

Chapter 17.25
MANUFACTURED AND MOBILE HOME PARKS AND SUBDIVISIONS

Sections:

- 17.25.010** **Manufactured and Mobile Home Parks; General Provisions**
- 17.25.020** **Density, Dimensional and Spacing Standards for Manufactured or Mobile Home Parks**
- 17.25.030** **Manufactured and Mobile Home Park Design Standards**
- 17.25.040** **Miscellaneous Requirements for Manufactured or Mobile Home Parks**
- 17.25.050** **Manufactured or Mobile Home Park Application Submittal Requirements**
- 17.25.060** **Manufactured Housing Subdivisions**
- 17.25.070** **Manufactured Housing Subdivision Application Requirements**

17.25.010 MANUFACTURED AND MOBILE HOME PARKS; GENERAL PROVISIONS

- A. Description. Manufactured and mobile home parks are a high density residential use on a parcel of land under single ownership or control on which two (2) or more manufactured homes or mobile homes may be permitted as a conditional use within the Community Residential (CR) Zone District. They may also be permitted in a Planned Unit Development (P.U.D.).

- B. Manufactured and Mobile Home Parks - Approval Procedure.
 - 1. An applicant seeking to develop a manufactured or mobile home park as a conditional use in the Community Residential (CR) Zone District shall apply for a conditional use permit in accordance with the requirements set forth in Section 17.13.030 of this Title. Prior to, or simultaneously with the submittal of an application for a conditional use permit, the applicant shall submit a manufactured or mobile home park development plan for the subject property for review and approval.

 - 2. An applicant seeking to develop a manufactured or mobile home park as part of a Planned Unit Development shall comply with the procedures and standards set forth in Chapter 17.17 of this Title.

 - 3. Prior to, or simultaneously with an application for a conditional use permit, or Planned Unit Development approval, the applicant shall submit an application for subdivision in accordance with the requirements of Chapter 17.15 of this Title. A manufactured or mobile home park shall be subdivided for the purpose of dedication of adjacent public streets, internal public streets and ways, parks, open space or recreation areas, easements and other public facilities.

4. Development of a manufactured or mobile home park is permitted only in accordance with a manufactured or mobile home park development plan and subdivision final plat prepared and approved in accordance with the requirements of this Title. The owners and their successors, heirs, or assigns shall be bound by the approved manufactured or mobile home park development plan and the subdivision final plat, including any amendments thereto approved by the City Council as provided in this Title.

C. General Requirements Applicable to Manufactured and Mobile Home Parks.

1. In order to provide uniform administrative procedures and quality development standards, manufactured and mobile home parks shall conform to all provisions of this Title except as such provisions are specifically altered in the approved manufactured or mobile home park development plan.
2. No development within a manufactured or mobile home park shall occur until a subdivision final plat for the portion to be developed is approved and recorded as provided in Chapter 17.15.
3. Vesting of property rights for a manufactured or mobile home park development accrue only for that portion of the property granted subdivision final plat approval.
4. All public utility distribution lines shall be placed underground.
5. The minimum number of acres which may constitute a manufactured or mobile home park development shall be five (5) acres.
6. Planning clearances, building and occupancy permits for manufactured or mobile homes in a manufactured or mobile home park development shall comply with the following requirements:
 - a. It shall be unlawful to erect, move or place any manufactured or mobile home, or other structure on or onto any site space, lot or tract in a manufactured or mobile home park without first obtaining a planning clearance and a building permit.
 - b. No planning clearance for building permit for the installation of a manufactured or mobile home shall be issued unless the manufactured home meets the requirements set forth in Chapter 17.23.

17.25.020 DENSITY, DIMENSIONAL AND SPACING STANDARDS FOR MANUFACTURED OR MOBILE HOME PARKS.

- A. The minimum area for a manufactured or mobile home space shall be four thousand (4,000) square feet.
- B. The minimum lot length shall be eighty feet (80').
- C. The minimum lot width shall be fifty feet (50').
- D. The maximum building height shall be thirty-five feet (35').
- E. The maximum gross density shall be ten (10) units per gross acre.
- F. The distance between any building or manufactured or mobile home from a property line of the manufactured or mobile home park shall be twenty feet (20').
- G. The front setback of a manufactured or mobile home shall be fifteen feet (15') from the back of the curb, provided however, that in order to encourage the enclosed storage of parked vehicles, the setback from the back of curb to a garage shall be either five feet (5') or fifteen feet (15') or greater.
- H. Side spacing shall provide for a distance of twenty feet (20') between manufactured or mobile homes.
- I. Rear spacing shall provide for a distance of twenty feet (20') between units when units are side to end, and a distance of ten feet (10') between units when units are end to end.
- J. There shall be a minimum setback of twenty feet (20') between any service facility or park permanent building and a manufactured or mobile home.
- K. Accessory buildings and structures shall be constructed in accordance with the City's building codes adopted in Title 15 of the Fruita Municipal Code. Accessory buildings and structures shall include steps, attached or detached patios that are open on three (3) sides, attached or detached decks that are open on three (3) sides, attached or detached storage units, attached or detached garages, and attached or detached carports. Accessory buildings or structures may be located adjacent to a manufactured or mobile home space line provided, however, that a minimum of six feet (6') of separation is provided between a garage and any other structure on an adjoining space. Any other building or structure shall provide a minimum of ten feet (10') between it and any structure on an adjoining space.

- L. The limits of each manufactured or mobile home space shall be clearly marked on the ground by permanent monuments set pursuant to Section 38-51-101, C.R.S.

17.25.030 MANUFACTURED AND MOBILE HOME PARK DESIGN STANDARDS.

A. Street Design Standards.

1. All interior streets in a manufactured or mobile home park shall be privately owned and maintained by the park owner, unless otherwise permitted by the City Council, and shall be a minimum width of twenty-two feet (22') from back of curb to back of curb, including the width of gutter pans.
2. Primary through streets shall be thirty-four feet (34') from back of curb to back of curb with a four foot (4') wide detached sidewalk on one side being located six feet (6') from the back of curb.

B. Parking.

1. Every manufactured or mobile home space shall have two (2) off-street parking spaces adjacent to the manufactured or mobile home. There shall be one (1) additional parking space for each manufactured or mobile home space within one hundred feet (100') for the use of occupants and guests.
2. Off-Street Vehicle Parking for Recreation Facilities. Off-street vehicle parking shall be provided for recreation facilities located within a manufactured or mobile home park. One (1) space per two hundred fifty square feet (250 sq. ft.) of gross floor area, plus one (1) space per employee at the maximum shift shall be provided for enclosed recreations facilities, or twenty (20) spaces are to be provided for every diamond or athletic field, or one (1) space for every four (4) spectator seats, whichever is greater. (One seat is equal to two feet (2') of bench seating length.) Handicapped parking spaces shall be provided in conformance with the Americans with Disabilities Act, as may be amended from time to time.

- C. Pedestrian Circulation. The developer shall provide for a system of pedestrian circulation within the development. The system shall connect with existing sidewalks, if any are adjacent to the property. The system shall be designed to link residential units with recreation facilities, school bus stops and existing sidewalks in the neighborhoods. Detached sidewalks within the manufactured or mobile home park shall be minimum of four feet (4') in width.

- D. Street and Sidewalk Lighting. All streets and sidewalks shall be lighted in accordance with the City's lighting standards.

- E. Access and Circulation. A manufactured or mobile home park development shall have two (2) means of access to public streets at the perimeter of the site. Internal circulation may be provided by public or private streets, driveways and alleys. Each manufactured or mobile home space shall be provided access to the internal circulation system. No manufactured or mobile home space shall have direct access to a public street on the perimeter of the site.
- F. Sidewalk Between Street and Manufactured or Mobile Home. Concrete sidewalks shall be provided between the manufactured or mobile home and the adjacent street sidewalk; except, the paved parking area may satisfy this requirement provided a sidewalk is provided from the parking area to the manufactured or mobile home.
- G. Traffic Control.
1. Pursuant to Section 42-4-1102, C.R.S., the City elects to impose and enforce stop sign regulations, speed limits and parking restrictions posted in accordance with the Manual of Uniform Traffic Control Devices upon all streets which are privately maintained in manufactured or mobile home parks. The owner of the manufactured or mobile home park shall provide such signs as may be required by the City Engineer, and agrees to erect and maintain such signs in conformity with the Model Traffic Code and other applicable regulations.
 2. The stop sign placement, speed limits and parking restrictions shall be determined by the City Engineer, but shall be consistent with the provisions of Sections 42-4-1101 to 42-4-1104 *et. al.*, C.R.S., Section 42-4-1204, C.R.S. and Section 42-4-1208, C.R.S.
 3. There shall be posted at each entrance to any manufactured or mobile home park a sign giving notice of such enforcement in the following text: "NOTICE: Stop sign, speed limits and parking restrictions enforced by the City."
 4. When all signs are in place, stop sign, speed limits and parking regulations shall be enforced and violations thereof punished in accordance with the provisions of the Model Traffic Code, as adopted by the City of Fruita.
- H. Utility Design Requirements.
1. All public utilities shall be installed in accordance with the applicable City standards.
 2. A manufactured or mobile home park may have multiple master meters for water service.

3. Each manufactured or mobile home space shall have its own meter for water, electrical, and natural gas service.
- I. Manufactured or Mobile Home Space Landscaping. The developer shall provide front and rear manufactured or mobile home space landscaping for each space, including but not limited to, grass, a non-potable irrigation system, and trees and shrubs from the City's list of approved plant materials contained in the Appendix to the Fruita Land Use Code. The developer shall provide a graphical representation of "typical" manufactured or mobile home space landscaping for each of the manufactured or mobile home designs to be located in the manufactured or mobile home park, for review and approval by the Planning Commission and City Council.
 - J. Manufactured or Mobile Home Park Perimeter and Common Space Landscaping. The developer shall landscape the perimeter and common areas of the manufactured or mobile home park in accordance with landscaping plans submitted to the Planning Commission and City Council for review and approval.
 - K. Outdoor Living Area.
 1. No less than eight percent (8%) of the gross site area shall be reserved for and devoted to improved recreation areas and facilities provided in a location or locations convenient to all manufactured or mobile home spaces.
 2. An outdoor living area shall be provided on each space equal to at least ten percent (10%) of its area, provided that in no case shall such area be less than three hundred square feet (300 sq. ft.) or required to be more than five hundred square feet (500 sq. ft.). The minimum horizontal dimension of such area shall be not less than fifteen feet (15').
 3. Such outdoor living area shall be properly drained, located for convenience and optimum use and walled, fenced or landscaped to provide reasonable privacy.
 - L. Tenant Storage.
 1. A separate uniform tenant storage structure may be provided for each space, located on each space.
 2. There shall be a minimum of two hundred twenty-four cubic feet (224 cu. ft.) of storage area provided for each manufactured or mobile home space.
 3. Design and location of tenant storage shall enhance the appearance of the park and the exterior siding of the structure shall have the same appearance as materials commonly used on residential dwellings.

- M. Street Names, Addressing, Mail Delivery. All proposed street names shall be indicated on the development plan and submitted by the owner for approval. Each space shall be numerically designated for address and mail purposes and signs furnished and installed by the manufactured or mobile home park owner. Cluster postal boxes will be provided at a central location(s) convenient to the residents. No individual street-side mail boxes are permitted unless otherwise approved by the City.
- N. Solid Waste Disposal.
1. The owner of the manufactured or mobile home park shall be responsible for the promulgation and enforcement of rules and regulations governing solid waste storage and handling that meet or exceed State or federal regulations.
 2. The owner shall provide containers for the storage of solid wastes awaiting collection for each manufactured or mobile home space. Containers are to be sized to completely contain all solid wastes that are generated on the premises. Containers are to be flytight, watertight, and rodent proof and are to be kept off the street, curb, sidewalk and all other public ways, and concealed from public view, except on collection day.

17.25.040 MISCELLANEOUS REQUIREMENTS FOR MANUFACTURED OR MOBILE HOME PARKS.

- A. Residents Council. A manufactured or mobile home park development shall establish a residents council. This residents council shall be established from residents living within the community and from different sections of the community. The purpose of the residents council shall be to foster communication between residents and park management. The council shall serve as a method for residents of a manufactured or mobile home park development to direct questions and concerns to management and to assist in the social programs of the community. The residents council shall meet with management on a regular basis as established by the council, but no less than quarterly. The meeting shall be noticed and be open to all residents of the park. Members of the residents council shall be subject to popular election by residents of the park.
- B. Single Ownership of a Manufactured or Mobile Home Park Required. A manufactured or mobile home park development may not be converted to another use other than such uses provided for in the approved development plan without the approval of the City and meeting the appropriate lot size, lot width, setback and other requirements for the new use.
1. The land within a manufactured or mobile home park development shall remain in a unified ownership and the individual ownership of lots or spaces or portions of lots or spaces shall not be transferred.

2. No dwelling unit other than a manufactured, modular or mobile home shall be located within a manufactured or mobile home park development.
- C. Conformance of Manufactured or Mobile Home Park to State Law. A manufactured or mobile home park and its operation shall conform to the provisions of the Mobile Home Park Act, Sections 38-12-201, *et. seq.*, C.R.S., as amended from time to time.
- D. Business License. The owner or operator of a manufactured or mobile home park shall obtain and maintain a business license as provided in Title 5 of the Fruita Municipal Code.

17.25.050 MANUFACTURED OR MOBILE HOME PARK APPLICATION SUBMITTAL REQUIREMENTS.

- A. The applicant shall submit the required information to the Community Development Department on paper and by electronic media as required. Accompanying the submission shall be a filing fee as established by the City Council. The application shall be reviewed by staff for completeness and compliance with the provisions of Title 17 and this Chapter. The applicant shall be notified of any deficiencies or inadequacies. An incomplete application shall not be processed, nor considered by the Planning Commission or City Council.
- B. All maps and graphic plans shall be prepared, signed and stamped by a licensed engineer or registered surveyor. All narrative reports shall be prepared by a qualified professional in the field, signed by the author, and contain a summary of the author's professional qualifications.
- C. In addition to the requirements contained in subsection 17.13.030(C) for a conditional use review application, or Chapter 17.17 for a Planned Unit Development application, the following shall be submitted to the Community Development Department:
 1. Appropriate land use application form.
 2. Application fee as established by the current fee schedule approved by the City Council.
 3. Current proof of ownership in the form of title insurance issued within thirty (30) days of submission of the application.
 4. A word processing file of the legal description of the property on 3 ½" IBM formatted disk or by other acceptable electronic transfer (Microsoft Word 6.0™ or higher, or WordPerfect 6.1™ or higher).
 5. A notarized letter or authorization from the landowner permitting a representative to process the application, as necessary.

6. Project Summary. Except for individual items as may be waived in whole or in part by the Community Development Department, the applicant shall submit a written project summary that completely addresses the following:
 - a. The name and address of:
 - i. Landowner and applicant, if different;
 - ii. Representative, if applicable;
 - iii. Mineral rights owner(s) and lessees; and
 - iv. Water rights owner(s), if applicable.
 - b. General project concept;
 - c. Proposed development staging and time frame for completion of each stage or phase of development;
 - d. Relationship to the existing and adjacent land uses;
 - e. The applicability of the review criteria for a conditional use permit or Planned Unit Development, as applicable;
 - f. Impacts on City services;
 - g. Evidence that an adequate domestic water supply and irrigation water supply, sufficient in terms of quality and quantity, are available and evidence of the capability to provide wastewater collection and treatment;
 - h. Type or method of fire protection;
 - i. Description of any natural or man-made hazards;
 - j. Impacts on existing flora and fauna;
 - k. Compliance with the City's Master Plan; and
 - l. Provide a chart titled "Comparison Analysis" on eight and one-half inch by 11 inch (8 ½" x 11") paper comparing elements in the proposed manufactured or mobile home park development plan to the corresponding requirements for those elements in the then-current zone for the property as contained in this Title.

7. Impact Report. Except for individual items that may be waived in whole or in part by the Community Development Department, the applicant shall submit a written project summary that completely addresses the following:
- a. The demography of the area within a three (3) mile radius of the site proposed for development, including current population, proposed population, past trends and forecasts.
 - b. A description of the governmental infrastructure and services required to serve the site, including projected costs for the next ten (10) years.
 - c. A description of the community facilities and programs needed to serve the population generated by the proposed park, including projected costs for the next ten (10) years.
 - d. A description of the educational facilities available or required by park development. Include an estimate of the expected enrollment, and the distance from the nearest schools to the park; describe the efforts to be undertaken by the developer to alleviate overcrowding of existing schools that may be attributable to the development.
 - e. A description of the existing or proposed health care services, including hospitals, clinics, and emergency health care facilities and distance from the site to the existing facilities.
 - f. A description of the public safety services and facilities, including police, fire, rescue and social services existing or proposed to serve the development, including projected costs for the next ten (10) years.
 - g. A description of the recreation facilities, including park sites, trails, open space and accessibility to parks and open space areas existing and proposed to serve the development, including projected development and maintenance costs for the next ten (10) years.
 - h. An analysis of the site characteristics related to the proposal, including any environmentally hazardous, sensitive or natural resource areas.
 - i. A description of the potential tax benefits and expenditures resulting from this development, including:
 - i. Number of residential units by density and type per year for the first ten (10) years of development;

- ii. Estimated market value of residential units;
 - iii. Estimated acreage of public dedications, and the estimated cost of maintenance of such land; and
 - iv. Estimated miles of streets to be constructed, categorized by type per year for the first ten (10) years, and the estimated cost of maintenance of such streets.
 - j. A traffic impact analysis study prepared in accordance with subsection 17.15.230(B).
 - k. A description of the overall impacts of the proposed development on adjacent lands.
 - l. Any other required information, when other applications are processed in conjunction with this land use application.
8. Existing Conditions Map.
- a. The existing conditions map shall be submitted on twenty four inch by thirty-six inch (24" x 36") paper. The map shall be drawn at a scale of one inch equals one hundred feet (1" = 100'), or another scale approved by the City Engineer. An AutoCAD™ drawing file (release 12 or higher) of the existing conditions exhibit (map) on 3 ½" IBM formatted disk or by other acceptable electronic transfer is also to be provided.
 - b. The name of the proposed manufactured or mobile home park development plan shall be placed at the top of each sheet along the long dimension of the sheet. Names shall not duplicate existing P.U.D.s or subdivisions. A general legal description stating the portion of the section, township, range, meridian, and the City and County shall be included under the name followed by the total acreage.
 - c. There shall be a title block in the lower right-hand corner, or along the right-hand margin.
 - d. There shall be a written metes and bounds legal description of the land to be developed adjacent to the left-hand margin.
 - e. A vicinity map that depicts the relationship to the surrounding area within a two (2) mile radius shall be superimposed on a current Official Zoning Map.

- f. There shall be a block in the lower right-hand corner, or along the right-hand margin, which includes the following:
 - i. A north arrow designated as true north.
 - ii. A written and graphic scale.
 - g. Existing zoning of the land on the exhibit and the existing zoning and land uses of the adjacent land.
 - h. Delineate, to scale, the existing easements or rights-of-way on the site, their use and titleholder or right holder, and recording information, if any.
 - i. Show all existing structures on the site, their uses and whether they are to remain on the site, including oil or gas well locations, and titleholder or right holder.
 - j. Show existing public access to the site and existing internal vehicular, bicycle and pedestrian circulation.
 - k. Delineate right-of-way dimensions, name of streets and surface materials for all points of access on or adjacent to the site.
 - l. Show topography at ten foot (10') contour intervals including high and low spot elevations; shadow areas of twenty percent (20%) or greater slope; other significant topographic conditions shall be depicted at greater or lesser intervals where appropriate.
 - m. Show all significant vegetation of the site (trees, undisturbed grass lands, desert lands, etc.).
 - n. Graphically define all natural and man-made water courses, detention and retention areas, streams, wetland areas, wildlife habitat, and the 100-year floodplain affecting the site.
 - o. Show all adjacent land owned by the applicant, the current or intended use of such land. Land not part of the development request shall be noted as such. Note any unique features on the site, historical landmarks, views, etc.
9. Park Development Plan. The park development plan shall be submitted on twenty-four inch by thirty-six inch (24" x 36") paper with a minimum two inch (2") margin

on the left side and a minimum of one-half inch ($\frac{1}{2}$ ") margins at the top, bottom and right side. The plan shall be drawn at a scale of one inch equals fifty feet ($1" = 50'$). An AutoCAD™ drawing file (release 12 or higher) of the park development plan on $3 \frac{1}{2}$ " IBM formatted disk or by other acceptable electronic transfer is also to be provided.

The name of the manufactured or mobile home park development plan shall be centered on the upper portion of each sheet. Each sheet shall have a title block in the lower right-hand corner, or along the right-hand margin and the sheet numbered in the lower right-hand corner. For processing purposes, the text information may be prepared on eight and one-half inch by eleven inch ($8 \frac{1}{2}" \times 11"$) paper; for recording purposes the text information shall be displayed on the twenty-four inch by thirty-six inch ($24" \times 36"$) sheets unless otherwise approved by the Community Development Department.

- a. Manufactured/Mobile Home Park Development Plan Sheet 1.
 - i. The name of the proposed manufactured or mobile home park shall be centered at the top of the sheet along the long dimension of the sheet. A general legal description stating the portion of the section, township, range, meridian, city and county shall be included under the name. There shall be a title block in the lower right-hand corner, or along the right-hand margin.
 - ii. Centered on the sheet a vicinity map that depicts the relationship to the surrounding area within a two (2) mile radius shall be superimposed on a current Official Zoning Map.
 - iii. The following "statement of commitments" shall be placed in columns, beginning in the upper left-hand column and may wrap around the vicinity map. The statement of commitments shall , in all cases, describe the development commitments including a method for assigning responsibility to heirs, successors, or assigns, and timing of the fulfillment of these commitments for the following:
 - a) Dedications and Fees. A description of dedications for public use, either in specific acreage dedication (reference by number, letter or symbol) or specific amounts of fee in lieu of land or facilities, together with the amounts of any applicable impact fees;

- b) On or off-site improvements. Provision shall be made for the guarantee of construction of on-site or off-site improvements through irrevocable letters of credit, a performance bond or cash escrow in accordance with the requirements of Chapter 17.21;
 - c) Payment of Taxes on Land to Be Dedicated for Public Use. A commitment to pay all taxes due on land to be dedicated to public use prior to the closing or dedication; and
 - d) Any other commitments imposed by the City Council.
- iv. The certification of ownership shall be placed in the upper left side of the sheet in the following format, with the following heading, except as may otherwise be approved by the City Attorney:

OWNER’S CERTIFICATE (insert the name of the manufactured or mobile home park development)

Know all men by these presents that _____ being the Owner(s), Mortgagee or Lienholder of certain lands in Fruita, Colorado, described as follows:

(the full legal description)

Has caused this Manufactured/Mobile Home Park Development Plan to be prepared in accordance with the Land Use Code of the City of Fruita and hereby agree without reservation to the commitments contained herein and agree to bind the owners, heirs and assigns thereof in perpetuity. The above described tract contains _____ acres more or less, together with and subject to all easements and rights-of-way existing and/or of public record.

Executed this _____ day of _____, 20__.

Owner

Mortgage or Lienholder

State of Colorado)
) ss
County of)

The foregoing Owner’s Certificate was acknowledged before me by _____ and _____
this _____ day of _____, 20_____.

Witness My Hand and Seal _____

My commission expires _____

Immediately following the Owner’s Certificate there shall be the City’s standard approval certificate blocks for the Planning Commission and the City Council as contained in the Appendix to the Land Use Code.

- b. Manufactured/Mobile Home Park Development Plan Sheet 2. The name of the proposed manufactured or mobile home park shall be centered at the top of the sheet along the long dimension of the sheet. This sheet shall graphically depict the site and include the following:
 - i. A title certificate as shown in Appendix F in the lower left-hand corner, or along the right-hand margin;
 - ii. A north arrow graphic in the lower right-hand corner;
 - iii. A graphic and written scale at one inch equals fifty feet (1" = 50'), or as otherwise approved by the City Engineer, in the lower right-hand corner;
 - iv. Dimensions, bearing, and control points along all exterior property lines;
 - v. Topography at two foot (2') contour intervals, including high and low spot elevations; shadow areas of twenty percent (20%) or greater slope. If requested, other significant topographic conditions shall be depicted at greater or lesser intervals where appropriate;

- vi. Adjacent arterial streets and collector streets and all internal streets shall be depicted. Include right-of-way dimensions and surface width as required for subdivision final plats in Chapter 17.15;
 - vii. Dimensioned lots, blocks and spaces shall be depicted;
 - viii. 100-year floodplain. (Depending upon the extent of floodplain area, the City Engineer may permit this information to be provided on a separate sheet);
 - ix. Land Dedication. Land and easements to be dedicated for public use facilities at the time of P.U.D. final development plan approval or subdivision final plat approval shall be depicted and referenced by number, letter or symbol. Such depiction shall not preclude subsequent dedication of land for parks, greenbelts, schools, libraries, fire stations, police stations, or other public uses at the time of platting; and
 - x. Land Use Summary. A comprehensive land use summary, showing all land use components for the overall park development plan, including acreage and net density.
10. Proposed development improvements agreement in accordance with the requirements of Chapter 17.21 which shall be executed at the time of approval of the conditional use permit, P.U.D. final development plan, or subdivision final plat, whichever shall first occur.
- D. Manufactured and Mobile Home Park Review and Approval Criteria. In addition to the criteria set forth for conditional use permits (Section 17.13.030) or Planned Unit Developments (subsections 17.17.010 and 17.17.030), the following criteria shall be considered by the Planning Commission and City Council in the review of manufactured and mobile home park development plan applications:
1. Whether the application is in compliance with the requirements of this Chapter 17.25;
 2. Whether the proposed park is compatible with the surrounding land uses;
 3. Whether the subject land is suitable for the intended use and is compatible with the natural environment; and

4. Whether the manufactured or mobile home park is compatible with the City of Fruita's Master Plan and related plans and documents and complies with all provisions of this Title 17.

E. Manufactured or Mobile Home Park Development Plan Post-Approval Actions.

1. Upon approval by the City Council, the applicant shall have sixty (60) days to submit two (2) original drawings of the approved manufactured or mobile home development plan for recording, accompanied by the applicable recording fees and all other review fees and costs billed by the City. Inaccurate, incomplete or poorly drawn plans shall be rejected.
2. The manufactured or mobile home park development plan shall be a tapeless, spliceless and creaseless original drawing on double matte Mylar film with a uniform thickness of not less than .003 of an inch, using only permanent black ink that will adhere to drafting films, or an acceptable "fix-line" photographic reproduction (emulsion down) or computer generated reproduction of the original drawing. In addition, the applicant shall submit one (1) eleven inch by seventeen inch (11" x 17") Mylar reduction of the plan and an AutoCAD™ drawing file (release 12 or higher) of the plan on 3 ½" IBM formatted disk, or by other acceptable electronic transfer.
3. Within thirty (30) days of receipt of the park development plan, the Community Development Department shall review the documents for compliance with the City Council's approval, obtain the City officials' signatures and submit the approved manufactured/mobile home park development plan and the ordinance or resolution approving the plan to the Mesa County Clerk and Recorder's office for recordation.

17.25.060 MANUFACTURED HOUSING SUBDIVISIONS; GENERAL PROVISIONS.

- A. Description. This is a low density residential use intended primarily for single family uses on individual lots within a subdivision, consisting of manufactured or modular homes. Manufactured housing subdivisions may be allowed as a conditional use within the Community Residential (CR) Zone District. They may also be permitted in a Planned Unit Development (P.U.D.) Zone District.

B. Manufactured Housing Subdivision Approval Procedure.

1. Prior to, or simultaneously with the application for a conditional use permit pursuant to Section 17.13.030 or Planned Unit Development approval pursuant to Chapter 17.17, the applicant shall submit a manufactured housing subdivision development plan for the property for review and approval.

2. Prior to, or simultaneously with the application for development plan approval, the applicant shall submit a subdivision application for the property for review and approval as provided in Chapter 17.15 of this Title. Development of a manufactured housing subdivision shall be subject to review and approval through the sketch plan, preliminary plan, and final plat process in compliance with all of the standards contained in this Title 17. Public hearings on these matters may be combined or occur separately.
3. A manufactured housing development shall be subdivided for the purpose of creation of the residential lots, dedication of adjacent public streets, internal public streets and ways, utility and other easements, parks, trails, open space, and other public facilities, and a subdivision final plat shall be recorded as provided in Chapter 17.15 of this Title.
4. Development of a manufactured housing subdivision is permitted only in accordance with a development plan and final plat(s) prepared and approved in accordance with the provisions herein. The owners and their successors, heirs, or assigns shall be bound by the approved development plan and final plat(s), including any amendments thereto, approved by the City Council, as provided herein.

C. General Requirements Applicable to Manufactured Housing Subdivisions.

1. In order to provide uniform administrative procedures and quality development standards, manufactured housing subdivisions shall conform to all provisions of this Title 17.
2. No development within a manufactured housing subdivision shall occur until a subdivision final plat for the portion to be developed is approved and recorded as provided in the City's subdivision regulations (Chapter 17.15 of this Title.)
3. A portion of the gross site area shall be dedicated to the City for public use as required by Chapter 17.19 or a fee in lieu of land shall be paid. Impact fees as required by Chapter 17.19 shall also be paid.
4. Vesting of property rights accrue only for that portion of the property granted final subdivision final plat approval.
5. All public utility distribution lines shall be placed underground.
6. The minimum number of acres which may constitute a manufactured housing subdivision shall be five (5) acres.

7. Planning clearances, building and occupancy permits for manufactured homes in a manufactured housing subdivision shall comply with the following requirements:
 - a. It shall be unlawful to erect, move or place any manufactured or modular home, or other structure on or onto any site, lot or tract in a manufactured housing subdivision without first obtaining a planning clearance and a building permit.
 - b. No planning clearance for a building permit for the installation of a manufactured or modular home shall be issued unless the manufactured or modular home meets the requirements set forth in Chapter 17.23.

8. All manufactured housing subdivision developers shall establish an association of homeowners for their development. The homeowners association shall establish bylaws governing the association which shall satisfy certain standards including, but not limited to, the following:
 - a. Mandatory participation in the homeowners association for the purpose of maintenance of all common areas, buffer areas and vacant lots within the subdivision and to enforce the declaration of restrictive covenants;
 - b. Binding effect on all future property owners;
 - c. Perpetual existence;
 - d. Unaffected by any change in zoning or land use;
 - e. Assurance of adequate maintenance;
 - f. Enforceable by the City by appropriate legal action; and
 - g. If maintenance or preservation of common areas or lots no longer comply with the provisions of the association's declaration, the City may take all necessary action to assure compliance and assess the association all costs incurred by the City for such purpose, including reasonable attorney fees. (See Section 17.29.050.)

17.25.070 MANUFACTURED HOUSING SUBDIVISION APPLICATION SUBMITTAL REQUIREMENTS.

- A. The applicant shall submit the required information to the Community Development Department on paper and by electronic media as required. Accompanying the submission shall be a filing fee as established by the current fee schedule approved by the City Council. The application shall be reviewed by staff for completeness and compliance with the provisions of this Title 17. The applicant shall be notified of any deficiencies or inadequacies. An incomplete application shall not be processed, nor considered by the Planning Commission of the City Council.
- B. All maps and graphic plans shall be prepared, signed and stamped by a licensed engineer or registered surveyor. All narrative reports shall be prepared by a qualified professional in the field, signed by the author and contain a summary of the author's professional qualifications.
- C. In addition to all of the required submittals for a conditional use permit pursuant to subsection 17.13.030(C) or a Planned Unit Development approval pursuant to Chapter 17.17, and all required submittals for a subdivision application pursuant to Chapter 17.15, the applicant shall submit a manufactured housing development plan that conforms to the plan described in subsection 17.25.050(C)(9) above, substituting "manufactured housing subdivision" for "manufactured or mobile home park", as appropriate. The Community Development Department may waive any requirements not applicable to manufactured housing subdivisions.