



MORGAN COUNTY PLANNING, ZONING & BUILDING DEPT.
 231 Ensign, P.O. Box 596
 Fort Morgan, Colorado 80701
 PHONE: (970) 542-3526 FAX: (970) 542-3509
 e-mail: dheid@co.morgan.co.us

PERMIT # _____

BUILDING PERMIT APPLICATION – Landowner MUST sign application

PERMIT TYPE: New Building: _____ Remodel: _____ Addition: _____
 Manufactured/Modular Home: _____ Miscellaneous: _____

LANDOWNER NAME & ADDRESS

JOB SITE ADDRESS

 Property Legal Description: _____

Phone: _____

EMAIL: _____

Zone District: _____

CONTRACTOR: _____

LICENSE #: _____

PHONE: _____

EMAIL: _____

LOCATED IN 100 YEAR FLOODPLAIN? _____ ASSESSED VALUE OF PROPERTY? _____

Cost of Project: _____ Is this project value more than 50% of assessed value of property? _____

Property Size (sq. ft. or acres): _____ Present use of property: _____

Project Dimensions: Length: _____ Width: _____ Height: _____

Brief Description of proposed project: _____

Building Above Ground Square Footage: _____ Additional Floor Square Footage: _____

Basement Square Footage: _____ Finished Unfinished

Number of Bedrooms: _____ Number of Bathrooms: Full _____ 3/4 _____ 1/2 _____

Required attachments:

Water Supply

Sewage Disposal

- Quality Water Contract
- Well - proof of quality quantity, reliability
- Other – specify _____
- Right to Farm Policy (*must be signed by landowner*)
- Site Plan showing new and existing structures and set backs
- Construction Plans (1 copies required)
- If an irrigation ditch is on or next to property – **proof of contact** with Ditch company (*You contacted them*)
- Driveway Approval
- Architecture Control Approval
- Run-Off Control Structure 5,000 sq. ft. and larger

Health Dept. Septic Permit

Public / Private Permit

Other - specify _____

Required setbacks: Front _____ Side L _____ Side R _____ Rear _____

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

Morgan County Regs.: **1-315 Construction:** The actual placement and fastening of construction materials in a fixed position. Any excavation shall be deemed to be actual construction. If demolition or removal of any existing building or structure has commenced preparatory to construction, such demolition or removal shall be deemed to be actual construction. The term construction shall apply to buildings, roadways, utilities, other structures and landscaping. (*Also referred to as "start of construction".*)

Attached hereto is a drawing or plat showing the location of proposed improvement(s) and its relationship to all existing improvements and lot boundaries and showing set back distances from such boundaries. Landowner agrees to contract the project in accordance with plans and specifications submitted herewith and in strict compliance with the provisions of the Morgan County Zoning Regulations and the Morgan County Building Code. **Landowner is notified that any past, existing or future drainage associated with this property is the responsibility of the landowner and not that of Morgan County. Property taxes must be current prior any permits being issued.**

The applicant, his agents and employees of, shall comply with all the rules, regulations and requirements of the County Zoning Regulations and Building Codes governing all aspects of the above proposed work for which the permit is granted. The County or its agents are authorized to order the immediate cessation of construction at any time a violation of the codes or regulations appears to have occurred. Violation of any of the codes and regulations applicable may result in the revocation of this permit. Buildings MUST conform with the submitted and approved plans. Any changes of plans or layout must be approved prior to the changes being made. Any change in the use or occupancy must be approved prior to commencement of construction. Construction not commenced within 180 days of permit issuance voids this permit. Cessation of work for periods of 180 continuous days shall also void this permit. Permits are not transferable. Morgan County and any of its contractors are not liable for workmanship.

Issuance of a building or zoning permit does not guarantee your project is in compliance with covenants that may be in place on your property.

Signing this application gives the Building Inspector and/or his agent express permission to enter permitted property for the purpose of conducting inspections as required by the Morgan County Zoning Regulations and Morgan County Building Code.

- ❖ *Additional fees may be charged if this inspection is not conducted prior to start of construction.*
- ❖ *Failure to comply with inspection may result in additional fees and/or denial of a Morgan County Contractor's license.*

Landowner
Signature: _____ Date: _____

Contractor
Signature: _____ Date: _____

SITE MUST BE STAKED AND READY FOR INSPECTION AT TIME APPLICATION IS SUBMITTED.

Permit valid for projects started within 180 days.

STAFF USE ONLY:

Date Application Received _____ Received By _____

Fee Payment _____ Ck / CC # _____ Pd By _____

Property Taxes _____

Floodplain _____

Other Permits Issued: _____

Parcel Number: _____

Notes _____

Zoning Review Approval

Planning Administrator: _____ Date: _____

Plan Review Approval

Plans Examiner: _____ Date: _____

Site Inspection Approval

Inspector: _____ Date: _____

PERMIT FOR USE AS SET FORTH IS HEREBY (GRANTED) (DENIED)

Building Official: _____ Date: _____

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2-135 Construction Permits Required

A building permit, zoning permit, or mobile home placement permit shall be required prior to structural construction or set up in all zone districts in Morgan County for structures that are roofed and 120 square feet and larger. All applications for building permits, zoning permits and mobile home placement permits shall include:

- (A) For residential building proof of:
 - (1) Adequate water supply suitable for human consumption (meets criteria established by Colorado Department of Health).
 - (2) Adequate access to a public road.
 - (3) Utility services.
- (B) For commercial and industrial buildings proof of:
 - (1) Adequate water supply suitable for human consumption (meets criteria established by Colorado Department of Health) for that portion of the water supply of the commercial or industrial use intended for human consumption.
 - (2) Adequate access to a public road.
 - (3) Utility services.
- (C) Residential, commercial and industrial buildings shall be subject to the Building Codes.
- (D) Construction plans for residential, commercial and industrial construction as may be required by the Building Department.
- (E) Non-occupied structures, (i.e. detached garages, pole buildings, agriculture buildings, storage buildings, etc.), will not be subject to the Building Codes.
- (F) Non-occupied structures, (i.e. detached garages, pole buildings, agriculture buildings, storage buildings, etc.), will be required to obtain a zoning permit.
- (G) An adequate drainage plan. For any building or project which will result in 5,000 square feet or more of impermeable surface the drainage plan must be signed and sealed by a licensed civil engineer.**
- (H) A site or plot plan as defined in these Regulations

3-705 Drainage Requirements

- (A) All users of land in all Zones shall provide and maintain storm water retention facilities designed to retain the storm water runoff in excess of historic flow from the undeveloped site. The storm water retention facility on a developed site shall be designed for a 100 year storm. The storm water retention facility shall be designed and operated to release the retained water at a quantity and rate of a five year storm falling on the undeveloped site.
- (B) Buildings, hard surfacing, or construction of any non-percolating surface requiring a building permit shall not be constructed until drainage plans for such improvements are approved by County staff.
- (C) Drainage plans are to be included with submittal documents for site specific development plan approval.



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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	

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 Adopted by the Morgan County Board of County Commissioners by Resolution #96BCC41 on July 23, 1996 and amended by Resolution 2008 BCC 34 on September 2, 2008.



Road and Bridge Department
REQUEST FOR DRIVEWAY ACCESS LETTER

Requested By: Name: _____ Date: _____

Address: _____

City/State/Zip: _____

Phone: _____

Legal Description: _____

Present Driveway Location: _____

New Driveway Location: _____

If this letter is to be mailed to an address different from above indicate:

Name: _____

Address: _____

City/State/Zip: _____

Phone: _____

Submit this request to: Morgan County Road and Bridge Department
Attn: Richard Early – Bridge Manager
17303 Co Rd S
P.O. Box 516
Fort Morgan, CO 80701
(970) 542-3560 Fax (970) 542-3569

For Office Use Only

Determination: _____

GPS Coordinates, Centerline of Driveway in relation to road: Latitude: _____

Longitude: _____

Maximum Width of Driveway: _____ Feet

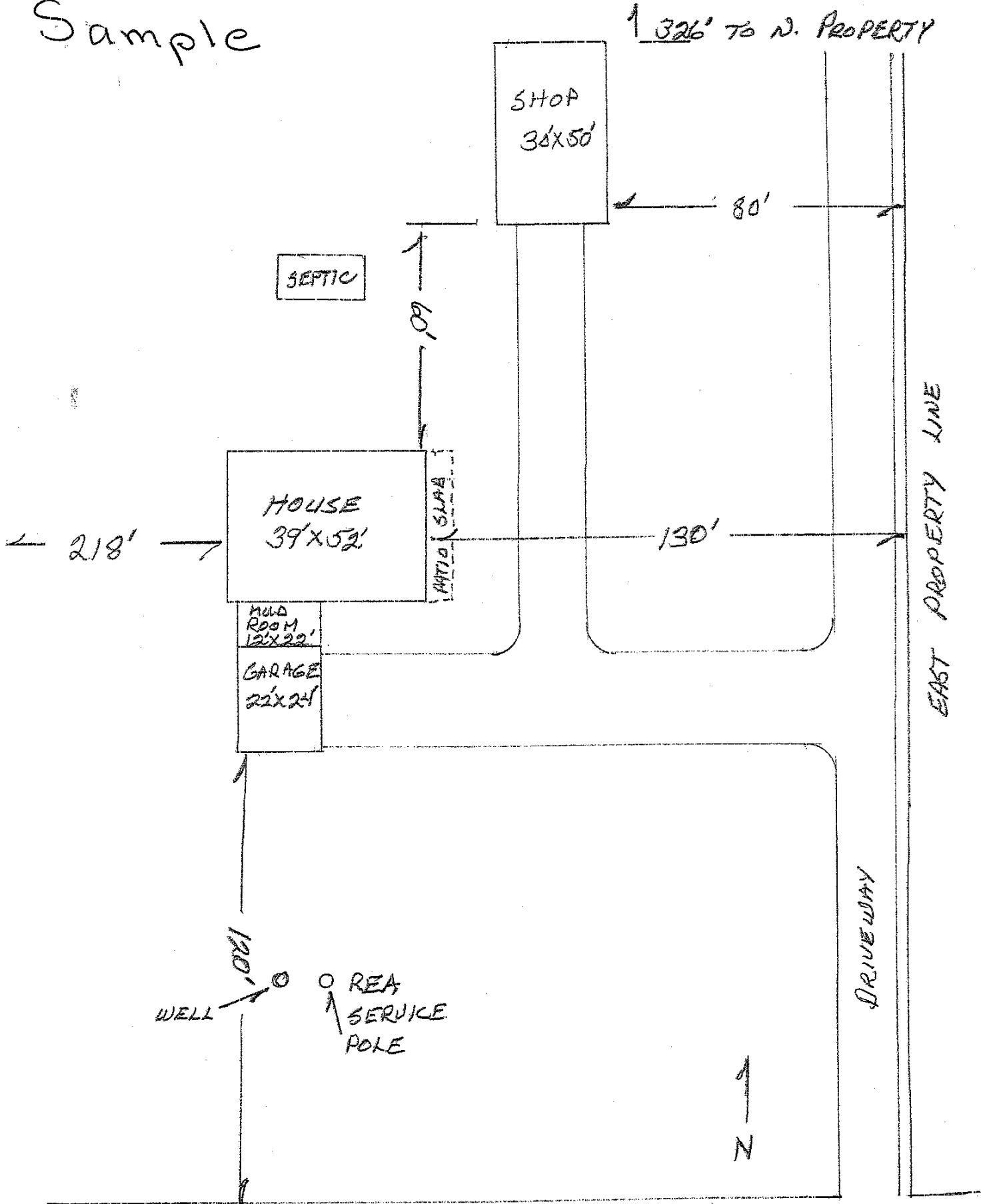
Culvert Required: YES / NO If yes, Size: _____ Inch

Driveway Address Code: _____

Received by: _____ Date: _____

Completed by: _____ Date: _____

Sample



ROAD 5

1 SQUARE = 4 FEET



Morgan County Energy Code Submittal Requirements

The Morgan County Building Department has adopted the 2006 International Energy Conservation Code effective July 1, 2008. Currently, Morgan County is under the 2003 International Residential Code. Chapter 11 of this code has been deleted and all reference to energy codes shall be that of the 2006 International Energy Conservation Code. The submittal requirements for residential energy compliance are outlined below as determined by the building department.

- Above Ground Exterior Wall Insulation R Value _____ Min R-20
- Ceiling Insulation R Value _____ Min R-38
- Basement Wall Insulation R Value _____ Min R-10
- Floor Insulation R Value _____ Min R-21
- Crawl Space Wall Insulation R Value _____ Min R-20
- Slab Perimeter R Value _____ Min R-9, 4 ft.
- Over Garage Insulation if Under Living Area R Value _____ Min R-21
- Window and Door U Factor _____ Max .35 SHGC Rating _____
- Skylight U Factor _____ SHGC Rating _____
- Siding R Value _____ (if any)
- Weather Barrier _____ (Exterior) Vapor Barrier _____ (Interior)
- Furnace Size and Efficiency _____
- Calculation Method Used _____
- Duct Work Design Calculation Method _____
- Water Heater Size and Efficiency _____
- Compact Fluorescent Light Bulbs _____

Single Family Residential Addition

2x _____ rafters spaced _____ " O.C. or
 Manufactured Trusses spaced _____ " O.C.
(example: 2 x 12 Rafters Spaced 24" O.C.)

Sheathing _____
(example: 1/2" exterior plywood)

Minimum 1x _____ ridge board
(example: 1 x 12)

Roof covering _____
(example: Class A 3 tab shingles)

Note: For roofs with slopes less than 4:12, follow manufacturer's instructions for low slope application of roofing material.

12
pitch

Building Section

Note: Attic ventilation and access may be required

Provide roof tie downs
 Solid 2x blocking between rafters that are 2x12 or greater

Note: Pre-engineered roof trusses w/truss clips may be used in lieu of roof structure shown

Diagonal wind bracing or braced wall panels @ corners and each 25' of wall

Note: Pre-engineered floor systems may be used and should be installed according to the manufacturers installation instructions

Check one
 Vented
 Unvented

Access required

18" minimum

Engineered Design: Cassions may be required if your site has swelling soils. A foundation designed by a Colorado licensed architect or engineer may be required.

Check one
 Foundation: Engineered Design
 Foundation: Detail A
(see page 3)

Ceiling Insulation _____
(example: R-38)

Wall Insulation _____
(example: R-20 Fiberglass Batts)

2x _____ ceiling joists @ _____ O.C.
(example: 2 x 8 @ 24" O.C.)

Double 2x _____ top plate
(example: 2 x 6)

Span _____
(example: 23' 5")

Ceiling height _____
(example: 8')

Siding _____
(example: lap or T-111)

Wall sheathing _____
(example: 1/2" exterior plywood)

2x _____ studs @ _____ O.C.
(example: 2 x 6 @ 24" O.C.)

Cont. 2x _____ sill plate
(example: 2 x 4)

2x _____ Joists @ _____ O.C.
(example: 2x10 @ 24" O.C.)

Wall width _____ "
(example: 8")

Footing size _____ " x _____ "
(example: 8" X 16")

Property Address: _____

This handout was developed by the Colorado Chapter of the International Code Council as a basic plan submittal under the 2009 International Residential Code. It is not intended to cover all circumstances. Check with your Department of Building Safety for additional requirements.