



MORGAN COUNTY
PLANNING, ZONING & BUILDING DEPT.
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Fort Morgan, Colorado 80701
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Filing Deadline _____

Meeting Date _____

APPLICATION FOR EXEMPTION FROM SUBDIVISION REGULATIONS

GENERAL

Applicants name, address and phone:

Landowners name, address and phone:

Day () Evening ()

Day () Evening ()

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.

Signature _____ Date _____

Signature _____ Date _____

Date Received _____	Received By _____	Fee Payment _____	Check # _____
	Fees Paid By _____	Recording Fee _____	Check # _____

**APPLICATION FOR EXEMPTION FROM SUBDIVISION REGULATIONS
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)

- ___ 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 set backs 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 \$21.00 (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 Recorders 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

NO PARCEL FOR WHICH AN EXEMPTION FROM SUBDIVISION HAS BEEN GRANTED MAY BE FURTHER DIVIDED FOR A PERIOD OF (10) TEN YEARS FROM THE DATE THE EXEMPTION WAS GRANTED. (Reference: Section 9-185 of the Morgan County Subdivision Regulations)

