

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

Date Received//	Received By
Fee \$ Check/CC_#:	Paid/
Taxes Current $\underline{Y/N}$	

E-MAIL: permits_licensing@co.morgan.co.us

FLOODPLAIN DEVELOPMENT PERMIT APPLICATION

Landowner MUST Sign Application and Right to Farm Policy

PERMIT #

APPLICANT		LAN	DOWNER
Name		Name	
Address			
Phone ()			
Email		Email	
PROJECT DESCRIPTION CHECK ALL THAT	APPLY		
□New Construction	□Substanti	al Improvement (>50%)	☐ Rehabilitation
☐ Single Family Residential (Site Built)	□Manufact	ured Home	☐Mobile Home
□ Non-Residential: □Bridge/Culvert	□Levee	□Fill	☐ Channelization
□Other (Explain)			
PROPERTY LEGAL DESCRIPTION * Job Site Address or General Location if no		s necessary, attach an exti	ra page to this application
S:T:R:		1/4 Property Size	e(sq. ft. or acres)
Parcel #:	_	Zone District	:
Subdivision:		Lot #(s):	
TECHNICAL INFORMATION— HTTP	S://MSC.FEMA.	GOV/PORTAL/HOME	
Floodplain Zone AE Base Flood Elevation	Elev	ation Required for Low	est Flood
Floodplain Zone A Highest Adjacent Grad	le Elevation	Elevation Required f	or Lowest Floor_
Watercourse Name		FIRM Map #	

SEE REQUIRED ATTACHMENT LIST ON BACK OF THIS PAGE.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED OR PROCESSED.

FLOODPLAIN DEVELOPMENT PERMIT REQUIRED ATTACHMENT LIST Additional information or attachments may be required by staff:

Applicant S	ignature	Date	Landowner Signature	Date
Landowner responsibili	is notified any drainage ass	sociated with pro at of Morgan Co	tted are true and correct to the best operty in the past, existing or in the anty. Application MUST be signe- ance.	e future, is the
APPLIC	ANT'S STATEMENT			
Aj	oplications will not be accept	pted for properti	es which are not current in their pr	roperty taxes.
	LANDOWN	NER <u>MUST</u> SIG	N APPLICATION BELOW!	
	□Building Pe	rmit		
Technical:	□Right to Far	m Policy signed	by Landowner	
		choring for manuaring final elevat	factured homes with photos or station certificate	itement by
Site Plans/		all property line	wing all existing/proposed structs (See Morgan County Zoning Re	
	☐Completed construction and total area and number		ion Certificate showing actual elent openings (flood vents)	vation of lowest floo
	☐Completed FEMA Ele	vation Certificat	e	
<u>Fee</u> : <u>FEMA</u> :		es may be require	d pursuant to Section 2-160 of Morga any legal fees after the first 5 hours.	

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.

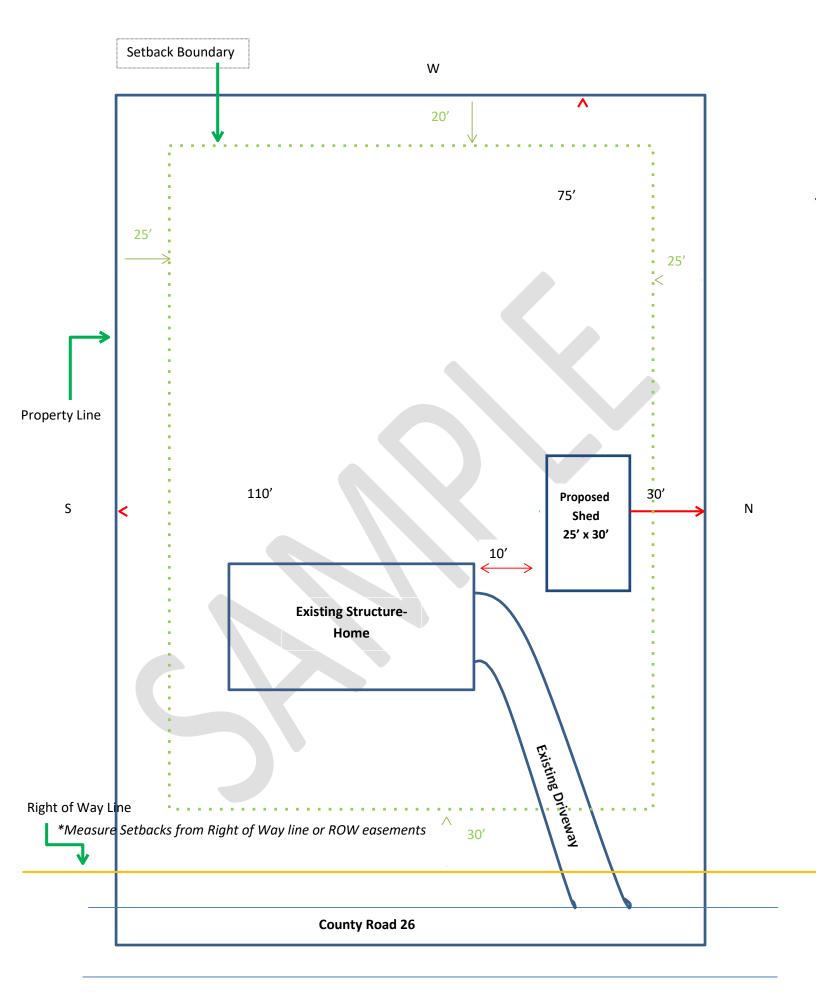
RECEIPT AND STATEMENT OF UNDERSTANDING

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
To Be Signed by Landowner	Printed Name	
	Address	

Adopted by the Morgan County Board of County Commissioners by Resolution #96BCC41 on July 23, 1996 and amended by Resolution 2008 BCC 34 on September 2, 2008.



FLOODPLAIN DEVELOPMENT PERMIT APPLICATION LIST OF DEFINITIONS

- <u>Highest Adjacent Grade</u> The highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.
- <u>Lowest Floor</u> The lowest floor of the lowest enclosed area.
- <u>Flood Vents</u> Permanent openings within 1" above adjacent grade equal to 1 square inch per every square foot of floor area.
- Nonstructural Includes, but is not limited to, uses such as open pit mining, dredging, filling, excavation, paying, grading, drilling, agriculture, public and private recreation, and open space.
- <u>Structural</u> Includes, but not limited to, placement or construction of a structure on a site, installation of accessory or temporary building, livestock or wildlife management facilities (such as fences), roads, utility and flood control facilities, water storage and sewage treatment facilities, parking and loading areas, and storage yards.
- <u>Substantial Improvement</u> Any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50% of the market value of the structure before the "start of construction" of the improvement.

FLOOD INSURANCE

NFIP: Morgan County participates in the National Flood Insurance Program (NFIP). The NFIP makes federally backed flood insurance available for all buildings, whether they are in a floodplain or not. Flood insurance covers direct losses caused by surface flooding, including a river flowing over its banks, a lake or ocean storm, and local drainage problems.

The NFIP insures buildings, including mobile homes, with two types of coverage: structural and contents. Structural coverage is for the walls, floors, insulation, furnace, and other items permanently attached to the structure. Contents coverage may be purchased separately provided the contents are in an insurable building.

Mandatory Purchase Requirement: The mandatory purchase requirement applies to all forms of federal or federally related financial assistance for buildings located in a Special Flood Hazard Area (SFHA) This requirement affects loans and grants for the purchase, construction, repair, or improvement of any publicly or privately owned building in the SFHA, including machinery, equipment, fixtures, and furnishings contained in such buildings.

Financial assistance programs affected include loans and grants from agencies such as the Department of Veterans Affairs, Farmer Home Administration, Federal Housing Administration, Small Business Administration, and Federal Emergency Management Agency. The requirement also applies to secured mortgage loans from financial institutions, such as commercial lenders, savings and loan associations, savings banks, and credit unions that are regulated, supervised or insured by Federal agencies such as the Federal Deposit Insurance Corporation and the Office of Thrift Supervision It also applies to all mortgage loans purchased by Fannie Mae or Freddie Mac in the secondary mortgage market.

How it Works: Before a person can receive a loan or other financial assistance from one of the affected agencies or lenders, there must be a check to see if the building is in a Special Flood Hazard Area (SFHA). The SFHA is the base (100-year) floodplain mapped on a Flood Insurance Rate Map (FIRM) It is shown as one or more zones that begin with the letter "A"

Copies of the FIRM are available for review in the Morgan County Planning Department. Many lenders and insurance agents also have copies. It is the agency's or the lender's responsibility to check the FIRM to determine if the building is in an SFHA, although Morgan County provides assistance.

If the buildings is in a SFHA, the agency or lender is required by law to require the recipient to purchase a flood insurance policy on the building. The requirement is for structural coverage equal to the amount of the loan (or other financial assistance) or the maximum amount available, whichever is less. The maximum amount available for a single-family house is \$250,000.

The mandatory purchase requirement does not affect loans or financial assistance for items that are not covered by a flood insurance policy, such as vehicles, business expenses, landscaping, and vacant lots. It does not affect loans for buildings that are not in the SFHA, even though a portion of the lot may be floodprone. While not mandated by law, a lender may require a flood insurance policy as a condition of a loan for a property in any zone on a Flood Insurance Rate Map.

U.S. DEPARTMENT OF HOMELAND SECURITY Federal Emergency Management Agency National Flood Insurance Program

OMB Control No. 1660-0008 Expiration Date: 06/30/2026

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION	FOR INSURANCE COMPANY USE
A1. Building Owner's Name:	Policy Number:
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:	Company NAIC Number:
City: State:	ZIP Code:
A3. Property Description (e.g., Lot and Block Numbers or Legal Description) and/or Tax Parcel Nu	mber:
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.):	
A5. Latitude/Longitude: Lat. Long. Horizontal Datum:	NAD 1927 NAD 1983 WGS 84
A6. Attach at least two and when possible four clear photographs (one for each side) of the building	
A7. Building Diagram Number:	
A8. For a building with a crawlspace or enclosure(s):	
a) Square footage of crawlspace or enclosure(s): sq. ft.	
b) Is there at least one permanent flood opening on two different sides of each enclosed area?	? Yes No N/A
c) Enter number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foo Non-engineered flood openings: Engineered flood openings:	• —
d) Total net open area of non-engineered flood openings in A8.c:sq. in.	
e) Total rated area of engineered flood openings in A8.c (attach documentation – see Instruction	ions): sq. ft.
f) Sum of A8.d and A8.e rated area (if applicable – see Instructions): sq. ft.	
A9. For a building with an attached garage:	
a) Square footage of attached garage: sq. ft.	
b) Is there at least one permanent flood opening on two different sides of the attached garage	? Yes No N/A
c) Enter number of permanent flood openings in the attached garage within 1.0 foot above adj Non-engineered flood openings: Engineered flood openings:	
d) Total net open area of non-engineered flood openings in A9.c: sq. in.	
e) Total rated area of engineered flood openings in A9.c (attach documentation – see Instruction	ions): sq. ft.
f) Sum of A9.d and A9.e rated area (if applicable – see Instructions): sq. ft.	
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFO	RMATION
B1.a. NFIP Community Name: B1.b. NFIP Community Ide	entification Number:
B2. County Name: B3. State: B4. Map/Panel No.:	B5. Suffix:
B6. FIRM Index Date: B7. FIRM Panel Effective/Revised Date:	
B8. Flood Zone(s): B9. Base Flood Elevation(s) (BFE) (Zone AO, use	Base Flood Depth):
B10. Indicate the source of the BFE data or Base Flood Depth entered in Item B9: ☐ FIS ☐ FIRM ☐ Community Determined ☐ Other:	
B11. Indicate elevation datum used for BFE in Item B9: NGVD 1929 NAVD 1988 Othe	r/Source:
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Proposition Date: ☐ CBRS ☐ OPA	tected Area (OPA)? Yes No
B13. Is the building located seaward of the Limit of Moderate Wave Action (LiMWA)?	No

Building Street Address (including A	Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box	No.:	FOR INSURANCE COMPANY USE
				Policy Number:
City:	State:	ZIP Code:		Company NAIC Number:
SECTIO	N C – BUILDING ELEVATI	ON INFORMATION (
C1. Building elevations are based *A new Elevation Certificate v	d on: Construction Drawing			on* Finished Construction
A99. Complete Items C2.a-h	AE, AH, AO, A (with BFE), VE, below according to the Building	g Diagram specified in It	em A7. In P	AR/AE, AR/A1A30, AR/AH, AR/AO, Puerto Rico only, enter meters.
Indicate elevation datum used for NGVD 1929 NAVD 1	the elevations in items a) throu			
Datum used for building elevation If Yes, describe the source of the			on factor us	ed? Yes No Check the measurement used:
a) Top of bottom floor (includ	ing basement, crawlspace, or e	enclosure floor):		feet meters
b) Top of the next higher floo	r (see Instructions):		***************************************	feet meters
c) Bottom of the lowest horiz	ontal structural member (see In	structions):	-	feet meters
d) Attached garage (top of sl	ab):			feet meters
	nery and Equipment (M&E) ser Llocation in Section D Commen			
f) Lowest Adjacent Grade (L	AG) next to building: 🔲 Natu	ral Finished		feet meters
g) Highest Adjacent Grade (l	HAG) next to building: 🔲 Natu	ral Finished		feet [] meters
h) Finished LAG at lowest ele support:	evation of attached deck or stail	rs, including structural		feet meters
SECT	ON D – SURVEYOR, ENGI	NEER, OR ARCHITE	CT CERTII	FICATION
This certification is to be signed a information. I certify that the informalise statement may be punishable.	nation on this Certificate repres	ents my best efforts to ir	nterpret the	state law to certify elevation data available. I understand that any
Were latitude and longitude in Se	ction A provided by a licensed la	and surveyor?	□No	
Check here if attachments and	describe in the Comments area	а.		
Certifier's Name:	Lic	ense Number:		_
Title:				_
Company Name:				_
Address:				_
City:				_
Signature:		Date:		
Telephone:	Ext,: Email:			1
Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.				
Comments (including source of co	onversion factor in C2; type of e	quipment and location p	er C2.e; and	d description of any attachments):

Building Street Address (including	Apt., Unit, Suite, and/or Bldg. N	o.) or P.O. Route and Box No.:	FOR INSURANCE COMPANY USE				
			Policy Number:				
City:	State:	ZIP Code:	Company NAIC Number:				
SECTION E	SECTION E – BUILDING MEASUREMENT INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO, ZONE AR/AO, AND ZONE A (WITHOUT BFE)						
			tural grade, if available. If the Certificate is e measurement used. In Puerto Rico only,				
Building measurements are base *A new Elevation Certificate will l			ruction*				
	.a in applicable Building Diagra slow the natural HAG and the L		the appropriate boxes to show whether the				
a) Top of bottom floor (inclu crawlspace, or enclosure		[feet [me	ters above or below the HAG.				
b) Top of bottom floor (inclu crawlspace, or enclosure		[feet [me	ters above or below the LAG.				
		provided in Section A Items 8 a	nd/or 9 (see pages 1-2 of Instructions), the				
next higher floor (C2.b in ap Building Diagram) of the buil		☐ feet ☐ me	ters above or below the HAG.				
E3. Attached garage (top of slab	o) is:	feet me	ters 🔲 above or 🔲 below the HAG.				
E4. Top of platform of machinery servicing the building is:	/ and/or equipment	feet me	ters 🔲 above or 🔲 below the HAG.				
	pth number is available, is the nance? Yes No		in accordance with the community's all must certify this information in Section G.				
SECTION F - PROP	ERTY OWNER (OR OWNE	ER'S AUTHORIZED REPRE	SENTATIVE) CERTIFICATION				
The property owner or owner's a sign here. The statements in Sec			for Zone A (without BFE) or Zone AO must				
Check here if attachments ar	nd describe in the Comments a	rea.					
Property Owner or Owner's Auth	orized Representative Name:						
Address:							
City:		State:	ZIP Code:				
Cignoturo		Date:					
Signature:		Date:					
Comments:	CAU LINGIE						
Commenter							
		·					

Buildiı	ng Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or F	P.O. Route and Box No.:	FOR INSURANCE COMPANY USE		
			Policy Number:		
City:	State:	ZIP Code:	Company NAIC Number:		
	SECTION G - COMMUNITY INFORMATION (RECOMM	IENDED FOR COMMUNIT			
	ical official who is authorized by law or ordinance to administer t in A, B, C, E, G, or H of this Elevation Certificate. Complete the				
G1.	The information in Section C was taken from other docume engineer, or architect who is authorized by state law to cer elevation data in the Comments area below.)				
G2.a.	A local official completed Section E for a building located in E5 is completed for a building located in Zone AO.	n Zone A (without a BFE), Zon	e AO, or Zone AR/AO, or when item		
G2.b.	☐ A local official completed Section H for insurance purposes	S.			
G3.	☐ In the Comments area of Section G, the local official descr	ribes specific corrections to the	e information in Sections A, B, E and H.		
G4.	☐ The following information (Items G5–G11) is provided for o	community floodplain manager	ment purposes.		
G5.	Permit Number: G6. Date Perm	nit Issued:			
G7.	Date Certificate of Compliance/Occupancy Issued:	. <u></u>			
G8.	This permit has been issued for: New Construction S	Substantial Improvement			
G9.a.	Elevation of as-built lowest floor (including basement) of the building:		meters Datum:		
G9.b.	Elevation of bottom of as-built lowest horizontal structural member:		meters Datum:		
G10.a	. BFE (or depth in Zone AO) of flooding at the building site:	feet [meters Datum:		
G10.b	 Community's minimum elevation (or depth in Zone AO) requirement for the lowest floor or lowest horizontal structural member: 	∏ feet ∣	meters Datum:		
G11.	Variance issued? Yes No If yes, attach document	tation and describe in the Com			
The k	ical official who provides information in Section G must sign here to the best of my knowledge. If applicable, I have also provided	e. I have completed the inform	ation in Section G and certify that it is		
Local	Official's Name:	Title:			
	Community Name:				
Telep					
Addre	ss:				
1			ZIP Code:		
Signa	ture: :	Date:			
Comn	nents (including type of equipment and location, per C2.e; descri ons A, B, D, E, or H):		corrections to specific information in		
	•				

Building Street Address (incli	uding Apt., Unit, Suite, and	or Bldg. No.)	or P.O. Route and E	Вох No.:	FOR IN	SURANCE COMPA	NY USE
					Policy N	umber:	
City:	St	ate:	ZIP Code:	<u> </u>	Compan	y NAIC Number:	
	ON H – BUILDING'S F SURVEY NOT REC	IRST FLOC	R HEIGHT INFO	RMATION F	OR ALL.		
The property owner, owner to determine the building's f nearest tenth of a foot (near Instructions) and the appropriate the second contractions of the second contraction of the second contract	irst floor height for insurar est tenth of a meter in Pu	ice purposes. erto Rico). <i>R</i> e	. Sections A, B, and eference the Foun	d I must also b Idation Type	e complete <i>Diagrams</i>	ed. Enter heights to t <i>(at the end of Secti</i>	he
H1. Provide the height of th	e top of the floor (as indic	ated in Found	dation Type Diagra	ms) above the	Lowest A	djacent Grade (LAG)	:
a) For Building Diagr floor (include above-gra subgrade crawlspaces	ams 1A, 1B, 3, and 5–9. ade floors only for building or enclosure floors) is:	Top of botton s with	1	feet	meters	above the LAG	
	ams 2A, 2B, 4, and 6–9. or above basement, crawl			feet	meters	above the LAG	
H2. Is all Machinery and Ed H2 arrow (shown in the	quipment servicing the bui Foundation Type Diagrar						d by the
SECTION I - PI	ROPERTY OWNER (O	R OWNER'S	S AUTHORIZED	REPRESEN	TATIVE)	CERTIFICATION	
The property owner or owner A, B, and H are correct to the indicate in Item G2.b and significant in the second significant in the second secon	e best of my knowledge. I						
Check here if attachmen	ts are provided (including	required pho	tos) and describe e	each attachme	ent in the C	omments area.	
Property Owner or Owner's	Authorized Representativ	e Name:					
Address:							
				State:	ZIP	Code:	
			5 .				
Signature:							
Telephone:	EXt.: 1	-mail:					
Comments:							
:							

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

BUILDING PHOTOGRAPHS

See Instructions for Item A6.

Building Street Address (including Apt., Unit, Su	iite, and/or Bldg. N	o.) or P.O. Route and Box No.:	FOR INSURANCE COMPANY USE
			Policy Number:
City:	State:	ZIP Code:	Company NAIC Number:
Instructions: Insert below at least two and whe able to take front and back pictures of townho "Right Side View," or "Left Side View." Photog close-up photograph of representative flood o	uses/rowhouses). raphs must show	Identify all photographs with the dathe foundation. When flood opening	e building (for example, may only be ate taken and "Front View," "Rear View," gs are present, include at least one
		m	
		Photo One	
Photo One Caption:			Clear Photo One
		Photo Two	
Photo Two Caption:		,	Clear Photo Two
Troto I Wo Ouption.			[

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19 BUILDING PHOTOGRAPHS

Continuation Page FOR INSURANCE COMPANY USE Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: Policy Number: ___ City: ______ State: ____ ZIP Code: _____ Company NAIC Number: _____ Insert the third and fourth photographs below. Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9. Photo Three Clear Photo Three Photo Three Caption: Photo Four Clear Photo Four Photo Four Caption: