



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

Filing Deadline _____

Meeting Date _____

Administrative Review

EXEMPTION FROM SUBDIVISION REGULATIONS APPLICATION

GENERAL

APPLICANT

Name _____

Address _____

Phone () _____

Email _____

LANDOWNERS

Name _____

Address _____

Phone () _____

Email _____

TECHNICAL

Legal Description of Exempt Parcel: _____

Acreage of parcel to be (sold) (retained): _____ Zone District: _____

Address/Location of Property: _____

Legal Description of designated 40 acre parcel Exemption is taken from: _____

Total acreage in undivided parcel: _____ Name, address and phone of professional land surveyor: _____

Present use of Property: _____ Proposed use of Property _____

Is property located within 1320' (1/4 mile) of a livestock confinement facility: _____

I hereby certify that to the best of my knowledge, the information contained within this application package is true and correct. Application must be signed by applicant and landowner as it appears in title insurance.

 Applicant Signature

 Date

 Landowner Signature

 Date

Administrative

Hearings

Date Received _____ Received By _____ Fee Payment _____ Check # _____

Recording Fee _____ Check # _____

Fees Paid By _____

Comments _____



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E-mail: jmeyer@co.morgan.co.us

REQUIRED ATTACHMENTS

- _____ Exhibit A Proof of ownership in the form of current (within the last six months) title insurance policy or attorney's title opinion.

- _____ Exhibit B Signed copy of proposed sale.

- _____ Exhibit C Waste Disposal System
 - _____ Public System – “Will Serve Letter”
 - _____ Private System - “Will Serve Letter”
 - _____ Existing Septic System - Evaluation of adequacy in terms of today's regulations from local Health Department
 - _____ Proposed Septic System – “Will Serve Letter”

- _____ Exhibit D Water System **
 - _____ Existing or proposed public or private water system - Contract for Service.
 - _____ Existing Well - Provide copy of drillers well completion report and proof of adjudication and water quality report
 - _____ Proposed Well - Provide documented proof of quality and quantity of potable water

- _____ Exhibit E Legal Access - Copy of permit for driveway from Colorado Department of Transportation or from Morgan County Road & Bridge Department or other easements, right-of-ways as applicable. (Required for new and existing driveways)

- _____ Exhibit F Is parcel located within a Fire District? (staff determined)

- _____ Exhibit G Soil Type - soil map from Morgan County Soil Conservation Service showing suitability for sanitary facilities, building site development for site specific soil.

- _____ Exhibit H Describe the general topography of the land and potential hazards.

- _____ Exhibit I Revegetation plan.

- _____ Exhibit J If property is in the floodplain give Zone, panel number and panel date: (staff determined)



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- _____ Exhibit K Names and address' of all mineral rights owners and/or lessees'.
- _____ Exhibit L Plat map (survey) per requirements set forth in the Morgan County Subdivision Regulations adopted March, 1997. Plat map must show the designated 40 acre parcel the Exemption is being taken from.
- _____ Exhibit M Improvement location certificate, including setbacks of existing structures, wells and septic system, per requirements set forth in the Morgan County Subdivision Regulations adopted February, 2003. **2 copies required.**
- _____ Exhibit N Right to Farm Policy / Notice.
- _____ Exhibit O In narrative form, prepare a proposal summary that addresses the need and purpose for the exemption and the reasons for the request. Also address any exemption criteria not otherwise covered in this application.
- _____ Exhibit P Non-refundable processing fee of \$300.00 (made payable to Morgan County Planning) for administrative review.
- _____ Exhibit Q Non-refundable processing fee of \$500.00 (made payable to Morgan County Planning) for full review.
- _____ Exhibit R Recording fee for plat map of \$13.00 (made payable to Morgan County Clerk & Recorder)

** Title to the exempted parcel **cannot** transfer until all required documents have been recorded in the Morgan County Clerk and Records office. Property taxes must be current prior to processing.*

*** Minimum lot size for property with a water well - 2.5 acres, minimum lot size without a well and served by Quality Water - 1 acre*



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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.

To Be Signed by Landowner

_____ Signature	_____ Date
_____ Printed Name	
_____ Address	



MORGAN COUNTY
Road and Bridge Department

REQUEST FOR DRIVEWAY ACCESS LETTER

Requested By: Name: _____ Date: _____

Address: _____

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: _____

Phone: _____

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

For Office Use Only

Received by: _____ Date: _____

Completed by: _____ Date: _____