



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: dheid@co.morgan.co.us

PERMIT # _____

ACCESSORY STRUCTURE APPLICATION (Zoning permit)

LANDOWNER NAME & ADDRESS

JOB SITE ADDRESS

 Property Legal Description: _____

PHONE _____

EMAIL: _____

ZONE DISTRICT: _____

CONTRACTOR: _____

LICENSE #: _____

PHONE: _____

_____ EMAIL: _____

LOCATED IN 100 YEAR FLOODPLAIN? _____ ASSESSED VALUE OF PROPERTY? _____

Cost of Project: _____ Is this project value more than 50% of assessed value of property? _____

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

Project Dimensions: Length: _____ Width: _____ Height: _____

Building Square Footage: _____

- Wood Frame Masonry Structural Steel Other: _____

Required attachments:

- Right to Farm Policy (*must be signed by landowner*)
- Driveway Approval from Road and Bridge Department (see attached form)
- Site Plan showing new and existing structures and set backs from property lines
- If an irrigation ditch on or next to property – **proof of contact** with Ditch company (*You contacted them*)
- Drainage/Run-Off Control Plan for structures 5,000 sq. ft. and larger
- Architecture Control Approval

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

Actual Setbacks: Front _____ Side L _____ Side R _____ Rear _____

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

Other: _____

Morgan County Regs.:**1-315 Construction:** The actual placement and fastening of construction materials in a fixed position. Any excavation shall be deemed to be actual construction. If demolition or removal of any existing building or structure has commenced preparatory to construction, such demolition or removal shall be deemed to be actual construction. The term construction shall apply to buildings, roadways, utilities, other structures and landscaping. (*Also referred to as "start of construction".*)

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. **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 to the issue of any permits.**

Issuance of a zoning permit does not guarantee your project is in compliance with covenants that may be in place on your property.

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.

Valid for projects started within 90 days.

<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 Approval Inspector: _____ Date: _____ PERMIT FOR USE AS SET FORTH IS HEREBY (GRANTED) (DENIED) Planning Administrator: _____ Date: _____</p>

Morgan County Zoning Regulations, *excerpt*

2-135 Construction Permits Required

A building permit, zoning permit, or mobile home placement permit shall be required prior to structural construction or set up in all zone districts in Morgan County for structures that are roofed and 120 square feet and larger. All applications for building permits, zoning permits and mobile home placement permits shall include:

- (A) For residential building proof of:
 - (1) Adequate water supply suitable for human consumption (meets criteria established by Colorado Department of Health).
 - (2) Adequate access to a public road.
 - (3) Utility services.
- (B) For commercial and industrial buildings proof of:
 - (1) Adequate water supply suitable for human consumption (meets criteria established by Colorado Department of Health) for that portion of the water supply of the commercial or industrial use intended for human consumption.
 - (2) Adequate access to a public road.
 - (3) Utility services.
- (C) Residential, commercial and industrial buildings shall be subject to the Building Codes.
- (D) Construction plans for residential, commercial and industrial construction as may be required by the Building Department.
- (E) Non-occupied structures, (i.e. detached garages, pole buildings, agriculture buildings, storage buildings, etc.), will not be subject to the Building Codes.
- (F) Non-occupied structures, (i.e. detached garages, pole buildings, agriculture buildings, storage buildings, etc.), will be required to obtain a zoning permit.
- (G) An adequate drainage plan. For any building or project which will result in 5,000 square feet or more of impermeable surface the drainage plan must be signed and sealed by a licensed civil engineer.**
- (H) A site or plot plan as defined in these Regulations

3-705 Drainage Requirements

- (A) All users of land in all Zones shall provide and maintain storm water retention facilities designed to retain the storm water runoff in excess of historic flow from the undeveloped site. The storm water retention facility on a developed site shall be designed for a 100 year storm. The storm water retention facility shall be designed and operated to release the retained water at a quantity and rate of a five year storm falling on the undeveloped site.
- (B) Buildings, hard surfacing, or construction of any non-percolating surface requiring a building permit shall not be constructed until drainage plans for such improvements are approved by County staff.
- (C) Drainage plans are to be included with submittal documents for site specific development plan approval.



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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

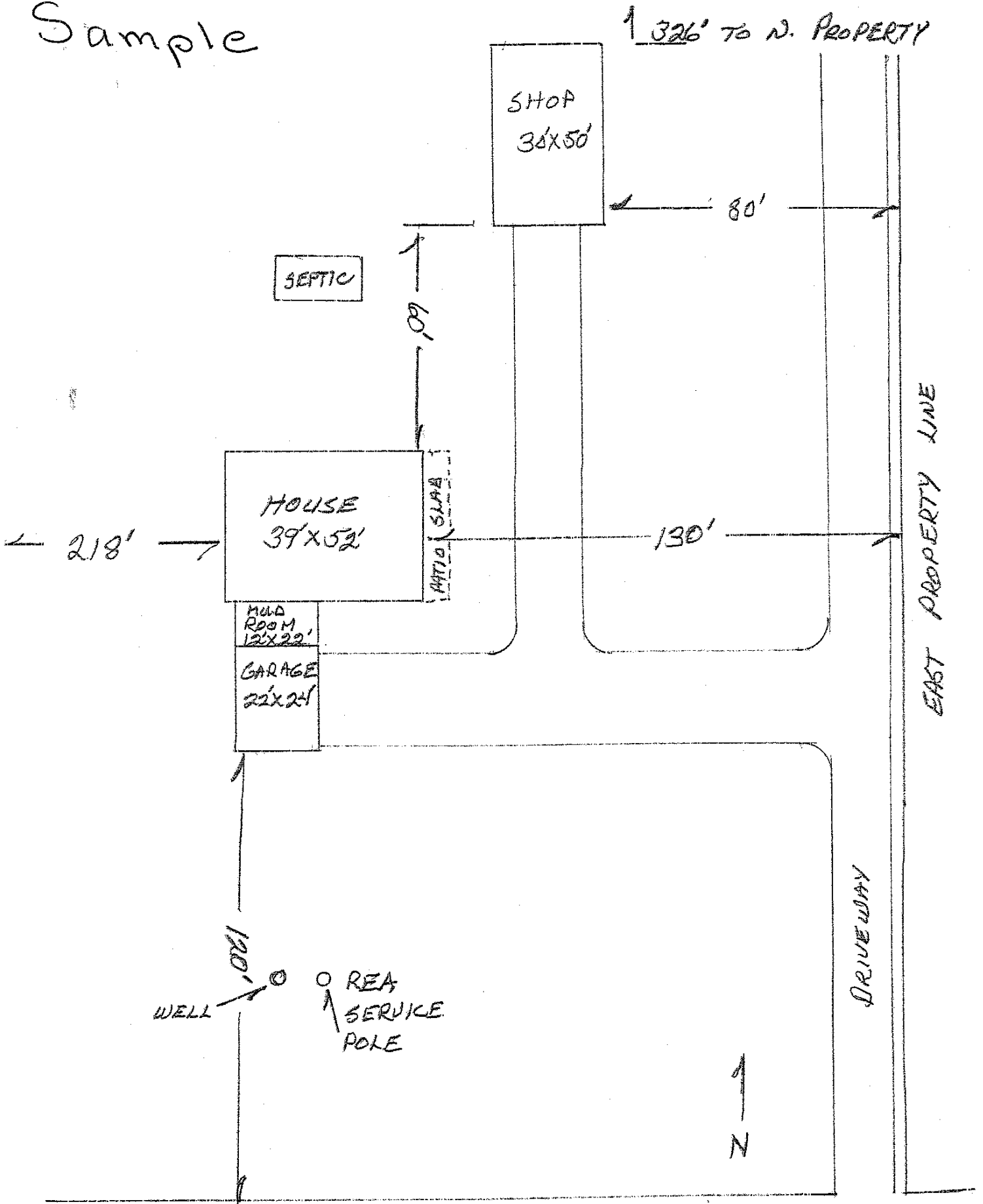
Cluvert Required: YES / NO *If yes,* Size: _____ Inch

Driveway Address Code: _____

Received by: _____ Date: _____

Completed by: _____ Date: _____

Sample



ROAD 5

1 SQUARE = 4 FEET