# MINOR SUBDIVISION APPLICATION

## APPLICANT

<table>
<thead>
<tr>
<th>Name</th>
<th>Phone ( )</th>
<th>Email</th>
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## LANDOWNERS

<table>
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<tr>
<th>Name</th>
<th>Phone ( )</th>
<th>Email</th>
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## 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.*

<table>
<thead>
<tr>
<th>Applicant Signature</th>
<th>Date</th>
<th>Landowner Signature</th>
<th>Date</th>
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<th>Landowner Signature</th>
<th>Date</th>
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<table>
<thead>
<tr>
<th>Date Received</th>
<th>Received By</th>
<th>Fee Payment $</th>
<th>Check #</th>
<th>Recording Fee $</th>
<th>Check #</th>
<th>Fees Paid By</th>
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Comments: 

MS Permit #
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.
_____ 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)

<table>
<thead>
<tr>
<th>Administrative Review</th>
<th>$300.00</th>
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<tbody>
<tr>
<td>Up to 10.90 acres</td>
<td>$550.00</td>
</tr>
<tr>
<td>11 - 20.9 acres</td>
<td>$575.00</td>
</tr>
<tr>
<td>21 - 30.9 acres</td>
<td>$600.00</td>
</tr>
<tr>
<td>31 - 40.9 acres</td>
<td>$625.00</td>
</tr>
<tr>
<td>41 + acres</td>
<td>$650.00*</td>
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</tbody>
</table>

* 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.


*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.
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.

_____________________________________________________
Signatur e  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.
is applying for a Minor Subdivision or Planned 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

For Office use only

Received By: ______________________ Date: __________

Completed by: ______________________ Date: __________
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

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

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

<table>
<thead>
<tr>
<th>USE</th>
<th>WATER REQUIREMENTS</th>
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<tbody>
<tr>
<td>HOUSEHOLD USE # of units</td>
<td>Gallons per Day</td>
</tr>
<tr>
<td>COMMERCIAL USE # of S F</td>
<td>Acre-Feet per Year</td>
</tr>
<tr>
<td>IRRIGATION # of acres</td>
<td></td>
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<tr>
<td>STOCK WATERING # of head</td>
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<tr>
<td>OTHER</td>
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<tr>
<td>TOTAL</td>
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10. WATER SUPPLY SOURCE

<table>
<thead>
<tr>
<th>NEW WELLS -</th>
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<tbody>
<tr>
<td>PROPOSED AQUIFERS – (CHECK ONE)</td>
</tr>
<tr>
<td>ALLUVIAL</td>
</tr>
<tr>
<td>UPPER ARAHAME</td>
</tr>
<tr>
<td>UPER DAWSON</td>
</tr>
<tr>
<td>LOWER ARAHAME</td>
</tr>
<tr>
<td>LARIMER FOX HILLS</td>
</tr>
<tr>
<td>DENVER</td>
</tr>
<tr>
<td>DAKOTA</td>
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<tr>
<td>OTHER</td>
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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

<table>
<thead>
<tr>
<th>SEPTIC TANK/LEACH FIELD</th>
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<tbody>
<tr>
<td>LAGCON</td>
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<tr>
<td>ENGINEERED SYSTEM (Attach a copy of engineering design )</td>
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<tr>
<td>OTHER</td>
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