



**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: bgorrell@co.morgan.co.us**

Filing Deadline _____

Meeting Date _____

APPLICATION FOR MINOR SUBDIVISION

GENERAL

Applicants name, address and phone:

Landowners name, address and phone:

Day () Evening () _____

Day () Evening () _____

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.

Signature

Date

Signature

Date

Date Received _____ Received By _____ Fee Payment _____ Check # _____

Recording Fee _____ Check # _____

Fees Paid By _____

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 set backs 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)

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 \$11.00. (made payable to Morgan County Clerk & Recorder)
- _____ Schedule U: Covenants recording fee of \$6.00 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 Records 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.

NO LOT CREATED THROUGH THIS MINOR SUBDIVISION PROCESS MAY BE FURTHER DIVIDED BY ANY MEANS FOR A PERIOD OF (10) TEN YEARS AFTER THE DATE OF APPROVAL.

(Reference: Section 8-110 of the Morgan County Subdivision Regulations)

