



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 _____

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 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) 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

 Applicant Signature Date

 Landowner Signature Date

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

SU permit # _____			



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All Special Use Permit applications will be reviewed against the following criteria established in Section 2-345 of the Morgan County Regulations.

The application submitted will be evaluated based on completeness and the manner in which the following criteria, which appear in the Morgan County Zoning Regulations 2-345, are addressed.

- (i) The use and its location as proposed are in conformance with the Morgan County Comprehensive Plan (<http://www.co.morgan.co.us/Documents/CompPlan2008Binder1.pdf>)
- (ii) How the application presents a clear picture on how uses are to be arranged on the site or within Morgan County.
- (iii) The Site Plan conforms to the district design standards of these Regulations.
- (iv) All on and off-site impacts have been satisfactorily mitigated either through agreement, public improvements, site plan requirements or other mitigation measures.
- (v) The special use proposed has been made compatible with the surrounding uses and adequately buffered as determined by the County.
- (vi) The special use poses only the minimum amount of risk to the public health, safety and welfare as set by federal, state or county regulation, whichever is the strictest.
- (vii) The special use proposed is not planned to be developed on a non-conforming parcel.
- (viii) The applicant has adequately documented a public need for the project, all pertinent technical information, adequate financial resources to implement it, and has paid all fees and review costs levied by the County for application processing and review.
- (ix) For any special use requiring a supply of water that the applicant has demonstrated a source of water which is adequate for the proposed use in terms



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USE BY SPECIAL REVIEW ATTACHMENT LIST

- ____ Exhibit A: Proof of ownership in the form of current title insurance commitment or Ownership & Encumbrance (O&E), either within last 6 months.
- ____ Exhibit B: Receipt of property taxes paid and current. Property taxes must be current at the time of application.
- ____ Exhibit C: Narrative describing project and purpose of request.
- ____ Exhibit D: 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 E: Additional information to clearly show projects intent.
- ____ Exhibit F: Narrative of compliance of this proposal with the Morgan County Comprehensive Plan and with the criteria for review of Special Use Permits.
- ____ Exhibit G: Development or implementation schedule of project. If Vesting of Rights is desired additional application and fees are required.
- ____ Exhibit H: Discussion of any public improvements required to complete the project and copies of pertinent improvements agreements.
- ____ Exhibit I: Description of types of easements required for the project. May be required to supply copies of easement agreements.
- ____ Exhibit J: Discussion of any environmental impacts the Special Use will have on the following:
 - ___ J1: Existing Vegetation
 - ___ J2: Land Forms
 - ___ J3: Water Resources
 - ___ J4: Air Quality
 - ___ J5: Wildlife
 - ___ J6: Wetlands
 - ___ J7: Dust
 - ___ J8: Odor
 - ___ J9: Noise
 - ___ J10: Storm Water Runoff
 - ___ J11: Visual Amenities
 - ___ J12: _____



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- ___ Exhibit K: Letters of commitment from utility providers or other proof of service as required by staff:
 - ___ K1: Water
 - ___ K2: Sewer
 - ___ K3: Electricity
 - ___ K4: Telephone

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

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

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

- ___ Exhibit P: Impact statement from Morgan County Sheriff's Department.

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

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

- ___ Exhibit S: Right to Farm Policy / Notice signed by landowner.

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

- ___ Exhibit U: Additional information as required by staff:
 - ___ U1: _____
 - ___ U2: _____
 - ___ U3: _____
 - ___ U4: _____

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

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



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Morgan County Zoning Regulations – excerpt

2-515 Map Exhibits

All application maps, surveys, and plats shall conform with Section 8-180 of the Morgan County Subdivision Regulations.

(A) All drawings will have a north arrow, scale utilized, drawing preparer, date of preparation, title block, and borders.

(B) Sheet contents can be modified at the discretion of the planning staff.

(C) Existing Conditions Sheet

(1) Show site area overlaid on drawing of existing conditions including land areas within five hundred feet (500') of the site.

(2) Show existing land use, zoning, contours at two (2) foot intervals, easements, water bodies and courses, significant environmental features, roads and other transportation facilities, utility lines and the like.

(3) Show a vicinity map at an appropriate scale that clearly shows the location of the project.

(D) The site plan sheet is prepared to show future development of the site and the project. Preparing the site plan requires a degree of detail from developers who are prepared to move forward with construction of the project. The plan sheet submittal requirements are similar to those required for rezoning Section 2-480 (B).

(1) Same as Section 2-480(B)(1). Title should read: "Site Plan – Special Use Permit, Morgan County Colorado".

(2) Same as Section 2-480(B)(3)

(3) Same as Section 2-480(B)(5)

(4) Same as Section 2-480(B)(7)

(5) Same as Section 2-480(B)(8). Also show how uses are to be screened from public view and all containment features for any hazardous chemicals stored or used in the project.

(6) Same as Section 2-480(B)(10)

(7) Same as Section 2-480(B)(11)

(8) Prepare an engineered drainage plan for the project. Show how the drainage plan conforms with the floodplain requirements of these Regulations if the project is located in a floodplain. All drainage runoff is to be contained on the site that is in excess of historical flows prior to development. In the use of re-developed property where drainage was previously not contained, the plan should assume no development as the base for historical flow measurements.

(9) Same as Section 2-480(B)(13). The signature block for the Planning Commission should be changed to substitute the words "Site Plan – Special Use Permit" for "Rezoning Application". If the special permit is for a parcel of land or for a use on a parcel of land, the parcel shall be surveyed and the surveyor's certification and signature shall appear on this sheet also.

2-480 Application Maps

All application maps, surveys and plats shall conform with Section 8-180 of the Morgan County Subdivision Regulations.

(A) Sheet #1 – Rezoned Area Map shall contain the following information:

(1) A clear and legible surveyed mylar at an appropriate scale to clearly show all of the information required below. Sheet size shall be 24" x 36" or 18" x 24" and contain title blocks, date of preparation, north arrow, and scale designation in numerical and graphic form. The sheet is to be titled "Rezone Amendment – (old zone) to (new zone), Section, Township, Range, Morgan County, Colorado" at the top of the sheet.

(2) Show the rezoned area in a dark outline on the sheet face and label as "Rezoning from (old zone) to (new zone)."

(3) Indicate the surveyed legal description of the rezone area on the plan sheet. Use subsequent sheets if necessary.

(4) Clearly show and label the following features in relation to the rezone area and adjacent lands:

- existing zoning (adjacent lands only)

- existing uses

- existing easements – label ownership and type of easement and Morgan County Clerks record reference

- existing public accesses

- natural features of the site identified in the pre-application discussion

(5) A vicinity map that shows the rezone area within a two (2) mile radius.

(6) Included the signature blocks shown in Appendix A, Form 5.

(B) Sheet #2 – Site Development Plan (required only if rezoning rights are to be vested by the applicant pursuant to Section 2-475 (F)).



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The Site Plan is prepared to show future development plans for the Rezoned Area. This sheet is prepared to satisfy the site specific development plan requirement for vesting of development rights. Preparing the site plan requires a degree of detail from a rezoning applicant that is normally prepared to move forward with subdivision and/or subsequent construction of allowed uses.

- (1) The drawing shall be clear and legible and of appropriate scale to clearly show all of the information required below. Sheet size shall be 24" by 36" or 18" x 24" and if more than one sheet is used, designate each sheet as sheet x of y sheets. All sheets shall contain title blocks, date of preparation, preparer's name, north arrow, and scale designation in numerical and graphic form. The first sheet is to be titled "Site Plan – Rezone Area, Morgan County, Colorado" at the top of the page. Include underneath, "A portion of (quarter/quarter location), Section ____, Township ____, Range ____, of the 6th P.M."
- (2) Show the rezoned area in a dark outline on the sheet face.
- (3) Clearly show, label and dimension the planned uses, their locations and approximate building envelope outlines.
- (4) Show topographic contour lines at two (2) foot intervals.
- (5) Show the existing and planned circulation pattern external and internal to the rezone area. Designate the road classifications as to arterial, collector and local and designate right-of-way widths.
- (6) Show which existing uses will remain and which will be removed upon development within the rezone area.
- (7) Show all setback distances to building envelopes as prescribed by the Zone District. Show other special setbacks planned on perimeters, next to road right-of-ways, etc.
- (8) Schematically show the landscaping and any open space for the project on this sheet or a subsequent sheet.
- (9) Note on the plan any unique natural features such as land forms, historical features, views, etc.
- (10) List in chart form the proposed specific uses by plan area subtotal or part, number of units and approximate square footages of uses proposed.
- (11) Show the parking plan for the project and correlate the parking requirement of the Zone District for the uses proposed and the land areas assigned to parking.
- (12) Show a schematic utility plan for sewer and water service for the plan area. Show connection points to existing utilities. Use a subsequent sheet if necessary for clarity.
- (13) Include the following signature blocks on the face sheet (for format reference see Appendix A, Form No.5).
 - Planning Commission Certificate: Substitute the words: "Site Plan" for "Rezoning Application."
 - Board of County Commissioners Certificate.
 - Clerk and Records Certificate.
- (14) Staff may waive any of these requirements or require that additional information be added to the plat.

Morgan County Subdivision Regulations – excerpt

8-180 Plat Format

- (A) Said plat shall be in the form of a black India inked Mylar that is capable of reproducing clear and sharp reproductions of all details, signatures, and notary seals.
- (B) No plats using sepia ink or pencil or containing stick-ons will be accepted.
- (C) All signatures on the plat are to be in black permanent ink.
- (D) The plat sheet shall have outer dimensions of 24" x 36". The plat drawing will be contained within a space defined by a one and one-half inch (1½") margin from the left sheet edge and a one-half inch (½") margin from the other three sheet edges.
- (E) Applicants are encouraged to use more than one sheet in order to avoid the crowding of information on one sheet. Sheets are to be designed as sheet x of y sheets.
- (F) The scale of the plat drawing shall be one inch equal to twenty feet (1" = 20'). Other scales may be approved by the Staff.
- (G) The scale of the plat drawing shall be a common engineer scale. The scale shall be indicated with both alpha numeric and bar graph.



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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 Landowners

 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: _____