

EL PASO COUNTY



Development Services Department

El Paso County Development Services 2880 International Circle Colorado Springs CO 80910
Phone (719) 520-6300 Fax (719) 520-6695 Website www.elpasoco.com

TEMPORARY MOBILE HOME PERMIT NO. MOB _____

El Paso County Development Services has approved a plot plan for new construction of a single-family dwelling. You have indicated a mobile home or other dwelling is also located on the site, which will be occupied by your family during construction of the new home.

The temporary dwelling must be **removed** from the site **within one (1) year** of plot plan approval **or upon completion** of the new dwelling, **whichever occurs first**, unless an extension is requested as per the attached procedure.

The fee for the Temporary Mobile Home Permit must accompany this application, and check made payable to *EL PASO COUNTY*.

Please complete the following:

APPLICANT NAME: _____ PHONE: _____

ADDRESS OF
TEMPORARY DWELLING: _____

TAX SCHEDULE NO. _____ ZONE _____

MAILING
ADDRESS: _____

MAKE of MOBILE _____ SERIAL NO. _____

ANTICIPATED DATE OF NEW HOME OCCUPANCY: _____

DATE OF TEMPORARY DWELLING REMOVAL _____

You have been granted the right to apply for a building permit and commence construction of a single-family dwelling upon issuance of the building permit.

If you violate the provision of the agreement, Development Services, in cooperation with the County Attorney, will seek authorization from the Board of County Commissioners to take the necessary legal action to bring the property into conformance with the El Paso County Land Development Code.

Approval of a temporary dwelling permit constitutes acknowledgement of the property owner of the right of County Code Enforcement staff to enter the property, but not buildings, for the purpose of assessing compliance with the terms of the permit.

I have read and understand the above and I have provided the necessary information as requested.

Applicant Signature

Development Services Approval

(name and date)

TEMPORARY DWELLING UNIT

For administrative purposes, a temporary dwelling unit is defined as a single, detached dwelling unit (typically a mobile home), which is in excess of the number allowed in the zoning district, but is allowed to be retained or placed on a property to serve as living quarters during the process of constructing a new dwelling only until such time as the new unit is habitable.

Permits for temporary dwellings shall be issued for a single period of time limited to a maximum of one (1) year or until the new dwelling is completed and/or occupied, whichever period is less. A maximum of two (2) six (6) month extensions of this one year period may be granted by the Planning Division Manager. Extension requests must be accompanied by a new processing fee and should include evidence that only one unit on the property remains habitable along with justification for an extended construction period. Once the maximum one (1) year period and any subsequent extension period has elapsed, requests for continued use of an additional unit must be processed as a zone change or a Variance of Use.

Temporary dwelling units must also comply with all development requirements of the applicable zone district.

Please read and be aware of the following definitions for **MOBILE HOME** and **DWELLING UNIT**:

MOBILE HOME: A dwelling unit, factory built and factory assembled, designed for conveyance, after fabrication on streets and highways on its own wheels or on a flatbed or other trailers, and arriving at the site where it is to be occupied as a dwelling unit complete and ready for occupancy, except for minor and incidental unpacking and assembly operations such as locating on jacks or other supports or connection of utilities. This shall not include a mobile home which is constructed and installed in a manner that meets the definition of a dwelling in the Uniform Building Code.

DWELLING: A fully enclosed residential structure on a permanent foundation which is designed for habitation by one (1) family and consists of one (1) kitchen (excluding a wet bar), one (1) or more bathrooms and rooms or areas used for indoor activities and sleeping. The word “dwelling” shall not include boardinghouses or rooming houses, tents, mobile homes, trailer coaches, hotels, motels, or other structures designed or used primarily for transient residents.