



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

Permit # EP _____ - _____

Date Received	____/____/____	Received By	_____
Fee:	<input type="checkbox"/> Administrative Review \$300	<input type="checkbox"/> Full Review \$	_____
App Fee: Ck/CC #:	_____	Paid	____/____/____
Recording Fee \$	_____	Ck/CC #:	_____
		Paid	____/____/____
PC Date:	____/____/____	BOCC Date:	____/____/____
100 Year Floodplain?	<u>Y/N</u>	Taxes Current?	<u>Y/N</u>

EXEMPTION FROM SUBDIVISION REGULATIONS APPLICATION
 Landowner MUST Sign Application and Right to Farm Policy

APPLICANT

LANDOWNERS

Name _____
 Address _____

 Phone (____) _____
 Email _____

Name _____
 Address _____

 Phone (____) _____
 Email _____

SURVEYOR

Name _____ Email _____
 Address _____ Phone (____) _____

PROPERTY LEGAL DESCRIPTION AND TECHNICAL INFORMATION

Originating 40 acre parcel:

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

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

Total acreage in parcel: _____

Acreage of parcel to be divided off: _____ **# of acres to be retained:** _____

Address/Location of Property: _____

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

Minimum Lot Size Requirements:

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

SEE REQUIRED ATTACHMENT LIST ON BACK OF THIS PAGE

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED OR PROCESSED

EXEMPTION ATTACHMENT LIST

Application Fee:

- Non-Refundable Application Fee due with application as determined by staff:
-Made payable to Morgan County Planning & Zoning
- \$300 Administrative Review
- OR
- \$500 Full Review

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

Project Narrative:

- Narrative to include:
 - Project Description
 - Reason for request, and address exemption criteria
 - Additional information to show project's intent
 - How project will relate to or impact existing adjacent uses
 - All off-site impacts and proposed mitigation measures
 - Development or implementation schedule of project
 - General topography of land and potential hazards
 - Revegetation Plan
 - If property is in the floodplain, give Zone, panel number, and panel date (*see link*)
<https://msc.fema.gov/portal/home>

Site Plans/Maps:

- Plat map (survey) per requirements set forth in the Morgan County Subdivision Regulations-- **must show the original exempted parcel and the parcel being created through this amendment** **(SUBMIT ELECTRONICALLY)**
- Improvement location certificate, including setbacks of existing structures, wells and septic system **(SUBMIT ELECTRONICALLY)**
- Include any **easements** required for the project-widths and other pertinent information.
May be required to supply copies of easement agreements

Proof of Ownership:

- Current** title insurance commitment (within last 6 months)
- Names, addresses and phone numbers for all property owners

Utilities/Access:

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

MORGAN COUNTY RIGHT TO FARM POLICY / NOTICE

Morgan County is one of the most productive agricultural counties in Colorado. Ranching, farming, animal feeding, and all other manner of agricultural activities and operations in Morgan County are integral and necessary elements of the continued vitality of the county's economy, culture, landscape and lifestyle. Morgan County specifically recognizes the importance of agricultural operations as necessary and worthy of recognition and protection.

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

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

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

All rural residents and property owners are encouraged to learn about their rights and responsibilities and to act as good neighbors and citizens of Morgan County. This includes but is not limited to obligations under Colorado State law and Morgan County Zoning Regulations regarding maintenance of fences, controlling weeds, keeping livestock and pets under control. There may be provisions of which you are unaware. For example, because Colorado is a Fence Law State, owners of property may be required to fence livestock out. Information regarding these topics may be obtained from the Colorado State University Cooperative Extension Office, the County Planning and Zoning Department, and the County Attorney.

RECEIPT AND STATEMENT OF UNDERSTANDING

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

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

To Be Signed by Landowner

Signature

Date

Printed Name

Address

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: _____

FORM NO.
GWS-76
05/2011

WATER SUPPLY INFORMATION SUMMARY
STATE OF COLORADO, OFFICE OF THE STATE ENGINEER
1313 Sherman St., Room 821, Denver, CO 80203
Main (303) 866-3581 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? YES or 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? YES or NO

B. Has the parcel ever been part of a division of land action since June 1, 1972? YES or 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 _____ N or S, Range _____ E or W

Principal Meridian (choose only one): Sixth New Mexico Ute Costilla

Optional GPS Location: GPS Unit must use the following settings: Format must be **UTM**, Units must be **meters**, Datum must be **NAD83**, Unit must be set to **true N**, Zone 12 or Zone 13

Easting: _____

Northing: _____

8. PLAT – Location of all wells on property must be plotted and permit numbers provided.

Surveyor's Plat: YES or NO If not, scaled hand drawn sketch: YES or NO

9. ESTIMATED WATER REQUIREMENTS

10. WATER SUPPLY SOURCE

USE	WATER REQUIREMENTS		<input type="checkbox"/> EXISTING WELL <input type="checkbox"/> DEVELOPED SPRING WELL PERMIT NUMBERS _____ _____ _____	<input type="checkbox"/> NEW WELLS - PROPOSED AQUIFERS – (CHECK ONE) <input type="checkbox"/> ALLUVIAL <input type="checkbox"/> UPPER ARAPAHOE <input type="checkbox"/> UPPER DAWSON <input type="checkbox"/> LOWER ARAPAHOE <input type="checkbox"/> LOWER DAWSON <input type="checkbox"/> LARAMIE FOX HILLS <input type="checkbox"/> DENVER <input type="checkbox"/> DAKOTA <input type="checkbox"/> OTHER: _____
	Gallons per Day	Acre-Feet per Year		
HOUSEHOLD USE # _____ of units	_____	_____	<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: _____ _____ _____
COMMERCIAL USE # _____ of S. F	_____	_____		
IRRIGATION # _____ of acres	_____	_____		
STOCK WATERING # _____ of head	_____	_____		
OTHER: _____	_____	_____		
TOTAL	_____	_____		

11. WAS AN ENGINEER'S WATER SUPPLY REPORT DEVELOPED? YES or NO IF YES, PLEASE FORWARD WITH THIS FORM. (This may be required before our review is completed.)

12. TYPE OF SEWAGE DISPOSAL SYSTEM

SEPTIC TANK/LEACH FIELD

LAGOON

ENGINEERED SYSTEM (Attach a copy of engineering design.)

CENTRAL SYSTEM

DISTRICT NAME: _____

VAULT

LOCATION SEWAGE HAULED TO: _____

OTHER: