



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 ___/___/___
 Recording Fee \$ ___ Ck/CC #: _____ Paid ___/___/___
 PC Date: ___/___/___ BOCC Date: ___/___/___
 100 Year Floodplain? Y/N Taxes Current? Y/N

REZONING APPLICATION

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

APPLICANT

Name _____

Address _____

Phone (_____) _____

Email _____

LANDOWNER

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: _____ _____ 1/2 _____ 1/4 _____ 1/4

Total acreage in parcel: _____

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 _____

SEE REQUIRED ATTACHMENT LIST ON BACK OF THIS PAGE

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED OR PROCESSED

REZONING REQUIRED ATTACHMENTS LIST

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 Morgan County Zoning Regulations. Applicant will be responsible for any legal fees after the first 5 hours.*

Ownership:

- Current title insurance or title policy (within last 6 months)

Project Narrative:

- Narrative to include:
 - Project Description
 - Purpose of request
 - Narrative describing future development plans
 - How project will relate to or impact existing adjacent uses
 - All off-site impacts and proposed mitigation measures
 - Narrative of how this proposal complies with the Morgan County Comprehensive Plan
 - Additional information

Site Plans/Maps:

- Plat Map/Survey Submitted Electronically per requirements set forth in the Morgan County Zoning Regulations to include: *(See Section 2-400)*
 - Rezone area showing existing zoning and proposed zoning
 - Zoning of surrounding and adjacent areas
 - Existing uses on surrounding and adjacent areas
 - Existing public access to and in the rezone area and all existing roads
 - Existing site features such as lakes, waterways and ditches, geologic or soil hazards, areas of steep slopes, and other prominent natural features
 - A vicinity map inset to show the rezoning location
 - Placement of any planned development
- Include any **easements** required for the project-widths and other pertinent information.
May be required to supply copies of easement agreements

Utilities/Access:

- Letters of commitment** for application location:
 - Water
 - Sewer
 - Electricity
 - Driveway permits from CDOT or Morgan County Road and Bridge
(Required for new and existing driveways)

Impacts:

- Impact statements from the following:
 - Municipality
 - Fire District
 - School District
 - Morgan County Sheriff's Department
 - Irrigation companies that have canals / laterals crossing area

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

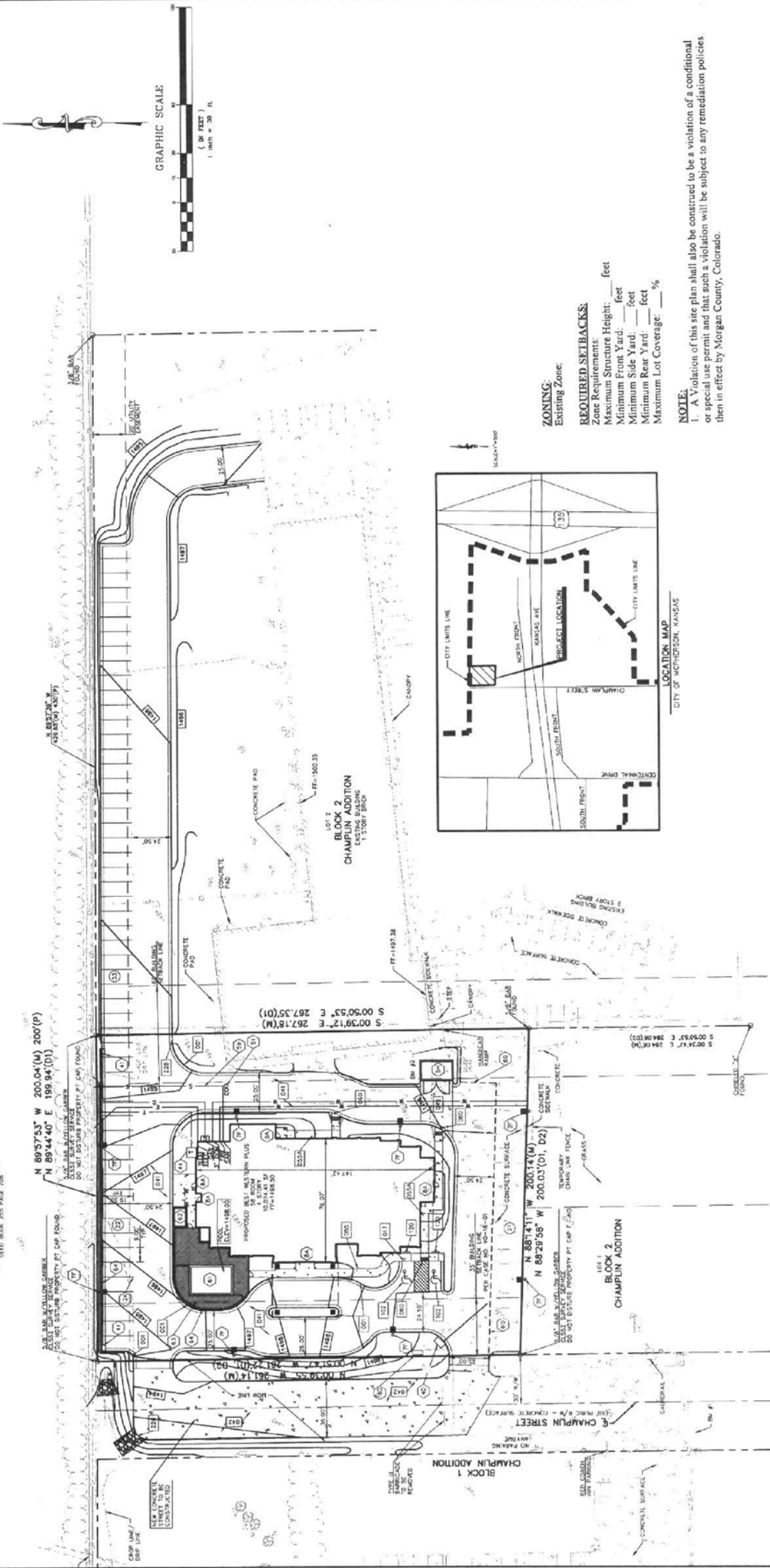
Signature

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.



ZONING:
 Existing Zone: _____

REQUIRED SETBACKS:
 Zone Requirements:
 Maximum Structure Height: _____ feet
 Minimum Front Yard: _____ feet
 Minimum Side Yard: _____ feet
 Minimum Rear Yard: _____ feet
 Maximum Lot Coverage: _____ %

NOTE:
 1. A Violation of this site plan shall also be construed to be a violation of a conditional or special use permit and that such a violation will be subject to any remediation policies then in effect by Morgan County, Colorado.

OWNERS CERTIFICATION:
 AS THE DEVELOPER OF THE PROJECT APPROVED BY THIS SITE PLAN, I DO HEREBY CERTIFY THAT I UNDERSTAND THAT THE PROJECT IS TO BE CONSTRUCTED AS SHOWN ON THE FINAL APPROVED PLAN AND THAT I WILL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MORGAN COUNTY, COLORADO. I FURTHER CERTIFY THAT SINCE THESE REQUIREMENTS RUN WITH THE PROJECT, I WILL SUPPLY A COPY OF THIS APPROVED SITE PLAN TO ANY SUCCESSORS OR ASSIGNS WHO MAY FOLLOW ME IN OWNERSHIP OF THE PROJECT.

SIGNED _____ Name _____
 PLANNING ADMINISTRATOR, CONDITIONAL USE CERTIFICATE
 Approved to issue a Conditional Use Permit for the above described use for the period of _____ day of _____, 20____ County Planning Administrator, Morgan County, Colorado.
 Planning Administrator _____

SITE DATA:
 Lot Area: _____ sf
 Building Area: _____ sf
 Lot Coverage: _____ %
 Required parking: _____ of which are handicap
 Provided parking: _____ extra parking located _____ for future use.

LEGEND (PROPOSED)
 — FLOW DIRECTION
 [Symbol] FISHED 1' CONTOUR INTERVALS, TOP OF FAVEMENT
 [Symbol] EXISTING GROUND CONTOUR (1' INTERVALS)

- NOTES:**
- 2H TRASH ENCLOSURE W/14 SLATES ATTACHED TO METAL GATE
 - 2F LIGHT PAVEMENT
 - 8A ENTRY (SEE ARCH. PLANS)
 - 12K WHITE PARKING LOT STRIPING (SHERWIN-WILLIAMS TM 2160 LEAD
 - 160 METAL 20'x20' (SEE APPROVED EQUAL)
 - 248 RETAINING WALL
 - 40 CURB INLET
 - 44 TRANSFORMER PAD

BUILDER/CONTRACTOR:
 Name _____
 Address _____
 Phone _____

DETAILS:

- 001 CONCRETE CURB AND GUTTER
- 017 CURB WALK/CURB (AT BUILDING)
- 041 HEAVY DUTY ASPHALT
- 167 4" 60# BITUM (CONCRETE)

ENGINEER/SURVEYOR:
 Name (if applicable) _____
 Address (if applicable) _____
 Phone (if applicable) _____



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.

