



**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 VESTING OF RIGHTS

APPLICANT

LANDOWNER

Name _____

Name _____

Address _____

Address _____

Phone () _____

Phone () _____

TECHNICAL INFORMATION

Address of property or general location _____ Zone District _____

Size of property (Sq.Ft. or Acres) _____ Present Use of Property _____ Proposed Use of Property _____

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

I certify that the information and exhibits I have submitted are true and correct to the best of my knowledge. Applicant must be signed by landowner.

_____ Date _____ Date _____

STAFF USE ONLY: Date received _____ Received by _____ Fee Payment _____ Check # _____ <div style="text-align: right; margin-top: 5px;">Fee Payment By _____</div>
Other permits required _____
Comments _____

**VESTING OF RIGHTS
ATTACHMENT LIST**

- ____A. Vesting of Rights requested for a period of _____ years in addition to the automatic 3 years for a total of _____ years.
- ____B. Development guide which describes the proposed uses and development in the area and the goals and objectives of the project.
- ____C. Development schedule including time line and phases.
- ____D. Discussion of reason for request.
- ____E. Any other pertinent factors concerning the development.
- ____F. Right to Farm Policy
- ____G. Non-refundable application fee of \$200.00.
- ____H. Other staff requirements.

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.

Signature

Date

Printed Name and 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.