



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

SPECIAL USE PERMIT APPLICATION

APPLICANT

LANDOWNERS

Name _____

Name _____

Address _____

Address _____

Phone () _____

Phone () _____

Email _____

Email _____

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) 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 landowners as shown on title insurance/commitment.

 Applicant Signature

 Date

 Landowner Signature

 Date

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

SU permit # _____			



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

USE BY SPECIAL REVIEW ATTACHMENT LIST

- ___ Exhibit A: Proof of ownership in the form of current title insurance or attorney’s title opinion (within last 6 months).
- ___ Exhibit B: Narrative describing project and purpose of request.
- ___ Exhibit C: Narrative of how project will relate to or impact existing adjacent uses, including description of all off-site impacts. Include mitigation measures for off-site impacts.
- ___ Exhibit D: Additional information to clearly show projects intent.
- ___ Exhibit E: Narrative of compliance of this proposal with the Morgan County Comprehensive Plan and with the criteria for review of Special Use Permits.
- ___ Exhibit F: Development or implementation schedule of project. If Vesting of Rights is desired additional application and fees are required.
- ___ Exhibit G: Discussion of any public improvements required to complete the project and copies of pertinent improvements agreements.
- ___ Exhibit H: Description of types of easements required for the project. May be required to supply copies of easement agreements.
- ___ Exhibit I: Discussion of any environmental impacts the Special Use will have on the following:
 - ___ I1: Existing Vegetation
 - ___ I2: Land Forms
 - ___ I3: Water Resources
 - ___ I4: Air Quality
 - ___ I5: Wildlife
 - ___ I6: Wetlands
 - ___ I7: Dust
 - ___ I8: Odor
 - ___ I9: Noise
 - ___ I10: Storm Water Runoff
 - ___ I11: Visual Amenities
 - ___ I12: _____



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

- ___ Exhibit J: Letters of commitment from utility providers or other proof of service as required by staff:
 - ___J1: Water
 - ___J2: Sewer
 - ___J3: Electricity
 - ___J4: Telephone

- ___ Exhibit K: Legal Access - Copy of permit for access from Colorado Department of Transportation or Morgan County Road and Bridge. (Required for new and existing driveways)

- ___ Exhibit L: Soil Map from Morgan County Soil Conversation District.

- ___ Exhibit M: Impact statement from appropriate fire district.

- ___ Exhibit N: Impact statement from appropriate school district.

- ___ Exhibit O: Impact statement from Morgan County Sheriff’s Department.

- ___ Exhibit P: Impact statement from irrigation companies that have canals / laterals crossing area.

- ___ Exhibit Q: Documentation of adequate financial resources to implement the project.

- ___ Exhibit R: Right to Farm Policy / Notice.

- ___ Exhibit S: Site plans / map exhibits as per Morgan County Zoning Regulations, Section 2-515.

- ___ Exhibit T: Additional information as required by staff:
 - ___ T1: _____
 - ___ T2: _____
 - ___ T3: _____
 - ___ T4: _____

- ___ Exhibit U: Non-refundable application fee of \$500.00, plus any additional deposits as required by staff.

- ___ Exhibit V: Notarized affidavit and photograph verifying sign(s) posting. Property posting takes places after Planning Commission hearing and prior to County Commissioners’ hearing.

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



**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

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

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



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: _____