



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

PERMIT # _____ - _____

Date Received ___/___/___ Received By _____
 App Fee \$750 Ck/CC #: _____ Paid ___/___/___
 Recording Fee \$ ___ Ck/CC #: _____ Paid ___/___/___
 PC Date: ___/___/___ BOCC Date: ___/___/___
 100 Year Floodplain? Y/N Taxes Current? Y/N

E-MAIL pcherry@co.morgan.co.us OR permits_licensing@co.morgan.co.us

REZONING APPLICATION

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

APPLICANT

Name _____

Address _____

Phone (_____) _____

Email _____

LANDOWNER

Name _____

Address _____

Phone (_____) _____

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: _____ _____ 1/2 _____ 1/4 _____ 1/4

Total acreage in parcel: _____

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 _____

SEE REQUIRED ATTACHMENT LIST ON BACK OF THIS PAGE

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED OR PROCESSED

REZONING REQUIRED ATTACHMENTS LIST

Application Fee:

- \$750 Non-Refundable Application Fee due with application as determined by staff:
-Made payable to Morgan County Planning & Zoning

Ownership:

- Current title insurance or title policy (within last 6 months)

Project Narrative:

- Narrative to include:
 - Project Description
 - Purpose of request
 - Narrative describing future development plans
 - How project will relate to or impact existing adjacent uses
 - All off-site impacts and proposed mitigation measures
 - Narrative of how this proposal complies with the Morgan County Comprehensive Plan
 - Additional information

Site Plans/Maps:

- Plat Map/Survey Submitted Electronically per requirements set forth in the Morgan County Zoning Regulations to include: *(See Section 2-400)*
 - Rezone area showing existing zoning and proposed zoning
 - Zoning of surrounding and adjacent areas
 - Existing uses on surrounding and adjacent areas
 - Existing public access to and in the rezone area and all existing roads
 - Existing site features such as lakes, waterways and ditches, geologic or soil hazards, areas of steep slopes, and other prominent natural features
 - A vicinity map inset to show the rezoning location
 - Placement of any planned development
- Include any **easements** required for the project-widths and other pertinent information.
May be required to supply copies of easement agreements

Utilities/Access:

- Letters of commitment** for application location:
 - Water
 - Sewer
 - Electricity
 - Driveway permits from CDOT or Morgan County Road and Bridge
(Required for new and existing driveways)

Impacts:

- Impact statements from the following:
 - Municipality
 - Fire District
 - School District
 - Morgan County Sheriff's Department
 - Irrigation companies that have canals / laterals crossing area

REZONING REQUIRED ATTACHMENTS LIST CONTINUED

Technical: **Right to Farm Policy** signed by landowner

___# **Paper Application Sets** **Digital Copy of Complete Application**
One sided only

Sign posting verification:

--Notarized affidavit with photographs from a distance & close-up (to be submitted no later than Board of County Commissioners Hearing)

The Sign Posting will occur AFTER Planning Commission hearing & at least 15 days PRIOR to Morgan County Board of Commissioners Hearing.

Plat Map Recording Fees: to be collected at the conclusion of all hearings

Made payable to Morgan County Clerk & Recorder

\$13.00 first page

\$10.00 per page thereafter

___# additional pages x 10=\$___ + \$13= \$___ Total Recording Cost

Additional information as required by staff: _____

APPLICANT’S STATEMENT

I certify that the information and exhibits I have submitted are true and correct to the best of my knowledge. Property taxes must be current at the time of processing application.

Application must be signed by Landowner as indicated on Title Commitment.

Applicant Signature Date

Landowner Signature Date

Applicant Signature Date

Landowner Signature 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

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
Road and Bridge Department**

REQUEST FOR DRIVEWAY ACCESS LETTER

Requested By: Name: _____ Date: _____

Address: _____

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: _____

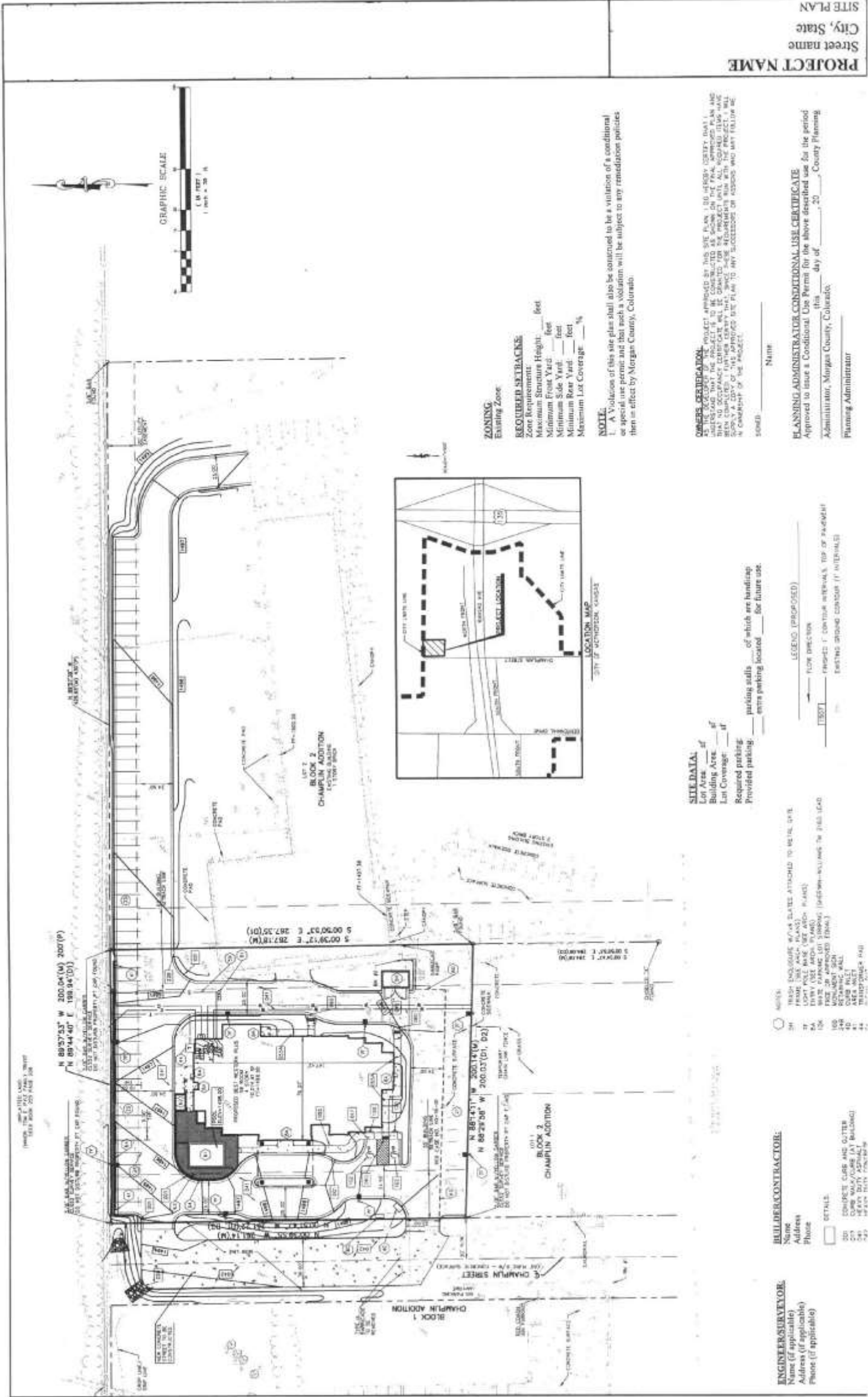
Phone: _____

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

For Office Use Only

Received by: _____ Date: _____

Completed by: _____ Date: _____



PROJECT NAME
 Street name
 City, State
 SITE PLAN

ZONING:
 Existing Zone _____

REQUIRED SETBACKS:
 Zone Requirement _____ feet
 Maximum Structure Height _____ feet
 Minimum Front Yard _____ feet
 Minimum Side Yard _____ feet
 Minimum Rear Yard _____ feet
 Maximum Lot Coverage _____ %

NOTE:
 1. A Violation of this site plan shall also be construed to be a violation of a conditional or special use permit and that such a violation will be subject to any remediation policies then in effect by Morgan County, Colorado.

OWNER'S CERTIFICATION:
 AS THE DEVELOPER OF THE PROJECT APPROVED BY THIS SITE PLAN, I DO HEREBY CERTIFY THAT I UNDERSTAND THAT THE PROJECT IS TO BE CONDUCTED AS SHOWN ON THE FINAL APPROVED PLAN AND THAT I WILL COMPLY WITH ALL CITY, COUNTY AND STATE REQUIREMENTS FOR THE PROJECT. I WILL SUPPLY A COPY OF THE APPROVED SITE PLAN TO ANY SUCCESSORS OR ADDRESSES WHO MAY FOLLOW ME IN CONDUCT OF THE PROJECT.

Signed: _____
 Name _____

PLANNING ADMINISTRATOR CONDITIONAL USE CERTIFICATE
 Approved to issue a Conditional Use Permit for the above described use for the period _____ day of _____, 20____ County Planning Administrator, Morgan County, Colorado.
 Planning Administrator _____

SITE DATA:
 Lot Area _____ of _____
 Building Area _____ of _____
 Lot Coverage _____ of _____
 Required parking _____ of which are handicapped _____
 Provided parking _____ of which are handicapped _____ for future use.

LEGEND (PROPOSED)
 FLOW DIRECTION
 PROPOSED FLOW DIRECTION
 EXISTING GROUND CONTOUR (1' INTERVALS)

- NOTES:**
1. TRASH ENCLOSURE SHALL BE ATTACHED TO THE SIDE OF THE TRASH ENCLOSURE.
 2. CONCRETE SHALL BE 4000 PSI.
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BUILDER/CONTRACTOR:
 Name _____
 Address _____
 Phone _____

ENGINEER/SURVEYOR:
 Name (if applicable) _____
 Address (if applicable) _____
 Phone (if applicable) _____