



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

EXEMPTION FROM SUBDIVISION REGULATIONS APPLICATION

GENERAL

APPLICANT

Name _____

Address _____

Phone (____) _____

Email _____

LANDOWNERS

Name _____

Address _____

Phone (____) _____

Email _____

TECHNICAL

Complete Property Legal Description and Parcel # of originating parcel: S____ T____ R____ _____ 1/2 _____ 1/4 _____ 1/4

Parcel #: _____ - _____ - _____

Zone District: _____

Total acreage in undivided parcel: _____ Acreage of parcel to be sold/divided off: _____ and acres retained: _____

Address/Location of Property: _____

Legal Description of designated 40 acre parcel Exemption is taken from: _____

Name, address and phone of professional land surveyor: _____

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 ONLY: Administrative Hearings

Date Received: _____ Received By: _____ Fee Payment: _____ Ck/CC#: _____

Property Taxes: _____ Floodplain: _____ Recording Fee: _____ Ck/CC#: _____

Fees Paid By: _____

Comments _____

EP permit# _____



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REQUIRED ATTACHMENTS

- _____ Exhibit A Proof of ownership: current, within last 6 months, title insurance commitment or Ownership & Encumbrance (O&E).
- _____ Exhibit B Signed copy of proposed sale.
- _____ Exhibit C Waste Disposal System
 - _____ Public System – “Will Serve Letter”
 - _____ Private System - “Will Serve Letter”
 - _____ Existing Septic System - Evaluation of adequacy in terms of today’s regulations from local Health Department
 - _____ Proposed Septic System – “Will Serve Letter”
- _____ Exhibit D Water System **
 - _____ Existing or proposed public or private water system - Contract for Service.
 - _____ Existing Well - Provide copy of drillers well completion report and proof of adjudication and water quality report
 - _____ Proposed Well - Provide documented proof of quality and quantity of potable water
- _____ Exhibit E Legal Access - Copy of permit for driveway from Colorado Department of Transportation or from Morgan County Road & Bridge Department or other easements, right-of-ways as applicable. (Required for new and existing driveways)
- _____ Exhibit F Is parcel located within a Fire District? (staff determined)
- _____ Exhibit G Soil Type - soil map from Morgan County Soil Conservation Service showing suitability for sanitary facilities, building site development for site specific soil.
- _____ Exhibit H Describe the general topography of the land and potential hazards.
- _____ Exhibit I Revegetation plan.
- _____ Exhibit J If property is in the floodplain give Zone, panel number and panel date: (staff determined)
- _____ Exhibit K Notification to all mineral rights owners and/or lessees. Provide names and address, copy of letter sent 30 days prior to submission or a list owners/lessees showing 3 sources of attempts to locate.



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REQUIRED ATTACHMENTS, con't

- _____ Exhibit L Plat map (survey) per requirements set forth in the Morgan County Subdivision Regulations adopted March, 1997. Plat map must show the designated 40 acre parcel the Exemption is being taken from.
- _____ Exhibit M Improvement location certificate, including setbacks of existing structures, wells and septic system, per requirements set forth in the Morgan County Subdivision Regulations adopted February, 2003. **1 copy required.**
- _____ Exhibit N Right to Farm Policy / Notice.
- _____ Exhibit O In narrative form, prepare a proposal summary that addresses the need and purpose for the exemption and the reasons for the request. Also address any exemption criteria not otherwise covered in this application.
- _____ Exhibit P If an irrigation ditch is on or next to property – **proof of contact** with ditch company.
- _____ Exhibit Q Non-refundable processing fee made payable to Morgan County Planning:
_____ \$300.00 Administrative Review – OR –
_____ \$500.00 Full Review
- _____ Exhibit R ___ # Application sets _____ Digital Copy of Application
- _____ Exhibit S Recording fee for plat map of \$13.00 (made payable to Morgan County Clerk & Recorder)

** Title to the exempted parcel **cannot** transfer until all required documents have been recorded in the Morgan County Clerk and Records office. Property taxes must be current prior to processing.*

*** Minimum lot size for property with a water well - 2.5 acres, minimum lot size without a well and served by Quality Water - 1 acre*



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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.

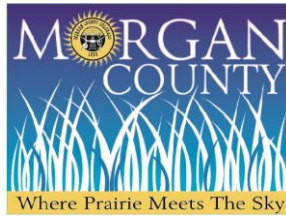
RECEIPT AND STATEMENT OF UNDERSTANDING

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: _____

FORM NO.
GWS-76
05/2011

WATER SUPPLY INFORMATION SUMMARY
STATE OF COLORADO, OFFICE OF THE STATE ENGINEER
1313 Sherman St., Room 821, Denver, CO 80203
Main (303) 866-3581 water.state.co.us

Section 30-28-133,(d), C.R.S. requires that the applicant submit to the County, "Adequate evidence that a water supply that is sufficient in terms of quantity, quality, and dependability will be available to ensure an adequate supply of water."

1. NAME OF DEVELOPMENT AS PROPOSED:

2. LAND USE ACTION:

3. NAME OF EXISTING PARCEL AS RECORDED:

SUBDIVISION: _____, FILING (UNIT) _____, BLOCK _____, LOT _____

4. TOTAL ACREAGE: _____ 5. NUMBER OF LOTS PROPOSED _____ PLAT MAP ENCLOSED? YES or NO

6. PARCEL HISTORY – Please attach copies of deeds, plats, or other evidence or documentation.

- A. Was parcel recorded with county prior to June 1, 1972? YES or NO
B. Has the parcel ever been part of a division of land action since June 1, 1972? YES or NO
If yes, describe the previous action:

7. LOCATION OF PARCEL – Include a map delineating the project area and tie to a section corner.

_____/4 of the ____/4, Section _____, Township _____ N or S, Range _____ E or W
Principal Meridian (choose only one): Sixth New Mexico Ute Costilla

Optional GPS Location: GPS Unit must use the following settings: Format must be **UTM**, Units must be **meters**, Datum must be **NAD83**, Unit must be set to **true N**, Zone 12 or Zone 13
Easting: _____
Northing: _____

8. PLAT – Location of all wells on property must be plotted and permit numbers provided.

Surveyor's Plat: YES or NO If not, scaled hand drawn sketch: YES or NO

9. ESTIMATED WATER REQUIREMENTS

10. WATER SUPPLY SOURCE

USE	WATER REQUIREMENTS		<input type="checkbox"/> EXISTING WELL <input type="checkbox"/> DEVELOPED SPRING		<input type="checkbox"/> NEW WELLS -
	Gallons per Day	Acre-Feet per Year	WELL PERMIT NUMBERS		PROPOSED AQUIFERS – (CHECK ONE)
HOUSEHOLD USE # _____ of units	_____	_____	_____		<input type="checkbox"/> ALLUVIAL <input type="checkbox"/> UPPER ARAPAHOE
COMMERCIAL USE # _____ of S. F	_____	_____	_____		<input type="checkbox"/> UPPER DAWSON <input type="checkbox"/> LOWER ARAPAHOE
IRRIGATION # _____ of acres	_____	_____	_____		<input type="checkbox"/> LOWER DAWSON <input type="checkbox"/> LARAMIE FOX HILLS
STOCK WATERING # _____ of head	_____	_____	_____		<input type="checkbox"/> DENVER <input type="checkbox"/> DAKOTA
OTHER: _____	_____	_____	_____		<input type="checkbox"/> OTHER: _____
TOTAL	_____	_____	_____		
			<input type="checkbox"/> MUNICIPAL <input type="checkbox"/> ASSOCIATION <input type="checkbox"/> COMPANY <input type="checkbox"/> DISTRICT NAME _____ LETTER OF COMMITMENT FOR SERVICE <input type="checkbox"/> YES or <input type="checkbox"/> NO		WATER COURT DECREE CASE NUMBERS: _____ _____ _____

11. WAS AN ENGINEER'S WATER SUPPLY REPORT DEVELOPED? YES or NO IF YES, PLEASE FORWARD WITH THIS FORM.
(This may be required before our review is completed.)

12. TYPE OF SEWAGE DISPOSAL SYSTEM

- SEPTIC TANK/LEACH FIELD CENTRAL SYSTEM
DISTRICT NAME: _____
 LAGOON VAULT
LOCATION SEWAGE HAULED TO: _____
 ENGINEERED SYSTEM (Attach a copy of engineering design.) OTHER: