



MORGAN COUNTY PLANNING,
 ZONING & BUILDING DEPT.
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PERMIT # AEP _____ - _____

Date Received _____ / _____ / _____	Received By _____
Fee: <input type="checkbox"/> Administrative Review \$100 <input type="checkbox"/> Full Review \$ 150	
App Fee: Ck/CC #: _____	Paid _____ / _____ / _____
Recording Fee \$ _____	Ck/CC #: _____ Paid _____ / _____ / _____
PC Date: _____ / _____ / _____	BOCC Date: _____ / _____ / _____
100 Year Floodplain? <u>Y/N</u>	Taxes Current? <u>Y/N</u>

AMENDED EXEMPTION FROM SUBDIVISION REGULATIONS

Landowner MUST Sign Application and Right to Farm Policy

APPLICANT

Name _____

Address _____

Phone (_____) _____

Email _____

LANDOWNER

Name _____

Address _____

Phone (_____) _____

Email _____

SURVEYOR

Name _____ Email _____

Address _____ Phone (_____) _____

PROPERTY LEGAL DESCRIPTION AND TECHNICAL INFORMATION

Originating Parcel:

S _____ T _____ R _____ _____ 1/2 _____ 1/4 _____ 1/4

Parcel #: _____ - _____ - _____ Zone District: _____

Total acreage in parcel: _____ # of acres to be divided off/added: _____

Address/Location of Property: _____

Is property located within 1320' (1/4 mile) of a livestock confinement facility? _____

Legal Description of designated 40 acre parcel **original exemption** was taken from: _____

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

SEE REQUIRED ATTACHMENT LIST ON BACK OF THIS PAGE

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED OR PROCESSED

AMENDED EXEMPTION REQUIRED ATTACHMENT LIST

Application Fee:

- Non-Refundable Application Fee due with application as determined by staff:
-Made payable to Morgan County Planning & Zoning
- \$100 Administrative Review
- OR
- \$ 150 Full Review

**Fees may be subject to change per section 2-160 of Morgan County Zoning Regulations*

Project Narrative:

- Narrative to include:
 - Project Description
 - Reason for request, and address exemption 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 (*see link*)
<https://msc.fema.gov/portal/home>

Site Plans/Maps:

- Plat map** (survey) per requirements set forth in the Morgan County Subdivision Regulations-- **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)
- Names, addresses and phone numbers for all property owners

Utilities/Access:

- Water**-must prove quality, quantity, & reliability of well, or Quality Water Contract (Quality Water Contracts or current Permits from Colorado Department of Natural Resources) <https://dwr.state.co.us/Tools/WellPermits>
 - o Existing or proposed public or private water system - Contract for Service
 - o Existing Well- Provide copy of driller's well completion report and proof of adjudication and water quality report
 - o Proposed Well- Provide documented proof of quality and quantity and of potable water
 - o Water Supply Information Summary as required by State of Colorado, Office of the State Engineer (*attached*)

MORGAN COUNTY RIGHT TO FARM POLICY / NOTICE

Morgan County is one of the most productive agricultural counties in Colorado. Ranching, farming, animal feeding, and all other manner of 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. Morgan County specifically recognizes the importance of agricultural operations as necessary and worthy of recognition and protection.

Landowners, residents and visitors must be prepared to accept as normal the effects of agriculture and rural living. These may include noise from tractors, equipment, and aerial spraying sometimes at night or in the early morning; dust from animal pens, field work, harvesting, and gravel roads; odor from animal confinement operations, silage and manure; smoke from ditch burning; flies and mosquitoes; the use of pesticides and fertilizers, including aerial spraying; and movement of livestock or machinery on public roads. Under the provisions of the State of Colorado's "Right to Farm" law (Section 35-3.5-101 and following, C.R.S.), all normal and non-negligent agricultural operations may not be considered nuisances.

Also public services in a rural area are not at the same level as in an urban or suburban setting. Road maintenance may be at a lower level, mail delivery may not be as frequent, utility services may be nonexistent or subject to interruption, law enforcement, fire protection and ambulance service will have considerably longer response times, snow may not be removed from county roads for several days after a major snow storm. First priority for snow removal is that school bus routes are normally cleared first.

Children are exposed to different hazards in a rural setting than they are in an urban or suburban area. Farm and oilfield equipment, ponds, and irrigation ditches, electrical service to pumps and oil field operations, high speed traffic, noxious weeds, livestock, and territorial farm dogs may present real threats to children. It is necessary that children's activities be properly supervised for both the protection of the children and protection of the farmer's livelihood.

All rural residents and property owners 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 and Morgan County Zoning Regulations regarding maintenance of fences, controlling weeds, keeping livestock and pets under control. There may be provisions of which you are unaware. For example, because Colorado is a Fence Law State, owners of property may be required to fence livestock out.

Information regarding these topics may be obtained from the Colorado State University Cooperative Extension Office, the County Planning and Zoning Department, and the County Attorney.

RECEIPT AND STATEMENT OF UNDERSTANDING

I hereby certify that I have received, read, and understood the Morgan County Statement of Policy and Notice regarding Right to Farm.

I further state that I am aware that the conditions of living in an unincorporated area are different than living in a town or city and that the responsibilities of rural residents are different from urban or suburban residents. I understand that under Colorado law that a pre-existing, non-negligent agricultural operation may not be considered a public or private nuisance.

To Be Signed by Landowner

Signature

Date

Printed Name

Address