



MORGAN COUNTY PLANNING AND BUILDING DEPARTMENT

MORGAN COUNTY PLANNING COMMISSION FILE SUMMARY

April 6, 2020

April 13, 2020 (meeting date)

**APPLICANTS: Robert and Wendy Danielson
LANDOWNERS: RWD Properties, LLC**

Application Overview

The property owners have submitted an application for a Special Use Permit for approval to operate a 12 space RV Park in the Agriculture Production Zone District. The property is approximately 5.387 acres (less than 20 acres) in the S ½ of Section 29, Township 4 North, Range 56 West of the 6th P.M. Morgan County, Colorado and addressed as 25449 County Road T, Brush, Colorado.

- a. Pursuant to Section 2-325, any use, not designated as a Use by Right, Accessory Use, Conditional Use and Use by Special Review or not otherwise prohibited in a particular zone, may be approved as a Use by Special Review pursuant to the criteria and procedures as established by these Regulations.
- b. Pursuant to Section 3-175, Parcels smaller than 20 acres does not list a Recreational Vehicle Park as a Use by Right, Conditional Use or Use by Special Review.

Criteria – Special Use Permits

The following criteria are to be used by the Planning Commission and the Board of County Commissioners when reviewing an application for a Special Use Permit.

(A) The use and its location as proposed are in conformance with the Morgan County Comprehensive Plan. The property is located in the northeast planning area.

Chapter 2

2.II.A - Economic Development

Goal – Diversify the economy in Morgan County to broaden business employment opportunities for residents and to further economic growth.

This project will support economic development by providing places for workers to live that is reasonably priced. The Black Gold Energy shop is located upon the

same property and will provide a place for employees and others that work in Morgan County to live. 2.II.C

Goal: To encourage development where it is in proximity to the activity centers, compatible with existing land use, and there is access to established public infrastructure.

This project is located adjacent to existing infrastructure, roads and Morgan County Quality Water, a commercial tap has been approved.

(B) All the application documents are complete and present a clear picture of how uses are to be arranged on the site or within Morgan County.

(C) The Site Plan conforms to the district design standards of these Regulations.

(D) All on and off-site impacts have been satisfactorily mitigated either through agreement, public improvements, site plan requirements or other mitigation measures.

The project as proposed will include landscaping that will serve to buffer the property from adjacent farm ground while providing visual amenities for people staying there.

(E) The special use proposed has been made compatible with the surrounding uses and adequately buffered as determined by the County.

The addition of landscape is proposed for the park.

(F) The special use poses only the minimum amount of risk to the public health, safety and welfare as set by federal, state or county regulation, whichever is the strictest.

The Northeast Colorado Health Department has approved an appropriately sized septic system to be located on the property.

(G) The special use proposed is not planned to be developed on a non-conforming parcel.

The property was created by exemption.

(H) The applicant has adequately documented a public need for the project, all pertinent technical information, adequate financial resources to implement it, and has paid all fees and review costs levied by the County for application processing and review.

There are numerous similar facilities in other nearby counties that are all full and have waiting lists.


(I) For any special use requiring a supply of water that the applicant has demonstrated a source of water which is adequate for the proposed use in terms of quantity and reliability and in the case of human consumption, quantity, quality, and reliability.

Morgan County Quality Water has approved a commercial tap for this project.

Recommendation and conditions

Suggested conditions if Planning Commission recommends approval to the County Commissioners:

1. The applicant shall obtain necessary permits and comply with the requirements and conditions of those permits as determined by other governmental agencies with jurisdiction over this operation, including the Colorado Division of Local Affairs, Mobile Home Park Oversight Program, if applicable.

| | | |
|---|---|---|
|  | Morgan County 231 Ensign, Fort Morgan, CO 80701 (970) 542-3526 Fax (970) 542-3509 | Special Use Permit SU2020-0002 |
| | For Inspections: (970) 542-3526 | |

| Date Issued: 03/09/2020 Expiration Date: 9/5/2020 Job Site Address: 25449 Co. Rd. T, Morgan County, CO 80723 Category: Planning Permit Type: Special Use Permit Valuation: \$0.00 | Property Owner: RWD Properties LLC c/o Robert & Wendy Mailing Address: 25945 Co. Rd. T, Brush, CO 80723 Phone: (970) 380-2692 Email: robdanielson@kci.net | | | | | | | | | | | | | | | | |
|--|---|---------------------------|--------|---------------------------|----------|---------------|-----------------|--|--|-------------------------|--|--|--|--|--|--|--|
| Description of Work: Develop mini RV park and change zoning from agriculture from to commercial. | | | | | | | | | | | | | | | | | |
| Subdivision: Parcel ID: 103729000016 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> <th>Fee Items</th> <th>Amount</th> </tr> <tr> <td>Special Use - Full Review</td> <td>\$500.00</td> </tr> <tr> <td style="text-align: right;">Total:</td> <td>\$500.00</td> </tr> </table> | Fee Items | Amount | Special Use - Full Review | \$500.00 | Total: | \$500.00 | | | | | | | | | | |
| Fee Items | Amount | | | | | | | | | | | | | | | | |
| Special Use - Full Review | \$500.00 | | | | | | | | | | | | | | | | |
| Total: | \$500.00 | | | | | | | | | | | | | | | | |
| NOTICE | | | | | | | | | | | | | | | | | |
| <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.</p> <p>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



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 April 13, 2003

USE BY SPECIAL REVIEW PERMIT APPLICATION

APPLICANT

Name Robert + Wendy Danielson
Address 25945 Co Rd T
Brush Co 80723
Phone (970) 380-2692
Email robdanielson@kci.net

LANDOWNERS

RWD Properties LLC
Name @/o Robert + Wendy Danielson
Address 25945 Co Rd T
Brush Co 80723
Phone (970) 380-2692
Email robdanielson@kci.net

TECHNICAL INFORMATION

Address of property or general location 25449 Co Rd T, Brush Co 80723 Zone District A
Size of property (Sq. Ft. or Acres) 5.387 Present Use of Property COMM Ag Proposed Use of Property COMM
ESTABLISHED Commercial Proposed EST. COMM plus RV PARK
Complete Legal Description of property. If not enough space, attach to application and label "Exhibit 2".
S 1/2 S 29, T 4 N, R 56 W of 6th p.m. Morgan county, Colorado
Is property located within 1320' (1/4) of a livestock confinement facility? NO

APPLICANT'S STATEMENT

I certify that the information and exhibits I have submitted are true and correct to the best of my knowledge. Application must be signed by landowners as shown on title insurance/commitment.

Robert Danielson 3-2-20
Applicant Signature Date

RWD Properties, LLC by
Robert Danielson 3-2-20
Landowner Signature Date
PARTNER

Date Received 3-2-20 Received By JM Fee Payment \$500 Check # 1180

Recording Fee _____ Check # _____

Fees Paid By RWD Properties

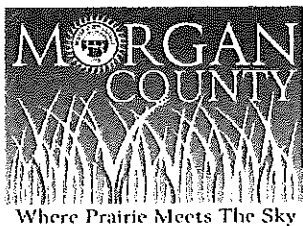
Comments _____



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USE BY SPECIAL REVIEW APPLICATION CHECKLIST

- ☒ Exhibit A: Proof of ownership in the form of current title insurance or attorney's title opinion ☒ (within last 6 months).
- ☒ Exhibit B: Narrative describing project and purpose of request.
- ☒ Exhibit C: Narrative of how project will relate to or impact existing adjacent uses, including description of all off-site impacts. Include mitigation measures for off-site impacts.
- ☒ Exhibit D: Additional information to clearly show projects intent.
- ☒ Exhibit E: Narrative of compliance of this proposal with the Morgan County Comprehensive Plan and with the criteria for review of Special Use Permits.
- ☐ Exhibit F: Development or implementation schedule of project. If Vesting of Rights is desired additional application and fees are required.
- ☐ Exhibit G: Discussion of any public improvements required to complete the project and copies of pertinent improvements agreements.
- ☐ Exhibit H: Description of types of easements required for the project. May be required to supply copies of easement agreements.
- ☐ Exhibit I: Discussion of any environmental impacts the Special Use will have on the following:
- ☒ I1: Existing Vegetation
 - ☒ I2: Land Forms
 - ☒ I3: Water Resources ☒
 - ☒ I4: Air Quality
 - ☒ I5: Wildlife
 - ☒ I6: Wetlands
 - ☒ I7: Dust ☒
 - ☒ I8: Odor
 - ☒ I9: Noise
 - ☒ I10: Stormwater Runoff ☒
 - ☒ I11: Visual Amenities ☒
 - ☐ I12: _____



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- ____ Exhibit J: Letters of commitment from utility providers or other proof of service as required by staff:
 ☒ J1: Water *own water taps (commercial)*
 ☐ J2: Sewer *separate from Black Gold Energy Transport LLC*
 ____ J3: Electricity
- ____ Exhibit K: Legal Access - Copy of permit for access from Colorado Department of Transportation or Morgan County Road and Bridge. (Required for new and existing driveways)
- ☒ Exhibit L: Soil Map from Morgan County Soil Conversation District.*
- ____ Exhibit M: Impact statement from irrigation companies that have canals / laterals crossing area.
- ☒ Exhibit N: Documentation of adequate financial resources to implement the project. *Self-funded*
- ☒ Exhibit O: Right to Farm Policy / Notice.
- ☒ Exhibit P: Site plans / map exhibits as per Morgan County Zoning Regulations, Section 2-515.
- ____ Exhibit Q: Additional information as required by staff:
 ____ Q1: _____
 ____ Q2: _____
 ____ Q3: _____
 ____ Q4: _____
- ____ Exhibit U: Non-refundable application fee of \$500.00, plus any additional deposits as required by staff.

To be provided after posting the property for future public hearing

- ____ Exhibit V: Notarized affidavit and photograph verifying sign(s) posting. Property posting takes places after Planning Commission hearing and prior to County Commissioners' hearing.

*Property taxes must be current at the time of processing.



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All Special Use Permit applications will be reviewed against the following criteria established in Section 2-345 of the Morgan County Regulations.

The application submitted will be evaluated based on completeness and the manner in which the following criteria, which appear in the Morgan County Zoning Regulations 2-345, are addressed.

- (i) The use and its location as proposed are in conformance with the Morgan County Comprehensive Plan (<http://www.co.morgan.co.us/Documents/CompPlan2008Binder1.pdf>)
- (ii) How the application presents a clear picture on how uses are to be arranged on the site or within Morgan County.
- (iii) The Site Plan conforms to the district design standards of these Regulations.
- (iv) All on and off-site impacts have been satisfactorily mitigated either through agreement, public improvements, site plan requirements or other mitigation measures.
- (v) The special use proposed has been made compatible with the surrounding uses and adequately buffered as determined by the County.
- (vi) The special use poses only the minimum amount of risk to the public health, safety and welfare as set by federal, state or county regulation, whichever is the strictest.
- (vii) The special use proposed is not planned to be developed on a non-conforming parcel.
- (viii) The applicant has adequately documented a public need for the project, all pertinent technical information, adequate financial resources to implement it, and has paid all fees and review costs levied by the County for application processing and review.
- (ix) For any special use requiring a supply of water that the applicant has demonstrated a source of water which is adequate for the proposed use in terms



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Filing Deadline _____

Meeting Date _____

Morgan County Zoning Regulations – excerpt

2-515 Map Exhibits

All application maps, surveys, and plats shall conform with Section 8-180 of the Morgan County Subdivision Regulations.

(A) All drawings will have a north arrow, scale utilized, drawing preparer, date of preparation, title block, and borders.

(B) Sheet contents can be modified at the discretion of the planning staff.

(C) Existing Conditions Sheet

(1) Show site area overlaid on drawing of existing conditions including land areas within five hundred feet (500') of the site.

(2) Show existing land use, zoning, contours at two (2) foot intervals, easements, water bodies and courses, significant environmental features, roads and other transportation facilities, utility lines and the like.

(3) Show a vicinity map at an appropriate scale that clearly shows the location of the project.

(D) The site plan sheet is prepared to show future development of the site and the project. Preparing the site plan requires a degree of detail from developers who are prepared to move forward with construction of the project. The plan sheet submittal requirements are similar to those required for rezoning Section 2-480 (B).

(1) Same as Section 2-480(B)(1). Title should read: "Site Plan – Special Use Permit, Morgan County Colorado".

(2) Same as Section 2-480(B)(3)

(3) Same as Section 2-480(B)(5)

(4) Same as Section 2-480(B)(7)

(5) Same as Section 2-480(B)(8). Also show how uses are to be screened from public view and all containment features for any hazardous chemicals stored or used in the project.

(6) Same as Section 2-480(B)(10)

(7) Same as Section 2-480(B)(11)

(8) Prepare an engineered drainage plan for the project. Show how the drainage plan conforms with the floodplain requirements of these Regulations if the project is located in a floodplain. All drainage runoff is to be contained on the site that is in excess of historical flows prior to development. In the use of re-developed property where drainage was previously not contained, the plan should assume no development as the base for historical flow measurements.

(9) Same as Section 2-480(B)(13). The signature block for the Planning Commission should be changed to substitute the words "Site Plan – Special Use Permit" for "Rezoning Application". If the special permit is for a parcel of land or for a use on a parcel of land, the parcel shall be surveyed and the surveyor's certification and signature shall appear on this sheet also.

2-480 Application Maps

All application maps, surveys and plats shall conform with Section 8-180 of the Morgan County Subdivision Regulations.

(A) Sheet #1 – Rezoned Area Map shall contain the following information:

→ (1) A clear and legible surveyed mylar at an appropriate scale to clearly show all of the information required below. Sheet size shall be 24" x 36" or 18" x 24" and contain title blocks, date of preparation, north arrow, and scale designation in numerical and graphic form. The sheet is to be titled "Rezone Amendment – (old zone) to (new zone), Section, Township, Range, Morgan County, Colorado" at the top of the sheet.

(2) Show the rezoned area in a dark outline on the sheet face and label as "Rezoning from (old zone) to (new zone)."

(3) Indicate the surveyed legal description of the rezone area on the plan sheet. Use subsequent sheets if necessary.

(4) Clearly show and label the following features in relation to the rezone area and adjacent lands:

- existing zoning (adjacent lands only)

- existing uses

- existing easements – label ownership and type of easement and Morgan County Clerks record reference

- existing public accesses

- natural features of the site identified in the pre-application discussion

(5) A vicinity map that shows the rezone area within a two (2) mile radius.

(6) Included the signature blocks shown in Appendix A, Form 5.

(B) Sheet #2 – Site Development Plan (required only if rezoning rights are to be vested by the applicant pursuant to Section 2-475 (F)).



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The Site Plan is prepared to show future development plans for the Rezoned Area. This sheet is prepared to satisfy the site specific development plan requirement for vesting of development rights. Preparing the site plan requires a degree of detail from a rezoning applicant that is normally prepared to move forward with subdivision and/or subsequent construction of allowed uses.

- (1) The drawing shall be clear and legible and of appropriate scale to clearly show all of the information required below. Sheet size shall be 24" by 36" or 18" x 24" and if more than one sheet is used, designate each sheet as sheet x of y sheets. All sheets shall contain title blocks, date of preparation, preparer's name, north arrow, and scale designation in numerical and graphic form. The first sheet is to be titled "Site Plan – Rezone Area, Morgan County, Colorado" at the top of the page. Include underneath, "A portion of (quarter/quarter location), Section ____, Township ____, Range ____, of the 6th P.M."
- (2) Show the rezoned area in a dark outline on the sheet face.
- (3) Clearly show, label and dimension the planned uses, their locations and approximate building envelope outlines.
- (4) Show topographic contour lines at two (2) foot intervals.
- (5) Show the existing and planned circulation pattern external and internal to the rezone area. Designate the road classifications as to arterial, collector and local and designate right-of-way widths.
- (6) Show which existing uses will remain and which will be removed upon development within the rezone area.
- (7) Show all setback distances to building envelopes as prescribed by the Zone District. Show other special setbacks planned on perimeters, next to road right-of-ways, etc.
- (8) Schematically show the landscaping and any open space for the project on this sheet or a subsequent sheet.
- (9) Note on the plan any unique natural features such as land forms, historical features, views, etc.
- (10) List in chart form the proposed specific uses by plan area subtotal or part, number of units and approximate square footages of uses proposed.
- (11) Show the parking plan for the project and correlate the parking requirement of the Zone District for the uses proposed and the land areas assigned to parking.
- (12) Show a schematic utility plan for sewer and water service for the plan area. Show connection points to existing utilities. Use a subsequent sheet if necessary for clarity.
- (13) Include the following signature blocks on the face sheet (for format reference see Appendix A, Form No.5).
 - Planning Commission Certificate: Substitute the words: "Site Plan" for "Rezoning Application."
 - Board of County Commissioners Certificate.
 - Clerk and Records Certificate.
- (14) Staff may waive any of these requirements or require that additional information be added to the plat.

Morgan County Subdivision Regulations – excerpt

8-180 Plat Format

- (A) Said plat shall be in the form of a black India inked Mylar that is capable of reproducing clear and sharp reproductions of all details, signatures, and notary seals.
- (B) No plats using sepia ink or pencil or containing stick-ons will be accepted.
- (C) All signatures on the plat are to be in black permanent ink.
- (D) The plat sheet shall have outer dimensions of 24" x 36". The plat drawing will be contained within a space defined by a one and one-half inch (1½") margin from the left sheet edge and a one-half inch (½") margin from the other three sheet edges.
- (E) Applicants are encouraged to use more than one sheet in order to avoid the crowding of information on one sheet. Sheets are to be designed as sheet x of y sheets.
- (F) The scale of the plat drawing shall be one inch equal to twenty feet (1" = 20'). Other scales may be approved by the Staff.
- (G) The scale of the plat drawing shall be a common engineer scale. The scale shall be indicated with both alpha numeric and bar graph.

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 27, 2020

ORDER #: NCT22082

PROPERTY ADDRESS: 25449 COUNTY ROAD T, BRUSH, COLORADO, 80723

OWNER/PURCHASER:

RWD PROPERTIES, LLC

PLEASE DELIVER TO THE FOLLOWING CUSTOMERS:

 To: ROB DANIELSON
robanielson@kci.net

ATTN:

Fax#:

____ To:

ATTN:

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

____ AMT DUE IS ON SCHEDULE A (INVOICE)

☒ PROPERTY REPORT

____ -AMT DUE IS ON PROPERTY REPORT (INVOICE)

____ MORTGAGE/FORECLOSURE GUARANTY

____ SURVEY/ILC

____ OWNERS TITLE POLICY

____ MORTGAGEES TITLE POLICY

____ DOCUMENTS

____ OTHER / INVOICE



Northern Colorado Title Services Co., Inc.

Member ALTA

130 W. Iowa Ave. • Fort Morgan, CO 80701
(970) 867-0233 • Fax: (970) 867-7750
www.ncts.com

OWNERSHIP AND ENCUMBRANCE REPORT

PURSUANT TO THE TERMS OF THE AGREEMENTS, LIMITATIONS AND EXCLUSIONS CONTAINED IN THIS DOCUMENT, NORTHERN COLORADO TITLE SERVICES CO., INC. a Colorado Corporation (herein after referred to as "the company") hereby reports to the Addressee identified in Schedule A hereof that during the Search Time Period shown in said Schedule, the records of the Company's title plant covering the land described in said Schedule disclosed the following:

1. That the Grantee named in Schedule A was the Grantee in the last deed describing said land to be recorded in the Office of the County Clerk for the County where the land is situated.
2. That except as shown in Schedule A, there are no instruments recorded in said Office for which there are no purported releases, satisfactions or withdrawals, which describe all or part of said land which may create or give notice of any of the following:
 - a. liens (other than judgments, real estate tax or special assessment liens)
 - b. pending litigation or pending foreclosure proceedings; and
3. That except as shown in Schedule A, there are no unreleased transcripts of judgment filed in said Office naming as debtors any parties which names the same or similar to those of any Grantee in any deed describing said land recorded in said Office within six years prior to the end of the Search Time Period shown in said Schedule.

AGREEMENTS, LIMITATIONS AND EXCLUSIONS

This report is given on and is subject to the following limitations and exclusions. By making use of this report and as part of the consideration it gives to the Company to induce it make this report, the Addressee agrees to these limitations and exclusions.

This report is not a title guarantee, title insurance commitment or title insurance policy of any kind. The liability of the Company is limited as set out below.

The Company makes no representations as to the validity, enforceability or effectiveness of any instrument mentioned in this report. The liability of the Company under or by reason of the issuance of this report shall be only to the Addressee and only for the direct loss or damage it incurs which is caused exclusively by any omission of any of the title information states to be reported herein and only where such omission is the result of the failure of employees of the Company to use ordinary care in the aforesaid search or in the preparation of the report. However, in no event shall said liability exceed the sum of \$100.00 or the fee paid for this report, whichever is greater. All limitations of liability herein are in addition to any limitations of liability which may be provided by law. No liability is assumed for loss suffered as a result of the failure of the Company to report instruments for which a recorded purported release, satisfaction or withdrawal was ineffective, unenforceable or invalid.

This report is tendered to the addressee only and no other person, party or entity has any right to rely on its contents for any purpose whatsoever.

PROPERTY REPORT

SCHEDULE A

Order No: NCT22082

1. Effective Date: February 25, 2020 at 8:00 a.m.

2. Addressee:

ROB DANIELSON

PAID-2/27/2020- THANK YOU

CHARGE

\$100.00

\$-100.00

TOTAL DUE \$0.00

3. Grantee in last deed:

RWD PROPERTIES, LLC

4. The land referred to in this property report is described as follows:

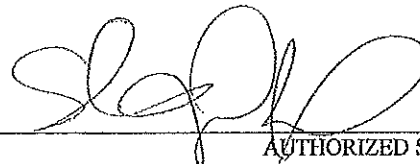
A parcel of land in the S1/2 of Section 29, Township 4 North, Range 56 West of the 6th P.M., Morgan County, Colorado, being described as follows: Commencing at the SW corner of said Section 29 and considering the South line of Section 29 to bear N90°00'00"E with all bearings herein relative thereto; thence N90°00'00"E along the South line of said Section 29, a distance of 1918.08 feet, said point being the point of beginning; thence N00°00'00"W a distance of 87.75 feet; thence along the arc of a curve to the left, having a central angle of 33°43'20" a radius of 1,625.75 feet, an arc length of 956.86 feet, a chord bearing N48°33'41"E, and a chord length of 943.11; thence S00°52'34"W a distance of 711.99 feet to a point on the South line of said Section 29; thence S90°00'00"W, along the South line of said Section 29, a distance of 696.13 feet to the point of beginning, according to Subdivision Exemption Plat recorded November 5, 2014 at Reception No. 1601691.

And commonly known as 25449 COUNTY ROAD T, BRUSH, COLORADO, 80723

5. Liens, pending litigations, or foreclosure proceedings and transcripts of judgment to be reported. (See first page of this report) NOTE: The Company makes no representations as to whether transcripts of judgment reported below, if any, create liens against the land described in this Schedule.

NONE.

NORTHERN COLORADO TITLE SERVICES CO., INC.
130 W. KIOWA AVE.
FORT MORGAN, COLORADO 80701
TELEPHONE : 970-867-0233 - FACSIMILE: 970-867-7750



AUTHORIZED SIGNATORY



Jim Zwetzig <jzwetzig@co.morgan.co.us>

Danielson

1 message

Jim Zwetzig <jzwetzig@co.morgan.co.us>

Fri, Mar 20, 2020 at 11:16 AM

To: Jody Meyer <jmeyer@co.morgan.co.us>, Pam Cherry <pcherry@co.morgan.co.us>

Wendy dropped off the 4 pages concerning her RV application
I scanned them direct to both of you
Jim Zwetzig, Morgan County Commissioner District 3

EXHIBIT B:

The purpose of the special use permit is to develop a Mini RV parking area on our existing property at 25449 County Road T, Brush, CO 80723. This park would have only up to 12 spaces provided for RVs, mainly rented by workers/drivers. There is a definite lack of RV rental space in Morgan County, as most of the areas to rent have a waiting list.

We plan to develop the small tract of land that sits just west of our shop, Black Gold Energy Transport, with crushed asphalt/vegetation, quality water, and electricity provided by Excel Energy. Each space would adhere to the requirements as set forth by the County.

In order to do this, the zoning would need to be changed from Agricultural to Commercial.

Exhibit C:

The impact of the property and its proposed used should not impact any adjacent properties, as the surrounding area is farmland. There is a home across Road T from the proposed site, however, the impact should be minimal if any as there will be vegetation planted to buffer the view. Our plan will be visually appealing as all of our properties are. Landscaping will be provided to make sure the property is visually appealing.

EXHIBIT D:

See Exhibit B

EXHIBIT E:

This property improvement will adhere to the requirements set forth by the County of Morgan, and shall meet all requests in a timely manner.

EXHIBIT I:

| | | |
|-----|---------------------|--|
| I1: | Existing Vegetation | Currently the land is buffalo grass. |
| I2: | Land Forms | N/A |
| I3: | Water Resources | A tap has been purchased from Morgan County Quality Water to provide enough resource for the anticipated 12 spots. |
| I4: | Air quality | N/A |
| I5: | Wildlife | There is no wildlife, such as prairie dogs, or deer, etc. We have owned this property for 5 years. |
| I6: | Wetlands | N/A |

- 17: Dust There should be no dust issue. The areas that the RVs will be parked in and the property road will be covered in crushed asphalt. The remainder of the property will be planted in buffalo grass, decorative grass such as pampas grass and trees.
- 18: Odor N/A
- 19: Noise Those renting are typically workers who just need a place to park. There will not be parties, raucous behaviors etc., and this will also be spelled out in their contract.
- 110: Stormwater Runoff The original building on the property was engineered with a retention pond, which provides for runoff for the entire property. There will be no additional structures on the property.
- 111: Visual Amenities We plan to provide high end landscaping, 3 rail fencing, vintage style lighting, as well as a tree line and other vegetation to make the area visually appealing.

SITE PLAN - SPECIAL USE PERMIT, MORGAN COUNTY, COLORADO

A PORTION OF THE SOUTHERN HALF OF SECTION 29,
TOWNSHIP 4 NORTH, RANGE 56 WEST, OF THE 6TH PRINCIPAL MERIDIAN

PLANNING COMMISSION CERTIFICATE
THE MORGAN COUNTY PLANNING COMMISSION HAS HEREBY REVIEWED THE REZONING
APPLICATION NO. _____ THIS _____ DAY OF _____ 20____

ATTEST: SECRETARY _____
(c) CHAIRMAN _____

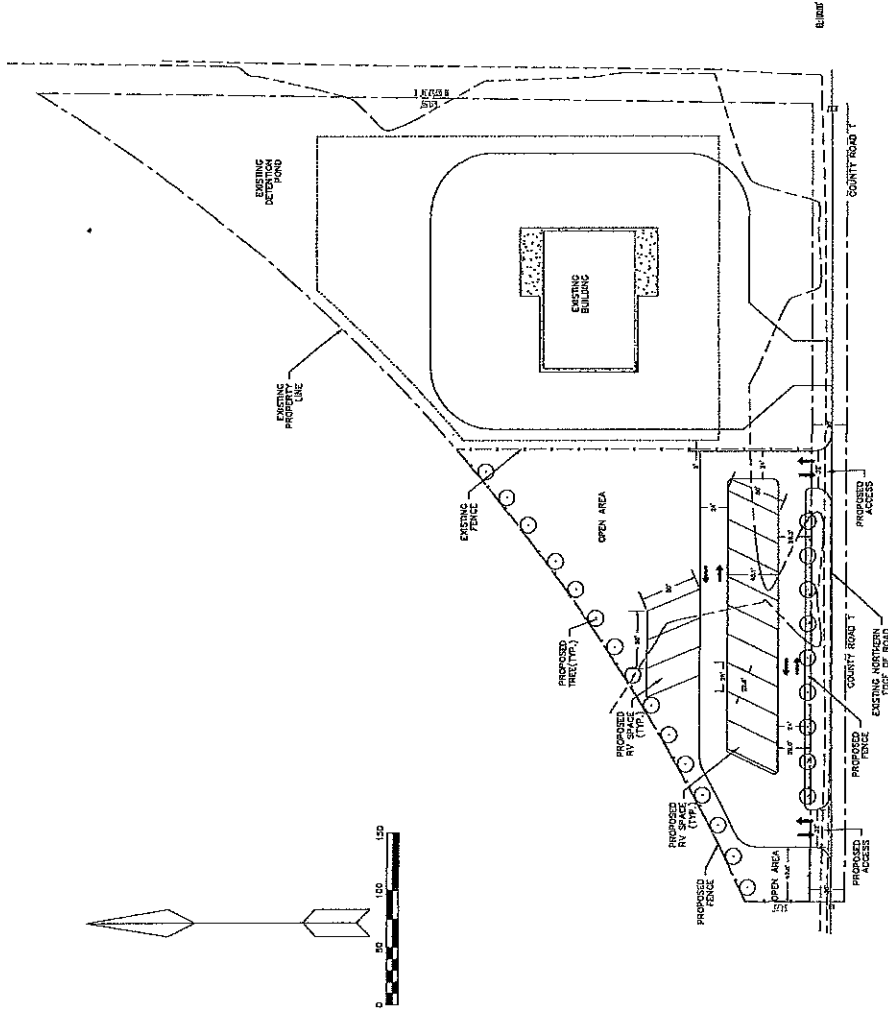
BOARD OF COUNTY COMMISSIONERS CERTIFICATE
REZONE CASE NO. _____
APPROVED THIS _____ DAY OF _____ 20____, BOARD OF COUNTY COMMISSIONERS, MORGAN
COUNTY, COLORADO.

ATTEST: CLERK TO THE BOARD _____
CLERK AND RECORDER'S CERTIFICATE
STATE OF COLORADO)
COUNTY OF MORGAN) SS
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____ O'CLOCK
_____ AL. THIS _____ DAY OF _____ 20____, AND IS DULY RECORDED IN
RECORDING FEES OF _____ ARE PAID.

CLERK AND RECORDER _____
DEPUTY _____

SITE USE CHART

| USE | ACRES (A.C.) |
|-----------------------------------|--------------|
| RESIDENTIAL (PROPOSED) - 15 UNITS | 10.00 |
| COMMERCIAL, BUSINESS | 3.00 |
| GRAVE, OFFICE AND PARKING | 75.00 |



PAWEN FOR
SHORT THEROW LLC
1615 CHERRY AVE
PLATTEVILLE CO 80651

RWD PROPERTIES LLC
SITE PLAN
16455 ESSEX ROAD SOUTH
PLATTEVILLE CO 80651
PHONE 970 265-2656

WERNISMAN ENGINEERING
AND LAND DEVELOPMENT LLC
16455 ESSEX ROAD SOUTH
PLATTEVILLE CO 80651
PHONE 970 265-2656

DATE
TWO/27/2020
02/27/2020
1 - 50
SHEET 1
C2

3/19/2020

WASTEWATER FLOW SUMMARY**CLIENT: MR. ROB DANIELSON**

Completed by: MCH

PROJECT NO: 20008

Date: 03/18/20

JOB: PROPOSED RV LOTS AT 25945 COUNTY RD T

Checked by: MCH

COUNTY: MORGAN

Date: 03/19/20

| Source / Designation | Avg. Flow⁽¹⁾ (gal/day/unit) | BOD₅⁽¹⁾ (lb/day) | Units | Flowrate (gal/day) | BOD₅ Loading | |
|-----------------------------|---|---|--------------|-------------------------------|--------------------------------|---------------|
| | | | | | (lb/day) | (mg/L) |
| RV Lot | 50 | 0.120 | 12 | 600 | 1.440 | 288 |
| Shop | | | | | | |
| Workers w/ Showers | 35 | 0.080 | 2 | 70 | 0.160 | 274 |
| Kitchen Sink | 14 | 0.052 | 1 | 14 | 0.052 | 445 |
| Other Users | 5 | 0.013 | 6 | 30 | 0.075 | 300 |
| | | | | | | |
| | | | | | | |
| TOTAL | | | | 714 | 1.727 | 290 |

SOIL TREATMENT AREA CALCULATIONS

| | |
|--|------------|
| Calculated Flowrate (gal/day) | 714 |
| Design Flowrate (gal/day) | 714 |
| Soil Percolation Rate (MPI) ⁽²⁾ | 5-15 |
| Treatment Level | 1 |
| Soil LTAR (gal/day/ft ²) | 0.80 |
| Distribution Media Adjustment Factor | 1.0 |

Trench System

| | |
|--|------------|
| Application Adjustment Factor | 1.0 |
| Required Absorption Field Area (ft²) | 893 |
| Trench Width (ft) ⁽³⁾ | 3 |
| Number of Laterals | 4 |
| Required Length of Laterals (ft) | 74 |

Bed System

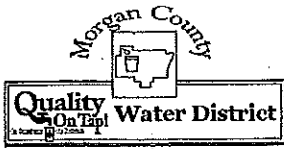
| | |
|--|--------------|
| Application Adjustment Factor | 1.2 |
| Required Absorption Field Area (ft²) | 1,071 |
| Number of Beds | 1 |
| Bed Width (ft) ⁽⁴⁾ | 12 |
| Required Length of Bed (ft) | 89 |

SEPTIC TANK CALCULATIONS

| | |
|--|--------------|
| Calculated Flowrate (gal/day) | 714 |
| Design Flowrate (gal/day) | 714 |
| Volume Required (gallons) | 1,428 |
| Recommended Tank Size (gallons) | 1,500 |

Notes:

1. Wastewater design flowrates and constituent loading based on data provided in Table 4-1 of "Onsite Wastewater Treatment System Regulations", Northeast Colorado Health Department (NCHD), 2014.
2. Percolation rate based on results of test conducted by NCHD on 08/03/18.
3. Maximum trench width of 3 feet per NCHD regulations [Sec. 5.8 (A)].
4. Maximum bed width of 12 feet per NCHD regulations [Sec. 5.9 (A)].



MORGAN COUNTY QUALITY WATER DISTRICT

APPLICATION FOR WATER SERVICE

Applicant Name RWD Properties LLC
Owner Name Rob & Wendy Danielson
Applicant Mailing Address 25945 Co Rd T Brush Co 80723
Phone 970-380-2692 ROB Who Will Pay for Tap RWD

PROPOSED TAP LOCATION

Parcel # 103729000016 SE 1/4 SW 1/4 Section 29 Township 4 Range 56

Subdivision Name _____

Address (if known) 25449 Co Rd T, Brush Co 80723

☒ Property is adjacent to District Main Line ☐ Property is _____ ft. from District Main

☒ Property is in MCQWD

☒ Property is in ~~None~~ Northern

ATTACH: Tax Notice ☒ Plat with Tap location marked in red ☐

SINGLE FAMILY RESIDENTIAL SERVICE: Enter the number of taps requested

_____ 5/8" = 1 T.E.

_____ 3/4" = 2 T.E.

Convert tap# 2855 to Commercial

COMMERCIAL, MULTI-FAMILY RESIDENTIAL, INDUSTRIAL OR OTHER

(requires Board approval)

1 Commercial _____ Industrial _____ Multi-Family Res. _____ Other

Projected Water Use (If known) _____ Peak rate _____ gpm Annual Use _____ acre feet

_____ Livestock Operation (Number of Animals)

_____ Dairy Cattle

_____ Feeder Cattle

_____ Horses

_____ Sheep

_____ Hogs

_____ Chickens

(T.E. calculated based on annual water use of 0.7 af/year)

Tap Application Fee: First Tap Equivalent costs \$400.00, each additional is \$50.00 (per board approval 4/7/15)

Total T.E.'s 1 Total Due 400- Total Paid 400- Check # 1179

Wendy Danielson
Applicant Signature

2-23-20
Date

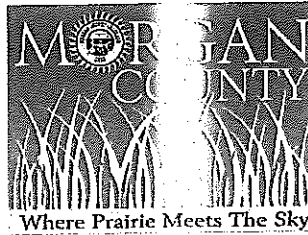
For Office Use:

Processed by: Kay Korbach

Sent by Fax ☐

Email ☐

Other ☐



Road & Bridge Department

March 4, 2020

RWD Properties LLC
25449 County Rd. T
Brush, CO 80723

Dear Mr. & Mrs. Danielson,

Morgan County Highway Department has no objection to the use of two new driveways located onto Morgan County Road T as access to the property located at:

S ½ of Section 29, Township 4 North, Range 56 West of the 6th P.M.

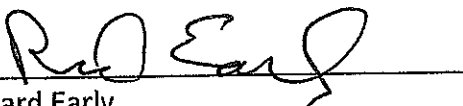
GPS Coordinates taken using a Jamar RAC Geo II Counter, Serial # P52322

GPS Coordinates at the centerline of driveway: First driveway 40.275800 Latitude
103.671388 Longitude

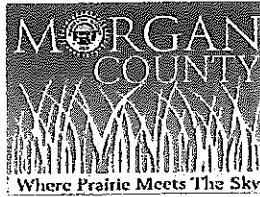
Second driveway 40.275827 Latitude
103.670170 Longitude

The maximum width allowed for these driveways is 40 feet. An 18 inch culvert is required for driveway# 1 and will need to be installed at the landowner's expense. Driveway # 2 does not require a culvert at this time. If at a future date, Morgan County determines the culvert needs to be 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: RWD Properties LLC Date: 3-2-2020

Address: 25449 Co Rd T

City/State/Zip Brush CO 80723

Phone: 970-380-2692

Legal Description: S 1/2 S29, T4N, R56W of the 6th p.m. Morgan Co, CO

Present Driveway Location: 2 are in Center of property on South Side

New Driveway Location: 1 to be located @ West end of property on South side
two new onto Rd T 32' wide

If this letter is to be mailed to an address different from above indicate:

Name: Rob & Wenray Danielson

Address: 25945 Co Rd T

City/State/Zip Brush, CO 80723

Phone: 970-380-2692

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: 40.275800, 40.275827

Longitude: 103.671388, 103.670170

Maximum Width of Driveway: 40 Feet

Culvert Required: YES/NO If yes, Size: 18 Inch.

Driveway Address Code: CLOT-0.4-N3.50-25, DRVT-05-N3.75-25

Received By: _____

Date: 3-4-20

Completed By: [Signature]

Date: _____

need lett



Road and Bridge Department
REQUEST FOR DRIVEWAY ACCESS LETTER

Requested By: Name: RWD Properties LLC Date: 3-2-20

Address: 25945 Co Rd T

City/State/Zip: Brush CO 80723

Phone: 970-380-2692

Legal Description: S 1/2 of Section 29, Township 4 North, Range 56 W of 6th pm
Morgan Co, CO

Present Driveway Location: would be new/additional access

New Driveway Location: has East existing - would add a West driveway

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: _____



United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for **Morgan County, Colorado**

Rob Danielson



February 27, 2020

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

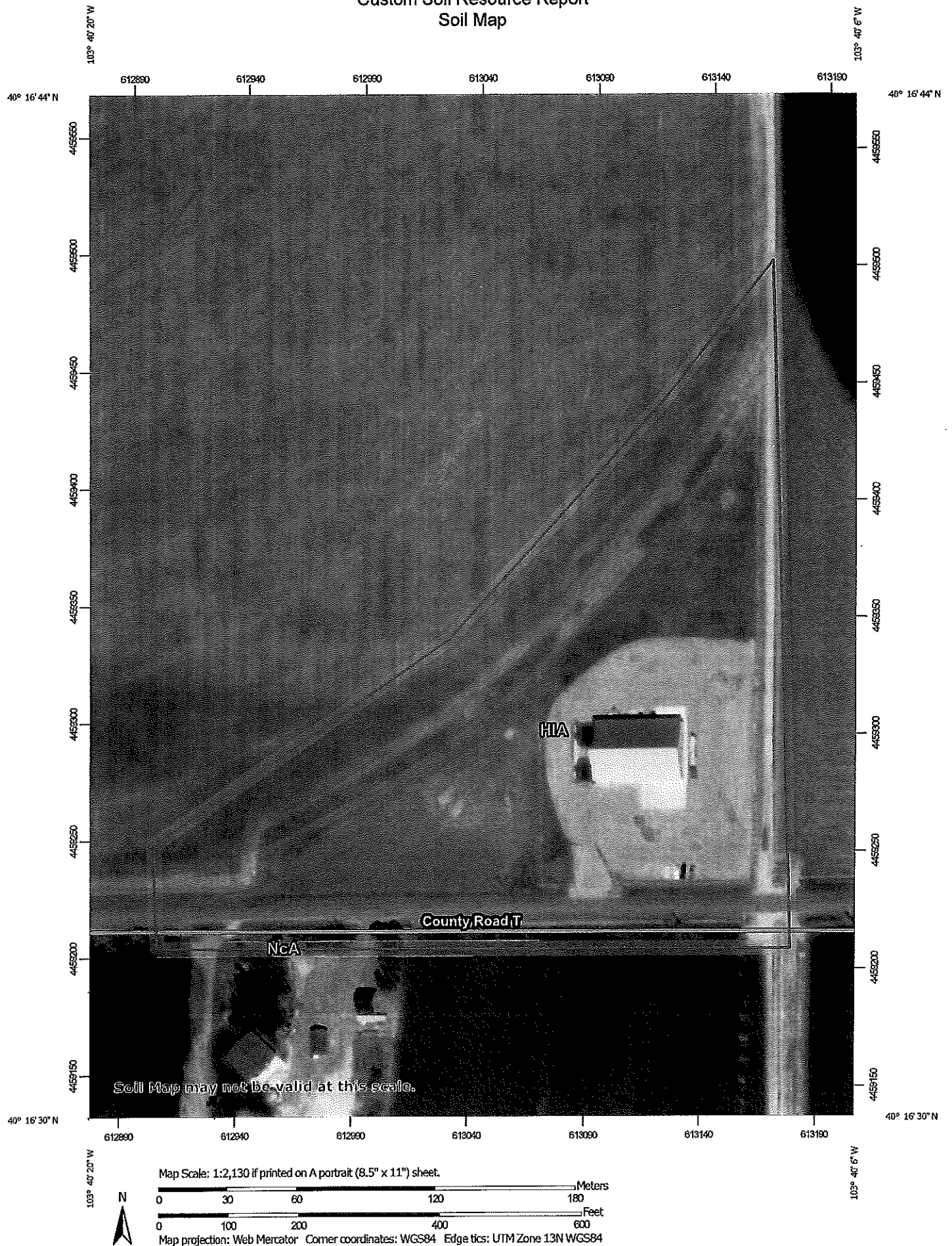
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Soil Map









































The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map



Custom Soil Resource Report

MAP LEGEND

| | | | |
|---|------------------------|---|-----------------------|
|  | Area of Interest (AOI) |  | Spoil Area |
|  | Soil Map Unit Polygons |  | Stony Spot |
|  | Soil Map Unit Lines |  | Very Stony Spot |
|  | Soil Map Unit Points |  | Wet Spot |
|  | Special Point Features |  | Other |
|  | Blowout |  | Special Line Features |
|  | Borrow Pit |  | Water Features |
|  | Clay Spot |  | Streams and Canals |
|  | Closed Depression |  | Transportation |
|  | Gravel Pit |  | Rails |
|  | Gravelly Spot |  | Interstate Highways |
|  | Landfill |  | US Routes |
|  | Lava Flow |  | Major Roads |
|  | Marsh or swamp |  | Local Roads |
|  | Mine or Quarry |  | Background |
|  | Miscellaneous Water |  | Aerial Photography |
|  | Perennial Water | | |
|  | Rock Outcrop | | |
|  | Saline Spot | | |
|  | Sandy Spot | | |
|  | Severely Eroded Spot | | |
|  | Sinkhole | | |
|  | Slide or Slip | | |
|  | Sodic Spot | | |

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Morgan County, Colorado
Survey Area Data: Version 20, Sep 13, 2019

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 17, 2015—Sep 17, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

| Map Unit Symbol | Map Unit Name | Acres in AOI | Percent of AOI |
|-----------------------------|---------------------------------------|--------------|----------------|
| HIA | Heldt clay, 0 to 1 percent slopes | 10.3 | 100.0% |
| NcA | Nunn clay loam, 0 to 1 percent slopes | 0.0 | 0.0% |
| Totals for Area of Interest | | 10.3 | 100.0% |

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

Custom Soil Resource Report

onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Morgan County, Colorado

HIA—Heldt clay, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 1n1fg
Elevation: 4,000 to 6,200 feet
Mean annual precipitation: 11 to 15 inches
Mean annual air temperature: 46 to 59 degrees F
Frost-free period: 110 to 150 days
Farmland classification: Not prime farmland

Map Unit Composition

Heldt and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Heldt

Setting

Landform: Stream terraces
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium clayey

Typical profile

H1 - 0 to 5 inches: clay
H2 - 5 to 14 inches: clay
H3 - 14 to 35 inches: clay
H4 - 35 to 60 inches: clay

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum in profile: 10 percent
Gypsum, maximum in profile: 1 percent
Salinity, maximum in profile: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)
Sodium adsorption ratio, maximum in profile: 10.0
Available water storage in profile: Moderate (about 9.0 inches)

Interpretive groups

Land capability classification (irrigated): 3s
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: C
Ecological site: Clayey Plains (R067BY042CO)
Hydric soil rating: No

Custom Soil Resource Report

Minor Components

Limon

Percent of map unit: 5 percent
Hydric soil rating: No

Nunn

Percent of map unit: 5 percent
Hydric soil rating: No

Ulm

Percent of map unit: 5 percent
Hydric soil rating: No

NcA—Nunn clay loam, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 2t1ng
Elevation: 4,100 to 5,700 feet
Mean annual precipitation: 14 to 15 inches
Mean annual air temperature: 48 to 52 degrees F
Frost-free period: 135 to 152 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

Nunn and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Nunn

Setting

Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Pleistocene aged alluvium and/or eolian deposits

Typical profile

Ap - 0 to 6 inches: clay loam
Bt1 - 6 to 10 inches: clay loam
Bt2 - 10 to 26 inches: clay loam
Btk - 26 to 31 inches: clay loam
Bk1 - 31 to 47 inches: loam
Bk2 - 47 to 80 inches: loam

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Well drained
Runoff class: Medium

Custom Soil Resource Report

Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum in profile: 7 percent

Salinity, maximum in profile: Nonsaline (0.1 to 1.0 mmhos/cm)

Sodium adsorption ratio, maximum in profile: 0.5

Available water storage in profile: High (about 9.1 inches)

Interpretive groups

Land capability classification (irrigated): 3e

Land capability classification (nonirrigated): 4e

Hydrologic Soil Group: C

Ecological site: Clayey Plains (R067BY042CO)

Hydric soil rating: No

Minor Components

Heldt

Percent of map unit: 10 percent

Landform: Terraces

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Ecological site: Clayey Plains (R067BY042CO)

Hydric soil rating: No

Wages

Percent of map unit: 5 percent

Landform: Terraces

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Ecological site: Loamy Plains (R067BY002CO)

Hydric soil rating: No

References

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- American Society for Testing and Materials (ASTM). 2005. Standard classification of soils for engineering purposes. ASTM Standard D2487-00.
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- Federal Register. September 18, 2002. Hydric soils of the United States.
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- Soil Survey Staff. 2010. Keys to soil taxonomy. 11th edition. U.S. Department of Agriculture, Natural Resources Conservation Service. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053580
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- United States Army Corps of Engineers, Environmental Laboratory. 1987. Corps of Engineers wetlands delineation manual. Waterways Experiment Station Technical Report Y-87-1.
- United States Department of Agriculture, Natural Resources Conservation Service. National forestry manual. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/home/?cid=nrcs142p2_053374
- United States Department of Agriculture, Natural Resources Conservation Service. National range and pasture handbook. <http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/landuse/rangepasture/?cid=stelprdb1043084>

Custom Soil Resource Report

United States Department of Agriculture, Natural Resources Conservation Service. National soil survey handbook, title 430-VI. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2_054242

United States Department of Agriculture, Natural Resources Conservation Service. 2006. Land resource regions and major land resource areas of the United States, the Caribbean, and the Pacific Basin. U.S. Department of Agriculture Handbook 296. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053624

United States Department of Agriculture, Soil Conservation Service. 1961. Land capability classification. U.S. Department of Agriculture Handbook 210. http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_052290.pdf



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

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.

Robert W. Danielson 3-2-20
Signature Date

Robert W. Danielson
Printed Name

25945 Co Rd T
Address

Brush, CO 80723

To Be Signed by Landowner

Morgan County Treasurer Statement of Taxes Due

*pymt due
4-15-20*

Account Number R020512
Assessed To

Parcel 103729000016
RWD PROPERTIES LLC
25945 CO RD T
BRUSH, CO 80723

Legal Description
S: 29 T: 4 R: 56 PARC SE1/4SW1/4 R890411

Situs Address
25449 CO RD T

| Year | Tax | Interest | Fees | Payments | Balance |
|---|-------------|----------|--------|----------|--------------------|
| Tax Charge | | | | | |
| 2019 | \$15,674.60 | \$0.00 | \$0.00 | \$0.00 | \$15,674.60 |
| Total Tax Charge | | | | | \$15,674.60 |
| Grand Total Due as of 03/09/2020 | | | | | \$15,674.60 |

Tax Billed at 2019 Rates for Tax Area 220 - RE 2J

| Authority | Mill Levy | Amount | Values | Actual | Assessed |
|-----------------------------|------------|-------------|------------------|-----------|-----------|
| COUNTY GENERAL FUND | 19.4530000 | \$3,242.43 | CONTRACTING/SERV | \$82,960 | \$24,060 |
| 1 ROAD AND BRIDGE FUND | 7.5000000 | \$1,250.10 | ICE-LAND | | |
| SOCIAL SERVICES FUND | 2.0000000 | \$333.36 | CONTRACTING/SERV | \$491,800 | \$142,620 |
| 1 BRUSH RURAL FIRE DIST | 3.4020000* | \$567.05 | ICE-IMPS | | |
| E MORGAN COUNTY HOSPITAL | 4.5000000 | \$750.06 | Total | \$574,760 | \$166,680 |
| E MORGAN COUNTY LIBRARY | 3.5000000 | \$583.38 | | | |
| 3 LOWER S PLATTE WATER CD | 1.0000000 | \$166.68 | | | |
| 4 MORGAN CO QUALITY WATER | 0.8240000 | \$137.34 | | | |
| 5 NORTHERN COLO WATER CD | 1.0000000 | \$166.68 | | | |
| RE 2-J BRUSH GENERAL FUND | 27.0030000 | \$4,500.86 | | | |
| RE 2-J BRUSH MILL LEVY OVER | 9.2420000 | \$1,540.46 | | | |
| RE 2-J BRUSH BOND REDEMPTIO | 14.6160000 | \$2,436.20 | | | |
| Taxes Billed 2019 | 94.0400000 | \$15,674.60 | | | |
| * Credit Levy | | | | | |

*****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:

RWD Properties LLC / Robert & Wendy Danielson as applicants and as landowners

Legal Description: A parcel located in the S1/2 of Section 29, Township 4 North, Range 56 West of the 6th PM, Morgan County, aka 25449 Co Rd T, Brush, CO 80723.

Reason: Use by special Review Application to place an RV Park along side of an established commercial business.

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 20, 2020



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

Notices of Hearing - 4-13-20

1 message

Shannon Shields <sshields@co.morgan.co.us>

Fri, Mar 27, 2020 at 11:52 AM

To: ecpclegals@dailycamera.com

Cc: Pam Cherry <pcherry@co.morgan.co.us>, Jody Meyer <jmeyer@co.morgan.co.us>

Attached are Danielson and Pauly notices for Planning Commission - with a publication date of March 31, 2020. Please bill P&Z.

Shannon Shields
Morgan County Planning Clerk
231 Ensign Street; Box 596
Fort Morgan, CO 80701
970-542-3526 Ext 1475
sshields@co.morgan.co.us

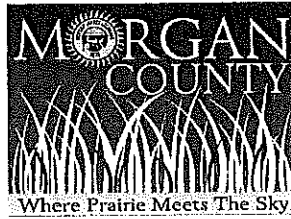
2 attachments



NOTICE for PC- Pauly 03.20.20.doc
27K



NOTICE for PC- RWD Properties 29-4-56 03.20.20.doc
27K



MORGAN COUNTY PLANNING AND BUILDING DEPARTMENT

TO REFERRAL AGENCIES:

Farm Service Agency-Morgan County
Century Link
CDOT
DOW
Colorado Parks & Wildlife
Kinder Morgan, Inc.
Brush 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
Lower South Platte Water Conservancy
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 18, 2020
RE: Use by Special Review Application – see attached site map

The following application is for a Use by Special Review Application. 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.

RWD Properties LLC / Robert & Wendy Danielson as applicants and as landowners

Legal Description: A parcel located in the S1/2 of Section 29, Township 4 North, Range 56 West of the 6th PM, Morgan County, aka 25449 Co Rd T, Brush, CO 80723.

Reason: Use by special Review Application to establish a mini RV Park up to 12 spaces just west of their established commercial shop, Black Gold Energy Transport.

Please offer any comments or concerns you may have about these applications within 21 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 15,674.80 |
|-------|-----------------------------|

RWD Properties LLC

Tax Detail

| | |
|--|----------|
| 001 - COUNTY GENERAL FUND - Total Levy: 19.453000 | |
| COUNTY GENERAL FUND | 3,242.43 |
| 002 - ROAD AND BRIDGE FUND - Total Levy: 7.500000 | |
| ROAD AND BRIDGE FUND | 1,250.10 |
| 003 - SOCIAL SERVICES FUND - Total Levy: 2.000000 | |
| SOCIAL SERVICES FUND | 333.36 |
| 012 - BRUSH RURAL FIRE DISTRICT - Total Levy: 3.402000 | |
| BRUSH RURAL FIRE DISTRICT | 567.05 |
| 018 - MORGAN SOIL CONSERVATION DISTRICT - Total Levy: 0.000000 | |
| MORGAN SOIL CONSERVATION DISTRICT | 0.00 |
| 025 - EAST MORGAN COUNTY HOSPITAL DISTRICT - Total Levy: 4.500000 | |
| EAST MORGAN COUNTY HOSPITAL | 750.06 |
| 026 - EAST MORGAN COUNTY LIBRARY DISTRICT - Total Levy: 3.500000 | |
| EAST MORGAN COUNTY LIBRARY | 583.38 |
| 028 - LOWER SOUTH PLATTE WATER CONSERVANCY DISTRICT - Total Levy: 1.000000 | |
| LOWER SOUTH PLATTE WATER CONS | 166.68 |
| 029 - MORGAN COUNTY QUALITY WATER DISTRICT - Total Levy: 0.824000 | |
| MORGAN COUNTY QUALITY WATER | 137.34 |
| 031 - NORTHERN COLORADO WATER CONSERVANCY DISTRICT - Total Levy: 1.000000 | |
| NORTHERN COLORADO WATER CONS DIST | 166.68 |



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

April 1, 2020

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

Attn: Pam Cherry

Re: RWD Properties - Danielson

Public Service Company of Colorado's Right of Way & Permits Referral Desk has reviewed the special use permit and site plan for **RWD Properties - Danielson** 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**

April 3, 2020

Re: RWD Properties LLC / Robert & Wendy Danielson - Special Use Application

Dear Neighboring Landowners:

As you are aware, you already received notice regarding the Use by Special Review Application submitted by RWD Properties / Robert & Wendy Danielson as landowners and applicants to establish an RV Park located in the S1/2 of Section 29, Township 4 North, Range 56 West of the 6th p.m., Morgan County, Colorado, aka 25449 Co Rd T, Brush, CO 80723.

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

Danielson / RWD Properties 4-3-20 mailed 4-3-20

KENDRICK, DAVID A & B LARUE
25372 CO RD T
BRUSH, CO 80723

KAUK, RODNEY & KATHERINE L
25380 CO RD T.5
BRUSH, CO 80723

MORTENSEN, PHILIP A & JUDITH G
18633 CO RD 26
BRUSH, CO 80723

BOSTROM, KENNETH A & CORINNE M
24779 CO RD T
BRUSH, CO 80723

UNREIN, COLTON LEVI
25745 CO RD T
BRUSH, CO 807239727

MORTENSEN, BRADLEY & CRISTI
26487 CO RD T
BRUSH, CO 80723



**MORGAN COUNTY
PLANNING AND BUILDING DEPARTMENT**

March 16, 2020

Re: RWD Properties LLC / Robert & Wendy Danielson - Special Use Application

Dear Neighboring Landowners:

RWD Properties / Robert & Wendy Danielson as landowners and applicants have submitted an application to our office for a Use by Special Review Application to establish an RV Park located in the S1/2 of Section 29, Township 4 North, Range 56 West of the 6th p.m., Morgan County, Colorado, aka 25449 Co Rd T, Brush, CO 80723. Site 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 this application and hearing date.

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

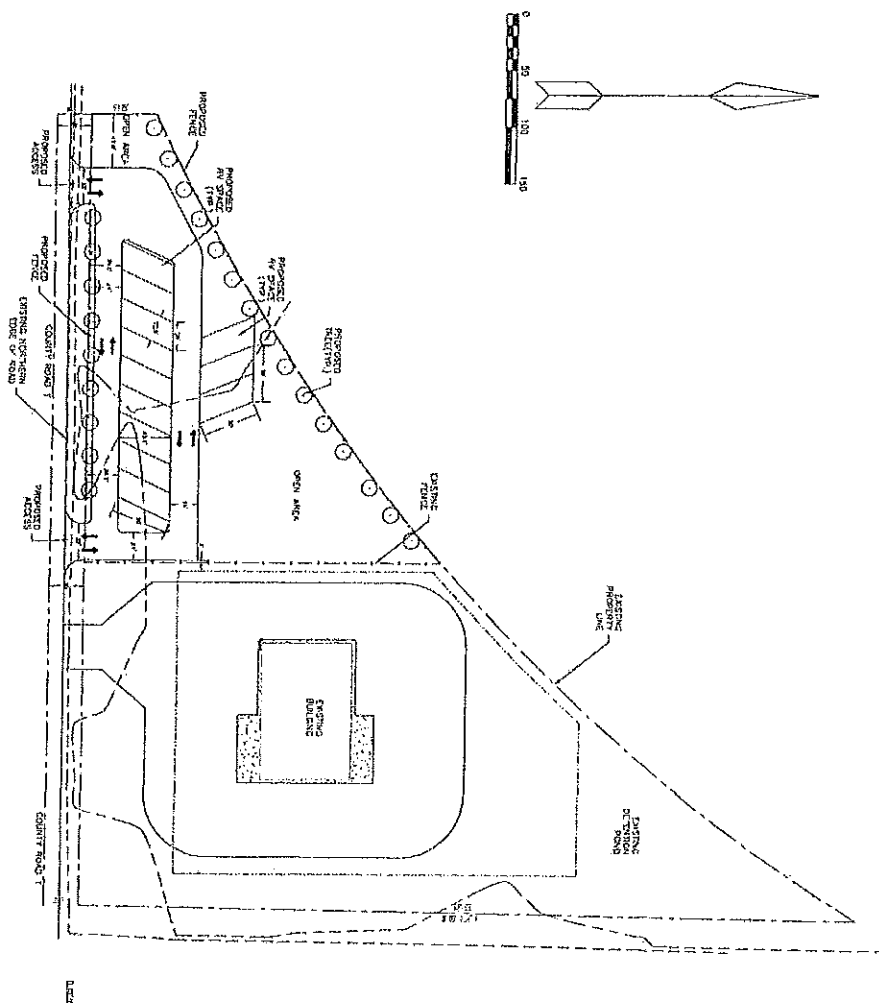
If you have any questions or concerns regarding this application, please contact the Morgan County Planning Department at (970) 542-3526, or you may review the application in the Planning office located in the County Administration Building, 231 Ensign St., Fort Morgan, Colorado.

Sincerely,

Pam Cherry, CFM
Planning Administrator

Enclosure

A PORTION OF THE SOUTHERN HALF OF SECTION 29,
TOWNSHIP 4 NORTH, RANGE 56 WEST, OF THE 6TH PRINCIPAL MERIDIAN



| | |
|--------------------------------------|-----------|
| USE | AREA (SQ) |
| BY PLANTING (M2/HECTARE) - 12 PLANTS | 11.57 |
| CONCRETE GRATING | 0.00 |
| SHADE DRINK AND PLANT | 22.40 |

[illegible]



MORGAN COUNTY PLANNING AND BUILDING DEPARTMENT

March 16, 2020

RWD Properties LLC
Robert and Wendy Danielson
25945 Co Rd T
Brush, CO 80723

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,

Pam Cherry
Planning and Floodplain Administrator