



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 _____

PLANNED DEVELOPMENT APPLICATION

APPLICANT

LANDOWNER

Name _____

Name _____

Address _____

Address _____

Phone () _____

Phone () _____

Email _____

Email _____

TECHNICAL INFORMATION

Address of property or general location _____ Zone District _____

Site of property (Sq. Ft. or Acres) _____ Number of lots to be created _____

Present use of property _____

Proposed use of property _____

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

Distance and direction to nearest community _____

Name, address and phone of Surveyor _____

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. Application must be signed by Landowner as indicated on Title Commitment.

Applicant Signature _____

Date _____

Landowner Signature _____

Date _____

Date Received _____	Received By _____	Fee Payment _____	Check # _____
		Recording Fee _____	Check # _____
Fees Paid By _____			
Comments _____			
PD permit # _____			



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PLANNED DEVELOPMENT APPLICATION EXHIBITS

- ____ Exhibit A: Description of proposed project and its impact on the surrounding area and on public services.
- ____ Exhibit B: Proof of ownership in the form of current, title insurance policy, (within the last 6 months) or attorney's title opinion.
- ____ Exhibit C: Names, addresses, and phone numbers of all property owners.
- ____ Exhibit D: 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.
- ____ Exhibit E: Percolation test for septic systems conducted by the Northeast Colorado Health Dept.
- ____ Exhibit F: Water System
 - ___ Existing or proposed public or private water system – Contract for Service
 - ___ Existing Well - Provide copy of drillers well completion report, state permit, proof of adjudication and water quality report.
 - ___ Proposed Well - Provide copy of well permit.
- ____ Exhibit G: Water supply information summary as required by State of Colorado, Office of the State Engineer (attached)
- ____ Exhibit H: Electrical and telephone service plan "Will Serve Letters" and any new service lines needed.
- ____ Exhibit I: Legal Access - Copy of permit for driveway access from Colorado Department of Transportation or Morgan County Road and Bridge Department. Other easements and/or right-of-ways as applicable. (Required for new and existing driveways)
- ____ Exhibit J: Soil Type - Soil map from Morgan County Soil Conservation Service.
- ____ Exhibit K: Description of hazards as applicable.
 - ___ Flood Hazards
 - ___ Fire Hazards
 - ___ Geological Hazards
 - ___ Other Natural Hazards
- ____ Exhibit L: Names and addresses of all mineral rights owners and/or lessees.
- ____ Exhibit M: Names and address' of all property owners within 1320 feet of property.



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- _____ Exhibit N: Plat (survey) map per requirements set forth in Morgan County Subdivision Regulations, Chapter 6, Section 3-470.
 - _____ Cover sheet showing title of P.D., signature blocks, legal description, County Clerk recording information
 - _____ Existing site conditions including contours, floodplain, and any unique natural features or vegetation.
 - _____ Subdivision plat showing lots, streets, alleys, easements, parks, common areas
 - _____ Outline of building envelopes, if known at this time, and parking plans
 - _____ Subdivision plat showing building setbacks
 - _____ Drainage plan showing runoff patterns and drainage control
 - _____ Utilities plan showing all on site utilities and utilities easements

- _____ Exhibit O: Covenant(s) and homeowners association bylaws and articles of incorporation (see Chapter 6, Section 3-465{f}), including but not limited to:
 - Adequate means of funding and enforcement Provisions for routine safety inspection and follow-up Process for receiving and processing complaints Notification of the county prior to dissolution or major changes to the bylaws. Provisions for regular maintenance for roads, parks, drainage facilities or common areas

- _____ Exhibit P: Impact statements from:
 - _____ Municipality
 - _____ Fire District
 - _____ School District
 - _____ Law Enforcement
 - _____ Irrigation Companies
 - _____ Morgan County Extension (determination of the number of animal units this land can sustain)

- _____ Exhibit Q: Proposed development phases with completion time line

- _____ Exhibit R: Proposed infrastructure plan including estimated costs, by phase, (roads, utilities, etc.)

- _____ Exhibit S: Financial surety of 110% of infrastructure cost

- _____ Exhibit T: Non-refundable application fee of: (made payable to Morgan County Planning)

Up to 10.9 acres	\$725.00
11-20.9 acres	\$800.00
21-30.9 acres	\$875.00
31-40.9 acres	\$950.00
41+acres	\$1,025.00*

*Plus \$20.00 per 40 acres or fraction thereof in excess of 60 acres.

- _____ Exhibit U: Recording fee for plat maps of \$13.00 for the first Mylar and \$10.00 per Mylar for each additional Mylar. (made payable to Morgan County Clerk & Recorder)

- _____ Exhibit V: Recording fee for covenants of \$13.00 for the first page and \$5.00 per page for each additional page. (made payable to Morgan County Clerk & Recorder)



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- _____ Exhibit W: Right to Farm Policy
- _____ Exhibit X: Property sign posting (following Planning Commission hearing and 15 days prior to Commissioners hearing)
- _____ Exhibit Y: Notarized affidavit and photo of sign posting (to be submitted no later than Commissioners hearing)
- _____ Exhibit Z: Other staff requirements.
 - _____ Z1 _____
 - _____ Z2 _____
 - _____ Z3 _____
 - _____ Z4 _____
 - _____ Z5 _____
 - _____ Z6 _____

A PLANNED DEVELOPMENT creates its own zone. Complete zoning regulations must be adopted for the Planned Development. Existing County regulations may be adopted for the Planned Development by naming a specific zone such as “ER” Estate Residential.

Property taxes must be current at the time of processing.

*Title to any or all of the Planned Development **cannot** be transferred until all required documents have been recorded in the Morgan County Clerk and Records Office.



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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.

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.