



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: permits_licensing@co.morgan.co.us OR pcherry@co.morgan.co.us

PERMIT # _____ - _____

Date Received _____/_____/_____	Received By _____
App Fee \$150 Ck/CC #: _____	Paid _____/_____/_____
100 Year Floodplain <u>Y/N</u>	Taxes Current <u>Y/N</u>

MOBILE HOME PLACEMENT PERMIT APPLICATION

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

ONLY TO BE USED FOR PLACING A MOBILE HOME IN A DESIGNATED MOBILE HOME PARK!

LANDOWNER

JOB SITE ADDRESS & LEGAL DESCRIPTION

Name _____

Address _____

Parcel # _____

Phone _____

S: ___ T: ___ R: ___ Zone District MH JL V

Email _____

Subdivision _____ Lot #(s) _____

Property Size _____ (in sq. ft. or acres)

CONTRACTOR **Contractor MUST carry a current Morgan County Contractor's License*

Contractor Name _____ *-If Homeowner is Contractor- write SELF*

Phone () _____ Email _____

State Manufactured Home Installer License #: _____

PROJECT DESCRIPTION

Cost of Project \$ _____ Purpose of Structure _____

Date of Manufacture _____ County Mobile Home Originated from _____

Manufacturer _____ Model _____

Serial # _____ Width: Single Double Triple

Dimensions: Length _____ Width _____ Height _____ Total Square Footage _____

Number of Bedrooms ___ Number of Bathrooms: Full ___ ¾ ___ ½ ___

*(Please Note: Full baths contain tub & shower or combo, ¾ baths contain **only** shower)*

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

Actual Setbacks: Front _____ Side L _____ Side R _____ Rear _____

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

BUILDING PERMIT APPLICATION ATTACHMENT LIST

Additional information may be required by staff

- Fee:** \$150 Non-Refundable Application Fee
**Fee may be subject to change per section 2-160 of Morgan County Zoning Regulations*
- Utilities/Access:** **Water**-must prove quality, quantity, & reliability
(Quality Water Contract or current Permit from Colorado Department of Natural Resources)
<https://dwr.state.co.us/Tools/WellPermits>
- Sewer** (Septic Permit, Will Serve Letter from NCHD or proof of other public system)
- Driveway Permit** from CDOT or Morgan County Road and Bridge (new driveways)
- Ditch Company**- Proof of contact if there is a ditch on or next to your property
- Architecture Control Approval** (if applicable)
- Site Map & Plans:** **Site Plan** must show all existing/proposed structures and setbacks from all property lines as per Morgan County Zoning Regulations, Section 2-515, 2-480
- Floor plan**-detailed and thorough (showing room sizes, windows, doors, bathroom sketch etcetera)
- Foundation Plan**- NOTE: *All mobile homes must be skirted and tied down within 30 days of placements*
- Drainage/Run-Off Control Plan** may be required prior to approval if the Planning Administrator determines that the use or building meets one of the following criteria: (see Morgan County Zoning Regulations 3-130(G))
- (1) The accessory use or building may have a drainage impact on adjacent properties;
 - (2) The accessory use or building may have a drainage impact on adjacent right of ways;
 - (3) The accessory structure is 5000 square feet or larger.
- Technical:** **Data Card**- copy or picture of card (usually found affixed inside the mobile home)
- Right to Farm Policy** signed by Landowner (attached)
- Additional Information required by staff: _____
-



Don't Forget to Also Get Your Colorado State Permits for Plumbing & Electric!

<https://dpo.colorado.gov/EandP/Permits>

Certificate of Occupancy will NOT be issued until project has passed ALL State Inspections.

Mobile homes more than 20 years old {from the date of application} are prohibited.

This restriction may be waived *IF* proof, in the form of an inspection (see attached inspection card), deems the mobile home will meet the 1994 manufacturing standards of the U.S. Department of Housing and Urban Development {HUD} or the 2003 edition of the International Residential Code. All costs must be borne by applicant.

Landowner must sign application on the next page!

Landowner MUST Sign Application

Landowner agrees to contract the project in accordance to the plans and specifications submitted herewith and in strict compliance with the provisions of the Morgan County Zoning Regulations and the Morgan County Building Code. Buildings MUST conform to 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.

The applicant, his agents and employees of, shall comply with all the rules, regulations and requirements of the County Zoning Regulations and Building Codes governing all aspects of the above proposed work for which the permit is granted. The County or its agents are authorized to order the immediate cessation of construction, at any time, if a violation of the codes or regulations appears to have occurred. 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. Landowner is notified that any past, existing or future drainage associated with this property is the responsibility of the landowner and not that of Morgan County.

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, unless an extension is requested. Morgan County and any of its contractors are not liable for workmanship. Permits are NOT transferable.

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

Additional fees may be charged if this inspection is not conducted prior to start of construction. -See Morgan County Zoning Regulations 1-315

Failure to comply with inspection may result in additional fees and/or denial of a Morgan County Contractor's license.

Applications completed for properties not current in their property taxes will **not** be accepted.

Violation of any of the codes and applicable regulations may result in the revocation of this permit.

Landowner Signature: _____ Date: _____

Contractor Signature: _____ Date: _____

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

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 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: James Rehn – 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: _____

**MOBILE HOME INSPECTION
MORGAN COUNTY PLANNING & ZONING**

All mobile homes manufactured 20 or more years prior to the date of application and placed in Morgan County after October 11, 2006 must submit this form with placement permit application.

Landowner

Placement Address

Year and Manufacturer of Mobile Home

WIRING:

Does wiring meet current standards?

Yes

No

Is wiring aluminum or copper?

Alum.

Copper

Are fixtures (outlets, switches, lights, etc.) designed for wiring as indicated above?

Yes

No

Is all wiring, fixtures, etc. in good repair and operational?

Yes

No

APPLIANCES:

Are all appliances (furnace, water heater, stove, drier) certified for mobile home use?

Yes

No

VENTING:

Are drain waste vents proper and operational?

Yes

No

Are all appliances properly vented?

Yes

No

HEAT TAPE:

Is there heat tape installed above floor level?

Yes

No

INTERIOR:

Is interior in general good repair?

Yes

No

EXTERIOR:

Is exterior undamaged and in good repair?	_____	_____
	Yes	No
Is siding intact?	_____	_____
	Yes	No
Are all windows and screens present and in good repair?	_____	_____
	Yes	No
Are all doors in good repair and operational?	_____	_____
	Yes	No

PLUMBING:

A copy of State of Colorado Plumbing inspection must be submitted.

COMMENTS:

INSPECTION PERFORMED BY:

Name

Address

Phone

Signature

Date

