



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

EMAIL: [permits\\_licensing@co.morgan.us](mailto:permits_licensing@co.morgan.us)

PERMIT # \_\_\_\_\_ - \_\_\_\_\_

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

**REZONING PERMIT APPLICATION**  
 Landowner **MUST** Sign Application and Right to Farm Policy

**APPLICANT**

**LANDOWNER**

Name \_\_\_\_\_  
 Address \_\_\_\_\_  
 \_\_\_\_\_  
 Phone ( ) \_\_\_\_\_  
 Email \_\_\_\_\_

Name \_\_\_\_\_  
 Address \_\_\_\_\_  
 \_\_\_\_\_  
 Phone ( ) \_\_\_\_\_  
 Email \_\_\_\_\_

**BRIEF DESCRIPTION OF APPLICATION**

\_\_\_\_\_  
 \_\_\_\_\_

**PROPERTY LEGAL DESCRIPTION**

Address (if available):

\_\_\_\_\_

S:\_\_\_ T:\_\_\_ R:\_\_\_      \_\_\_\_\_ ½ \_\_\_\_\_ ¼ \_\_\_\_\_ ¼      Property Size \_\_\_\_\_ (sq. ft. or acres)  
 Parcel #: \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_      Zone District: \_\_\_\_\_  
 Subdivision: \_\_\_\_\_      Lot #(s): \_\_\_\_\_

Is property located within 1320' (1/4 mile) of a livestock confinement facility? Y/N

**SEE REQUIRED ATTACHMENT LIST**

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

## REZONING PERMIT REQUIRED ATTACHMENT LIST

- Fee:**             **Non-Refundable Application Fee**  
*\*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 5 hours.*

- Project Narrative:**    **Narrative– Including the following:**
- Purpose of request
  - Description of any future development plans
  - Description of how the request meets the criteria of section 2-285
  - Discussion of how the rezoning request may impact adjacent uses and integrate with existing zone districts

- Ownership:**             **Current title insurance commitment (last 6 months)**

- Impacts:**             Discuss any environmental impacts the Rezoning will have on the following and the proposed mitigation measures:
- Municipality
  - Fire District
  - School District
  - Morgan county Sheriff’s Department
  - Irrigation companies that have canals / laterals crossing area

- Map & Plans:**             **Rezoning Map** per requirements set forth in the Morgan County Zoning Regulations to include: *(See Section 2-460)*
- The area proposed for rezoning in a dark outline or otherwise clearly delineated
  - A vicinity map that depicts the area to be rezoned and the area which surrounds this site within a 1 mile radius of the perimeter of the property and which is superimposed over the Morgan County Zoning Map to show the zoning of the properties on the vicinity map
  - Boundaries of other projects and zone districts within 200 feet of the area being rezoned
  - Clear Delineation and labeling of the following features in relation to the property and adjacent lands:
    - Existing zoning (Site and adjacent properties)
    - Existing uses and structures
    - Existing public accesses to the site and all existing roads in the vicinity
  - Include any easements required for the project – widths and other pertinent information. *May be required to supply copies of easement agreements*

**REZONING PERMIT REQUIRED ATTACHMENT LIST CONT.**

**Ownership:**  **Current title insurance commitment (last 6 months)**

**Miscellaneous:**  **Right to Farm Policy** signed by Landowner(attached)

\_\_\_\_\_# **Paper Application sets**

\_\_\_\_\_ **Digital Copy of Application** (One sided only)

**Posted Public Notice Verification:**

Notarized affidavit with photographs from a distance & close-up

This must be submitted PRIOR to Planning Commission hearing and PRIOR to Morgan County Board of Commissioners hearing

**Additional Information required by staff:** \_\_\_\_\_

\_\_\_\_\_

APPLICANT & LANDOWNERS **MUST** SIGN APPLICATION

**APPLICANT & LANDOWNER’S STATEMENT**

I certify that the information and exhibits I have submitted are true and correct to the best of my knowledge.  
Application must be signed by landowners as shown on title insurance/commitment.

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Landowner Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Landowner Signature

\_\_\_\_\_  
Date



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**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 and the County Planning and Zoning Department, and 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
Printed Name	
Address	

***To Be Signed by Landowner***

*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.*