



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 _____

REZONING APPLICATION

APPLICANT

LANDOWNER

Name _____

Name _____

Address _____

Address _____

Phone (____) _____

Phone (____) _____

Email _____

Email _____

TECHNICAL INFORMATION

Address of property or general location _____ Current Zoning _____

Size of rezone area (Sq. Ft. or Acres) _____ Proposed Zoning _____

Proposed 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. Property taxes must be current at the time of processing application.

Applicant Signature _____ Date _____

Landowner Signature _____ Date _____

Applicant Signature _____ Date _____

Landowner Signature _____ Date _____

STAFF USE ONLY: Date Received _____				Received by _____		Fee Payment \$ _____		Check # _____	
Pd By _____			Property Taxes _____			Floodplain _____			
Comments _____									

Planning Administrator _____					Date _____				
RZP #: _____									



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REZONING ATTACHMENTS

- ___ Exhibit A: Proof of ownership: current title commitment (within last 6 months), Deed of Trust.
- ___ Exhibit B: Narrative describing project and purpose of request.
- ___ Exhibit C: Narrative describing future development plans.
- ___ Exhibit D: Narrative of how the project will relate to or impact existing adjacent uses, including a description of all off-site impacts. Also include mitigation measures for off-site impacts.
- ___ Exhibit E: Narrative describing compatibility with surrounding zones and uses.
- ___ Exhibit F: Narrative describing consistency with the Morgan County Comprehensive Plan.
- ___ Exhibit G: Letters of commitment from utility providers or other proof of service as required.
 - ___ G1: Water _____
 - ___ G2: Sewer _____
 - ___ G3: Electrical _____
 - ___ G4: Telephone _____
- ___ Exhibit H: Legal Access - Copy of permit for driveway from state highway department or from Morgan County Road & Bridge Department. (*Required for new and existing driveways.*)
- ___ Exhibit I: Impact statements:
 - ___ I1: Municipality
 - ___ I2: Fire District
 - ___ I3: School District
 - ___ I4: Morgan County Sheriff's Department
 - ___ I5: Irrigation companies that have canals / laterals crossing area
- ___ Exhibit J: Survey / site maps showing: (Reference section 2-465):
 - ___ J1: Rezone area showing existing zoning and proposed zoning.
 - ___ J2: Zoning of and existing uses on surrounding and adjacent areas.
 - ___ J3: Existing uses and easements on rezone area.
 - ___ J4: Existing public access to and in the rezone area and all existing roads.
 - ___ J5: Existing site features such as lakes, waterways and ditches, areas of geologic or soil hazards, areas of steep slopes and other prominent natural features.
 - ___ J6: A vicinity map inset to show the rezoning location.
 - ___ J7: Placement of any planned development



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- ___ Exhibit K: Right to Farm Policy / Notice signed by landowner.
- ___ Exhibit L: Property sign posting (following Planning Commission hearing and 15 days prior to Commissioners hearing).
- ___ Exhibit M: Notarized affidavit and photo of sign posting (to be submitted no later than Commissioners hearing).
- ___ Exhibit N: Other staff requirements:
 - ___ N1: _____
 - ___ N2: _____
 - ___ N3: _____
- ___ Exhibit O: Non-refundable application fee of \$750.00 for full review.
- ___ Exhibit P: Recording fee for plat maps of \$21.00 per Mylar.

** Property taxes must be current at the time of processing.*



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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: _____

