

# FREMONT COUNTY

## Manufactured Home Storage Permit\Policy

615 Macon Ave. Room 210

Cañon City, Colorado 81212

Telephone: 719-276-7360 Fax: 719-276-7374 Email: [planning@fremontco.com](mailto:planning@fremontco.com)

NAME: \_\_\_\_\_ PHONE #: \_\_\_\_\_

DATE: \_\_\_\_\_

Manufactured home storage will be allowed only in accordance with the Fremont County Zoning Resolution 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 intend to make major repairs, renovations or the "parting / junking" of the unit. Such activities are not allowed. A stored manufactured home shall not be used as a residential unit, a storage structure or an agricultural structure. A stored manufactured home shall not be connected to any utilities. Stored manufactured homes must comply with the specific development requirements of the zone district in which it is to be stored including, but not limited to setback requirements, lot coverage, building height, and must be in compliance with 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 be allowed in accordance with the following:

1. Manufactured home storage will only be allowed after review and approval of a Manufactured Home Storage Permit Application by the Fremont County Department of Planning and Zoning or Building Department.
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 a time period of six (6) months. This time period will begin once the review of the application has been completed and the approval of the application granted by the Department of Planning and Zoning. One (1) extension of the manufactured home storage permit will be allowed for a maximum period of six (6) months, if all applicable information of the initial permit is the same and a written statement of justification, verifying a 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 will be allowed;
5. A review and inspection fee of one-hundred twenty five dollars (\$125.00) will be required to be submitted with the initial application. Any extension request will require a seventy five dollar (\$75.00) review fee to be submitted along with the written statement of justification for any extension;
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 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 of the same within thirty (30) days of the date of the storage permit approval to enable inspection of the manufactured home by the Department of Planning and Zoning. Request for inspection of the placement shall be made by contacting the Department of Planning and Zoning at (719) 276-7360 and by contacting the Building Department at (719) 276-7460. If the manufactured home is not placed on the property within thirty (30) days of approval, the permit will expire and a new permit will be required if the manufactured home is still to be placed on the property;
11. The permittee shall contact the Department of Planning and Zoning or the Building Department within ten (10) working days of removal of the stored manufactured home so a drive-by confirmation of removal can be made.

Expiration Date: \_\_\_\_\_ Fee \$: \_\_\_\_\_ Permit #: \_\_\_\_\_ Renewal: \_\_\_\_\_

## **Fremont County Manufactured Home Storage Application and Permit**

Owner: \_\_\_\_\_ (if different)      Applicant: \_\_\_\_\_

Address: \_\_\_\_\_      Address: \_\_\_\_\_

City, ST, Zip: \_\_\_\_\_      City, ST, Zip: \_\_\_\_\_

Contact Name & Telephone Number: \_\_\_\_\_

Legal description of property (attach an exhibit if the legal description is long): \_\_\_\_\_

Storage Address: \_\_\_\_\_ City: \_\_\_\_\_ Zip: \_\_\_\_\_

VIN: \_\_\_\_\_ Year and Make: \_\_\_\_\_ Size: \_\_\_\_\_

Plot Plan: \_\_\_\_\_ Zoning: \_\_\_\_\_ Lot Size: \_\_\_\_\_ X \_\_\_\_\_ = \_\_\_\_\_ Square Feet = \_\_\_\_\_ Acreage

Total Sq. Ft. buildings on lot: \_\_\_\_\_ Lot Coverage: \_\_\_\_\_ %

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 Management 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 vicinity map.

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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 this storage permit will be valid for six (6) months, with one extension for six (6) months, upon show of just cause (*Extensions must be applied for a minimum of five (5) working days before expiration*). **If the manufactured home is not placed within thirty (30) days after approval, the permit will expire and issuance of a new permit will be required.** 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 and I further understand that non-adherence of this policy will result in revocation of this permit and that I will be subject to the penalties of the Fremont County Zoning Resolution.**

Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Permit Approved By: \_\_\_\_\_ Date: \_\_\_\_\_

Deadline date for placement: \_\_\_\_\_