



**MORGAN COUNTY
 PLANNING, ZONING & BUILDING DEPT.
 231 Ensign, P.O. Box 596
 Fort Morgan, Colorado 80701
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 E-mail: bgorrell@co.morgan.co.us**

Filing Deadline _____

Meeting Date _____

APPLICATION FOR PLANNED DEVELOPMENT

APPLICANT

LANDOWNER

Name _____

Name _____

Address _____

Address _____

Phone (_____) _____

Phone (_____) _____

TECHNICAL INFORMATION

Address of property or general location _____ Zone District _____

Site of property (Sq. Ft. or Acres) _____ Number of lots to be created _____ Present use of property _____

Proposed use of property _____

Complete Legal Description of property. If not enough space, attach to application and label "Exhibit 2" _____

Distance and direction to nearest community _____

Name, address and phone of Surveyor _____

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

APPLICANT'S STATEMENT

I certify that the information and exhibits I have submitted are true and correct to the best of my knowledge. Application must be signed by Landowner as indicated on Title Commitment.

_____ Date _____ Date _____

| | | | |
|---------------------|-------------------|---------------------|---------------|
| Date Received _____ | Received By _____ | Fee Payment _____ | Check # _____ |
| | | Recording Fee _____ | Check # _____ |
| Fees Paid By _____ | | | |

PLANNED DEVELOPMENT APPLICATION EXHIBITS

- _____ Exhibit A: Description of proposed project and it's impact on the surrounding area and on public services.
- _____ Exhibit B: Proof of ownership in the form of current, title insurance policy, (within the last 6 months) or attorney's title opinion.
- _____ Exhibit C: Names, addresses, and phone numbers of all property owners.
- _____ Exhibit D: 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.
- _____ Exhibit E: Percolation test for septic systems conducted by the Northeast Colorado Health Dept.
- _____ Exhibit F: Water System
- _____ Existing or proposed public or private water system - Contract for Service
 - _____ Existing Well - Provide copy of drillers well completion report, state permit, proof of adjudication and water quality report.
 - _____ Proposed Well - Provide copy of well permit.
- _____ Exhibit G: Water supply information summary as required by State of Colorado, Office of the State Engineer (attached)
- _____ Exhibit H: Electrical and telephone service plan "Will Serve Letters" and any new service lines needed.
- _____ Exhibit I: 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)
- _____ Exhibit J: Soil Type - Soil map from Morgan County Soil Conservation Service.
- _____ Exhibit K: Description of hazards as applicable.
- _____ Flood Hazards
 - _____ Fire Hazards
 - _____ Geological Hazards
 - _____ Other Natural Hazards
- _____ Exhibit L: Names and addresses of all mineral rights owners and/or lessees.
- _____ Exhibit M: Names and address' of all property owners within 1320 feet of property.

- _____ Exhibit N: Plat (survey) map per requirements set forth in Morgan County Subdivision Regulations, Chapter 6, Section 3-470.
 _____ Cover sheet showing title of P.D., signature blocks, legal description, County Clerk recording information.
 _____ Existing site conditions including contours, floodplain, and any unique natural features or vegetation.
 _____ Subdivision plat showing lots, streets, alleys, easements, parks, common areas.
 _____ Outline of building envelopes, if known at this time, and parking plans.
 _____ Subdivision plat showing building setbacks.
 _____ Drainage plan showing runoff patterns and drainage control.
 _____ Utilities plan showing all on site utilities and utilities easements.
- _____ Exhibit O: Covenant(s) and homeowners association bylaws and articles of incorporation (see Chapter 6, Section 3-465{f}), including but not limited to:
 Adequate means of funding and enforcement
 Provisions for routine safety inspection and follow-up
 Process for receiving and processing complaints
 Notification of the county prior to dissolution or major changes to the bylaws.
 Provisions for regular maintenance for roads, parks, drainage facilities or common areas
- _____ Exhibit P: Impact statements from:
 _____ Municipality
 _____ Fire District
 _____ School District
 _____ Law Enforcement
 _____ Irrigation Companies
 _____ Morgan County Extension (determination of the number of animal units this land can sustain)
- _____ Exhibit Q: Proposed development phases with completion time line
- _____ Exhibit R: Proposed infrastructure plan including estimated costs, by phase, (roads, utilities, etc.)
- _____ Exhibit S: Financial surety of 110% of infrastructure cost
- _____ Exhibit T: Non-refundable application fee of: (made payable to Morgan County Planning)
- | | |
|------------------|-------------|
| Up to 10.9 acres | \$725.00 |
| 11-20.9 acres | \$800.00 |
| 21-30.9 acres | \$875.00 |
| 31-40.9 acres | \$950.00 |
| 41+acres | \$1,025.00* |
- *Plus \$20.00 per 40 acres or fraction thereof in excess of 60 acres.
- _____ Exhibit U: Recording fee for plat maps of \$11.00 for the first Mylar and \$10.00 per Mylar for each additional Mylar. (made payable to Morgan County Clerk & Recorder)
- _____ Exhibit V: Recording fee for covenants of \$6.00 for the first page and \$5.00 per page for each additional page. (made payable to Morgan County Clerk & Recorder)
- _____ Exhibit W: Right to Farm Policy
- _____ Exhibit X: Property sign posting (following Planning Commission hearing and 15 days prior to Commissioners hearing)
- _____ Exhibit Y: Notarized affidavit and photo of sign posting (to be submitted no later than

Commissioners hearing)

_____ Exhibit Z:

Other staff requirements.

- _____ Z1 _____
- _____ Z2 _____
- _____ Z3 _____
- _____ Z4 _____
- _____ Z5 _____
- _____ Z6 _____

A PLANNED DEVELOPMENT creates it's own zone. Complete zoning regulations must be adopted for the Planned Development. Existing County regulations may be adopted for the Planned Development by naming a specific zone such as "ER" Estate Residential.

Property taxes must be current at the time of processing.

*Title to any or all of the Planned Development **cannot** be transferred until all required documents have been recorded in the Morgan County Clerk and Records Office.

