



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 permits_licensing@co.morgan.co.us

PERMIT # _____ - _____

Date Received	____/____/____	Received By	_____
Fee \$	_____	Ck/CC #:	_____ Pd ____/____/____
Recording Fee \$	_____	Ck/CC #:	_____ Pd ____/____/____
100 Year Floodplain	<u>Y/N</u>	Taxes Current	<u>Y/N</u>

LOT COMBINATION AGREEMENT APPLICATION

Landowner MUST Sign Application and Right to Farm Policy

APPLICANT

LANDOWNER

Name _____
Address _____

Phone (____) _____
Email _____

Name _____
Address _____

Phone (____) _____
Email _____

GENERAL GUIDELINES FOR A LOT COMBINATION AGREEMENT:

1. All lots to be combined must be congruous.
2. All lots to be combined must have the same Zoning District.
3. Prior to recording- Landowner name must be identical on the titles of **all** lots being combined.

PROPERTY LEGAL DESCRIPTION AND TECHNICAL INFORMATION

Job Site Addresses or General Location if not addressed:

Subdivision: _____ Lot #(s): _____

Lot A: Parcel #: _____ - _____ - _____ - _____ S: _____ T: _____ R: _____ $\frac{1}{2}$ _____ $\frac{1}{4}$ _____ $\frac{1}{4}$
Zone District: _____ Size of Property _____ (in sq. ft. or acres)

Lot B: Parcel #: _____ - _____ - _____ - _____ S: _____ T: _____ R: _____ $\frac{1}{2}$ _____ $\frac{1}{4}$ _____ $\frac{1}{4}$
Zone District: _____ Size of Property _____ (in sq. ft. or acres)

Lot C: Parcel #: _____ - _____ - _____ - _____ S: _____ T: _____ R: _____ $\frac{1}{2}$ _____ $\frac{1}{4}$ _____ $\frac{1}{4}$
Zone District: _____ Size of Property _____ (in sq. ft. or acres)

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

SEE REQUIRED ATTACHMENT LIST ON BACK OF THIS PAGE.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED OR PROCESSED.

MORGAN COUNTY RIGHT TO FARM POLICY / NOTICE

Morgan County is one of the most productive agricultural counties in Colorado. Ranching, farming, animal feeding, and all other manner of agricultural activities and operations in Morgan County are integral and necessary elements of the continued vitality of the county's economy, culture, landscape and lifestyle. Morgan County specifically recognizes the importance of agricultural operations as necessary and worthy of recognition and protection.

Landowners, residents and visitors must be prepared to accept as normal the effects of agriculture and rural living. These may include noise from tractors, equipment, and aerial spraying sometimes at night or in the early morning; dust from animal pens, field work, harvesting, and gravel roads; odor from animal confinement operations, silage and manure; smoke from ditch burning; flies and mosquitoes; the use of pesticides and fertilizers, including aerial spraying; and movement of livestock or machinery on public roads. Under the provisions of the State of Colorado's "Right to Farm" law (Section 35-3.5-101 and following, C.R.S.), all normal and non-negligent agricultural operations may not be considered nuisances.

Also public services in a rural area are not at the same level as in an urban or suburban setting. Road maintenance may be at a lower level, mail delivery may not be as frequent, utility services may be nonexistent or subject to interruption, law enforcement, fire protection and ambulance service will have considerably longer response times, snow may not be removed from county roads for several days after a major snow storm. First priority for snow removal is that school bus routes are normally cleared first.

Children are exposed to different hazards in a rural setting than they are in an urban or suburban area. Farm and oilfield equipment, ponds, and irrigation ditches, electrical service to pumps and oil field operations, high speed traffic, noxious weeds, livestock, and territorial farm dogs may present real threats to children. It is necessary that children's activities be properly supervised for both the protection of the children and protection of the farmer's livelihood.

All rural residents and property owners are encouraged to learn about their rights and responsibilities and to act as good neighbors and citizens of Morgan County. This includes but is not limited to obligations under Colorado State law and Morgan County Zoning Regulations regarding maintenance of fences, controlling weeds, keeping livestock and pets under control. There may be provisions of which you are unaware. For example, because Colorado is a Fence Law State, owners of property may be required to fence livestock out. Information regarding these topics may be obtained from the Colorado State University Cooperative Extension Office, the County Planning and Zoning Department, and the County Attorney.

RECEIPT AND STATEMENT OF UNDERSTANDING

I hereby certify that I have received, read, and understood the Morgan County Statement of Policy and Notice regarding Right to Farm.

I further state that I am aware that the conditions of living in an unincorporated area are different than living in a town or city and that the responsibilities of rural residents are different from urban or suburban residents. I understand that under Colorado law that a pre-existing, non-negligent agricultural operation may not be considered a public or private nuisance.

To Be Signed by Landowner

_____ Signature	_____ Date
_____ Printed Name	
_____ Address	

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