



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 _____
App Fee \$ ____ Ck/CC #: _____ Paid ____/____/____
100 Year Floodplain Y/N Taxes Current Y/N

MANUFACTURED HOME PLACEMENT PERMIT APPLICATION

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

LANDOWNER

Name _____
Address _____

Phone _____
Email _____

JOB SITE ADDRESS & LEGAL DESCRIPTION

Parcel # _____
S: ____ T: ____ R: ____ Zone District _____
Subdivision _____ Lot #(s) _____
Property Size _____ (in sq. ft. or acres)

CONTRACTOR *Contractor MUST carry a current Morgan County Contractor's License

Contractor Name _____ -If Homeowner is Contractor- write **SELF**

Phone (____) _____ Email _____

State Manufactured Home Installer License #: _____

PROJECT DESCRIPTION

Cost of Project \$ _____ Purpose of Structure _____

Date of Manufacture _____ Home Color _____ County Mobile Home Originated from _____

Manufacturer _____ Model/Type _____

Decal # _____

Serial # _____ Width: ☐ Single ☐ Double ☐ Triple

Dimensions: Length _____ Width _____ Height _____ Total Square Footage _____

Number of Bedrooms _____ Number of Bathrooms: Full _____ $\frac{3}{4}$ _____ $\frac{1}{2}$ _____

(Please Note: Full baths contain tub & shower or combo, $\frac{3}{4}$ baths contain **only** shower)

Required Setbacks: Front _____ Side L _____ Side R _____ Rear _____

Actual Setbacks: Front _____ Side L _____ Side R _____ Rear _____

Is it within 1/4 mile of a CAFO Yes or No

10 FEET BETWEEN NEW & EXISTING STRUCTURES

SEE REQUIRED ATTACHMENT LIST ON BACK OF THIS PAGE

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED OR PROCESSED

MANUFACTURED HOME PLACEMENT APPLICATION ATTACHMENT LIST

Additional information may be required by staff

Fee:

- ☐ **Manufactured Home Non-Refundable Application Fee** (charged instead of regular building permit fee) *Same charges apply for a foundation only permit for a manufactured home*

**Additional fees and charges may be required pursuant to Section 2-160 of Morgan County Zoning Regulations. Applicant will be responsible for any legal fees after the first 3 hours.*

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 or proof of other public system)
- ☐ **Driveway Permit** from CDOT or Morgan County Road and Bridge
- ☐ **Utility Services**

Site Map & Plans:

- ☐ **Site Plan** must show all existing/proposed structures and setbacks from all property lines as per Morgan County Zoning Regulations, Section 2-465
- ☐ **Floor plan**-detailed and thorough (showing room sizes, windows, doors, bathroom sketch etcetera)
- ☐ **Foundation Plan**
- ☐ **Drainage/Run-Off Control Plan** may be required prior to approval 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 five thousand (5000) square feet or larger.

Technical:

- ☐ **Data Card**- copy or picture of card (usually found affixed inside the mobile home)
- ☐ **Right to Farm Policy** signed by Landowner (attached)
- ☐ **Ditch Company**- Proof of contact if there is a ditch on or next to your property
- ☐ **Architecture Control Approval** (if applicable)
- ☐ Additional Information required by staff: _____



Don't Forget to Also Get Your Colorado State Permits for Plumbing & Electric!

<https://dpo.colorado.gov/EandP/Permits>

Certificate of Occupancy will NOT be issued until project has passed ALL State Inspections.

Landowner must sign application on the next page!

Landowner MUST Sign Application

Landowner agrees to contract the project in accordance to the plans and specifications submitted herewith and in strict compliance with the provisions of the Morgan County Zoning Regulations and the Morgan County Building Code. Buildings MUST conform to the submitted and approved plans. Any changes of plans or layout must be approved prior to the changes being made.

Any change in the use or occupancy MUST be approved PRIOR to commencement of construction.

The applicant, his agents and employees of, shall comply with all the rules, regulations and requirements of the County Zoning Regulations and Building Codes governing all aspects of the above proposed work for which the permit is granted. The County or its agents are authorized to order the immediate cessation of construction, at any time, if a violation of the codes or regulations appears to have occurred. Issuance of a building or zoning permit does not guarantee your project is in compliance with covenants that may be in place on your property. Construction not commenced within 180 days of permit issuance voids this permit. Cessation of work for periods of 180 continuous days shall also void this permit, unless an extension is requested. Morgan County and any of its contractors are not liable for workmanship. Permits are NOT transferable.

Signing this application gives the Building Inspector and/or his agent express permission to enter permitted property for the purpose of conducting inspections as required by Morgan County Zoning Regulations and Morgan County Building Code.

Failure to comply with inspections may result in additional fees and/or denial of a Morgan County Contractor's license.

Applications completed for properties not current in their property taxes will not be accepted. 6-130

Violation of any of the codes and applicable regulations may result in the revocation of this permit.

Landowner Signature: _____ Date: _____

Contractor Signature: _____ Date: _____

Aerial surveillance may be used for inspections. By initialing, you acknowledge the Inspector may operate a drone on and above your property for inspections purposes.

Landowner Initials _____

SITE MUST BE STAKED AND READY FOR INSPECTION AT TIME APPLICATION IS SUBMITTED.

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



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

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

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: _____

