

**Town of Arriba
Ordinance No. 150**

AN ORDINANCE AMENDING ORDINANCE 131- PERTAINING TO BRINGING MOBILE HOMES, MANUFACTURED HOMES, AND MODULAR HOMES, INTO THE TOWN OF ARRIBA, LINCOLN COUNTY, COLORADO.

WHEREAS, regulations concerning bringing mobile homes, manufactured homes, modular home and non-conforming homes into the Town of Arriba were adopted with the Town of Arriba Ordinance No. 131; and

WHEREAS, the modernization of, and an improved appearance and conditions within the Town of Arriba, including for parcels with mobile homes, manufactured homes, and modular homes, and, in an effort to accommodate public sentiment that has been made clear against unsightly and dangerous mobile homes; and

WHEREAS, the health, safety and welfare of the citizens of the Town of Arriba requires that the Town Board adequately oversee and govern the placement of any mobile home, manufactured home, or modular home, brought into the Town of Arriba.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF ARRIBA, COLORADO:

1. No mobile home, manufactured home, or modular home, shall be brought into the Town of Arriba, placed upon any parcel within the Town of Arriba, or moved from any parcel in the Town of Arriba onto another parcel within the Town of Arriba without first obtaining the following:
 - a) A completed application for a permit from the Town Clerk and payment of the requisite permit fee as set by the Town Board;
 - b) Provision and deposits made for hookup of water;
 - c) Provision and deposit made for hookup of sewer;
 - d) Provision for natural gas, electric or propane;
 - e) Provision made for tie down of the structure according to state guidelines;
 - f) Production of a site plan including timelines for completion of all improvements and an accurate sewer hookup drawing;
 - g) Approval of the application by the Town Board; and, Posting of a valid Arriba Town permit on the site of the property.

2. No mobilehome, manufactured home, or modular home brought into the Town of Arriba or placed in the Town of Arriba or moved from any parcel in the Town of Arriba onto another parcel within the Town of Arriba may be older than thirty (30) years past the date of manufacture. Any manufactured home shall bear an insignia of approval from the U.S. Department of Housing and Urban Development, and be constructed to state and federal requirements after June 15, 1976.
3. Any mobilehome, manufactured home, or modular home, proposed to be brought into the Town of Arriba must be in good repair and structurally safe, and must be inspected by a licensed inspector approved by the Town.
4. Any mobile home, manufactured home, or modular home, must be connected to town water, and town sewer, and other proper utilities within 60 days of being placed on any parcel within town.
5. The Town Board, after prior public notice and publication, the cost of which shall be paid by Applicant in advance, may grant a variance allowing variation from strict compliance with the specific requirements of this Ordinance.
6. In its discretion, the Town Board may request additional reasonable information or evidence to be provided from the Applicant in support of the Application which may include, without limitation, photographs, inspection reports, receipts, title records and other information which the Town Board deems reasonable and convenient to aid in its determination and decision regarding the Application. In such a case, the Applicant shall provide all requested information or evidence within sixty days of the request.
7. The Town Board will review and assess all applications under this Ordinance within 90 days of the date of submission of a complete application. Applications shall only be approved by a majority vote of the Town Board.

Penalty

Any person found guilty of violating any provision of this Ordinance and Ordinance 131 as amended, shall be subject to the full extent of the general penalties and remedies available for sentencing by the Municipal Court for the Town of Arriba, as established by Ordinance Number 144.

All other ordinances or portions thereof inconsistent or conflicting with this ordinance or any portion hereof are hereby repealed to the extent of such inconsistency or conflict.

Effective Date. It is the opinion of the Board of Trustees of the Town of Arriba Colorado that this amendment of ordinance 131 is necessary for the immediate protection and preservation of the public health safety and welfare and is enacted for that purpose and shall be in full force and effect after final passage and posting.

Introduced, read in full, adopted and ordered posted by the Board of Trustees of the Town of Arriba Colorado this 13th day of June 2022.

Marilyn Lightsey
Mayor

SEAL

Attest:

Josie Hart
Town Clerk