



**MORGAN COUNTY
PLANNING AND BUILDING DEPARTMENT
MORGAN COUNTY PLANNING COMMISSION
FILE SUMMARY**

**April 5, 2020
April 13, 2020 hearing date**

**APPLICANT: Paul Caughlan
LANDOWNERS: The Caughlan Family Living Trust**

This application is for the Caughlan Minor Subdivision in the SW¼ of the SW¼ of Section 8, T4N, R56W of the 6th P.M. Morgan County, Colorado. The property is located at the northeast corner of the intersection of County Road W and County Road 25.

Paul Caughlan, as applicant, requesting approval of a minor subdivision that will plat 37.78 acres into two lots. Proposed Lot 1 will be 7.78 acres and is undeveloped. Proposed Lot 2 will be 30 acres and has structures located on it that will meet setbacks required in the Agriculture Production zone district. The parcel is identified as #1037-080-00-004 and addressed as 22142 County Road 25.

In reviewing an application for a minor subdivision the Planning Commission and the Board of County Commissioners shall apply the following criteria as listed from Section 8-195 of the Morgan County Subdivision Regulations:

- (A) Whether the application documents are complete and present a clear picture of how the subdivision is to be laid out including all infrastructure, easements, and access.
The application documents are complete:

Lot 1 - 7.78 acres		Lot 2 – 30 acres
Water	Quality Water Tap – new tap approved	Quality Water Tap – #899
Septic	NE Colo Health – no objection new septic	NE Colo Health – no objection Septic #M07-004
Access (2)	Road and Bridge – ok new	Road and Bridge – ok existing
Fire	Hillrose	Hillrose
Soil map	Provided	Provided
Ext Svc	1 animal unit/acre regulations	4 animal units/acre regulations
Minerals	Mineral rights, none severed	Mineral rights, none severed
R-T-F	Complete	Complete

- (B) Whether the proposed subdivision is consistent with the Morgan County Comprehensive Plan.
The subdivision is located in the northeast planning area.
Chapter 2.II.C. 1., County Wide
Goals: Encourage the development where the proposed development is compatible with existing land uses – other exempted parcels and minor subdivisions are in the area.

There is access to existing infrastructure, Quality Water and County Road.

- C) Whether the proposed subdivision is compatible with surrounding land uses and is adequately buffered as needed.
There are other minor subdivisions in the area and distance creates a buffer - buffering is not necessary.

All appropriate notice requirements have been completed with no comments received as of April 6, 2020
Fourteen property owners within 1,320 feet were notified of the application; there have not been comments, either in favor or opposed.

I would like Planning Commission to make a motion on this application to be referred to the County Commissioners for final determination.

Pam Cherry
Morgan County Planning Administrator



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: pcherry@co.morgan.co.us

Filing Deadline _____

Meeting Date _____

Administrative Review ☐

MINOR SUBDIVISION APPLICATION

APPLICANT

Name Paul Caughlan
Address 22142 CR 25
FORT MORGAN, CO 80701
Phone (970) 380-2275
Email PPcds@kci.net

LANDOWNERS

Name The Caughlan Family Living Trust
Address 22142 CR 25
FORT MORGAN, CO 80701
Phone (970) 380-2275
Email PPcds@kci.net

TECHNICAL

General legal description of parcel: SW 1/4, SW 1/4 SEC 8, T4N, R56W, 6th PM
Address/Location of Property: 22142 CR 25 FORT MORGAN, CO Zone District: A
Distance and Direction to nearest community: SE 8 miles BLUSH
Total acreage in parcel: 37.78 A Number of lots to be created: 2 (970) 522-1960
Name, address and phone of surveyor: Leibert-McAtee Assoc, Inc., 615 S. 10th Ave, P.O. Box 442, Sterling, CO 80751
Present use of Property: Grass Land
Proposed use of Property: Home (New)
Is property located within 1320' (1/4 mile) of a livestock confinement facility: No

I hereby certify that to the best of my knowledge, the information contained within this application package is true and correct. Application must be signed by applicant and landowner as it appears in title insurance.

Paul Caughlan 2-18-20
Applicant Signature Date
Paul J. Caughlan 2-18-20
Applicant Signature Date

The Caughlan Family Living Trust
by Paul J. Caughlan Trustee 2-18-20
Landowner Signature Date
Paul J. Caughlan Trustee 2-18-20
Landowner Signature Date


Date Received 2-20-20 Received By S Shields Fee Payment \$625⁰⁰ Check # 191

Recording Fee \$ _____ Check # _____

Fees Paid By Caughlan Family Living Trust

Comments _____

MS Permit # MS2020-0002

	Morgan County 231 Ensign, Fort Morgan, CO 80701 (970) 542-3526 Fax (970) 542-3509	Minor Subdivision Permit MS2020-0002
	For Inspections: (970) 542-3526	

Date Issued: 02/27/2020 Expiration Date: 8/25/2020 Job Site Address: 22142 CO RD 25 FORT MORGAN, Morgan County, CO 80701 Category: Planning Permit Type: Minor Subdivision Permit Valuation: \$0.00	Property Owner: The Caughlan Family Living Trust Mailing Address: 22142 CO RD 25 FORT MORGAN Morgan County, CO 80701 Phone: (970) 380-2275 Email: ppcds@kci.net																
Description of Work: Create 2 lots from 37.78 acre parcel.																	
Subdivision: Parcel ID: 103708000004 Filing: Lot: Block: Total Sq Ft:	<table border="1"> <tr> <td colspan="4">Required Setbacks:</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4">Actual Setbacks:</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> </tr> </table>	Required Setbacks:								Actual Setbacks:							
Required Setbacks:																	
Actual Setbacks:																	
Contractors:	<table border="1"> <tr> <td>Fee Items</td> <td>Amount</td> </tr> <tr> <td>Minor Subdivision 31-40.9 acres</td> <td>\$625.00</td> </tr> <tr> <td>Total:</td> <td>\$625.00</td> </tr> </table>	Fee Items	Amount	Minor Subdivision 31-40.9 acres	\$625.00	Total:	\$625.00										
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Total:	\$625.00																
<p align="center">NOTICE</p> <p>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 anytime 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.</p>																	
Signature of Applicant/Date	Building Department Signature/Date																

MUST BE POSTED ON JOB SITE



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

MINOR SUBDIVISION ATTACHMENT SCHEDULE

- ☒ Schedule A: Proof of ownership in the form of current, title insurance policy, (within the last 6 months) or attorney's title opinion.
- ☒ Schedule B: Names, addresses, and phone numbers of all property owners.
- ☒ Schedule C: Waste Disposal System
___ Public System - "Will Serve Letter"
___ Private System - "Will Serve Letter"
___ Existing Septic System - Evaluation of adequacy in terms of today's regulations from local Health Department.
- ___ Schedule D: Water System
___ Existing or proposed public or private water system – Contract for Service
___ Existing Well – Provide copy of drillers well completion report to state and proof of adjudication and water quality report.
___ Proposed Well – Provide documented proof of quality and quantity of potable water
- no well*
___ Schedule E: Water supply information summary as required by State of Colorado, Office of the State Engineer (attached)
- septic letter*
___ Schedule F: Legal Access - Copy of permit for driveway access from Colorado Department of Transportation or Morgan County Road and Bridge Department. Other easements and/or right-of-ways as applicable. (Required for new and existing driveways)
- no*
___ Schedule G: Is proposed subdivision located within a Fire District? (staff determined)
- ☒ Schedule H: Soil Type - Soil map from Morgan County Soil Conservation Service showing suitability for sanitary facilities, building site development for site specific soil.
- ___ Schedule I: Impact statement from Morgan County Extension for determination of the number of animal units this land can sustain.
- ___ Schedule J: Describe the general topography of the land and potential hazards.
- ___ Schedule K: If any portion of proposed subdivision is in the floodplain these areas must be shown on the plat map. Zone, panel number and panel date to be indicated.
- ___ Schedule L: Declaration of restrictive covenants.
- ___ Schedule M: Homeowners Association agreement and by-laws.
- ___ Schedule N: Revegetation plan (if not included in covenants).
- ___ Schedule O: Names and addresses of all mineral rights owners and/or lessees.



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- ☒ Schedule P: Right to Farm Policy.
- ☒ Schedule Q: Plat (survey) map per requirements set forth in Morgan County Subdivision Regulations adopted February, 2003.
- ☒ Schedule R: Improvement location certificate, including setbacks of existing structures, per requirements set forth in the Morgan County Subdivision Regulations adopted February, 2003. **2 copies required.**
- ☐ Schedule S: Non-refundable Application Fee: (made payable to Morgan County Planning)
- | | |
|-----------------------|-----------|
| Administrative Review | \$300.00 |
| Up to 10.90 acres | \$550.00 |
| 11 - 20.9 acres | \$575.00 |
| 21 - 30.9 acres | \$600.00 |
| 31 - 40.9 acres | \$625.00 |
| 41 + acres | \$650.00* |
- * Plus \$15.00 per 40 acres or fraction thereof in excess of 60 acres.
- ☐ Schedule T: Plat map recording fee of \$13.00. (made payable to Morgan County Clerk & Recorder)
- ☐ Schedule U: Covenants recording fee of \$13.00 for first page and \$5.00 per page thereafter. (This fee will be collected at the conclusion of all hearings. Made payable to Morgan County Clerk & Recorder)
- ☐ Schedule V: Other staff requirements.

*Title to any or all of the Minor Subdivision **cannot** be transferred until all required documents have been recorded in the Morgan County Clerk and Recorders office.

Minimum lot size for parcel containing a water well and a septic system is 2.5 (two and one half) acres. Minimum lot size for parcel without a water well and served by a public or private water system and a septic system is 1 (one) acre.

Property taxes must be current prior to processing application.

A

NORTHERN COLORADO TITLE SERVICES CO., INC.

130 W. KIOWA AVE., FORT MORGAN, COLORADO 80701

Phone No. 970-867-0233 Fax No. 970-867-7750

DATE: **February 3, 2020**

ORDER #: **NCT22020**

PROPERTY ADDRESS: **22142 COUNTY ROAD 25, FORT MORGAN, COLORADO, 80701**

OWNER/PURCHASER: **THE CAUGHLAN FAMILY LIVING TRUST
TO BE DETERMINED**


PLEASE DELIVER TO THE FOLLOWING CUSTOMERS:

_____ To:	ATTN:
	Fax#:
_____ To: PAUL CAUGHLAN	ATTN:
970-380-6663	Fax#:
_____ To:	ATTN:
	Fax#:
_____ To:	ATTN:
	Fax#:
_____ To:	ATTN:
	Fax#:

ATTACHED PLEASE FIND THE FOLLOWING ITEM(S) IN CONNECTION WITH THE ABOVE CAPTIONED ORDER. SHOULD YOU HAVE ANY QUESTIONS REGARDING THE ATTACHED DOCUMENTATION, PLEASE CONTACT LINDA, SHARON, LISA OR SHERYL. FOR CLOSING ASSISTANCE, PLEASE CONTACT LINDA OR LISA. WE APPRECIATE YOUR BUSINESS VERY MUCH AND LOOK FORWARD TO SERVING YOU IN THIS TRANSACTION.

E-MAIL ADDRESS FOR CLOSING DOCUMENTS: CLOSING@NCTS.COM
HAVE A WONDERFUL DAY!!!

_____ COMMITMENT	_____ OWNERS TITLE POLICY
_____ AMT DUE IS ON SCHEDULE A (INVOICE)	
_____ PROPERTY REPORT	_____ MORTGAGEES TITLE POLICY
_____ -AMT DUE IS ON PROPERTY REPORT (INVOICE)	
_____ MORTGAGE/FORECLOSURE GUARANTY	_____ DOCUMENTS
_____ SURVEY/ILC	_____ OTHER / INVOICE

 First American Title™	ALTA Commitment for Title Insurance
Commitment	ISSUED BY First American Title Insurance Company

COMMITMENT FOR TITLE INSURANCE

Issued By

FIRST AMERICAN TITLE INSURANCE COMPANY

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

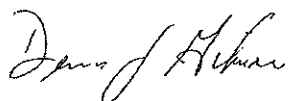
THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, **First American Title Insurance Company**, a Nebraska Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

First American Title Insurance Company



Dennis J. Gilmore, President



Jeffrey S. Robinson, Secretary

If this jacket was created electronically, it constitutes an original document

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions.

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COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
 - (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
 - (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
 - (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
 - (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
 - (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
 - (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
 - (h) "Title": The estate or interest described in Schedule A.
2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
3. The Company's liability and obligation is limited by and this Commitment is not valid without:
- (a) the Notice;
 - (b) the Commitment to Issue Policy;
 - (c) the Commitment Conditions;
 - (d) Schedule A;
 - (e) Schedule B, Part I—Requirements; and
 - (f) Schedule B, Part II—Exceptions.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I—Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions.

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- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION


Arbitration provision intentionally removed.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions.

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 First American Title™	Title Insurance Commitment ISSUED BY First American Title Insurance Company
Schedule A	

ALTA® Universal ID: 0044474

Commitment No: NCT22020-REVISION 1

Effective Date: January 27, 2020 at 8:00 a.m.

1. Policy or Policies to be issued:

OWNERS:

AMOUNT

PREMIUM

☒ ALTA® 2006 Owner's Policy (6-17-06)

**\$TO BE
DETERMINED**

\$200.00

Proposed Insured: TO BE DETERMINED

LOAN:

☒ ALTA® 2006 Loan Policy (6-17-06)

Other Charges:

TOTAL DUE: \$ 200.00

NOTE: A Minimum Fee of \$110.00 will be charged if file is cancelled.

2. On the effective date hereof, the estate described herein to be insured is **fee simple**, and is vested in:

THE CAUGHLAN FAMILY LIVING TRUST


3. The land referred to in the Commitment is described below or in Schedule C:

The SW1/4SW1/4 of Section 8, Township 4 North, Range 56 West of the 6th P.M., Morgan County, Colorado, EXCEPT a parcel conveyed in Book 1062 at page 956.

and commonly known as (for informational purposes only): **22142 COUNTY ROAD 25, FORT MORGAN, COLORADO, 80701**

By: 
 Authorized Countersignature
 (This Schedule A valid only when Schedule B is attached)

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 First American Title™	Title Insurance Commitment ISSUED BY First American Title Insurance Company
Schedule BI	

**SCHEDULE B - SECTION I
REQUIREMENTS**

Commitment No: **NCT22020-REVISION 1**

The Following are requirements to be complied with; otherwise to be shown as exceptions in the policy:


- A. Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest to be insured, and for any estate or interest necessary to create the estate or interest to be insured described in this Commitment.
- B. Payment of all taxes and/or assessments levied against the subject premises which are due and payable.
- C. You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.
- D. 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, to wit:

1. Proper Deed from **THE CAUGHLAN FAMILY LIVING TRUST** to **TO BE DETERMINED**, conveying the land described herein.
2. Dollar amount of Policy coverage must be provided to the Company.
3. The Company reserves the right to assert additional requirements or exceptions regarding the Grantee(s) when they are designated.

NOTE: Statement of Authority for **THE CAUGHLAN FAMILY LIVING TRUST** recorded **OCTOBER 1, 2013** at Reception No. **884551**, discloses the following person(s) have the authority to execute documents affecting title on behalf of the entity:

PAUL J. CAUGHLAN, Trustee and PATRICIA L. CAUGHLAN, Trustee

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.

 First American Title™	Title Insurance Commitment ISSUED BY First American Title Insurance Company
Schedule BII	

SCHEDULE B-SECTION II EXCEPTIONS

Commitment No: **NCT22020-REVISION 1**

Schedule B of the Policy or Policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company. The policy will not insure against loss or damage by reason of the following:

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 that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be ascertained by persons in possession of the Land.
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 heretofore or hereafter furnished, imposed by law and not shown by 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.

ADDITIONAL EXCEPTIONS

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

8. Reservation as contained in United States Patent recorded AUGUST 29, 1919 in Book 107 at Page 521 as follows:
Right of way for ditches or canals constructed by the authority of the United States.

9. Subject to County Road 25 and County Road W as they currently exist and are in use.

10. Easement and right of way for ELECTRIC AND WATER purposes as granted by ESTATE OF ANNA LEA CAUGHLAN and PAUL J. CAUGHLAN and PATRICIA LUCILLE CAUGHLAN to SHIRLEY J. CRAWFORD as contained in instrument recorded NOVEMBER 23, 1999 in Book 1062 at Page 956, the location of said easement and right of way are more specifically defined in said document.

Commitment Schedule B-II

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11. Right of way and rights incident thereto for County Roads 30 feet on either side of Section and Township lines as established by the Board of County Commissioners of Morgan County, Colorado, in instrument recorded May 6, 1907 in Book 62 at page 109.

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; AND (C) MORGAN COUNTY RURAL ELECTRIC ASSOCIATION RECORDED JANUARY 22, 1982 IN BOOK 825 AT PAGE 656.

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 1 and a Schedule C (if applicable) with matching Numbers.

Commitment Schedule B-II

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**SCHEDULE B –SECTION 2
CONTINUED**

Pursuant to C.R.S. 30-10-406(3)(a) all documents received for recording or filing in the Clerk and Recorder's office shall contain a top margin of at least one inch and a left, right and bottom margin of at least one-half of an inch. The Clerk and Recorder will refuse to record or file any document that does not conform to the requirements of this section.

NOTE: If this transaction includes a sale of the property and the price exceeds \$100,000.00, the seller must comply with the disclosure/withholding provisions of C.R.S. 39-22-604.5 (Non-residential withholding).

NOTE: Colorado Division of Insurance Regulations 8-1-2 requires that "Every title entity shall be responsible for all matters which appear of record prior to the time of recording whenever the title entity conducts the closing and is responsible for recording or filing of legal documents resulting from the transaction which was closed." Provided that Title entity conducts the closing of the insured transaction and is responsible for recording the legal documents from the transaction, exception number 5 will not appear on the Owner's Title Policy and the Lenders Policy when issued.

Pursuant to C.R.S. 10-11-122, the company will not issue its policy or policies of title insurance contemplated by this commitment until it has been provided a Certificate of Taxes due or other equivalent documentation from the County Treasurer or the County Treasurer's authorized agent; or until the Proposed Insured has notified or instructed the company in writing to the contrary.

The subject property may be located in a special taxing district. A Certificate of Taxes due listing each taxing jurisdiction shall be obtained from the County Treasurer or the County Treasurer's authorized agent. Information regarding special districts and the boundaries of such districts may be obtained from the Board of County Commissioners, the County Clerk and Recorder, or the County Assessor.

NOTE: Pursuant to CRS 10-11-123, notice is hereby given:

This notice applies to owner's policy commitments containing a mineral severance instrument exception, or exceptions, in Schedule B, Section 2.

- A. That there is recorded evidence that a mineral estate has been severed, leased, or otherwise conveyed from the surface estate and that there is a substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal energy in the property; and
- B. That such mineral estate may include the right to enter and use the property without the surface owner's permission.

NOTE: Pursuant to Colorado Division of Insurance Regulations 8-1-1, Affirmative mechanic's lien protection for the Owner may be available (typically by deletion of Exception no. 4 of Schedule B, Section 2 of the Commitment from the Owner's Policy to be issued) upon compliance with the following conditions:

- A. The land described in Schedule A of this commitment must be a single family residence which includes a condominium or townhouse unit.
- B. No labor or materials have been furnished by mechanics or material-men for purposes of construction on the land described in Schedule A of this Commitment within the past 6 months.
- C. The Company must receive an appropriate affidavit indemnifying the Company against un-filed mechanic's and material-men's liens.
- D. The Company must receive payment of the appropriate premium.
- E. If there has been construction, improvements or major repairs undertaken on the property to be purchased within six months prior to the Date of the Commitment, the requirements to obtain coverage for unrecorded liens will include: disclosure of certain construction information; financial information as to the seller, the builder and or the contractor; payment of the appropriate premium, fully executed Indemnity Agreements satisfactory to the company, and, any additional requirements as may be necessary after an examination of the aforesaid information by the Company.

Commitment Schedule B-II

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No coverage will be given under any circumstances for labor or material for which the insured has contracted for or agreed to pay.

NOTE: Pursuant to C.R.S. 38-35-125(2) no person or entity that provides closing and settlement services for a real estate transaction shall disburse funds as a part of such services until those funds have been received and are available for immediate withdrawal as a matter of right.

NOTE: C.R.S. 39-14-102 requires that a real property transfer declaration accompany any conveyance document presented for recordation in the State of Colorado. Said declaration shall be completed and signed by either the grantor or grantee.

NOTE: Pursuant to CRS 10-1-128(6)(a), It is unlawful to knowingly provide false, incomplete, or misleading facts or information to an insurance company for the purpose of defrauding or attempting to defraud the company. Penalties may include imprisonment, fines, denial of insurance and civil damages. Any insurance company or agent of an insurance company who knowingly provides false, incomplete, or misleading facts or information to a policyholder or claimant for the purpose of defrauding or attempting to defraud the policyholder or claimant with regard to a settlement or award payable from insurance proceeds shall be reported to the Colorado division of insurance within the department of regulatory agencies.

NOTE: Pursuant to Colorado Insurance Regulation 8-1-3, this is notification of the availability of Title Closing Protection Letters written by First American Title Insurance Company.

Nothing herein contained will be deemed to obligate the company to provide any of the coverages referred to herein unless the above conditions are fully satisfied.



Privacy Notice

Effective: January 1, 2020

Notice Last Updated: January 1, 2020

This Privacy Notice describes how First American Financial Corporation and its subsidiaries and affiliates (together referred to as "First American," "we," "us," or "our") collect, use, store, and share your information. This Privacy Notice applies to information we receive from you offline only, as well as from third parties. For more information about our privacy practices, please visit <https://www.firstam.com/privacy-policy/index.html>. The practices described in this Privacy Notice are subject to applicable laws in the places in which we operate.

What Type Of Information Do We Collect About You? We collect both **personal** and **non-personal information** about and from you. **Personal information** is non-public information that can be used to directly or indirectly identify or contact you. **Non-personal information** is any other type of information.

How Do We Collect Your Information? We collect your **personal** and **non-personal information**: (1) directly from you; (2) automatically when you interact with us; and (3) from third parties, including business parties and affiliates.

How Do We Use Your Information? We may use your personal information in a variety of ways, including but not limited to providing the services you have requested, fulfilling your transactions, comply with relevant laws and our policies, and handling a claim. We may use your **non-personal information** for any purpose.

How Do We Share Your Personal Information? We do not sell your **personal information** to nonaffiliated third parties. We will only share your **personal information**, including to subsidiaries, affiliates, and to unaffiliated third parties: (1) with your consent; (2) in a business transfer; (3) to service providers; and (4) for legal process and protection. If you have any questions about how First American shares your **personal information**, you may contact us at dataprivacy@firstam.com or toll free at 1-866-718-0097.

How Do We Secure Your Personal Information? The security of your **personal information** is important to us. That is why we take commercially reasonable steps to make sure your **personal information** is protected. We use our best efforts to maintain commercially reasonable technical, organizational, and physical safeguards, consistent with applicable law, to protect your **personal information**.

How Long Do We Keep Your Personal Information? We keep your **personal information** for as long as necessary in accordance with the purpose for which it was collected, our business needs, and our legal and regulatory obligations.

Your Choices We provide you the ability to exercise certain controls and choices regarding our collection, use, storage, and sharing of your **personal information**. In accordance with applicable law, your controls and choices. You can learn more about your choices, and exercise these controls and choices, by sending an email to dataprivacy@firstam.com or toll free at 1-866-718-0097.

International Jurisdictions: Our Products are hosted and offered in the United States of America (US), and are subject to US federal, state, and local law. If you are accessing the Products from another country, please be advised that you may be transferring your **personal information** to us in the US, and you consent to that transfer and use of your **personal information** in accordance with this Privacy Notice. You also agree to abide by the applicable laws of applicable US federal, state, and local laws concerning your use of the Products, and your agreements with us.

We may change this Privacy Notice from time to time. Any and all changes to this Privacy Notice will be reflected on this page, and where appropriate provided in person or by another electronic method. **YOUR CONTINUED USE, ACCESS, OR INTERACTION WITH OUR PRODUCTS OR YOUR CONTINUED COMMUNICATIONS WITH US AFTER THIS NOTICE HAS BEEN PROVIDED TO YOU WILL REPRESENT THAT YOU HAVE READ AND UNDERSTOOD THIS PRIVACY NOTICE.**

Contact Us dataprivacy@firstam.com or toll free at 1-866-718-0097.



For California Residents

If you are a California resident, you may have certain rights under California law, including but not limited to the California Consumer Privacy Act of 2018 ("CCPA"). All phrases used in this section shall have the same meaning as those phrases are used under California law, including the CCPA.

Right to Know. You have a right to request that we disclose the following information to you: (1) the categories of **personal information** we have collected about or from you; (2) the categories of sources from which the **personal information** was collected; (3) the business or commercial purpose for such collection and/or disclosure of your personal information; (4) the categories of third parties with whom we have shared your **personal information**; and (5) the specific pieces of your **personal information** we have collected. To submit a verified request for this information, go to our online privacy policy at www.firstam.com/privacy-policy to submit your request or call toll-free at 1-866-718-0097. You may also designate an authorized agent to submit a request on your behalf by going to our online privacy policy at www.firstam.com/privacy-policy to submit your request or by calling toll-free at 1-866-718-0097 and submitting written proof of such authorization to dataprivacy@firstam.com.

Right of Deletion. You also have a right to request that we delete the **personal information** we have collected from you. This right is subject to certain exceptions available under the CCPA and other applicable law. To submit a verified request for deletion, go to our online privacy policy at www.firstam.com/privacy-policy to submit your request or call toll-free at 1-866-718-0097. You may also designate an authorized agent to submit a request on your behalf by going to our online privacy policy at www.firstam.com/privacy-policy to submit your request or by calling toll-free at 1-866-718-0097 and submitting written proof of such authorization to dataprivacy@firstam.com.

Verification Process. For either a request to know or delete, we will verify your identity before responding to your request. To verify your identity, we will generally match the identifying information provided in your request with the information we have on file about you. Depending on the sensitivity of the personal information requested, we may also utilize more stringent verification methods to verify your identity, including but not limited to requesting additional information from you and/or requiring you to sign a declaration under penalty of perjury.

Right to Opt-Out. We do not sell your personal information to third parties, and do not plan to do so in the future.

Right of Non-Discrimination. You have a right to exercise your rights under California law, including under the CCPA, without suffering discrimination. Accordingly, First American will not discriminate against you in any way if you choose to exercise your rights under the CCPA.

Collection Notice. The following is a list of the categories of personal information we may have collected about California residents in the twelve months preceding the date this Privacy Notice was last updated, including the business or commercial purpose for said collection, the categories of sources from which we may have collected the personal information, and the categories of third parties with whom we may have shared the personal information:

The categories of personal information we have collected include, but may not be limited to: real name; signature; alias; SSN; physical characteristics or description, including protected characteristics under federal or state law; address; telephone number; passport number; driver's license number; state identification card number; IP address; policy number; file number; employment history; bank account number; credit card number; debit card number; financial account numbers; commercial information; internet or other electronic network activity; geolocation data; audio and visual information; professional or employment information; and inferences drawn from the above categories to create a profile about a consumer.

Categories of sources from which we've collected **personal information** include, but may not be limited to: the consumer directly; public records; governmental entities; non-affiliated third parties; social media networks; affiliated third parties

The business purposes for which we've collected **personal information** include, but may not be limited to: completing a transaction for our Products; verifying eligibility for employment; facilitating employment; performing services on behalf of affiliated and non-affiliated third parties; debugging to



	identify and repair errors that impair existing intended functionality on our Websites, Applications, or Products; protecting against malicious, deceptive, fraudulent, or illegal activity
	The categories of third parties with whom we've shared personal information include, but may not be limited to: advertising networks; internet service providers; data analytics providers; service providers; government entities; operating systems and platforms; social media networks; non-affiliated third parties; affiliated third parties

Categories of Personal Information We Have Sold In The Past Year. We have not sold any personal information of California residents to any third party in the twelve months preceding the date this Privacy Notice was last updated.

Categories of Personal Information Disclosed For A Business Purpose In The Past Year. The following is a list of the categories of **personal information** of California residents we may have disclosed for a business purpose in the 12 months preceding the date this Privacy Notice was last updated: The categories of personal information we have collected include, but may not be limited to: real name; signature; alias; SSN; physical characteristics or description, including protected characteristics under federal or state law; address; telephone number; passport number; driver's license number; state identification card number; IP address; policy number; file number; employment history; bank account number; credit card number; debit card number; financial account numbers; commercial information; internet or other electronic network activity; geolocation data; audio and visual information; professional or employment information; and inferences drawn from the above categories to create a profile about a consumer.



District Headquarters - 700 Columbine St., Sterling, CO 80751
(970) 522-3741 - 877-795-0646 - www.nchd.org

February 18, 2020

Paul Caughlan
22142 County Road 25
Fort Morgan, CO 80701

Dear Mr. Caughlan:

Northeast Colorado Health Department (NCHD) has no objection to the Minor Sub-division consisting of two lots located in the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 8, Township 4N, Range 56W of the 6th P.M., Morgan County, Colorado. Total acres involved are approximately 37.78 acres.

Lot one will be approximately 7.78 acres. Said property is currently vacant and potable water will be served by Morgan County Quality Water District.

Lot two will be approximately 30.00 acres, with an existing residence and OWTS located at 22142 County Road 25, Fort Morgan, CO 80701. Potable water is served by Morgan County Quality Water District. Septic Permit # M07-004.

Prior to building a residence, 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.

If there are any questions please call me at (970) 867-4918 ext. 2260

Sincerely,

A handwritten signature in black ink, appearing to read "Conner Gerken".

Conner Gerken
Environmental Health Specialist
Northeast Colorado Health Department



District Headquarters - 700 Columbine St., Sterling, CO 80751
(970) 522-3741 - 877-795-0646 - www.nchd.org

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If there are any questions please call me at (970) 867-4918 ext. 2260

Sincerely,

A handwritten signature in black ink, appearing to read "Conner Gerken". The signature is fluid and cursive, with a long horizontal stroke at the end.

Conner Gerken
Environmental Health Specialist
Northeast Colorado Health Department

CONTRACT FOR SERVICE

899

D

NAME Paul J. & Patricia L. Caughlan
 ADDRESS 4423 S. Dover Ct. - Littleton, Co. 80123
 TELEPHONE 979-0168

The undersigned requests service and contracts for service with MORGAN COUNTY QUALITY WATER DISTRICT as follows:

A. Base Tap Fee and Charge:

	<u>COST</u>	<u>BASE NUMBER</u>
<input checked="" type="checkbox"/> 3/4 x 5/8"	\$ 1,000	1
<input type="checkbox"/> 3/4"	1,500	2
<input type="checkbox"/> 1"	2,500	4
<input type="checkbox"/> 1 1/2"	5,000	9
<input type="checkbox"/> 2"	8,000	

ACCEPTED SUBJECT TO ACCURACY
 OF INFORMATION SUBMITTED BY
 APPLICANT.

* The above base tap fee and charge includes installation of meter pit; meter and one service line not to exceed 100 feet in length.

B. Additional Charges:

Any additions to furnish service other than those included in "A. Base Tap Fee and Charge", shall be charged to the undersigned at actual cost plus 0 %.

C. All Base Charges and additional charges shall be payable by the undersigned upon approval and billing by the District prior to construction.

The Owner upon the execution hereof shall pay and deposit with the District the sum of \$50.00 as the fee for processing this application which is non-refundable. However, it will be credited to all charges hereunder upon approval of this application by the Board.

That the undersigned is the Owner of the following described real estate and the legal description (within a forty acre tract) upon which tap location or dwellings are situated is as follows:

SE Corner SW 1/4 SW 1/4 Sec. 8, T4N R56W
 A Few feet E of pole. CUSTOMER STAKED

That in consideration for the District furnishing said service, the undersigned further agrees as follows:

- 1) The undersigned hereby grants unto the MORGAN COUNTY QUALITY WATER DISTRICT, a right of way and easement over and across the lands of the undersigned within said district for the purpose of construction, maintenance and repair of a pipeline for the distribution and service of said quality water to the lands of the undersigned and others within said district. Where necessary, the undersigned shall furnish for District any other required easements.
- 2) That the undersigned agrees to transfer to the MORGAN COUNTY QUALITY WATER DISTRICT, upon the request of said district, water or water rights presently existing upon the above described premises of a quantity and type equal to the quantity and type of service furnished to said premises by said district as determined by the amount of the meter reading.
- 3) That the undersigned will comply with the rules and regulations as from time to time are promulgated by the directors of MORGAN COUNTY QUALITY WATER DISTRICT.
- 4) The undersigned agrees to continually accept and pay for water service under this contract for a period of four years from the date hereof. In the event of a violation of the undersigned's agreement to accept and pay for said services for said period of time, the undersigned agrees to pay unto the District the sum of \$500 as liquidated damages for said violation plus reasonable attorneys' fees of the District in the event any action is necessary for the collection thereof.

This agreement is binding upon the heirs, legal representatives and assigns of the undersigned, provided, however, this contract is not binding upon the District until approved.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals the 9th day of March, A.D., 1979.

APPROVED:
 MORGAN COUNTY QUALITY WATER DISTRICT
 By Harold P. Gill

Paul J. Caughlan
Patricia L. Caughlan
 OWNER/APPLICANT



Jody Meyer <jmeyer@co.morgan.co.us>

FW: Engineering Analysis

1 message

Caughlan Minor

Clayton T. Miller <clayton.miller@bankofcolorado.com>

Wed, Feb 19, 2020 at 3:15 PM

To: Jody Meyer <jmeyer@co.morgan.co.us>

Please see the attached quality water - water engineering for application for Caughlan Subdivision.

Thanks,

Clayton Miller

Bank of Colorado

Branch President

301 Clayton Street

Brush, CO 80723

970-842-2844 Office

970-380-2850 Cell

NMLS # 1249528

clayton.miller@bankofcolorado.com

is this good
for clay miller
QW tap for the
Htg? or does he
need to pay for it.



OFFICIAL BANK OF THE COLORADO ROCKIES

FOLLOW US ON:



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From: Kay Zarbock <kzarbock@mcqwd.org>
Sent: Wednesday, February 19, 2020 1:20 PM
To: Clayton T. Miller <clayton.miller@bankofcolorado.com>
Subject: Engineering Analysis

Hi Clayton,

We received your engineering analysis today, it is attached. The analysis is good for 6 months, and the price is locked in at \$41,500 until the analysis expires on 8/17/2020. Please let us know if you have any questions.

Kay Zarbock

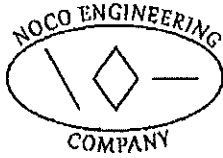
Morgan County Quality Water

970-867-3054

kzarbock@mcqwd.org



TapRequest (2020-05 - Node 690) Clayton Miller.pdf
133K



11323 Coal Mine Street
 Firestone, CO 80504
 Phone: 720-324-3625
 www.nec-engrs.com

2-19-20
 OKay
 Km

File No: 20-006.05

February 17, 2020

Morgan County Quality Water District
 P.O. Box 1218
 Fort Morgan, CO 80701

ATTN: Kent Pflager, Manager

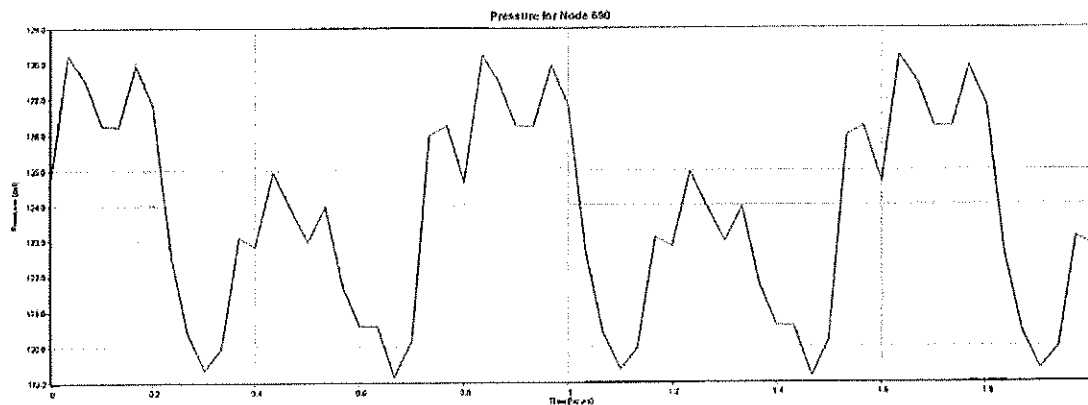
RE: Tap Request (2020-05 – Node 690)

Dear Kent:

The analysis for the following tap request has been completed:

Applicant	No. of Requested Taps	Location
Clayton Miller	One 5/8" Tap	22142 MCR 25

The request is for a 5/8" tap to service a proposed property north of 22142 MCR 25. The proposed location will need a three-inch (3") line extension to service the property. The existing pressures in this area are between 119 and 128 psi. With the addition of the tap, the pressure range is modeled between 119 and 128 psi as shown below.



The following table indicates the impact of this request on the peak-hour pressures at critical areas within the District without any improvements.

Location	Pressure Before Proposed Taps Added (psi)	Pressure After Proposed Taps Added (psi)
Wiggins Pump Station Inlet (#1140)	40	40
Road 23 (North End #2110)	75	75
North of Jackson Lake (#1921)	30	30
Northeast End of District (#2230)	87	87
Adams Co. (#1250)	29.9	29.9

* Spreadsheet was modified which changes the values 3/1/19

System Improvements required to serve this request:

Yes, a 1,200 l.f. three-inch (3") line extension will be required to service the property. The line will connect to the eight-inch (8") ACP line on MCR 25 with an isolation valve. At the end of the three-inch (3") line there will be a blow-off with a valve located to the north of the southernmost property line.

Engineer's Recommendation:

NEC recommends approval of this application. Engineer's recommendation is solely based on the pressures observed from the water model; official/final approval will be from the District in which the District will ensure the application meets all of the District's rules and regulations before issuing final approval. Commercial taps are required to be Board approved.

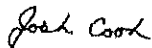
Master Plan Improvements recommended to serve this request: None.

The applicant is responsible for the construction of any main extensions from the existing line to serve the proposed tap, in accordance with current District Construction Guidelines, and for providing easements for the main extensions located on private property and obtaining permits from the County and other permits that are required. The applicant should make arrangements for the implementation of this request, or express Intent to Proceed, within 90 days of the date of this correspondence. Otherwise, the proposed request will be removed from the model. If the applicant decides to proceed with the installation anytime thereafter, additional analysis may be necessary.

If this request is to serve a commercial tap, and if the Applicant's total water use in any two years out of three consecutive years exceeds 0.7 acre feet times the number of tap equivalents purchased, then the District may require Applicant to purchase additional tap equivalents to cover the additional demand, and the volumetric limits shall be modified to reflect the additional tap equivalents.

If you have any questions, please do not hesitate to call.

Sincerely,



Josh Cook, P.E.
President
NOCO Engineering Company

Attachment



Jody Meyer <jmeyer@co.morgan.co.us>

RE: Minor Sub

1 message

Clayton T. Miller <clayton.miller@bankofcolorado.com>
To: Jody Meyer <jmeyer@co.morgan.co.us>

Thu, Feb 20, 2020 at 10:59 AM

Sounds good. Thanks Jody.

Clayton Miller

Bank of Colorado

Branch President

301 Clayton Street

Brush, CO 80723

970-842-2844 Office

970-380-2850 Cell

NMLS # 1249528

clayton.miller@bankofcolorado.com



FOLLOW US ON:   

This communication, along with any attachments, is covered by federal and state law governing electronic communications and may contain confidential and legally privileged information. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, use or copying of this message is strictly prohibited. If you have received this in error, please reply immediately to the sender and delete this message. Thank you.

From: Jody Meyer <jmeyer@co.morgan.co.us>

Sent: Thursday, February 20, 2020 9:17 AM
To: Clayton T. Miller <clayton.miller@bankofcolorado.com>
Subject: [EXTERNAL] Minor Sub

Hi Clayton:

The paper work on the quality water tap will suffice for PC hearing. Pam just said the mylar won't get recorded until we have a copy of the original contract.. Hope this helps. I assume you will be in touch with Paul Caughlin about this. Have a good weekend.

Jody Meyer
Morgan County Planning Assistant
231 Ensign Street, Box 596
Fort Morgan, CO 80701
970-542-3526 office
970-542-3509 fax
jmeyer@co.morgan.co.us

N/A

FORM NO GWS-76 02/2005	WATER SUPPLY INFORMATION SUMMARY STATE OF COLORADO, OFFICE OF THE STATE ENGINEER 1313 Sherman St., Room 818, Denver, CO 80203 Phone – Info (303) 866-3587 Main (303) 866-3581 Fax (303) 866-3589 http://www.water.state.co.us		
Section 30-28-133,(d), C.R.S. requires that the applicant submit to the County, "Adequate evidence that a water supply that is sufficient in terms of quantity, quality, and dependability will be available to ensure an adequate supply of water."			
1. NAME OF DEVELOPMENT AS PROPOSED:			
2. LAND USE ACTION:			
3. NAME OF EXISTING PARCEL AS RECORDED:			
SUBDIVISION:		; FILING (UNIT) , BLOCK , LOT	
4. TOTAL ACREAGE:	5. NUMBER OF LOTS PROPOSED		PLAT MAP ENCLOSED? <input type="checkbox"/> YES or <input type="checkbox"/> NO
6. PARCEL HISTORY – Please attach copies of deeds, plats, or other evidence or documentation.			
A. Was parcel recorded with county prior to June 1, 1972? <input type="checkbox"/> YES or <input type="checkbox"/> NO			
B. Has the parcel ever been part of a division of land action since June 1, 1972? <input type="checkbox"/> YES or <input type="checkbox"/> NO			
If yes, describe the previous action:			
7. LOCATION OF PARCEL – Include a map delineating the project area and tie to a section corner			
_____ 1/4 of the _____ 1/4, Section _____, Township _____ <input type="checkbox"/> N or <input type="checkbox"/> S, Range _____ <input type="checkbox"/> E or <input type="checkbox"/> W Principal Meridian: <input type="checkbox"/> Sixth <input type="checkbox"/> New Mexico <input type="checkbox"/> Ute <input type="checkbox"/> Costilla			
Optional GPS Location: GPS Unit must use the following settings: Format must be UTM, Units _____ Easting: _____ must be meters, Datum must be NAD83, Unit must be set to true N, <input type="checkbox"/> Zone 12 or <input type="checkbox"/> Zone 13 Northing: _____			
8. PLAT – Location of all wells on property must be plotted and permit numbers provided			
Surveyor's Plat: <input type="checkbox"/> YES or <input type="checkbox"/> NO If not, scaled hand drawn sketch: <input type="checkbox"/> YES or <input type="checkbox"/> NO			
9. ESTIMATED WATER REQUIREMENTS		10. WATER SUPPLY SOURCE	
USE	WATER REQUIREMENTS		<input type="checkbox"/> NEW WELLS -
	Gallons per Day Acre-Feet per Year	<input type="checkbox"/> EXISTING WELL <input type="checkbox"/> DEVELOPED SPRING	PROPOSED AQUIFERS – (CHECK ONE)
HOUSEHOLD USE # _____ of units	_____	_____	<input type="checkbox"/> ALLUVIAL <input type="checkbox"/> UPPER ARAPAHOE
COMMERCIAL USE # _____ of S F	_____	_____	<input type="checkbox"/> UPPER DAWSON <input type="checkbox"/> LOWER ARAPAHOE
IRRIGATION # _____ of acres	_____	_____	<input type="checkbox"/> LOWER DAWSON <input type="checkbox"/> LARAMIE FOX HILLS
STOCK WATERING # _____ of head	_____	_____	<input type="checkbox"/> DENVER <input type="checkbox"/> DAKOTA
OTHER: _____	_____	_____	<input type="checkbox"/> OTHER: _____
TOTAL	_____	_____	
		<input type="checkbox"/> MUNICIPAL <input type="checkbox"/> ASSOCIATION <input type="checkbox"/> COMPANY <input type="checkbox"/> DISTRICT NAME _____ LETTER OF COMMITMENT FOR SERVICE <input type="checkbox"/> YES or <input type="checkbox"/> NO	
		WATER COURT DECREE CASE NUMBERS: _____ _____	
11. WAS AN ENGINEER'S WATER SUPPLY REPORT DEVELOPED? <input type="checkbox"/> YES or <input type="checkbox"/> NO IF YES, PLEASE FORWARD WITH THIS FORM. (This may be required before our review is completed.)			
12. TYPE OF SEWAGE DISPOSAL SYSTEM			
<input type="checkbox"/> SEPTIC TANK/LEACH FIELD		<input type="checkbox"/> CENTRAL SYSTEM	
		DISTRICT NAME: _____	
<input type="checkbox"/> LAGOON		<input type="checkbox"/> VAULT	
		LOCATION SEWAGE HAULED TO: _____	
<input type="checkbox"/> ENGINEERED SYSTEM (Attach a copy of engineering design)		<input type="checkbox"/> OTHER: _____	



Road & Bridge Department

February 19, 2020

Paul Caughlan
22142 County Rd. 25
Fort Morgan, CO 80701

Dear Mr. Caughlan,

Morgan County Highway Department has no objection to the use of a new driveway located onto Morgan County Road 25 as access to the property located at:

SW ¼ SW ¼ of Section 8, Township 4 North, Range 56 West of the 6th P.M.


GPS Coordinates taken using a Jamar RAC Geo II Counter, Serial # P52322

GPS Coordinates at the centerline of the driveway: 40.322903 Latitude

103.677680 Longitude

The maximum width allowed for this driveway is 30 feet. At this time no culvert is required. 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 driveway must meet Morgan County specifications. 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,


Richard Early
Bridge Manager

RE/cb



**Road and Bridge Department
REQUEST FOR DRIVEWAY ACCESS LETTER**

Requested By: Name: PAUL CAUGHLAN Date: 2-18-20
Address: 22142 CR 25
City/State/Zip FORT MORGAN, CO 80701
Phone: 970-380-2275
Legal Description: SW 1/4, SW 1/4 OF SEC 8, T4N, R56W OF 6th PM
Present Driveway Location: NONE
New Driveway Location: MCR 25

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 Road S
P.O. Box 516
Fort Morgan, CO. 80701
(970) 542-3560 Fax (970) 542-3569

For office use only

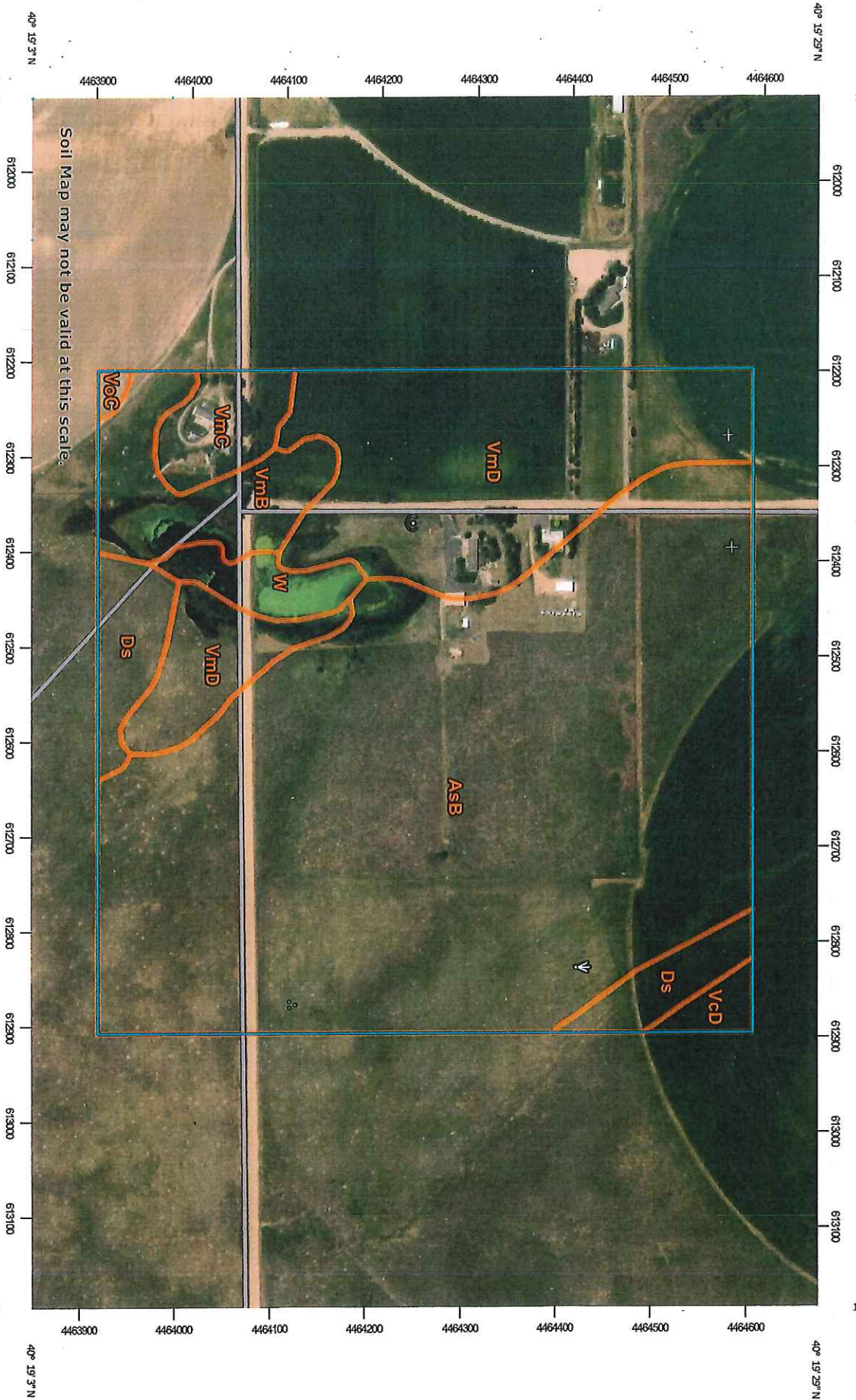
Determination: _____

GPS Coordinates, Centerline of Driveway in relation to road. Latitude: 40.322903
Longitude: 103.677680

Maximum Width of Driveway: 30 Feet
Culvert Required: YES / NO If yes, Size: _____ Inch.
Driveway Address Code: DRV25-03-E2.5-W

Received By: Francis Brown Date: 2/18/20
Completed By: RJ Early Date: 2-18-20

Soil Map—Morgan County, Colorado
(Caughan Soil Map (SW 1/4 SW 1/4 of Section 8, T4N, R56W))



Soil Map may not be valid at this scale.

Map Scale: 1:5,820 if printed on A landscape (11" x 8.5") sheet.

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 13N WGS84

0 250 500 1000 1500
Meters Feet

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AsB	Ascalon loamy sand, 0 to 3 percent slopes	73.8	62.1%
Ds	Dwyer sand, hilly	5.7	4.8%
VcD	Valent sand, 3 to 9 percent slopes	1.1	0.9%
VmB	Vona loamy sand, 1 to 3 percent slopes	6.7	5.6%
VmC	Vona loamy sand, 3 to 5 percent slopes	3.3	2.8%
VmD	Vona-Dwyer loamy sands, 5 to 9 percent slopes	25.4	21.4%
VoC	Vona sandy loam, 3 to 5 percent slopes	0.3	0.3%
W	Water	2.5	2.1%
Totals for Area of Interest		118.9	100.0%

MORGAN COUNTY EXTENSION
914 E. RAILROAD AVE
FORT MORGAN, CO 80701
970-542-3540
FAX: 970-542-3541

Paul ~~Paul~~ CAUGHLAN is applying for a Minor Subdivision or Planned
(landowner)

Development consisting of 2 lots totaling 37.78 acres. Landowner is

Proposing to allow 4 animal units per acre, or _____ anim

Location and/or address of site: 6 " " " " lot 2
22142 CR 25

FORT MORGAN, CO 80701

Driving direction from Fort Morgan: SW 12 miles

Lot 2.
I think marlin
used animals
instead of unit

Date application is due in Planning Dept.: _____

Copy of soils map must accompany this request.

Copy of site plan must accompany this request.

It is the landowners/applicants responsibility to provide a stamped, self addressed envelope.

For return of this form or make arrangements to pick it up at the Extension Office.

EXTENSEION AGENT USE ONLY:

Approval of animal units as proposed: yes Recommended maximum animal units: _____

Comments: _____

Signature: Marlin Eisenbach Date: 2/18/2020

Minor Subdivision Attachment Schedule Explanation Sheet

Schedule

- A. See Northern Colorado Title attachment.
- B. Property Owners:
Paul and Patricia Caughlan
22142 CR 25
Fort Morgan, Co 80701.
Paul cell 970-380-2275
Pat cell 970-380-6663
- C. See Northern Colorado Health Department Letter.
- D. See Quality Water Contract and Attachments.
- E. Water Supply Information Summary does not apply. There are No Wells.
- F. See Letter from Roan and Bridge.
- G. Fire District is Snyder which is located 5 miles East on CR W.
- H. See Soil Map.
- I. See Morgan County Extension Impact Statement.
- J. The land is flat grass land with no known hazards.
- K. The land in question is not in a floodplain.
- L. Does not apply.
- M. Does not apply.
- N. Grass that is tilled up needs to be reseeded to prevent blowing.
- O. All mineral rights belong to Paul and Pat Caughlan.
- P. See Right to farm Policy.
- Q. See Survey map.



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: jcrosthwait@co.morgan.co.us

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

Paul J. Caughlan 2-18-20
Signature Date
Paul J. CAUGHLAN
Printed Name
22142 CR 25
Address
FORT MORGAN, CO 80701

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.

Morgan County Treasurer

Statement of Taxes Due

tax not pd
as of 3-18-20

Account Number R003932
Assessed To

Parcel 103708000004
CAUGHLAN FAMILY LIVING TRUST
22142 CO RD 25
FORT MORGAN, CO 80701

Due By 4-1

Legal Description				Situs Address		
S: 08 T: 4 R: 56 SW1/4SW1/4 EX B1057 P446				22142 CO RD 25		
Year	Tax	Adjustments	Interest	Fees	Payments	Balance
Tax Charge						
2019	\$1,863.40	(\$18.52)	\$0.00	\$0.00	\$0.00	\$1,844.88
Total Tax Charge						\$1,844.88
Grand Total Due as of 03/18/2020						\$1,844.88

Tax Billed at 2019 Rates for Tax Area 218 - RE 2J

Authority	Mill Levy	Amount	Values	Actual	Assessed
COUNTY GENERAL FUND	19.4530000	\$507.73	SINGLE FAMILY - LAND	\$52,350	\$3,740
ROAD AND BRIDGE FUND	7.5000000	\$195.75			
SOCIAL SERVICES FUND	2.0000000	\$52.20	SINGLE FAMILY - IMPS	\$312,750	\$22,360
HILLROSE RURAL FIRE DIST	7.7190000	\$201.46			
E MORGAN COUNTY HOSPITAL	4.5000000	\$117.45	Total	\$365,100	\$26,100
E MORGAN COUNTY LIBRARY	3.5000000	\$91.35			
MORGAN CO QUALITY WATER	0.8240000	\$21.51			
NORTHERN COLO WATER CD	1.0000000	\$26.10			
RE 2-J BRUSH GENERAL FUND	27.0030000	\$704.77			
RE 2-J BRUSH MILL LEVY OVER	9.2420000	\$241.21			
RE 2-J BRUSH BOND REDEMP TIO	14.6160000	\$381.47			
Taxes Billed 2019	97.3570000	\$2,541.00			
Senior		(\$696.12)			
Net Taxes Billed for 2019		\$1,844.88			

*****TAX LIEN SALE REDEMPTIONS MUST BE PAID BY CASH OR CASHIER'S CHECK*****

Special taxing districts and the boundaries of such districts may be on file with the County Commissioners, County Clerk, or County Assessor. Unless specifically mentioned, this statement 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.

ROBERT A SAGEL, MORGAN COUNTY TREASURER
231 Ensign St, PO Box 593, Fort Morgan, CO 80701
Phone: 970-542-3518, Fax: 970-542-3520, Email: esale@co.morgan.co.us
Website: www.colorado.gov/morgancounty

**NOTICE OF MORGAN COUNTY PLANNING COMMISSION'S REVIEW OF LAND
USE APPLICATION**

Notice is hereby given that on Monday, April 13, 2020 at 7:00 p.m., or as soon as possible thereafter, in the Hearing Room of the Morgan County Planning Commission at Fort Morgan, Colorado, or at such time and place as this meeting may be adjourned, located at 231 Ensign Street, Fort Morgan, Colorado 80701, (970)542-3526, a review will be held upon the following application:

Paul Caughlan as applicant

Caughlan Family Living Trust as landowner

Legal Description: A property located in the located in the SW1/4SW1/4 of Section 8, Township 4 North, Range 56 West of the 6th p.m., Morgan County, Colorado, aka 22142 Co Rd 25, Fort Morgan, Colorado 80701.

Reason: Minor Subdivision to create two lots, one is 7.78 acres, the second is 30 acres from a 38 acre parcel.

Date of Application: March 2, 2020

Documents pertaining to the above identified matters are on file in the Planning Administrator's Office, 231 Ensign St., Fort Morgan, Colorado, and may be examined during regular office hours.

At time of the meeting an opportunity will be given for presentation of evidence in support of or in opposition to the application.

Pam Cherry – Morgan County
Planning & Floodplain Administrator

Published: March 31, 2020



Jody Meyer <jmeyer@co.morgan.co.us>

Notices for PC on 4-13-20

1 message

Jody Meyer <jmeyer@co.morgan.co.us>

Fri, Mar 27, 2020 at 3:26 PM

To: Fort Morgan Times <ecpclegals@dailycamera.com>

Good Afternoon:

Looking for verification on 3 Notices of Hearing with publication dates of 3-31-20. They are:
Caughlan Trust Minor; DWR/Danielson Special Use Appl.; and Ray Pauly Minor Sub.

They were sent in from the Morgan County Planning Department by Shannon Shields and Pam Cherry. Thanks for your assistance.

Jody Meyer
Morgan County Planning Assistant
231 Ensign Street, Box 596
Fort Morgan, CO 80701
970-542-3526 office
970-542-3509 fax
jmeyer@co.morgan.co.us



Right of Way & Permits
1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571.3284
donna.l.george@xcelenergy.com

March 28, 2020

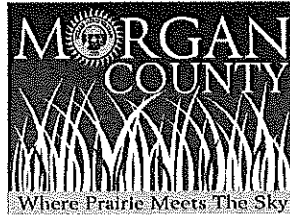
Morgan County Planning and Building Department
231 Ensign / PO Box 596
Fort Morgan, CO 80701

Attn: Pam Cherry

Re: Caughlan Minor Subdivision

Public Service Company of Colorado's Right of Way & Permits Referral Desk has reviewed the documentation for **Caughlan Minor Subdivision** and has **no apparent conflict**.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com



MORGAN COUNTY PLANNING AND BUILDING DEPARTMENT

TO REFERRAL AGENCIES:

Farm Service Agency-Morgan County
Century Link
CDOT
DOW
Colorado Parks & Wildlife
Kinder Morgan, Inc.
Hillrose Rural Fire Dept.
Morgan County Assessor
Morgan County Communications Center

Morgan County Quality Water
Morgan County Road & Bridge
Morgan County Rural Electric Assoc.
Morgan County Sheriff
Morgan Soil Conservation District
NECHD
Northern Colorado Water Conservancy
Xcel Energy

FROM: Pam Cherry, Morgan County Planning Administrator
231 Ensign St, PO Box 596, Fort Morgan, CO 80701
970-542-3526 / 970-542-3509 fax / pcherry@co.morgan.co.us
DATE: March 13, 2020
RE: **Minor Subdivision Application – see attached site map**

The following application is for a Minor Subdivision. This application will be presented to the Planning Commission at a public **hearing on Monday, April 13, 2020, at 7:00 p.m.** in the Assembly Room of 231 Ensign Street, Fort Morgan, CO 80701 (Basement level). You are welcome to attend and comment at this public meeting.

Paul Caughlan as applicant
The Caughlan Family Living Trust as landowners

Legal Description: A parcel located in the SW1/4SW1/4 of Section 8, Township 4 North, Range 56 West of the 6th PM, Morgan County, Colorado, aka 22142 Co Rd 25 Fort Morgan, Colorado 80701.

Reason: Minor Subdivision to create 2(two) lots. Lot 1 is vacant and will consist of 7.78 acres for potential residential use; Lot 2 has a residence and improvements on it and consists of 30 acres.

Please offer any comments or concerns you may have about these applications within 14 days of the date of this letter. Do not hesitate to contact me at any time if you have questions. Thank you. You also may review the file at our office located at 231 Ensign Street, Fort Morgan, Colorado 80701.

Tax Calculations

Summary

Total	2020 Estimated 1,844.88
-------	----------------------------

Caughlan
minor

Tax Detail

001 - COUNTY GENERAL FUND - Total Levy: 19.453000 <u>COUNTY GENERAL FUND</u>	507.73
002 - ROAD AND BRIDGE FUND - Total Levy: 7.500000 <u>ROAD AND BRIDGE FUND</u>	195.75
003 - SOCIAL SERVICES FUND - Total Levy: 2.000000 <u>SOCIAL SERVICES FUND</u>	52.20
014 - HILLROSE RURAL FIRE DISTRICT - Total Levy: 7.719000 <u>HILLROSE RURAL FIRE DISTRICT</u>	201.46
018 - MORGAN SOIL CONSERVATION DISTRICT - Total Levy: 0.000000 <u>MORGAN SOIL CONSERVATION DISTRICT</u>	0.00
025 - EAST MORGAN COUNTY HOSPITAL DISTRICT - Total Levy: 4.500000 <u>EAST MORGAN COUNTY HOSPITAL</u>	117.45
026 - EAST MORGAN COUNTY LIBRARY DISTRICT - Total Levy: 3.500000 <u>EAST MORGAN COUNTY LIBRARY</u>	91.35
029 - MORGAN COUNTY QUALITY WATER DISTRICT - Total Levy: 0.824000 <u>MORGAN COUNTY QUALITY WATER</u>	21.51
031 - NORTHERN COLORADO WATER CONSERVANCY DISTRICT - Total Levy: 1.000000 <u>NORTHERN COLORADO WATER CONS DIST</u>	26.10
035 - RE 2-J BRUSH GENERAL FUND - Total Levy: 27.003000 <u>RE 2-J BRUSH GENERAL FUND</u>	704.77



Jody Meyer <jmeyer@co.morgan.co.us>

Referral Memo - Caughlan Minor Sub

1 message

Jody Meyer <jmeyer@co.morgan.co.us>

Fri, Mar 13, 2020 at 11:48 AM

To: jeff.rasmussen@co.usda.gov, CDOT Timothy Bilobran <timothy.bilobran@state.co.us>, Century Link Brian Vance <brian.vance@centurylink.com>, DOW - Devon Lane <devon.lane@state.co.us>, DOW - Todd Cozad <todd.cozad@state.co.us>, Kinder Morgan - Jeff Voltattorni <Jeff.Voltattorni@elpaso.com>, Northern Colorado Water Conservancy District <jstruble@northernwater.org>, Quality Water - Kay Zarbock <kzarbock@mcqwd.org>, Quality Water - Kent Pflager <kpflager@mcqwd.org>, REA - Kevin Martens <kmartens@mcrea.org>, Soil Conservation - Madeline Hagan Hagan <morganconservationdistrict@gmail.com>, Xcel - Donna George <Donna.L.George@xcelenergy.com>, Danette Martin <djmartin@co.morgan.co.us>, David Martin <dmartin@co.morgan.co.us>, Tim Amen <tmamen@co.morgan.co.us>, Cathy Cole-Geist <ccole-geist@co.morgan.co.us>, Pam Allen <pallen@co.morgan.co.us>, Bruce Bass <bbass@co.morgan.co.us>, Conner Gerken <connerg@nchd.org>, Mel Bustos <melb@nchd.org>, TYLER.SEWALD@state.co.us, "Schmidt - DNR, Todd" <todd.schmidt@state.co.us>

Hello:

Enclosed you will find a Referral Memo regarding a Minor Subdivision application for Paul and Pat Caughlan to be heard before the Morgan County Planning Commission. Attached also is a survey map. If you have any questions or concerns, please let me know.

Jody Meyer
Morgan County Planning Assistant
231 Ensign Street, Box 596
Fort Morgan, CO 80701
970-542-3526 office
970-542-3509 fax
jmeyer@co.morgan.co.us

2 attachments

Referral Memo - PC - Caughlan Trust Minor 8.4.56 04-13-20.docx
100K



Caughlan Survey 3-13-20.pdf
99K



**MORGAN COUNTY
PLANNING AND BUILDING DEPARTMENT**

April 3, 2020

Re: Caughlan Family Living Trust Minor Subdivision

Dear Neighboring Landowners:

As you are aware, you already received notice regarding Paul Caughlan as applicant and Caughlan Family Living Trust as landowners have submitted an application to our office for a 2 lot Minor Subdivision. Lot 1 is vacant and will consist of 7.78 acres for potential residential use; Lot 2 has a residence and existing improvements on it and consists of 30.00 acres, which are located in the SW1/4SW1/4 of Section 8, Township 4 North, Range 56 West of the 6th p.m., Morgan County, Colorado, aka 22142 Co Rd 25, Fort Morgan, Colorado 80701. Survey map enclosed.

As stated in the original notice, dated March 26, 2020, this application will be heard by the Planning Commission at a **public hearing on Monday, April 13, 2020 at 7:00 P.M.** **Due to the closing of County buildings, this meeting will be held virtually. Please do not come to the County building for the hearing.**

To participate in Public Hearings you may connect via Zoom Conferencing Access Information: <https://zoom.us/j/567979739>

Or you may listen and participate via phone at 1-646-558-8656 Meeting ID: 567 979 739

If you have any questions or concerns regarding this application, please contact the Morgan County Planning Department at (970) 542-3526.

Sincerely,

Pam Cherry

Pam Cherry, CFM
Planning Administrator

Enclosure



**MORGAN COUNTY
PLANNING AND BUILDING DEPARTMENT**

March 11, 2020

Re: Coughlan Family Living Trust Minor Subdivision

Dear Neighboring Landowners:

Paul Caughlan as applicant and Caughlan Family Living Trust as landowners have submitted an application to our office for a 2 lot Minor Subdivision. Lot 1 is vacant and will consist of 7.78 acres for potential residential use; Lot 2 has a residence and existing improvements on it and consists of 30.00 acres, which are located in the SW1/4SW1/4 of Section 8, Township 4 North, Range 56 West of the 6th p.m., Morgan County, Colorado, aka 22142 Co Rd 25, Fort Morgan, Colorado 80701. Survey map enclosed.

This application will be heard by the Planning Commission at a **public hearing on Monday, April 13, 2020 at 7:00 P.M.** in the Assembly Room of the Morgan County Administration Building, 231 Ensign St., (Basement Level, elevator entrance) Fort Morgan, Colorado. Landowners within ¼ mile of the property are notified of the application and hearing date.

If you have any questions or concerns regarding this application, please contact the Morgan County Planning Department at (970) 542-3526, or you may review the application in the Planning office located in the County Administration Building, 231 Ensign St., Fort Morgan, Colorado.

Sincerely,

Pam Cherry, CFM
Planning Administrator

Enclosure

4/0

103708000004
CAUGHLAN FAMILY LIVING TRUST
22142 CO RD 25
FORT MORGAN, CO 80701

1

103707000007
FELDPAUSCH, CHARLES R
34600 CO RD 31
GREELEY, CO 80631

2

103717000001
WALTERS, DORATHY M ET AL
25955 CO RD T.9
BRUSH, CO 80723

3

103707000001
HOCHEDER, ALBERT
23215 CO RD 33
HILLROSE, CO 80733

4

103718000008
VONFELDT, LESTER D & AMBER E
24922 CO RD W
FORT MORGAN, CO 80701

5

103718000010
103718000001
EDSON, GAYLON A & MARY M
24412 CO RD W
FORT MORGAN, CO 80701

6

103708000006
CRAWFORD, SHIRLEY J LIVING TRUST
22198 CO RD 25
FORT MORGAN, CO 80701

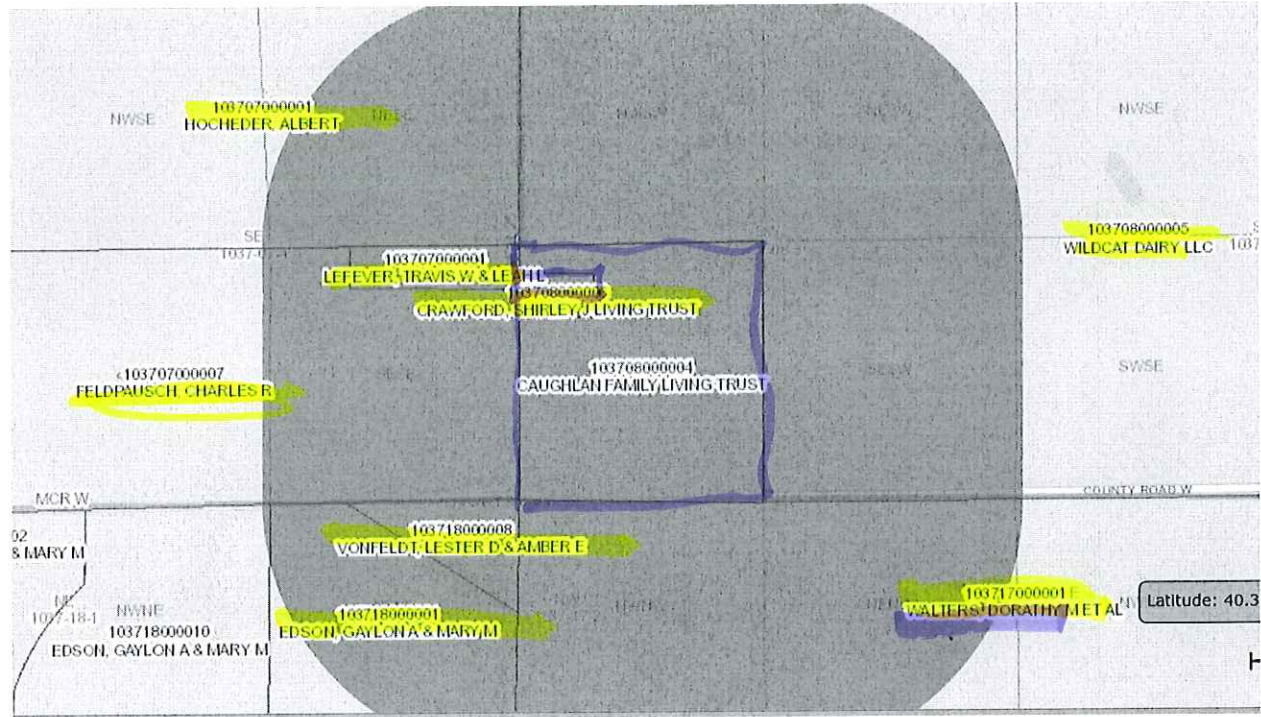
7

103708000005
WILDCAT DAIRY LLC
24268 CO RD 21
FORT MORGAN, CO 80701

8

103707000004
LEFEVER, TRAVIS W & LEAH L
22249 CO RD 25
FORT MORGAN, CO 80701

Caughlan minor
neighbors





MORGAN COUNTY PLANNING AND BUILDING DEPARTMENT

March 11, 2020

Caughlan Family Living Trust
Paul and Patricia Caughlan
22142 Co Rd 24
Fort Morgan, CO 80701

Via email ppcds@kci.net 3-12-20

Dear Applicant/Landowner:

Your Application for a Minor Subdivision has been received by our office and placed on the agenda for the Morgan County Planning Commission.

Your application will be reviewed by the Morgan County Planning Commission on **Monday, April 13, 2020 at 7:00 p.m.** in the Assembly Room of the Morgan County Administration Building, Floor B (Basement), 231 Ensign Street, Fort Morgan, Colorado. *(Please use the elevator entrance at the Southwest corner of the building.)*

It is necessary that you or your representative be present at this hearing to answer any questions the Morgan County Planning Commission may have. Do not hesitate to contact us at any time if you have questions.

Sincerely,

/s/

Pam Cherry
Planning and Floodplain Administrator