



MORGAN COUNTY PLANNING, ZONING & BUILDING DEPT.
 231 Ensign St., P.O. Box 596
 Fort Morgan, Colorado 80701
 PHONE: (970) 542-3526 FAX: (970) 542-3509
 E-mail: dheid@co.morgan.co.us

PERMIT # _____

MOBILE HOME PLACEMENT PERMIT APPLICATION

LANDOWNER NAME & ADDRESS

JOB SITE ADDRESS

Phone: _____

Property Legal Description: _____

EMAIL: _____

Zone District: _____ JLW MH _____

CONTRACTOR: _____

LICENSE #: _____

PHONE: _____

EMAIL: _____

State Manufactured Home Installer License #: _____

TECHNICAL:

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

Legal: Subdivision: _____ Lot: _____ S _____ T _____ R _____ 1/2 _____ 1/4 _____ 1/4

Parcel #: _____ - _____ - _____

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

Brief Description of proposed project: _____

REQUIRED ATTACHMENTS:

Water Supply

- Quality Water Contract
- Well - proof of quality quantity, reliability
- Other - specify _____

Sewage Disposal

- Health Dept. Septic Permit
- Public / Private Permit
- Other - specify _____

- Right to Farm Policy (*must be signed by landowner*)
- Site Plan showing new and existing structures with set backs
- Architecture Control Approval

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

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

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.)

Permit valid for projects started within 90 days.

Dimensions: _____ Total Sq.Ft.: _____ Bedrooms: _____ Bathrooms: _____

County Mobile Home Originated From: _____

Manufacturer: _____ Serial # _____

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 and the Morgan County Building Code. **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 any permits being issued.**

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. Additional fees may be charged is this inspection is not conducted prior to placement of mobile home.

****NOTE: All mobile homes must be skirted and tied down within 30 days of placements.***

<p>STAFF USE ONLY: Date Application Received _____ Received By _____ Fee Payment _____ Ck/CC# _____ Pd By _____ Property Taxes _____ Floodplain _____ Other Permits Issued: _____ Parcel Number: _____ Notes _____ _____ Site Inspection Inspector Approval: _____ Date: _____ PERMIT FOR USE AS SET FORTH IS HEREBY (GRANTED) (DENIED) Planning Administrator: _____ Date: _____</p>
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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.

Signature

Date

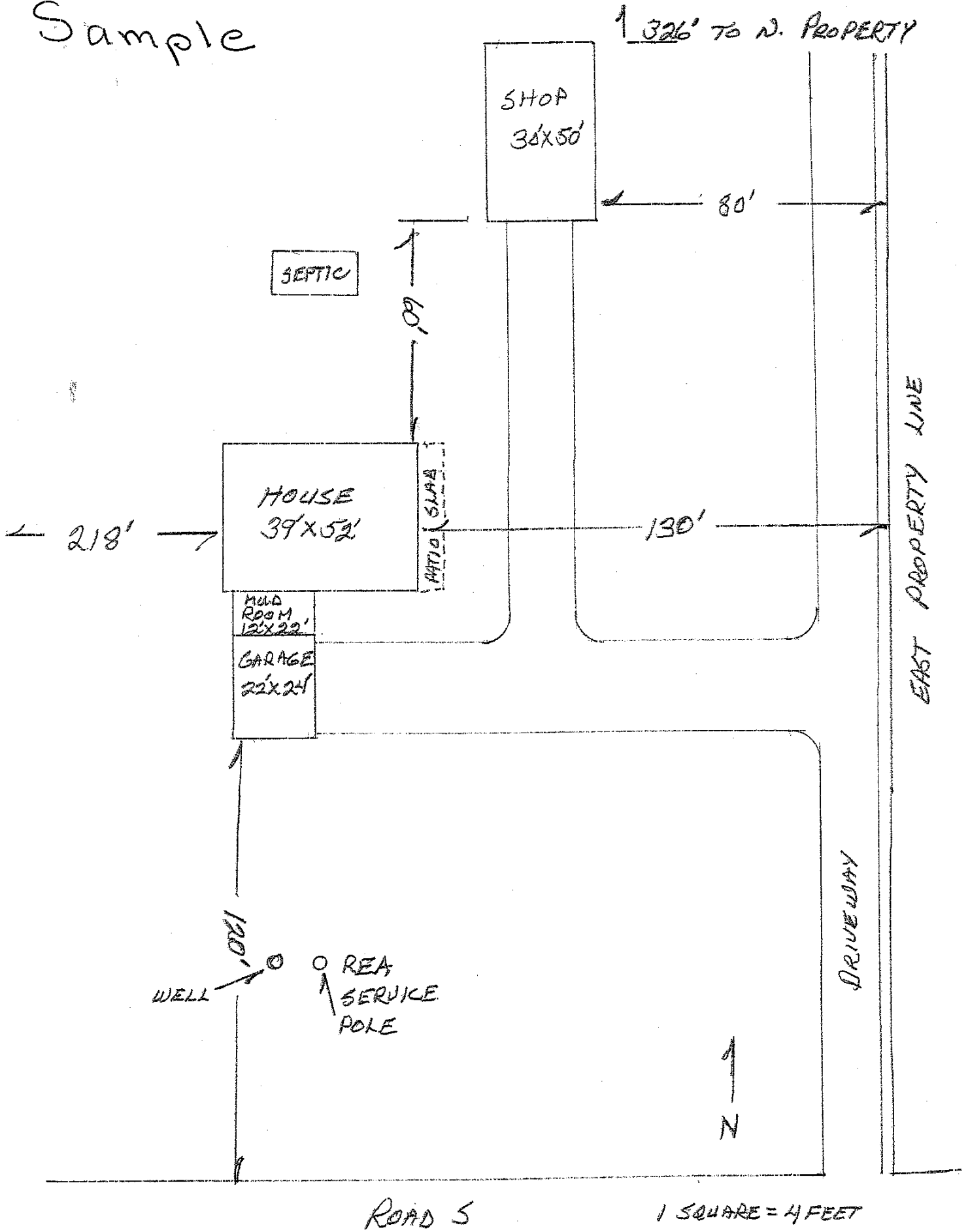
To Be Signed by Landowner

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.

Sample



**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
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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