



**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 \$150	Check/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

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)*
- Application Fee- \$150
- Architecture Control Approval *(where required)*



INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED OR PROCESSED.

LANDOWNER & CONTRACTOR MUST SIGN BELOW

Landowner agrees to contract the project in accordance with plans and specifications submitted herewith and in strict compliance with the provisions of the Morgan County Zoning Regulations.

Landowner is notified that any past, existing or future drainage associated with this property is the responsibility of the landowner and not that of Morgan County.

Property taxes must be current prior to any permits being issued.

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 a violation of the codes or regulations appears to have occurred.

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

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. Morgan County and any of its contractors are not liable for workmanship.

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.

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 the Morgan County Zoning Regulations and Morgan County Building Code.

- *Additional fees may be charged if this inspection is not conducted prior to start of construction.*
- *Failure to comply with required inspection may result in additional fees and/or denial of a Morgan County Contractor's license.*

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 _____

Morgan County Regulations **1-315 Construction:** The actual placement and fastening of construction materials in a fixed position. Any excavation shall be deemed to be actual construction. If demolition or removal of any existing building or structure has commenced preparatory to construction, such demolition or removal shall be deemed to be actual construction. The term construction shall apply to buildings, roadways, utilities, other structures and landscaping. *(Also referred to as "start of construction")*



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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, 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.

_____	_____
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.