



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](mailto:pcherry@co.morgan.co.us) OR  
[permits\\_licensing@co.morgan.co.us](mailto:permits_licensing@co.morgan.co.us)

PERMIT # \_\_\_\_\_ - \_\_\_\_\_

Date Received _____/_____/_____	Received By _____
App Fee \$500 Ck/CC #: _____	Paid _____/_____/_____
Minor Amend Fee: \$200 CK/CC #: _____	Paid _____/_____/_____
Recording Fee \$ _____ Ck/CC #: _____	Paid _____/_____/_____
PC Date: _____/_____/_____	BOCC Date: _____/_____/_____
100 Year Floodplain? <u>Y/N</u>	Taxes Current? <u>Y/N</u>

## SPECIAL USE PERMIT APPLICATION

*(Also to be used as application for Amendments to Existing Special Use Permits)*

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

### APPLICANT

### LANDOWNER

Name \_\_\_\_\_

Name \_\_\_\_\_

Address \_\_\_\_\_

Address \_\_\_\_\_

Phone (\_\_\_\_) \_\_\_\_\_

Phone (\_\_\_\_) \_\_\_\_\_

Email \_\_\_\_\_

Email \_\_\_\_\_

### BRIEF DESCRIPTION OF INTENT

**Present** use of property \_\_\_\_\_

**Proposed** use of property \_\_\_\_\_

### PROPERTY LEGAL DESCRIPTION & TECHNICAL INFORMATION

Job Site Address or General Location if not addressed:

*\*If more space is necessary, attach an extra page to application*

S:\_\_\_\_ T:\_\_\_\_ R:\_\_\_\_      \_\_\_\_\_ 1/2 \_\_\_\_\_ 1/4 \_\_\_\_\_ 1/4

Property Size \_\_\_\_\_ (sq. ft. or acres)

Parcel #: \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

Zone District: \_\_\_\_\_

Subdivision: \_\_\_\_\_

Lot #(s): \_\_\_\_\_

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

**SEE REQUIRED ATTACHMENT LIST ON BACK OF THIS PAGE.**

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED OR PROCESSED.**

# SPECIAL USE PERMIT REQUIRED ATTACHMENT LIST

*Additional information may be required by staff*

**Fee:**  Non-Refundable Application Fee \$500:  
*\*Fee may be subject to change per section 2-160 of Morgan County Zoning Regulations*

**Project Narrative:**  Narrative to include:

- Project Description
- Purpose of request
- Additional information to show project's intent
- How project will relate to or impact existing adjacent uses
- All off-site impacts and proposed mitigation measures
- Development or implementation schedule of project
- Proposed length of time the permit is desired
- Discussion of any public improvements required to complete the project & copies of pertinent improvements agreements
- Narrative of how this proposal complies with the Morgan County Comprehensive Plan  
*<https://morgancounty.colorado.gov/sites/morgancounty/files/Comprehensive-Plan-2008.pdf>*
- Narrative of how this proposal complies with the criteria for review of Special Use Permits (*see attached*)

**Environmental Impacts:**  Discuss any environmental impacts the Special Use will have on:

<input type="checkbox"/> Air Quality	<input type="checkbox"/> Dust	<input type="checkbox"/> Existing Vegetation	<input type="checkbox"/> Land Forms
<input type="checkbox"/> Noise	<input type="checkbox"/> Odor	<input type="checkbox"/> Storm Water Runoff	<input type="checkbox"/> Water Resources
<input type="checkbox"/> Wetlands	<input type="checkbox"/> Wildlife	<input type="checkbox"/> Visual Amenities	<input type="checkbox"/> Other _____

**Site Map & Plans:**  **Site Plan** must be drawn to scale and show all existing/proposed structures with the setbacks from all property lines and other pertinent information required for the project, including widths. *See attached example and Morgan County Zoning Regulations, Section 2-420*

Describe any **easements** required for the project including widths and other pertinent information ...*May be required to supply copies of easement agreements*

**Drainage/Run-Off Control Plan** may be required 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.

**Ownership:**

Current title insurance commitment (last 6 months)

**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)

**Electric** (Electric bill or letter of commitment from electricity provider)

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

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

**Architecture Control Approval** (if applicable)

**Technical:**

**Vesting (Optional)** If you desire Vesting as part of this application, please include the following along with a signed statement:

Period of time Vesting Rights are requested

Development guide describing the proposed uses and development in the area

The goals and objectives of the project

Development schedule including timeline and phases

Reason for request

Other pertinent factors concerning the development

\$200 Additional application fee for Vesting portion of application

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

\_\_\_# **Paper Application sets**       \_\_\_# **Digital Copy of Application**  
*One sided only please*

**Sign posting verification:**

-Notarized affidavit with photographs from a distance & close-up  
-This will take place AFTER Planning Commission hearing & 3 weeks PRIOR to Morgan County Board of Commissioners hearing

Additional Information required by staff: \_\_\_\_\_

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

APPLICANT & LANDOWNERS **MUST** SIGN APPLICATION ON NEXT PAGE!!!

## APPLICANT & LANDOWNER'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.

\_\_\_\_\_  
Applicant Signature    Date

\_\_\_\_\_  
Landowner Signature    Date

\_\_\_\_\_  
Applicant Signature    Date

\_\_\_\_\_  
Landowner Signature    Date



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**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.

Signature	Date
Printed Name	
Address	

***To Be Signed by Landowner***

*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.*

