

FREMONT COUNTY Manufactured Home Storage Permit\Policy

DATE:		

NAME:______ PHONE #:_____

ADDRESS:____

Manufactured home storage will be allowed only in accordance with the Fremont County Zoning Resolution, Section 3.7, and this policy. Storage of a manufactured home (Manufactured homes are considered mobile homes when not set on a permanent foundation by current Regulation) is intended for circumstances where the property owner needs a short time frame to find a new location for the residential placement or sale of the unit. Minor repairs of the unit will be allowed during storage, however the issuance of a storage permit is not intended to accommodate owners who intent it is to make major repairs or renovations, or the parting-out or "junking" of the unit. These activities are not allowed. A stored manufactured home shall not be used as a residential unit, a storage structure, or an agricultural structure, nor shall a stored manufactured home be connected to any utilities. Stored manufactured homes must comply with all development requirements of the zone district in which it is to be stored including, but not limited to setback requirements, lot coverage, building height etc., and must be in compliance with all other Fremont County Regulations, including but not limited to The Fremont County Flood Damage Prevention Regulations or State Regulations, as may be applicable. Any manufactured home found to be stored and not in compliance with this policy will be considered to be in violation of the Fremont County Zoning Resolution and subject to the violation procedures and penalties of the same. Storage will only be allowed in accordance with the following:

- 1. Manufactured home storage will only be allowed after the review and approval of a Manufactured Home Storage Permit Application by the Fremont County Department of Planning and Zoning.
- 2. Manufactured homes may only be stored in the Agricultural Forestry, Agricultural Farming & Ranching, Agricultural Living, Agricultural Estates, Manufactured Home Park and Travel Trailer Park & Campground, Rural Highway Business, Business and Industrial Zone Districts;
- 3. Only one (1) manufactured home may be stored on a property, regardless of the size of the property;
- 4. Storage of a manufactured home will be allowed for an initial time period of six (6) months. This time period will begin once the review of the application has been completed and approval of the application has been granted by the Department of Planning and Zoning. One (1) extension of the Manufactured Home Storage Permit may be applied for to allow for a maximum extension period of six (6) months, providing all applicable information of the initial permit is the same, and a written statement justifying the need for an extension is provided to the Department of Planning and Zoning. Extension requests shall be made within five (5) working days of the expiration of the initial permit. No further renewals or extensions of the storage permit over twelve (12) months will be allowed.

- 5. An Application Fee of one-hundred twenty five dollars (\$125.00) will be required to be submitted with the initial application. Any request for an extension will require an additional seventy five dollar (\$75.00) application fee to be submitted along with the written statement of justification before any extension will be granted.
- 6. A legible plot plan of the property on which the manufactured home is to be stored shall be provided at the time of application. Such plot plan shall adequately depict the size and configuration of the subject property along with the size and location, by dimension, of all buildings, structures and drainage ways currently on the property along with the proposed location of the stored manufactured home.
- 7. A legal description of the property on which the manufactured home is to be stored shall be provided at the time of application, in the form of a copy of the current deed of record or tax notice. If available, the property address shall also be provided.
- 8. If the applicant is not the owner of the property on which the manufactured home is to be stored, then acceptable documentation, from the property owner, shall be provided allowing such storage at the time of application;
- 9. Adequate documentation for identification of the manufactured home shall be provided at the time of application;
- 10. The manufactured home shall be placed for storage, and the Department of Planning and Zoning notified within thirty (30) days of the date of the storage permit approval to allow for the inspection of the manufactured home placement, and to insure all required Zoning requirements, (i.e. set-backs, etc.) are met. Request for this inspection shall be made by contacting the Department of Planning and Zoning at (719) 276-7360.
- 11. The permittee shall contact the Department of Planning and Zoning within ten (10) working days of the removal or sale of the stored manufactured home so an inspection can be made to confirm the unit has been removed from the property.

Fremont County Manufactured Home Storage Application and Permit

Owner:	(if different)	Applicant:		
Address:		Address:		
City, ST, Zip:				
	nber:			
Legal description of property (at	tach an exhibit if the legal descrip	tion is long):		
Storage Address:	City:		Zip:	
VIN:	Year and Make:		Size:	
Plot Plan: Zoning:	L of Size:	V –	Squara Feet -	Acreage

Plot Plan: Zoning:	Lot Size:	X=	Square Feet =	_ Acreage
Total Sq. Ft. buildings on lot:	Lot Coverage:	%		
Stored Unit Setbacks: Front:	feet; Rear:	feet; Side:	feet; Side:	feet.
Does the property lie within an	area indicated as having a	potential to flood	by the Federal Emergency N	/lanagement
Agency's (F.E.M.A.), National	Flood Insurance Program	(N.F.I.P.), Flood	Insurance Rate Maps (F.I	.R.M.) and
accompanying studies?	If yes, see the attached vici	inity map.		
Expiration Date:	Fee \$: I	Permit #:	Renewal:	

I hereby certify that all answers contained in this application are true and correct to the best of my knowledge and belief and further agree to comply with all laws and regulations of the State of Colorado, County of Fremont and the United States, regarding this application.

I understand that the initial storage permit will be valid for a period of six (6) months from the date of approval, with the potential for one extension for six (6) months, contingent upon a show of just cause. (*Extensions must be applied for at least five (5) working days before expiration of the initial permit*).

In addition I am aware that Fremont County will not notify me of the expiration of this permit and I fully understand that violation procedures will be commenced if this permit expires.

Further I certify that I have read and understand the requirements of the attached Fremont County Manufactured Home Storage Permit Policy and agree to adhere to all requirements thereof. I further understand that non-adherence of this policy will result in the immediate revocation of this permit, and that I will be subject to the penalties incurred for the violation(s) of Fremont County Zoning Resolution.

Applicant Signature:	Date:
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Permit Approved By:_____ Date:_____