



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 _____
Fee \$ _____ CK/CC# _____	Paid _____ / _____ / _____
100 Year Floodplain <u>Y / N</u>	Taxes Current <u>Y / N</u>

ROOFING PERMIT APPLICATION

Landowner MUST Sign Application and Right to Farm Policy

LANDOWNER

JOB SITE ADDRESS & LEGAL DESCRIPTION

Name: _____

Address: _____

Phone: _____

Email: _____

Parcel #: _____

S: _____ T: _____ R: _____ Zone District: _____

Subdivision: _____ Lot #(s): _____

CONTRACTOR - MUST carry a Morgan County Contractor's License

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

Phone: _____ Email: _____

PROJECT DETAILS -- (mark **all** appropriate items below)

Cost of Project: \$ _____ Present use of property: _____

Roof Size (squares): _____

Demolition: ☐ Tear down to decking ☐ Re-Sheet

Water proofing: ☐ Ice & Water Shield

Felt: ☐ 15# ☐ 30# ☐ Synthetic

Shingles Manufacturer: _____ ☐ Asphalt ☐ Metal ☐ Other: _____

Rating: ☐ 30 year ☐ 50 year **Class:** ☐ 4 **Gage** _____

Finishes: ☐ New metal ☐ New vents ☐ New pipe jack boots

REQUIRED INSPECTIONS:

- ✓ Mid Roof
- ✓ Final

Call 970-542-3526 for inspections.

REQUIRED ATTACHMENTS

- ☐ Right to Farm Policy- see attached (**must be signed by landowner**)
- ☐ 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.
- ☐ Architecture Control Approval (where required)



INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED OR PROCESSED.

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