



Gunnison County, CO
Community Development Department
221 N. Wisconsin St. Ste. D, Gunnison, CO 81230
Phone: (970) 641-0360 FAX: (970) 641-8585
Website: www.gunnisoncounty.org/planning.html
Email: planning@gunnisoncounty.org

GUNNISON COUNTY MOBILE HOME INFORMATION PACKET AND APPLICATION

EACH MOBILE HOME IN GUNNISON COUNTY MUST OBTAIN A MOBILE HOME PERMIT FROM THE GUNNISON COUNTY BUILDING OFFICE PRIOR TO PLACEMENT.

GUNNISON SAGE-GROUSE. Gunnison County regulations require that the location of buildings (including mobile homes), individual sewage disposal systems and accesses be designed to avoid and mitigate potential impacts to Gunnison Sage-grouse. All applications for improvements on lands within Sage-grouse occupied habitat will be reviewed by the Gunnison County Gunnison Wildlife Conservation Coordinator to determine if there are any impacts to Sage-grouse or Sage-grouse habitat. Landowners may request a pre-application conference to review Sage-grouse issues and identify potential solutions.

MOBILE HOME REQUIREMENTS. The following conditions must be met before the building office can issue a mobile home permit:

- The mobile home shall not have been manufactured before **May 1972**.
- If the mobile home was manufactured between 1972 and 1976, it is required to bear the seal of the Colorado Division of Housing. Any mobile home manufactured during or after 1976 must be approved by the U.S. Department of Housing and Urban Development (HUD) and show the HUD seal. If the mobile home does not bear either of those seals, the following is required:
 - **CERTIFIED ELECTRICAL SYSTEM.** The electrical system must be inspected by the Colorado State Electrical Inspector and certified that it meets the state electrical code for mobile homes.
 - **APPROVED PLUMBING SYSTEM.** Plumbing must comply with the current edition of the Colorado Technical Plumbing Code, and the applicant shall submit a copy of the inspection report as approved by the Colorado State Plumbing Inspector.
- The unit must meet applicable county snow load and wind load requirements for the particular area and elevation. Check with the Gunnison County Building Office to determine the snow and wind load requirements.
- The foundation for the unit must be designed according to the manufacturer's recommendations or the designs must be stamped and signed by a Colorado licensed professional engineer or architect, and approved by the Gunnison County Building Office.
- The mobile home must comply with the requirements found in *Section 9-202: Individual Manufactured and Mobile Homes, Gunnison County Land Use Resolution*.

OTHER PERMITS REQUIRED. Other permits may be required before any construction work begins. They include:

- Gunnison County **On-site Wastewater Treatment System Permit**, available in the Community Development Department.
- Gunnison County **Driveway Access Permit** or **Waiver**, available from the Gunnison County Public Works Department.
- **Highway Access Permit** from the Colorado Department of Transportation, if the driveway to the property accesses directly onto a state or federal highway.
- **Well Permit**, available from the Colorado Division of Water Resources.
- **Electrical Permit**, available from the Colorado Electrical Board.
- **Plumbing Permit**, available from the Colorado Examining Board of Plumbers.

- A **Land Use Change Permit** may be required before a Building Permit can be issued, or conditions of an existing Land Use Change Permit may affect building locations or sizes, and other features. We will let you know if one is required, and will help you through that permitting process.

(A list of other permitting agencies is included in this handout, and is also available on our website.)

CODES AND REGULATIONS AFFECTING MOBILE HOMES IN GUNNISON COUNTY:

Gunnison County Land Use Resolution: The resolution governs most land development, and includes standards for mobile homes both in a mobile home community ("park") and on a legal lot that is not in a mobile home community. See *Section 9-202: Individual Manufactured and Mobile Homes*

The ***Gunnison County On-site Wastewater Treatment System Regulations*** includes standards and requirements for installing an on-site wastewater treatment system (OWTS). An OWTS Permit, or agreement with a wastewater treatment provider, if the parcel is served by a central system, is required before a Mobile Home Permit can be issued.

The ***Gunnison County Specifications for Road and Bridge Construction*** includes standards for designing and constructing a driveway and accessing onto county roads. An Access Permit or waiver may be required from the Gunnison County Public Works Department before a Mobile Home Permit can be issued.

Colorado state plumbing codes. Gunnison County does not perform plumbing inspections. Plumbing Permits are issued and inspections are conducted by a **State Plumbing Inspector**.

Colorado state electrical codes. Gunnison County does not perform electrical inspections. Electrical Permits are issued, and inspections are conducted by a **State Electrical Inspector**.

MINIMUM REQUIREMENTS FOR A MOBILE HOME PERMIT:

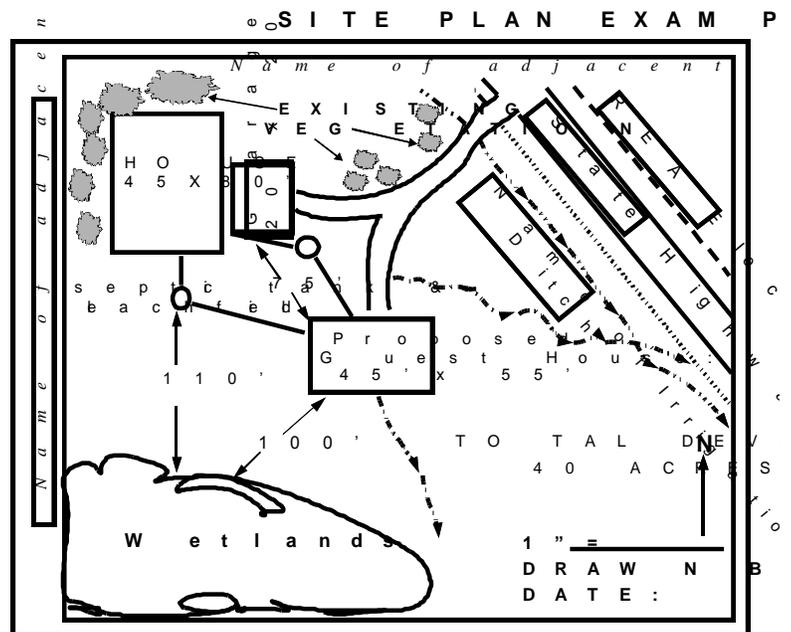
1. **LEGALLY SUBDIVIDED LOT OR CONFORMING MOBILE HOME SPACE.** For placement not in a mobile home community, the building site must be on a legally subdivided lot. Only one residence may be built on a parcel, unless a Land Use Change Permit allowing more than one residence has been approved. For placement in a mobile home community, a mobile home shall be properly placed on a conforming mobile home space.
3. **EXTERIOR LIGHTING.** An exterior lighting plan showing locations and types of all exterior lights shall be submitted with any Mobile Home Permit application. All exterior lighting must comply with *Gunnison County Land Use Resolution* Section 13-114: *Exterior Lighting* (included in this packet).
4. **FLOODPLAIN DEVELOPMENT PERMITS.** In flood hazard areas, a Floodplain Development Permit is required. The lowest floor must be one foot above base flood elevations, and the structure must be designed in compliance with the *Gunnison County Land Use Resolution* and all other applicable state and federal regulations. A copy of the Permit application and the Floodplain Development Information Sheet are available in the Community Development Department. We will help you identify whether your proposed mobile home location is in a flood hazard area.
5. **GEOTECHNICAL STUDY.** In areas with unstable soils, or which are located in geologic hazard areas, a geotechnical study may be required in compliance with the *Gunnison County Land Use Resolution*. Foundations shall be designed by a professional engineer licensed by the State of Colorado, and the plans may be required to be reviewed both by your own geologist and the Colorado Geological Survey.
6. **WASTEWATER TREATMENT AND POTABLE WATER.** All mobile home sites must have a source of potable water and have a system of sewage disposal, either by a central sewer or an on-site wastewater treatment system. Individual systems shall meet Gunnison County and Colorado State requirements, and an On-site Wastewater Treatment System Permit shall be approved before a Mobile Home Permit can be issued. If the mobile home is served by central systems any required **sewer and water tap fees shall be paid before a Mobile Home Permit can be issued by Gunnison County.**
7. **CRESTED BUTTE FIRE PROTECTION DISTRICT.** Mobile homes located within the Crested Butte Fire Protection District shall be reviewed by the District concerning automatic fire protection systems and other adopted requirements.

GENERAL SUBMITTAL REQUIREMENTS. The following are items that are required to be submitted with your Mobile Home Permit application:

1. FOUNDATION PLAN: Detail method used for securing the mobile home. If constructing a concrete foundation, include detail of size, height and reinforcement used in footers and foundation walls. Size and spacing of concrete pads should also be included. **The foundation for the unit shall be designed according to the manufacturer's recommendations or the designs shall be stamped and signed by a Colorado licensed professional engineer or architect, and approved by the Gunnison County Building Office.**

2. ONE SITE PLAN (representative drawings of the parcel or lot): Every Mobile Home Permit application requires **ONE site plan**. Include location and distance from lot lines to existing and proposed structures, well, irrigation ditches, and on-site wastewater treatment system components. Indicate the exact distances or provide the indicated scale on the site plan. You can draw your own. It must be legible, signed and dated by whoever draws it and must show the following:

- a. **SETBACKS.** With some exceptions, which can be identified by the Building Inspector, all elements of the plan must meet setback requirements (a copy of setback requirements is included in this packet). Additionally, a subdivision's protective covenants may be more restrictive, in which case the setbacks required by the covenants should be followed.
- b. **ROADS AND EASEMENTS.** Existing roads; rights-of-way and easements, including their widths.
- c. **STREAMS AND RIVERS.** Streams and rivers; wetlands areas.
- d. **STRUCTURES.** Proposed and existing structures, their location and sizes.
- e. **DITCHES.** Irrigation ditches.
- f. **DRAINAGE.** Drainage patterns on and off your property.
- g. **EXISTING UTILITIES.** All existing utility lines that will serve the property, including water lines, sewer lines, power lines (overhead or buried).
- h. **PROPOSED UTILITIES.** All proposed utility lines for the new structure
- i. **ADJACENT OWNERS AND USES.** Adjacent land owners and uses.
- j. **PROPERTY BOUNDARIES AND MEASUREMENTS.**
- k. **WELLS.** Existing and proposed well locations.
- l. **SEWAGE DISPOSAL.** Existing or proposed on-site wastewater treatment system locations or central sewer lines.
- m. **PARKING.** Parking areas.
- n. **GEOLOGIC HAZARD AREAS AND FLOODPLAINS.** The Community Development Department will help you check the geologic hazard and flood plain maps. If your building site is located in any of those hazard areas, include a copy in your application of the hazard area map showing the site location.



- 3. **WARRANTY DEED.** A copy of the recorded Warranty Deed for your property.
- 4. **EXTERIOR LIGHTING PLAN:** Show locations of all exterior lights, a description of the lighting fixtures, and information on how the lighting complies with *Gunnison County Land Use Resolution* Section 13-114: *Exterior Lighting*. **All applicants must sign the attached Acknowledgement and Agreement to Comply with Exterior Lighting Requirements** on the Building Permit Application Form.

OTHER SUBMITTAL REQUIREMENTS AS APPLICABLE:

- 1. **HOMEOWNER'S ASSOCIATION APPROVAL.** If the mobile home is to be located in a subdivision that has a homeowners' association, written approval by the association.

- 2. LETTER OF OWNER'S CONSENT.** A letter from the owner acknowledging that a person other than the owner may apply for permits.

OTHER PERMITTING DEPARTMENTS AND AGENCIES:

<p>Plumbing Permit:</p>	<p>Examining Board of Plumbers, State of Colorado Andy Clark, (303) 869-3471 E-mail: andrewe.clark@state.co.us Website to obtain permits online: http://www.dora.state.co.us/Plumbing/onlinepermitsystem.htm</p>
<p>Electrical Permit:</p>	<p>Colorado State Electrical Inspector Paul Shelley Phone: (303) 869-3462 Website to obtain permits online: http://www.dora.state.co.us/electrical/</p>
<p>Driveway Access Permit (for development that accesses Gunnison County roads):</p>	<p>Gunnison County Public Works Department 195 Basin Park Drive Gunnison, CO 81230 (970) 641-0044</p>
<p>Highway Access Permit (for development that accesses Colorado and Federal highways):</p>	<p>Colorado Department of Transportation 222 So. 6th Street, Room 317 Grand Junction, CO 81501-2769 (970) 248-7225 Website: http://www.dot.state.co.us/AccessPermits/index.htm</p>
<p>Well Permit (Your well driller can also obtain the permit for you):</p>	<p>Colorado Division of Water Resources 818 Centennial Building 1313 Sherman Street Denver, CO 80203 (303) 855-3581, or in Montrose, (970) 249-6622 Website for information about well permits: http://water.state.co.us/groundwater/groundwater.asp</p>
<p>On-site Wastewater Treatment System (OWTS):</p>	<p>Gunnison County Community Development Department 221 N. Wisconsin Street, Suite D Gunnison, CO 81230 (970) 641-0360</p>
<p>Dos Rios Water Treatment Plant (water and sewer line locates):</p>	<p>Dos Rios Water Treatment Plant 38130 W. Highway 50 Gunnison, CO 81230 Mark Templeton (970) 641-8565</p>
<p>Crested Butte Fire Protection District:</p>	<p>Crested Butte Fire Protection District 306 Maroon Avenue PO Box 1009 Crested Butte, CO 81224 (970) 349-5333 Ric Ems, Fire Marshall Scott Wimmer, Fire Inspector</p>



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INFORMATION SHEET: SETBACKS

SETBACK REQUIREMENTS IN GUNNISON COUNTY AFFECT DISTANCES FROM PROPERTY LINES AND ROAD RIGHTS-OF-WAY, DISTANCES FROM STREAMS AND OTHER WATER BODIES, DISTANCES FROM IRRIGATION DITCHES, AND DISTANCES BETWEEN ADULT-ORIENTED USES AND OTHER USES. THEY INCLUDE: SETBACKS FROM PROPERTY LINES AND ROAD RIGHTS-OF-WAY

SETBACK TYPE	MINIMUM PROPERTY LINE SETBACK
RESIDENTIAL SETBACKS	
Single family	Front: 25 Side/Rear: 15
Mobile Home Communities	Minimum space between mobile homes: 25 feet when measured from sidewall to sidewall 15 feet when measured from end to end
Zero Lot Line developments	Residences may be constructed on the property line, pursuant to Section 13-104: C: <i>Zero Lot Line Developments</i>
BUSINESS AND COMMERCIAL SETBACKS	
Adjoining all other non-residential	15 feet
Adjoining residential	50 feet
Outdoor Vending Operation	35 feet from a residential property boundary
INDUSTRIAL SETBACKS	
Adjoining other industrial	15 feet
Adjoining business or commercial	100 feet
Adjoining residential areas, agricultural areas or public lands	300 feet
LIGHT INDUSTRIAL SETBACKS	
Adjoining residential	50 feet
Adjoining business and commercial	15 feet
Adjoining other light industrial	15 feet
Adjoining industrial	15 feet
SETBACKS FROM ROADS:	
When width of right-of-way is known, measurement shall be from edge of right-of-way; when unknown, measurement shall be from the road center line, and an additional 40 feet added to the requirements for setbacks from roads.	
Federal highways	40 feet
State highways	40 feet Land uses that access onto either federal or state highways shall comply with the Colorado Highway Access Code
County and other public roads	40 feet
Platted subdivision development roads	25 feet
If compliance with setbacks from roads results in an inability to build, the applicant may request a variance, pursuant to the <i>Gunnison County Land Use Resolution</i> , Section 13-104: E: <i>Variance from This Section</i> .	
OTHER SETBACK REQUIREMENTS RELATED TO BUILDING PERMITS:	
Distance from irrigation ditch bank	25 feet
Distance from water body or mudflow	25 feet measured horizontally from the ordinary high water mark in average hydrologic years
Recreational Vehicle Park setbacks from property lines	See Section 9-305 of the <i>Gunnison County Land Use Resolution</i>



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Information Sheet: EXTERIOR LIGHTING

Gunnison County residents and visitors enjoy the dark skies of our mostly-rural landscape. Regulations for the unincorporated areas of Gunnison County are included within a section of the *Gunnison County Land Use Resolution* and are intended to protect those dark skies while ensuring that property owners are able to have lighting systems that provide adequate security. The following section from the *Resolution* regulates locations, types and sizes of lighting fixtures.

An additional handout, "Is Gunnison's Night Sky Worth Saving?," available in the Community Development Department and on the County's website provides additional information about protecting the dark sky, and about types of fixtures that help accomplish that.

SECTION 13-114: EXTERIOR LIGHTING

- A. PURPOSE.** The purpose of this Section is to provide standards for exterior lighting that assure the safety, utility and security appropriate to development and that prevent night lighting that adversely impacts adjacent properties and neighborhoods or unduly illuminates the night sky enjoyed by residents and visitors of Gunnison County. A secondary purpose is to avoid exterior night lighting that distracts and interferes with safe, quick and accurate vision of drivers and pedestrians. (Illustrations in this Section are courtesy of Dark Sky, International, and the New England Light Pollution Advisory Group (NELPAG).)
- B. APPLICABILITY.**
1. **GENERAL.** Except as otherwise exempted by this Section, the requirements of this Section shall apply to all land uses in Gunnison County, subject to Section 1-106: *Partially Exempted Land Use Changes*, and Section 1-108: *Nonconforming Uses*.
 2. **EXEMPTIONS.** The following uses are exempted from the requirements and review standards of this Section:
 - a. **AGRICULTURAL OPERATIONS.** Exterior lighting whose primary purpose is essential to the efficient functioning or security of an agricultural operation shall be exempted from the standards of this Section, though agricultural operations are encouraged to comply.
 - b. **FEDERAL, STATE AND COUNTY CONSTRUCTION PROJECTS.** Federal, state and County construction projects, during the course of construction.
 - c. **SPECIAL EVENTS.** Lighting that is temporarily installed or operated as part of a special event, pursuant to Section 9-501: *Special Events*.
 - d. **EMERGENCY LIGHTING.** Lighting fixtures used temporarily for emergency purposes.
 - e. **SPECIALIZED LIGHTING.** Lighting necessary for public safety, such as runway lighting of airports, and traffic control signals.
- C. NONCONFORMING FIXTURES.** Fixtures that were nonconforming as of July 1, 2004, shall be replaced when:
1. **LIGHT IS DAMAGED BEYOND REPAIR.** When the light fixture is damaged beyond repair and must be replaced, it shall comply with the standards of this Section.
 2. **STRUCTURE IS EXPANDED OR REPLACED.** When a structure is replaced, or expanded by 50 percent or more of square footage as calculated by the applicable building code adopted by Gunnison County, all light fixtures shall be replaced and shall comply with the standards of this Section.

D. STANDARDS. Exterior lighting shall meet the following standards:

1. EXTERIOR LIGHTING FIXTURES SHALL BE FULL CUTOFF/FULLY-SHIELDED, SHIELDED BY ROOF ELEMENT OR EFFECTIVELY RECESSED. Except as otherwise restricted in this Section, all exterior lighting fixtures, including those used to illuminate roadways, parking lots, walkways and buildings, used for residential, commercial, or industrial purposes shall be of the full cutoff/fully-shielded type or be shielded by a roof element so that there is the effect of a full cutoff/ fully-shielded light fixture. All fixtures that are installed in recessed locations shall maintain this full-cutoff/fully-shielded characteristic.

2. EXTERIOR LIGHTING LIMITED TO FUNCTIONAL USES. Exterior lighting shall be limited to functional applications such as illumination of doorways, garage doors, decks, terraced levels, walkways or hot tubs and recreational areas when in use.

3. MOTION SENSOR LIGHTS ALLOWED FOR COMMERCIAL, INDUSTRIAL OR RESIDENTIAL ACCESS FOR SECURITY PURPOSES. A maximum of two motion sensor fixtures is allowed as reasonably required to provide lighting for access security. These are permitted where the sensor will be triggered by activity only within the owner's property lines.

4. FLOOD LIGHTING LIMITED.

Floodlighting is only permitted when it is down-directed (45 degrees or less from vertical as illustrated in Figure 10: *Examples of Floodlighting*) so that the light source is not visible from adjacent and/or neighboring properties, and shall be full cutoff/fully shielded. Ground-mounted floodlighting of a structure is prohibited.

5. HEIGHT LIMITATION FOR POLE-MOUNTED FIXTURES.

Pole-mounted fixtures (as measured from grade to the bottom face of a fixture) shall be no higher than 35 feet and the fixture shall be a full cutoff/fully shielded, non-adjustable and directed down.

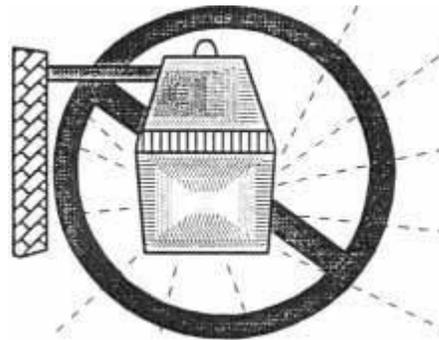
6. ILLUMINATION OF BUILDING FAÇADE AND LANDSCAPING PROHIBITED.

Lights that are used for the primary purpose of illuminating a building façade or landscaping are prohibited except for illuminating a building entrance, or for other purposes required by the *National Electrical Code*.

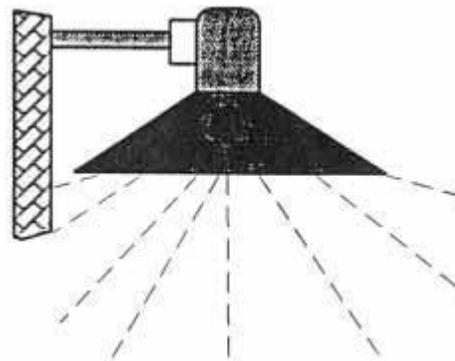
7. BLINKING, FLASHING AND LIGHTS OF CHANGING INTENSITY PROHIBITED. Blinking, flashing or exterior lights that change in intensity are prohibited, except for temporary holiday displays, traffic control devices authorized by a federal, state or local government, or lights required by regulations of the Federal Aviation Administration for air traffic control and warning purposes.

8. INTERFERENCE WITH SAFE MOVEMENT OF MOTOR VEHICLES PROHIBITED. No exterior lighting shall be installed or used in any way that interferes with the safe movement of motor vehicles. The following are prohibited:

Figure 9: Prohibited and Allowed Fixtures Related to Shielding



Exterior lighting fixtures that are not fully cut-off, or fully-shielded by a roof element are prohibited.

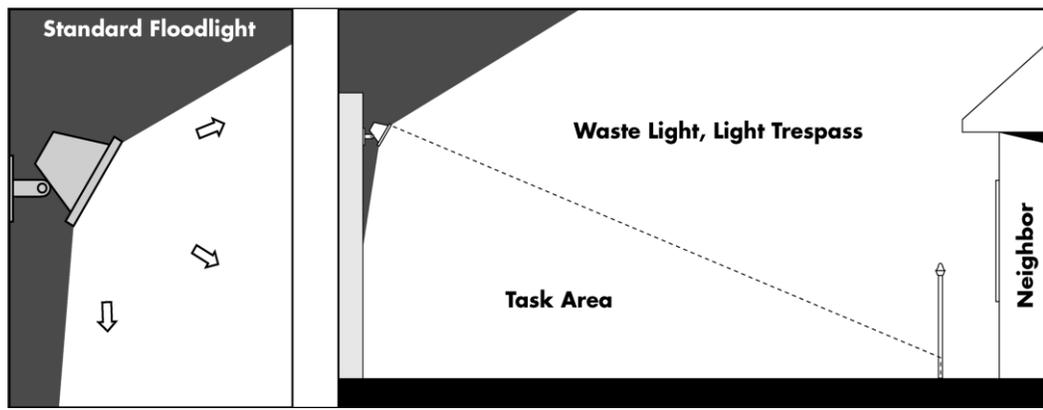


Only those exterior lighting fixtures that are fully cut-off, fully shielded, or are shielded by a roof element are allowed.

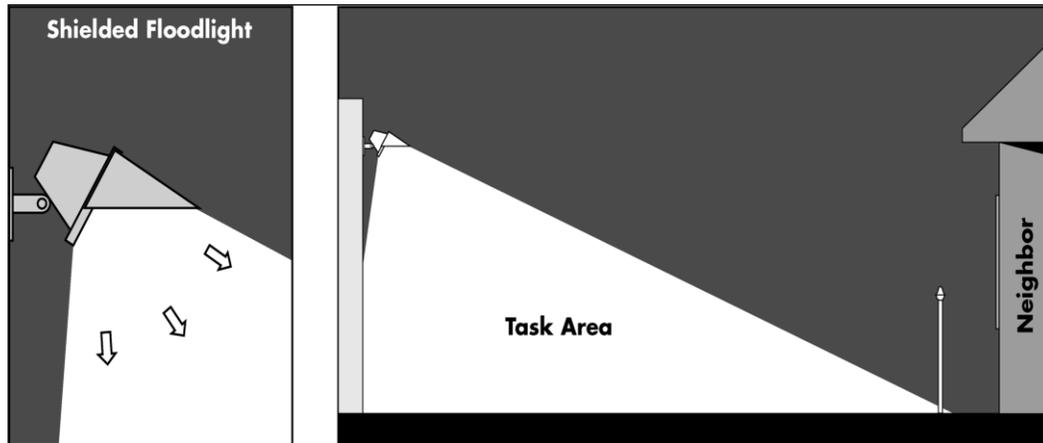
Illustrations courtesy International Dark Sky Association.

- a. **LIGHTING NOT DESIGNED FOR ROADWAY OR PEDESTRIAN WAY.** Any exterior lighting not designed for roadway or pedestrian way illumination that produces incident or reflected light that could be disturbing to the operator of a motor vehicle; and
 - b. **LIGHTING THAT MAY BE CONFUSED WITH TRAFFIC CONTROL DEVICES.** Any exterior lighting that may be confused with, or may be construed to be a traffic control device, except as authorized by a state, federal or local government.
9. **MERCURY VAPOR LIGHT FIXTURES.** Installation of new mercury vapor light fixtures is prohibited, and replacement of mercury vapor light fixtures existing as of July 1, 2004 with fixtures that comply with the standards of this Section is encouraged.
10. **TEMPORARY HOLIDAY DISPLAYS.** Winter holiday lighting shall be allowed between November 15 and March 30. All other lighting associated with any national, local or religious holiday or celebration shall be allowed two weeks before the holiday, and extinguished within two weeks after the holiday. A waiver from these time restrictions may be requested from the Board, which may elect to conduct a public hearing on the request before making its decision. The applicant shall be billed and shall be responsible

FIGURE 10: EXAMPLES OF FLOODLIGHTING



Standard floodlighting, above, is not allowed; all permitted floodlighting is required to be down-directed (45 degrees or less from vertical as illustrated below) so that the light source is not visible from adjacent and/or neighboring properties, and shall be full cutoff/fully shielded



for paying for the actual cost of publication of all applicable public hearing notices as required pursuant to Section 3-112: *Notice of Public Hearing*.

- E. **SUBMITTAL REQUIREMENTS.** Applications for Building Permits and other Land Use Change Permits shall submit information about exterior lighting as follows:
 - 1. **APPLICATIONS FOR BUILDING PERMITS AND OTHER ADMINISTRATIVE REVIEW PROJECTS.** Activities and uses that are classified as Administrative Review projects pursuant to Article 4:

Administrative Review Projects That Do Not Require Land Use Change Permits, including projects that require only a Building Permit, and Article 5: *Administrative Review Projects That Require Land Use Change Permits*, when such projects involve uses that reasonably would include lighting shall include:

- a. **LOCATIONS OF LIGHTING FIXTURES.** The locations of exterior lights on the building(s) and/or other activity or use on the property for which the application is submitted.
 - b. **DESCRIPTION OF TYPES OF LIGHTING FIXTURES.** Description(s) of the lighting fixtures, demonstrating how lighting fixtures will comply with this Section.
2. **MINOR AND MAJOR IMPACT PROJECTS.** Each application for a Land Use Change Permit classified as a Minor or Major Impact project pursuant to Article 6: *Minor Impact Projects* and Article 7: *Major Impact Projects* shall submit a plan for exterior lighting as follows:
- a. **MINOR IMPACT PROJECTS.** When a proposed land use change is classified as a Minor Impact project, its application shall include a proposed plan for exterior lighting when any of the following is proposed as part of the development:
 1. **RESIDENTIAL USES.** Residential development.
 2. **NON-RESIDENTIAL USES.** Non-residential uses intended to serve people or otherwise operate during non-daylight hours. Flat glass lens, eliminates or minimizes direct glare, has no upward throw of light.
 3. **MIXED USES.** A development that mixes residential and non-residential uses.
 - b. **MAJOR IMPACT PROJECTS.** Any proposed Land Use Change Permit application that is classified as a Major Impact project shall include an exterior lighting plan.
 - c. **ELEMENTS OF EXTERIOR LIGHTING PLAN.** The following elements shall be included within an exterior lighting plan:
 1. **COMPLIANCE WITH REQUIREMENTS OF APPLICABLE ELECTRICAL PROVIDER.** The exterior lighting plan shall be designed pursuant to the requirements of the electric association or municipality that will serve the development. The standards in the *IES Lighting Handbook* may also be used as guidelines. The plan shall address the following:
 2. **LOCATION AND TYPE.** The locations of exterior lights within the development, and the type of lighting devices, fixtures, lamps, supports, reflectors and other devices;
 3. **DESCRIPTION.** A description of the lighting devices, fixtures, lamps, supports, reflectors and other devices; the description may include photographs or illustrations by manufacturers; and
 4. **METHOD OF SHIELDING.** Photographs or other illustrations by manufacturers of the fixtures demonstrating how lighting fixtures will be shielded to comply with this Section.



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MOBILE HOME PERMIT APPLICATION

APPLICATION RECEIVED: ___/___/___
 (To be logged in by Community Development Dept.)

OWNER: _____

MAILING ADDRESS: _____

HOME: _____ CELL: _____

EMAIL: _____

LEGAL DESCRIPTION OF BUILDING SITE AND/OR EXISTING ADDRESS (IF THE PROPERTY IS LOCATED IN A MOBILE HOME COMMUNITY, INCLUDE SPACE NUMBER): _____

CONTRACTOR: _____

PHONE: _____ EMAIL: _____

WHO IS SUBMITTING PLANS? OWNER: CONTRACTOR:

WHO DO WE CONTACT WHEN THE MOBILE HOME PERMIT IS READY TO BE PICKED UP?
 OWNER: CONTRACTOR:

WHAT ARE THE SPECIFICATIONS OF THE MOBILE HOME? (MAKE, YEAR, SIZE, DIMENSIONS, IDENTIFICATION NUMBER): _____

NAME OF MANUFACTURER? _____

WHAT TYPE OF MOBILE HOME PERMIT ARE YOU REQUESTING?

- PLACEMENT OF A MOBILE HOME IN A MOBILE HOME COMMUNITY
- PLACEMENT OF A MOBILE HOME OUTSIDE OF A MOBILE HOME COMMUNITY
- TEMPORARY PLACEMENT OF A MOBILE HOME OUTSIDE OF A MOBILE HOME COMMUNITY

ACKNOWLEDGEMENT AND AGREEMENT TO COMPLY WITH EXTERIOR LIGHTING REQUIREMENTS

I have read the following Section 13-114: Exterior Lighting of the Gunnison County Land Use Resolution.
 I agree to comply with these standards and realize that exterior lights that are installed are subject to inspection by Gunnison County.

SIGNATURE OF OWNER OR CONTRACTOR: _____

DATE: _____

THE FOLLOWING INFORMATION MUST BE INCLUDED WITH THE APPLICATION:

_____ **FOUNDATION PLAN:** Detail method used for securing the mobile home. If constructing a concrete foundation, include detail of size, height and reinforcement used in footers and foundation walls. Size and spacing of concrete pads should also be included. **The foundation for the unit must be designed according to the manufacturer's recommendations or the designs must be stamped and signed by a Colorado licensed professional engineer or architect, and approved by the Gunnison County Building Office.**

_____ **EXTERIOR LIGHTING:** Indicate location and type of all lighting fixtures, on plans or in a separate description.

_____ **SITE PLAN.** A Site Plan, as described on page 3 (Mobile Home Application Packet).

_____ **WARRANTY DEED.** A copy of the Warranty Deed is required for proof of ownership. This may be obtained from the Clerk and Recorder's Office, first floor of the Blackstock Government Center.

_____ **ON-SITE WASTEWATER TREATMENT SYSTEM (OWTS).** If your building is going to be served by an on-site wastewater treatment system, **have you obtained an OWTS permit?** _____

_____ **LETTER OF OWNER'S CONSENT.** If applicable, a letter from the property owner acknowledging a person other than the owner may apply for permits.

_____ **HOMEOWNER'S ASSOCIATION APPROVAL.** If you are in a subdivision that has a homeowner's association.

_____ **TAP FEES.** If your building site is to be served by a district or municipal or private central wastewater treatment system or water supply system, you must submit your receipt of payment of the required tap fees (must be submitted before the County Mobile Home Permit is issued). **Have the fees been paid?** _____

**DRIVEWAY ACCESS PERMIT, or WAIVER OF PERMIT
Gunnison County Public Works Department**

Have you completed this process? Yes No

SIGNATURE OF OWNER OR CONTRACTOR: _____

DATE: ____/____/____

Please be advised the issuance of a Mobile Home Permit is estimated to take between two and three weeks and that the Building Office may require additional information.



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**GUNNISON COUNTY, CO BUILDING OFFICE
 AGREEMENT AND CONSENT OF PROPERTY OWNER FOR
 REPRESENTATION BY CONTRACTOR OR OTHER PERSON DURING THE MOBILE HOME PERMIT AND
 CONSTRUCTION PROCESS**

Building Permit No.: _____
 (To be completed by Community Development Dept.)

I/We, _____ (Owner(s) of the described property), hereby authorize _____ as our contractor/contact person to apply for all necessary permits, to provide all required information on our behalf relating to the construction project located at the following location _____ (legal description of parcel), and to be the primary person to be contacted as necessary by the Community Development Department :

 Signature of Owner

 Signature of Owner

DATE: ____ / ____ / ____