



MORGAN COUNTY PLANNING,
 ZONING & BUILDING DEPT.
 231 Ensign, P.O. Box 596
 Fort Morgan, Colorado 80701
 PHONE (970)542-3526
 FAX (970)542-3509

EMAIL permits_licensing@co.morgan.co.us

PERMIT # PD _____ - _____

Date Received _____/_____/_____	Received By _____
Application 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>

MAJOR SUBDIVISION APPLICATION

Landowner **MUST** Sign Application and Right to Farm Policy

APPLICANT

LANDOWNER

Name _____

Name _____

Address _____

Address _____

Phone (____) _____

Phone (____) _____

Email _____

Email _____

SURVEYOR

Name _____ Email _____

Address _____ Phone (____) _____

PROPERTY LEGAL DESCRIPTION AND TECHNICAL INFORMATION

Address of Property to be divided (or general location if not yet addressed): **Attach extra pages if needed*

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

S: _____ T: _____ R: _____ $\frac{1}{2}$ _____ $\frac{1}{4}$ _____ $\frac{1}{4}$

Total acreage in parcel: _____ Number of lots to be created: _____

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

Distance and Direction to Nearest Community: _____

PRESENT USE OF PROPERTY _____

PROPOSED USE OF PROPERTY _____

A Planned Development creates its own zone. Complete zoning regulations must be adopted for the Planned Development. Existing County regulations may be adopted for the Planned Development by naming a specific zone such as "ER" Estate Residential.

**SEE REQUIRED ATTACHMENT LIST ON BACK OF THIS PAGE
 INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED OR PROCESSED**

MAJOR SUBDIVISION REQUIRED ATTACHMENT LIST

Additional information may be required by staff

Application Fee:

- Non-Refundable Application Fee due with application as determined by staff:
 - Made payable to Morgan County Planning & Zoning*
 - Up to 10.9 acres \$725.00
 - 11-20.9 acres \$800
 - 21-30.9 acres \$875
 - 31-40.9 acres \$950
 - 41+ acres \$1,025
 - 60 acres + \$1,025 plus \$20 per 40 acres or fraction thereof in excess of 60 acres
- *For example: 99 acres would be 99-60=39 acres in excess so: \$1,025+20=\$1,045
101 acres would be 101-60=41 acres in excess so: \$1,025+40=\$1,065
- *Fees may be subject to change per section 2-160 of Morgan County Zoning Regulations*

Project Narrative:

- Narrative to include:
 - Project Description
 - Purpose of request, including minor subdivision criteria
 - Additional information to show project's intent
 - How project will relate to or impact existing adjacent uses
 - All off-site impacts including impacts on public services, and proposed mitigation measures
 - Development or implementation schedule of project
 - General topography of land and potential hazards
 - If property is in the floodplain, give Zone, panel number, and panel date
<https://msc.fema.gov/portal/home>
 - Is proposed subdivision located within a Fire District?

Site Plans/Maps:

- Plat (survey) map per requirements set forth in Morgan County Subdivision Regulations Section 6-170 (**SUBMIT ELECTRONICALLY**) containing:
 - Cover sheet showing title of P.D., signature blocks, legal description, and County Clerk recording information
 - Existing site conditions including contours, floodplain, and any unique natural features or vegetation
 - Subdivision plat showing lots, streets, alleys, easements, parks, common areas
 - Outline of building envelopes, if known at this time, and parking plans
 - Subdivision plat building setbacks
 - Drainage plan showing runoff patterns and drainage control
 - Utilities plan showing all on site utilities and utilities easements
- 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*

Ownership:

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

Utilities/Access:

- Water**-must prove quality, quantity, & reliability of well, or Quality Water Contract
 - 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 -see <https://dwr.state.co.us/Tools/WellPermits>
 - 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*)

- Septic System**
 - Existing Septic System - Evaluation of adequacy in terms of today's regulations from local Health Department
 - Percolation test for septic systems conducted by the Northeast Colorado Health Dept.
 - Private System - "Will Serve Letter"
 - Proposed Septic System – "Will Serve Letter"
 - Public System – "Will Serve Letter"

- Electric and telephone service plan letters of commitment to serve**

- Driveway Permit** from CDOT or Morgan County Road and Bridge
(If required by staff)

- Ditch Company**- Proof of contact if there is a ditch on or next to your property

Technical:

- Notification to all mineral rights owners** and/or lessees
Provide names and addresses as well as a copy of a letter sent **30 days prior** to submission or if unable to locate, submit a list of owners/lessees showing 3 sources of attempts to locate.

- Impact statements** from the following locations concerning the development:
 - Municipality
 - Fire District
 - School District
 - Law Enforcement
 - Irrigation Companies
 - Morgan County Extension (*determination of the number of animal units this land can sustain*)

- Right to Farm Policy** signed by Landowner (attached)

- Soil Map** from Morgan County Conservation District

- Covenant(s) and homeowners association bylaws and articles of incorporation** (see Ch.6 Section 3-465 {f}), INCLUDING BUT NOT LIMITED TO:
 - Adequate means of funding and enforcement
 - Provisions for routine safety inspection and follow-up
 - Process for receiving and processing complaints
 - Notification of the county prior to dissolution or major changes to the bylaws
 - Provisions for regular maintenance of roads, parks, drainage facilities or common areas

- Proposed development phases** with completion time line



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: _____

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

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

_____ is applying for a Minor Subdivision or Planned
(landowner)

Development consisting of _____ lots totaling _____ acres. Landowner is

Proposing to allow _____ animal units per acre, or _____ animal units per lot.

Location and/or address of site: _____

Driving direction from Fort Morgan: _____

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.

EXTENSION AGENT USE ONLY:

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

Comments: _____

Signature: _____ Date: _____