



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	____/____/____
100 Year Floodplain?	<u>Y/N</u>	Taxes Current	<u>Y/N</u>

SIGN PLACEMENT PERMIT APPLICATION
Landowner MUST Sign Application & Right to Farm Policy

APPLICANT

LANDOWNER

Name _____

Name _____

Address _____

Address _____

Phone (____) _____

Phone (____) _____

Email _____

Email _____

CONTRACTOR *Contractor MUST carry a current Morgan County Contractor's License
 Contractor Name: _____ -If Homeowner is Contractor- write **SELF**

Phone: (____) _____ Email: _____

PROPERTY LEGAL DESCRIPTION WHERE SIGN TO BE PLACED

Address or General Location of where the sign would be placed if not addressed:

*If more space is necessary, attach an extra page to application

S:____T:____R:____ 1/2 1/4 1/4

Property Size _____ (sq. ft. or acres)

Parcel #: _____ - _____ - _____ - _____

Zone District: _____

Subdivision: _____

Lot #(s): _____

PROJECT DESCRIPTION

Total Cost of Project: \$ _____ Location: Off-Site On-Site (Circle one)

Sign Size: L: _____ W: _____ Top Height: _____ Sign Face: Square Footage _____

- Type of Sign: Monument Wall Large Sign (billboard*) Electronic Message Board
 Temporary Single-Sided Double-Sided Illuminated: Internal External (indirect)

Required Setbacks: Front _____ Side L _____ Side R _____ Rear _____

Actual Setbacks: Front _____ Side L _____ Side R _____ Rear _____

SEE REQUIRED ATTACHMENT LIST ON BACK OF THIS PAGE.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED OR PROCESSED.

SIGN PLACEMENT ATTACHMENT LIST

Additional information may be required by staff
A separate application must be submitted for EACH sign being placed.

- Fee:** Non-Refundable Application Fee
**Fees may be subject to change per section 2-160 of Morgan County Zoning Regulations*
- Legal/Access:** Lease agreement or other form of agreement with landowners to authorize placement of **OFF-SITE** signage.
 CDOT Permit (if applicable)
- Site Map & Design:** Artistic rendering of the sign and sign message- must show outside dimensions, total surface area for sign, letter sizes, colors, text, etc.
 Rendering of building elevations for WALL SIGNS showing building and signage heights
 All site-plans must include:
 Parcel Size
 Location
 Setbacks to all property lines and existing structures
 Sign height
 Identify new sign, sign being replaced, and signs to remain (ON-SITE only)
 Distances to principal use (OFF-SITE signs only)
**See Morgan County Zoning Regulations, Section 2-410 for regulations on Site Maps.*
- Technical:** Right to Farm Policy signed by landowner

Sign Code can be found on the Morgan County website, Planning & Zoning tab, The Planning Process, Morgan County Zoning Regulations, S Appendix, page S-1 (pg 190)

*If square footage is smaller than 6 sq ft, this permit may not be needed.

*If billboard is larger than 200sq. ft. a Conditional Use Permit must be obtained **prior** to this Sign Placement Permit

LANDOWNER'S STATEMENT- Must be signed by landowner

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. Applications completed for properties not current in their property taxes will not be accepted.

I certify that the information and exhibits I have submitted are true and correct to the best of my knowledge.

Applicant Signature

Date

Landowner 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 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

To Be Signed by Landowner

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.

