



MORGAN COUNTY PLANNING,  
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PERMIT # \_\_\_\_\_ - \_\_\_\_\_

Date Received _____ / _____ / _____	Received By _____
Application Fee: \$ _____	Ck/CC #: _____ Paid _____ / _____ / _____
PC Date: _____ / _____ / _____	BOCC Date: _____ / _____ / _____
100 Year Floodplain? <u>Y/N</u>	Taxes Current? <u>Y/N</u>

## MAJOR SUBDIVISION FINAL APPLICATION

Landowner MUST Sign Application and Right to Farm Policy

### APPLICANT(S)

Name \_\_\_\_\_  
Address \_\_\_\_\_  
\_\_\_\_\_  
Phone \_\_\_\_\_  
Email \_\_\_\_\_

### LANDOWNER(S)

Name \_\_\_\_\_  
Address \_\_\_\_\_  
\_\_\_\_\_  
Phone \_\_\_\_\_  
Email \_\_\_\_\_

### SURVEYOR

Name \_\_\_\_\_ Email \_\_\_\_\_  
Address \_\_\_\_\_ Phone \_\_\_\_\_

### PROPERTY LEGAL DESCRIPTION AND TECHNICAL INFORMATION

Address of Property to be divided (or general location if not yet addressed): *\*Attach extra pages if needed*

\_\_\_\_\_

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

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

Total acreage in parcel: \_\_\_\_\_ Number of lots to be created: \_\_\_\_\_

Is property located within one thousand three hundred and twenty (1320) feet from a confined animal feeding operation, packing plant, slaughterhouse or rendering plant? ☐ YES ☐ NO

**PRESENT** USE OF PROPERTY \_\_\_\_\_

**PROPOSED** USE OF PROPERTY \_\_\_\_\_

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

# MAJOR SUBDIVISION FINAL APPLICATION

## REQUIRED ATTACHMENT LIST

*Additional information may be required by staff*

**Application Fee:**

☐ **Non-Refundable Application Fee**

*\*Additional fees and charges may be required pursuant to Section 1-155 of the Morgan County Subdivision Regulations. Applicant will be responsible for any legal fees after the first 3 hours.*

**Project Narrative:**

☐ **Narrative to include:**

- ☐ How the application meets all of the major subdivision final plat criteria of the Morgan County Subdivision Regulations

**Plans/Maps:**

- ☐ **Plat (Survey) Map** per requirements set forth in Morgan County Subdivision Regulations in Sec. 6-170 **(SUBMIT ELECTRONICALLY)**

☐ **Final Drainage Plan and Report**

☐ **Final Utility Plans**

☐ **Final Traffic Impact Study**, if applicable

☐ **Final Revegetation and Erosion Control Plan**

☐ **Final Wildlife Impact Mitigation Plan**, if applicable

☐ **Documentation from the applicable fire district**

☐ **Final Declaration of Covenants**, if applicable

☐ **Final Copy of Restrictive Covenants**, if applicable

☐ **Executed Improvements Agreement**, if applicable

**Technical:**

- ☐ **Right to Farm Policy** signed by all Landowner (Attached)

- ☐ **Vested Rights Form**

- ☐ **Statement of Authority**, if applicable

- ☐ **Financial Security**, if applicable

- ☐ **Posted Public Notice Verification**, if applicable

**Notarized affidavit with photographs from a distance & close up**

(Must be submitted prior to Planning Commission hearing and prior to Board of County Commissioners hearing)

- ☐ **# Of Digital Applications:** \_\_\_\_\_ ☐ **# of Paper Applications:** \_\_\_\_\_

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

**Additional Information Required by Staff:**

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## LANDOWNER AND APPLICANT STATEMENTS

I hereby certify that to the best of my knowledge, the information contained within this application package is true and correct.

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

*Application must be signed by applicant and landowner as it appears in title insurance.*

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

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Applicant Signature
Date

---

Landowner Signature

Date

# MORGAN COUNTY RIGHT TO FARM POLICY

Morgan County is one of the most productive agricultural counties in Colorado. Ranching, farming, animal feeding, and all 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. Over 70% of the County's acreage is devoted to farming and raising livestock with over 700 farms. The agricultural products produced by those farms create millions of dollars of market value. Morgan County recognizes the importance of agricultural operations as necessary and worthy of recognition and protection and supports policies to maintain the high-quality rural character of the County.

Living in Morgan County requires residents to accept the effects of agriculture and rural living as part of daily life. Agricultural users of the land are not expected to change their long-established agricultural practices to accommodate the intrusions of residential activities into a rural area. These effects may include noise from tractors, equipment, and aerial spraying at any time; dust from animal pens, field work, harvesting, and use of gravel roads; odor from confinement animal feeding operations, silage and manure; smoke from ditch burning; flies and mosquitoes; the use of pesticides and fertilizers; and movement of livestock or machinery on public roads. Under Colorado law, these activities are not considered nuisances and are protected.

Residents must also accept that public services in rural areas are different than urban or suburban areas. Specifically, regular road maintenance may be less available and may be at a lower level. In certain circumstances, the standard for maintenance may be determined on whether the road is passable and usable and not whether the road surface is rough. County gravel roads, no matter how often they are maintained, will not provide the same kind of surface expected from a paved road and will not support travel at the recommended speed. Further, the County may permit certain road maintenance activities by agricultural producers or other industries to allow those commercial activities to continue when County resources are unavailable due to other road issues or events. The County considers these activities to be integral to the protection of agricultural operations in Morgan County.

In addition, in Morgan County, utility services may be nonexistent or subject to interruption; law enforcement, fire protection and ambulance service will have considerably longer response times; and snow may not be removed from County roads for several days after a major snowstorm. The County prioritizes snow removal as it deems necessary.

People are exposed to different hazards in a rural setting than they are in an urban or suburban area. Farms, ponds, irrigation ditches, electrical service to pumps and oil field equipment and operations, noxious weeds, livestock, and territorial animals may present real threats to people. It is necessary that all activities are supervised for both the protection of the people and protection of agricultural activities and owners may need to fence property to ensure a safe environment.

All County residents 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, including but not limited to, the Colorado Fence and Right to Farm laws, and Morgan County Zoning Regulations regarding maintenance of fences, controlling weeds, and keeping animals under control. Residents are responsible for understanding and accepting the implications of living in a rural agricultural area.

Information regarding these topics may be obtained from the Morgan County Extension Office and Planning and Zoning Department.

## RECEIPT AND STATEMENT OF UNDERSTANDING

I hereby certify that I have read and understood the Morgan County Right to Farm Policy. I further state that I am aware and acknowledge that the conditions of living in a rural area, primarily used for agricultural production, and that I understand these activities are protected under Colorado law and are not considered a nuisance.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Address

\_\_\_\_\_  
Address

*Adopted by the Morgan County Board of County Commissioners by Resolution 2025 BCC 21*

## Vested Rights Option Form and/or Waiver

Submit with application.

\_\_\_\_\_  
Type of Review

\_\_\_\_\_  
Property Owner's Name

\_\_\_\_\_  
Address of Property

\_\_\_\_\_  
Applicant's Name

### OPTION #1

I, \_\_\_\_\_, intend to pursue the creation of a vested property right as provided for in Sec. 2-505 of the zoning regulations. In order to accomplish that, I am requesting that my application be referred to the Board of County Commissioners for a public hearing pursuant to the applicable sections of the Morgan County Zoning Regulations. I understand that if my request is approved by the Board, notice advising the general public of the Board's approval and the creation of a vested property right will be published in a newspaper of general circulation no later than fourteen days following final approval. By default, vested rights will be granted for a period of three years.

I understand and acknowledge that certain delays in my project's approval time may result in order to meet the hearing and notice requirements of state law for the creation of a vested property right.

**Optional:** I, \_\_\_\_\_, am requesting an *additional* \_\_\_\_\_ years and include a narrative explaining the reasoning for the additional vested years request.

Property Owner

By: \_\_\_\_\_

Date: \_\_\_\_\_

*-If option #1 is requested, there will be a non-refundable fee-*

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### OPTION #2

I, \_\_\_\_\_, understand that I may pursue the creation of a vested property right as provided for in the Morgan County Zoning Regulations and C.R.S. § 24-68-103. and I choose to voluntarily waive this right. I have been advised by the County to consult an attorney prior to signing this waiver. Further, I understand that this waiver does not abridge any common law vested rights which I may acquire nor does it diminish any right which may exist under the County's Zoning or Subdivision Regulations, except for limitations on vested rights as detailed in the Morgan County Zoning Regulations.

Property Owner

By: \_\_\_\_\_

Date: \_\_\_\_\_