



MORGAN COUNTY PLANNING,  
ZONING & BUILDING DEPT.  
231 Ensign, P.O. Box 596  
Fort Morgan, Colorado 80701  
PHONE (970)542-3526  
FAX (970)542-3509  
EMAIL [permits\\_licensing@co.morgan.co.us](mailto:permits_licensing@co.morgan.co.us)

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

Date Received \_\_\_\_/\_\_\_\_/\_\_\_\_ Received By \_\_\_\_\_  
Fee: ☐ Administrative Review \$200 ☐ Full Review \$300  
App Fee: Ck/CC #: \_\_\_\_\_ Paid \_\_\_\_/\_\_\_\_/\_\_\_\_  
Recording Fee \$ \_\_\_\_ Ck/CC #: \_\_\_\_\_ Paid \_\_\_\_/\_\_\_\_/\_\_\_\_  
PC Date: \_\_\_\_/\_\_\_\_/\_\_\_\_ BOCC Date: \_\_\_\_/\_\_\_\_/\_\_\_\_  
100 Year Floodplain? Y/N Taxes Current? Y/N

## AMENDED EXEMPTION FROM SUBDIVISION REGULATIONS

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

### Originating Parcel:

S \_\_\_\_\_ T \_\_\_\_\_ R \_\_\_\_\_  $\frac{1}{2}$   $\frac{1}{4}$   $\frac{1}{4}$

Parcel #: \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ Zone District: \_\_\_\_\_

Total acreage in parcel: \_\_\_\_\_ # of acres to be divided off/added: \_\_\_\_\_

Address/Location of Property: \_\_\_\_\_

Is property located within 1320' (1/4 mile) of a livestock confinement facility? \_\_\_\_\_

Legal Description of designated 40 acre parcel **original exemption** was taken from: \_\_\_\_\_

### Minimum Lot Size Requirements:

- Minimum lot size for parcels containing both a water well and septic system is 2.5 (two and one half) acres
- Minimum lot size for parcels without a water well and served by a public or private water system and septic system is 1 (one) acre

SEE REQUIRED ATTACHMENT LIST ON BACK OF THIS PAGE

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

## AMENDED EXEMPTION REQUIRED ATTACHMENT LIST

### **Application Fee:**

- ☐ Non-Refundable Application Fee due with application as determined by staff:  
*-Made payable to Morgan County Planning & Zoning*
- ☐ \$200 Administrative Review  
OR
- ☐ \$ 300 Full Review

*\*Fees may be subject to change per section 2-160 of Morgan County Zoning Regulations*

### **Project Narrative:**

- ☐ Narrative to include:
  - ☐ Project Description
  - ☐ Reason for request, and address exemption criteria
  - ☐ 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
  - ☐ General topography of land and potential hazards
  - ☐ If property is in the floodplain, give Zone, panel number, and panel date (*see link*)  
<https://msc.fema.gov/portal/home>

### **Site Plans/Maps:**

- ☐ **Plat map** (survey) per requirements set forth in the Morgan County Subdivision Regulations-- **must show the original exempted parcel and the parcel being created through this amendment** **(SUBMIT ELECTRONICALLY)**
- ☐ **Improvement location certificate**, including setbacks of existing structures, wells and septic system **(SUBMIT ELECTRONICALLY)**
- ☐ Include any **easements** required for the project-widths and other pertinent information.  
*May be required to supply copies of easement agreements*

### **Proof of Ownership:**

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

### **Utilities/Access:**

- ☐ **Water**-must prove quality, quantity, & reliability of well, or Quality Water Contract (Quality Water Contracts or current Permits from Colorado Department of Natural Resources) <https://dwr.state.co.us/Tools/WellPermits>
  - Existing or proposed public or private water system - Contract for Service
  - Existing Well- Provide copy of driller's well completion report and proof of adjudication and water quality report
  - Proposed Well- Provide documented proof of quality and quantity and of potable water
  - Water Supply Information Summary as required by State of Colorado, Office of the State Engineer (*attached*)

☐ **Septic System**

- Existing Septic System - Evaluation of adequacy in terms of today's regulations from local Health Department
- Private System - "Will Serve Letter"
- Proposed Septic System – "Will Serve Letter"
- Public System – "Will Serve Letter"

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

☐ **Driveway Permit** from CDOT or Morgan County Road and Bridge  
(Required for new driveways)

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

**Technical:**

☐ **Soil Map** from Morgan Conservation District showing suitability for sanitary facilities, and building site development for site specific soil

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

☐ **Recording Fees:** All recording fees will be collected at the **conclusion** of all hearings  
*Made payable to Morgan County Clerk & Recorder*

☐ Plat map recording fee

\$13.00 first page

\$10.00 per page thereafter

# Additional pages x 10=\$    + \$13= \$

Total Recording Cost \_\_\_\_\_

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

☐ # **Paper Application Sets**    ☐ **Digital Copy of Complete Application**  
\_\_\_\_\_ *One sided only please*

Title to exempted parcel **CANNOT** be transferred until all required documents have been recorded in the Morgan County Clerk and Records office.

**LANDOWNER AND APPLICANT STATEMENTS**

Property taxes must be current prior to processing application.

I hereby certify that to the best of my knowledge, the information contained within this application package is true and correct. Application must be signed by applicant and landowner as it appears in title insurance.

\_\_\_\_\_  
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



**Application for Driveway Access Permit**  
Morgan County, Colorado

**Instructions for Completing and Submitting Application**

1. Property Owner (Permittee): Please provide the full name, mailing address, telephone number and email address *(if available)* of the legal property owner. The provided telephone number should be one where the Permittee can be reached during business hours Monday through Friday, 8:00 a.m. to 4:00 p.m. MDT.
2. Agent of Permittee: If the applicant *(person or company completing this application)* is different from the legal property owner *(Permittee)*, provide entity name *(if applicable)*, the full name of the person serving as the agent, mailing address, telephone number, and email address *(if available)*. The provided telephone number should be one where the Agent can be reached during business hours Monday through Friday, 8:00 a.m. to 4:00 p.m. MDT. *Please provide documentation you are an agent of property owner.*
3. Legal Description of property: Provide the legal description to the full extent that applies for the property to be accessed by the requested driveway. Include the Assessor parcel number. This information is available through the County Assessor or Clerk and Records office or on your property deed(s).
4. Road Access: Complete the information on the County Road that will be accessed by this proposed driveway.
5. New or Existing Driveway: Complete the information for the driveway type.  
New Driveways:
  - In determining location for the proposed driveway, take into account: line of site distances, relationship to road intersections, and relationship to crests of hills.
  - Please indicate the desired width of the new requested driveway.
  - If possible, provide a map showing the desired location of the proposed driveway.
  - ***The proposed area for the new driveway must be clearly marked with flagged stakes on each side of the proposed area. Please have the location marked as indicated prior to submitting application.***
6. Initial the bottom of page two (2) in the provided location indicating that you have read and understand the terms and conditions.
7. Signature Section must be signed and dated by the property owner or agent. *Applications will not be processed until they are fully completed, initialed, signed and submitted, along with any additional required documents.*
8. Submittal of Application: Please submit application and all corresponding paperwork to:  
By mail or in person: Morgan County Road and Bridge Department  
P.O. Box 516  
17303 County Road S  
Fort Morgan, CO 80701  
By Email to: [rbmorganc@co.morgan.co.us](mailto:rbmorganc@co.morgan.co.us)



**Application for Driveway Access Permit**  
Morgan County, Colorado

**Terms and Conditions**

1. The granting of this permit application is for one (1) property access across the county right of way onto a county road. The access must not exceed the approved width defined on the approved permit. Additional accesses crossing the right of way must be applied for separately.
2. If this access is to be onto an access/travelling easement, then a copy of the easement, recorded plat or use agreement must accompany this application.
3. The granting of a driveway access permit by Morgan County is only for the purpose of crossing the right of way under the counties jurisdiction. It is the permittee's responsibility to identify and obtain permissions to cross any other easements, covenants, right of ways or private agreements that may exist.
4. If the access request is onto any Federal or State lands, you must provide the names and contact information for the relevant agencies and attach a copy of the authorization for the property use.
5. All property owners/agents are responsible for any damages that may occur to the county road or right of way during installation of said driveway.
6. The construction and all costs associated with the construction of the driveway are the responsibility of the property owner/agent. The construction cannot exceed the defined width and must include any specified culverts required as defined in the approved permit. Culverts may be purchased from anywhere, however they must be approved by the county prior to installation. Culverts may also be purchased from Morgan County Road and Bridge.
7. If a culvert is required, it is for use by Morgan County to protect the road and right of way. Morgan County retains the right to utilize the culvert in any way it deems necessary.
8. If a culvert is not required at the time of permit issuance, however, in the future a culvert is deemed necessary, the cost of said culvert may be at the property owner's expense.
9. Inside the county right of way, the driveway may only consist of the travelling surface to access the property. No other structures or appurtenances may be placed in the right of way (*examples: columns, walls, fencing, large rocks, etc.*). The only exception to this requirement is mailboxes.
10. During the construction of an approved driveway, it is the responsibility of the property owner/agent and/or their contractor to insure safety to the travelling public. This could include the use of signs, cones and/or traffic control as necessary.
11. All repairs, maintenance and costs associated with said driveway are the responsibility of the property owner/agent.
12. Morgan County is not responsible for any damages to the driveway caused by normal maintenance operations, including but not limited to mowing, grading, and snowplowing.
13. The property owner/agent agrees to hold harmless, indemnify, and defend Morgan County from any claim of any person arising from the installation, use, maintenance, or removal of the driveway in the county right of way.
14. The terms, conditions and requirements defined in this application and subsequent approved permit will remain valid through any future sales, transfer of ownership or assignments of the property defined in this driveway application.

\_\_\_\_\_ Please Initial that you have read and understand the terms and conditions outlined on this page.

**Application for Driveway Access Permit**  
Morgan County, Colorado

**1. Property Owner (Permittee):**

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/State/Zip Code: \_\_\_\_\_  
Phone (    ) \_\_\_\_\_ Email: \_\_\_\_\_

**2. Agent of Property Owner (If Applicable)**

Company/Individual Name \_\_\_\_\_  
Contact Name (If Applicable) \_\_\_\_\_  
Address: \_\_\_\_\_  
City/State/Zip Code: \_\_\_\_\_  
Phone (    ) \_\_\_\_\_ Email: \_\_\_\_\_

**3. Legal Description:**

\_\_\_\_\_  
\_\_\_\_\_

Parcel Number: \_\_\_\_\_

**4. Road Access:**

Access onto County Road \_\_\_\_\_ (Circle Direction) North / South / East / West of County Road \_\_\_\_\_

**5. Driveway Type:** (Check One) **\*\*New Driveway** \_\_\_\_\_ **Existing Driveway** \_\_\_\_\_

Desired width of New Driveway \_\_\_\_\_ Feet.

**\*\*If this is a new driveway location, please place flagged stake marker on each side of the requested driveway location.**

I have read the instructions, terms and conditions outlined in this Driveway Access Permit Application, and agree to all terms and conditions outlined therein, furthermore, I understand no liability is assumed by the County of Morgan, Colorado or its agents by issuance of a permit for this application and all costs, present and future, associated with the access provided by an Approved Driveway Access Permit are the responsibility of the property owner/agent and or any future assignees. The applicant declares the information provided are true and complete to the best of their knowledge.

\_\_\_\_\_  
**Property Owner/Agent Signature**

\_\_\_\_\_  
**Date**

**Submit Completed Application and All Supporting Documents to:**

Morgan County Road and Bridge Department  
P.O. Box 516  
17303 County Road S  
Fort Morgan, CO 80701  
Or by Email to: [rbmorganc@co.morgan.co.us](mailto:rbmorganc@co.morgan.co.us)  
Phone: (970) 542-3560 Fax: (970) 542-3569

For Office Use only below this line

Determination: \_\_\_\_\_ Approved \_\_\_\_\_ Denied (Reason for Denial): \_\_\_\_\_

GPS Coordinates, Centerline of Driveway in relation to road: Latitude: \_\_\_\_\_

Maximum Width of Driveway: \_\_\_\_\_ Feet Longitude: \_\_\_\_\_

Culvert Required: YES / NO If Yes, Size: \_\_\_\_\_

Closest Intersecting Road \_\_\_\_\_ Measurement from Closest Intersecting Road \_\_\_\_\_ Feet

Driveway Access Code: \_\_\_\_\_

Completed By: \_\_\_\_\_ Date: \_\_\_\_\_