



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: dheid@co.morgan.co.us

PERMIT # _____

ZONING PERMIT APPLICATION

LANDOWNER NAME & ADDRESS

JOB SITE ADDRESS

 Property Legal Description: _____

PHONE: _____

EMAIL: _____

ZONE DISTRICT: _____

CONTRACTOR: _____

LICENSE #: _____

PHONE: _____

_____ EMAIL: _____

Brief Description of proposed project: _____

Cost of Project: _____ Property Size (sq. ft. or acres): _____

Present use of property: _____

Project Dimensions: Length: _____ Width: _____ Height: _____

Building Square Footage: _____

Wood Frame Masonry Structural Steel Other: _____

Required attachments:

- Right to Farm Policy (*must be signed by landowner*)
- Driveway Approval from Road and Bridge Department (see attached form)
- Site Plan showing new and existing structures and set backs from property lines
- Drainage/Run-Off Control Plan for structures 5,000 sq. ft. and larger
- Architecture Control Approval

Required setbacks: Front _____ Side L _____ Side R _____ Rear _____

Actual Setbacks: Front _____ Side L _____ Side R _____ Rear _____

Is structure located within 1320' (1/4 mile) of a livestock facility? _____

Other: _____

Attached hereto is a drawing or plat showing the location of proposed improvement(s) and its relationship to all existing improvements and lot boundaries and showing set back distances from such boundaries. Landowner agrees to contract the project in accordance with plans and specifications submitted herewith and in strict compliance with the provisions of the Morgan County Zoning Regulations. **Landowner is notified that any past, existing or future drainage associated with this property is the responsibility of the landowner and not that of Morgan County. Property taxes must be current prior to the issue of any permits.**

Signing this application gives the Building Inspector and/or his agent express permission to enter permitted property for the purpose of conducting inspections as required by the Morgan County Zoning Regulations and Morgan County Building Code.

- *Additional fees may be charged if this inspection is not conducted prior to start of construction.*
- *Failure to comply with inspection may result in additional fees and/or denial of a Morgan County Contractor's license.*

Signature: _____ Date: _____

SITE MUST BE STAKED AND READY FOR INSPECTION AT TIME APPLICATION IS SUBMITTED.

Valid for projects started within 180 days.

STAFF USE ONLY:

Date Application Received _____ Received By _____

Fee Payment _____ Check # _____ Pd By _____

Property Taxes _____

Floodplain _____

Other Permits Issued: _____

Parcel Number: _____

Notes _____

Site Inspection Approval

Inspector: _____ **Date:** _____

PERMIT FOR USE AS SET FORTH IS HEREBY (GRANTED) (DENIED)

Building Official: _____ **Date:** _____



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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

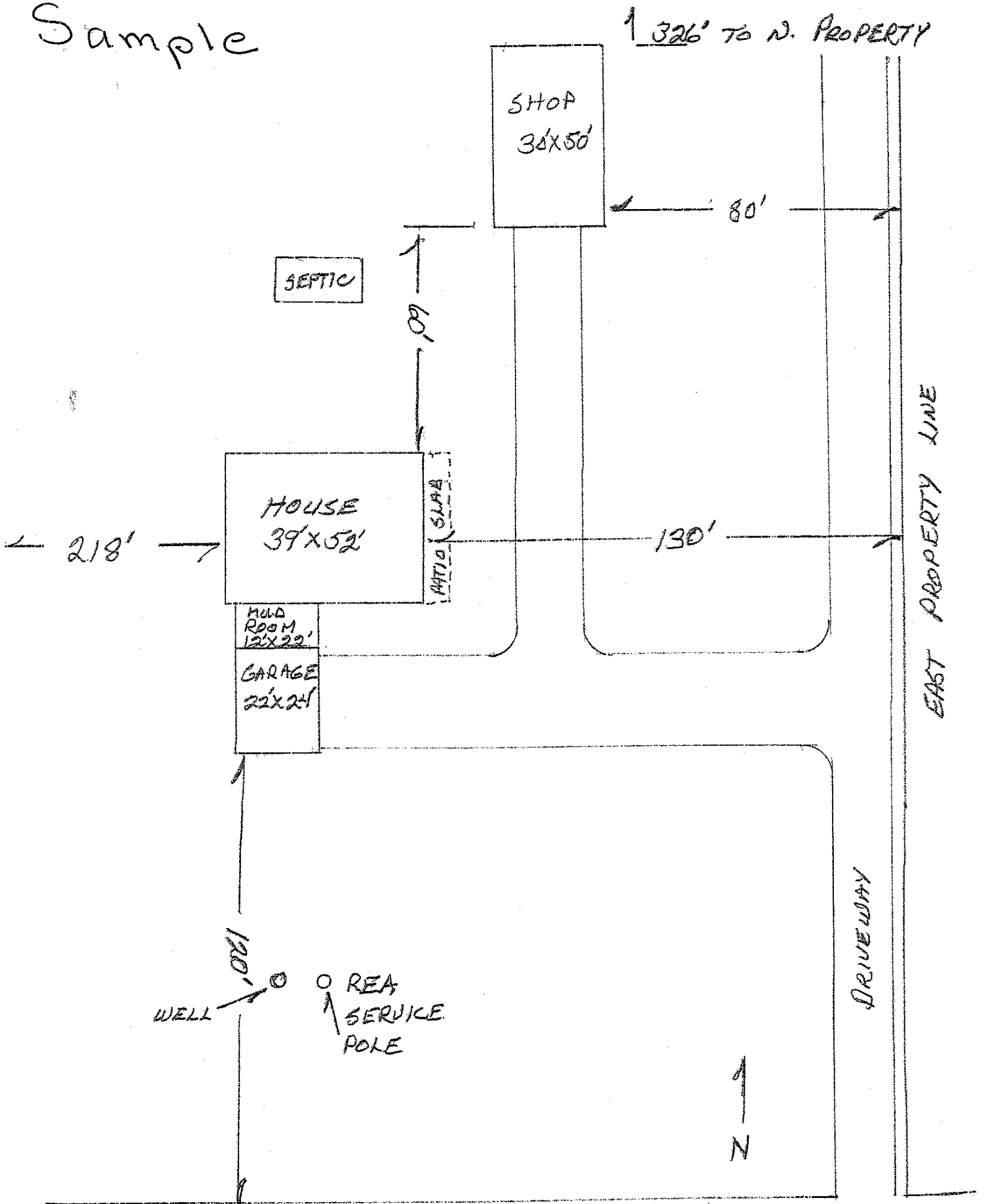
Received by: _____

Date: _____

Completed by: _____

Date: _____

Sample



ROAD 5

1 SQUARE = 4 FEET