



MORGAN COUNTY PLANNING,
 ZONING & BUILDING DEPT.
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 Fort Morgan, Colorado 80701
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PERMIT # PD _____ - _____

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

PLANNED DEVELOPMENT APPLICATION
 Landowner MUST Sign Application and Right to Farm Policy

APPLICANT

LANDOWNER

Name _____

Name _____

Address _____

Address _____

Phone (_____) _____

Phone (_____) _____

Email _____

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 1320' (1/4) of a livestock confinement facility? Y/N

Distance and Direction to Nearest Community: _____

PRESENT USE OF PROPERTY _____

PROPOSED USE OF PROPERTY _____

***Applicant shall attend a pre-application conference prior to actual submission of Planned Development Zone Final Plan per section 3-455 of the Morgan County Zoning Regulations**

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED OR PROCESSED

PLANNED DEVELOPMENT REQUIRED ATTACHMENT LIST

Additional information may be required by staff

- Application Fee:** Non-Refundable Application Fee due with application as determined by staff:
**Additional fees and charges may be required pursuant to Section 2-160 of the Morgan County Zoning Regulations. Applicant will be responsible for any legal fees after the first 5 hours.*
- Development Guide:** Development Guide per section 3-465 of the Morgan County Zoning Regulations to include:
- A legal description of the total site, including any recorded easements proposed for development
 - Statement of present and/or proposed ownership. Statement must include the address of the applicant and all surface and subsurface property owners or lessees with a description of their interests
 - Names and addresses of property owners within 1320 feet of the property perimeter
 - A description of the character of the proposed development, the goals and objectives of the project, an explanation of the rationale behind the choices made by the applicant, and an explanation of the manner in which it has been planned to conform to the Morgan County Comprehensive Plan
 - This description shall include a discussion of the projects positive and negative impact and influence on surrounding zone districts and existing uses
 - A general description of the impact the project will have on public services
 - Development schedule as required by Section 3-500 of the Morgan County Zoning Regulations
 - A final copy of covenants, condominium declarations, and homeowner's association articles of incorporation and bylaws to be imposed on the entire PD Zone or any portion of the PD zone, as applicable
 - Utilization and location of any outdoor storage if the PD includes commercial or industrial uses
 - General description of the concept and method for providing utility services to the project; domestic water development and supply plan and description of water rights associated with the project
 - A final development schedule for the Final PD Plan area to include dates of construction or phases can be expected to begin and completed, also including a date at which the project or individual phases shall revert to pre-existing zoning if not substantially completed
 - Any general physiographic and environmental studies of the proposed, if required by Planning Administrator, that may include but are not limited to:
 - Wildlife report and/or wildlife impact mitigation plan
 - Revegetation and erosion control plan if property is presently cultivated or does not have an adequate ground cover
 - Landscape plan
 - Floodplain studies and/or mitigation reports

- Any other pertinent factors concerning the development
- Land use table which indicates the total land use for the Planned Development for each type of land use by percentage, acreage and number of units
- The following statements:
 - Relationship to County Regulations:

The provisions of this Development Plan shall prevail and govern the development of (name of development), provided, however, that where the provisions of this Development Plan do not address a particular subject, the relevant provisions of the Morgan County Zoning Regulations, as amended, or any other applicable resolutions or regulations of Morgan County, shall be applicable
 - PD Plan shall run with the land
 - Enforcement:

To further the mutual interest of the residents, occupants, and owners of the Planned Development and of the public in the preservation of the integrity of the Plan, the provisions of this Plan relating to the use of the land and the location of the common open space shall run in favor of Morgan County and shall be enforceable at law or in equity by the County without limitation on any power or regulation otherwise granted by law
 - Conflicts:

Where there is more than one provision within the Development Plan that covers the same subject matter, the provision which is most restrictive or imposes higher standards or requirements shall govern unless determined otherwise by Planning Administrator

Planned Development Plan:

- Planned Development Plan to include the following as applicable:
- Information required by Section 3-470 of the Morgan County Zoning Regulations
- Legal description of the property subject to the PD Plan
- The name of the proposed planned development
- Permitted Uses
- Conditional Uses
- Special Review Uses
- Standards for Principle and Accessory Uses:
 - Minimum lot area
 - Minimum lot width
 - Minimum setbacks
 - Minimum lot coverage
 - Maximum building height
 - Fence height
 - Buffer requirements
 - Parking requirements
 - Sign regulations

Site Plans/Maps:

- Plat (Survey) Map** per requirements set forth in Morgan County Zoning Regulations Section 2-460 & 2-470 **(SUBMIT ELECTRONICALLY)** containing:
 - Cover sheet showing title of PD, its assigned number, the approval signature blocks shown on Form 5, Appendix A, legal description, and County Clerk recording information
 - Existing site conditions including contours, 100 year floodplains and floodways, and any unique natural features or vegetation
 - Subdivision plat, if any, showing streets, alleys, easements, parks, common areas
 - Outline of building envelopes, if known at this time, and parking plans
 - A duplicate of the subdivision plat showing minimum building setbacks. If the same as another zone, it should be indicated on the subdivision plat
 - 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
- Engineered Drainage Plan** showing runoff patterns and drainage control
- Utilities Plan** showing all on site utilities and utilities easements

Ownership

- Current Title Insurance Commitment** (within 6 months) or an abstract opinion by an attorney at law
- Names, addresses, and phone numbers of all property owners
- A notarized letter of authorization from the landowner permitting a designated representative to process the application if applicable
- Statement of Authority** if applicable

Utilities / Access:

- Water** – Must have “Will Serve Letter”
- Septic System**
 - Existing Septic System – Evaluation of adequacy in terms of today’s regulations from local Health Department
 - Percolation test for septic systems conducted by the Northeast Colorado Health Department
 - Private system – “Will Serve Letter”
 - Public system – “Will Serve Letter”
 - Proposed Septic System “Will Serve Letter”
- Electric and Telephone Service Plan** – Letters of Commitment to Serve

Technical:

- Right to Farm Policy** signed by Landowner (Attached)
- Financial Surety**, if applicable
- Special Studies**, if applicable – 3-435(D)(3)

- _____ # Paper Application Sets Digital Copy of Complete Application
One sided only please

*Title to any or all of the Planned Development **cannot** be transferred until all required documents have been recorded in the Morgan County Clerk and Recorders Office.

- 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
 - Covenants recording fee
 - \$13.00 first page
 - \$5.00 per page thereafter

Additional Information Required by Staff:

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.

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
