

**NOTICE OF PUBLIC HEARING**  
**MORGAN COUNTY PLANNING COMMISSION**  
**MAY 13, 2024 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 public hearings on the following proposed **Land Use Applications**:

- 1.) **Applicant:** Zoltan Szabo  
**Landowner:** Zoltan and Eva Szabo  
**Legal Description:** A parcel of land located in the S½N½ of Section 24, Township 3 North, Range 56 West of the 6<sup>th</sup> P.M., Morgan County, Colorado, lying east of Highway 71, also known as 14540 Hwy 71, Brush, CO 80723.  
**Request:** Zoltan Szabo has submitted a Special Use Permit application to utilize an existing building on the property for secure public indoor storage of vintage and collector cars.  
**Date of Application:** March 15, 2024.
  
- 2.) **Applicant:** Tammy and Ralph L. Beauprez Jr. and Donna Beauprez  
**Landowner:** Fort Morgan Farms, LLC  
**Legal Description:** A parcel of land located in the NW¼ of Section 36, Township 4 North, Range 60 West of the 6<sup>th</sup> P.M., Morgan County, Colorado. Also known as 5420 County Road T, Wiggins, CO 80654.  
**Request:** For a 3-Lot Minor Subdivision. The total acreage being divided into 3 Lots is 8.25 acres. Lot 1 will be 1.81 acres and is vacant, Lot 2 will be 2.51 acres and has a single-family residence and Lot 3 will be 3.92 acres and currently has grain bins and outbuildings.  
**Date of Application:** March 25, 2024.

**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/89647221517>

Or Telephone:

Dial:

+1 719 359 4580 US

Webinar ID: 896 4722 1517

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.

*Nicole Hay*

Nicole Hay

Morgan County Planning Administrator

Published: April 27, 2024

**For special assistance for the mentioned hearing, please notify us at least 48 hours before the schedule agenda item. Please call (970) 542-3526 to request any ADA accommodations.**