



**MORGAN COUNTY  
PLANNING, ZONING & BUILDING DEPT.**  
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Fort Morgan, Colorado 80701  
PHONE (970) 542-3526 FAX (970) 542-3509  
E-mail: [bgorrell@co.morgan.co.us](mailto: bgorrell@co.morgan.co.us)

Permit # \_\_\_\_\_

Filing Deadline \_\_\_\_\_

Meeting Date \_\_\_\_\_

**APPLICATION FOR CONDITIONAL MOBILE HOME PERMIT**

\_\_\_\_\_ Mobile Home Residence \_\_\_\_\_ Mobile Home as Storage \_\_\_\_\_ Storage of Mobile Home \_\_\_\_\_ Other

**APPLICANT**

**LANDOWNER**

Applicants name, address and phone:

Landowners name, address and phone:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Phone ( ) \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Phone ( ) \_\_\_\_\_

**TECHNICAL INFORMATION**

Address of property or general location: \_\_\_\_\_ Zone District: \_\_\_\_\_

Size of property (Sq. Ft. or Acres) \_\_\_\_\_ Present use of Property: \_\_\_\_\_ Proposed use of Property: \_\_\_\_\_

Complete Legal Description of property, If not enough space, attach to application and label "Exhibit 2". \_\_\_\_\_

Is property located within 1320' (1/4 mile) of a livestock confinement facility? \_\_\_\_\_

**APPLICANT'S STATEMENT**

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

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.

\_\_\_\_\_  
Landowner Signature Date

\_\_\_\_\_  
Landowner Signature Date

<p>STAFF USE ONLY: Date received _____ Received by _____ Fee payment _____ Check # _____</p> <p>By _____ Property Taxes _____ Floodplain _____ Other permits issued _____</p> <p>Notes _____</p> <p>Site Inspection Approval _____ Date _____</p> <p>PERMIT FOR USE AS SET FORTH IS HEREBY (GRANTED) (DENIED)</p> <p>Planning Administrator _____ Date _____</p>
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## CONDITIONAL MOBILE HOME PLACEMENT PERMIT LIST OF ATTACHMENTS

- \_\_\_\_\_ Exhibit A: Right to Farm Policy
- \_\_\_\_\_ Exhibit B: Proof of ownership; current title commitment (within last 6 months), Deed Trust.
- \_\_\_\_\_ Exhibit C: Narrative describing project and purpose of request.
- \_\_\_\_\_ Exhibit D: Narrative of how the project will relate to or impact existing adjacent uses, including a description of all off-site impacts.
- \_\_\_\_\_ Exhibit E: Additional information to clearly show project's intent.
- \_\_\_\_\_ Exhibit F: Proposed length of time that the permit is desired.
- \_\_\_\_\_ Exhibit G: Letters of commitment from utility providers or other proof of service as required by staff.
- \_\_\_\_\_ Water \_\_\_\_\_
- \_\_\_\_\_ Sewer \_\_\_\_\_
- \_\_\_\_\_ Electrical \_\_\_\_\_
- \_\_\_\_\_ Exhibit H: Legal Access – Copy of permit for driveway from state highway department or from Morgan County Highway Department.
- \_\_\_\_\_ Exhibit I: Description of types of easements required for the project.
- \_\_\_\_\_ Exhibit J: Statement to request vesting of rights if desired. Complete additional application.
- \_\_\_\_\_ Exhibit K: Statement from all adjoining land owners of approval of project.
- \_\_\_\_\_ Exhibit L: Site plan drawn to scale showing pertinent information, as required by staff.  
Required Set Backs: \_\_\_\_\_ Front \_\_\_\_\_ Side \_\_\_\_\_ Rear \_\_\_\_\_
- \_\_\_\_\_ Exhibit M: Cost of project: \_\_\_\_\_
- \_\_\_\_\_ Exhibit N: Mobile home information:
- Date of Manufacture \_\_\_\_\_ (Mobile homes more than 20 years old [from the date of application] are prohibited. This restriction may be waived if proof, in the form of an inspection, deems the mobile home will meet the 1994 manufacturing standards of the U.S. Department of Housing and Urban Development [HUD] or the 2003 edition of the

International Residential Code. All inspection cost to be borne by applicant.) Dimensions: \_\_\_\_\_  
Total Sq. Ft.: \_\_\_\_\_ Number of Bedrooms: \_\_\_\_\_  
Number of Bathrooms: \_\_\_\_\_  
County mobile home originated from \_\_\_\_\_  
Serial # \_\_\_\_\_

\_\_\_\_\_ Exhibit O: Non-refundable application fee of \$250.00 for administrative review.

\_\_\_\_\_ Exhibit P: Non-refundable application fee of \$500.00 for full review.

\_\_\_\_\_ Exhibit Q: Additional information as required by staff.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**\*NOTE: All mobile homes must be skirted and tied down within 30 days of placement.**

**Property taxes must be current prior to issuance of this permit.**

**SITE MUST BE STAKED AND READY FOR INSPECTION AT TIME APPLICATION IS SUBMITTED. Additional fees may be charged if this inspection is not conducted prior to start of construction.**

## **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 and 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.