

**NOTICE OF PUBLIC HEARING
MORGAN COUNTY BOARD OF ADJUSTMENT
TUESDAY, JANUARY 20, 2026 AT 5:30 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 Board of Adjustment will conduct a public hearing on applications for variances from a planned development setback and the dimensional standards in the Morgan County Zoning Regulations:

Applicants and Landowners: David and Heather Richardson

Legal Description: Located in the SE¼NE¼ of Section 17, Township 3 North, Range 59 West of the 6th P.M., Morgan County, Colorado aka 07919 Rd. P.6, Wiggins, CO 80654.

Request: A variance from the Mr. Ranch PD regarding the minimum setbacks by reducing the front setback from 70 feet to 55 feet to build a new shop.

Applicants: Abe and Melanie Johnson

Landowners: Abe and Melanie Johnson and Geoff and Chantil Taylor

Legal Description: Located in the NW¼ of Section 25, Township 4 North, Range 58 West of the 6th P.M., Morgan County, Colorado. Also known as 104 Fairway Lane, Fort Morgan, CO 80701.

Request: Variances from Table 1 of Appendix B, Zone District Bulk Requirements of the Morgan County Zoning Regulations, regarding minimum setbacks by reducing one side setback from 10 feet to 6 feet and the other side setback from 10 feet to zero feet to build a new single family residence.

THE COUNTY WILL CONTINUE TO OFFER THE OPTION TO ATTEND MEETINGS REMOTELY VIA ZOOM. 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/83077094673>

Join via audio:

+1 719 359 4580 US

Webinar ID: 830 7709 4673

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 Adjustment 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

Published: January 9, 2026

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.