

| PLANNING COMMISSION 6:00 P.M. | OCTOBER 6, 2025 |
TORMOHLEN SPECIAL USE

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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 NE $\frac{1}{4}$ NE $\frac{1}{4}$ 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 # SY2023 - 0005

Date Received 8/25/25 Received By JS
App Fee \$ 800 CK/CC #: 1871 Paid 8/25/25
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 19058 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 _____ $\frac{1}{2}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$

Parcel #: 1229 - 32 - 000 - 001

Subdivision: _____

Property Size 9.18 (sq. ft. or acres)

Zone District: A

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:

- | | | | |
|---|--|--|--|
| <input checked="" type="checkbox"/> Air Quality | <input checked="" type="checkbox"/> Dust | <input type="checkbox"/> Existing Vegetation | <input type="checkbox"/> Land Forms |
| <input checked="" type="checkbox"/> Noise | <input type="checkbox"/> Odor | <input type="checkbox"/> Storm Water Runoff | <input type="checkbox"/> Water Resources |
| <input type="checkbox"/> Wetlands | <input type="checkbox"/> Wildlife | <input type="checkbox"/> Visual Amenities | <input type="checkbox"/> 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:

☒ **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:** 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.

Xtrane LLC By [Signature] 8-12-25
Applicant Signature Date

Applicant Signature Date

[Signature] 8/13/25
Landowner Signature Date

[Signature] 8/13/25
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.

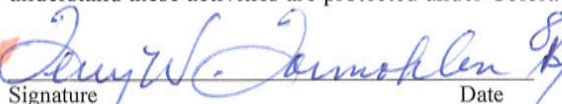
People are exposed to different hazards in a rural setting than they are in an urban or suburban area. Farms, ponds, irrigation ditches, electrical service to pumps and oil field equipment and operations, noxious weeds, livestock, and territorial animals may present real threats to people. It is necessary 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.

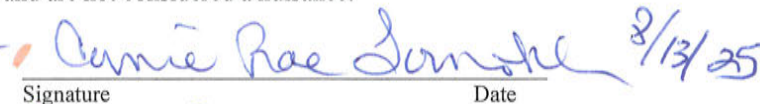
All County residents are encouraged to learn about their rights and responsibilities and to act as good neighbors and citizens of Morgan County. This includes but is not limited to obligations under Colorado State law, including but not limited to, the Colorado Fence and Right to Farm laws, and Morgan 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 _____ Date 8/13/25
Terry W. Tormohlen
Printed Name
19658 Rd. N F.M. Co
Address 80701


Signature _____ Date 8/13/25
Connie Rae Tormohlen
Printed Name
19658 Co Rd N Ft Morgan
Address CO 80701

STATEMENT OF AUTHORITY

1. This Statement of Authority relates to an entity¹ 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:
- | | |
|---|---|
| <input type="checkbox"/> trust | <input type="checkbox"/> registered limited liability partnership |
| <input type="checkbox"/> nonprofit corporation | <input type="checkbox"/> registered limited liability limited partnership |
| <input checked="" type="checkbox"/> limited liability company | <input type="checkbox"/> limited partnership association |
| <input type="checkbox"/> general partnership | <input type="checkbox"/> government or governmental subdivision or agency |
| <input type="checkbox"/> limited partnership | <input type="checkbox"/> corporation |
| <input type="checkbox"/> | |
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.

My commission expires: 07-11-2026

Notary Public

¹This form should not be used unless the entity is capable of holding title to real property.

²The absence of any limitation shall be prima facie evidence that no such limitation exists.

³The 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

August 15, 2025

Payment Amount: \$800.00

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	TORMOHLN, 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 Policies 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

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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File No.: NCT25586

010-UN ALTA Commitment for Title Insurance Schedule A (07-01-2021)



SCHEDULE A
(Continued)

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

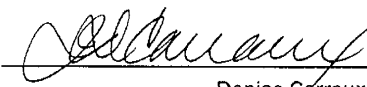
Northern Colorado Title Services Co., Inc.


Linda L. Redding, Authorized Signatory

stewart
title guaranty company




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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File No.: NCT25586

010-UN ALTA Commitment for Title Insurance Schedule A (07-01-2021)



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.

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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File No.: NCT25586

010-UN ALTA Commitment for Title Insurance Schedule BI (07-01-2021)



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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File No.: NCT25586

010-UN ALTA Commitment for Title Insurance Schedule BII (07-01-2021)



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.

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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File No.: NCT25586

010-UN ALTA Commitment for Title Insurance Schedule BII (07-01-2021)



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

A handwritten signature in blue ink, appearing to read "Kent A. Pflager".

Kent A. Pflager
General Manager



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,

A handwritten signature in black ink, appearing to read "Melvin Bustos".

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.



COUNTRYSIDE PULLETS LLC
TERRY TORMOHLEN
19900 COUNTY ROAD N
FORT MORGAN CO 80701-0000

4 419

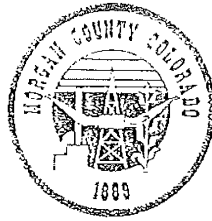
MORGAN COUNTY REA 1
PO BOX 738
FORT MORGAN CO 80701-0738



PRVN-0.9-512-19

U.S. GOVERNMENT PRINTING OFFICE: 1969 O - 344-720-3

West



DRVN-0.9-511-19

MORGAN COUNTY
ADMINISTRATION

September 14, 1993

Milton Tormohlen
19900 County Rd. 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 : NE 1/4 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
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

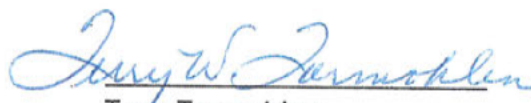
Morgan County Planning and Zoning
231 Ensign Street
Fort Morgan, CO 80701

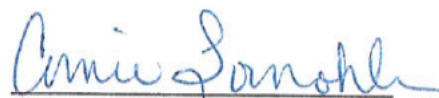
Dear Planning and Zoning:

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,

 8/22/25
Terry Tormohlen Date

 8/22/25
Connie Tormohlen Date

**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): NE'1/4NE'1/4 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.



Applicant or Authorized Representative

8-12-2025

Date

Vested Rights Option Form and/or Waiver

Submit with application.

Type of Review

Terry W. and Connie R. Tormohlen
Property Owner's Name

19900 CRN 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**

① 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	Values	Actual	Assessed
COUNTY GENERAL FUND	19.5360000	\$2,475.61	FARM/RANCH	\$10	\$10
ROAD AND BRIDGE FUND	7.5000000	\$950.40	WASTE LAND		
SOCIAL SERVICES FUND	2.0000000	\$253.44	ALL OTHER AG - LAND	\$64,730	\$18,060
FT MORGAN RURAL FIRE DIST	2.9960000*	\$379.65	ALL OTHER AG - IMPS	\$389,440	\$108,650
MORGAN CO QUALITY WATER	0.8240000	\$104.42			
NORTHERN COLO WATER CD	1.0000000	\$126.72	Total	\$454,180	\$126,720
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			

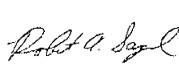
* Credit Levy

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, 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 NE¹/₄ of the NE¹/₄ 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	<p><u>Received via email on September 15, 2025</u></p> <p>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!</p> <p>Thaine Kramer Environmental Protection Specialist</p> <p>Response from Cheryl Brindisi, Morgan County Planning and Zoning Administrative Assistant on September 15, 2025</p> <p>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.</p>
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:

