This section for City of Las Animas use only

Sales/Use Tax on materials purchased outside of Bent County $_____X4%=_____

(50% of the project cost or actual invoice cost of purchases to be paid with permit fee)

_____ Charmaine Tripp, City Clerk & Treasurer

N*O*T*I*C*E

24 HOURS ADVANCE NOTICE MUST BE GIVEN BEFORE A BUILDING INSPECTION CAN BE SCHEDULED (719) 456-2571

BUILDING PERMIT MUST BE OBTAINED AND SITE INSPECTED BY CITY BUILDING INSPECTOR BEFORE CONSTRUCTION BEGINS OR APPROVAL MAY BE DENIED

CITY OF LAS ANIMAS
BUILDING PERMIT APPLICATION

1. DATE: _____

2. PROPERTY ADDRESS: _____

3. OWNER'S NAME: _____

   OWNER'S ADDRESS: _____

   OWNER'S TELEPHONE: _____

4. CONTRACTOR'S NAME: _____

   CONTRACTOR'S ADDRESS: _____

   CONTRACTOR'S TELEPHONE: _____

5. ENGINEER'S NAME: _____

   ENGINEER'S ADDRESS: _____

   ENGINEER'S TELEPHONE: _____

6. ARCHITECT'S NAME: _____

   ARCHITECT'S ADDRESS: _____

   ARCHITECT'S TELEPHONE: _____

_____
Director/Building Inspector

7. DESCRIPTION OF WORK TO BE COVERED BY THE BUILDING PERMIT FOR WHICH APPLICATION IS MADE: _____

_____

8. USE FOR WHICH THE PROPOSED WORK IS INTENDED: _____

_____

_____

9. TOTAL PROJECT COST (LIST LABOR & MATERIALS SEPERATE) OF ANY NEW BUILDING, STRUCTURE OR ANY ADDITION, REMODELING OR ALTERATION TO AN EXISTING BUILDING:

_____

_____

10. WHERE WILL DEBRIS BE DISPOSED OF FOR THIS PROJECT? _____

_____

_____

11. ATTACH DRAWING/PLANS WHEN APPLICABLE. (SHOW SETBACKS)

PERMITS ISSUANCE

ISSUANCE: The application, plans, specifications, computations and other date filed by an applicant for a permit shall be reviewed by the building official. If the building official finds that the work described in an application for a permit and the plans, specifications and other data filed therewith conform to the requirements of the Uniform Building Code and other pertinent laws and ordinances, and that the fees specified by the City of Las Animas have been paid, the building official shall issue a permit therefore to the applicant.

RETENTION OF PLANS: One set of approved plans, specifications and computations shall be retained by the building official for a period of not less than ninety (90) days from the date of completion of the work covered therein; and one set of approved plans and specifications shall be returned to the applicant, and said set shall be kept on the site of the building or work at all times during which the work authorized thereby is in progress.

VALIDITY OF PERMIT: The issuance or granting of a permit or approval of plans, specifications and computations shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of the Uniform Building Code or of any other ordinance of the jurisdiction. Permits presuming to give authority to violate or cancel the provisions of the Uniform Building Code or other ordinances of the jurisdiction shall not be valid. The issuance of a permit based on plans, specifications and other data shall not prevent the building official from thereafter requiring the correction of errors in said plans, specifications and other data, or from preventing building operations being carried on there under when in violation of this code or of any other ordinances of this jurisdiction.

EXPIRATION: Every permit issued by the building official under the provisions of this code shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within 180 days from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days. Before such work can be recommenced, a new permit shall be first obtained to do so, and the fee therefore shall be one half the amount required for a new permit for such work, provided no changes have been made or will be made in the original plans and specifications for such work; and provided further that such suspension or abandonment has not exceeded one year. In order to renew action on a permit after expiration, the permittee shall pay a new full permit fee. Any permittee holding an unexpired permit may apply for an extension of the time within which work may commence under that permit when the permittee is unable to commence work within the time required for good and satisfactory reasons. The building official may extend the time for action by the permittee for a period not exceeding 180 days on written request by the permittee showing that circumstances beyond the control of the permittee have prevented action from being taken. No permit shall be extended more than once.

SUSPENSION OR REVOCATION: The building official may, in writing, suspend or revoke a permit issued under the provisions of the Uniform Building Code whenever the permit is issued in error or on the basis of incorrect information supplied, or in violation of any ordinance or regulation or any of the provisions of this code.

CITY OF LAS ANIMAS
BUILDING PERMIT APPLICATION
REQUIRED SUBMITTAL DOCUMENTS

1. **SUBMITTAL DOCUMENTS:** Plans, specifications, engineering calculations, diagrams, soil investigation reports, special inspection and structural observation documents shall be submitted in one or more sets with each application for a permit. The building official may require plans, computations and specifications to be prepared by an engineer or architect licensed by the state to practice as such even if not required by state law.

   EXCEPTION: The building official may waive the submission of plans, calculations, construction inspection requirements and other data if it is found that the nature of the work applied for is such that reviewing of plans is not necessary to obtain compliance with this code.

2. **PLANS AND SPECIFICATIONS:** Plans and specifications shall be drawn to scale to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of the Uniform Building Code and all relevant laws, ordinances, rules and regulations.

3. **ARCHITECT OR ENGINEER OF RECORD:** When it is required that documents be prepared by an architect or engineer, the building official may require the owner to engage and designate on the building permit application an architect or engineer who shall act as the architect or engineer of record. If the circumstances require, the owner may designate a substitute architect or engineer of record who shall perform all of the duties required of the original architect or engineer of record. The building official shall be notified in writing by the owner if the architect or engineer of record is changed or is unable to continue to perform the duties. The architect of record shall be responsible for reviewing and coordinating all submittal documents prepared by others, including deferred submittal items, for compatibility with the design of the building.

4. **DEFERRED SUBMITTALS:** Deferred submittals are defined as those portions of the design which are not submitted at the time of the application and which are to be submitted to the building official within a specified period. Deferral of any submittal items shall have prior approval of the building official. The architect or engineer of record shall list the deferred submittals on the plans and shall submit the deferred submittal documents for review by the building official. Submittal documents for deferred submittal items shall be submitted to the architect or engineer of record who shall review them and forward them to the building official with a notation indicating that the deferred submittal documents have been reviewed and that they have been found to be in general conformance with the design of the building. The deferred submittal

items shall not be installed until their design and submittal documents have been approved by the building official.

5. **INSPECTION AND OBSERVATION PROGRAM:** When special inspection is required, the architect or engineer of record shall prepare an inspection program, which shall be submitted to the building official for approval prior to issuance of the building permit. The inspection program shall designate the portions of the work that require special inspection and the name or names of the individuals or firms who are to perform the special inspections, and indicate the duties of the special inspectors. The special inspector shall be employed by the owner, the engineer or architect of record, or an agent of the owner, but not the contractor or any other person responsible for the work. When structural observation is required the inspection program shall name the individuals or firms who are to perform structural observation and describe the stages of construction at which structural observation is to occur. The inspection program shall include samples of inspection reports and provide time limits for submission of reports.

STATE OF COLORADO
COLORADO STATE LAW REQUIREMENT
CARBON MONOXIDE ALARMS

Requires any existing single-family dwelling, multi-family dwelling and rental properties shall have an operational carbon monoxide alarm installed within ten feet of entrance to each room lawfully used for sleeping purposes or in a location as specified in any building code adopted by the state or any local government entity.

Sales and Use Tax

In addition to the building permit fee please be advised that as per Ordinance No. 468, Ordinance No. 586 and Ordinance No.513 adopted by the City of Las Animas voters, any and all building or construction materials which are purchased outside City limits and Bent County are subject a 4% use/sales tax.

It shall be the responsibility of the person(s) applying for this permit to furnish to the City of Las Animas at the time the application is submitted a pre-payment of the sales/use tax. The prepayment shall be calculated as if 50% of the total project cost constituted building or construction materials. Upon completion of the project the applicant shall make payment in full of any additional use tax due, based on actual material cost. In the event an overpayment of the sales/use tax was made at the time of this application, City of Las Animas, upon being furnished audited figures on actual material costs, will issue a refund within 30 days.

Certification

I hereby certify that I have read and examined this application for a building permit and confirm the information as provided herein is true and correct to the best of my knowledge. I understand that any electrical and/or plumbing permits required must be secured from the State of Colorado. Further, I acknowledge that any additional sales/use tax which might be due to City of Las Animas on all materials and supplies purchased from outside the City of Las Animas and Bent County shall be paid within ten (10) days after the project is completed. No certificate of occupancy will be issued until after the sales/use tax has been reconciled and paid.

APPLICANT_____

DATE OF APPLICATION_____

BUILDING PERMIT FEE SCHEDULE

$1.00 to $500.00 - $15.00

$501.00 to $2,000.00 - $15.00 for the first $500.00 plus $2.25 for each additional $100.00, or fraction thereof, to and including $2,000.00

$2,001.00 to $25,000.00 - $50.00 for the first $2,000.00 plus $10.00 for each additional $1,000.00, or fraction thereof, to and including $25,000.00

$25,001.00 - $50,000.00 - $280.00 for the first $25,000.00 plus $7.00 for each additional $1,000.00, or fraction thereof, to and including $50,000.00

$50,001.00 to $100,000.00 - $465.00 for the first $50,000.00 plus $4.80 for each additional $1,000.00, or fraction thereof, to and including $100,000.00

$100,001.00 to $500,000.00 - $720.00 for the first $100,000.00 plus $4.00 for each additional $1,000.00, or fraction thereof, to and including $500,000.00

$500,001.00 to $1,000,000.00 - $2,320.00 for the first $500,000.00 plus $3.60 for each additional $1,000.00, or fraction thereof, to and including $1,000,000.00

$1,000,001.00 and up - $4,000.00 for the first $1,000,000.00 plus $2.40 for each additional $1,000.00, or fraction thereof

ALL BUILDING PERMIT APPLICATIONS MUST BE ACCOMPANIED BY:

*Legal description

*Address

*Lot or plot plan with measurements

*Site or work plan (location of work on plot)

*Drawings – plans show actual work, size dimensions, set backs from property lines, materials, foundation plan with engineers stamp (actual construction plan)

NO PERMITS WILL BE REVIEWED WITHOUT THE ABOVE INFORMATION

MOBILE HOMES:

All foundation plans submitted by manufactures specifications allowed. All mobile homes must contain a minimum of 720 square feet of floor space, placed on a secured foundation, tied down and skirted.

MUST SUBMIT:

*Legal description

*Address

*Lot or plot plan

*Site plan

*For used mobile homes – a color photograph of each side of the home

*For new mobile homes – documentation of date of purchase of home

All support foundations must be 24" x 24" x 36" deep at 8 feet spacing the length of each support beam.

MANUFACTURED HOMES AND MOBILE HOMES:

*State electrical and plumbing permits are mandatory before city utilities are connected.

*Must provide a written inspection report approved by the State of Colorado-Division of Housing to comply with state regulations.

*Mobile homes are allowed south of Ambassador Thompson Blvd. and east of Bent Avenue.

CITY OF LAS ANIMAS
BUILDING INSPECTION

All building construction must be inspected by the Las Animas Building Inspector, beginning with these three phases. Information about additional inspections should be obtained by contacting the Director of Public Works.

1. After stakes and string are set showing exact physical location of proposed construction.

2. After footers are dug and formed.

3. After footers are poured.

ZONES

Sections:

4.03.000 Established Purpose
4.04.000 (Intentionally left blank)
4.05.000 R-1 Rural Residential District
4.06.000 R-2 Urban Residential District
4.07.000 R-3 Urban Residential District
4.08.000 B-1 Highway Business District
4.09.000 B-2 Central Business District
4.10.000 N.D.S. Neighborhood Shopping District
4.11.000 Planned United Development District
4.12.000 I-1 Light Industrial District
4.13.000 I-2 Heavy Industrial District
4.14.000 Mobile Home Subdivision
4.15.000 Mobile Home Parks
4.16.000 (intentionally left blank)
4.17.000 Airport Approach Zone

4.03.000 Established Purpose. The residential zones described below are established to promote stability in residential neighborhoods, to protect such property from incompatible land uses, to protect property values, and to encourage the appropriate use of such land and to promote the quality of life. Certain other uses are permitted which are compatible with residences. Dimensional requirements are set out in the respective sections pertaining to individual zone.

4.05.000 R-1 Rural Residential District

4.05.010 Description of District. This district is designed to accommodate permanent low-density residential development.

4.02.020 Permitted Uses.

1. Single-family dwelling units.
2. Schools and churches.
3. Public parks, golf courses, fair grounds, and open space.
4. Public buildings and utility installations.
5. Modular homes

4.05.030 Special Review Uses.

1. Multi-family dwelling units.

4.05.040 Minimum Site Area.
The minimum site area of this zone shall be 1 acre.

4.05.050 Minimum Front Yard.
The minimum front yard shall be 50 feet.

4.05.060 Minimum Rear Yard.
The minimum rear yard shall be 25 feet for residences and 5 feet for outbuildings.

4.05.070 Minimum Side Yard.
The minimum side yard shall be 15 feet.

4.05.080 Maximum Building Height.
The maximum building height shall be 35 feet.

4.05.090 Permitted Signs.
1. Two (2) signs advertising the property for sale, rent, or lease, not to exceed ten (10) square feet each.
2. Two (2) signs mounted flush with a building and not extending above the roofline identifying the property, its occupants, and its use, not to exceed ten (10) square feet each.

4.06.000 R-2 Urban Residential District

4.06.010 Description of District. This district is designed to accommodate primarily permanent single-family occupancy at a low density not to exceed four dwelling units per gross acre.

4.06.020 Permitted Uses.
1. Single-family dwelling units built or assembled on site on a permanent foundation.
2. Schools and churches.
3. Public parks, golf courses and open space.
4. Public buildings and utility installations.
5. Modular homes.

4.06.030 Special Review Uses.
1. Home occupations
2. Multi-family dwelling up to four (4) units.

4.06.040 Minimum Front Yard.
The minimum front yard shall be 25 feet.

4.06.050 Minimum Year Yard.
The minimum rear yard shall be 25 feet for residential and 5 feet for outbuildings

4.06.060 Minimum Side Yard.
The minimum side yard shall be 7 ½ feet.

4.06.070 Maximum Building Height.
The maximum building height shall be 35 feet.

4.06.080 Permitted Signs.
1. Two (2) signs advertising the property for sale, rent or lease, not to exceed ten (10) square feet each.
2. Two (2) signs mounted flush with a building and not extending above the roofline identifying the property, its occupants and its use, not to exceed ten (10) square feet.

4.06.090 Parking Requirements.
1. Two (2) parking spaces of 180 square feet (exclusive of drives and maneuvering space) shall be provided for each occupancy unit.

4.07.000 R-3 Urban Residential District

4.07.010 Description of District. This district is designed to accommodate higher density development, and provide for a greater diversity of residential accommodations that the R-2 Urban Residential District.

4.07.020 Permitted Uses.
1. Single-family dwelling units.
2. Two-family dwellings.
3. Three-to-ten family dwellings.
4. Mobile homes within the Las Animas Urban Service Area must contain a minimum of 750 square feet of floor space, and be placed on a permanent foundation. The applicant must own the lot and hook up to City utilities. In all other areas mobile homes must contain a minimum of 720 square feet, be tied down, and be skirted.
5. Mobile home subdivisions and parks.
6. Schools and churches.
7. Public parks and open spaces.
8. Public buildings and utility installations.
9. Nursing homes, hospitals, and medical clinics.
10. Modular homes.

4.07.030 Special Review Uses.
1. Home occupations.

4.07.040 Minimum Site Area.

a. Single-family dwellings	7,000 square feet
b. Two-family dwellings	4,375 square feet per unit
c. Three-to-ten family dwellings	3,500 square feet per unit
d. Mobile homes on single lots	7,000 square feet
e. Mobile home subdivisions and parks	4 acres

f. All other uses 7,000 square feet

4.07.050 Minimum Front Yard.
The minimum front yard shall be 25 feet.

4.07.060 Minimum Rear Yard.
The minimum rear yard shall be 25 feet for residences and 5 feet for outbuildings.

4.07.070 Minimum Side Yard.
The minimum side yard shall be 7 ½ feet.

4.07.080 Maximum Building Height.
The maximum building height shall be 35 feet.

4.07.090 Permitted Signs.
1. One (1) sign advertising the property for sale, rent or lease, not to exceed ten (10) square feet.
2. One (1) sign mounted flush with a building and not extending above the roofline identifying the property, its occupants and its use, not to exceed four (4) square feet.

4.07.100 Parking Requirements.
Two (2) parking spaces of 180 square feet (exclusive of drives and maneuvering space) shall be provided for each occupancy unit.

4.08.000 B-1 Highway Business District.

4.08.010 Description of District. This district is designed to accommodate businesses that ordinarily serve customers arriving by automobile for a specific service.

4.08.020 Permitted Uses.
1. Automobile service stations and repair garages.
2. Automobile sales and service.
3. Automobile wash and polish service.
4. Agricultural equipment – sales and service.
5. Building material and lumber sales.
6. Drive-in drinking and eating places.
7. Dance halls.
8. Bowling alleys.
9. Driving ranges and miniature golf.
10. Drive-in theaters.
11. Trucking and storage operations.
12. Equipment rental establishments.
13. Wholesale establishments.

14. Motel.
15. No new dwelling shall be constructed, except where it will be occupied by the owner, operator, or caretaker of a use permitted in this district. All existing homes in this district shall be considered non-conforming, except that owners of record at the time of passage of this regulation may make improvements to existing structures.

4.08.030 Special Review Uses. Any other similar use which by nature of the activity requires location adjacent to a major highway.

4.08.040 Minimum Site Area. Structure coverage shall not exceed 50 percent of the site area.

4.08.050 Minimum Front Yard. The minimum front yard shall be 30 feet from any residential property line and 25 feet from any other property line.

4.08.060 Maximum Building Height. The maximum building height shall be 35 feet.

4.08.070 Permitted Signs.

1. Signs advertising the property for sale, rent, or lease, not to exceed to ten (10) square feet.
2. Signs identifying the property, its occupants, and its use which are located entirely on the owner's property and which do not extend more than three (3) feet above the roofline of the structure.
3. Permitted signs may be illuminated; however, no flashing or blinking signs shall be permitted.

4.08.080 Parking Requirements.

1. One (1) parking space of 200 square feet (exclusive of the driveways and maneuvering space) shall be provided for each 400 square feet of gross floor area for all uses.
2. One (1) parking space of 200 square feet for each 300 square feet of office space or public service space.
3. One (1) parking space of 200 square feet for each rental unit in motes and hotels.
4. One (1) parking space of 200 square feet for each four (4) seats in eating and drinking places and theaters and auditoriums.

4.09.000 B-2 Central Business District

4.09.010 Description of District. This district is designed to accommodate businesses that serve the needs of the residents of Las Animas, tourists, and the surrounding community.

4.09.020 Permitted Uses.

1. Banks and savings and loan associations.
2. Public buildings and offices.
3. Furniture, mail order, cleaning, laundry, photographer, shoe repair stores.
4. Appliance sales and repair.
5. Beauty and barbershops.
6. Travel agencies and ticket offices.
7. Charitable, civic, youth, social and fraternal organizations.
8. Indoor entertainment facilities.
9. Liquor, dairy, food, department, antique, clothing, and hardware stores.
10. Medical, dental, legal, engineering, architectural, accounting and other professional services.
11. Mortuaries and funeral homes.
12. Printing, photocopying and blueprinting services.
13. Radio and television studios.
14. Hotels, motels, restaurants, bars and lounges.
15. Parking lots.
16. Sporting goods and camera stores.
17. Service stations.

4.09.030 Special Review Uses.

1. Such other retail, personal service and professional uses, which are conducted entirely within the enclosed structure and by their nature, are compatible with the uses listed above.

4.09.040 Minimum Site Area.

None, provided, that conditions of parking requirements are met.

4.09.050 Minimum Front, Side and Rear Yards.

None, provided, that the conditions of parking requirements are met.

4.09.070 Permitted Signs.

1. Two (2) signs advertising the property for sale, lease, or rent not to exceed six square feet each.
2. Two (2) signs, identifying the property, its occupants and its use, which are self-supported and which do not extend more than three (3) feet over the public right-of-way. Such signs must be no more than ten (10) square feet each, nor less than eight (8) feet above the sidewalk grade.

4.10.000 NDS Neighborhood Shopping District

4.10.010 Description of District. It is the intent of the neighborhood-shopping district to permit retail sale of convenience goods and services in a residential area for the convenience of local residents.

4.10.020 Permitted Uses.
All uses permitted in the R-2 district.

4.10.030 Special Review Uses.

1. Apartments on floor other than the ground floor.
2. Banks and other savings and loaning institutions.
3. Barber shops.
4. Beauty shops.
5. Boarding and lodging houses (above ground floor).
6. Candy and ice cream stores (except drive-ins).
7. Churches.
8. Cleaning and laundry pick-up stations.
9. Clubs and lodges.
10. Custom dressmaking, furrier, millinery, tailor shops (employing less than five (5) persons).
11. Drug stores and proprietor stores with not over two thousand five hundred (2,500) square feet of selling area.
12. Electric and telephone substations.
13. Fix-it shops (radio, television and small appliances.)
14. Flower and gift shops.
15. Food stores (grocery, meat and delicatessen).
16. Hardware stores.
17. Laundry (self-service).
18. Key shops.
19. Medical, dental and health clinics (for people only).
20. Messenger and telegraph stations.
21. Newsstands.
22. Non-profit religious, educational and philanthropic institutions, but not penal or mental institutions.
23. Office – businesses, professional and public.
24. Parks, playgrounds, and community buildings.
25. Parking lots (customer and private).
26. Photographers' studios.
27. Restaurants and tea rooms (except for drive-ins).
28. Service stations.
29. Shoe repair and shoe shine shops.
30. Children's amusement parks.
31. Drive-on theaters.
32. Miniature golf courses.
33. Bowling alleys.
34. Other uses which are compatible with the intent of this district.

4.10.040 Minimum Site Area.
The structure shall not exceed 65 percent of site area.

4.10.050 Minimum Front Yard.
The minimum front yard shall be 25 feet from any public street right-of-way.

4.10.060 Minimum Side Yard.
The minimum side yard shall be 25 feet from any residential property line and 7 ½ feet from any other property line.

4.10.070 Maximum Building Height.
The maximum building height shall be 35 feet.

4.10.080 Permitted Signs.
1. Two (2) signs advertising the property for sale, lease, or rent not to exceed ten (10) square feet each.
2. Two (2) signs identifying the property, its occupants, and its use which are located entirely on the owner's property and which contain no more than thirty (30) square feet.
3. Permitted signs may be illuminated; however, no flashing or blinking signs shall be permitted.

4.11.000 P.U.D. Planned Unit Development District

4.11.010 Description of District. This district is designed to provide for the flexible development of large sites to promote higher economic uses while protecting environmental and ecological and to allow for special residential, commercial, recreational development in which various uses are in appropriate relationships to one another, to open space, and to common facilities.

4.11.020 Permitted Uses. Any use permitted by right in the preceding listed zone districts. These uses may be separate or in combination and are permitted, in accordance with the below listed standards, requirements, and procedures.

4.11.030 Standards and Requirements.
1. General – The P.U.D. shall be designed in a manner that protects the environmental and ecological assets of the area including, but not limited to, plant and animal life, streams, and storm drainage courses and scenic vistas.
2. Site – Minimum site area shall be no less than 20 acres. Public water and sanitary sewer facilities shall be available to the site or shall be provided by the developer adequate to serve both permanent and transient population. These facilities shall meet minimum standards set by the Colorado Department of Health.

4.11.040 Design and Development.
1. Usable public open space – including areas for open air recreation, courts, gardens, parks, and walkways, shall not be less than 15 percent of the

total P.U.D. zone. (Streets and parking areas shall not be considered as any portion of the required open space.)

2. Yard dimensions and property line setbacks shall be approved by the Council.
3. Building height may not exceed 35 feet unless otherwise approved by the Council.

4.11.050 Parking Requirements.

1. Dwelling units (private and commercial) two (2) spaces of 180 square feet for each unit.
2. Churches, auditoriums and other facilities accommodating seated audience's one (1) space of 200 square feet for every four (4) seats.
3. Indoor uses including retail establishments, offices, personal service operations, and eating and drinking places, one (1) space of 200 square feet for each 330 square feet of floor area devoted to public use.
4. Manufacturing, fabrication, or industrial uses one (1) space of 200 square feet for each 400 square feet of gross floor area.
5. Outdoor or mixed facilities sufficient parking spaces of 200 square feet each as determined in a reasonable way by the Council.

4.11.060 Permitted Signs.

1. Signs advertising the property for sale, rent, or lease not to exceed ten (10) square feet each.
2. Signs identifying the property, its occupants, and its use which are located entirely on the owner's property and which do not extend more than three (3) feet above the roofline of the structure.
3. Permitted signs may be illuminated however; no flashing or blinking signs shall be permitted.

4.11.070 Procedures. The following procedures shall be followed when a P.U.D. district zoning request is submitted for consideration.

1. Prior to the request for P.U.D. zoning, the developer shall submit a preliminary plan to the Planning Commission, which shall include the following information.
   a) Proposed building locations, densities, and heights.
   b) Proposed land uses, including the locations and acreage to be devoted to each use.
   c) Proposed areas which are to be dedicated for public use, including, but not limited to street and road right-of-way, public parks and open space, and sites for schools, or other public buildings.
   d) Proposed grading and drainage plan.
   e) Proposed method of supplying water and sanitary sewer facilities.
   f) Proposed circulation, both vehicular and pedestrian, including parking.
   g) Relation of P.U.D. development to the surrounding area to the Development Plan and Guide.

2. Following the P.U.D. zoning district approval in accordance with the preliminary plan and prior to the issuance of any special use or building, permit, the developer shall file an official plan with the County Clerk and Recorder. The filed plan shall show all of the changes, additions, or deletions as required by the Council any economic feasibility report or market report required by the Council or any other special condition, requirement or procedure prescribed by the Council.

4.12.000 I-1 Light Industrial District

4.12.010 Description of District. This district is designed to accommodate light industrial, wholesaling and manufacturing operations.

4.12.020 Permitted Uses.

1. None.

4.12.030 Special Review Uses.

1. Any manufacturing or fabricating use from which no volume of sound, vibration, smoke, fumes, gas, noxious order, light, heat, glare of radio transmission is disseminated beyond the property lines of the proposed use.
2. Lumber and building material sales.
3. Fuel Storage
4. Heating, plumbing, and electrical contractor shops and offices.
5. Warehousing.
6. General and special contractors yards, offices and warehousing.
7. Public utility offices and equipment yards.
8. Radio and television transmitters.
9. Laundry, cleaning and dyeing shops.
10. Upholstering shops.
11. Sign painting.
12. Auto body shops.

4.12.040 Minimum Site Area.

None, provided, that conditions of parking and yard requirements are met.

4.12.050 Minimum Front, Side and Rear Yards.

Fifty feet (50) from any residential district boundary. Twenty-five (25) feet from any commercial district boundary.

4.12.060 Maximum Building Height.

The maximum building height shall be 35 feet.

4.12.070 Permitted Signs.

1. Signs advertising the property for sale, rent, or lease not to exceed ten (10) square feet each.

2. Signs identifying the property, its occupants and its property use which are located entirely on the owner's property and which do not extend more than three (3) feet above the roofline of the structure.
3. Permitted signs may be illuminated however; no flashing or blinking signs shall be permitted.

4.12.080 Parking Requirements.

1. One (1) parking space of 200 square feet (exclusive of driveways and maneuvering space) shall be provided for each 400 square feet of gross floor area for all uses.

4.13.000 I-2 Heavy Industrial District.

4.13.010 Description of District. This district is designed to accommodate manufacturing, wholesaling, industrial, and other uses, which by the nature of their activity, are excluded from the uses, permitted in other districts.

4.13.020 Permitted Uses.

1. None.

4.13.030 Special Review Uses.

Any manufacturing, fabricating, or industrial use provided that:

1. No sound volumes in excess of 70 decibels measured at the property boundary lines is audible.
2. No vibration of earth shall be perceptible beyond the property boundary lines.
3. No smoke, fumes, gas, noxious odor, light, heat, or glare are perceptible beyond the property boundary lines.

4.13.040 Minimum Site Area.

None, provided conditions of parking and yard requirements are met.

4.13.050 Minimum Front, Side, Rear Yards.

Fifty (50) feet from any residential district boundary. Twenty-five (25) feet from any commercial district boundary.

4.13.060 Maximum Building Height.

The maximum building height shall be thirty-five (35) feet.

4.13.070 Permitted Signs.

1. Signs advertising the property for sale, rent, or lease, not to exceed ten (10) square feet each.
2. Signs identifying the property, its occupants, and its use which are located entirely on the owner's property and which do no extend more than three (3) feet above the roofline of the structure.

3. Permitted signs may be illuminated; however, no flashing or blinking signs shall be permitted.

4.13.080 Parking Requirements.

1. One (1) parking space of 200 square feet (exclusive of driveways and maneuvering space) shall be provided for each 400 square feet of gross floor area for all uses.

4.14.000 Mobile Home Subdivisions.

4.14.010 Location and Size.

Mobile home subdivisions shall be located in a zone district where they are a permitted use by right and shall be not less than four (4) acres in size.

4.14.020 Platting Requirements.

Mobile home subdivisions shall be platted in accordance with all applicable subdivision regulations prior to the sale or transfer of any single lot as any occupancy unit.

4.15.000 Mobile Home Parks

4.15.010 Minimum Criteria. Mobile home parks shall be designed in accordance with the following minimum criteria:

1. The mobile home park shall as a minimum comply with the regulations for mobile home parks issued by the State of Colorado.
2. Each mobile home space may have only one mobile home located upon it. Each space shall be a minimum of four thousand square feet except six thousand square feet shall be required for spaces where doublewide mobile homes are to be allowed. Minimum space width shall be forty (40) feet.
3. Each mobile home space shall be served by a public water supply, a sewer system, a street, electricity and telephone. All required improvements shall comply with any applicable City standards and specifications.
4. There shall be a minimum setback of twenty-five (25) feet from the front of the space, fifteen (15) feet from the rear of the space and eight (8) feet from the sides.
5. Interior roadways shall be to City standards.
6. All interior roads and walkways shall be well lighted for safe movement of pedestrians.
7. Two (2) parking spaces shall be required within each mobile home space plus common parking area for visitors shall be provided at a ration of one (1) space for every two (2) mobile home spaces.
8. Adequate areas for snow storage shall be provided.

9. There shall be common refuse collection points adequate to serve all mobile home units.
10. All utilities shall be underground.
11. No outside storage shall be permitted except in storage buildings. Storage buildings shall be located in the rear half of the space. A five (5) foot rear setback is required.
12. All patio awnings, covered parking, or carports shall be regulated by the Uniform Building code and in accordance with the definitions of this code.
13. Ten percent of the total gross acreage of the park shall be provided as maintained, usable open space. The area allocated shall not include roadways. Storage areas, mobile home spaces, parking and similar features.
14. All mobile homes shall be rigidly skirted within thirty (30) days of placement.
15. The owner(s) of the mobile home park shall provide for a management staff to handle the daily enforcement and property management for the owner(s). The owner(s) shall be responsible to ensure that the mobile home park is consistently in compliance with all requirements of this code.
16. The Council may require the owner of the mobile home park to provide a common storage area for items such as boats, trailers, travel homes, etc.

4.15.020 Construction Permit.

No mobile home park may be constructed or enlarged until a permit for construction has been approved by the Planning Commission. Upon approval, an application for such permit (together with the plans showing the proposed park) shall be submitted to the Director of Public Works office. The Director of Public Works shall review the application to determine that it is in compliance with the requirements of this section. The Assistant to the Director of Public Works will assess the permit fee based on the total project cost. The City Clerk shall receive all payments. No mobile home or travel home may be placed in a mobile home park or travel home park or expansion thereto until the construction has been completed and approved the City building inspector as complying with the plans as approved by the Planning Commission.

4.15.030 Location and Size.

Mobile home parks shall be located in a zone district in which they are a permitted use by right and shall be not less than four (4) acres in size.

4.15.040 Mobile Home Site.

1. Subject to the provisions of this chapter, a mobile home intended to be used as a rental or leased, may be allowed to be placed on a single lot in the R-1, R-2 and R-3 and P.U.D. zones outside of a mobile home park.
2. Conditional use. If other than a use by right the use shall be considered a conditional use and subject to all the review procedures of Section 4.23.
3. Mobile home park. Two or more mobile homes adjacent to one another on lots, parcels or sites owned by the same owner shall be considered a

mobile home park and subject to the zoning and mobile home park requirements of Section 4.15.

4. Design Criteria. Each mobile home shall be served by a public water supply, a sewer system, a street, electricity and telephone. All required improvements shall comply with any applicable City standards. All mobile homes shall be rigidly skirted. Mobile homes to be located in a mobile home site must qualify for and obtain a site permit pursuant to Section 4.15 of this code.
5. Owner Responsibility. The owner of the lot, parcel or site shall be responsible that the site is in compliance with all requirements.
6. Application Fee. No mobile home may be placed onto a mobile home site until a permit has been reviewed by the Director of Public Works. An approved application for such permit shall be submitted along with an application fee to be determined by a Fee Setting Resolution by the Council.
7. Replacement of Mobile Homes. Because of the special nature of these provisions, each time a mobile home is moved off a site and replaced by another, the Planning Commission shall review the permit. The owner(s) shall inform the City of their intention to replace said mobile home, and submit a description of the proposed mobile home. The Planning Commission will review the permit at its next regularly scheduled meeting.
8. Skirting. All mobile homes shall be rigidly skirted within thirty days of placement of the mobile home.
9. Setbacks. Setback requirements of a mobile home park shall pertain as in Section 4.15.
10. No outside storage shall be permitted except in a detached storage building.