

**NOTICE OF PUBLIC HEARING
MORGAN COUNTY BOARD OF ADJUSTMENT
MONDAY, AUGUST 18, 2025 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 an application for a variance from the dimensional standards in the Morgan County Zoning Regulations:

1. **Applicant:** No Problem Electric Corp
Landowner: Timmerman Cattle
Legal Description: Located in the NW¼ of Section 4, Township 3 North, Range 55 West, north of Highway 34 and in the W½ of Section 33, Township 4 North, Range 55 West of the 6th P.M., Morgan County, Colorado aka 32295 US-34, Brush, CO 80723.
Request: A variance from Section 4-825 (B)(1) in regards to the requirements of the Morgan County Zoning Regulations, that accessory ground mounted solar collectors shall be located in a side or rear yard only.
Date of Application: July 10, 2025
2. **Applicant:** Industrial Tower West- Teresa Sweigart
Landowner: Morgan County
Legal Description: Located in the SW¼ of Section 14, Township 4 North, Range 57 West of the 6th P.M., Morgan County, Colorado aka 21448 CO RD 22, Fort Morgan, CO 80701
Request: A variance from Table 1 of Appendix B, Zone District Bulk Requirements of the Morgan County Zoning Regulations, regarding maximum building height of 100 feet for a new 112-foot tower and reducing the front setback from 30 feet to 20 feet for replacement of an existing wireless service facility.
Date of Application: July 15, 2025

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/89875224414>

Join via audio:

+1 719 359 4580 US

Webinar ID: 898 7522 4414

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

Posted to website: August 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.