



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

CONDITIONAL MOBILE HOME PERMIT APPLICATION

Mobile Home Residence: _____ Mobile Home as Storage _____ Storage of Mobile Home _____ Other _____

APPLICANT

Name _____

Address _____

Phone (____) _____

Email _____

LANDOWNER

Name _____

Address _____

Phone (____) _____

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 Property Legal Description and Parcel #. If necessary, attach to application and label "Exhibit 2": _____

Legal: Subdivision: _____ Lot: _____ S _____ T _____ R _____ $\frac{1}{2}$ $\frac{1}{4}$ $\frac{1}{4}$

Parcel #: _____ - _____ - _____

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.

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.

Applicant Signature _____ Date _____

Landowner Signature _____ Date _____

Applicant Signature _____ Date _____

Landowner Signature _____ Date _____

STAFF USE ONLY: Date Received _____		Received by _____		Fee Payment \$ _____		Ck/CC # _____	
Property Taxes _____		Floodplain _____		Pd By _____			
Required Building permit: _____				Other permits issued _____			
Comments _____							
Site Inspection Approval _____				Date: _____			
PERMIT FOR USE AS SET FORTH IS HEREBY (GRANTED) (DENIED)							
Planning Administrator _____				Date _____			
CMP #: _____							



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CONDITIONAL MOBILE HOME PLACEMENT PERMIT ATTACHMENTS

- _____ Exhibit A: Right to Farm Policy
- _____ Exhibit B: Proof of ownership: current, within last 6 months, title insurance commitment or Ownership & Encumbrance (O&E).
- _____ Exhibit C: Narrative describing project and purpose of request.
- _____ Exhibit D: Narrative of how the project will relate to or impact existing adjacent uses, including a description of all off-site impacts.
- _____ Exhibit E: Additional information to clearly show project’s intent.
- _____ Exhibit F: Proposed length of time that the permit is desired.
- _____ Exhibit G: Letters of commitment from utility providers or other proof of service as required by staff.
 - _____ Water_____
 - _____ Sewer_____
 - _____ Electrical_____
- _____ Exhibit H: Legal Access – Copy of permit for driveway from state highway department or from Morgan County Highway Department. *(Required for new and existing driveways.)*
- _____ Exhibit I: Description of types of easements required for the project.
- _____ Exhibit J: If an irrigation ditch is on or next to property – **proof of contact** with ditch company.
- _____ Exhibit K: Statement to request vesting of rights if desired. Complete additional application.
- _____ Exhibit L: Statement from all adjoining land owners of approval of project.
- _____ Exhibit M: Site plan drawn to scale showing pertinent information, as required by staff.

Required Set Backs: Front _____ Side _____ Rear _____
- _____ Exhibit N: Cost of project:_____



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_____ Exhibit O: Mobile home information:

Date of Manufacture _____ (Mobile homes more than 20 years old [from the date of application] are prohibited. This restriction may be waived if proof, in the form of an inspection, deems the mobile home will meet the 1994 manufacturing standards of the U.S. Department of Housing and Urban Development [HUD] or the 2003 edition of the International Residential Code. (All inspection cost to be borne by applicant.)

Dimensions: _____

Total Sq. Ft.: _____ Number of Bedrooms: _____ Number of Bathrooms: _____

County mobile home originated from _____

Serial # _____

_____ Exhibit P: Non-refundable application fee:

_____ \$250 administrative review – OR –

_____ \$500 administrative review

_____ Exhibit Q: Additional information as required by staff.



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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



Road and Bridge Department
REQUEST FOR DRIVEWAY ACCESS LETTER

Requested By: Name: _____ Date: _____

Address: _____

City/State/Zip: _____

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: _____

City/State/Zip: _____

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 • Fax (970) 542-3569

For Office Use Only

Determination: _____

GPS Coordinates, Centerline of Driveway in relation to road: Latitude: _____

Longitude: _____

Maximum Width of Driveway: _____ Feet

Culvert Required: YES / NO *If yes,* Size: _____ Inch

Driveway Address Code: _____

Received by: _____

Date: _____

Completed by: _____

Date: _____

**MOBILE HOME INSPECTION
MORGAN COUNTY PLANNING & ZONING**

All mobile homes manufactured 20 or more years prior to the date of application and placed in Morgan County after October 11, 2006 must submit this form with placement permit application.

Landowner	Placement Address
------------------	--------------------------

Year and Manufacturer of Mobile Home

WIRING:

Does wiring meet current standards?	_____	_____
	Yes	No
Is wiring aluminum or copper?	_____	_____
	Alum.	Copper
Are fixtures (outlets, switches, lights, etc.) designed for wiring as indicated above?	_____	_____
	Yes	No
Is all wiring, fixtures, etc. in good repair and operational?	_____	_____
	Yes	No

APPLIANCES:

Are all appliances (furnace, water heater, stove, drier) certified for mobile home use?	_____	_____
	Yes	No

VENTING:

Are drain waste vents proper and operational?	_____	_____
	Yes	No
Are all appliances properly vented?	_____	_____
	Yes	No

HEAT TAPE:

Is there heat tape installed above floor level?	_____	_____
	Yes	No

INTERIOR:

Is interior in general good repair?	_____	_____
	Yes	No

EXTERIOR:

Is exterior undamaged and in good repair?

Yes

No

Is siding intact?

Yes

No

Are all windows and screens present and in good repair?

Yes

No

Are all doors in good repair and operational?

Yes

No

PLUMBING:

A copy of State of Colorado Plumbing inspection must be submitted.

COMMENTS:

INSPECTION PERFORMED BY:

Name

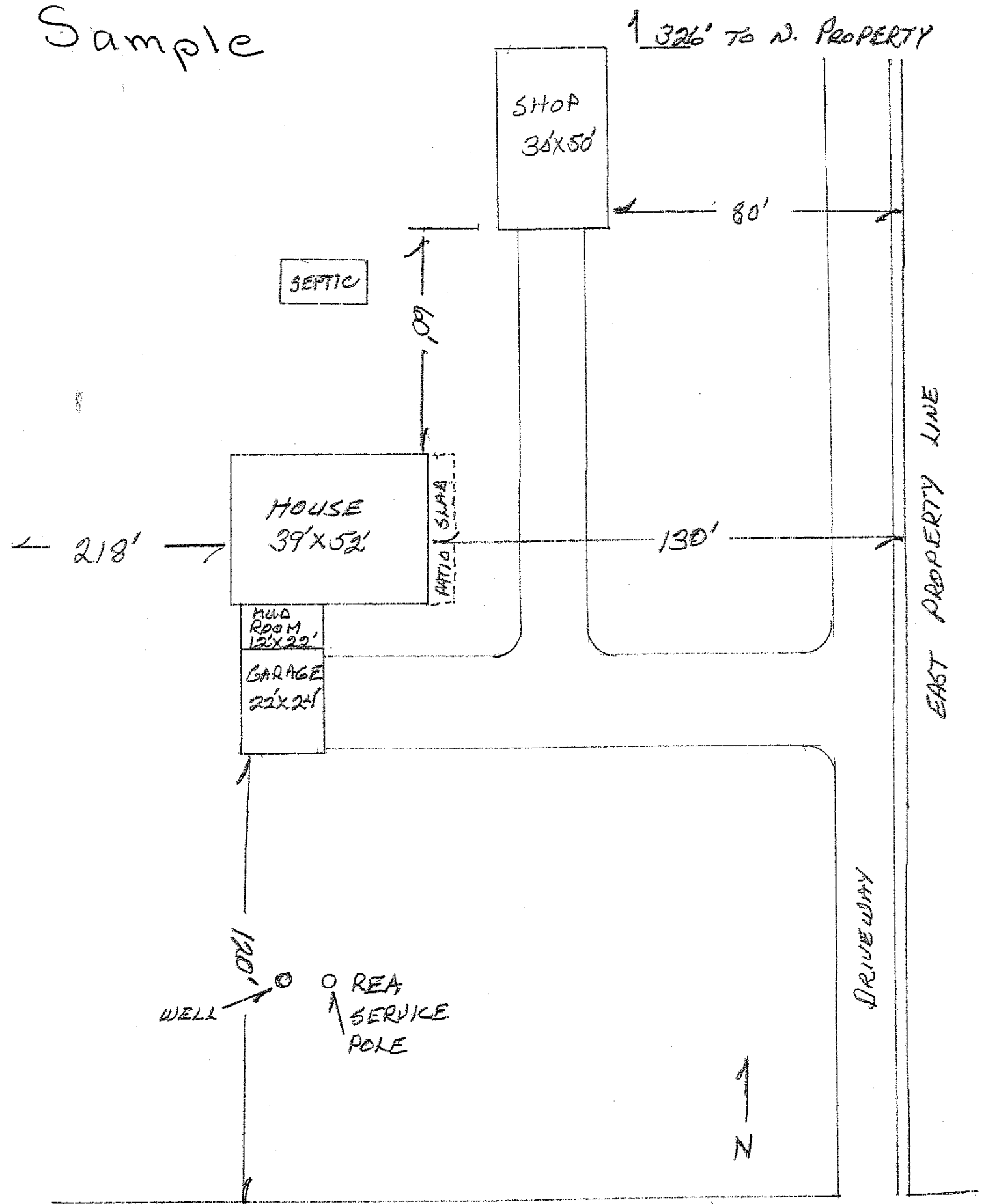
Address

Phone

Signature

Date

Sample



ROAD 5

1 SQUARE = 4 FEET