A. Purpose and Application of Section

1. **Purpose of Section.** The purpose of this Section is to ensure that an adequate supply of water is available to serve proposed development, and that an adequate and appropriate means for wastewater treatment and disposal is also available to serve proposed development.

B. Determination of Adequacy of Water Supply

1. **Proof Required.** Proof of adequacy of water supply is required for all Development Applications.

a. The Director can waive this requirement if it is determined that proof of adequacy of water supply was previously provided during the review for a prior approval related to the same proposed development (*e.g.*, if proof of adequacy was provided for a Preliminary Plat, and subsequently a Final Plat application is filed that is consistent with the Preliminary Plat, additional proof of adequacy is not required).

b. Even if prior proof has been provided previously, additional proof of adequacy of water supply may be required if the Director determines that:

1) The proposed development has changed since the prior determination in a manner that will require additional water supply or changed water supply parameters (*e.g.*, a subdivision is approved for residential development, and then a Conditional Use Permit is requested for a non-residential use); or

2) The water supply that was previously evaluated has materially changed since the prior determination of adequacy (*e.g.*, water taps that were previously allocated have expired).

2. **Scope of Evidence.**

a. Adequate evidence shall be provided that a water supply meets the minimum Colorado Primary Drinking Water Regulations and that is sufficient in terms of

quality, quantity, and dependability. Evidence will be available to ensure an adequate supply of water for the type of subdivision or development proposed.

b. Such evidence may include, but shall not be limited to:

1) Evidence of ownership or right of acquisition of or use of existing and proposed water rights;

2) Historic use and estimated yield of claimed water rights;

3) Amenability of existing rights to a change in use;

4) Evidence that public or private water owners can and will supply water to the proposed subdivision stating the amount of water available for use within the subdivision and the feasibility of extending service to that area;

5) Evidence concerning the potability of the proposed water supply for the subdivision.

3. **Cisterns.**

a. Cisterns shall not be considered an adequate water supply for new development where the water is hauled; however, a cistern may be allowed when the following applies:

1) The property is located within the service area of a purveyor and the purveyor agrees to allow a cistern; or

2) There is no other water source available; and

3) Development consists of a maximum of one (1) dwelling unit and one (1) ADU.

b. Cisterns may be allowed where there is a permitted, Onsite water source (*e.g.*, well or spring).

c. Existing cisterns may be allowed to continue at the level of use/development established prior to this Code. However, any new development and/or intensification of use after January 5, 2021, shall comply with the criteria in this Section.

Where an owner is able to demonstrate due diligence to exhaust available remedies noted above, and the strict application of this Code would result in peculiar and exceptional practical difficulties to, or exceptional or undue hardship upon the owner of the subject property, the Board of Adjustment (BoA) may authorize a variance from the requirements noted above, pursuant to Chapter 8, Section 5 of this Code.

C. Fire Protection Report

Fire protection facilities may be reviewed and approved by the appropriate Fire Protection District for Site Plans associated with Limited or Conditional Uses, and Preliminary Plats (or Final Plats, where no Preliminary Plat is required prior to Final Plat approval). An

improvements agreement and appropriate collateral shall be required for all fire improvements.

D. Wastewater Treatment & Disposal

1. **Generally.** No Site Plan or Preliminary Plat shall be approved by the County unless the CDPHE or Delta County Environmental Health Division has made a favorable recommendation regarding the proposed method of wastewater treatment and/or disposal.
2. **Evidence Required.** The applicant shall provide evidence to establish that, if a public sewage disposal system is proposed, provision has been made for such system and, if other methods of sewage disposal are proposed, evidence that such systems will comply with state and local laws and regulations that are in effect at the time of application for development approval. If sewage disposal systems already exist in the proposed development, such systems shall be permitted by the County, or shall obtain a permit pursuant to DELTA COUNTY ONSITE WASTEWATER TREATMENT SYSTEM REGULATIONS.

E. Irrigation Water

1. **Generally.** This applies to subdivisions in which irrigation water is to be divided and allocated among the lots. Such use of non-potable irrigation water is encouraged by the County. See the design guidelines which may assist in designing an appropriate system in the appendix.
2. **Contents of Irrigation Plan.** The *Irrigation Plan* shall describe the ditch infrastructure, easements, and maintenance that will be required to provide for continued water flow and delivery to the lots in the subdivision, along with the allocation of maintenance and operational responsibilities. If existing irrigation infrastructure on the subject property is owned, controlled, or operated by a ditch company, or otherwise connected to ditch company infrastructure, then the *Irrigation Plan* shall be approved by the ditch company.
3. **Plat Requirements.**
    a. Shared irrigation infrastructure shall be located within tracts that are either commonly owned by the lot owners in the subdivision, or owned by the ditch company that owns, controls, or operates the irrigation infrastructure.
    b. Tracts shall be large enough to accommodate the channel or pipeline, appurtenances, service roads, and additional areas that may be necessary for routine and periodic maintenance.
    c. If the tracts are commonly owned by the lot owners but the irrigation infrastructure is controlled or operated by a ditch company, then the applicant and the ditch company shall execute an agreement to provide for the long-term operation, maintenance, and repair of the ditch infrastructure. Such agreement (or a memorandum thereof) shall be recorded before or contemporaneously with the Final Plat.

d. Easements shall be provided to distribute the water to the lots. Construction of any necessary ditches or pipes to distribute water shall be required prior to the Final Plat recording.

e. The County may waive the requirements of this Subsection (E) upon demonstration that an alternative legal arrangement will provide for the efficient long-term operation and maintenance of the irrigation infrastructure.

Exhibit D

INSTALLATION STANDARDS FOR POTABLE WATER STORAGE TANKS AND CISTERNS FOR DOMESTIC USE IS - 22 – 98

This standard shall govern the installation of potable water storage tanks and underground cisterns for domestic water use in dwellings. This standard includes both interior and exterior underground installations and establishes minimum standards for installation. Interior installations are recommended because they are more suitable for periodic inspection and maintenance by the homeowner.

This standard shall be utilized only when a reliable source of water is not available. In areas where wells are the primary source of water, a well test shall be performed to indicate the gallons per minute flow from the well. If the well fails to produce water or the flow is deemed inadequate by the authority having jurisdiction, only then shall this standard be utilized.

This standard shall apply to all new dwellings and additions or alterations where bedrooms are being added. In cases where existing wells are being used, a well test must be performed to indicate the gallons per minute flow from the well.

301.1 Minimum Standards.

301.1.1 Potable water above ground storage tanks and underground cisterns shall be of materials that are listed for potable use and approved by FDA Title 21, NSF, or AWWA. Steel and concrete tanks must be properly prepared and painted on the inside using an NSF epoxy paint. Additionally, underground steel tanks must be asphaltic coated, or epoxy coated on the outside to retard rusting.

301.1.2 Concrete cisterns or vaults shall be of such design that there are no seams below the fill line of the tank or vault. Concrete cisterns or vaults shall be properly prepared and coated on the inside using an NSF approved epoxy paint.

301.1.3 All piping, fittings, and valves must meet the mandatory referenced standards included in Chapter 14 of the 2012 International Plumbing Code.

301.1.4 The minimum capacity of water storage required for a single-family dwelling shall be based upon a formula using 80 gallons of water per day, per person. Homes served by wells producing less than .5 gallons per minute shall be sized for a minimum 5-day supply. Homes served by wells producing .5 gallons per minute and greater shall be sized for 3-day supply. The number of persons shall be based on a bedroom count assuming that the first bedroom will count for two people and additional bedrooms counting for one person (i.e., 3-bedroom house counts for 4 people and requires 960 gallons storage if gpm is .5 gpm or greater and 1600 gallons of storage if less than .5 gallons). The actual storage capacity of the pressure tank and the water heater may be taken into consideration for the total amount of water storage required.

301.1.5 Buried tanks shall be placed upon and completely surrounded with pea gravel or other manufacturer's approved material and shall not be less than 12 inches in thickness at any point.

301.1.6 All tanks shall be placed in a fashion to permit periodic maintenance, inspection, and repair. This shall include, but not be limited to:

1) Minimum 22 inches manway access into the cistern.

2) Vent piping to the atmosphere must be brass-screened mesh #24 and terminate not less than 36 inches above grade.

3) All connections of wet piping to the cistern shall be made with approved flexible couplings permitting independent movement of the tank due to seismic activity or shrink/swell movement of the soils.

301.1.7 Cisterns shall be located at least 25 feet from buildings, 50 feet away from sewer lines or septic tanks, and at least 100 feet from sewage disposal field.

301.1.8 No structure or traffic path may be constructed over a buried tank system unless required and must be approved by the tank manufacturer.

301.2 All installations shall conform to applicable codes and regulations adopted by the jurisdiction and shall be reviewed for compliance and approved by the Building Official prior to commencement of work.

301.3 Water storage cisterns and associated piping shall not be used for bonding of the electrical system. An alternative method of bonding, compatible with the most current edition of the National Electrical Code shall be used.

301.4 All such systems and associated piping shall be cleaned and sanitized prior to being placed into service.

301.5 All storage vessels shall be new and have been used for no other purpose.

301.6 All systems shall be capable of being filled from an outside source.

301.7 All systems shall be tested for leaks by filling the system with water. No system shall be tested using air pressure (hydrostatic). The test shall incorporate the use of either the vent pipe or fill pipe as a water column with no increase or decrease of more than one inch in the water column over a 24-hour period.

302.1 Interior Water Storage.

302.1.1 Interior spaces where water storage tanks are located shall be a conditioned space to prevent freezing. Tanks and piping shall be accessible for removal, replacement,

inspection, and repair. Interior spaces where tanks are located shall be provided with a floor drain. Pumps, pressure vessels, controls, and associated equipment shall be listed by an approved testing agency and approved by the Building Official.

302.1.2 Tanks shall be securely mounted into position. Vertical, upright positioned tanks exceeding 5 feet in height shall be provided with at least two wall mounted supports, one at the top and one at the bottom of the tank.

303.1 Exterior Buried Cisterns.

303.1.1 Exterior buried vessels shall be positioned at least one foot below frost line. The average frost line in Douglas County has been established at 36 inches. A minimum 22" diameter manway and extension with gasketed, bolted cover shall extend to 6 inches above grade for service and maintenance.

303.1.2 Penetrations of the cistern walls, connections, or joints of any kind in any buried cistern for piping and manways shall incorporate the use of flanged, bolted connections.

Explanatory Notes.

Tanks and cisterns are an acceptable means of providing water to a residence where the water well may be a low producing well or in cases where wells have become non-producing. This should not be considered an alternative to being served by a water district or other reliable source of water.

Locating storage tanks within a conditioned space should be strongly considered to eliminate the need for frost protection. The system can be installed in a multiple tank configuration, which allows the owner or occupant the opportunity to clean and provide maintenance on one tank at a time without taking the entire potable water system out of service. Inside translucent polyethylene tank systems can be more easily monitored for visual volume and quality of the water that is being used. Any type of system will eventually accumulate silt particles in the bottom of the tank over a period of time. Exterior buried systems will be much more difficult to clean and maintain and likely will have a higher silt accumulation over a period of time when compared to inside installations.

Water quality should be checked at regular intervals. Water should be tested for bacteria and other harmful waterborne agents. Bacteria or minerals can usually be removed or destroyed with proper treatment technology should such a situation be identified after testing.

Individuals may find that the minimum amount of water storage required by regulation is insufficient and may want to install a larger capacity storage tank. Consideration should also be taken into account that you may see a reduction in the quality of water that has been stored for too long a period of time.

Another issue that should be considered is pump protection for low producing wells. Well pumps can be wired into protective switches that shut off the pump when the pump is running free (i.e., not pumping water because there is no water to pump). Such a condition can shorten the life of a

pump and replacement of a well pump usually involves pulling the pump, which can be expensive, even with a shallow well.

FREMONT COUNTY BUILDING DEPARTMENT

615 MACON AVENUE, ROOM 212
CAÑON CITY, COLORADO 81212
OFFICE (719) 276-7460
FAX (719) 276-7461

BULK WATER/CISTERN POLICY

One of the submittal requirements for application for a building permit is evidence of a potable water supply to the property. Typically this evidence is provided in the form of a water tap contract or recent water bill from a public entity; or a well construction and test report, a pump installation report or other evidence of an existing well. In some rare cases, however, none of the above options are viable and so, under certain circumstances, a cistern may be accepted as a primary water supply.

A cistern as a primary water supply will only be permitted on parcels of land which were legally created prior to June 1, 1972 and on parcels which are thirty-five (35) acres or larger. A cistern as a primary water supply will only be permitted after all other options for water have been exhausted without success. If you are proposing a cistern as your primary water source, it will be necessary for you to provide the following documentation to the building department:

1. Evidence that the subject property was created prior to June 1, 1972; or evidence that the subject property is 35 acres or larger.

2. An executed form letter concerning the use of bulk water and a cistern. The form letter may be obtained, signed, and notarized at the Building Department.

3. A written disapproval of a well permit application from the Colorado Division of Water Resources; or a Well Construction and Test Report, Pump Installation Report, Driller's Log or other such documentation indicating a dry well drilled to a minimum depth of six hundred (600) feet; or written statements from two independent Colorado licensed well drillers complying with section 106.1.4 item #4(C) of the Building Code of Fremont County as amended.

Fremont County provides no assurance or representation that the use of bulk water and a cistern will be an approved or acceptable long-term source of potable water.

THERE IS NO GUARANTEE THAT BULK WATER WILL ALWAYS BE AVAILABLE FOR SALE AND FREMONT COUNTY HAS NO AUTHORITY OR JURISDICTION WHATSOEVER OVER WATER SUPPLIERS OR THEIR DECISION TO SELL WATER IN BULK TO THE GENERAL PUBLIC.

FREMONT COUNTY BUILDING DEPARTMENT

615 MACON AVENUE, ROOM 212
CAÑON CITY, COLORADO 81212
OFFICE (719) 276-7460
FAX (719) 276-7461

Bulk Water/Cistern System Letter

RE: _____
(Proposed Construction Address)

To Whom It May Concern,

I, _____, being the owner of the property located at:
Last Name, First Name, Middle Initial

_____, do hereby affirm that:
Street Address City State and Zip Code

☐ There is currently a bulk water/cistern system located on the afore mentioned property which has been utilized as a primary water source for an existing dwelling since (year)_____; or

I understand that Fremont County provides no assurance or representation that the use of bulk water and a cistern will be an approved or acceptable long-term source of potable water.

I further understand that there is no guarantee that bulk water will always be available for sale and Fremont County has no authority or jurisdiction whatsoever over water suppliers or their decision to sell water in bulk to the general public.

Signature: _____ Date: _____

Signed this: _____ Day of: _____, 20____

Notary: _____ _____

My commission expires: _____

Fremont County, Colorado

Bulk Water/Cistern Policy

One of the submittal requirements for application for a building permit is evidence of a potable water supply to the property. Typically, this evidence is provided in the form of a water tap contract or recent water bill from a public entity, or a well construction and test report, a pump installation report or other evidence of an existing well. In some rare cases, however, none of the above options are viable and so, under certain circumstances, a cistern may be accepted as a primary water supply.

If you are proposing a cistern as your primary water source, it will be necessary for you to provide the following documentation to the building department:

1. An executed form letter concerning the use of bulk water and a cistern. The form letter may be obtained, signed, and notarized at the Building Department.

Fremont County provides no assurance or representation that the use of bulk water and a cistern will be an approved or acceptable long-term source of potable water.

THERE IS NO GUARANTEE THAT BULK WATER WILL ALWAYS BE AVAILABLE FOR SALE AND FREMONT COUNTY HAS NO AUTHORITY OR JURISDICTION WHATSOEVER OVER WATER SUPPLIERS OR THEIR DECISION TO SELL WATER IN BULK TO THE GENERAL PUBLIC.

	Bulk Water Cistern Form Letter

Section 41 - Mountain Ground Water Overlay District

(orig. 7-11-07; am. 5-20-08; am. 4-20-10; am. 12-9-14)

A. Intent and Purpose

This District is intended to promote the public health, safety and general welfare of the citizens of Jefferson County by regulating land uses in order to maintain ground water resources. This District was established to address water resources in the fractured rock environment. (orig. 7-11-07; am. 4-30-13)

B. General Provisions

1. Mountain Ground Water Overlay District

   The Mountain Ground Water Overlay District shall overlay that portion of other zone districts located in this District. The regulations of this District shall be construed as being supplementary to the regulations imposed on the same lands by any underlying zone district or other overlay district. When the regulations of this District conflict with any provision of the underlying zone district, the provisions of the Mountain Ground Water Overlay District shall control. (orig. 7-11-07; am. 4-30-13)

2. Boundaries

   The boundaries of the Mountain Ground Water Overlay District (fractured crystalline rock) shall be as they appear on the official recorded Mountain Ground Water Overlay Map adopted by the Board of County Commissioners and kept on file with Planning and Zoning. The boundary lines on the map shall be determined by the scale appearing on the map. Where there is a conflict between the boundary lines illustrated on the map and actual field conditions, the conflict shall be settled according to the "Mapping Conflicts" portion of this Resolution. (orig. 7-11-07)

C. Applicability

All Building Permit, Rezoning, Site Development Plan, Special Use and Platting applications within the Mountain Ground Water Overlay District, and not served by a water district, shall be subject to the provisions of this Resolution: (orig. 7-11-07; am. 4-20-10)

1. Building Permit

   Demonstrate compliance with the Four Hour Well Yield Test requirements to verify adequacy of water. If an alternative water source is proposed, detailed plans shall be submitted for review. The plans shall contain the information necessary to determine if the proposed source is a viable sustainable water source. (orig. 7-11-07; am. 4-20-10; am. 4-30-13)

2. Rezoning, Special Use, Site Development Plan or Platting Applications

   Demonstrate compliance with the Intent and Purpose of this District by providing well water supply information in accordance with the Water Supply Section of the Land Development Regulation. If an alternative water source is proposed, detailed plans shall be submitted for review. The Plans shall contain the information necessary to determine if the proposed source is a viable sustainable water source. (orig. 7-11-07; am. 4-20-10; am. 4-30-13, am. 12-9-14)

D. Requirements

1. Four Hour Well Yield Test

   It shall be demonstrated that an adequate water supply is available for the proposed uses by meeting the requirements of the Four Hour Well Yield Test. The well yield test shall include pumping for a minimum of 4 hours or longer and shall be in compliance with Rule 12.2 in the Colorado Water Well Construction Rules (2 CCR 402-2). The yield of a well shall be determined as a stabilized production rate where the withdrawal rate and the drawdown do not change by more than 10% during the last hour of the test. The data from the well yield test shall be presented on the Colorado Well Construction and

Test Report (Form GWS-31), Pump Installation and Test Report (Form GWS-32), and/or the Supplemental Test Report (Form GWS-39) or similar as necessary. The following shall be included: (orig. 7-11-07; am. 4-30-13)

a. Proof of a valid well permit or decreed water right that allows the uses, demand, and amount of water being sought in the application. (orig. 7-11-07)

b. A scaled site plan of the proposed structure and the location of the well and the Onsite Wastewater Treatment System (OWTS), if applicable. (orig. 7-11-07; am. 4-30-13)

c. Evidence of sufficient storage if the well yield rate is less than 1 gallon per minute. Storage shall be accomplished with either a cistern or well volume, and shall be based upon the proposed daily water demand. For residential structures a minimum of 300 gallons of storage is required. (orig. 7-11-07; am. 4-30-13)

2. The well yield test applicable to a property shall only be valid for 3 years, unless Planning and Zoning determines that the hydrogeologic or land use conditions have not changed since the time of the last test. (orig. 4-30-13)

E. Permitted Uses and Activities

The following uses and activities are permitted without the restrictions established by this Resolution: (orig. 7-11-07)

1. Building permits for accessory structures that do not increase water usage or the number of bedrooms, where permitted by the underlying zone district. (orig. 7-11-07, am. 12-9-14)

2. Additions to buildings or changes in use that do not increase the number of bedrooms, the amount of water used, or change the type of use currently allowed by an existing well permit. (orig. 7-11-07; am. 4-30-13)

3. Building permits to rebuild structures destroyed by flood, fire or other natural disasters and that does not increase the number of bedrooms, the amount of water used, or change the type of use currently allowed by an existing well permit. (orig. 7-11-07)

F. Warning and Disclaimer

The degree of protection to ground water and a renewable and reliable potable water supply, intended to be provided by this regulation is considered reasonable for land-use regulatory purposes, and is based on accepted geologic, engineering, and hydrologic methods of study, as of the effective date of this Resolution. This regulation does not address the water resources outside of the Mountain Ground Water Overlay District. (orig. 7-11-07)

G. Mapping Conflicts

In all cases, a person contesting the location of the Mountain Ground Water Overlay District boundary shall be given a reasonable opportunity to present their case to the Director of Planning and Zoning and shall submit appropriate technical evidence to support such contests. The Director of Planning and Zoning shall not allow deviations from the boundary line as mapped or non-permitted land uses within the boundary areas, unless appropriate technical evidence clearly and conclusively establishes that the map location of the line is incorrect. (orig. 7-11-07; am. 3-3-15)

H. Variance Process

The variance and waiver provisions for each application shall follow the applicable process. (orig. 7-11-07)

CHAPTER 70: GENERAL SITE DEVELOPMENT STANDARDS APPLICABLE TO ALL DEVELOPMENT

SEC. 70-4 DOMESTIC WATER

I. **Purpose, authority, and applicability**.

A. Purpose. Securing a reliable and safe water source for all development, while mitigating any impacts of new development's water consumption on existing uses' water supply, is necessary to protect the community's health, safety, and welfare, and the continued viability of residential, commercial, and industrial development. These water quantity and quality standards, therefore, are intended to secure the continued availability of adequate, potable water to development within the county's unincorporated territories.

B. Authority. Article 20 of Title 29 and Title 30 of the Colorado Revised Statutes authorize the Board of County Commissioners to regulate the use of land in a manner that protects against adverse impacts on the community, surrounding areas, and the natural environment, consistent with constitutional rights. This authorization includes a delegation of authority to consider the impacts of development on the quantity and quality of the region's water resources. These water quantity and quality standards are intended to protect the community's water resources and their availability for existing and future uses and to operate parallel to and consistent with those regulations promulgated, and permits issued, by the Division of Water Resources pursuant to Title 37 of the Colorado Revised Statutes and Title 402 of the Colorado Code of Regulations.

C. Applicability. These provisions apply to all development except for:

1. Development not requiring a land use permit;
2. Adjustments and plat modifications approved pursuant to section 66-5 which do not require a change to existing water supply or demand;
3. Lot consolidations and boundary adjustments approved pursuant to section 66-5, which do not require a change to existing water supply or demand;
4. Special events approved pursuant to section 66-5;
5. Temporary uses approved pursuant to section 66-6;
6. Conceptual development plans and sketch plans submitted pursuant to section 66-6.

D. Nothing in this section 70-4 shall be construed to exempt any development from complying with the requirement for adequate fire flow set forth in chapter 34 of the county code, Fire Prevention and Protection, as the same may be amended, replaced or modified. Fulfillment of the requirements set forth in chapter 34 may be a condition of approval for all development projects.

II. **Water demand estimate and criteria**. At the time of project submittal, all development subject to these water quantity and quality standards must provide the county with a representative estimate of the development's peak daily water demand during a period of sustained water

usage, according to either the stated requirements set forth in this subsection II or based upon completion of a site-specific water demand study. Required fire flows, if any, are not part of the water demand estimates required under this subsection II.

Any proposed development that establishes to the director's satisfaction that the proposed project has no water demand is not required to comply with the remaining portions of this section 70-4.

I. Peak daily water demand required. Estimated water demand based upon the proposed development's peak daily water demand shall be provided.

II. Demand associated with water treatment. If a given water source requires water quality treatment, the peak daily water demand shall be increased to account for the water consumed by the anticipated treatment process. The applicant shall provide a specification sheet for the treatment unit or a statement from the engineer designing the treatment system (e.g. chlorinated cistern) that estimates the water efficiency of the treatment process.

III. Residential uses.

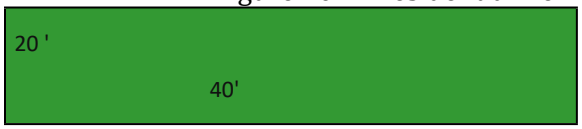
1. General demand. Except as otherwise provided herein, water demand for all residential projects shall be estimated to be three hundred fifty (350) gpd per dwelling unit, which accounts for both in-house demand (e.g., drinking, cooking, bathing, and washing) and outdoor demand during peak season (e.g., landscaping and irrigation).

2. Multifamily dwelling demand. Residential uses that are multifamily dwellings with an anticipated irrigated area (e.g., lawn or garden) of one thousand five hundred (1,500) square feet or less per dwelling unit (including each dwelling unit's individual private irrigated area and its pro rata share of any irrigable common areas or open space) shall be subject to the following calculations:

   a. The minimum daily quantity requirement for landscaping or irrigation demand is 0.105 gallons per square foot per day.

   b. The general residential demand estimate of three hundred fifty (350) gpd may be reduced by 0.105 gallons per square foot, for each square foot of irrigated area less than one thousand five hundred (1,500), as illustrated below.

      1. Figure 70-4: Residential Demand Estimate



      2. 20' x 40' = 800f^2 irrigable lawn

      3. 1,500 f^2 - 800 f^2 = 700 f^2

      4. 700 f^2 x .105 = 74 gpd

      5. **350 gpd -74 gpd = 276 gpd residential demand estimate**

   c. In no instance shall the minimum indoor demand be less than one hundred ninety-five (195) gpd.

   d. As an alternative to the calculation set forth above in sub-subparagraphs II.C.2.a-b, an applicant proposing development of a multifamily dwelling may conduct a site-specific water demand study pursuant to paragraph II.E below.

IV. Nonresidential water demand.

1. Calculation based on Table 70-4 A. Nonresidential water demand, including but not limited to those for all commercial and industrial uses, shall be calculated based on the proposed use, according to the rates set forth in Table 70-4 A. Table 70-4 A's rates are cumulative. Uses implicating two (2) or more of the listed demands must include all demands to derive the total required demand.
2. Alternative methods for calculation. For any proposed use not listed below, and for which a site-specific water demand study is not specifically required, during the pre-application process prior to project submittal, the applicant may choose to prepare a site-specific water demand study pursuant to paragraph II.E. below, or subject to paragraph II.E., the applicant may request that the director determine, in writing, the applicable rates by equating or approximating a proposed use's demand based on commonality with one (1) or more uses listed below. If the director determines that the proposed use is not sufficiently comparable to a use listed in Table 70-4 A for the purpose of estimating the proposed use's water demand, the director may require the applicant to complete a site-specific water demand study.

TABLE 70-4 A: LA PLATA COUNTY NON-RESIDENTIAL WATER DEMAND			
Water Demand		**Rate**	**Units**
Airport (cumulative)		10 gpd	Per employee
		5 gpd	Per passenger
Barber/beauty shops		100 gpd	Per chair
Campground		50 gpd minimum[7]*	Per campsite
Commercial (no showers)		20 gpd	Person/per 8-hr shift
Commercial (with showers)		35 gpd	Person/per 8-hr shift
Churches		5 gpd	Per seat
Daycare & preschools	Day (without cafeteria or showers)	15 gpd	Per person
	Day (with cafeteria, no shower)	20 gpd	Per person
	Day (with cafeteria and showers)	25 gpd	Per person
Doctors office		250 gpd	Per doctor
Equine or llama boarding facility		12 gpd	Per animal
Event facilities with short-term or transient visitors		5 gpd	Per seat
Individual fixtures	Bath/shower	15 gpd	Per fixture
	Dishwasher	2 gpd	Per fixture
	Kitchen sink (with garbage disposal)	6 gpd	Per fixture
	Laundry washer	20 gpd	Per fixture
	Lavatory	8 gpd	Per fixture
	Toilet	25 gpd	Per fixture
Hospitals		250 gpd	Per bed space
Hotels/motels (with private baths)		75 gpd	Per room
Indoor commercial cultivation		300 gpd	Per 1,000 ft² of grow area
Kennels		30 gpd	Per animal
Laundries (Self-service)		400 gpd	Per commercial washer

Nursing homes		250 gpd	Per bed space
Office buildings		15 gpd	Per employee/ per 8-hr shift
Outdoor irrigation/landscaping		0.105 gpd	Per ft²/day
Public park	Faucet	15 gpd	Per fixture/per hr open
	Flush toilet	36 gpd	Per fixture/per hr open
	Urinal	10 gpd	Per fixture/per hr open
Resort (night and day)		50 gpd	Per person
Restaurant (open 1 or 2 meals)		50 gpd	Per seat
Restaurant (open 3 meals)		62.5 gpd	Per seat
Restaurant (open 24 hours per day)		75 gpd	Per seat
RV space (with hookups)*		100 gpd*	Per unit
RV space (without hookups)*		50 gpd*	Per unit
Self-storage		20 gpd	Per employee/ per 8-hr shift
Service stations		250 gpd	Per toilet fixture
Stadiums, racetracks, ball parks		5 gpd	Per seat
Store/shopping centers		0.1 gpd	Per ft2 of retail space
Swimming pools, bathhouses, and hot tubs		10 gpd	Per person

[7] Table Note: For each campsite, campgrounds must provide the minimum volume of water supply required to meet the regulations established by CDPHE in 6 CCR 1010-9, as amended.

[8] Table Note: If the director determines there is no commonality for a proposed use, the rate set forth for fixtures will be used as the primary basis for determining estimated water demand, unless a site-specific water demand study is prepared.

* Or as may be allowed by state regulations.

E. Site-specific water demand study.

1. Alternative to standard requirements. As an alternative to the standard water demand rates set forth in paragraph II.D. above, a site specific water demand study may be prepared by the applicant to quantify the amount of water that will reasonably be required to serve the proposed development. Applicants may seek review and comment of the study from the planning engineer during the pre-application process prior to project submittal.

2. Site-specific water demand study required for certain development. At the director's discretion, a site-specific water demand study may be required for any proposed development not identified in Table 70-4 A. Applications proposing the following types of development shall prepare a site-specific water demand study and may not request a director determination letter based on commonality with existing estimates:

   a. Mineral extraction;

b. Landfills and recycling centers;

c. Batch Plants;

d. Any use regulated by the county pursuant to C.R.S. §§ 24-65.1-101 *et seq*., Areas and Activities of State Interest;

e. Breweries, distilleries, cideries, and wineries.

3. A site-specific water demand study shall fulfill the following minimum requirements:

a. Preparation and stamp by a professional engineer or preparation by a certified professional geologist or professional hydrologist.

b. Contents. A site-specific water demand study with the following information:

i. The water source;

ii. The number of square feet of land surface to be irrigated (if any);

iii. Plant types and amounts (if any);

iv. Estimates of plant/crop evapotranspiration and application efficiency of irrigation water;

v. Itemized estimates of the water demands of any other activities, individual fixtures, or equipment associated with the proposed development;

vi. Itemized quantification of projected water demand.

c. It is the county's policy to encourage all development to establish water conservation measures. Preparation of a conservation plan, including specific measures to reduce water demand, is encouraged for all site-specific water demand studies.

V. **Criteria for verification of legal water supply.** Unless specifically excepted herein, all development must demonstrate proof of a legal water supply. Verification requirements for the water supply are set forth in this section. Development that fails to demonstrate an adequate legal supply to meet its water demand at full buildout shall not be approved.

A. Service by existing public water provider or designated regional public water provider.

1. Adequate legal water supply for the development may be established as follows:

a. At project submittal, written confirmation from an existing public water provider or designated regional public water provider stating that such provider has the physical and legal capacity to serve the development and is willing to provide a water supply sufficient for build-out of the proposed development, including the information required in paragraph IV.A below if applicable.

b. Signed commitments of firm water delivery (such as a perpetual, non-revocable tap reservation) or evidence of tap purchases from the existing public water provider or designated regional public water provider prior to permit issuance or final plat recording.

2. Requirement to connect to water system.

a. General requirement, all development within four hundred (400) feet of a water main of a public water system or designated regional public water system shall connect to such system, unless the applicable provider certifies, in writing, that the system lacks

sufficient capacity to serve the development; or the connection would be technically impracticable; or the provider otherwise refuses to serve the development.

b. The distance from the development to the applicable water main shall be measured in a direct line from the nearest point on the development's property line to any water main of the applicable provider's distribution system.

B. Other development. For development proposing service by any means other than an existing public water system or by a designated regional public water provider, a legal water supply may be established at project submittal through verification, by the Colorado State Engineer's Office, Division of Water Resources, of the applicant's water rights and/or permanent water well permit and any augmentation plan(s) or other decreed water rights. For subdivisions, legal water shall be established by providing a well permit for the well that was used to verify physical water supply per subsection IV below, as well as positive comments from the Colorado State Engineer's Office, Division of Water Resources that the remainder of the subdivision has the ability to obtain well permits in the future. Plans relying on a temporary or substitute water supply shall be deemed not to meet the requirements of this section.

VI. **Criteria for verification of physical water supply.** At project submittal, all development subject to these provisions, except for accessory uses with no additional water demand, shall demonstrate a water supply adequate to meet the development's estimated demand rate, as calculated pursuant to subsection II above, according to the following standards.

A. Service by existing public water provider or designated regional public water provider for developments with demand exceeding 9,750 gallons per day. For developments exceeding 9,750 gallons per day proposing to use water from an existing public water provider or designated regional public water provider, written confirmation that the provider has the physical capacity to serve the development and is willing to provide a water supply sufficient for build-out. Such written confirmation must be provided in a report or letter prepared by a professional engineer or by a water supply expert, acceptable to the county, from the public water or designated regional public water provider and must include the following:

1. An estimate of the water demand requirements for the development through build-out conditions.
2. A description of the physical source of water supply to be used to serve the development.
3. An estimate of the amount of water yield projected from the proposed water supply under various hydrologic conditions.
4. The present demand on the water provider and the anticipated demand due to commitments for service entered into but not yet supplied.
5. The amount of uncommitted firm supply the provider has available for future commitment and development.
6. Water conservation measures, if any, that may be implemented within the development.
7. Water demand management measures, if any, that may be implemented to account for hydrologic variability.
8. A summary of the water rights owned and controlled by the provider.

The specific requirements set forth in this paragraph IV.A may be waived by the county's planning engineer if a water supply plan is on file with the county for the applicable water provider and such plan has been reviewed and updated, if appropriate, within the past ten (10) years by the governing board of the public water provider or designated regional public water provider, has a minimum twenty (20) year planning horizon and otherwise meets the requirements of C.R.S. § 29-20-304, as amended from time to time.

B. Groundwater. For development proposing to use groundwater from a source other than an existing public water provider or designated regional public water provider subject to paragraph IV.A, aquifer data and/or testing shall be required, the scope and duration of which shall be determined based upon the development's estimated water demand. For phased development, when the cumulative water demand of any previously approved phase(s) and/or the current proposed phase meets or exceeds any of the tiered thresholds set forth in this paragraph IV.B, the applicant shall establish adequate water supply by completing additional tests or reports (i.e. well aquifer constant-rate tests or a comprehensive hydrogeologic report, based on aquifer testing and a water balance estimate), as appropriate.

1. Basic standards for adequate supply. An adequate water supply for the development shall be demonstrated through satisfaction of the following and other applicable criteria set forth in this paragraph IV.B:

   a. Recovery data demonstrates the water level recovered to within ninety (90) percent of the total drawdown within two (2) times of the pumping duration during the aquifer test. If recovery is deficient, a professional engineer or a professional geologist may provide supplemental data to demonstrate adequate recharge to the well.

   b. Pumping rates do not vary more than ten (10) percent over the duration of the test.

   c. The well can maintain a minimum average pumping rate of two and two-tenths (2.2) gpm over the prescribed duration of pumping.

2. Development with estimated demand of one thousand fifty (1,050) gpd or less. For development with an estimated water demand of one thousand fifty (1,050) gpd or less, the applicant shall provide the following information and/or perform the following testing:

   a. For development of additional dwelling units subject to director determination approval pursuant to subparagraph 66-4.I.A or minor permit approval pursuant to subparagraph 66-6.I.B, for which an existing well (whether an individual groundwater well or a micro water system) has been in operation for one (1) year or more and is located on a portion of the development, and where the anticipated development will not increase the water demand of current uses, the applicant shall provide:

      i. A copy of the well's pump installation report.

      ii. A copy of the well's construction and test report, or a statement from a well driller, pump installer, professional engineer or professional geologist who has constructed, serviced, or tested the well, describing the well's production capabilities.If the information listed above is not available, or if it indicates the well may not be capable of producing a minimum sustainable yield of two and two-tenths (2.2) gpm, the applicant shall perform a single well aquifer constant-rate test according to the specifications set forth below in subparagraph IV.B.2.b.

b. For all other wells (whether an individual groundwater well or a micro water system) serving development with an estimated demand of one thousand fifty (1,050) gpd or less, the applicant shall perform a single well aquifer constant-rate test within one (1) year prior to the county land use application submittal date according to the following specifications:

i. The test shall be conducted for a minimum of eight (8) continuous hours.

ii. The test shall follow the protocol requirements outlined under subparagraph IV.B.4 below.

iii. The well tested must be located on the subject property.

iv. The test shall be conducted by a licensed well driller, licensed pump installer, or by the landowner with oversight and certification by a professional engineer.

3. Development with an estimated demand of more than one thousand fifty (1,050) gpd. For development with an estimated water demand of more than one thousand fifty (1,050) gpd, the applicant shall submit a comprehensive hydrogeologic report prepared by a professional engineer or professional geologist, based on aquifer testing and a water balance estimate. The report shall include estimates based on the test data of the underlying aquifer's hydraulic conductivity, transmissivity, storage coefficient or specific yield, and the distance from the well that appreciably zero (0) drawdown is anticipated to occur. The report shall include water conservation measures, if any, that may be implemented within the development and water demand management measures, if any, that may be implemented within the development to account for hydrologic variability.

a. Basic testing requirements:

i. An aquifer constant-rate test with at least one (1) production well and one (1) observation well. Existing wells meeting the standards specified in subparagraph IV.B.4.a(iii) below may be used with their owners' written permission.

ii. The test shall be conducted for a minimum of twenty-four (24) continuous hours.

iii. The test shall be supervised by a professional engineer or professional geologist, in coordination with the county's planning engineer. The county's planning engineer shall approve the proposed locations of all production and observation wells and determine whether any additional testing, as set forth in sub-subparagraph IV.B.3.b below, may be required.

iv. The test shall follow the protocol requirements outlined under subparagraph IV.B.4 below.

b. Additional testing requirements. The need for any additional testing requirements, including but not limited to an aquifer step test, additional duration, or additional production or observation wells shall be determined by the county's planning engineer in coordination with the applicant's professional engineer or professional geologist. Factors used to determine the number of production and observation wells shall include:

i. Aquifer and geological characteristics (i.e. hydrogeologic setting);

ii. Project acreage;

iii. Anticipated water demands and type of proposed development;

iv. Neighboring parcels' water uses and water sources.

c. Contents of hydrogeologic report. The hydrogeologic report shall include, at a minimum, the following information and analyses:

i. Geological maps, cross-sections, and descriptions of the aquifer systems proposed for production, including information concerning the probable hydrogeologic boundaries, recharge areas, and location of discharge of those aquifers.

ii. Maps and cross-sections showing the depth to the water, and the estimated saturated thickness in the aquifers.

iii. Identification of the nature of the aquifer geology (e.g. bedrock formation, alluvial deposit, or unconsolidated material) and the type of aquifer (e.g. confined, unconfined, or semi-confined).

iv. A water budget of the aquifer demonstrating that the overall depletion rate of the aquifer will not exceed the recharge rate, excluding recharge from regional and/or adjacent irrigation on other properties. Recharge from irrigation and/or other sources on the development may be considered if the applicant can reasonably assure their continued practice and permanence after development of the parcel. Such assurance may take the form of a deed restriction or substantially similar mechanism acceptable to the county's planning engineer. The depletion rate must include current and probable future demands on the aquifer. Probable future demands must include any development which has obtained land use approval or has valid existing vested rights but has not yet been completed.

v. Probable yields of the proposed well(s), based on aquifer test analysis, calculated aquifer characteristics, description of possible hydrologic boundaries, historic water level changes, and logs and yields of existing wells (on-site proximate).

vi. A projection of drawdown on properties that may be affected by the proposed withdrawals.

d. Time period for validity of hydrogeologic report.

i. The aquifer constant-rate test relied upon for the hydrogeologic report must have been completed within one (1) year of the hydrogeologic report's submittal date.

ii. A completed hydrogeologic report that was approved and/or accepted by the Planning Department shall be valid for a period of two (2) years from the submittal date of the report; provided, that: (a) the previously completed hydrogeologic report meets all requirements listed in this paragraph IV.B; and (b) the proposed demand is substantially the same as the original development plan based on factors including, but not necessarily limited to: the type of development; total, daily, peak, and seasonal demands that are less than or equal to the previous application; the same physical and legal water supply; and overall water balance and total recharge validity.

iii. For a completed hydrogeologic report that was approved and/or accepted by the Planning Department and is between two (2) and five (5) years old, the requirements set forth in subparagraph IV.B.3.d(ii) above must be satisfied and a current twenty-four (24) hour aquifer constant-rate test and a condensed report must be completed to supplement the existing hydrogeologic report. The condensed report shall compare the original and current aquifer tests to verify

that aquifer and/or well conditions have not changed as to static water level, duration of test, pumping rate, rate of drawdown, and recovery.

iv. Hydrogeologic reports older than five (5) years will not be accepted.

4. Aquifer testing protocol. All aquifer testing conducted pursuant to this paragraph IV.B shall adhere to the following requirements:

a. Well construction.

i. All production and observation wells shall be constructed by a well driller licensed by the Colorado State Board of Examiners of Water Well Construction and Pump Installation Contractors.

ii. The licensed driller drilling any well intended to satisfy the provisions of this section shall prepare a well construction and test report for each production and observation well drilled, which shall include the following documents:

I. Submission of a supplemental county well test data form and copies of all well construction and testing reports (Form No. GWS-32, as amended) and pump installation and test reports (Form No. GWS-31, as amended) that have been submitted to the State Engineer's Office.

II. Detailed completion of section 5, Geologic Log of the GWS-31 form, as amended, including accurate log notations of the depth(s) at which water is encountered.

III. Detailed completion of Colorado State Engineer's Office Form No. GWS-31 Well Construction and Test Report, as amended, or a facsimile thereof.

iii. Observation wells shall be drilled to a depth similar to the depth of the production well and should screen at a minimum eighty (80) percent of the same interval screened in the production well.

b. Measuring rates. For discharge rates of thirty (30) gpm or less, volumetric measurement using a minimum five (5) gallon sized calibrated bucket and a stopwatch is acceptable. For discharge rates of water over thirty (30) gpm, a calibrated flow meter or a comparable measuring device approved by the planning engineer (e.g., orifice plate and manometer, magnetic flowmeter, ultrasonic meters, cutthroat flume, or Parshall flume, etc.) shall be used.

c. Measuring water level. Water levels must be measured with a device that measures water levels within one-fourth (1/4) of an inch. The static water levels in all test wells must be recorded before pumping begins.

d. Water level measurement intervals. The water level measurement intervals set forth below in Table 70-4 B. shall be used for all aquifer constant-rate tests.

TABLE 70-4 B:
MINIMUM RECORDING INTERVALS FOR WATER LEVEL TESTING IN THE PRODUCTION WELL DURING AN AQUIFER CONSTANT RATE TEST/MEASURING RECOVERY LEVEL DATA

Time of Aquifer Constant Rate Test	Recording Interval
0 to 5 minutes	Every 1 minute
6 to 10 minutes	Every 2 minutes
11 to 60 minutes	Every 5 minutes
61 to 120 minutes	Every 15 minutes
121 to 240 minutes	Every 30 minutes
241 to 600 minutes	Every 60 minutes
601 to 1440+ minutes	Every 120 minutes

e Prevention of return flow during aquifer tests. The water discharged from a well during any aquifer test must be discharged in a manner that minimizes recharge to the source aquifer during the time of testing.

f Recovery test. Once the aquifer constant-rate test is completed a recovery test shall be performed. Water level recovery data shall be recorded in the same manner and on the same form as the aquifer test data, with time and depth measurements taken pursuant to Table 70-4 B above. Recovery tests shall be conducted for a minimum of one-half (1/2) the duration of the aquifer test, or until the static water level recovers ninety (90) percent of the total drawdown during the aquifer test, whichever is greater.

C Surface water. Development proposing to utilize a surface water system from a source other than an existing public water provider or designated regional public water provider subject to paragraph IV.A shall comply with the requirements set forth below.

1. Firm yield analysis. The applicant shall submit a firm yield analysis which satisfies the following criteria:

   a. Prepared by a professional engineer, professional hydrologist or professional geologist;

   b. Demonstrate that any adjudicated water rights, and any water storage, are sufficient in terms of quantity and seniority to meet the development's estimated demand (including cumulative demand for any phased development with previously approved phases), as calculated pursuant to subsection II above, in times of minimum stream flows or reservoir levels;

c. Minimum stream flows or reservoir levels shall be determined by using the lowest recorded data. If actual historical data is insufficient, estimated data may be utilized using the engineer's best professional judgment; and

d. Include water conservation measures, if any, that may be implemented within the development and water demand management measures, if any, that may be implemented within the development to account for hydrologic variability.

V **Water quality standards.** Except development exempt from this subsection V, as specified in paragraph V.A, all development subject to these provisions must submit, with its project submittal, water quality data according to the requirements below. Water quality data shall be valid for no more than one (1) year from the date of the sample results and shall be taken from a water source on the subject property. These requirements are in addition to water quality requirements promulgated by CDPHE.

A. Applicability/exemptions. The following development is exempt from the water quality standards set forth in this subsection V.

1. Development served by an existing public water system or designated regional public water system subject to water quality testing and treatment requirements established by CDPHE.

2. Accessory uses that satisfy both of the following conditions: (a) no more than two (2) employees, agents, assistants or other individuals related to the normal operations of the accessory use who do not reside at the dwelling unit will be on site for operations related to the accessory use; and (b) no customers or other members of the public will be on site for operations related to the accessory use. Any accessory use that fails to satisfy either, or both, conditions shall be subject to the standards set forth in this subsection V.

B. Submittals/Certified laboratories. Applicants shall submit water quality data to the county on forms prescribed by the Planning Department and shall include the actual test results from a laboratory or laboratories certified to perform the appropriate testing by CDPHE with their submittals.

C. Constituents tested. Water quality data shall include, at a minimum, the basic primary drinking water constituents set forth below in Table 70-4 C.

TABLE 70-4 C: WATER QUALITY TESTING CONSTITUENTS

Primary Drinking Water Constituents – Testing Required	
Antimony	Fluoride
Arsenic	Lead
Barium	Mercury
Beryllium	Nitrate
Cadmium	Nitrite
Chromium	Total coliforms (presence/absence)
Copper	Selenium
E. coli (presence/absence)	Thallium

Further, while not mandatory, additional testing for secondary constituents listed in Table 70-4 D below is encouraged for all development.

TABLE 70-4 D:
SECONDARY DRINKING WATER CONSTITUENTS – TESTING ENCOURAGED

Primary Drinking Water Constituents – Testing Required	
Alkalinity	pH
Chloride	Sulfate
Iron	Total dissolved solids
Manganese	Total hardness
Nickel	

D Testing and treatment requirements.

1. Subdivision lots served by individual groundwater wells.

a Applicants shall test water quality for primary constituents identified in paragraph V.C above and shall provide copies of such results to the county.

b If water quality results for any of the primary drinking water constituents tested under paragraph V.C above exceed the applicable MCL as enumerated by CDPHE, a plat note shall be added to the plat identifying that one (1) or more constituents exceeds the MCLs and that future development using the water tested may require treatment.

2. Other development. For all other development:

a. Applicants shall test water quality for primary constituents identified in paragraph V.C above and shall provide copies of such results to the county.

b. If any of the primary constituents tested exceeds the applicable MCLs, as enumerated by CDPHE, the applicant shall install appropriate treatment measures and re-test the water quality to demonstrate that no constituents listed under Table 70-4 C exceed the applicable MCLs, as enumerated by CDPHE.

VI **Cistern and hauled water supply.**

A. With respect to new development, cistern and hauled water is allowed only for (y) second or third dwelling units approved pursuant to chapter 66 as a director determination, an administrative land use permit, or a minor land use permit and (z) for agricultural exempt and single (involving only two (2) lots) subdivisions; provided, when compliance with the following criteria is met.

1. Unavailability of water service. The applicant must prove the unavailability of water service from a public water system or designated regional public water system if the development within four hundred feet (400) of a water main of a public water system or designated regional water system. The applicable provider must certify, in writing,

that the system lacks sufficient capacity to serve the development; or the connection would be technically impracticable; or the provider otherwise refuses to serve the development.

2. Unavailability of groundwater. The applicant must demonstrate to the planning engineer's satisfaction the technological infeasibility of using groundwater by providing one (1) or more of the following:

   a. A driller's log, aquifer constant-rate test data, water quality data, or other information satisfactory to the planning engineer pertaining to a new or existing production or observation well on the subject property that has been drilled to a depth within five (5) percent of the depth of the nearest producing well; or

   b. A report from a professional engineer or a professional geologist demonstrating that a new well on the subject property will produce water from the same aquifer as neighboring well(s) based on the number of neighboring wells, the relative depth of each of the neighboring wells, aquifer constant-rate test data and the distance of the neighboring wells from the subject property.

   c. Factors the planning engineer may consider to determine the unavailability or technological infeasibility of using groundwater includes, but shall not be limited to, the following:

      i. The Division of Water Resources will not issue an exempt well permit for the development and augmentation water is unavailable.

      ii. An existing observation or production well on the subject property, or neighboring production well(s) pumping water from the same aquifer, produces a minimum sustainable yield of less than two and two-tenths (2.2) gpm.

      iii. An existing observation or production well on the subject property, or neighboring production well(s) pumping water from the same aquifer, produces poor quality water and treatment is not technically practicable.

3. Execution of notice required. The applicant for any development approved to be served by bulk hauled water must sign a notice acknowledging: "La Plata County provides no assurance or representation that the use of bulk water and a cistern will be an approved or acceptable long-term source of potable water. There is no guarantee that bulk hauled water will always be available for sale, and La Plata County has no authority or jurisdiction whatsoever over water suppliers or their decision to sell water in bulk to the general public." The foregoing acknowledgment shall also be included in any covenants and as a plat note, where applicable.

4. Requirement to connect to water system. At which future time a public water system or designated regional public water provider extends its water mains to within four hundred (400) feet of any development served by cisterns and hauled water, such development shall be required to connect to and use water from such public water system or designated regional public water provider's system within eighteen (18) months of the date on which the determination of capacity and willingness to serve has been confirmed by the CDD.

The requirement to connect shall not apply if the applicable provider certifies, in writing, that the system lacks sufficient capacity to serve the development; or the connection would be technically impracticable; or the provider otherwise refuses to serve the development. The distance from the development to the applicable water main shall be measured in a direct line from the nearest point on the development's property line to any water main of the applicable provider's distribution system.

VII **Design and construction standards and specifications for central water supply systems and micro water system.** Except for development exempt from this subsection VII, as specified in paragraph VII.A, all future development shall meet the design and construction standards set forth in this section.

A. Applicability/exemptions. The following development is exempt from the design and construction standards and specifications set forth in this subsection VII.

1. Development served by an individual groundwater well(s).

2. Development of additional dwelling units subject to director determination approval pursuant to paragraph 66-4.I.A.

B. General requirements.

1. Relevant law. All minimum standards and requirements of relevant Federal and State agencies shall be followed in design and construction.

2. Easements and specifications. All water distribution systems shall be located within appropriate easements or public or private rights-of-way and shall conform, as applicable, to the specification set forth in water detail W03, Appendix A to section 70-4 - La Plata County Water Specifications and Standard Water Details, which specifications and details may be amended from time to time by the county's planning engineer to comport with current industry standards.

3. Required plan submittals and submittal procedures.

a. Construction plans and specifications. All submitted construction plans and specifications shall meet the minimum formatting and content requirements set forth in water plan guidance documents made available by the CDD, which guidance documents may be amended from time to time by the planning engineer to comport to current industry standards.

i. Preparation requirements. All construction plans and specifications submitted shall be:

1. Completed with sufficient detail to facilitate review and clearly describe the existing conditions and proposed construction of the development in its entirety and detail all equipment, infrastructure, and access. The required detail of construction plans and specifications will depend upon the size, nature, and complexity of the project.

2. Prepared under the direction of, and signed and sealed by, a professional engineer.

ii. Timing of construction plan submittals.

1. Preliminary construction plans. One (1) set of preliminary construction plans and specifications, in an acceptable electronic format, shall be provided at project submittal.

2. Final construction plans. Prior to construction, the applicant shall submit final, approved construction plans and specifications, signed and sealed by a professional engineer.

b. Capacity statement. At project submittal, applicants shall provide a statement of the maximum number of taps and/or units the central water supply system or micro water system has capacity to serve.

c. Calculations. One (1) set of calculations supporting the design criteria employed shall be furnished with the preliminary and final construction plans and specifications. Each sheet of calculations shall be dated and shall include the name or initials of the individual making the calculations. All calculations shall be prepared, signed and stamped by a professional engineer.

4. Development improvements agreement. For developments that choose not to construct and complete water distribution systems prior to recording of the final plat, the applicant shall enter into a development improvements agreement, pursuant to section 66-30 and be subject to the requirements set forth in section 66-30.

C. Central water systems and campgrounds regulated by CDPHE.

1. CDPHE review. Construction plans and specifications, meeting the design and construction standards set forth by CDPHE and the requirements set forth in subparagraph VII.B.3 above, are required at project submittal for any central water supply system regulated by CDPHE and may be sent to CDPHE for review and comment.

2. Designated regional public water provider design and comment. Any development whose property is served by or located within a designated regional public water provider's service area or whose boundaries are within four hundred (400) feet of the boundary of such service area shall design and construct its water supply system in accordance with the designated regional public water provider's construction and design standards and specifications. The CDD will provide the designated regional public water provider with an agency referral and access to the drawings and specifications submitted by the applicant. Positive comments from that designated regional public water provider shall be obtained prior to scheduling a PC meeting.

3. More stringent design standard. In circumstances where the service area of two (2) designated regional public water providers abut or overlap and/or where development is subject to both CDPHE approval and the design and construction standards of a designated regional public water provider, the more stringent design and construction standards shall apply to the development; provided, that if the more stringent standard creates a conflict or inconsistency that is reasonably anticipated to affect future provision of water by a designated regional public water provider, as determined by the county's planning engineer, the following criteria will be used to determine which design and construction standards apply:

a. When development occurs within the defined service area of only one (1) designated regional public water provider, the design and construction standards of such water provider shall control regardless of the location of a second regional public water provider.

b. When development occurs within the defined service area of two (2) or more designated regional public water providers or within four hundred (400) feet of the same while being outside of the designated boundaries of any such provider, the

planning engineer shall determine which design and construction standards apply, after considering the following factors:

i. The ability of one of the designated regional public water providers to waive a conflicting standard;

ii. The closest designated regional public water provider's water main. The distance from the development to the applicable water main shall be measured in a direct line from the nearest point on the development's property line to any water main of the applicable provider's distribution system;

iii. Any town, city, or municipality's adopted future land use map;

iv. Any other factors that may reasonably affect future service to the development by a designated regional public water provider.

4. Plat recording or permit issuance. Approval of the construction plans and specifications by CDPHE, or written notice that such approval is not required, must be received prior to plat recording or permit issuance. Further, installation of the central water supply system is required prior to plat recording or permit issuance unless a development improvements agreement is executed.

D. Micro water providers. Micro water systems shall comply with the following:

1. Designated regional public water provider design and comment. Any development whose property is served by or located within a designated regional public water provider's service area or whose boundaries are within four hundred (400) feet of the boundary of such service area shall design and construct its micro water system in accordance with the designated regional public water provider's construction and design standards and specifications. The CDD will provide the designated regional public water provider with an agency referral and access to the drawings and specifications submitted by the applicant. Positive comments from that designated regional public water provider shall be obtained prior to scheduling a PC meeting.

2. More stringent design standard. In circumstances where the service area of two (2) designated regional public water providers abut or overlap, the more stringent design and construction standards shall apply to the development; provided, that if the more stringent standard creates a conflict or inconsistency that is reasonably anticipated to affect future provision of water by a designated regional public water provider, as determined by the county's planning engineer, the following criteria will be used to determine which design and construction standards apply:

a. When development occurs within the defined service area of only one (1) designated regional public water provider, the design and construction standards of such water provider shall control regardless of the location of a second regional public water provider.

b. When development occurs within the defined service area of two (2) or more designated regional public water providers or within four hundred (400) feet of the same while being outside of the designated boundaries of any such provider, the planning engineer shall determine which design and construction standards apply, after considering the following factors:

i. The ability of one of the designated regional public water providers to waive a conflicting standard;

ii. The closest designated regional public water provider's water main. The distance from the development to the applicable water main shall be measured in a direct line from the nearest point on the development's property line to any water main of the applicable provider's distribution system;

iii. Any town, city, or municipality's adopted future land use map;

iv. Any other factors that may reasonably affect future service to the development by a designated regional public water provider.

3. County design standard. Any development not served by a designated regional public water provider whose property boundaries are more than four hundred (400) feet from a designated regional public water system's service area shall design and construct its micro water system in accordance with the design and construction standards set forth in Appendix A to section 70-4 - La Plata County Water Specifications and Standard Water Details, which specifications and details may be amended from time to time by the county's planning engineer to comport with current industry standards.

4. System storage. All micro water systems shall be designed to provide storage capacity to store a quantity of water sufficient to supply two (2) days of the development's estimated daily demand.

5. Meters required.

a. Common source of water. Installation of a water meter (or equivalent measuring device) on the common water source of water is required for the all development subject to this paragraph VII.D.

b. Individual water meters required. Where more than one (1) building or structure is served by a common water source, installation of individual water meters, to measure consumption at each building or separate structure, is required for the following types of development:

i. Single-family residential development, including manufactured home subdivisions but not manufactured home parks, with four (4) or more lots;

ii. Developments of multi-family dwellings with four (4) or more total dwelling units in the development; provided, that manufactured home parks are exempt from this requirement;

iii. All other types of development, including but not limited to mixed use development;

iv. Any single-family residential development or development of multi-family dwellings, other than manufactured home parks, regardless of size, that proposes to use a micro water system that supplies or will supply water to a total of four (4) or more lots or dwelling units, as applicable.

6. Additional required plan submittals and submittal procedures. In addition to plan submittals required in subparagraph VII.B.3 above, development to be served by micro water systems and providers must submit the following additional plans:

a. System maintenance plan. A system maintenance plan, which includes the following items must be submitted at project submittal:

i. A list of equipment, parts, and supplies needed to ensure the micro water system's continued mechanical functioning;

ii. A regular maintenance schedule to ensure the continued safe operation of the micro water system;

iii. Name of a person or entity responsible for carrying out the system maintenance plan.

b. Soils report. If required by the planning director, a soils investigation report shall be provided with the preliminary construction plans. Sufficient subsurface exploration borings and analyses shall be made to permit the planning director to make an adequate assessment of any soil problems that may be encountered.

c. Surveys. All the existing conditions, including rights-of-way easements and horizontal and vertical control information, shall be prepared by a professional land surveyor licensed in the state of Colorado.

7. Construction process and project acceptance.

a. Development completing construction prior to plat recording. For developments that construct and complete water distribution systems prior to recording the final plat and/or permit issuance, the applicant shall submit the following:

i. Record drawings. Record drawings of water distribution systems, in an acceptable electronic format, and the AutoCAD file of the system. CAD files shall contain GPS points that can be easily incorporated into the county's GIS database.

ii. Engineer's certification. The project engineer shall submit a certification that the micro water system has met the following requirements:

1. The micro water system has been constructed in accordance with the approved drawings and specifications;

2. The potable water lines have been disinfected in accordance with the specifications outlined in Appendix A. Bacteriological test results, demonstrating compliance with specifications outlined in Appendix A, must be submitted with the engineer's certification;

3. The hydrostatic testing has been conducted in accordance with the specifications outlined in Appendix A. Documentation of successful hydrostatic testing, demonstrating compliance with the specifications outlined must be provided with the engineer's certification.

VIII **County water rights.**

A. 06CW99 water rights. La Plata County owns conditional water rights decreed in Case No. 06CW99, which are available to provide a legal water supply in some portions of the county (Animas River, Junction Creek, and Lightner Creek watersheds) for specific decreed uses. The decree in Case No. 06CW99 and chapter 94, Article IV of this code detail the process of applying for and conveying a deeded portion of the decreed water right to an individual user to cover the stream depletions associated with their individual project.

B. 06CW127 water rights. La Plata County, together with the Southwestern Water Conservation District, owns conditional water rights decreed in Case No. 06CW127, which can be perfected to provide a legal water supply in some portions of the county for specific decreed uses. The decree in Case No. 06CW127 and chapter 94, Article V of this code detail the process of filing a notice of intent and perfecting and transferring increments of the

conditional Animas Service Area water right to an individual user to cover the stream depletions associated with their individual project.

(Res. No. 2022-01, § 70-4, 01/04/2022)

Effective on: 1/4/2022

ARTICLE III Cistern Water

Sec. 14-3-10. Purpose and authority.

The Board of County Commissioners, sitting as the Board of Health, has declared the purpose of this Article to protect the public health and to eliminate and control causes of disease, infection and contamination and declare it to be in the public interest to establish minimum standards, rules and regulations for the use of cisterns for a drinking water source.

Sec. 14-3-20. Scope.

This Article shall apply to any cistern proposed or used as a drinking water source for any building or structure, as defined in Chapter 23 of this Code, in unincorporated Weld County, which has not received a building permit (and maintained the building permit in effect) from the Department of Building Inspection prior to May 1, 1993.

Sec. 14-3-30. General requirements.

The use of a cistern, subject to this Article under Section 14-3-10, for a drinking or potable water source for humans is prohibited in unincorporated Weld County unless, and until, the owner or occupant of the structure using the cistern as a storage source first obtains a Cistern Usage Permit (CUP).

Sec. 14-3-40. Inspection and right of entry.

The Director of Public Health and Environment, for the purpose of inspection and enforcement, is authorized to enter upon private property to determine whether or not cisterns are being used in compliance with this Article. The owner or occupant of every property having a cistern subject to this Article shall permit the Director of Public Health and Environment access to the property to conduct the required test, take samples, monitor compliance and make inspections. If the access is denied, the Director of Public Health and Environment may apply to the District Court for an order authorizing entry.

Sec. 14-3-50. Permit application.

Any person who wishes to install, alter or repair a cistern in unincorporated Weld County shall first obtain, prior to commencement of construction, a permit from the Environmental Health Services (EHS) and the Department of Public Health and Environment. The following information must be provided in the permit application:

A. Legal description of the property.

B. Owner of the property.

C. Owner's mailing address and telephone number.

D. Type of building by use.

E. Type of water supply to cistern, (i.e. water hauler, well).

F. Type of services required in the structure.

G. Owner's signature, or agent's signature if he or she has written permission to sign for the owner.

H. Additional information as required by the Division.

I. Street or road address of the property.

J. Plans and specifications for the cistern.

K. Documentation of efforts to obtain water from other sources, such as domestic wells or public water supply.

L. Number of persons to be served by the cistern.

Sec. 14-3-60. Permit fees.

A. A permit fee, as set by separate ordinance of the Board of County Commissioners, shall be required of applicants for a new CUP, payable at the time of application to the EHS. Permit fees are nonrefundable, and permit applications are nontransferable. The issuance of a permit does not denote compliance with any zoning or building code requirement.

B. A permit fee, as set by separate ordinance of the Board of County Commissioners, shall be charged for the alteration or repair of an existing cistern.

(Weld County Code Ordinance 2006-5)

Sec. 14-3-70. Preliminary investigation.

After receiving an application for a CUP, an evaluation of the proposed cistern shall be conducted by EHS. The evaluation may include inspection, review of building plans and specifications, or evaluation of information supplied by the Department of Building Inspection.

Sec. 14-3-80. Criteria for review.

The following shall be considered by the EHS in reviewing an application for a CUP:

A. The lack of availability of another approved source of drinking water such as domestic wells or public water systems.

B. Demonstrated need for individual water supply.

C. Availability of an approved water source for filling the cisterns.

D. Compliance with the performance standards of Section 14-3-130.

Sec. 14-3-90. Approval procedure.

A. After reviewing all of the required information, EHS may give conditional approval for a CUP, or it may recommend disapproval of the application and denial of the CUP if the proposed system cannot be made to comply with this Article. The conditional approval shall set forth conditions precedent to the issuance of the permit, including but not limited to:

1. Confirmation of approved water source to supply the cistern; and

2. Conformance with performance standards under Section 14-3-130.

B. No permit shall be issued to the applicant or a subsequent owner until the conditions have been met.

(Weld County Code Ordinance 2006-5)

Sec. 14-3-100. Inspection after construction.

When construction of a cistern has been completed, the contractor or owner shall notify EHS, and a representative of the EHS shall make a final inspection within seventy-two (72) hours, or at an agreed time, after receipt of notice, with Saturdays, Sundays and holidays excepted from the calculation of the seventy-two-hour time period.

Sec. 14-3-110. Approval of construction.

If upon final inspection of the cistern, EHS finds it installed in accordance with this Article and the CUP, the EHS shall issue final approval for the completed system. If the inspection discloses any significant departure from the description or design of the system as stated in the application for permit, or if any aspect of the system fails to comply with this Article, approval shall be withheld and written notice of the deficiencies causing the disapproval shall be given to the contractor or owner. Another inspection shall be made upon notification from the contractor or owner that the deficiencies have been corrected and the system brought into compliance with this Article.

Sec. 14-3-120. Denial of permit or plan disapproval.

A. Notice of denial. Written notice of the denial of the permit or disapproval of plan shall be served upon the applicant as provided by the Colorado Rules of Civil Procedure or by certified mail, return receipt requested. Service by mail shall be complete upon receipt by the Department of Public Health and Environment of the return receipt or upon refusal of the party to accept delivery.

B. Appeal to the Board of Public Health. Any person who is denied a permit or whose plans for a cistern are disapproved may appeal to the Board of Public Health as herein provided. The applicant must file a written appeal within ten (10) days of denial or disapproval.

C. Variance. Upon a finding that strict enforcement of regulations contained in this Article would cause undue hardship to the applicant and a further finding that the variance would not be injurious to the applicant's health or the public health, the Board of Public Health may authorize the issuance of the variance. Burden of proof is upon the applicant to show that the variance will not conflict with the purposes of these regulations and will not adversely affect the health of any person.

D. Right to appeal. Should the Board of Public Health deny an appeal or a variance under Subsection C. above, the applicant shall have the right to appeal such decision to the Board of County Commissioners pursuant to Section 3-8(n) of the Home Rule Charter.

E. Time of appeal. Every appeal from a decision of the Board of Public Health must be filed within ten (10) days from the date of the decision of the Board of Public Health. The date of the decision shall be the date the written order is signed by the Chairman of the Board of Public Health.

F. Finality of denial. Denial shall become final upon the expiration of time for filing an appeal or when the final action is taken upon an appeal, whichever is later.

(Weld County Codification Ordinance 2000-1; Weld County Codification Ordinance 2014-11)

Sec. 14-3-130. Performance standards.

The cistern shall be designed to conform to the following performance standards:

A. Location of cistern. The cistern shall be located and constructed so as to prevent freezing and in such a manner that neither underground nor surface contamination occurs from any septic tank, seepage pit, disposal field, corral, flooding or other possible source of pollution. The horizontal distance from any such source of pollution should be as great as possible, but in no case shall it be less than one hundred (100) feet. The cistern must be a fixed nonmobile facility.

B. Construction. The cistern shall be of watertight construction, such as concrete, fiberglass or plastic, with smooth interior surfaces. It shall be sized based on a usage of at least fifty (50) gallons per person per day, with a minimum size of at least one thousand five hundred (1,500) gallons, which constitutes approximately a thirty-day supply.

C. Below ground. Should the application be for a below-ground cistern, the following requirements must be met:

1. Platform and manhole: The platform shall be constructed to slope away from the four-inch sleeve. The manhole cover shall be of tight-fitting overlapping construction. The cover shall be kept locked and opened only for cleaning or filling purposes.

2. Watertight connection at top of casing: The four-inch sleeve shall be cast in the concrete platform and should extend at least six (6) inches above the platform. A watertight connection shall be made by means of a flange and seal. Flange and seals are of one (1) piece and are available through pump manufacturers or well drillers. If the space between the concrete platform and sleeve is not tight, it must be properly sealed to prevent entrance of contamination.

3. Pump: The type of hand pump used shall embody the following features: a closed spout directed downward, and the top of the pump made watertight by means of a seal through which the pump rod operates. The cylinder shall be located within six (6) inches of the bottom of the cistern. The pump shall require no priming.

4. Drain line: A drain line shall be used only if the cistern can be drained to the ground surface. If the cistern cannot be drained to ground surface, it will have to be emptied by pumping and hand bailing. The floor of the cistern shall slope to the drain or to one (1) side if there is no drain.

D. Chlorination. The cistern shall be filled with water from a safe supply. Drainage collected from runoff is not considered a safe supply. Chlorination shall be carried on whenever water is added to the cistern and during the actual filling process to provide mixing. Chlorination may be done by adding one-half (½) to one (1) pint of any liquid laundry bleach containing five-percent available chlorine to each one thousand (1,000) gallons of water in the cistern. The one-half (½) to one (1) pint of liquid laundry bleach should be mixed with approximately five (5) gallons of water before adding to the cistern.

Sec. 14-3-140. Termination of CUP.

A CUP will terminate if another source of drinking water is available to the property, such as a domestic well or public water system.

Sec. 14-3-150. Notice of violations.

Whenever EHS determines that there has been a violation of any provision of this Article, it shall give notice of such violation to the responsible person. Such notice shall be in writing and shall particularize the violations, provide a reasonable time for correction and be addressed to the owner and occupant, if known, of the property concerned. Service of such notice shall be as provided by the Colorado Rules of Civil Procedure or by certified mail, return receipt requested, deliverable to addressee only. Service by mail shall be complete upon receipt to the EHS of the return receipt. If one (1) or more persons cannot be found or served after a diligent effort to do so, service

may be made by posting a notice in a conspicuous place in or about the property affected by the notice, in which case EHS shall include in the record a statement as to why the posting was necessary.

Sec. 14-3-160. Cease and desist order.

The Director of Public Health and Environment may issue an order to cease and desist from the use of any cistern which is found by EHS to be improperly maintained, constructed, reconstructed, altered or used in violation of this Article and which has not received the timely correction in accordance with the provisions of Section 14-3-150. Such an order may be issued only after a hearing which shall be conducted by the Director of Public Health and Environment not less than forty-eight (48) hours after written notice thereof is given to the owner and occupant, if known, of the property on which the cistern is located and at which the owner may be present with counsel and be heard. The order shall require that the owner bring the system into compliance within a reasonable period of time, not to exceed thirty (30) days, or thereafter cease and desist from the use of the cistern.

Sec. 14-3-170. Injunction.

In any case any building or structure, as these terms are defined in Chapter 23 of this Code, is or is proposed to be provided drinking water from a cistern which has been constructed, maintained, reconstructed, altered or used in violation of this Article, the County Attorney, in addition to any other remedies provided by law, may seek an injunction or order of abatement from the District Court prohibiting such construction, use, maintenance, reconstruction or alteration without compliance with this Article.

Sec. 14-3-180. Certificate of final occupancy denied.

The Department of Building Inspection may deny a request for a certificate of final occupancy where a cistern is a source of drinking or potable water if there has not been compliance with this Article.

Sec. 14-3-190. Nonliability.

This Article is not intended to create a cause of action against the County or its officers, employees or agents.

Gmail Jenafer Santos <jsantos@co.morgan.co.us>

Drilling in Morgan County

6 messages

Jenafer Santos <jsantos@co.morgan.co.us> Fri, Sep 12, 2025 at 10:09 AM
To: Jeff Canfield <[redacted]>, Nicole Hay <nhay@co.morgan.co.us>, Cheryl Brindisi <cbrindisi@co.morgan.co.us>

Good morning Jeff,
We are in the process of updating our regulations and have a couple of questions.

Is there an average depth of wells in Morgan County?
Is there a certain depth you drill to before you consider it a "dry well"?

Do you have any suggestions for other drilling companies that drill in Morgan County that may have some insight on this as well?

Any information or insight is greatly appreciated.
~
Jenafer Santos
Planning Technician
Morgan County Planning & Zoning
970-542-3526

Cheryl Brindisi <cbrindisi@co.morgan.co.us> Fri, Sep 12, 2025 at 11:39 AM
To: Jenafer Santos <jsantos@co.morgan.co.us>, Nicole Hay <nhay@co.morgan.co.us>

Kuntz Drilling in Akron[redacted] (I don't think they have an email) does most domestic wells in Morgan County. Canfield, when I spoke to them last, had switched over to more Ag wells.

Thank you
Cheryl Brindisi, Planning and Zoning Administrative Assistant
Morgan County Planning and Zoning
231 Ensign St.
PO Box 596
Fort Morgan, CO 80701
970-542-3526

CBrindisi@co.morgan.co.us

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Cheryl Brindisi <cbrindisi@co.morgan.co.us> Fri, Sep 12, 2025 at 11:40 AM
To: Jenafer Santos <jsantos@co.morgan.co.us>, Nicole Hay <nhay@co.morgan.co.us>

Kuntz in Atwood not Akron
Thank you
Cheryl Brindisi, Planning and Zoning Administrative Assistant
Morgan County Planning and Zoning
231 Ensign St.
PO Box 596
Fort Morgan, CO 80701
970-542-3526

CBrindisi@co.morgan.co.us

[Quoted text hidden]

Jeff Canfield <[redacted]> Tue, Sep 16, 2025 at 2:55 PM
To: Jenafer Santos <jsantos@co.morgan.co.us>

See answers below. Let me know if you need more particulars. Jeff C.

From: Jenafer Santos <jsantos@co.morgan.co.us>
Sent: Friday, September 12, 2025 10:09 AM
To: Jeff Canfield <[redacted]>; Nicole Hay <nhay@co.morgan.co.us>; Cheryl Brindisi <cbrindisi@co.morgan.co.us>
Subject: Drilling in Morgan County

Good morning Jeff,

We are in the process of updating our regulations and have a couple of questions.

Is there an average depth of wells in Morgan County?

- **There are two types of aquifers in Morgan County. In the extreme southwest portion of the county the deeper Denver Basin aquifer can go up to 500 ft. in depth and produce marginal wells, 3-6 gallons per minute.**
- **Type-3 alluvial wells can be isolated or hydraulically connected to the S. Platte River or other headwater sources such as the Bijou-Kiowa (declined) and some other isolated and tributary sources such as the Little Beaver south of Brush. Can get complicated, can be addressed independently as required. Depths from 50-250 ft.**
- **North of Jackson Lake are undefined quasi "aquifers" in the Pierre Shales. Water quality and production usually very poor. Depths from 500-1,000 ft.**
- **There are marginal wells scattered in the sandhills south of Brush and other areas with stored rainfall as their source. Variable production, affected by annual precipitation.**

Is there a certain depth you drill to before you consider it a "dry well"?

- **Depends on the formations involved. Generally speaking in type-3 alluvial wells shales/ bedrock are considered the "bottom of the bowl". Penetration more than 10 ft. into these formations typically produces no additional water. Experience in the operating area is the best gauge.**

Do you have any suggestions for other drilling companies that drill in Morgan County that may have some insight on this as well?

- **Kuntz Well and Pump in Atwood, CO and Quality Well and Pump in Ault get into Morgan County on occasion.**

Canfield tends to focus on higher capacity irrigation wells of 500 – 2000 gpm with smaller constructions secondarily. Frankly, there's lots of people that have moved into the area with absolutely no wherewithal of what is required to bring in a good well. Many balk at the cost of Morgan County Quality Water and try drilling a less expensive on-lot well as a cost saving measure. This is common south of Wiggins in the mostly depleted Bijou-Kiowa aquifer. The total dissolved solids and other contaminates can make for brackish and otherwise undesirable potable water.

There are lots of other considerations for on lot domestic wells. Again, case by case analysis is the best approach.

What is the primary reason for your interest? Jeff C.

[Quoted te t hidden]

Jenafer Santos <jsantos@co.morgan.co.us> Tue, Sep 16, 2025 at 3:01 PM
To: Cheryl Brindisi <cbrindisi@co.morgan.co.us>, Nicole Hay <nhay@co.morgan.co.us>

~
Jenafer Santos
Planning Technician
Morgan County Planning & Zoning
970-542-3526

[Quoted text hidden]

Jenafer Santos <jsantos@co.morgan.co.us> Tue, Sep 16, 2025 at 3:03 PM
To: Jeff Canfield [redacted], Nicole Hay <nhay@co.morgan.co.us>, Cheryl Brindisi <cbrindisi@co.morgan.co.us>

Thank you so much for all of the information! I have a call into Kuntz, waiting for a reply. We are currently in the process of updating our regulations, and wanted to be a little more informed as to what is "typical" in Morgan County when it came to drilling wells.
~
Jenafer Santos
Planning Technician
Morgan County Planning & Zoning
970-542-3526

[Quoted te t hidden]

Gmail

Nicole Hay <nhay@co.morgan.co.us>

Morgan County - Well Question

Randy Ray <[redacted] Fri, Sep 12, 2025 at 10:46 AM
To: Jenafer Santos <jsantos@co.morgan.co.us>, Nicole Hay <nhay@co.morgan.co.us>, Cheryl Brindisi <cbrindisi@co.morgan.co.us>

Jenafer,

Central Colorado Water Conservancy District does not regulate or really enforce/approve domestic or irrigation well construction.

The question you pose is dependent on a lot of different conditions.

1. Near creeks/streams or the South Platte River you will encounter the shallow alluvial aquifer within 5-15 feet.
2. In western Morgan County, between the South Platte and Highway 34, where our operations are and I'm the most familiar, depth to groundwater is sometimes over 100 feet from the land surface. The confining bedrock layer is 30 to 60 feet below the water level in the aquifer. In the alluvial aquifer, you will likely always find water. It's a matter of how "thick" the aquifer layer is which will impact the amount that can be withdrawn with a pump. You will not find any alluvial aquifer to pump in locations where there is not already irrigation wells and residential establishments, except for the situations where the land could be irrigated with surface, or river water. In those situations there may not be any real yield of groundwater and the driller may encounter a "dry hole".
3. You might be wondering about confined aquifers, deemed by the State of Colorado, that are not hydraulically connected to the river, and in those situations, I really have no personal experience. In SW Morgan County you will have some residents in the Kowa-Bijou Designated Basin. Here are some links to groundwater information that might come in handy. https://coloradogeologicalsurvey.org/wp-content/uploads/ON-010-03-02.pdf Andy McClary – [redacted] is the contact for Kiowa-Bijou.

In Fort Morgan you have a great resource for groundwater, Jeff Canfield the owner of Canfield Drilling. You might talk to him directly.

Sorry I couldn't help you much more than what I provided.

Randy

[Quoted text hidden]

Gmail

Well depth in Morgan County

Donegan - DNR, Kevin [redacted] Wed, Sep 17, 2025 at 7:54 AM
To: "Fuller - DNR, Kathleen" [redacted]
Cc: Jenafer Santos <jsantos@co.morgan.co.us>, Nicole Hay <nhay@co.morgan.co.us>, Cheryl Brindisi <cbrindisi@co.morgan.co.us>

Hi Jenafer,

Water Well Drilling and Production can be a tricky business and well depth is one factor that plays into whether or not the well will produce a sufficient amount for the permitted uses. They type of rock the aquifer is also greatly impacts the well production as the porosity and transmissivity of the aquifer contribute to the flow to a well. You could encounter good or dry aquifers shallow or deep throughout the County, so I don't know if depth should be the sole factor in your regulations.

I've attached a search of our well permit database with the status of "Well Constructed" and you can sort by well depth (Column AR).
https://dwr.state.co.us/Tools/WellPermits?submitButton=Submit&SelectedGeoValue=countyDiv&SelectedCountyId=44&SelectedPermitStatusNum=9&SelectedPermitUse=All

You can further refine the search if you want to limit it to a certain Permitted Use or other factors under "More Options"
https://dwr.state.co.us/Tools/WellPermits
https://dwr.state.co.us/Tools/WellPermits?submitButton=Submit&SelectedGeoValue=countyDiv&SelectedCountyId=44&SelectedPermitUse=All

Finally, for further information the Colorado Groundwater Atlas form the Colorado Geological Survey is a good place to get some basic well info and hydrogeologic data.
https://coloradogeologicalsurvey.org/water/colorado-groundwater-atlas/

Thank you

--
Kevin Donegan, CPG
Chief, Hydrogeology Section

COLORADO
Division of Water Resources
Department of Natural Resources

P [redacted]
1313 Sherman Street, Room 818, Denver, CO 80203
[redacted] | dwr.colorado.gov | he/him

[Quoted text hidden]

CDSS_SearchResults_WellPermitList_202509170745.xlsx
1398K

Jenafer Santos <jsantos@co.morgan.co.us> Wed, Sep 17, 2025 at 8:26 AM
To: Nicole Hay <nhay@co.morgan.co.us>, Cheryl Brindisi <cbrindisi@co.morgan.co.us>

So what I did is I took all of the depths from the spreadsheet from all of the wells in Morgan County and I averaged them out. The average well depth looks like it's about 163 feet.
~
Jenafer Santos
Planning Technician
Morgan County Planning & Zoning
970-542-3526

Gmail

Jenafer Santos <jsantos@co.morgan.co.us>

Fwd: water levels kiowa bijou 2025

2 messages

Mark [redacted] Mon, Oct 6, 2025 at 4:38 PM
To: permits_licensing@co.morgan.co.us

Lilly, this forwarded email should contain the pdf file I was hoping to pass on for the meeting this evening about the discussion on water cisterns.

Thank you for your time.

Respectfully,
Mark Strickland

https://spl.cde.state.co.us/artemis/nrserials/nr51018internet/nr510182025internet.pdf

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Jenafer Santos <jsantos@co.morgan.co.us> Mon, Oct 6, 2025 at 4:39 PM
To: Mark [redacted]
Cc: permits_licensing@co.morgan.co.us

Received, thank you
~
Jenafer Santos
Planning Technician
Morgan County Planning & Zoning
970-542-3526

[Quoted text hidden]

Groundwater Levels in the Kiowa-Bijou Designated Groundwater Basin

2025

by

Marques E. Hatfield

Hydrogeology Section

June 24, 2025

COLORADO

Division of Water Resources

Department of Natural Resources

Jared S. Polis
Governor

Dan Gibbs
Executive Director, DNR

Jason T. Ullmann
State Engineer/Director

Kevin C. Donegan
Chief, Hydrogeology Section

KIOWA-BIJOU DESIGNATED GROUNDWATER BASIN
2025

This report contains the basic groundwater-level data collected from wells in the North Kiowa-Bijou Ground Water Management District during February and March of 2025. Acquisition and publication of this information is a cooperative effort between the North Kiowa-Bijou Ground Water Management District, private land owners, and the Colorado Division of Water Resources. The project is part of a statewide groundwater-level monitoring program funded by Senate Bill 200 (1987 legislative session). This legislation directed that a portion of the fees collected for water well permit applications be used for the establishment of a program to monitor water-level trends throughout the state.

A total of 31 wells were measured in 2025. These wells are part of an observation well network that has been measured for many years. Records on at least one well date back to 1936, however, measurements from most of the wells date from the 1950's and 1960's. For 2025, depth to groundwater below ground surface ranged from approximately 9 feet in the southern portion of the basin near Strasburg to 156 feet in the northern region, near Wiggins. Water levels in excess of 100 feet deep were reported in wells KB-12, KB-14, KB-15, KB-18, and KB-41, which are located in the northernmost portion of the Bijou Creek drainage.

A map is included showing the locations of the monitoring wells included in this publication. The wells in this report are listed by name in numerical order. Tabular data are presented for each well for the previous ten measurements. Graphical data are presented for the entire period of record. Measurements for the full period of record may be accessed from the CDSS webpage (link below).

Analyses of changes of groundwater levels in the aquifer are complicated by unknown pumping schedules. Overall, groundwater levels were relatively stable between 2024 and 2025, with an average increase of approximately 0.34 feet. KB-41 did measure an irregularly high water level rise of 12.21 feet, which will need to be monitored in the future to determine if this is an anomaly or part of a trend. Because of the distribution of the alluvium in this basin, analysis of groundwater levels by drainage is more revealing. Groundwater levels in the Kiowa Creek drainage have declined approximately 0.11 feet from 2024, but risen 0.14 feet from 2020, and 3.46 feet from 2015. Groundwater levels in the Bijou Creek drainage have increased approximately 0.66 feet since 2024, have decreased by 0.51 feet since 2020, and are up 0.98 feet since 2015. Individual wells vary significantly; however, the long-term trend over most of the basin shows water level declines have diminished.

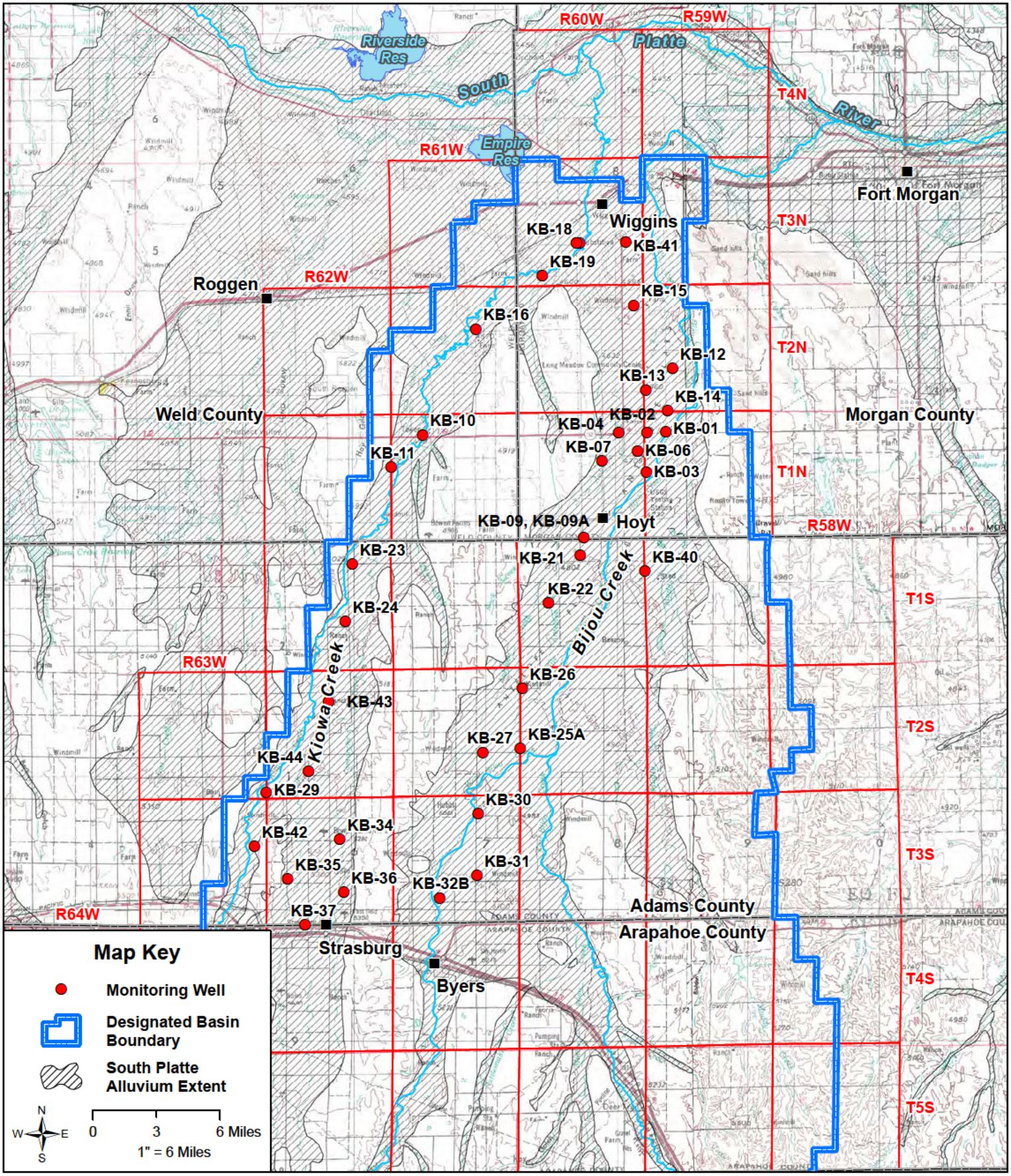
An electronic copy of this report is available on the Division of Water Resources website:
https://dwr.colorado.gov/services/well-construction-inspection#groundwater-levels

The direct link to the Kiowa-Bijou Publication Area on the CDSS webpage:
https://dwr.state.co.us/Tools/GroundWater/WaterLevels?submitButton=Submit&SelectedGeoValue=countyDiv&SelectedPublicationAreaName=KIOWA-BIJOU&SelectedAquiferName=All

Additionally, all groundwater level data may be accessed and exported using the tools available on the Colorado Decision Support System:
https://dwr.state.co.us/Tools/GroundWater/WaterLevels

or the Colorado Decision Support System MapViewer
https://dwr.colorado.gov/services/data-information/gis

If you have any questions regarding groundwater in the Kiowa-Bijou Designated Groundwater Basin and the information in this report, please contact the Groundwater Information Desk at (303) 866-3587 or through AskDWR, https://dwr.state.co.us/Portal/dwr/AskDWR?topicNum=31&officeNum=8



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Department of Natural Resources

North Kiowa Bijou Designated Basin Monitoring Well Locations

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Department of Natural Resources

GROUNDWATER DETAILS

Well Name: KB-01
Permit Number:
WDID:
Data Source: DWR

Location Number: SB00105905CCC
USGS Site ID: 400425104010402
Applicant/Contact:

Physical Location

Dist N/S	Dist E/W	Q10	Q40	Q160	Sec	Township	Range	PM	UTMx	UTMy	Location Accuracy
65 S	76 W	SW	SW	SW	5	1.0 N	59.0 W	S	583703.7	4436390.5	GPS

Division: 1 District: 1
County: MORGAN
Designated Basin: KIOWA-BIJOU
Management District: NORTH KIOWA-BIJOU

Construction Information

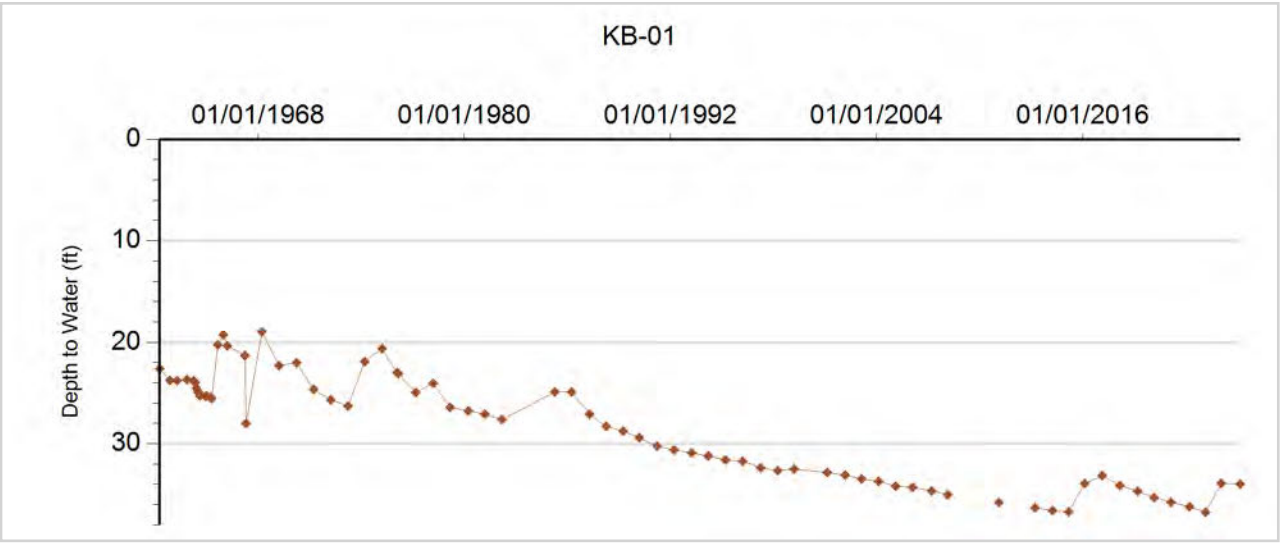
Surface Elevation (ft): 4679
Well Depth (ft): 38
Depth to Base of Grout (ft):
Depth to Top of Perforated Casing (ft):
Depth to Bottom of Perforated Casing (ft):
Source Aquifer(s): ALLUVIAL

Well Measurement Summary

Start Date: 04/06/1962 End Date: 03/06/2025
Number of Measurements: 75

Ten Most Recent Readings

Date	Depth to Water Feet Below Land Surface	Elevation of Water (ft)	Change From Previous Measure (ft)
03/06/2025	33.96	4644.62	-0.06
01/29/2024	33.90	4644.68	2.85
03/02/2023	36.75	4641.83	-0.54
03/24/2022	36.21	4642.37	-0.45
02/22/2021	35.76	4642.82	-0.45
03/03/2020	35.31	4643.27	-0.63
03/19/2019	34.68	4643.90	-0.56
03/06/2018	34.12	4644.46	-0.97
02/23/2017	33.15	4645.43	0.77
02/17/2016	33.92	4644.66	2.79



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Department of Natural Resources

GROUNDWATER DETAILS

Well Name: KB-02
Permit Number: 8425-
WDID:
Data Source: DWR

Location Number: SB00105906CCD
USGS Site ID: 400426104020401
Applicant/Contact:

Physical Location

Dist N/S	Dist E/W	Q10	Q40	Q160	Sec	Township	Range	PM	UTMx	UTMy	Location Accuracy
77 S	683 W	SE	SW	SW	6	1.0 N	59.0 W	S	582279.7	4436382.1	GPS

Division: 1 District: 1
County: MORGAN
Designated Basin: KIOWA-BIJOU
Management District: NORTH KIOWA-BIJOU

Construction Information

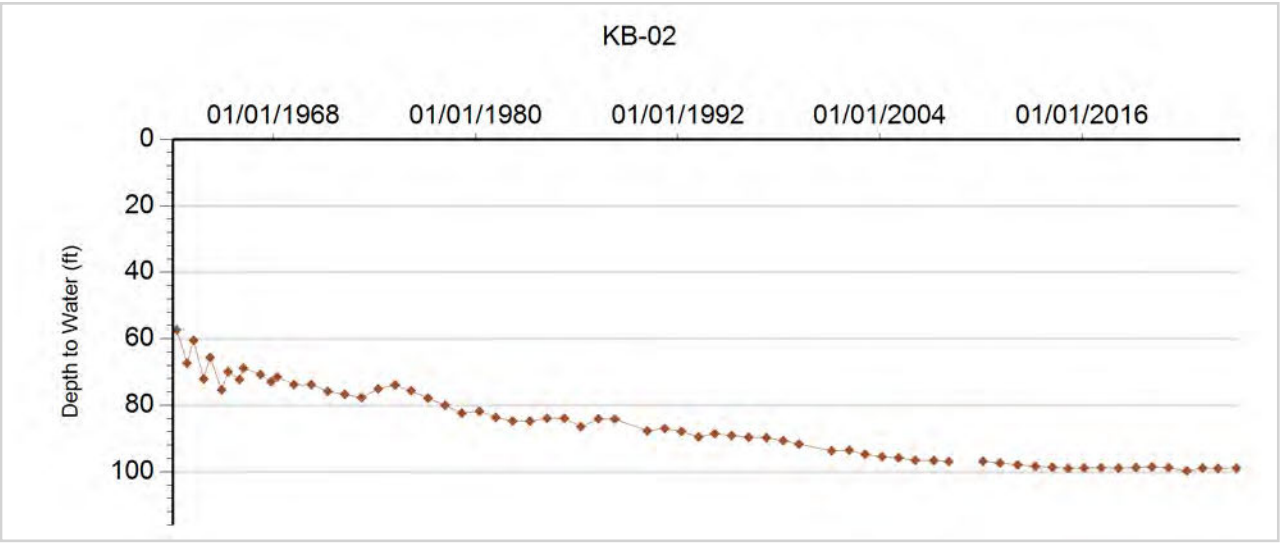
Surface Elevation (ft): 4693
Well Depth (ft): 116
Depth to Base of Grout (ft):
Depth to Top of Perforated Casing (ft):
Depth to Bottom of Perforated Casing (ft):
Source Aquifer(s): ALLUVIAL

Well Measurement Summary

Start Date: 04/02/1962 End Date: 03/06/2025
Number of Measurements: 67

Ten Most Recent Readings

Date	Depth to Water Feet Below Land Surface	Elevation of Water (ft)	Change From Previous Measure (ft)
03/06/2025	98.92	4593.67	0.04
01/29/2024	98.96	4593.63	-0.07
03/02/2023	98.89	4593.70	0.86
03/24/2022	99.75	4592.84	-1.00
02/22/2021	98.75	4593.84	-0.19
03/03/2020	98.56	4594.03	0.14
03/19/2019	98.70	4593.89	0.21
03/06/2018	98.91	4593.68	-0.14
02/23/2017	98.77	4593.82	0.09
02/17/2016	98.86	4593.73	0.12



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GROUNDWATER DETAILS

Well Name: KB-03
Permit Number: 8963-FP
WDID:
Data Source: DWR

Location Number: SB00105918CCC
USGS Site ID: 400246104021101
Applicant/Contact:

Physical Location

Dist N/S	Dist E/W	Q10	Q40	Q160	Sec	Township	Range	PM	UTMx	UTMy	Location Accuracy
727 S	389 W	SW	SW	SW	18	1.0 N	59.0 W	S	582225.7	4433371.9	GPS

Division: 1 District: 1
County: MORGAN
Designated Basin: KIOWA-BIJOU
Management District: NORTH KIOWA-BIJOU

Construction Information

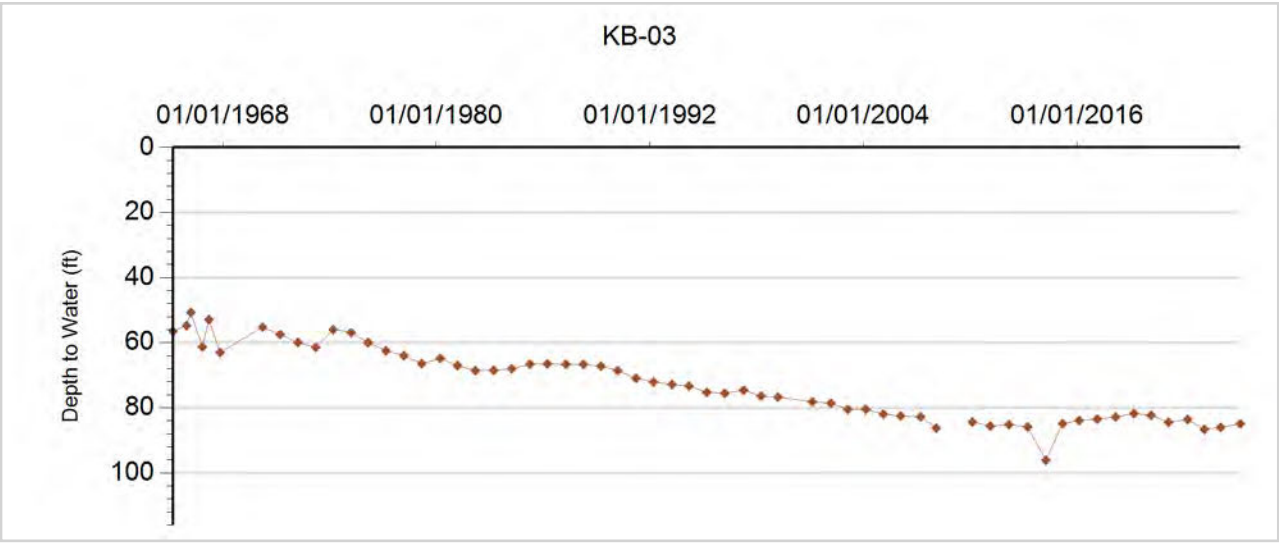
Surface Elevation (ft): 4712
Well Depth (ft): 116
Depth to Base of Grout (ft):
Depth to Top of Perforated Casing (ft):
Depth to Bottom of Perforated Casing (ft):
Source Aquifer(s): ALLUVIAL

Well Measurement Summary

Start Date: 03/16/1965 End Date: 03/06/2025
Number of Measurements: 62

Ten Most Recent Readings

Date	Depth to Water Feet Below Land Surface	Elevation of Water (ft)	Change From Previous Measure (ft)
03/06/2025	84.94	4626.66	1.07
01/29/2024	86.01	4625.59	0.64
03/02/2023	86.65	4624.95	-3.05
03/24/2022	83.60	4628.00	0.84
02/22/2021	84.44	4627.16	-2.14
03/03/2020	82.30	4629.30	-0.56
03/19/2019	81.74	4629.86	1.07
03/06/2018	82.81	4628.79	0.65
02/23/2017	83.46	4628.14	0.44
02/17/2016	83.90	4627.70	0.97



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GROUNDWATER DETAILS

Well Name: KB-04
Permit Number: 6361-RFP
WDID:
Data Source: DWR

Location Number: SB00106002DDD
USGS Site ID: 400426104033301
Applicant/Contact:

Physical Location

Dist N/S	Dist E/W	Q10	Q40	Q160	Sec	Township	Range	PM	UTMx	UTMy	Location Accuracy
78 S	1088 E	SE	SE	SE	2	1.0 N	60.0 W	S	580137.8	4436365.8	GPS

Division: 1 District: 1
County: MORGAN
Designated Basin: KIOWA-BIJOU
Management District: NORTH KIOWA-BIJOU

Construction Information

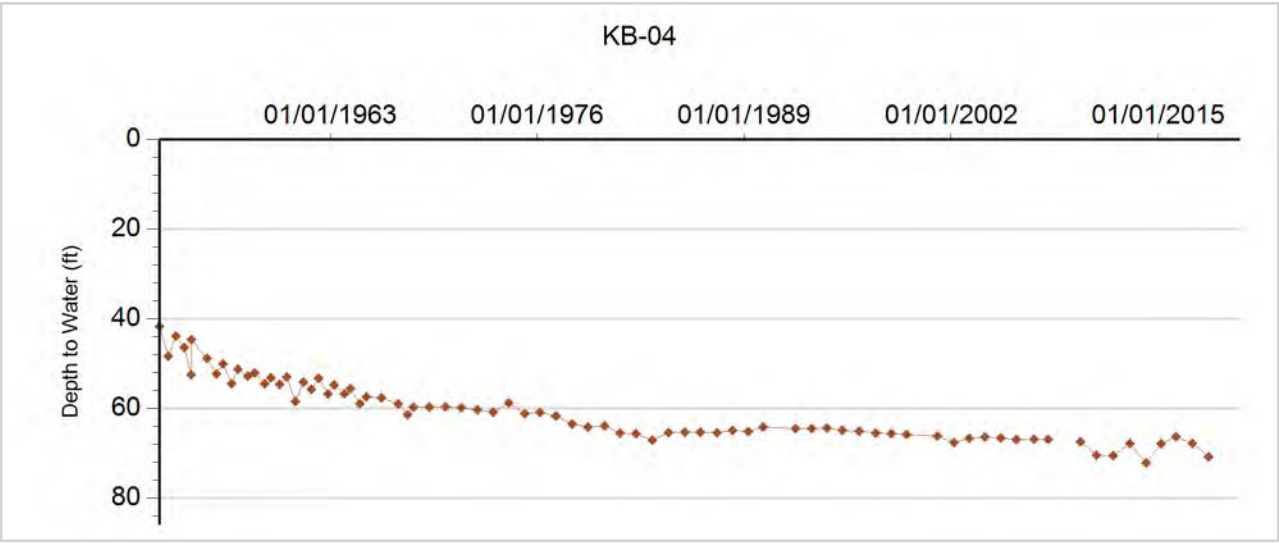
Surface Elevation (ft): 4700
Well Depth (ft): 86
Depth to Base of Grout (ft):
Depth to Top of Perforated Casing (ft):
Depth to Bottom of Perforated Casing (ft):
Source Aquifer(s): ALLUVIAL

Well Measurement Summary

Start Date: 04/04/1952 End Date: 03/03/2020
Number of Measurements: 82

Ten Most Recent Readings

Date	Depth to Water Feet Below Land Surface	Elevation of Water (ft)	Change From Previous Measure (ft)
03/03/2020			
03/19/2019			
03/06/2018	70.80	4628.80	-3.01
02/23/2017	67.79	4631.81	-1.45
02/17/2016	66.34	4633.26	1.53
03/11/2015	67.87	4631.73	4.29
04/04/2014	72.16	4627.44	-4.33
03/26/2013	67.83	4631.77	2.72
03/09/2012	70.55	4629.05	-0.11
02/17/2011	70.44	4629.16	-3.00



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GROUNDWATER DETAILS

Well Name: KB-06
Permit Number: 3700-FP
WDID:
Data Source: DWR

Location Number: SB00106012DCD
USGS Site ID: 400338104023501
Applicant/Contact: HOGAN

Physical Location

Dist N/S	Dist E/W	Q10	Q40	Q160	Sec	Township	Range	PM	UTMx	UTMy	Location Accuracy
645 S	3534 W	SE	SW	SE	12	1.0 N	60.0 W	S	581561.8	4434943.9	GPS

Division: 1 District: 1
County: MORGAN
Designated Basin: KIOWA-BIJOU
Management District: NORTH KIOWA-BIJOU

Construction Information

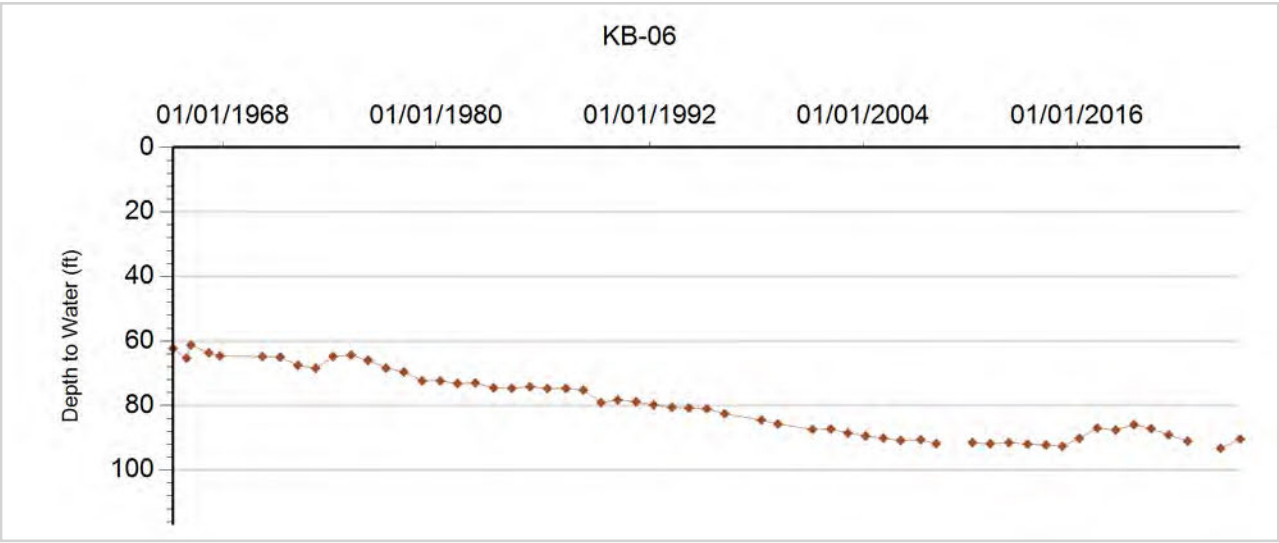
Surface Elevation (ft): 4710
Well Depth (ft): 117
Depth to Base of Grout (ft):
Depth to Top of Perforated Casing (ft):
Depth to Bottom of Perforated Casing (ft):
Source Aquifer(s): ALLUVIAL

Well Measurement Summary

Start Date: 03/16/1965 End Date: 03/06/2025
Number of Measurements: 61

Ten Most Recent Readings

Date	Depth to Water Feet Below Land Surface	Elevation of Water (ft)	Change From Previous Measure (ft)
03/06/2025	90.36	4619.23	2.88
01/29/2024	93.24	4616.35	
03/02/2023			
03/24/2022	91.03	4618.56	-1.98
02/22/2021	89.05	4620.54	-1.89
03/03/2020	87.16	4622.43	-1.23
03/19/2019	85.93	4623.66	1.63
03/06/2018	87.56	4622.03	-0.58
02/23/2017	86.98	4622.61	3.16
02/17/2016	90.14	4619.45	2.47



COLORADO
Division of Water Resources
Department of Natural Resources

GROUNDWATER DETAILS

Well Name: KB-07
Permit Number:
WDID:
Data Source: DWR

Location Number: SB00106015ADA
USGS Site ID: 400315104043101
Applicant/Contact:

Physical Location

Dist N/S	Dist E/W	Q10	Q40	Q160	Sec	Township	Range	PM	UTMx	UTMy	Location Accuracy
3547 S	58 E	NE	SE	NE	15	1.0 N	60.0 W	S	578862.8	4434190.9	GPS

Division: 1 District: 1
County: MORGAN
Designated Basin: KIOWA-BIJOU
Management District: NORTH KIOWA-BIJOU

Construction Information

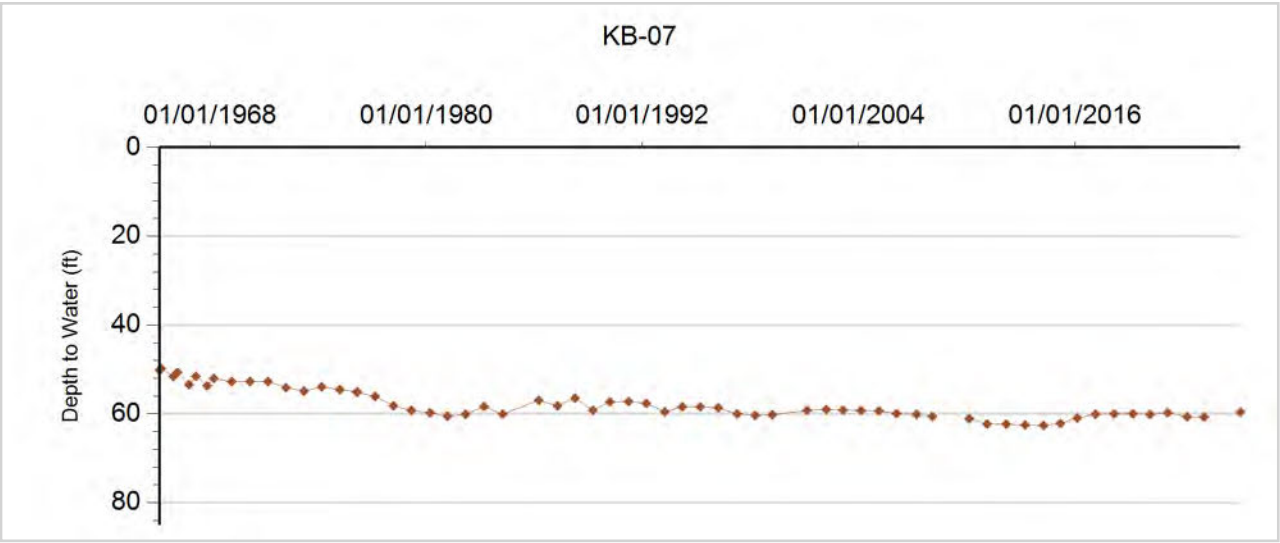
Surface Elevation (ft): 4726
Well Depth (ft): 85
Depth to Base of Grout (ft):
Depth to Top of Perforated Casing (ft):
Depth to Bottom of Perforated Casing (ft):
Source Aquifer(s): ALLUVIAL

Well Measurement Summary

Start Date: 03/16/1965 End Date: 03/06/2025
Number of Measurements: 64

Ten Most Recent Readings

Date	Depth to Water Feet Below Land Surface	Elevation of Water (ft)	Change From Previous Measure (ft)
03/06/2025	59.58	4666.04	
01/29/2024			
03/02/2023	60.70	4664.92	-0.07
03/24/2022	60.63	4664.99	-0.92
02/22/2021	59.71	4665.91	0.42
03/03/2020	60.13	4665.49	-0.15
03/19/2019	59.98	4665.64	0.03
03/06/2018	60.01	4665.61	0.05
02/23/2017	60.06	4665.56	0.88
02/17/2016	60.94	4664.68	1.19



COLORADO
Division of Water Resources
Department of Natural Resources

GROUNDWATER DETAILS

Well Name: KB-09, KB-09A
Permit Number:
WDID:
Data Source: DWR

Location Number: SB00106034CCC
USGS Site ID: 400004104053601
Applicant/Contact: KOBOBEL

Physical Location

Dist N/S	Dist E/W	Q10	Q40	Q160	Sec	Township	Range	PM	UTMx	UTMy	Location Accuracy
306 S	447 W	SW	SW	SW	34	1.0 N	60.0 W	S	577481.8	4428360.9	GPS

Division: 1 District: 1
County: MORGAN
Designated Basin: KIOWA-BIJOU
Management District: NORTH KIOWA-BIJOU

Construction Information

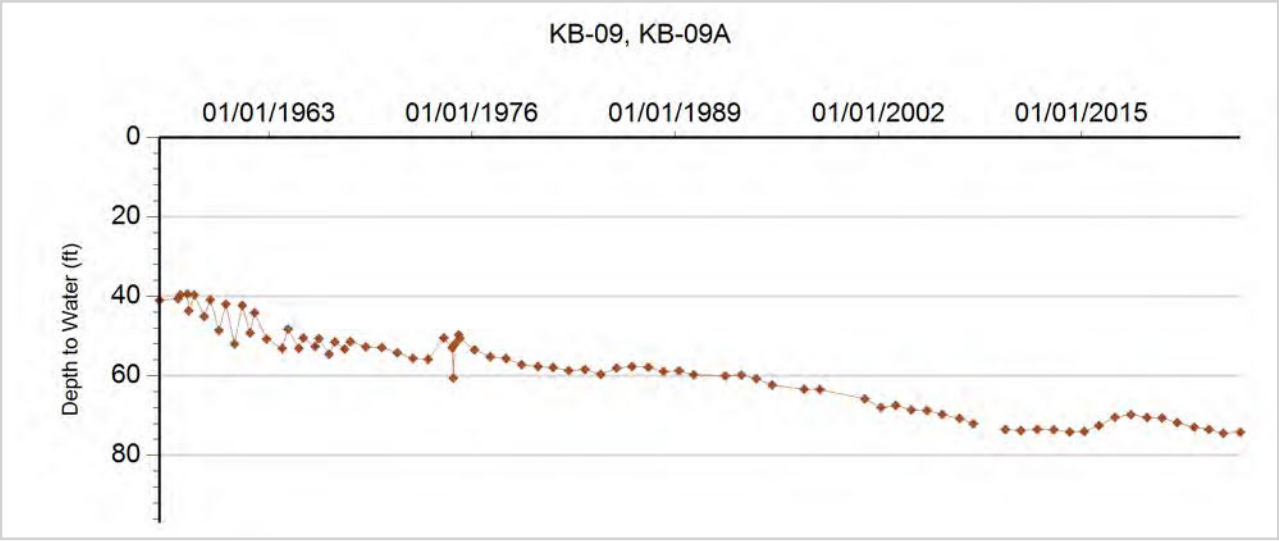
Surface Elevation (ft): 4791
Well Depth (ft): 97
Depth to Base of Grout (ft):
Depth to Top of Perforated Casing (ft):
Depth to Bottom of Perforated Casing (ft):
Source Aquifer(s): ALLUVIAL

Well Measurement Summary

Start Date: 01/01/1956 End Date: 03/06/2025
Number of Measurements: 83

Ten Most Recent Readings

Date	Depth to Water Feet Below Land Surface	Elevation of Water (ft)	Change From Previous Measure (ft)
03/06/2025	74.21	4716.43	0.24
01/31/2024	74.45	4716.19	-0.97
03/02/2023	73.48	4717.16	-0.56
03/24/2022	72.92	4717.72	-1.14
02/22/2021	71.78	4718.86	-1.16
03/03/2020	70.62	4720.02	-0.13
03/19/2019	70.49	4720.15	-0.75
03/06/2018	69.74	4720.90	0.71
02/23/2017	70.45	4720.19	2.07
02/17/2016	72.52	4718.12	1.47



COLORADO
Division of Water Resources
Department of Natural Resources

GROUNDWATER DETAILS

Well Name: KB-10
Permit Number:
WDID:
Data Source: DWR

Location Number: SB00106105DCC
USGS Site ID: 400425104140301
Applicant/Contact:

Physical Location

Dist N/S	Dist E/W	Q10	Q40	Q160	Sec	Township	Range	PM	UTMx	UTMy	Location Accuracy
107 S	2713 E	SW	SE	SW	5	1.0 N	61.0 W	S	565211.1	4436181.9	GPS

Division: 1 District: 1
County: WELD
Designated Basin: KIOWA-BIJOU
Management District: NORTH KIOWA-BIJOU

Construction Information

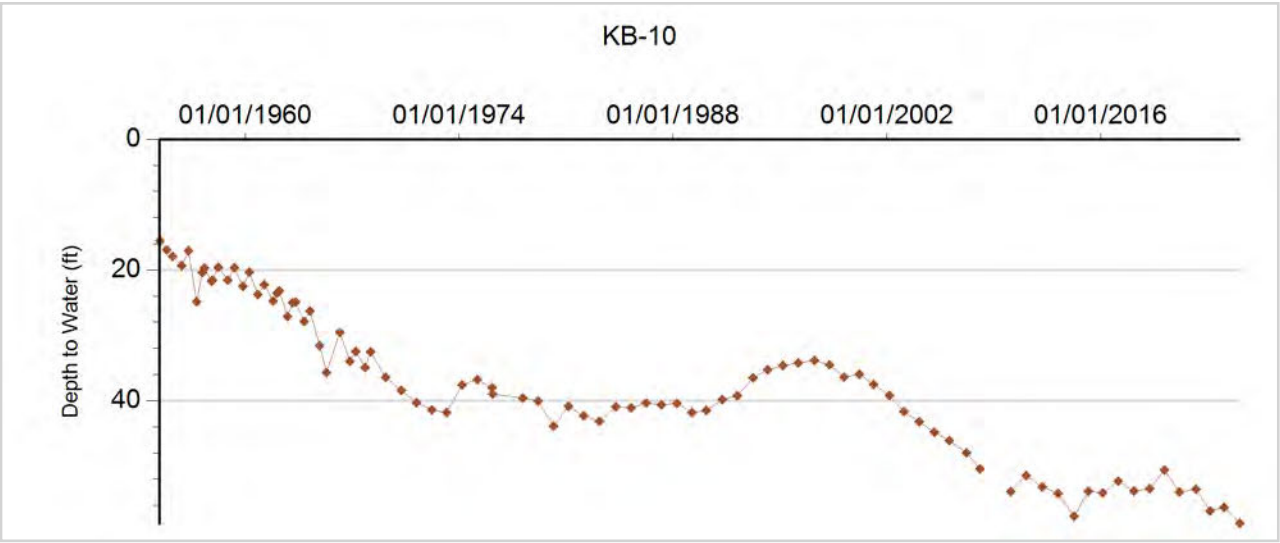
Surface Elevation (ft): 4778
Well Depth (ft): 59
Depth to Base of Grout (ft):
Depth to Top of Perforated Casing (ft):
Depth to Bottom of Perforated Casing (ft):
Source Aquifer(s): ALLUVIAL

Well Measurement Summary

Start Date: 06/09/1954 End Date: 02/07/2025
Number of Measurements: 89

Ten Most Recent Readings

Date	Depth to Water Feet Below Land Surface	Elevation of Water (ft)	Change From Previous Measure (ft)
02/07/2025	58.74	4718.95	-2.43
01/29/2024	56.31	4721.38	0.55
02/28/2023	56.86	4720.83	-3.33
03/28/2022	53.53	4724.16	0.42
02/21/2021	53.95	4723.74	-3.35
03/04/2020	50.60	4727.09	2.85
03/19/2019	53.45	4724.24	0.35
03/06/2018	53.80	4723.89	-1.51
02/23/2017	52.29	4725.40	1.82
02/17/2016	54.11	4723.58	-0.26



COLORADO
Division of Water Resources
Department of Natural Resources

GROUNDWATER DETAILS

Well Name: KB-11
Permit Number: 4874-
WDID:
Data Source: DWR

Location Number: SB00106213ADD
USGS Site ID: 400306104154701
Applicant/Contact: J&J COOKSEY FARMS

Physical Location

Dist N/S	Dist E/W	Q10	Q40	Q160	Sec	Township	Range	PM	UTMx	UTMy	Location Accuracy
2706 S	12 E	SE	SE	NE	13	1.0 N	62.0 W	S	562834.1	4433747.9	GPS

Division: 1 District: 1
County: WELD
Designated Basin: KIOWA-BIJOU
Management District: NORTH KIOWA-BIJOU

Construction Information

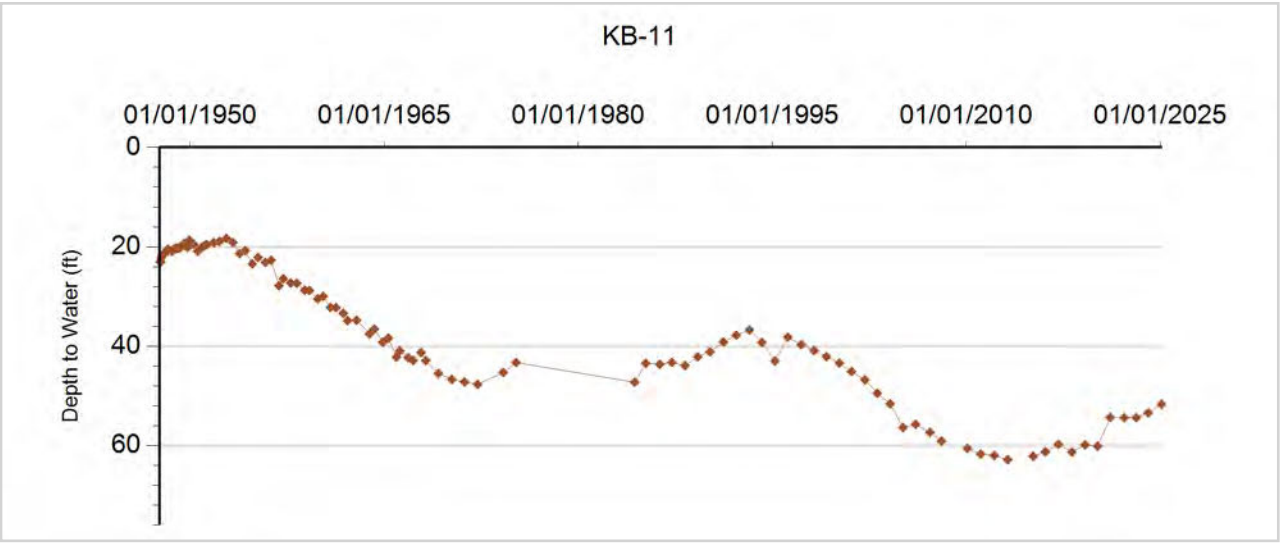
Surface Elevation (ft): 4824
Well Depth (ft): 76
Depth to Base of Grout (ft):
Depth to Top of Perforated Casing (ft):
Depth to Bottom of Perforated Casing (ft):
Source Aquifer(s): ALLUVIAL

Well Measurement Summary

Start Date: 09/01/1947 End Date: 02/07/2025
Number of Measurements: 109

Ten Most Recent Readings

Date	Depth to Water Feet Below Land Surface	Elevation of Water (ft)	Change From Previous Measure (ft)
02/07/2025	51.70	4772.01	1.72
01/29/2024	53.42	4770.29	0.98
02/28/2023	54.40	4769.31	0.01
03/28/2022	54.41	4769.30	-0.05
02/21/2021	54.36	4769.35	5.79
03/04/2020	60.15	4763.56	-0.28
03/19/2019	59.87	4763.84	1.46
03/06/2018	61.33	4762.38	-1.57
02/23/2017	59.76	4763.95	1.52
02/17/2016	61.28	4762.43	0.88



COLORADO
Division of Water Resources
Department of Natural Resources

GROUNDWATER DETAILS

Well Name: KB-12
Permit Number: 4587-
WDID:
Data Source: DWR

Location Number: SB00205920CDC
USGS Site ID: 400702104004001
Applicant/Contact: JACKIE RICHARDSON

Physical Location

Dist N/S	Dist E/W	Q10	Q40	Q160	Sec	Township	Range	PM	UTMx	UTMy	Location Accuracy
61 S	3388 E	SW	SE	SW	20	2.0 N	59.0 W	S	584221.6	4441223.5	GPS

Division: 1 District: 1
County: MORGAN
Designated Basin: KIOWA-BIJOU
Management District: NORTH KIOWA-BIJOU

Construction Information

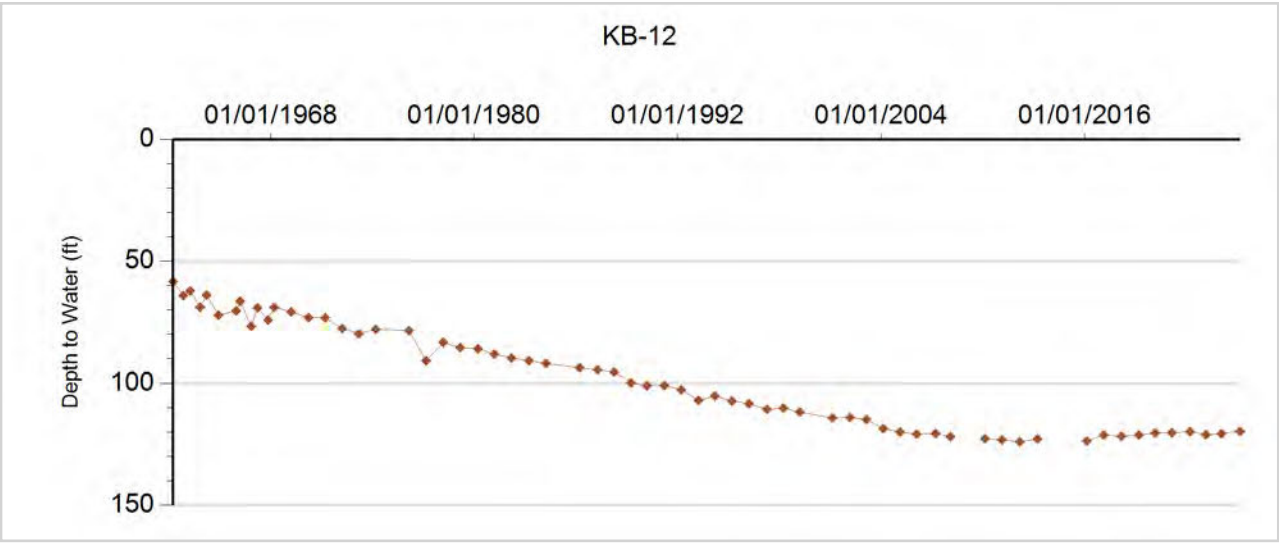
Surface Elevation (ft): 4645
Well Depth (ft): 150
Depth to Base of Grout (ft):
Depth to Top of Perforated Casing (ft):
Depth to Bottom of Perforated Casing (ft):
Source Aquifer(s): ALLUVIAL

Well Measurement Summary

Start Date: 04/02/1962 End Date: 03/06/2025
Number of Measurements: 67

Ten Most Recent Readings

Date	Depth to Water Feet Below Land Surface	Elevation of Water (ft)	Change From Previous Measure (ft)
03/06/2025	119.74	4524.82	0.94
01/29/2024	120.68	4523.88	0.42
03/02/2023	121.10	4523.46	-1.26
03/24/2022	119.84	4524.72	0.45
02/22/2021	120.29	4524.27	0.11
03/03/2020	120.40	4524.16	0.82
03/19/2019	121.22	4523.34	0.52
03/06/2018	121.74	4522.82	-0.48
02/23/2017	121.26	4523.30	2.43
02/17/2016	123.69	4520.87	



COLORADO
Division of Water Resources
Department of Natural Resources

GROUNDWATER DETAILS

Well Name: KB-13
Permit Number: 6987-
WDID:
Data Source: DWR

Location Number: SB00205930CCC
USGS Site ID: 400609104020701
Applicant/Contact:

Physical Location

Dist N/S	Dist E/W	Q10	Q40	Q160	Sec	Township	Range	PM	UTMx	UTMy	Location Accuracy
82 S	513 W	SW	SW	SW	30	2.0 N	59.0 W	S	582194.4	4439600.8	GPS

Division: 1 District: 1
County: MORGAN
Designated Basin: KIOWA-BIJOU
Management District: NORTH KIOWA-BIJOU

Construction Information

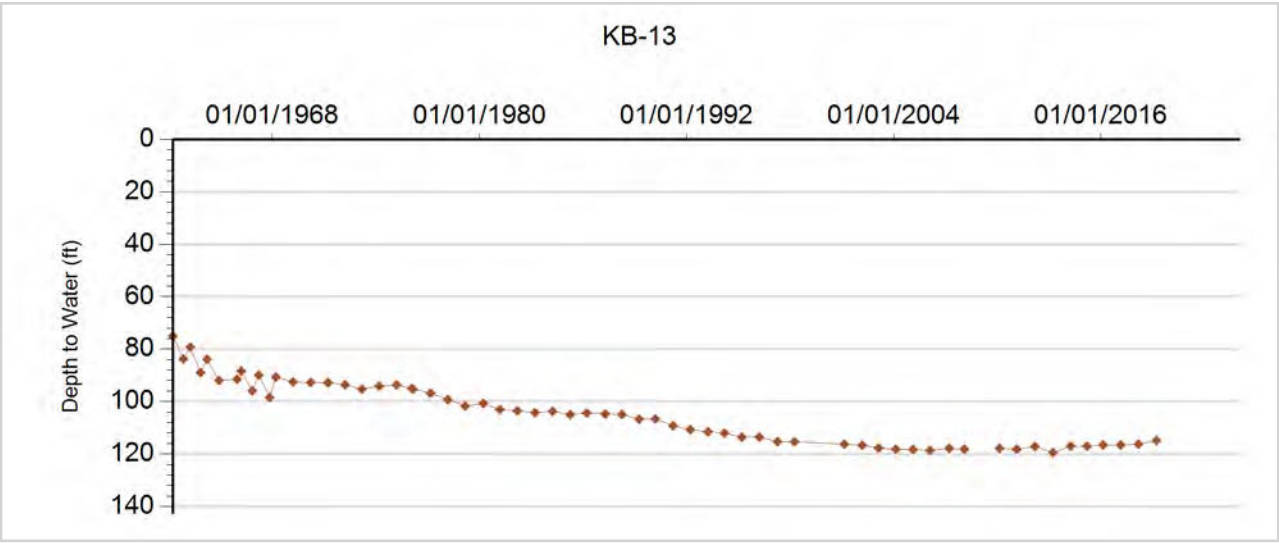
Surface Elevation (ft): 4661
Well Depth (ft): 143
Depth to Base of Grout (ft):
Depth to Top of Perforated Casing (ft):
Depth to Bottom of Perforated Casing (ft):
Source Aquifer(s): ALLUVIAL

Well Measurement Summary

Start Date: 04/02/1962 End Date: 01/29/2024
Number of Measurements: 67

Ten Most Recent Readings

Date	Depth to Water Feet Below Land Surface	Elevation of Water (ft)	Change From Previous Measure (ft)
01/29/2024			
03/02/2023			
03/24/2022			
03/03/2020			
03/19/2019	114.82	4545.75	1.42
03/06/2018	116.24	4544.33	0.28
02/23/2017	116.52	4544.05	0.05
02/17/2016	116.57	4544.00	0.44
03/11/2015	117.01	4543.56	-0.06
04/04/2014	116.95	4543.62	2.49



COLORADO
Division of Water Resources
Department of Natural Resources

GROUNDWATER DETAILS

Well Name: KB-14
Permit Number: 2857-
WDID:
Data Source: DWR

Location Number: SB00205932CCC
USGS Site ID: 400518104005801
Applicant/Contact: GLEN FRIHAUF

Physical Location

Dist N/S	Dist E/W	Q10	Q40	Q160	Sec	Township	Range	PM	UTMx	UTMy	Location Accuracy
165 S	517 W	SW	SW	SW	32	2.0 N	59.0 W	S	583834.9	4438032.9	GPS

Division: 1 District: 1
County: MORGAN
Designated Basin: KIOWA-BIJOU
Management District: NORTH KIOWA-BIJOU

Construction Information

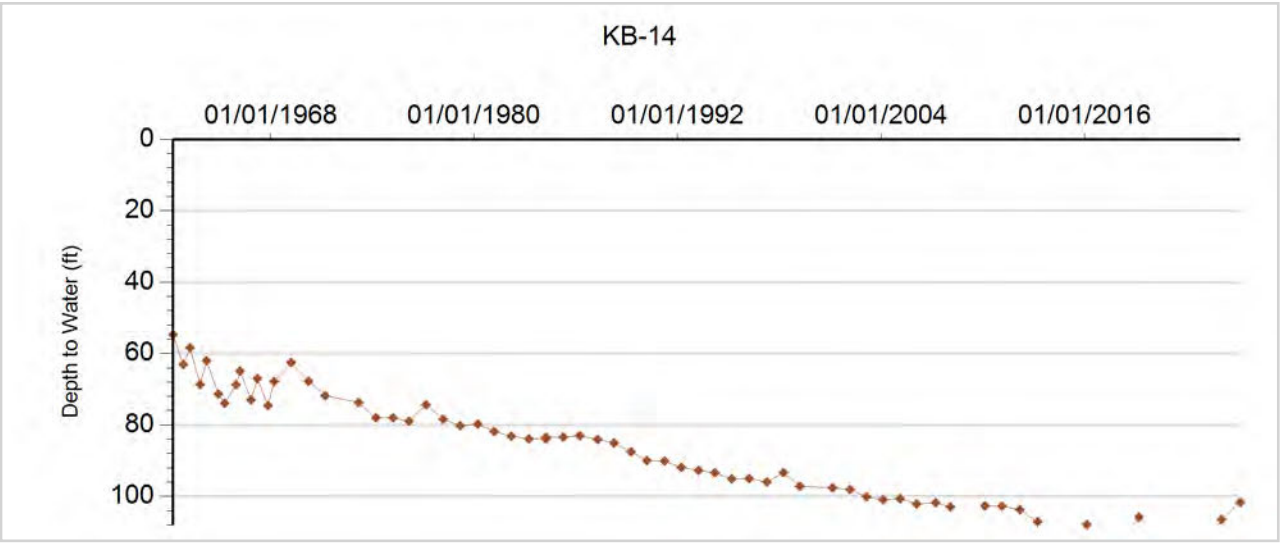
Surface Elevation (ft): 4675
Well Depth (ft): 108
Depth to Base of Grout (ft):
Depth to Top of Perforated Casing (ft):
Depth to Bottom of Perforated Casing (ft):
Source Aquifer(s): ALLUVIAL

Well Measurement Summary

Start Date: 04/02/1962 End Date: 03/06/2025
Number of Measurements: 69

Ten Most Recent Readings

Date	Depth to Water Feet Below Land Surface	Elevation of Water (ft)	Change From Previous Measure (ft)
03/06/2025	101.66	4572.91	4.81
01/29/2024	106.47	4568.10	7.48
03/02/2023	113.95	4560.62	0.17
03/24/2022	114.12	4560.45	-3.10
02/22/2021	111.02	4563.55	-0.49
03/03/2020	110.53	4564.04	-4.74
03/19/2019	105.79	4568.78	6.68
03/06/2018	112.47	4562.10	-2.89
02/23/2017	109.58	4564.99	-1.69
02/17/2016	107.89	4566.68	6.46



COLORADO
Division of Water Resources
Department of Natural Resources

GROUNDWATER DETAILS

Well Name: KB-15
Permit Number: 10491-
WDID:
Data Source: DWR

Location Number: SB00206001DCC
USGS Site ID: 400938104024301
Applicant/Contact:

Physical Location

Dist N/S	Dist E/W	Q10	Q40	Q160	Sec	Township	Range	PM	UTMx	UTMy	Location Accuracy
104 S	3000 W	SW	SW	SE	1	2.0 N	60.0 W	S	581277.8	4446024.9	GPS

Division: 1 District: 1
County: MORGAN
Designated Basin: KIOWA-BIJOU
Management District: NORTH KIOWA-BIJOU

Construction Information

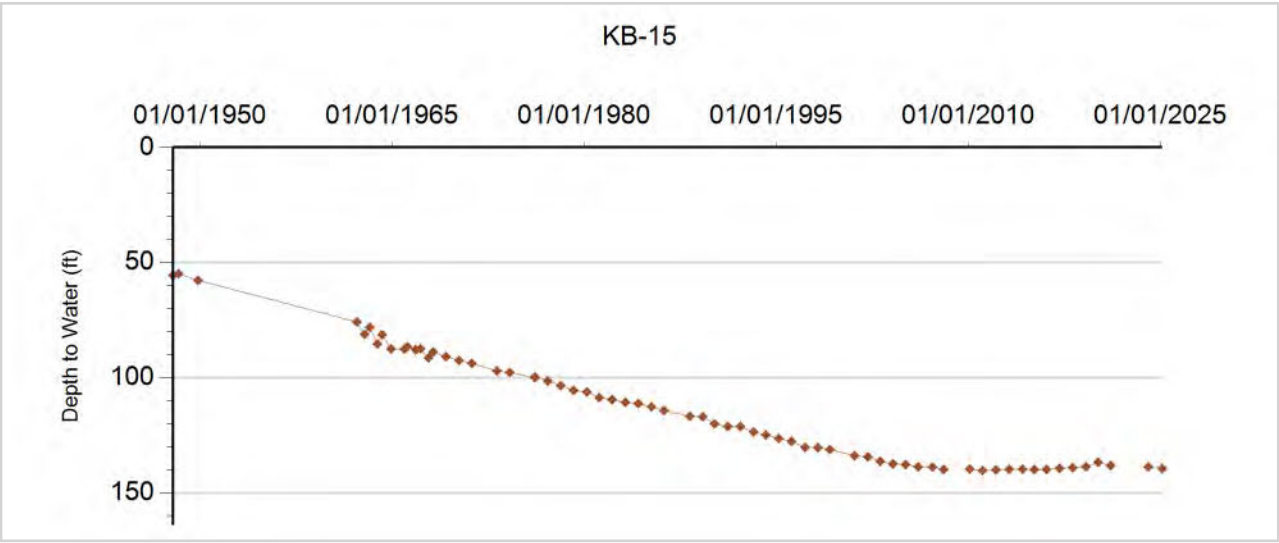
Surface Elevation (ft): 4614
Well Depth (ft): 164
Depth to Base of Grout (ft):
Depth to Top of Perforated Casing (ft):
Depth to Bottom of Perforated Casing (ft):
Source Aquifer(s): ALLUVIAL

Well Measurement Summary

Start Date: 11/18/1947 End Date: 03/06/2025
Number of Measurements: 68

Ten Most Recent Readings

Date	Depth to Water Feet Below Land Surface	Elevation of Water (ft)	Change From Previous Measure (ft)
03/06/2025	139.50	4474.05	-0.72
01/29/2024	138.78	4474.77	
03/24/2022			
02/22/2021	138.20	4475.35	-1.45
03/03/2020	136.75	4476.80	1.95
03/19/2019	138.70	4474.85	0.42
03/06/2018	139.12	4474.43	0.25
02/23/2017	139.37	4474.18	0.51
02/17/2016	139.88	4473.67	0.07
03/10/2015	139.95	4473.60	-0.19



COLORADO
Division of Water Resources
Department of Natural Resources

GROUNDWATER DETAILS

Well Name: KB-16
Permit Number: 8309-
WDID:
Data Source: DWR

Location Number: SB00206111CCC
USGS Site ID: 400845104111101
Applicant/Contact:

Physical Location

Dist N/S	Dist E/W	Q10	Q40	Q160	Sec	Township	Range	PM	UTMx	UTMy	Location Accuracy
8 S	239 W	SW	SW	SW	11	2.0 N	61.0 W	S	569265.1	4444220.9	GPS

Division: 1 District: 1
County: WELD
Designated Basin: KIOWA-BIJOU
Management District: NORTH KIOWA-BIJOU

Construction Information

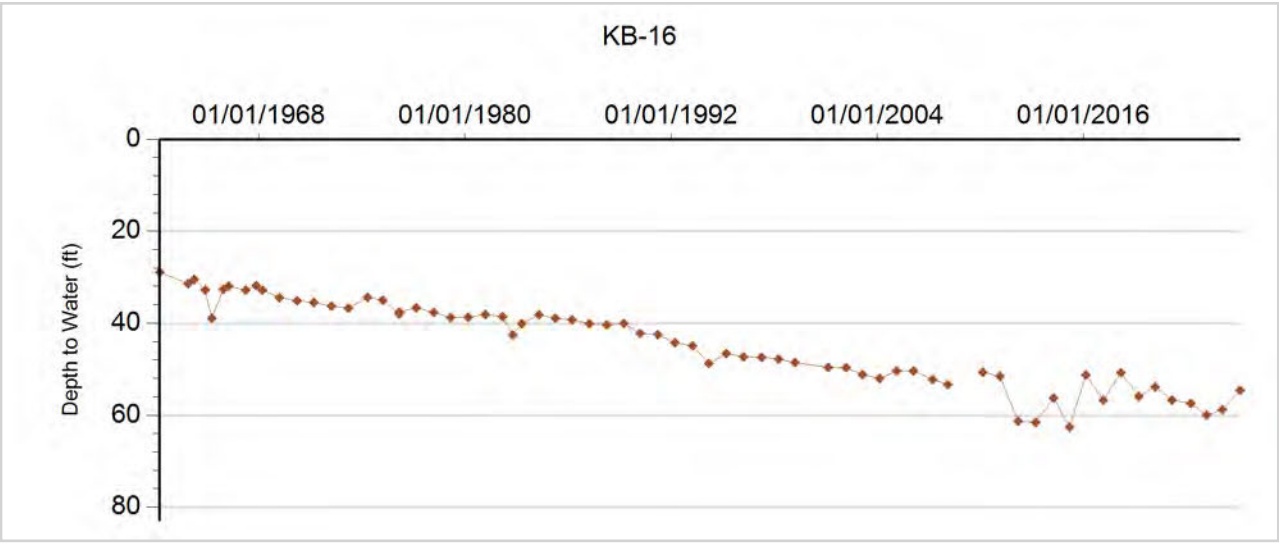
Surface Elevation (ft): 4673
Well Depth (ft): 83
Depth to Base of Grout (ft):
Depth to Top of Perforated Casing (ft):
Depth to Bottom of Perforated Casing (ft):
Source Aquifer(s): ALLUVIAL

Well Measurement Summary

Start Date: 03/30/1962 End Date: 02/07/2025
Number of Measurements: 68

Ten Most Recent Readings

Date	Depth to Water Feet Below Land Surface	Elevation of Water (ft)	Change From Previous Measure (ft)
02/07/2025	54.58	4618.05	4.20
01/29/2024	58.78	4613.85	1.17
02/28/2023	59.95	4612.68	-2.52
03/28/2022	57.43	4615.20	-0.71
02/21/2021	56.72	4615.91	-2.86
03/04/2020	53.86	4618.77	2.05
03/19/2019	55.91	4616.72	-5.14
03/06/2018	50.77	4621.86	5.94
02/23/2017	56.71	4615.92	-5.47
02/17/2016	51.24	4621.39	11.34



COLORADO
Division of Water Resources
Department of Natural Resources

GROUNDWATER DETAILS

Well Name: KB-18

Permit Number: 12113-RFP-R

Location Number: SB00306021DD

WDID:

USGS Site ID:

Data Source: USGS

Applicant/Contact:

Physical Location

Dist N/S	Dist E/W	Q10	Q40	Q160	Sec	Township	Range	PM	UTMx	UTMy	Location Accuracy
50 S	705 E		SE	SE	21	3.0 N	60.0 W	S	576923.1	4450777.1	GPS

Division: 1 District: 1
County: MORGAN
Designated Basin: KIOWA-BIJOU
Management District: NORTH KIOWA-BIJOU

Construction Information

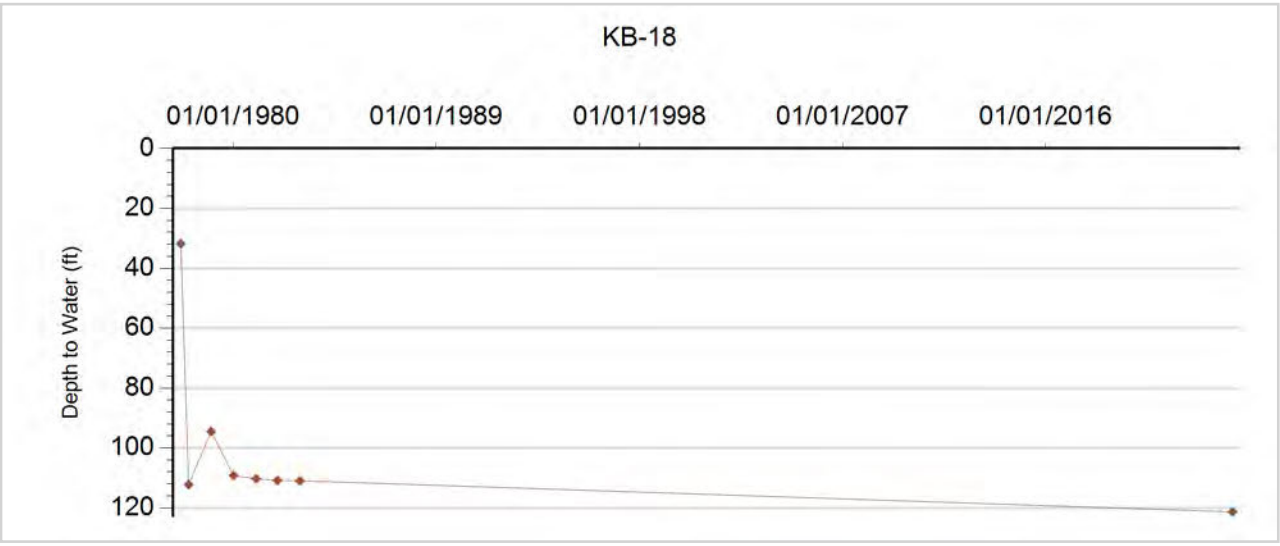
Surface Elevation (ft): 4571
Well Depth (ft): 123
Depth to Base of Grout (ft): 10
Depth to Top of Perforated Casing (ft): 73
Depth to Bottom of Perforated Casing (ft): 123
Source Aquifer(s): ALLUVIAL

Well Measurement Summary

Start Date: 09/06/1977 End Date: 04/11/2024
Number of Measurements: 8

Ten Most Recent Readings

Date	Depth to Water Feet Below Land Surface	Elevation of Water (ft)	Change From Previous Measure (ft)
04/11/2024	121.33	4449.52	-10.38
12/18/1982	110.95	4459.90	-0.12
12/19/1981	110.83	4460.02	-0.55
01/07/1981	110.28	4460.57	-1.10
01/09/1980	109.18	4461.67	-14.69
01/10/1979	94.49	4476.36	17.71
01/12/1978	112.20	4458.65	-80.40
09/06/1977	31.80	4539.05	



COLORADO
Division of Water Resources
Department of Natural Resources

GROUNDWATER DETAILS

Well Name: KB-18 (1936-2020)
Permit Number: 4422-RFP
WDID:
Data Source: DWR

Location Number: SB00306022CC
USGS Site ID: 401214104053401
Applicant/Contact: CSU WP#5

Physical Location

Dist N/S	Dist E/W	Q10	Q40	Q160	Sec	Township	Range	PM	UTMx	UTMy	Location Accuracy
77 S	63 W		SW	SW	22	3.0 N	60.0 W	S	577156.9	4450787.9	GPS

Division: 1 District: 1
County: MORGAN
Designated Basin: KIOWA-BIJOU
Management District: NORTH KIOWA-BIJOU

Construction Information

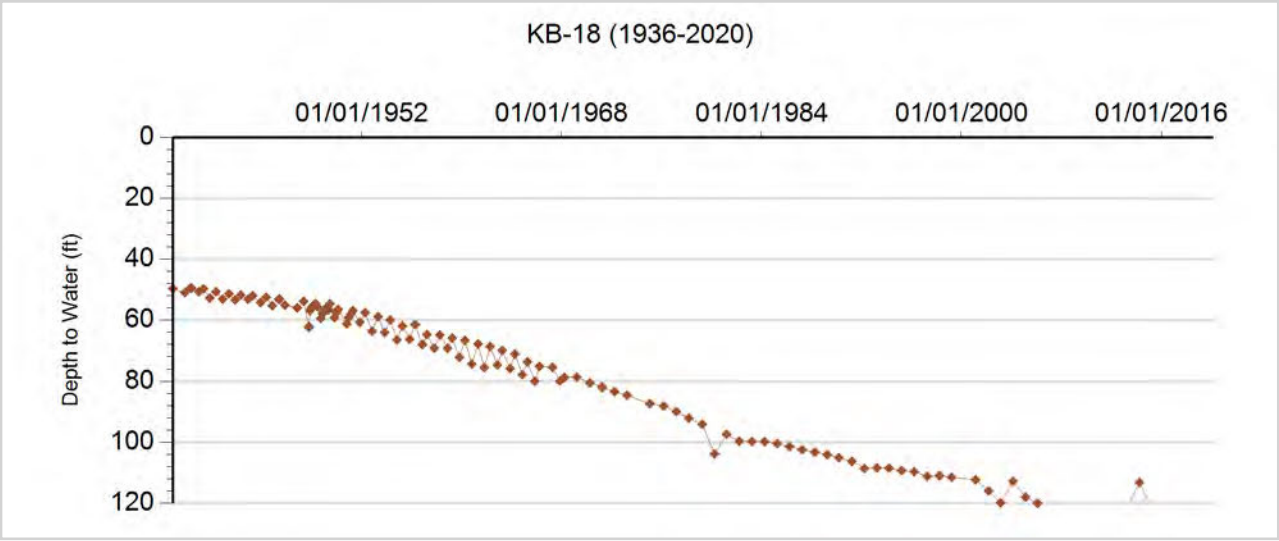
Surface Elevation (ft): 4571
Well Depth (ft): 120
Depth to Base of Grout (ft):
Depth to Top of Perforated Casing (ft): -
Depth to Bottom of Perforated Casing (ft): -
Source Aquifer(s): ALLUVIAL

Well Measurement Summary

Start Date: 11/11/1936 End Date: 03/04/2020
Number of Measurements: 135

Ten Most Recent Readings

Date	Depth to Water Feet Below Land Surface	Elevation of Water (ft)	Change From Previous Measure (ft)
03/04/2020			
03/19/2019			
03/06/2018			
02/23/2017			
02/17/2016			
03/10/2015	121.08	4449.46	-7.93
04/04/2014	113.15	4457.39	8.81
03/20/2013	121.96	4448.58	2.94
03/09/2012	124.90	4445.64	1.43
02/17/2011	126.33	4444.21	14.15



COLORADO
Division of Water Resources
Department of Natural Resources

GROUNDWATER DETAILS

Well Name: KB-19
Permit Number: 12272-
WDID:
Data Source: DWR

Location Number: SB00306032CAB
USGS Site ID: 401055104073401
Applicant/Contact:

Physical Location

Dist N/S	Dist E/W	Q10	Q40	Q160	Sec	Township	Range	PM	UTMx	UTMy	Location Accuracy
2731 N	1279 W	NW	NW	SW	32	3.0 N	60.0 W	S	574328.0	4448293.9	GPS

Division: 1 District: 1
County: MORGAN
Designated Basin: KIOWA-BIJOU
Management District: NORTH KIOWA-BIJOU

Construction Information

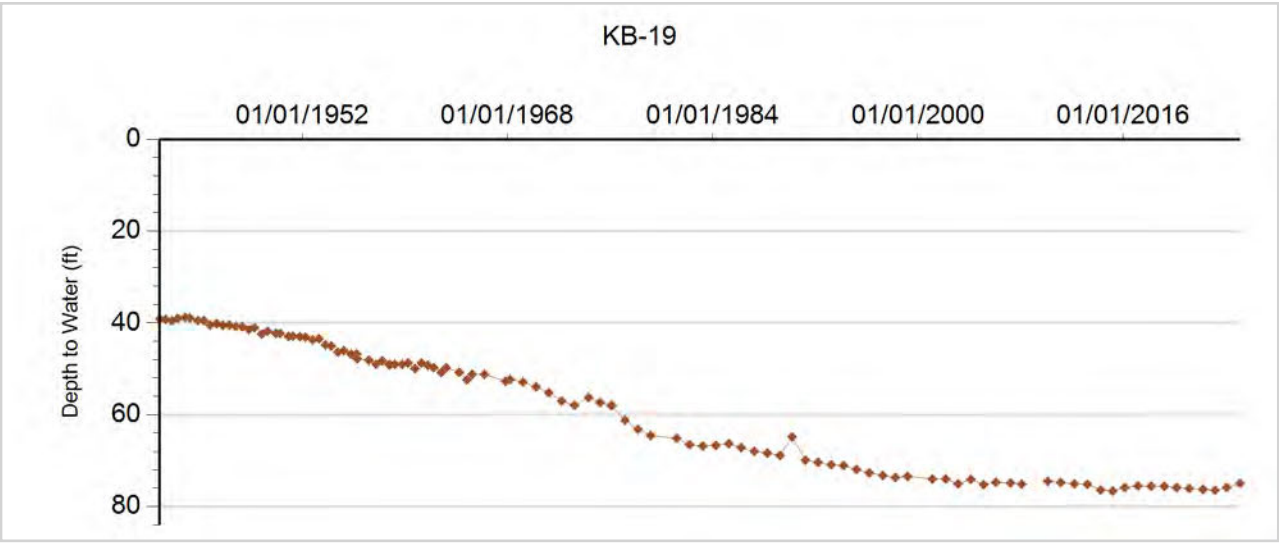
Surface Elevation (ft): 4601
Well Depth (ft): 84
Depth to Base of Grout (ft):
Depth to Top of Perforated Casing (ft):
Depth to Bottom of Perforated Casing (ft):
Source Aquifer(s): ALLUVIAL

Well Measurement Summary

Start Date: 11/29/1940 End Date: 02/07/2025
Number of Measurements: 109

Ten Most Recent Readings

Date	Depth to Water Feet Below Land Surface	Elevation of Water (ft)	Change From Previous Measure (ft)
02/07/2025	74.95	4525.62	0.89
01/29/2024	75.84	4524.73	0.61
02/28/2023	76.45	4524.12	-0.20
03/28/2022	76.25	4524.32	-0.19
02/21/2021	76.06	4524.51	-0.21
03/04/2020	75.85	4524.72	-0.26
03/19/2019	75.59	4524.98	-0.03
03/06/2018	75.56	4525.01	-0.07
02/23/2017	75.49	4525.08	0.36
02/17/2016	75.85	4524.72	0.75



COLORADO
Division of Water Resources
Department of Natural Resources

GROUNDWATER DETAILS

Well Name: KB-21
Permit Number:
WDID:
Data Source: DWR

Location Number: SC00106003CCB
USGS Site ID: 395918104054001
Applicant/Contact:

Physical Location

Dist N/S	Dist E/W	Q10	Q40	Q160	Sec	Township	Range	PM	UTMx	UTMy	Location Accuracy
4125 N	66 E	NW	NE	SE	4	1.0 S	60.0 W	S	577206.0	4427007.0	GPS

Division: 1 District: 1
County: ADAMS
Designated Basin: KIOWA-BIJOU
Management District: NORTH KIOWA-BIJOU

Construction Information

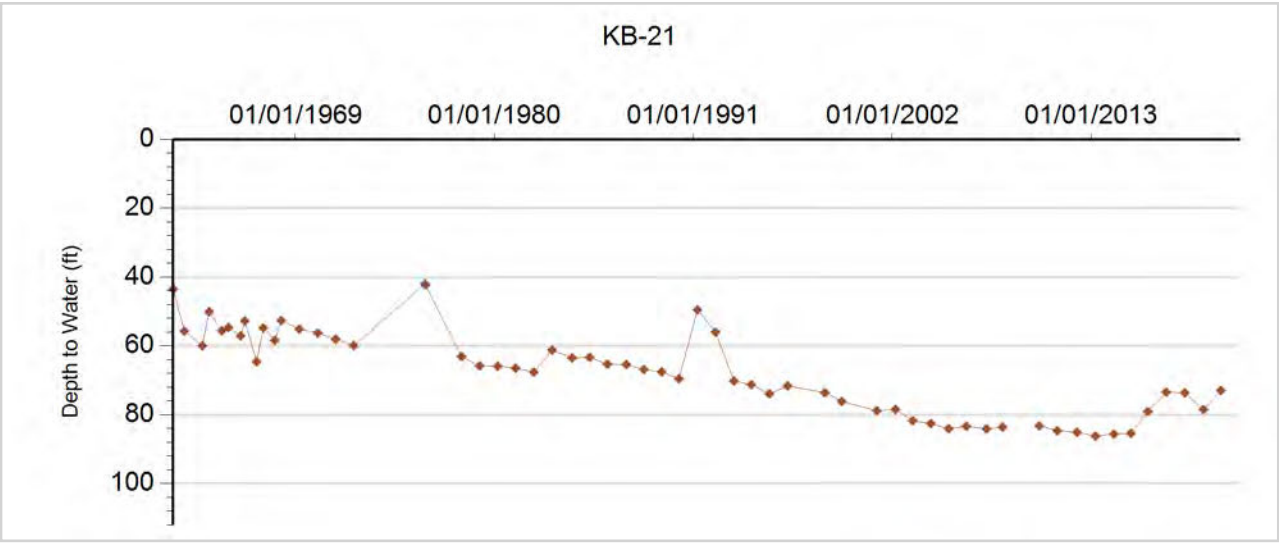
Surface Elevation (ft): 4804
Well Depth (ft): 112
Depth to Base of Grout (ft):
Depth to Top of Perforated Casing (ft):
Depth to Bottom of Perforated Casing (ft):
Source Aquifer(s): ALLUVIAL

Well Measurement Summary

Start Date: 03/30/1962 End Date: 03/24/2021
Number of Measurements: 60

Ten Most Recent Readings

Date	Depth to Water Feet Below Land Surface	Elevation of Water (ft)	Change From Previous Measure (ft)
03/24/2021			
03/03/2020	72.95	4730.69	5.52
03/19/2019	78.47	4725.17	-4.84
03/06/2018	73.63	4730.01	-0.21
02/23/2017	73.42	4730.22	5.63
02/17/2016	79.05	4724.59	6.35
03/11/2015	85.40	4718.24	0.20
04/04/2014	85.60	4718.04	0.61
03/26/2013	86.21	4717.43	-1.13
03/19/2012	85.08	4718.56	-0.46



COLORADO
Division of Water Resources
Department of Natural Resources

GROUNDWATER DETAILS

Well Name: KB-22
Permit Number:
WDID:
Data Source: DWR

Location Number: SC00106017CDD
USGS Site ID: 395727104071701
Applicant/Contact:

Physical Location

Dist N/S	Dist E/W	Q10	Q40	Q160	Sec	Township	Range	PM	UTMx	UTMy	Location Accuracy
226 S	3071 E	SE	SE	SW	17	1.0 S	60.0 W	S	574793.7	4423419.7	GPS

Division: 1 District: 1
County: ADAMS
Designated Basin: KIOWA-BIJOU
Management District: NORTH KIOWA-BIJOU

Construction Information

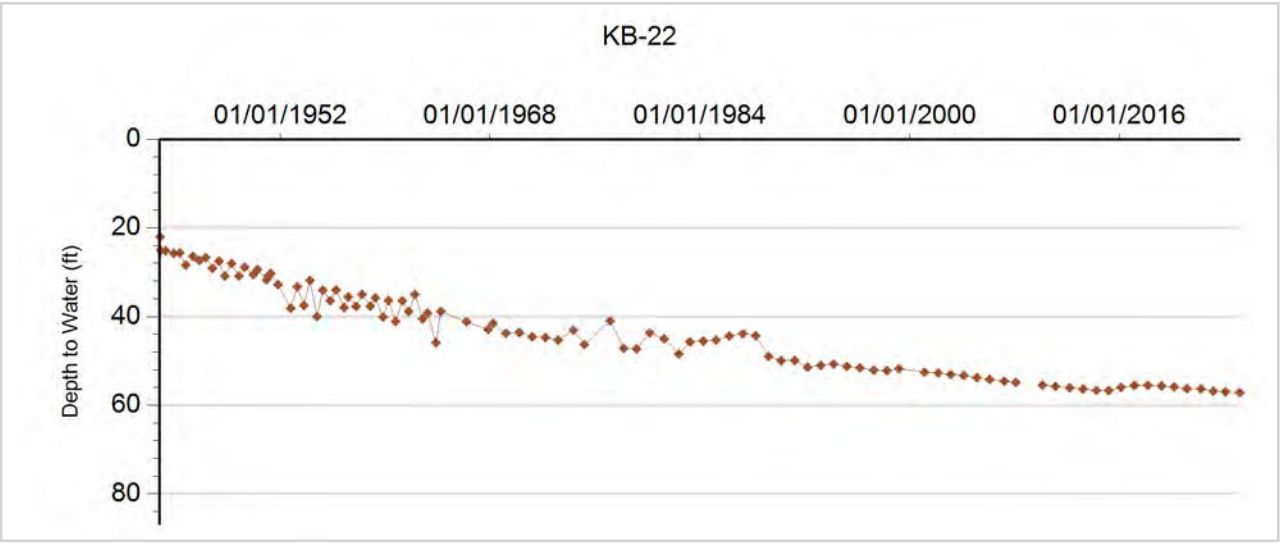
Surface Elevation (ft): 4834
Well Depth (ft): 87
Depth to Base of Grout (ft):
Depth to Top of Perforated Casing (ft):
Depth to Bottom of Perforated Casing (ft):
Source Aquifer(s): ALLUVIAL

Well Measurement Summary

Start Date: 11/01/1942 End Date: 03/06/2025
Number of Measurements: 103

Ten Most Recent Readings

Date	Depth to Water Feet Below Land Surface	Elevation of Water (ft)	Change From Previous Measure (ft)
03/06/2025	57.13	4776.52	-0.18
01/31/2024	56.95	4776.70	-0.14
03/02/2023	56.81	4776.84	-0.53
03/24/2022	56.28	4777.37	-0.01
02/22/2021	56.27	4777.38	-0.40
03/03/2020	55.87	4777.78	-0.21
03/19/2019	55.66	4777.99	-0.16
03/06/2018	55.50	4778.15	0.03
02/23/2017	55.53	4778.12	0.42
02/17/2016	55.95	4777.70	0.74



COLORADO
Division of Water Resources
Department of Natural Resources

GROUNDWATER DETAILS

Well Name: KB-23
Permit Number:
WDID:
Data Source: DWR

Location Number: SC00106202CDC
USGS Site ID: 395908104174601
Applicant/Contact:

Physical Location

Dist N/S	Dist E/W	Q10	Q40	Q160	Sec	Township	Range	PM	UTMx	UTMy	Location Accuracy
46 S	907 W	SW	SW	SW	2	1.0 S	62.0 W	S	559868.0	4426358.8	GPS

Division: 1 District: 1
County: ADAMS
Designated Basin: KIOWA-BIJOU
Management District: NORTH KIOWA-BIJOU

Construction Information

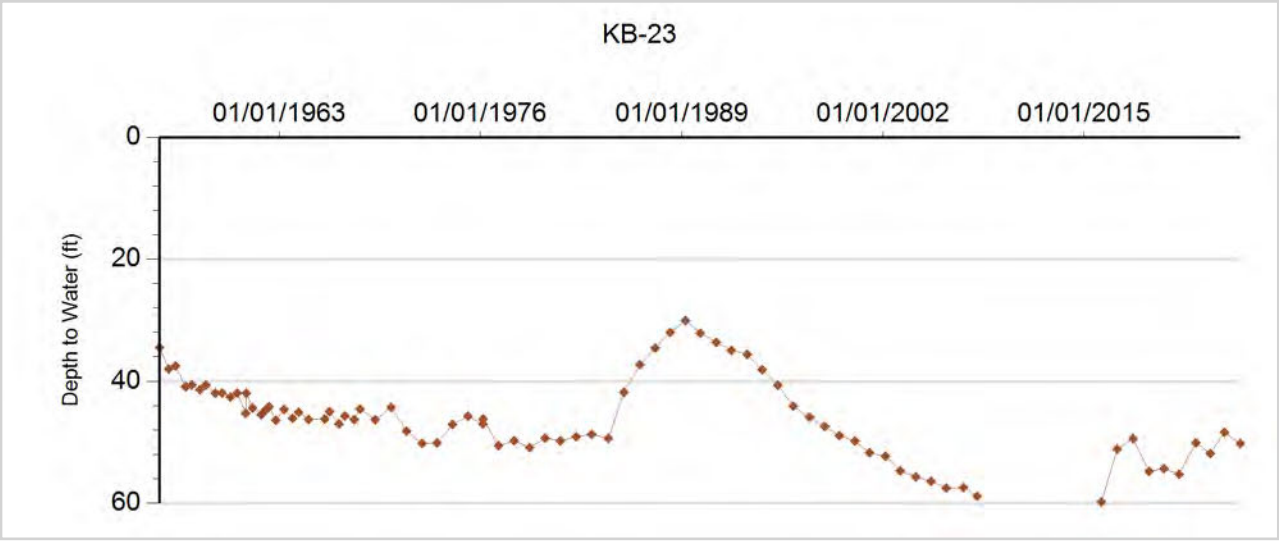
Surface Elevation (ft): 4934
Well Depth (ft): 60
Depth to Base of Grout (ft):
Depth to Top of Perforated Casing (ft):
Depth to Bottom of Perforated Casing (ft):
Source Aquifer(s): ALLUVIAL

Well Measurement Summary

Start Date: 04/06/1955 End Date: 02/07/2025
Number of Measurements: 88

Ten Most Recent Readings

Date	Depth to Water Feet Below Land Surface	Elevation of Water (ft)	Change From Previous Measure (ft)
02/07/2025	50.22	4883.53	-1.83
01/29/2024	48.39	4885.36	3.46
02/28/2023	51.85	4881.90	-1.75
03/28/2022	50.10	4883.65	5.16
02/21/2021	55.26	4878.49	-0.93
03/04/2020	54.33	4879.42	0.44
03/19/2019	54.77	4878.98	-5.37
03/06/2018	49.40	4884.35	1.72
02/23/2017	51.12	4882.63	8.68
02/17/2016	59.80	4873.95	12.74



COLORADO
Division of Water Resources
Department of Natural Resources

GROUNDWATER DETAILS

Well Name: KB-24
Permit Number:
WDID:
Data Source: DWR

Location Number: SC00106222DCA
USGS Site ID: 395643104183301
Applicant/Contact: RICK KALLSEN

Physical Location

Dist N/S	Dist E/W	Q10	Q40	Q160	Sec	Township	Range	PM	UTMx	UTMy	Location Accuracy
3671 N	1161 E	NE	NE	SE	22	1.0 S	62.0 W	S	559345.9	4421993.7	GPS

Division: 1 District: 1
County: ADAMS
Designated Basin: KIOWA-BIJOU
Management District: NORTH KIOWA-BIJOU

Construction Information

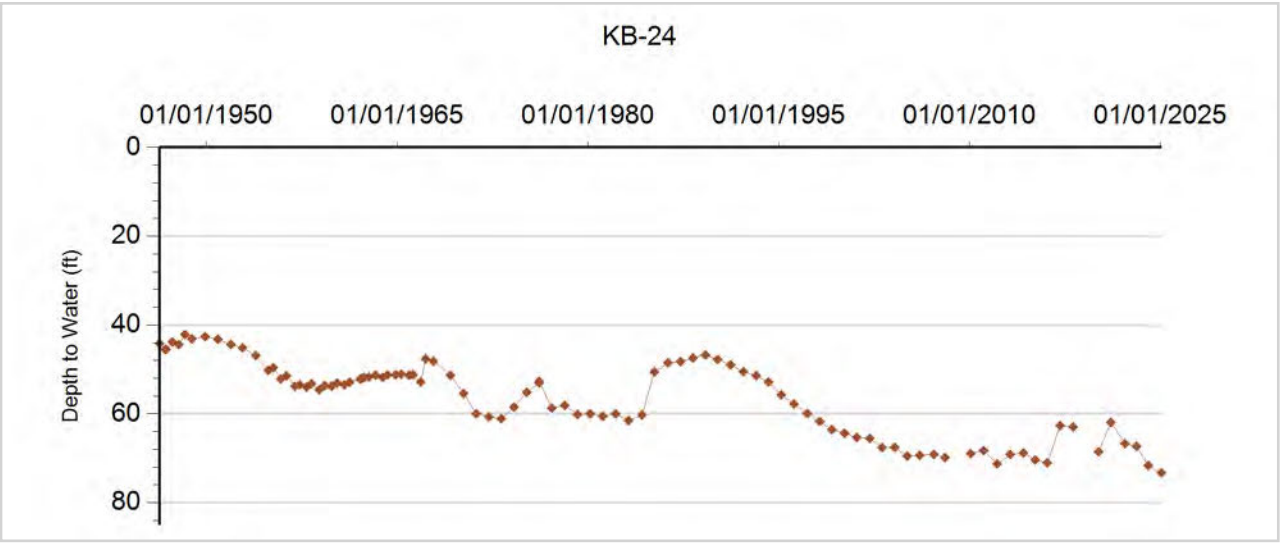
Surface Elevation (ft): 4997
Well Depth (ft): 85
Depth to Base of Grout (ft):
Depth to Top of Perforated Casing (ft):
Depth to Bottom of Perforated Casing (ft):
Source Aquifer(s): ALLUVIAL

Well Measurement Summary

Start Date: 04/24/1946 End Date: 02/07/2025
Number of Measurements: 98

Ten Most Recent Readings

Date	Depth to Water Feet Below Land Surface	Elevation of Water (ft)	Change From Previous Measure (ft)
02/07/2025	73.25	4923.51	-1.62
01/29/2024	71.63	4925.13	-4.34
02/28/2023	67.29	4929.47	-0.62
03/28/2022	66.67	4930.09	-4.78
02/21/2021	61.89	4934.87	6.63
03/04/2020	68.52	4928.24	
03/19/2019			
03/06/2018	62.95	4933.81	-0.34
02/23/2017	62.61	4934.15	8.41
02/17/2016	71.02	4925.74	-0.64



COLORADO
Division of Water Resources
Department of Natural Resources

GROUNDWATER DETAILS

Well Name: KB-25A
Permit Number: 985-R-R
Location Number: SC00206019DCC
WDID:
USGS Site ID:
Data Source: DWR
Applicant/Contact: RICK WAGNER

Physical Location

Dist N/S	Dist E/W	Q10	Q40	Q160	Sec	Township	Range	PM	UTMx	UTMy	Location Accuracy
876 S	5 W	SW	SW	SW	19	2.0 S	60.0 W	S	572658.5	4412319.4	GPS

Division: 1 District: 1
County: ADAMS
Designated Basin: KIOWA-BIJOU
Management District: NORTH KIOWA-BIJOU

Construction Information

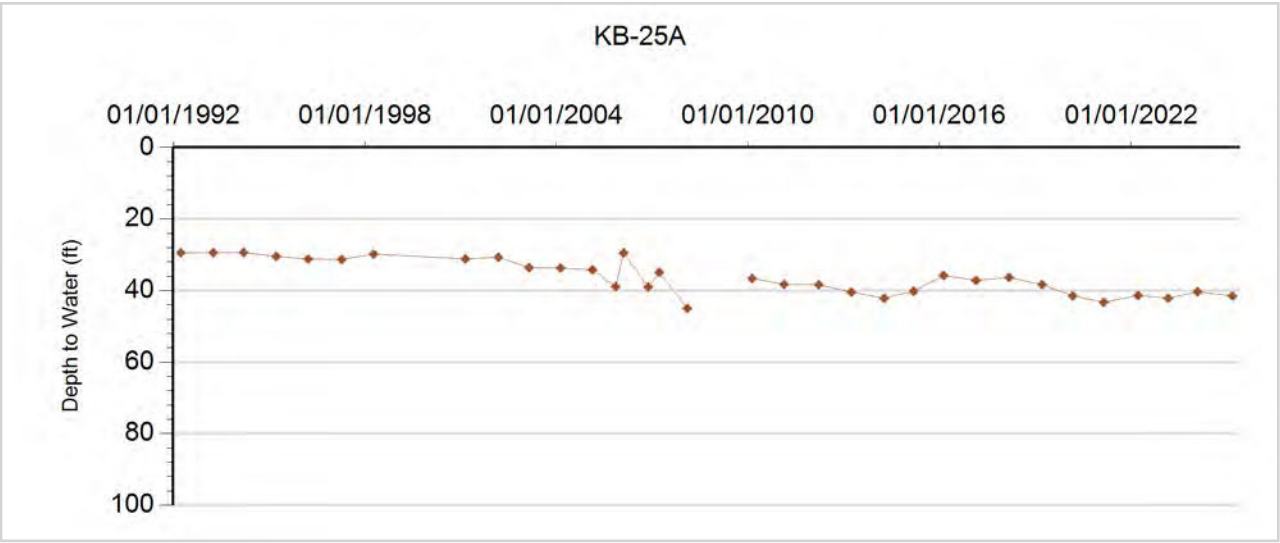
Surface Elevation (ft): 4953
Well Depth (ft): 100
Depth to Base of Grout (ft):
Depth to Top of Perforated Casing (ft):
Depth to Bottom of Perforated Casing (ft):
Source Aquifer(s): ALLUVIAL

Well Measurement Summary

Start Date: 03/23/1992 End Date: 03/06/2025
Number of Measurements: 34

Ten Most Recent Readings

Date	Depth to Water Feet Below Land Surface	Elevation of Water (ft)	Change From Previous Measure (ft)
03/06/2025	41.53	4911.47	-1.20
01/31/2024	40.33	4912.67	1.80
03/02/2023	42.13	4910.87	-0.76
03/24/2022	41.37	4911.63	1.91
02/22/2021	43.28	4909.72	-1.78
03/03/2020	41.50	4911.50	-3.18
03/19/2019	38.32	4914.68	-1.99
03/06/2018	36.33	4916.67	0.82
02/23/2017	37.15	4915.85	-1.36
02/17/2016	35.79	4917.21	4.41



COLORADO
Division of Water Resources
Department of Natural Resources

GROUNDWATER DETAILS

Well Name: KB-26
Permit Number: 19621-
WDID:
Data Source: DWR

Location Number: SC00206006CCC
USGS Site ID: 395357104085401
Applicant/Contact:

Physical Location

Dist N/S	Dist E/W	Q10	Q40	Q160	Sec	Township	Range	PM	UTMx	UTMy	Location Accuracy
113 S	426 W	SW	SW	SW	6	2.0 S	60.0 W	S	572799.6	4416919.5	GPS

Division: 1 District: 1
County: ADAMS
Designated Basin: KIOWA-BIJOU
Management District: NORTH KIOWA-BIJOU

Construction Information

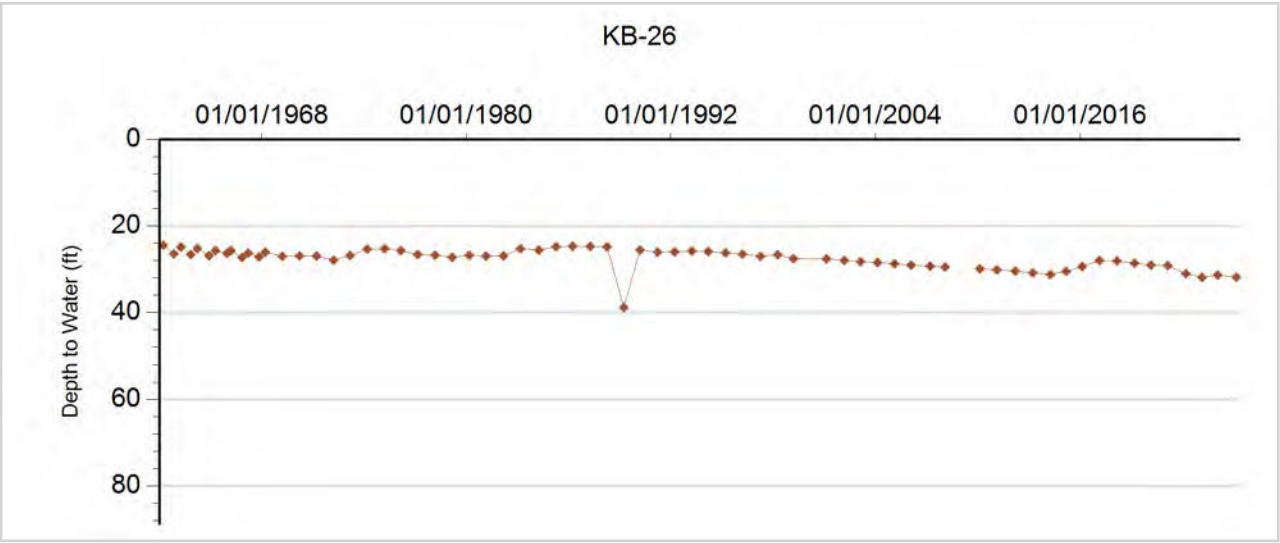
Surface Elevation (ft): 4911
Well Depth (ft): 89
Depth to Base of Grout (ft):
Depth to Top of Perforated Casing (ft):
Depth to Bottom of Perforated Casing (ft):
Source Aquifer(s): ALLUVIAL

Well Measurement Summary

Start Date: 03/30/1962 End Date: 03/06/2025
Number of Measurements: 69

Ten Most Recent Readings

Date	Depth to Water Feet Below Land Surface	Elevation of Water (ft)	Change From Previous Measure (ft)
03/06/2025	31.81	4878.85	-0.48
01/31/2024	31.33	4879.33	0.52
03/02/2023	31.85	4878.81	-0.85
03/24/2022	31.00	4879.66	-1.85
02/22/2021	29.15	4881.51	-0.11
03/03/2020	29.04	4881.62	-0.46
03/19/2019	28.58	4882.08	-0.50
03/06/2018	28.08	4882.58	-0.10
02/23/2017	27.98	4882.68	1.38
02/17/2016	29.36	4881.30	1.11



COLORADO
Division of Water Resources
Department of Natural Resources

GROUNDWATER DETAILS

Well Name: KB-27
Permit Number: 11549-F
WDID:
Data Source: DWR

Location Number: SC00206123CCD
USGS Site ID: 395119104105901
Applicant/Contact: RICK WAGNER

Physical Location

Dist N/S	Dist E/W	Q10	Q40	Q160	Sec	Township	Range	PM	UTMx	UTMy	Location Accuracy
111 S	1194 W	SE	SW	SW	23	2.0 S	61.0 W	S	569795.5	4412033.4	GPS

Division: 1 District: 1
County: ADAMS
Designated Basin: KIOWA-BIJOU
Management District: NORTH KIOWA-BIJOU

Construction Information

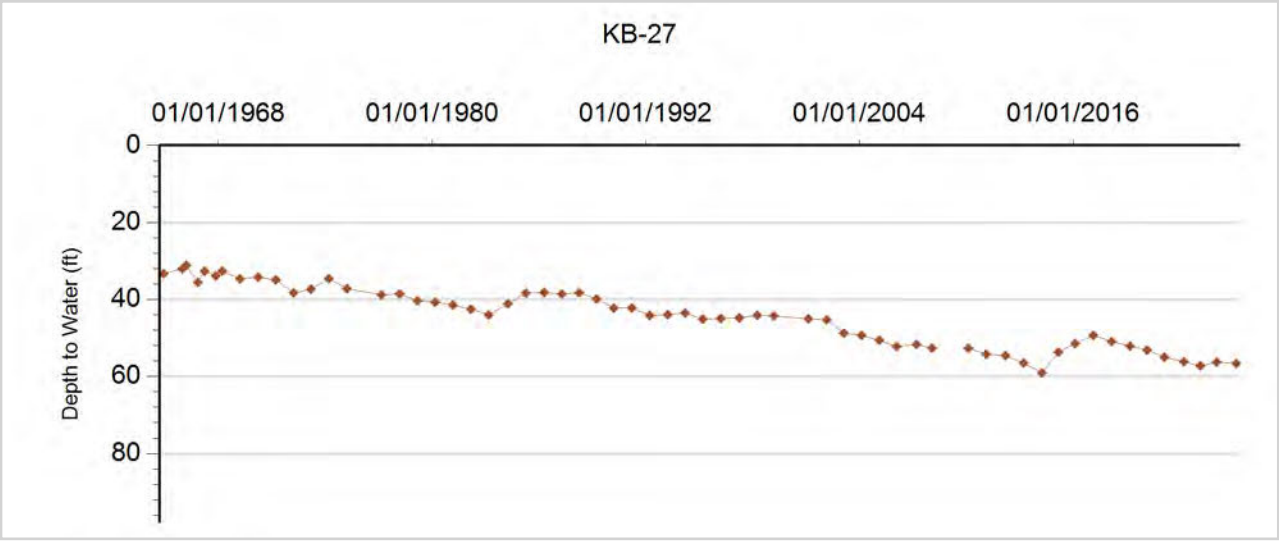
Surface Elevation (ft): 4979
Well Depth (ft): 98
Depth to Base of Grout (ft):
Depth to Top of Perforated Casing (ft):
Depth to Bottom of Perforated Casing (ft):
Source Aquifer(s): ALLUVIAL

Well Measurement Summary

Start Date: 12/01/1964 End Date: 03/06/2025
Number of Measurements: 62

Ten Most Recent Readings

Date	Depth to Water Feet Below Land Surface	Elevation of Water (ft)	Change From Previous Measure (ft)
03/06/2025	56.60	4922.08	-0.35
01/31/2024	56.25	4922.43	0.95
03/02/2023	57.20	4921.48	-1.05
03/24/2022	56.15	4922.53	-1.18
02/22/2021	54.97	4923.71	-1.84
03/03/2020	53.13	4925.55	-1.04
03/19/2019	52.09	4926.59	-1.19
03/06/2018	50.90	4927.78	-1.62
02/23/2017	49.28	4929.40	2.16
02/17/2016	51.44	4927.24	2.22



COLORADO
Division of Water Resources
Department of Natural Resources

GROUNDWATER DETAILS

Well Name: KB-29
Permit Number: 19793-
WDID:
Data Source: DWR

Location Number: SC00206336DAD
USGS Site ID: 394944104223501
Applicant/Contact:

Physical Location

Dist N/S	Dist E/W	Q10	Q40	Q160	Sec	Township	Range	PM	UTMx	UTMy	Location Accuracy
3925 N	62 E	SE	NE	SE	36	2.0 S	63.0 W	S	553345.6	4408968.6	GPS

Division: 1 District: 1
County: ADAMS
Designated Basin: KIOWA-BIJOU
Management District: NORTH KIOWA-BIJOU

Construction Information

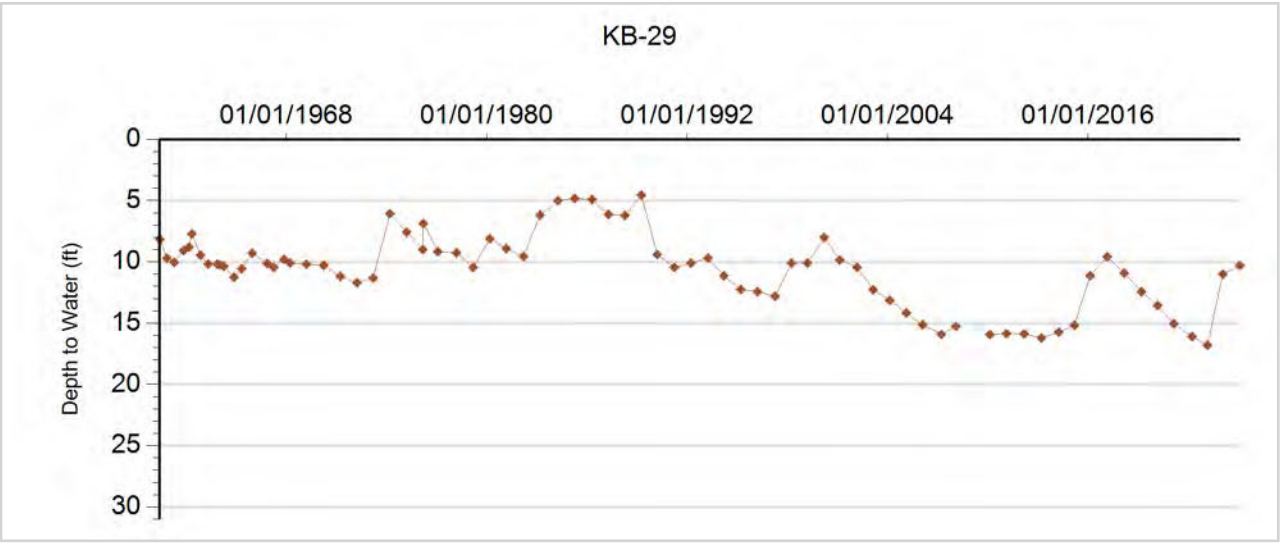
Surface Elevation (ft): 5268
Well Depth (ft): 31
Depth to Base of Grout (ft):
Depth to Top of Perforated Casing (ft):
Depth to Bottom of Perforated Casing (ft):
Source Aquifer(s): ALLUVIAL

Well Measurement Summary

Start Date: 06/02/1960 End Date: 02/07/2025
Number of Measurements: 76

Ten Most Recent Readings

Date	Depth to Water Feet Below Land Surface	Elevation of Water (ft)	Change From Previous Measure (ft)
02/07/2025	10.30	5257.56	0.70
01/29/2024	11.00	5256.86	5.80
02/28/2023	16.80	5251.06	-0.71
03/28/2022	16.09	5251.77	-1.05
02/21/2021	15.04	5252.82	-1.49
03/04/2020	13.55	5254.31	-1.11
03/19/2019	12.44	5255.42	-1.52
03/06/2018	10.92	5256.94	-1.34
02/23/2017	9.58	5258.28	1.55
02/17/2016	11.13	5256.73	4.04



COLORADO
Division of Water Resources
Department of Natural Resources

GROUNDWATER DETAILS

Well Name: KB-30
Permit Number: 4425-
WDID:
Data Source: DWR

Location Number: SC00306102CCB
USGS Site ID: 394850104111801
Applicant/Contact:

Physical Location

Dist N/S	Dist E/W	Q10	Q40	Q160	Sec	Township	Range	PM	UTMx	UTMy	Location Accuracy
631 S	101 W	NW	SW	SW	2	3.0 S	61.0 W	S	569444.4	4407361.3	GPS

Division: 1 District: 1
County: ADAMS
Designated Basin: KIOWA-BIJOU
Management District: NORTH KIOWA-BIJOU

Construction Information

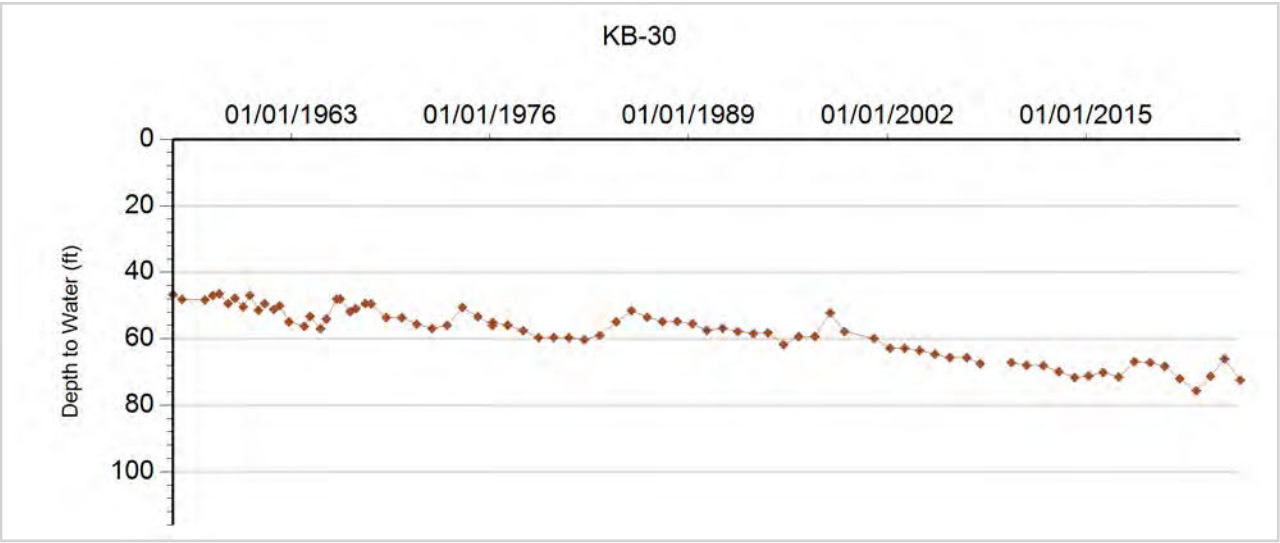
Surface Elevation (ft): 5036
Well Depth (ft): 116
Depth to Base of Grout (ft):
Depth to Top of Perforated Casing (ft):
Depth to Bottom of Perforated Casing (ft):
Source Aquifer(s): ALLUVIAL

Well Measurement Summary

Start Date: 04/06/1955 End Date: 02/07/2025
Number of Measurements: 81

Ten Most Recent Readings

Date	Depth to Water Feet Below Land Surface	Elevation of Water (ft)	Change From Previous Measure (ft)
02/07/2025	72.44	4963.24	-6.40
01/31/2024	66.04	4969.64	5.22
03/02/2023	71.26	4964.42	4.39
03/24/2022	75.65	4960.03	-3.66
02/22/2021	71.99	4963.69	-3.69
03/03/2020	68.30	4967.38	-1.12
03/19/2019	67.18	4968.50	-0.29
03/06/2018	66.89	4968.79	4.64
02/23/2017	71.53	4964.15	-1.39
02/18/2016	70.14	4965.54	1.04



COLORADO
Division of Water Resources
Department of Natural Resources

GROUNDWATER DETAILS

Well Name: KB-31
Permit Number: 21037-
WDID:
Data Source: DWR

Location Number: SC00306122DDA
USGS Site ID: 394618104112301
Applicant/Contact:

Physical Location

Dist N/S	Dist E/W	Q10	Q40	Q160	Sec	Township	Range	PM	UTMx	UTMy	Location Accuracy
1155 S	37 E	NE	SE	SE	22	3.0 S	61.0 W	S	569356.3	4402682.1	GPS

Division: 1 District: 1
County: ADAMS
Designated Basin: KIOWA-BIJOU
Management District: NORTH KIOWA-BIJOU

Construction Information

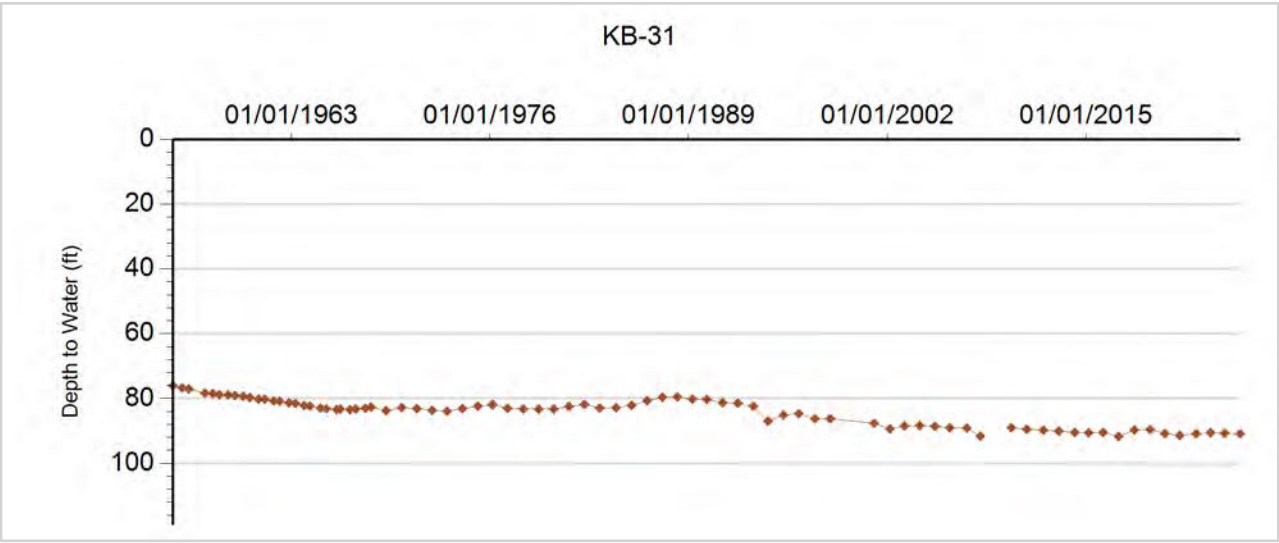
Surface Elevation (ft): 5103
Well Depth (ft): 119
Depth to Base of Grout (ft):
Depth to Top of Perforated Casing (ft):
Depth to Bottom of Perforated Casing (ft):
Source Aquifer(s): ALLUVIAL

Well Measurement Summary

Start Date: 04/06/1955 End Date: 02/07/2025
Number of Measurements: 82

Ten Most Recent Readings

Date	Depth to Water Feet Below Land Surface	Elevation of Water (ft)	Change From Previous Measure (ft)
02/07/2025	90.85	5011.84	-0.14
01/31/2024	90.71	5011.98	-0.22
03/02/2023	90.49	5012.20	0.38
03/24/2022	90.87	5011.82	0.53
02/22/2021	91.40	5011.29	-0.60
03/03/2020	90.80	5011.89	-1.24
03/19/2019	89.56	5013.13	0.14
03/06/2018	89.70	5012.99	1.99
02/23/2017	91.69	5011.00	-1.24
02/18/2016	90.45	5012.24	0.10



COLORADO
Division of Water Resources
Department of Natural Resources

GROUNDWATER DETAILS

Well Name: KB-32B
Permit Number:
WDID:
Data Source: DWR

Location Number: SC00306128CBD
USGS Site ID:
Applicant/Contact: COMANCHE LIVESTOCK

Physical Location

Dist N/S	Dist E/W	Q10	Q40	Q160	Sec	Township	Range	PM	UTMx	UTMy	Location Accuracy
938 S	1222 W	SE	SW	SW	28	3.0 S	61.0 W	S	566517.4	4400971.1	GPS

Division: 1 District: 1
County: ADAMS
Designated Basin: KIOWA-BIJOU
Management District: NORTH KIOWA-BIJOU

Construction Information

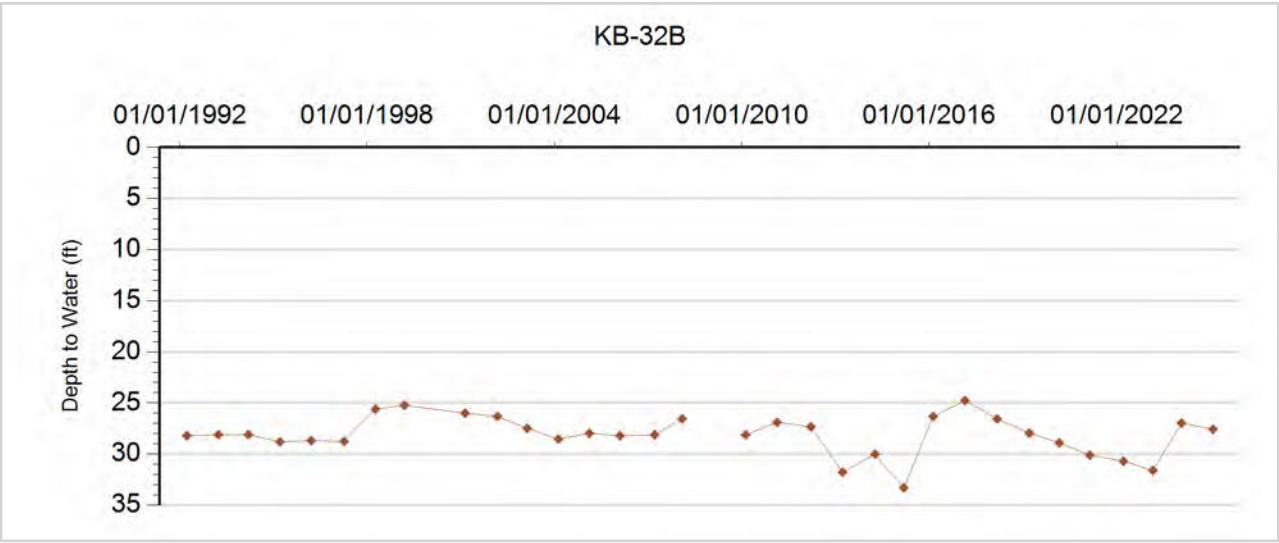
Surface Elevation (ft): 5130
Well Depth (ft):
Depth to Base of Grout (ft):
Depth to Top of Perforated Casing (ft):
Depth to Bottom of Perforated Casing (ft):
Source Aquifer(s): ALLUVIAL

Well Measurement Summary

Start Date: 03/26/1992 End Date: 02/02/2025
Number of Measurements: 33

Ten Most Recent Readings

Date	Depth to Water Feet Below Land Surface	Elevation of Water (ft)	Change From Previous Measure (ft)
02/02/2025	27.58	5102.42	-0.62
01/31/2024	26.96	5103.04	4.64
03/02/2023	31.60	5098.40	-0.90
03/24/2022	30.70	5099.30	-0.60
02/22/2021	30.10	5099.90	-1.20
03/03/2020	28.90	5101.10	-0.96
03/19/2019	27.94	5102.06	-1.38
03/06/2018	26.56	5103.44	-1.81
02/23/2017	24.75	5105.25	1.57
02/18/2016	26.32	5103.68	6.98



COLORADO
Division of Water Resources
Department of Natural Resources

GROUNDWATER DETAILS

Well Name: KB-34
Permit Number: 20992-
WDID:
Data Source: DWR

Location Number: SC00306210CDD
USGS Site ID: 394749104184101
Applicant/Contact:

Physical Location

Dist N/S	Dist E/W	Q10	Q40	Q160	Sec	Township	Range	PM	UTMx	UTMy	Location Accuracy
55 S	2707 E	SE	SE	SW	10	3.0 S	62.0 W	S	558928.5	4405400.4	GPS

Division: 1 District: 1
County: ADAMS
Designated Basin: KIOWA-BIJOU
Management District: NORTH KIOWA-BIJOU

Construction Information

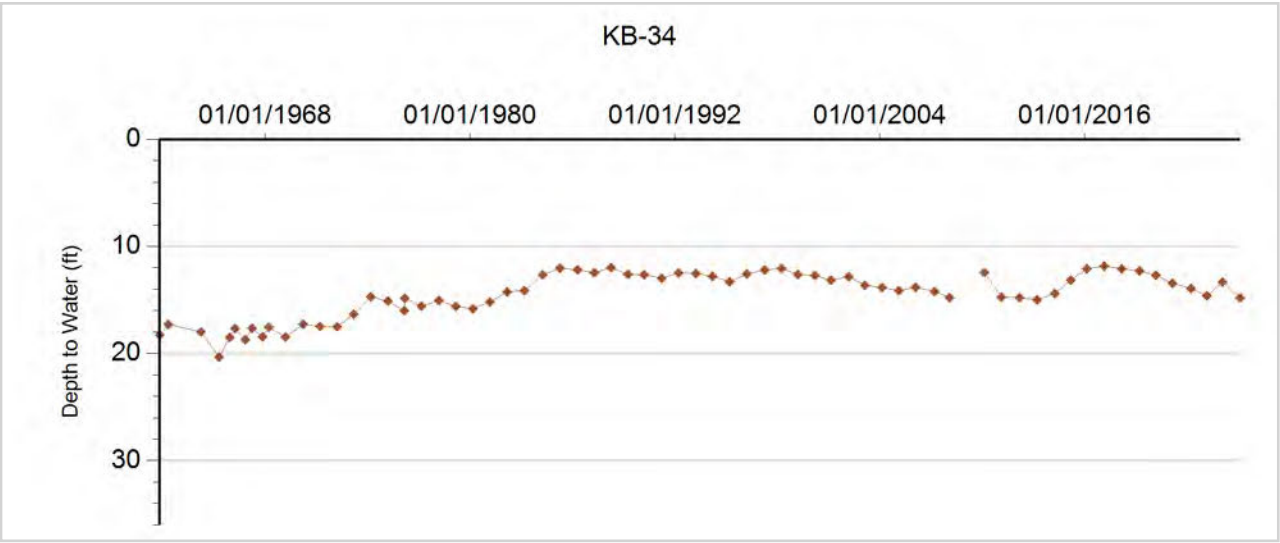
Surface Elevation (ft): 5246
Well Depth (ft): 36
Depth to Base of Grout (ft):
Depth to Top of Perforated Casing (ft):
Depth to Bottom of Perforated Casing (ft):
Source Aquifer(s): ALLUVIAL

Well Measurement Summary

Start Date: 11/02/1961 End Date: 02/07/2025
Number of Measurements: 68

Ten Most Recent Readings

Date	Depth to Water Feet Below Land Surface	Elevation of Water (ft)	Change From Previous Measure (ft)
02/07/2025	14.79	5231.02	-1.46
01/29/2024	13.33	5232.48	1.28
02/28/2023	14.61	5231.20	-0.67
03/28/2022	13.94	5231.87	-0.50
02/21/2021	13.44	5232.37	-0.75
03/04/2020	12.69	5233.12	-0.40
03/19/2019	12.29	5233.52	-0.20
03/06/2018	12.09	5233.72	-0.25
02/23/2017	11.84	5233.97	0.24
02/17/2016	12.08	5233.73	1.06



COLORADO
Division of Water Resources
Department of Natural Resources

GROUNDWATER DETAILS

Well Name: KB-35
Permit Number:
WDID:
Data Source: DWR

Location Number: SC00306220CCB
USGS Site ID: 394613104212601
Applicant/Contact:

Physical Location

Dist N/S	Dist E/W	Q10	Q40	Q160	Sec	Township	Range	PM	UTMx	UTMy	Location Accuracy
1072 S	21 W	NW	SW	SW	20	3.0 S	62.0 W	S	554967.5	4402427.4	GPS

Division: 1 District: 1
County: ADAMS
Designated Basin: KIOWA-BIJOU
Management District: NORTH KIOWA-BIJOU

Construction Information

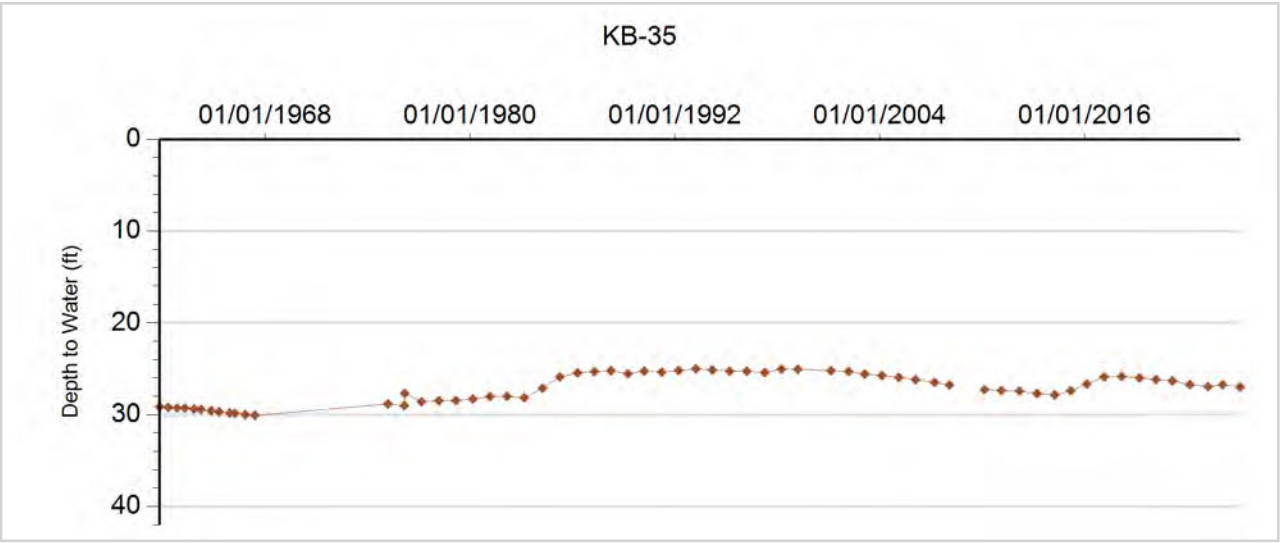
Surface Elevation (ft): 5332
Well Depth (ft): 42
Depth to Base of Grout (ft):
Depth to Top of Perforated Casing (ft):
Depth to Bottom of Perforated Casing (ft):
Source Aquifer(s): ALLUVIAL

Well Measurement Summary

Start Date: 11/03/1961 End Date: 02/07/2025
Number of Measurements: 63

Ten Most Recent Readings

Date	Depth to Water Feet Below Land Surface	Elevation of Water (ft)	Change From Previous Measure (ft)
02/07/2025	26.97	5304.90	-0.24
01/29/2024	26.73	5305.14	0.20
03/28/2023	26.93	5304.94	-0.22
02/28/2022	26.71	5305.16	-0.41
02/21/2021	26.30	5305.57	-0.14
03/04/2020	26.16	5305.71	-0.18
03/19/2019	25.98	5305.89	-0.15
03/06/2018	25.83	5306.04	0.04
02/23/2017	25.87	5306.00	0.78
02/17/2016	26.65	5305.22	0.73



COLORADO
Division of Water Resources
Department of Natural Resources

GROUNDWATER DETAILS

Well Name: KB-36
Permit Number:
WDID:
Data Source: DWR

Location Number: SC00306227ACC
USGS Site ID: 394537104183001
Applicant/Contact:

Physical Location

Dist N/S	Dist E/W	Q10	Q40	Q160	Sec	Township	Range	PM	UTMx	UTMy	Location Accuracy
2693 S	3506 W	SW	SW	NE	27	3.0 S	62.0 W	S	559224.4	4401378.3	GPS

Division: 1 District: 1
County: ADAMS
Designated Basin: KIOWA-BIJOU
Management District: NORTH KIOWA-BIJOU

Construction Information

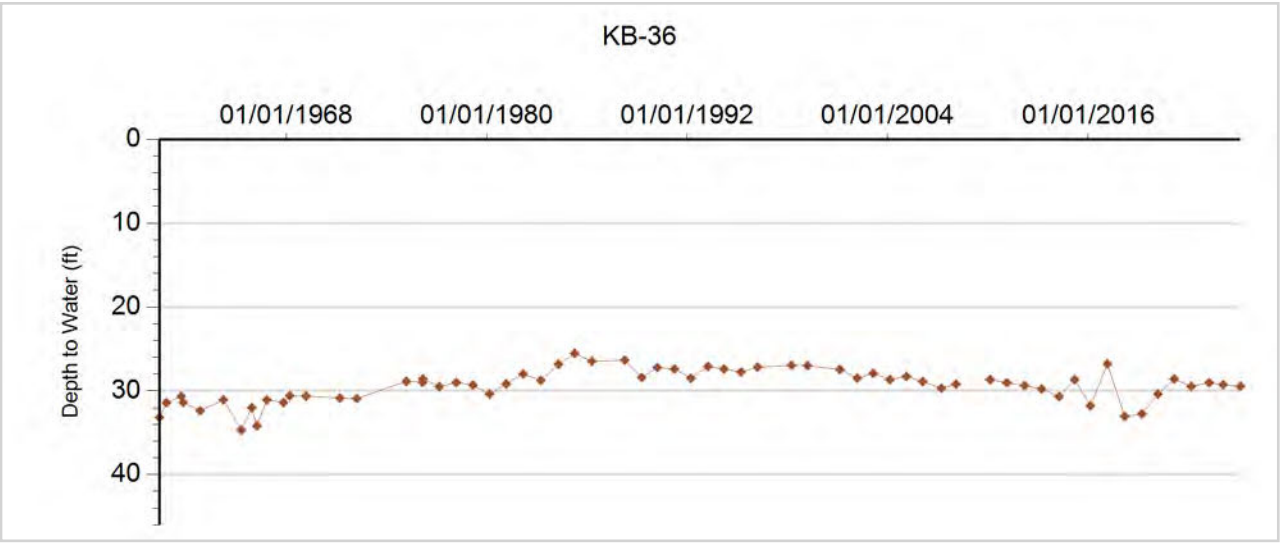
Surface Elevation (ft): 5325
Well Depth (ft): 46
Depth to Base of Grout (ft):
Depth to Top of Perforated Casing (ft):
Depth to Bottom of Perforated Casing (ft):
Source Aquifer(s): ALLUVIAL

Well Measurement Summary

Start Date: 06/03/1960 End Date: 02/07/2025
Number of Measurements: 65

Ten Most Recent Readings

Date	Depth to Water Feet Below Land Surface	Elevation of Water (ft)	Change From Previous Measure (ft)
02/07/2025	29.46	5295.36	-0.18
01/29/2024	29.28	5295.54	-0.25
03/28/2023	29.03	5295.79	0.44
02/28/2022	29.47	5295.35	-0.88
02/21/2021	28.59	5296.23	1.81
03/04/2020	30.40	5294.42	2.36
03/19/2019	32.76	5292.06	0.30
03/06/2018	33.06	5291.76	-6.27
02/23/2017	26.79	5298.03	4.99
02/17/2016	31.78	5293.04	-3.12



COLORADO
Division of Water Resources
Department of Natural Resources

GROUNDWATER DETAILS

Well Name: KB-37
Permit Number: 13137-
WDID:
Data Source: DWR

Location Number: SC00306232DDC
USGS Site ID: 394418104203301
Applicant/Contact:

Physical Location

Dist N/S	Dist E/W	Q10	Q40	Q160	Sec	Township	Range	PM	UTMx	UTMy	Location Accuracy
136 S	798 E	SW	SE	SE	32	3.0 S	62.0 W	S	556289.4	4398936.3	GPS

Division: 1 District: 1
County: ADAMS
Designated Basin: KIOWA-BIJOU
Management District: NORTH KIOWA-BIJOU

Construction Information

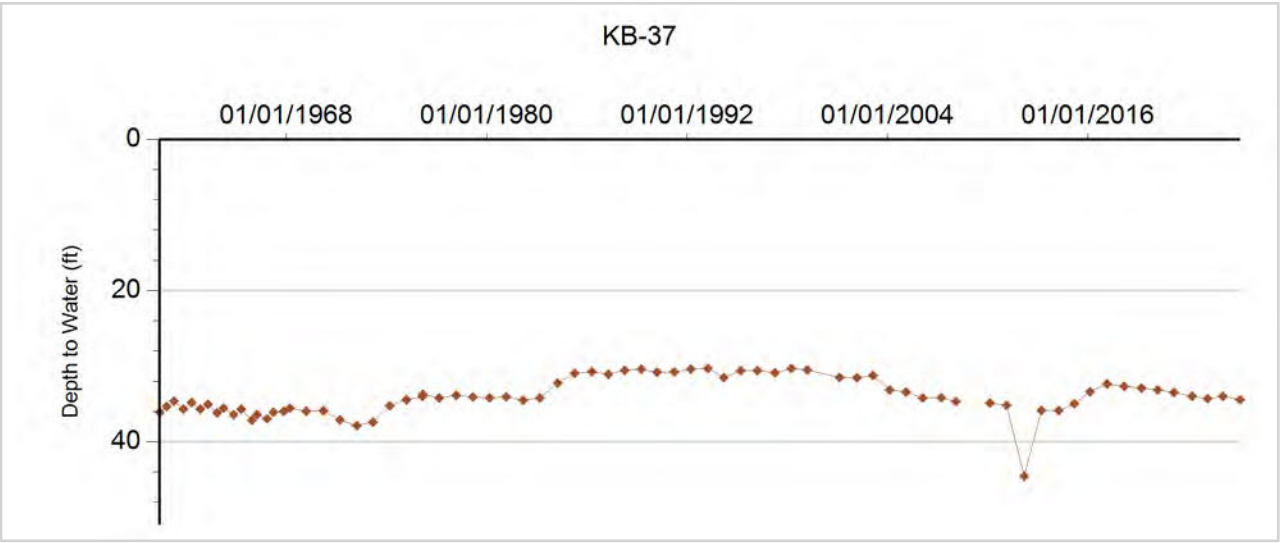
Surface Elevation (ft): 5383
Well Depth (ft): 51
Depth to Base of Grout (ft):
Depth to Top of Perforated Casing (ft):
Depth to Bottom of Perforated Casing (ft):
Source Aquifer(s): ALLUVIAL

Well Measurement Summary

Start Date: 06/08/1960 End Date: 02/07/2025
Number of Measurements: 74

Ten Most Recent Readings

Date	Depth to Water Feet Below Land Surface	Elevation of Water (ft)	Change From Previous Measure (ft)
02/07/2025	34.43	5348.44	-0.44
01/29/2024	33.99	5348.88	0.31
03/02/2023	34.30	5348.57	-0.33
03/28/2022	33.97	5348.90	-0.49
02/21/2021	33.48	5349.39	-0.35
03/04/2020	33.13	5349.74	-0.21
03/19/2019	32.92	5349.95	-0.25
03/06/2018	32.67	5350.20	-0.31
02/23/2017	32.36	5350.51	1.02
02/17/2016	33.38	5349.49	1.59



COLORADO
Division of Water Resources
Department of Natural Resources

GROUNDWATER DETAILS

Well Name: KB-40
Permit Number: 9433-
WDID:
Data Source: DWR

Location Number: SC00105907CCB
USGS Site ID:
Applicant/Contact: ROARK

Physical Location

Dist N/S	Dist E/W	Q10	Q40	Q160	Sec	Township	Range	PM	UTMx	UTMy	Location Accuracy
2651 S	56 W	NW	SW	NW	7	1.0 S	59.0 W	S	582111.6	4425830.8	GPS

Division: 1 District: 1
County: ADAMS
Designated Basin: KIOWA-BIJOU
Management District: NORTH KIOWA-BIJOU

Construction Information

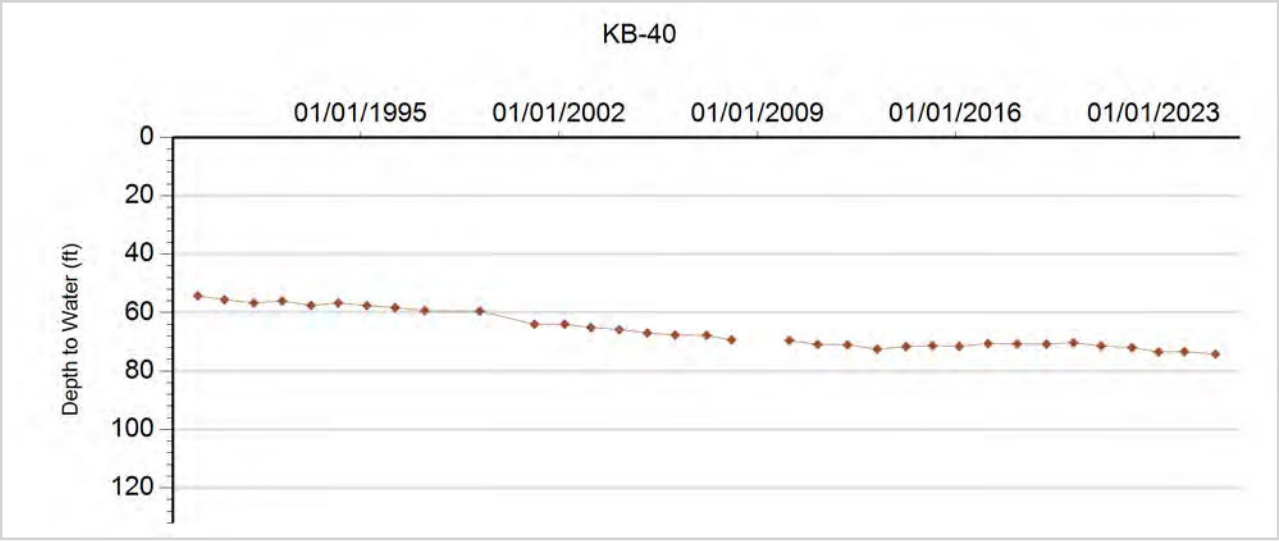
Surface Elevation (ft): 4788
Well Depth (ft): 132
Depth to Base of Grout (ft):
Depth to Top of Perforated Casing (ft):
Depth to Bottom of Perforated Casing (ft):
Source Aquifer(s): ALLUVIAL

Well Measurement Summary

Start Date: 03/31/1989 End Date: 03/06/2025
Number of Measurements: 35

Ten Most Recent Readings

Date	Depth to Water Feet Below Land Surface	Elevation of Water (ft)	Change From Previous Measure (ft)
03/06/2025	74.20	4713.80	-0.81
01/29/2024	73.39	4714.61	0.06
03/02/2023	73.45	4714.55	-1.48
03/24/2022	71.97	4716.03	-0.57
02/22/2021	71.40	4716.60	-1.05
03/03/2020	70.35	4717.65	0.44
03/19/2019	70.79	4717.21	-0.09
03/06/2018	70.70	4717.30	-0.08
02/23/2017	70.62	4717.38	0.93
02/17/2016	71.55	4716.45	-0.22



COLORADO
Division of Water Resources
Department of Natural Resources

GROUNDWATER DETAILS

Well Name: KB-41
Permit Number:
Location Number: SB00306024CCD
WDID:
USGS Site ID:
Data Source: DWR
Applicant/Contact: KAMMERZELL

Physical Location

Dist N/S	Dist E/W	Q10	Q40	Q160	Sec	Township	Range	PM	UTMx	UTMy	Location Accuracy
99 S	1058 W	SE	SW	SW	24	3.0 N	60.0 W	S	580680.8	4450853.8	GPS

Division: 1 District: 1
County: MORGAN
Designated Basin: KIOWA-BIJOU
Management District: NORTH KIOWA-BIJOU

Construction Information

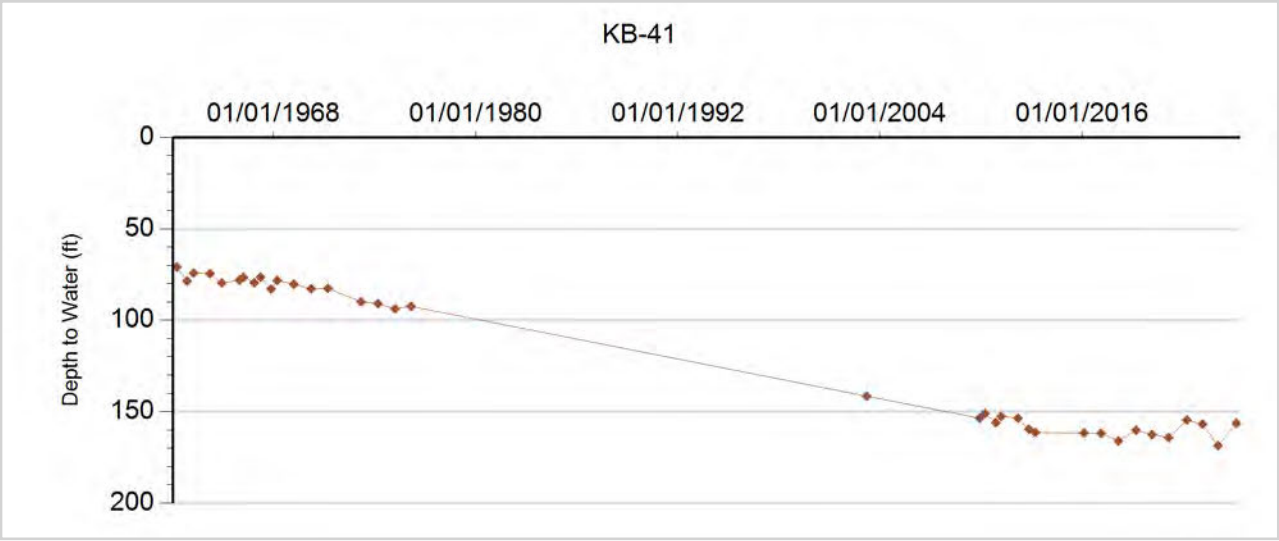
Surface Elevation (ft): 4578
Well Depth (ft):
Depth to Base of Grout (ft):
Depth to Top of Perforated Casing (ft):
Depth to Bottom of Perforated Casing (ft):
Source Aquifer(s): ALLUVIAL

Well Measurement Summary

Start Date: 04/03/1962 End Date: 03/06/2025
Number of Measurements: 36

Ten Most Recent Readings

Date	Depth to Water Feet Below Land Surface	Elevation of Water (ft)	Change From Previous Measure (ft)
03/06/2025	156.29	4421.71	12.21
01/29/2024	168.50	4409.50	-11.75
03/02/2023	156.75	4421.25	-2.20
03/24/2022	154.55	4423.45	9.62
02/22/2021	164.17	4413.83	-1.68
03/03/2020	162.49	4415.51	-2.39
03/19/2019	160.10	4417.90	5.94
03/06/2018	166.04	4411.96	-4.23
02/23/2017	161.81	4416.19	-0.19
02/17/2016	161.62	4416.38	-0.27



COLORADO
Division of Water Resources
Department of Natural Resources

GROUNDWATER DETAILS

Well Name: KB-42
Permit Number: 10454-RFP
Location Number: SC00306313BDA
WDID:
USGS Site ID:
Data Source: DWR
Applicant/Contact: LARRY TOFT

Physical Location

Dist N/S	Dist E/W	Q10	Q40	Q160	Sec	Township	Range	PM	UTMx	UTMy	Location Accuracy
3898 S	3065 E	NE	SE	NW	13	3.0 S	63.0 W	S	552436.0	4404896.0	GPS

Division: 1 District: 1
County: ADAMS
Designated Basin: KIOWA-BIJOU
Management District: NORTH KIOWA-BIJOU

Construction Information

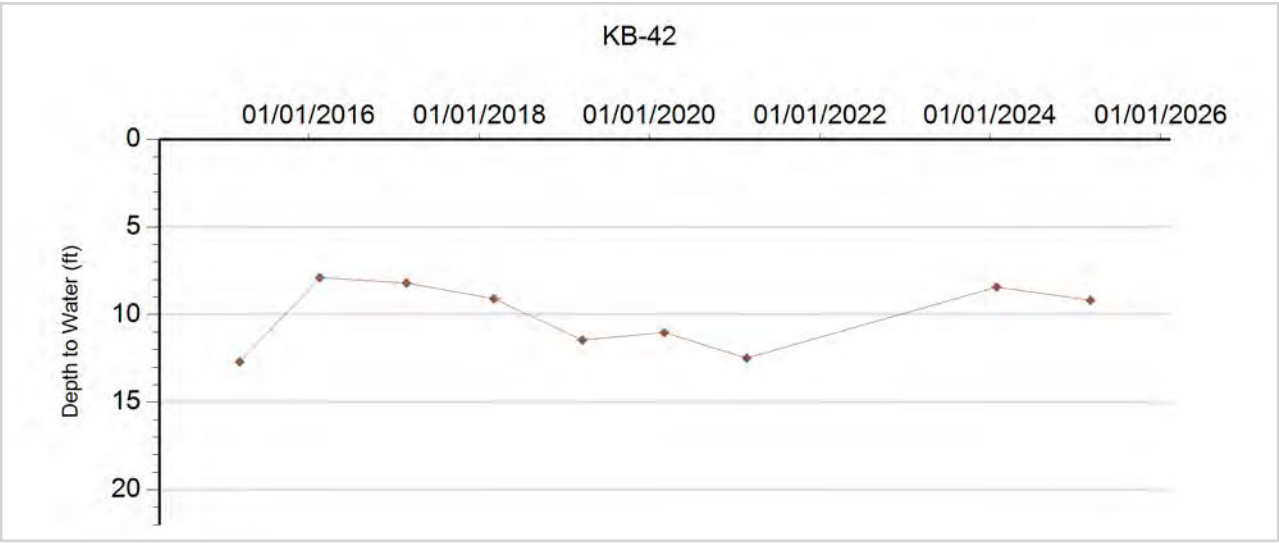
Surface Elevation (ft): 5343
Well Depth (ft): 22
Depth to Base of Grout (ft):
Depth to Top of Perforated Casing (ft):
Depth to Bottom of Perforated Casing (ft):
Source Aquifer(s): ALLUVIAL

Well Measurement Summary

Start Date: 03/10/2015 End Date: 03/06/2025
Number of Measurements: 9

Ten Most Recent Readings

Date	Depth to Water Feet Below Land Surface	Elevation of Water (ft)	Change From Previous Measure (ft)
03/06/2025	9.18	5333.82	-0.75
01/29/2024	8.43	5334.57	4.05
02/21/2021	12.48	5330.52	-1.46
03/04/2020	11.02	5331.98	0.43
03/19/2019	11.45	5331.55	-2.35
03/06/2018	9.10	5333.90	-0.90
02/23/2017	8.20	5334.80	-0.31
02/17/2016	7.89	5335.11	4.81
03/10/2015	12.70	5330.30	



COLORADO
Division of Water Resources
Department of Natural Resources

GROUNDWATER DETAILS

Well Name: KB-43
Permit Number: 6680-RFP
WDID: 0150334
Data Source: DWR

Location Number: SC00206209AD
USGS Site ID:
Applicant/Contact:

Physical Location

Dist N/S	Dist E/W	Q10	Q40	Q160	Sec	Township	Range	PM	UTMx	UTMy	Location Accuracy
2696 S	344 E		SE	NE	9	2.0 S	62.0 W	S	558072.0	4415879.0	GPS

Division: 1 District: 1
County: ADAMS
Designated Basin: KIOWA-BIJOU
Management District: NORTH KIOWA-BIJOU

Construction Information

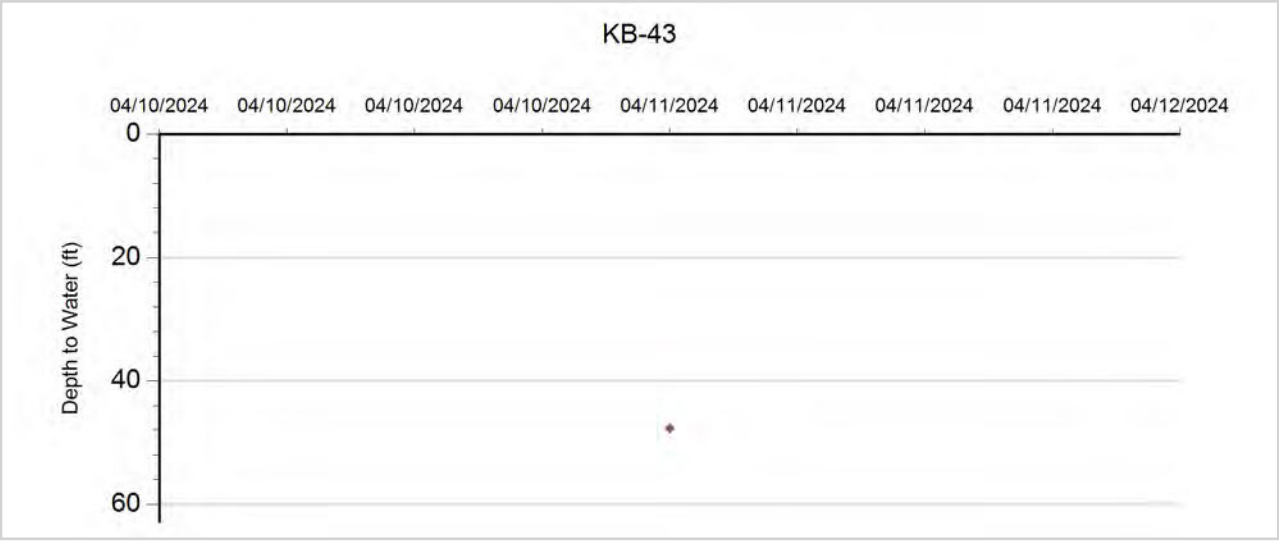
Surface Elevation (ft): 5121
Well Depth (ft): 63
Depth to Base of Grout (ft):
Depth to Top of Perforated Casing (ft): 43
Depth to Bottom of Perforated Casing (ft): 63
Source Aquifer(s): ALLUVIAL

Well Measurement Summary

Start Date: 04/11/2024 End Date: 04/11/2024
Number of Measurements: 1

Ten Most Recent Readings

Date	Depth to Water Feet Below Land Surface	Elevation of Water (ft)	Change From Previous Measure (ft)
04/11/2024	47.68	5073.32	



COLORADO
Division of Water Resources
Department of Natural Resources

GROUNDWATER DETAILS

Well Name: KB-44
Permit Number: 15913-RFP
WDID:
Data Source: DWR

Location Number: SC00206228CCB
USGS Site ID: 395036104201801
Applicant/Contact:

Physical Location

Dist N/S	Dist E/W	Q10	Q40	Q160	Sec	Township	Range	PM	UTMx	UTMy	Location Accuracy
1265 S	66 W	NW	SW	SW	28	2.0 S	62.0 W	S	556564.9	4410576.3	User supplied

Division: 1 District: 1
County: ADAMS
Designated Basin: KIOWA-BIJOU
Management District: NORTH KIOWA-BIJOU

Construction Information

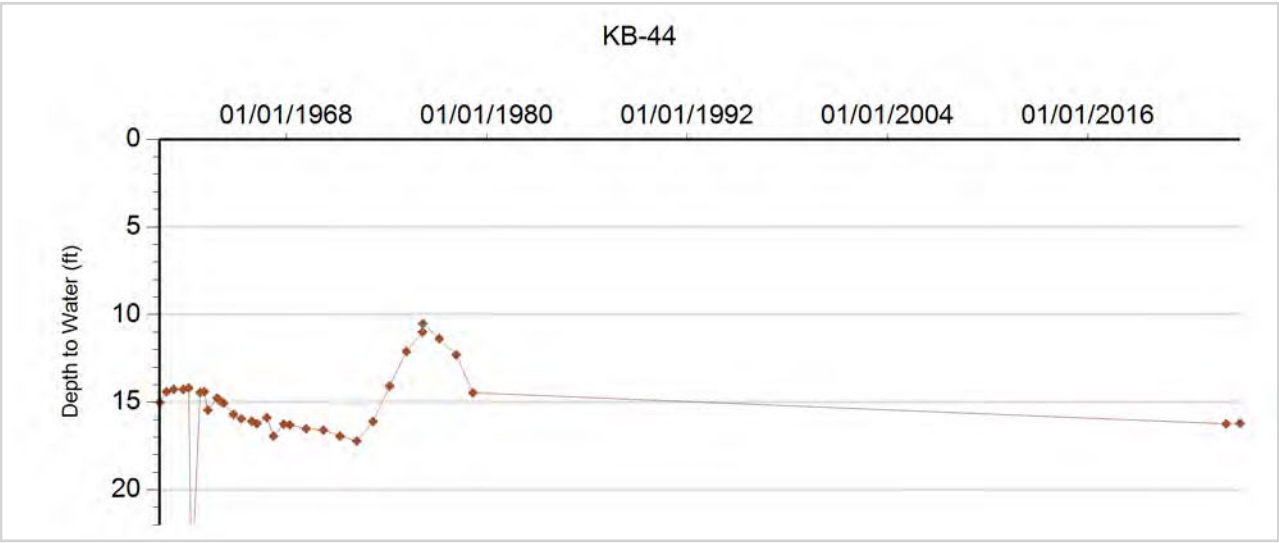
Surface Elevation (ft): 5177
Well Depth (ft): 22
Depth to Base of Grout (ft):
Depth to Top of Perforated Casing (ft): 19
Depth to Bottom of Perforated Casing (ft): 22
Source Aquifer(s): ALLUVIAL

Well Measurement Summary

Start Date: 06/08/1960 End Date: 02/07/2025
Number of Measurements: 34

Ten Most Recent Readings

Date	Depth to Water Feet Below Land Surface	Elevation of Water (ft)	Change From Previous Measure (ft)
02/07/2025	16.20	5160.62	0.03
04/11/2024	16.23	5160.59	-1.77
03/08/1979	14.46	5162.36	-2.16
03/08/1978	12.30	5164.52	-0.93
03/01/1977	11.37	5165.45	-0.86
03/09/1976	10.51	5166.31	0.49
03/01/1976	11.00	5165.82	1.10
03/14/1975	12.10	5164.72	1.98
03/14/1974	14.08	5162.74	2.02
03/12/1973	16.10	5160.72	1.11



NOTIFICATION

NOTICE OF PUBLIC HEARING
MORGAN COUNTY BOARD OF COMMISSIONERS
OCTOBER 21, 2025 AT 9:00 A.M.
VIRTUAL AND IN PERSON IN THE ASSEMBLY ROOM, MORGAN COUNTY ADMINISTRATIVE BUILDING, 231 ENSIGN, FORT MORGAN, COLORADO

Notice is hereby given that on the date and time above (or as soon as possible following the scheduled time) and at the location above, or at such time and place as this hearing may be adjourned, the Morgan County Board of Commissioners will conduct a public hearing on the following proposed **Amendments to the Morgan County Zoning Regulations:**

1. **Public Hearing on Zoning Amendments related to Cisterns.**

2. **Public Hearing on Zoning Amendments related to Variances and Amending Permits.**

THE COUNTY WILL CONTINUE TO OFFER THE OPTION TO ATTEND MEETINGS REMOTELY. IF YOU HAVE ANY QUESTIONS REGARDING ATTENDING THE MEETING, PLEASE CONTACT THE PLANNING OFFICES AT 970-542-3526.

To participate remotely you may connect via Zoom at:
https://us02web.zoom.us/j/84651421268
Join via audio:
+1 719 359 4580 US
Webinar ID: 846 5142 1268

Documents pertaining to the above identified matters are on file in the Planning Administrator's Office, 231 Ensign St., Fort Morgan, Colorado. Documents will also be available on the Morgan County Website https://morgancounty.colorado.gov

At time of the meeting an opportunity will be given for presentation of evidence in support of or in opposition to the application and zoning amendments.

Nicole Hay
Nicole Hay
Morgan County Planning Administrator

Published: October 2, 2025
Posted to Website: October 7, 2025

For special assistance for the mentioned hearing, please notify us at least 48 hours before the scheduled agenda item. Please call (970) 542-3526 to request any ADA accommodations.

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/s/Nicole Hay
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Published: Morgan County Times October 2, 2025 - 2135631

Prairie Mountain Media, LLC

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County of Morgan
State of Colorado

The undersigned, Agent, being first duly sworn under oath, states and affirms as follows:

1. He/she is the legal Advertising Reviewer of Prairie Mountain Media LLC, publisher of the *Fort Morgan Times*.
2. The *Fort Morgan Times* is a newspaper of general circulation that has been published continuously and without interruption for at least fifty-two weeks in Morgan County and meets the legal requisites for a legal newspaper under Colo. Rev. Stat. 24-70-103.
3. The notice that is attached hereto is a true copy, published in the *Fort Morgan Times* in Morgan County on the following date(s):

Oct 2, 2025

Melissa Najera
Signature

Subscribed and sworn to me before me this 2nd day of October, 2025.

Shayla Najera
Notary Public

(SEAL)

SHAYLA NAJERA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20174031965
MY COMMISSION EXPIRES JULY 31, 2029

Account:	1052763
Ad Number:	2135631
Fee:	$27.72

| BOARD OF COUNTY COMMISSIONERS 9:00 A.M. | OCTOBER 21, 2025 | AMENDMENTS TO THE MORGAN COUNTY ZONING REGULATIONS

TABLE OF CONTENTS

Miscellaneous Amendments

- Amendments Summary
- Proposed Zoning Regulation Amendments
- Notification

AMENDMENT SUMMARY

MORGAN COUNTY BOARD OF COUNTY COMMISSIONERS
AMENDMENT SUMMARY
October 10, 2025
October 21, 2025 (meeting date)

AMENDMENTS
MORGAN COUNTY ZONING REGULATIONS

The Planning Commission held a public hearing on September 8, 2025.

Included with this summary are redlines of the proposed changes as outlined below.

Overview of proposed changes:

1. Sec. 2-500 - Amending permits. Remove subsection (C) because the fees for amendments have not necessarily been the same as the original permit for some time, so this provision needs to be removed.

2. Sec. 5-220 – Criteria for reviewing Appeals and Variances-Board of Adjustment. In May of this year, the powers and duties of the Board of Adjustments was amended to remove variances regarding maximum number of residences permitted per parcel because it contradicts the special use regulations. Subsection (E) needs to also be removed as it also references variances regarding maximum number of residences permitted per parcel. This was accidentally missed in May.

Nicole Hay
Morgan County Planning Director

PROPOSED ZONING REGULATION AMENDMENTS

2-500 Amending Permits

~~(C) Fees for an amendment shall be the same as for what is currently charged for the original type of permit.~~

(C)~~(D)~~ The Board may, on a case by case basis, waive the requirement of paragraph~~s~~ (B) ~~and (C)~~ of this Section.

(D)~~(E)~~ The Planning Administrator shall be the sole authority in determining whether an amendment is major or minor.

5-220 Criteria for Reviewing Appeals and Variances – Board of Adjustment

~~(E) A variance granted regarding the maximum number of residences per parcel shall only be granted for the medical care of a family member and shall only be granted for a period of time and not in perpetuity. The recipient of such a variance shall be required to certify annually to the Planning Administrator that the additional residence is still occupied by either the family member needing medical care or the caregiver.~~

(E)~~(F)~~ Criteria for review of variance to the floodplain regulations are contained in Sec. 3-800.

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Nicole Hay
Nicole Hay
Morgan County Planning Administrator

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Nicole Hay
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For special assistance for the mentioned hearing, please notify us at least 48 hours before the scheduled agenda item. Please call (970) 542-3526 to request any ADA accommodations.
Published: Morgan County Times October 2, 2025 - 2135631

Prairie Mountain Media, LLC

PUBLISHER'S AFFIDAVIT

County of Morgan
State of Colorado

The undersigned, Agent, being first duly sworn under oath, states and affirms as follows:

1. He/she is the legal Advertising Reviewer of Prairie Mountain Media LLC, publisher of the *Fort Morgan Times*.
2. The *Fort Morgan Times* is a newspaper of general circulation that has been published continuously and without interruption for at least fifty-two weeks in Morgan County and meets the legal requisites for a legal newspaper under Colo. Rev. Stat. 24-70-103.
3. The notice that is attached hereto is a true copy, published in the *Fort Morgan Times* in Morgan County on the following date(s):

Oct 2, 2025

Melissa Najera
Signature

Subscribed and sworn to me before me this 2nd day of October, 2025.

Shayla Najera
Notary Public

(SEAL)

SHAYLA NAJERA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20174031965
MY COMMISSION EXPIRES JULY 31, 2029

Account:	1052763
Ad Number:	2135631
Fee:	$27.72

COMMISSIONERS CALENDAR

October 17, 2025 through October 28, 2025

October 17, 2025		Daily County Business
October 20, 2025	12:00 P.M.	Finance Department Work Session
October 21, 2025	9:00 A.M. 9:15 A.M. *Public Hearing Immediately following BCC Meeting 12:00 P.M.	DHS Financial Meeting Board of County Commissioners Meeting (Assembly Room) (Please check https://morgancounty.colorado.gov/ for meeting options.) *Extreme, LLC SUP *Polar Block Minor Subdivision *Zoning Amendments – Cisterns *Zoning Amendments – Variances and Amending Permits 2025 Northeast Colorado Aerospace Workforce and Suppliers Meeting (Bernhardt)
October 22, 2025	12:00 P.M. 1:00 P.M.	Fort Morgan Chamber of Commerce Monthly Board Meeting (Bernhardt) Northeast Colorado Health Department Monthly Meeting (Becker)
October 23, 2025		Daily County Business
October 24, 2025	8:00 A.M. 9:00 A.M.	B106 Radio Interview CDOT/STAC (Malone)
October 27, 2025	10:00 A.M. 12:00 P.M. 1:00 P.M.	DHS Agency Meeting Finance Department Work Session Planning and Zoning Department Work Session
October 28, 2025	10:00 A.M. 2:00 P.M. 3:00 P.M. 3:30 P.M.	County Attorney Office Hours Emergency Management Department Work Session Veteran Services Department Work Session Solid Waste Management Department Work Session

Unless otherwise noted, all meetings with department heads and other non-BCC elected officials listed above may include an update on the status of the department, a general discussion of projects, any matters or concerns that the County needs to address, and activities and operations of the department.

Department meetings may be by conference call or virtual meeting upon request.
**Calendar subject to change due to agreeable cancellations and/or walk-in business.

** All meetings are held in the Administration Building Assembly Room located at 231 Ensign Street, Fort Morgan unless otherwise noted.

*Morgan County is committed to making its public meetings accessible to persons with disabilities. If you need special accommodations, please call (970)542-3500, extension 1410, at least 2 business days in advance of a meeting to make arrangements.

PREPARED BY: Mindi Cloyd, Administrative Services Manager for BCC
Calendar Posted by October 17, 2025 @ 4:00 P.M.