



**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

## MINOR SUBDIVISION APPLICATION

### APPLICANT

### LANDOWNERS

Name \_\_\_\_\_

Name \_\_\_\_\_

Address \_\_\_\_\_

Address \_\_\_\_\_

Phone ( ) \_\_\_\_\_

Phone ( ) \_\_\_\_\_

Email \_\_\_\_\_

Email \_\_\_\_\_

### TECHNICAL

General legal description of parcel: \_\_\_\_\_

Address/Location of Property: \_\_\_\_\_ Zone District: \_\_\_\_\_

Distance and Direction to nearest community: \_\_\_\_\_

Total acreage in parcel: \_\_\_\_\_ Number of lots to be created: \_\_\_\_\_

Name, address and phone of 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 \_\_\_\_\_

Date Received \_\_\_\_\_ Received By \_\_\_\_\_ Fee Payment \$ \_\_\_\_\_ Check # \_\_\_\_\_

Recording Fee \$ \_\_\_\_\_ Check # \_\_\_\_\_

Fees Paid By \_\_\_\_\_

Comments \_\_\_\_\_

MS Permit # \_\_\_\_\_



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E-mail: jcrosthwait@co.morgan.co.us

## **MINOR SUBDIVISION ATTACHMENT SCHEDULE**

- \_\_\_\_ Schedule A: Proof of ownership in the form of current, title insurance policy, (within the last 6 months) or attorney's title opinion.
- \_\_\_\_ Schedule B: Names, addresses, and phone numbers of all property owners.
- \_\_\_\_ Schedule 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.
- \_\_\_\_ Schedule D: Water System  
\_\_\_\_ Existing or proposed public or private water system – Contract for Service  
\_\_\_\_ Existing Well – Provide copy of drillers well completion report to state and proof of adjudication and water quality report.  
\_\_\_\_ Proposed Well – Provide documented proof of quality and quantity of potable water
- \_\_\_\_ Schedule E: Water supply information summary as required by State of Colorado, Office of the State Engineer (attached)
- \_\_\_\_ Schedule F: Legal Access - Copy of permit for driveway access from Colorado Department of Transportation or Morgan County Road and Bridge Department. Other easements and/or right-of-ways as applicable. (Required for new and existing driveways)
- \_\_\_\_ Schedule G: Is proposed subdivision located within a Fire District? (staff determined)
- \_\_\_\_ Schedule H: Soil Type - Soil map from Morgan County Soil Conservation Service showing suitability for sanitary facilities, building site development for site specific soil.
- \_\_\_\_ Schedule I: Impact statement from Morgan County Extension for determination of the number of animal units this land can sustain.
- \_\_\_\_ Schedule J: Describe the general topography of the land and potential hazards.
- \_\_\_\_ Schedule K: If any portion of proposed subdivision is in the floodplain these areas must be shown on the plat map. Zone, panel number and panel date to be indicated.
- \_\_\_\_ Schedule L: Declaration of restrictive covenants.
- \_\_\_\_ Schedule M: Homeowners Association agreement and by-laws.
- \_\_\_\_ Schedule N: Revegetation plan (if not included in covenants).
- \_\_\_\_ Schedule O: Names and addresses of all mineral rights owners and/or lessees.



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- \_\_\_\_\_ Schedule P: Right to Farm Policy.
- \_\_\_\_\_ Schedule Q: Plat (survey) map per requirements set forth in Morgan County Subdivision Regulations adopted February, 2003.
- \_\_\_\_\_ Schedule R: Improvement location certificate, including setbacks of existing structures, per requirements set forth in the Morgan County Subdivision Regulations adopted February, 2003. **2 copies required.**
- \_\_\_\_\_ Schedule S: Non-refundable Application Fee: (made payable to Morgan County Planning)

Administrative Review	\$300.00
Up to 10.90 acres	\$550.00
11 - 20.9 acres	\$575.00
21 - 30.9 acres	\$600.00
31 - 40.9 acres	\$625.00
41 + acres	\$650.00*

\* Plus \$15.00 per 40 acres or fraction thereof in excess of 60 acres.

- \_\_\_\_\_ Schedule T: Plat map recording fee of \$13.00. (made payable to Morgan County Clerk & Recorder)
- \_\_\_\_\_ Schedule U: Covenants recording fee of \$13.00 for first page and \$5.00 per page thereafter. (This fee will be collected at the conclusion of all hearings. Made payable to Morgan County Clerk & Recorder)
- \_\_\_\_\_ Schedule V: Other staff requirements.

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\*Title to any or all of the Minor Subdivision **cannot** be transferred until all required documents have been recorded in the Morgan County Clerk and Recorders office.

Minimum lot size for parcel containing a water well and a septic system is 2.5 (two and one half) acres. Minimum lot size for parcel without a water well and served by a public or private water system and a septic system is 1 (one) acre.

Property taxes must be current prior to processing application.



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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	

*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.*

MORGAN COUNTY EXTENSION  
914 E. RAILROAD AVE  
FORT MORGAN, CO 80701  
970-542-3540  
FAX: 970-542-3541

\_\_\_\_\_ is applying for a Minor Subdivision or Planned  
(landowner)  
Development consisting of \_\_\_\_\_ lots totaling \_\_\_\_\_ acres. Landowner is  
Proposing to allow \_\_\_\_\_ animal units per acre, or \_\_\_\_\_ animal units per lot.  
Location and/or address of site: \_\_\_\_\_  
\_\_\_\_\_

Driving direction from Fort Morgan: \_\_\_\_\_  
\_\_\_\_\_

Date application is due in Planning Dept.: \_\_\_\_\_

Copy of soils map must accompany this request.

Copy of site plan must accompany this request.

It is the landowners/applicants responsibility to provide a stamped, self addressed envelope.

For return of this form or make arrangements to pick it up at the Extension Office.

EXTENSEION AGENT USE ONLY:	
Approval of animal units as proposed: _____	Recommended maximum animal units: _____
Comments: _____ _____ _____	
Signature: _____	Date: _____



**MORGAN COUNTY  
Road and Bridge Department**

**REQUEST FOR DRIVEWAY ACCESS LETTER**

Requested By: Name: \_\_\_\_\_ Date: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

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: \_\_\_\_\_

\_\_\_\_\_

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

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**For Office use only**

Received By: \_\_\_\_\_

Date: \_\_\_\_\_

Completed by: \_\_\_\_\_

Date: \_\_\_\_\_

FORM NO  
GWS-76  
02/2005

WATER SUPPLY INFORMATION SUMMARY  
STATE OF COLORADO, OFFICE OF THE STATE ENGINEER

1313 Sherman St., Room 818, Denver, CO 80203

Phone – Info (303) 866-3587

Main (303) 866-3581

Fax (303) 866-3589

<http://www.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

\_\_\_\_\_ 1/4 of the \_\_\_\_\_ 1/4, Section \_\_\_\_\_, Township \_\_\_\_\_  N or  S, Range \_\_\_\_\_  E or  W

Principal Meridian:  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

NEW WELLS -

PROPOSED AQUIFERS – (CHECK ONE)

ALLUVIAL  UPPER ARAPAHOE

UPPER DAWSON  LOWER ARAPAHOE

LOWER DAWSON  LARAMIE FOX HILLS

DENVER  DAKOTA

OTHER: \_\_\_\_\_

WATER COURT DECREE CASE

NUMBERS:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

EXISTING WELL  DEVELOPED SPRING

WELL PERMIT NUMBERS

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

MUNICIPAL

ASSOCIATION

COMPANY

DISTRICT

NAME \_\_\_\_\_

LETTER OF COMMITMENT FOR

SERVICE  YES or  NO

HOUSEHOLD USE # \_\_\_\_\_ of units

COMMERCIAL USE # \_\_\_\_\_ of S F

IRRIGATION # \_\_\_\_\_ of acres

STOCK WATERING # \_\_\_\_\_ of head

OTHER: \_\_\_\_\_

TOTAL

WATER REQUIREMENTS

Gallons per Day Acre-Feet per Year

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

LAGOON

ENGINEERED SYSTEM (Attach a copy of engineering design)

CENTRAL SYSTEM

DISTRICT NAME: \_\_\_\_\_

VAULT

LOCATION SEWAGE HAULED TO: \_\_\_\_\_

OTHER: