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: pcherry@co.morgan.co.us
permits_licensing@co.morgan.co.us

PERMIT #_____-_____

Date Received____/____/____Received By_____
Fee: ☐Administrative Review $150 ☐Full Review $500
Ck/CC #:_____Paid____/___/_____
Recording Fee $____Ck/CC #:_____Paid___/____/____
PC Date:____/____/____BOCC Date:_____/____/____
100 Year Floodplain? Y / N Taxes Current? Y / N

CONDITIONAL USE PERMIT APPLICATION

(Also to be used as application for Amendments to Existing Conditional Use Permits)

Landowner MUST Sign Application and Right to Farm Policy

APPLICANT

Name_____

Address_____

_____

Phone (____)_____

Email_____

LANDOWNER

Name_____

Address _____

_____

Phone (____)_____

Email_____

PROPERTY LEGAL DESCRIPTION AND TECHNICAL INFORMATION

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

Job Site Address or General Location if not addressed:

_____

_____

S:_____T:_____R:_____ ____½____¼____¼ Size of Property_____(sq ft/acres)

Parcel #:_____-_____-_____-_____ Zone District: _____

Subdivision: _____ Lot #(s): _____

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

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.

CONDITIONAL USE PERMIT APPLICATION ATTACHMENT LIST

Additional information may be required by staff

Fee:

☐Non-Refundable Application Fee due with application as determined by staff:

☐$150 Administrative Review

OR

☐$500 Full Review

☐Recording fees may be assessed: $13.00 first page $5.00 each additional page

If assessed, the Recording Fee is paid AFTER application is approved

**Fees may be subject to change per section 2-160 of Morgan County Zoning Regulations*

Project Narrative: ☐Narrative to include:

☐Project Description

☐Purpose of request

☐Additional information to show project's intent

☐How project will relate to or impact existing adjacent uses

☐All off-site impacts and proposed mitigation measures

☐Development or implementation schedule of project

☐Proposed length of time the permit is desired

Site Map & Plans: ☐ **Site Plan** must be drawn to scale and show all existing/proposed structures with the setbacks from all property lines as per Morgan County Zoning Regulations, Section 2-515, 2-480 and other pertinent information required for the project, including widths.
-See attached example

☐Include any **easements** required for the project-widths and other pertinent information.
May be required to supply copies of easement agreements

☐ **Construction Plans**-detailed and thorough **(must be sent electronically)**

☐ **Drainage/Run-Off Control Plan** may be required if the Planning Administrator determines that the use or building meets one of the following criteria:
(See Morgan County Regulations 3-130(G))

(1) The accessory use or building may have a drainage impact on adjacent properties;
(2) The accessory use or building may have a drainage impact on adjacent right of ways;
(3) The accessory structure is 5000 square feet or larger.

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

Utilities/Access: ☐**Water**-must prove quality, quantity, & reliability
(Quality Water Contract or current Permit from Colorado Department of Natural Resources) https://dwr.state.co.us/Tools/WellPermits

☐**Sewer** (Septic Permit, Will Serve Letter from NCHD or proof of other public system)

☐**Electric** (Electric bill or letter of commitment from electricity provider)

☐**Driveway Permit** from CDOT or Morgan County Road and Bridge
(If required by staff)

☐ **Ditch Company**- Proof of contact if there is a ditch on or next to your property

☐ **Architecture Control Approval** (if applicable)

Technical:

☐ **Right to Farm Policy** signed by Landowner (attached)

☐ **___# Paper Application sets** ☐**____Digital Copy of Application**
One sided only please

☐ Additional Information required by staff: _____

_____

☐**Vesting (Optional)**If you desire Vesting as part of this application, please include the following along with a signed statement:

☐Period of time Vesting Rights are requested

☐Development guide describing the proposed uses and development in the area

☐The goals and objectives of the project

☐Development schedule including timeline and phases

☐Reason for request

☐Other pertinent factors concerning the development

☐$200 application fee for vesting portion of application

Landowner must sign application on the next page!

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. 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.

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.

Additional fees may be charged if this inspection is not conducted **prior** to start of construction.
-See Morgan County Zoning Regulations 1-315

Failure to comply with inspection may result in additional fees and/or denial of a Morgan County Contractor's license.

Applications will **not** be accepted for properties which are not current in their property taxes.

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

Landowner Signature:_____ Date:_____

Contractor Signature:_____ Date:_____

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.

MORGAN COUNTY ROAD AND BRIDGE DEPARTMENT

REQUEST FOR DRIVEWAY ACCESS LETTER

Requested By: Name:_____ Date: _____

Address: _____

City/State/Zip: _____

Phone: _____

Legal Description:_____

Present Driveway Location:_____

New Driveway Location:_____

If this letter is to be mailed to an address different from above indicate:

Name: _____

Address: _____

City/State/Zip:_____

Phone: _____

Submit this request to: Morgan County Road and Bridge Department
Attn: James Rehn – Bridge Manager
17303 Co Rd S
P.O. Box 516
Fort Morgan, CO 80701
(970) 542-3560 Fax (970) 542-3569

For Office Use Only

Determination: _____

_____

GPS Coordinates, Centerline of Driveway in relation to road: Latitude: _____

Longitude: _____

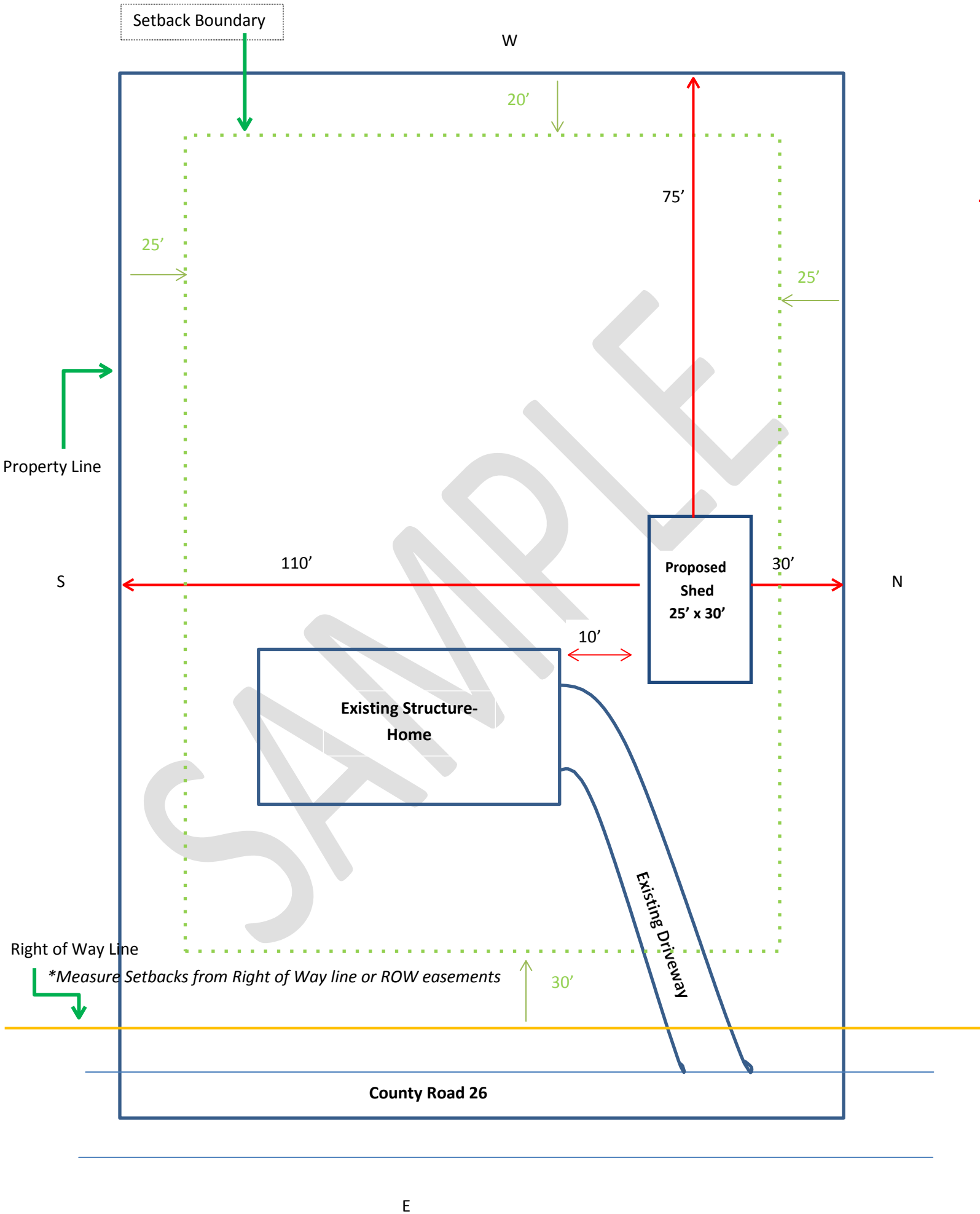
Maximum Width of Driveway:_____Feet

Culvert Required: YES / *NO* *If yes,* Size:_____Inch

Driveway Address Code: _____

Received by:_____ Date: _____

Completed by:_____ Date: _____


Setback Boundary
W
20’
75’
25’
25’
Property Line
S
110’
Proposed Shed 25’ x 30’
30’
N
10’
Existing Structure- Home
Existing Driveway
Right of Way Line
*Measure Setbacks from Right of Way line or ROW easements
30’
County Road 26
E
SAMPLE