



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

Administrative Review

LOT COMBINATION AGREEMENT APPLICATION

GENERAL

APPLICANT

LANDOWNERS

Name _____

Name _____

Address _____

Address _____

Phone (____) _____

Phone (____) _____

Email _____

Email _____

TECHNICAL

Address/Location 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 #: _____ - _____ - _____

Lots to be combined: _____

Zone District: _____

Present use of Property: _____

Proposed use of Property _____

Is property located within 1320' (1/4 mile) of a livestock confinement facility: _____

I hereby certify that to the best of my knowledge, the information contained within this application package is true and correct. Application must be signed by applicant and landowner as it appears in title insurance.

Applicant Signature _____ Date _____

Landowner Signature _____ Date _____

Applicant Signature _____ Date _____

Landowner Signature _____ Date _____

OFFICE USE:			
Date Received _____	Received By _____	Fee Payment _____	Ck/CC # _____
Floodplain panel#: _____	Recording Fee _____	Ck/CC # _____	
Taxes: _____	Fees Paid By _____		
Parcel #: _____			
Comments _____			
LCA #: _____			



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REQUIRED ATTACHMENTS

- _____ Exhibit A Proof of ownership in the form of current (Must have current title insurance commitment [either To Be Determined or Ownership & Encumbrances], within the last 6 months).
- _____ Exhibit B If property is in the floodplain give Zone, panel number and panel date: (*staff determined*)
- _____ Exhibit C Right to Farm Policy / Notice.
- _____ Exhibit D In narrative form, explain the need and purpose for the lot combination.
- _____ Exhibit E Non-refundable processing fee made payable to Morgan County Planning.
_____ X \$300.00 Administrative Review
- _____ Exhibit F Recording fee for combination agreement made payable to Morgan County Clerk & Recorder
_____ \$13.00 first page
_____ \$5.00 each additional page _____ pgs x \$5 = \$ _____



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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	