



MORGAN COUNTY
PLANNING, ZONING & BUILDING DEPT.
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 Fort Morgan, Colorado 80701
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Filing Deadline _____

Meeting Date _____

APPLICATION FOR VARIANCE TO ZONING REGULATIONS

APPLICANT

LANDOWNER

Name _____

Name _____

Address _____

Address _____

Phone () _____

Phone () _____

TECHNICAL INFORMATION

Address or general location of property _____ Zone District _____

Size of property (Sq. Ft. or Acres) _____

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

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

APPLICANT'S STATEMENT

It is acknowledged that any drainage associated with this property in the past, present or future is the responsibility of the landowner and not that of Morgan County. I/we certify that the information and exhibits I/we have submitted are true and correct to the best of my knowledge. Application must be signed by landowner.

_____ Date _____ / _____ Date _____

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

**BOARD OF ADJUSTMENTS, BOARD OF COUNTY COMMISSIONERS,
ADMINISTRATIVE / REQUEST FOR VARIANCE**

TYPE OF VARIANCE

- _____ Minimum Area of Lot (see list of additional attachments)
 - _____ Minimum Width of Lot
 - _____ Maximum Height of Fence, Sign or Structure
 - _____ Minimum Front Yard
 - _____ Minimum Side Yard
 - _____ Minimum Rear Yard
 - _____ Other: Variance from Section # _____ of Morgan County Zoning Regulations.
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LIST OF ATTACHMENTS

- _____ Exhibit A: Proof of ownership; title insurance, attorney's title opinion, Deed of Trust (Minimum lot size variance must have current title insurance, within the last 6 months).

- _____ Exhibit B: Site plan prepared to appropriate scale showing the location of existing structures, fences, natural features, streets, rights-of-way, easements, greenbelt areas, boundary lines and lot lines. The site plan will graphically display the design standards, such as set backs, which are the subject of application request. Minimum lot size variance requires a survey as per Sections 8-175 and 8-180 of the Morgan County Subdivision Regulations.

- _____ Exhibit C: A statement that encompasses the following concepts:
 - (1) Demonstrate that special conditions and circumstances exist which are peculiar to the lot, structure, or building involved and which are not applicable to other lots, structures, or buildings in the same zoning district.
 - (2) Demonstrate that literal interpretation of the provisions of the Zoning Regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district.
 - (3) Demonstrate that the special conditions or circumstances do not result solely from the action of the applicant.
 - (4) Demonstrate with evidence that the variance requested is the minimum variance that will make possible the use of the lot, building, or structure.

- _____ Exhibit D: Approval of project from adjoining landowners (administrative review only).

- _____ Exhibit E: Approval of project from Property Owners Association and/or Home Owners Association.

- _____ Exhibit F: Morgan County Right to Farm Policy

- _____ Exhibit G: Non-refundable application fee of \$500.00 for Board of Adjustments review.
- _____ Exhibit H: Non-refundable application fee of \$250.00 for Board of County Commissioners review.
- _____ Exhibit I: Non-refundable application fee of \$150.00 for administrative review.
- _____ Exhibit J: Additional information as required by staff.

ADDITIONAL ATTACHMENTS FOR MINMUM LOT SIZE

- _____ Exhibit K: "Will Serve Letter" for waste disposal system.
- _____ Exhibit L: Contract for service for public water system; or copy of well permit.
- _____ Exhibit M: Legal access - copy of permit for driveway from state highway department or from Morgan County Road and Bridge Dept. (and other easements/right-of-ways as applicable) required for new and existing access.
- _____ Exhibit N: Soil map from Morgan County Soil Conservation Service.
- _____ Exhibit O: Revegetation plan.
- _____ Exhibit P: Names and address' of all mineral rights owners and/or lessees'.
- _____ Exhibit Q: Restrictive covenants.
(Recording fee for covenants: \$6.00 for first page, \$5.00 for each additional page)

NO PARCEL FOR WHICH A VARIANCE TO MINIMUM LOT SIZE HAS BEEN GRANTED MAY BE DIVIDED BY ANY MEANS FOR A PERIOD OF FIVE (5) YEARS FROM THE DATE THE VARIANCE WAS GRANTED. (Reference: Section 5-120 of the Morgan County Zoning Regulations)

Property taxes must be current at the time of processing.

