

XOMERA "97"

***RIO ARRIBA COUNTY  
MOBILE HOME PARK  
ORDINANCE 1992-02***

***ORDINANCE NO.1992-02***

***“RIO ARRIBA COUNTY MOBILE HOME PARK ORDINANCE”***

***EFFECTIVE DECEMBER 18, 1992***

***ADOPTED OCTOBER 19, 1992***

***JOE B. ROMERO, CHAIRMAN  
TITO PADILLA, MEMBER  
ARTHUR RODARTE, MEMBER***

***AMENDED ON OCTOBER 27, 1994***

***AMENDED ON AUGUST 26, 1999***

***ALFREDO MONTOYA, CHAIRMAN***

***MOISES MORALES, COMMISSIONER***

***RAY TAFOYA, COMMISSIONER***

**ORDINANCE NO 1992-02  
RIO ARRIBA COUNTY MOBILE HOME PARK ORDINANCE**

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**RIO ARRIBA COUNTY  
BOARD OF COUNTY COMMISSIONERS**

**AN ORDINANCE**

**RELATING TO MOBILE HOME PARKS; ENACTING MOBILE HOME PARK REGULATIONS WITHIN RIO ARRIBA COUNTY PURSUANT TO SECTION 4-37-1, NMSA 1978 COMP, ET SEQ.**

**BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS IN AND FOR THE COUNTY OF RIO ARRIBA, STATE OF NEW MEXICO**

**Section 1. SHORT TITLE - This ordinance may be cited as the “Rio Arriba County Mobile Home Park Ordinance”.**

**Section 2. PURCHASE OF ORDINANCE - The purpose of this ordinance is to provide for the safety, preserve the health, promote the prosperity and improve the morals, order, comfort, and convenience of the County and its inhabitants; and to establish criteria for the development and operation of mobile home parks within Rio Arriba County as commercial operations intended to accommodate the term occupancy of mobile homes.**

**Section 3. DEFINITIONS - As used in the Rio Arriba County Mobile Home Park Ordinance;**

- A. “*Mobile Home*” means any vehicle or transportable structure, without motive power, that is equipped with wheels and axles, is designed with complete bathroom and kitchen facilities, and is intended for occupancy as a dwelling for unlimited periods of time;**
- B. “*Mobile Home Park*” means any plot of ground upon which four or more mobile homes, occupied for dwelling or sleeping purposes, are located, and where a charge is made for such accommodation;**

- C. ***“Mobile Home Stand or Space”*** means that portion of the mobile home space intended for placement of the mobile home proper consisting of a plot of ground of dimensions adequate to accommodate the size and weight of the mobile home to be accommodated;
- D. ***“License”*** means a County occupation license, valid for one (1) year, authorizing the maintenance and operation of a mobile home park within Rio Arriba County;
- E. ***“Licensee”*** means any person, firm, association, or corporation licensed to operate and maintain a mobile home park under the provisions of the Rio Arriba County Mobile Home Park Ordinance;
- F. ***“Mobile Home Park Drive”*** means any street located within the mobile home park, which is utilized for ingress or egress by the residents of the mobile home park and authorized members of the public.

**Section 4. APPLICATION - LICENSE - FEES**

- A. ***Any person, firm association or corporation desiring to develop and operate a mobile home park within Rio Arriba County shall apply to the Board of County Commissioners for authorization, written application, together with appropriate plans and specifications as set forth in the Ordinance, shall:***
  - 1) ***Be filed, in triplicate, with Planning and Zoning Department;***
  - 2) ***State the applicant’s name and address;***
  - 3) ***State the location and legal description of the property on which the mobile home park is to be developed; and,***
  - 4) ***Include such additional information as may be requested for review by the County Commissioner’s staff to enable the Board of County Commissioners***

*to determine if the mobile home park complies with requirements of the Rio Arriba County Mobile Home Park Ordinance.*

- B. The fee for review of the mobile home park application shall be twenty-five dollars (\$25.00) per mobile home space within the mobile home park, and shall be paid by the applicant to the County Treasurer upon submission of the application. The applicant shall furnish evidence of payment of such fees to the Planning and Zoning Department.*
- C. If, due to complex, unforeseen, or unique circumstances relating to the plan or plat of the proposed mobile home park such as complex hydrological or liquid waste disposal considerations, additional review is required, the Board of County Commissioners may assess additional fees to defray the cost of such review. Such fees shall only be professional services rendered to the County when the County does not have qualified personnel to assist in the review of the reports, plans and plat of the proposed mobile home park. An estimate of said fees shall be given to the applicant within five (5) days of filing the application.*
- D. Upon final approval of the mobile home park application by the Board of County Commissioners, the applicant shall obtain a license to do business in Rio Arriba County from the County Clerk. The fee for issuance of such County occupation license shall be ten dollars (\$10.00) per space within the mobile home park, and shall be paid annually on January 1 of each year by the applicant to the County Clerk. Annual renewal of the County occupation license by the licensee shall be made subsequent to the inspection and approval of the mobile home park by the County Manager or County Engineer and the District Fire Chief or, in the absence of fire district, the State Fire Marshal.*

- E. Written application for transfer of the County occupation license shall be filed with County Manager upon the purchase or lease of a mobile home park from the licensee. Upon approval of the application for transfer of the County occupation license by the Board of County Commissioners, the license transferee shall obtain a certificate of transfer of the County occupation license from the County Clerk. The fee for issuance of a certificate of transfer of the license shall be fifty dollars (\$50.00) and shall be paid by the license transferee to the County Clerk together with any unpaid occupational license fee, if due, under Section 4-C.*
- F. The Board of County Commissions may, at its discretion, by resolution of the Board of County Commissioners, vary all fee schedules contained in this Ordinance. It is the intent hereby to set fee schedules to cover all applicable costs for administration and enforcement of this Ordinance.*

**Section 5. VARIANCES – WAIVERS.**

- A. Any applicant for a proposed mobile home park or existing mobile home park owner seeking a variance or waiver from the requirements under the Rio Arriba County Mobile Home Park Ordinance shall file a petition for variance or waiver with the County Manager. The County Commission’s staff shall investigate such petition and shall submit recommendations for denying or approving.*
- B. The Board of County Commissioners may grant an individual mobile home park variance, modification, or waiver of the requirements prescribed under the Rio Arriba County Mobile Park Ordinance whenever it is found, upon presentation of adequate proof, that:*
- 1) Compliance with a regulation under the Rio Arriba County Mobile Home Park*



*Ordinance will result in an arbitrary and unreasonable taking of property or will impose undue and extraordinary hardships; and,*

*2) Granting the variance will not result in a condition injurious to health and safety.*

*C. No variance or waiver shall be granted by the Board of County Commissioners pursuant to this Section if, by so doing, the intent and purpose of the Rio Arriba County Mobile Home Park Ordinance will be nullified.*

*D. In granting a variance or waiver, the Board of County Commissioners may impose such stipulations, as will, in its judgment, substantially secure the objectives of the regulation so varied, modified, or waived.*

**Section 6. NONCONFORMING MOBILE HOME PARKS** – *If, upon the effective date of the adoption of the Rio Arriba County Mobile Home Park Ordinance or amendment thereto, lawful mobile home parks exist that are no longer permissible under the Rio Arriba County Mobile Home Park Ordinance as amended, such mobile home parks may be continued as long as they otherwise remain lawful, providing that:*

*A. Such nonconforming mobile home parks shall not be enlarged, intensified, increased, or extended to occupy a greater area of land than occupied at the effective date of adoption of the Rio Arriba County Mobile Home Park Ordinance or amendment thereto unless approval therefor is obtained pursuant to this Ordinance;*

*B. Such nonconforming mobile home parks shall not be moved in whole or in part to any other portion of the lot or parcel occupied by such mobile home park at the effective date of the adoption of the Rio Arriba County Mobile Home Park Ordinance or amendment thereto unless approval therefor is obtained pursuant to this Ordinance;*

*C. If any such nonconforming mobile home park for any reason ceases operation for a*

*period exceeding sixty (60) days, any subsequent similar mobile home park shall comply with the Rio Arriba County Mobile Home Park Ordinance;*

- D. Additional structures in connection with such nonconforming mobile home park not complying with Rio Arriba County Mobile Home Park Ordinance shall not be erected;*
- E. Any existing mobile home park or portion thereof not complying with the Rio Arriba County Mobile Home Park Ordinance at the effective date of its adoption or amendment thereto shall be brought into compliance no later than five (5) years from the effective date of the adoption of the Rio Arriba County Mobile Home Park Ordinance; and,*
- F. Any existing mobile home park or portion thereof not complying with Rio Arriba County Mobile Home Park Ordinance or with existing state or federal requirements relating to health and safety, shall be brought into compliance no later than six (6) months from the effective date of the adoption of the Rio Arriba County Mobile Home Park Ordinance.*

**Section 7. MOBILE HOME PARK PLAN - REQUIREMENTS - PROCEDURES FOR APPROVAL**  
**- REVIEW OF PROGRESS.**

- A. In accordance with Section 4-A, the applicant is required to file with County Manager, together with application for mobile home park, an overall proposed development plan which:
  - 1) Depicts proposed land uses for the entire area defined in the mobile home park application which shall not be less than two and one-half (2 1/2) acres; the tract of land shall be easily accessible by all available fire fighting and emergency vehicles;*
  - 2) Encompasses the entire boundaries of the tract proposed for development and indicate existing conditions and developments and ownership for the additional**

*surrounding area at least two hundred feet (200') from the exterior tract boundaries;*

- 3) Is drawn at a scale of not less than fifty feet (50') to the inch and which indicates topography at a two-foot (2') contour interval; and,*
- 4) Depicts, with appropriate dimensions, interior lot spaces, an arrangement of buildings and their uses, off-street parking and loading facilities, internal automobile and pedestrian circulation, ingress and egress from adjoining streets, roads or highways, service area and facilities, drainage system, landscaping, fences and walls, and the size, location orientation and type of all signs proposed (see Exhibit "A", hereto attached, as a guide).*

*B. Upon determination by the Commission's staff that the proposed plan is in compliance with Section 7-A and within thirty (30) days of the receipt of an application and mobile home park plan, the County Manager shall submit such application and proposed development plan to the County Commission. Prior to approving the proposed development plan, the County Commission shall;*

- 1) determine whether or not the proposed development plan conforms to the requirements of the Rio Arriba County Mobile Home Park Ordinance;*
- 2) determine what changes or revisions of the proposed development plan are required; and,*
- 3) recommendation as to approval, disapproval, suggested revisions, and special conditions and safeguards, which recommendations may include suggested time limits within all construction or specified stages of construction shall be started or completed.*

- C. Following the preliminary approval of the proposed development plan, together with any changes, revisions, conditions and safeguards, if any the applicant shall prepare and submit to the County Manager for approval by the Board of County Commissioners a final development plan to be followed in construction operations, together with final drafts of all agreements, contracts, deed restrictions, and other legal instruments pertinent to the implementation of the final development plan. The final development plan may be submitted for approval separately for the first and each successive stages of development of the mobile home park. The final development plan, or successive stages thereof, as approved by the Board of County Commissions, becomes the final plan and the basis for issuance of a mobile home park license which shall be filed with the County Clerk in a book designated for the filing of mobile home park plans.*
- D. If, in eighteen (18) months from the date of approval of the final development plan by the Board of County Commissioners, substantial and continuing construction is not in progress, the Commission shall review the mobile home park application. The Board of County Commissioners may rescind approval of the mobile home park application and development plan if it is shown that there is no substantial and construction.*

**Section 8. MOBILE HOME PARK DESIGN STANDARDS** – *Mobile home parks shall be constructed in accordance with following design standards (SEE EXHIBIT “A”);*

- A. Provision for an adequate open space park and recreation area according to the minimum requirement of 2000 square feet for every five (5) mobile home units or portion therefore;*
- B. Location of mobile home park on a well-drained site, property graded to insure rapid drainage of site;*
- C. Provision of spaces that are well defined and delineated, with a minimum lot size per*

- mobile home unit of five thousand (5,000) square feet;*
- D. Each mobile home shall be supported in such a manner as provided in the rules and regulations specified by the New Mexico Mobile Housing Commission;*
- E. A maximum of six (6) home spaces per acre within a mobile home park;*
- F. Location of mobile homes on each space so as to provide;*
- 1) At least a twenty-five foot (25') clearance between the mobile home side by side;*
  - 2) Not less than twenty feet (20') clearance with respect to mobile homes parked end-to-end;*
  - 3) Location of mobile homes not closer than thirty feet (30') from any building within the park, not to include small individual storage units, or any property line of the park which does not abut upon a public street or highway or less than five (5) feet from any exterior space line;*
  - 4) Location of mobile homes not closer than thirty feet (30') from any property line abutting upon a public street, highway, or main access; and*
  - 5) Not less than fifteen feet (15') clearance from the pavement edge to any permanent or semi-permanent structures or fixtures to facilitate the parking or removal of mobile homes;*
  - 6) At least a five foot (5') clearance between the mobile home and property line;*
- G. Provision of two (2) off-street parking spaces for each mobile home space, which such parking places shall be paved in concrete or asphalt or graveled;*
- H. Provision of walkways from all mobile home spaces to all common areas within the mobile home park; which such walkways shall not be less than thirty-six inches (36") in width and constructed of concrete or asphalt;*

- I. All driveways and walkways within a mobile home park shall be asphalt or concrete paved and well-lighted at night based on accepted standards as recommended by the local electrical power supply company;*
- J. Provision that;*
- 1. Private streets shall have a minimum pavement or graveled width of twenty-four feet (24');*
  - 2. Private collector streets shall have a minimum pavement or graveled width of thirty feet (30');* and,
  - 3. Public dedicated streets shall observe right-of-way requirements and subdivision design standards set forth in the Rio Arriba County Subdivision Regulations;*
  - 4. Dead-end streets within the park shall provide a turn around to accommodate all types of emergency vehicles.*
- K. The perimeter of the park shall be landscaped to blend as closely as possible with surrounding land contours and vegetation and to provide adequate screening from adjacent properties or developments to a standard acceptable by the Board of County Commissioners.*

**Section 9. WATER SUPPLY SYSTEM – REQUIREMENTS.**

- A. The mobile home park must be served by either public water and sewer systems or by a park-maintained water and sewer system as required by the Rio Arriba County Subdivision Regulations. No individual space wells or individual sewage disposal systems will be allowed.*
- B. If the water supply is to be from ground water sources, it must contain a report by a*

*person qualified in ground water hydrology presenting;*

- 1) a detailed geological map of the land to be developed;*
- 2) a reconnaissance geologic map of adjacent lands showing the hydrologic boundaries of the aquifer system from which water will be taken;*
- 3) information on depth of water within an extent of thickness of the aquifers, probable yields of wells based upon pumping tests, chemical quality of water, logs and yields of wells;*
- 4) maps showing contours of the water levels in wells and thickness of saturation of the principal aquifers; and*
- 5) information on presence of potential sources of ground water pollution and computations of the effects of the proposed water withdrawal on water levels and natural discharge within and exterior to the proposed development; and*

*C. If the water supply is to be provided from surface supplies or from ground water supplies within declared underground basins, contain a water supply plan which includes a permit issued by the State Engineer for the use of the quantity of water required or surety in an amount sufficient to cover acquisition of such permit.*

**Section 10. SANITARY SEWAGE DISPOSAL SYSTEM – REQUIREMENTS.**

*A. Requirements for a mobile home park sanitary sewage disposal system;*

- 1) connection to an existing municipal or community sanitary sewage system approved by the County and the NEW MEXICO ENVIRONMENTAL IMPROVEMENT AGENCY; or*
- 2) Construction of one or more sanitary sewage disposal systems approved, in writing, by the County and the NEW MEXICO ENVIRONMENTAL IMPROVEMENT*

**AGENCY.**

- B. If the development plan or plat provides for connection to an existing sanitary sewage disposal system, the plan shall include a written agreement with the sewage system authority that service will be provided to the mobile home park proposed for development.***
- C. If the development plan or plat provides for the construction of a central sanitary sewage disposal system, the plan or plat shall indicate the method of treatment and discharge.***

**Section 11. SOLID WASTE DISPOSAL SYSTEM – REQUIREMENTS.**

- A. If the development plan or plat provides for an extension of an existing county solid waste collection and disposal system, the plan shall include a written agreement with the county system authority that service will be provided to the mobile home park proposed for development.***
- B. If the development plan or plat provides for an independent mobile home park solid waste collection and disposal system, it must contain the disposal site description, location, operation procedures, and equipment to be used, and a copy of the written agreement between the applicant, developer, and the independent contractor disclosing the plan for collection and disposal of the solid waste.***
- C. It shall be the responsibility of the park operator to provide for the disposal of solid waste from the park.***

**Section 12. SERVICE BUILDINGS.**

- A. Service buildings, if provided, shall comply with the standards prescribed by the New Mexico Mobile Housing Commission and the New Mexico Construction Industries Commission.***
- B. All service buildings and grounds of the mobile home park shall be maintained in a clean,***



*sightly condition, and kept free of any conditions that will menace the health or safety of any occupant and/or the public and shall not constitute a nuisance.*

**Section 13. LOCATION OF MOBILE HOME PARKS.**

- A. Mobile home parks shall be permitted use in any area of the County, provided that such mobile home park conforms with existing land-use pattern in the area, maintains general landscapes and contours, and meets with the standards and requirements set forth in the Rio Arriba County Mobile Home Park Ordinance.*
- B. Prior to approval of a mobile home park application by the Board of County Commissioners, a proposed mobile home park shall be examined with regard to;*
- 1) accessibility of the proposed mobile home park to water, sewage, solid waste disposal, electrical and natural gas systems, or the provision of such services if existing systems are not accessible;*

**Section 14. PUBLIC HEARING.**

- A. The Board of County Commissioners shall, prior to taking action to either approve or disapprove an application for the operation of a mobile home park within Rio Arriba County, hold a public hearing for preliminary plan approval of the proposed mobile home park.*
- B. In scheduling such public hearing, the developer of the proposed mobile home park shall:*
- 1) thirty (30) days before such public hearing, mail notices of public hearing, registered, return receipt requested, to all adjacent property owners within a one hundred foot (100') radius of the proposed mobile home park, exclusive of public right-of-way, stating the date, time, and place of the public hearing and intent of the developer for the construction of the proposed mobile home park. A copy of the notice of public*

*hearing, together with the mailing receipts, shall be submitted to the Board of County Commissioners and shall become a part of the permanent records; and*

- 2) fifteen (15) days before such public hearing, causing one (1) public notice to be published in a newspaper of circulation in the County stating the date, time, and place of the public hearing and intent of the developer for the construction and general location of the proposed mobile home park. A copy of such public notice shall be submitted to the Board of County Commissioners and shall become a part of the permanent record.*

**Section 15. GARBAGE RECEPTACLES** – *Receptacles approved by the New Mexico Environmental Improvement Agency, shall be provided in quantities adequate to permit disposal of all garbage and rubbish. Such receptacles shall be located on the mobile home space or in a specified control location to facilitate maintenance and pickup and shall be kept in sanitary conditions at all times. garbage and rubbish shall be collected and disposed of by the park operator as frequently as may be necessary to insure that the garbage receptacles shall not overflow.*

**Section 16. FIRE PROTECTION** – *Every mobile home park shall be equipped at all times with fire extinguishing equipment of such type, size, and number, in good working order and located within the mobile home park, so as to satisfy applicable regulations of the State Fire Marshal or the local fire district. No open fires shall be permitted at any place within the park except in outdoor cooking facilities. No fires shall be left unattended at one time. Trash burning and illegal fireworks are hereby prohibited with the mobile home park.*

**Section 17. SUPERVISION** – *The licensee of a duly authorized attendant or caretaker shall be in charge of all times to keep the mobile home park, its facilities and equipment, in a clean, orderly and sanitary condition. The attendant or caretaker, together with the licensee, shall be answerable for*

*the violation of any provision of the Rio Arriba County Mobile Home Park Ordinance to which the licensee or permittee is subject.*

**Section 18. APPEALS**

- A. Any applicant who may be adversely affected or is dissatisfied with an order, determination, or decision, of the Board of County Commissioners approving or disapproving a mobile home park application, may request a hearing thereon before the Board of County Commissioners or, in the alternative, appeal to the district court of the County through appropriate court proceedings to vacate or set aside such order or determination.*
- B. The applicant shall be fifteen (15) days after the Board of County Commissioners has rendered its decision in which to seek a hearing for reconsideration of the mobile home park application. Such request shall be in writing and hand-delivered to the County Manager within the said fifteen (15) day period.*
- C. The Board of County Commissioners shall give the applicant notice of the date, time, and place hearing for reconsideration of the mobile home park application, fifteen (15) days in advance of such hearing. The applicant may be represented pro se or by an attorney and may introduce new evidence of such hearing for consideration by the Board of County Commissioners.*
- D. If any hearing for reconsideration of a mobile park application, the Board of County Commissioners renders an adverse decision, the findings and the conclusions of the Board shall be reduced to writing and mailed to the applicant at the address noted on the mobile home park application within thirty (30) days, by registered mail, return receipt requested.*

**Section 19. DISCLOSURE STATEMENT.**

- A. Within ten (10) days of Commission approval of the mobile home park application, the owner shall submit a proposed disclosure statement to the Commission for its approval.*
- B. Prior to renting or leasing any space with a duly licensed mobile home park, the mobile home park owners shall provide the prospective tenant or lessee with a written, approved disclosure statement in order that the prospective tenant or lessee may make an informed decision whether or not to rent or lease the space or property in the mobile home park.*
- C. The disclosure statement shall be headed in the manner and form substantially as shown on the following form:*

***DISCLOSURE STATEMENT***

***PLEASE READ THIS DISCLOSURE STATEMENT BEFORE YOU SIGN ANY DOCUMENTS  
OR MAKE ANY AGREEMENT***

*This disclosure statement is intended to provide you with enough information to permit you to make an informed decision on the renting or leasing of property described in this statement. You should read carefully all of the information contained in this statement before you decide to rent or lease the described property.*

*The Board of County Commissioners has examined this disclosure statement to determine whether the developer can satisfy what he has said in this disclosure statement. However, the Board of County Commissions does not vouch for the accuracy of what is said in this disclosure statement. Further, this disclosure statement is not a recommendation or endorsement of the mobile home park by either the county or the state. It is informative only.*

1. **Name of mobile home park:**  
(Name) \_\_\_\_\_

2. **Name of park owners:**  
(Name) \_\_\_\_\_  
(Address) \_\_\_\_\_

3. **Name of person in charge of renting or leasing and maintenance:**  
(Name) \_\_\_\_\_  
(Address) \_\_\_\_\_

4. **Size of Mobile Home space offered:**  
(Mobile Home space size) \_\_\_\_\_

5. **Size of smallest mobile home space available:**  
\_\_\_\_\_

6. **Range of renting or leasing prices:**  
\$ \_\_\_\_\_ (lowest) (size of space) \_\_\_\_\_  
\$ \_\_\_\_\_ (highest) (size of space) \_\_\_\_\_

7. **Recreational facilities:**  
\_\_\_\_\_  
\_\_\_\_\_

8. **List areas designated “adults only”, if applicable.**  
\_\_\_\_\_  
\_\_\_\_\_

9. **Fire protection:**  
*State (a) the distance of the fire department from the mobile home park; (b) the route over which such distance is computed; and (c) if the fire department is manned by full-time or volunteer staff.*  
(a) \_\_\_\_\_  
(b) \_\_\_\_\_  
(c) \_\_\_\_\_

10. **Police protection:**  
*State (a) the Name of the police unites to patrol the mobile home park; (b) the number of units available; and (c) the distance of the police headquarters from the park and route over which such distance is computed.*  
(a) \_\_\_\_\_  
(b) \_\_\_\_\_  
(c) \_\_\_\_\_

**11. Police protection:**

*State (a) the Name of the nearest elementary school and secondary school; (b) the distance of the nearest elementary school and route over such distance is computed; and (c) the distance of the nearest secondary school and route over which such distance is computed.*

(a) \_\_\_\_\_

(b) \_\_\_\_\_

(c) \_\_\_\_\_

**12. Hospitals:**

*State (a) the Name of the nearest hospital; (b) the number of beds in the nearest hospital; and (c) the distance of the nearest hospital and route over which such distance is computed.*

(a) \_\_\_\_\_

(b) \_\_\_\_\_

(c) \_\_\_\_\_

**13. Shopping facilities:**

*State (a) the Name of the nearest shopping facilities; (b) the distance of the nearest shopping facilities; and (c) the route over which such distance is computed.*

(a) \_\_\_\_\_

(b) \_\_\_\_\_

(c) \_\_\_\_\_

**14. Utilities:**

*State whether the following utilities are available and whether such utility service is to be paid by the park owner or the tenant:*

(a) water \_\_\_\_\_ paid by \_\_\_\_\_

(b) gas \_\_\_\_\_ paid by \_\_\_\_\_

(c) sewer \_\_\_\_\_ paid by \_\_\_\_\_

(d) electricity \_\_\_\_\_ paid by \_\_\_\_\_

(e) telephone \_\_\_\_\_ paid by \_\_\_\_\_

**Section 20. SEVERABILITY** – *The provisions of the Rio Arriba County Mobile Home Park Ordinance are severable and should any section or provision of this Ordinance be declared invalid, such decision shall not affect the validity of the remaining portion or its applications to other situations or persons.*

**Section 21. PENALTY:**

- A. Any person found by a court of competent jurisdiction of the County to be in violation of the Rio Arriba Mobile Home Park Ordinance is guilty of a misdemeanor and shall be punished by a fine of no less than one hundred dollars (\$100.00) or more than one thousand dollars (\$1,000.00), or by imprisonment for not more than ninety (90) days, or both fine and imprisonment, for each offense.*
- B. If, ninety (90) days after conviction by a court of competent jurisdiction, a person is again found in violation of the provision of the Rio Arriba County Mobile Home Park Ordinance for which he was originally convicted, such person shall again be subject to court action.*

**Section 22. REPEAL** – *Rio Arriba County Ordinance No. 1992-02 is hereby repealed.*

**Section 23. CONFLICTS WITH OTHER ORDINANCES** – *Whenever there is a conflict between this Ordinance and the Rio Arriba Subdivision Ordinance as adopted May 13, 1986, the provisions of this Ordinance shall apply.*

**Section 24. EFFECTIVE DATE** – *The provisions of the Rio Arriba County Mobile Home Park Ordinance shall be in full force and effect thirty (30) days after its passage and after it has been duly recorded by the County Clerk as required by law.*



**REVIEWED, APPROVED, AND ADOPTED ON THIS 27<sup>th</sup> DAY OF August, 1999, BY THE  
RIO ARRIBA BOARD OF COUNTY COMMISSIONERS.**

BOARD OF COUNTY COMMISSIONERS  
RIO ARRIBA COUNTY

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ALFREDO L. MONTOYA  
DISTRICT II COMMISSIONER

---

RAY TAFOYA  
DISTRICT I COMMISSIONER

---

MOISES MORALES  
DISTRICT III COMMISSIONER

ATTEST:

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J. FRED VIGIL, COUNTY CLERK

***CERTIFICATE OF FILING***

I, J. Fred Vigil, County Clerk, do hereby certify that Ordinance 1992-02 as amended was filed in my office on the 27<sup>th</sup> day of August 1999 in Book Number 2, Pages 1-25.

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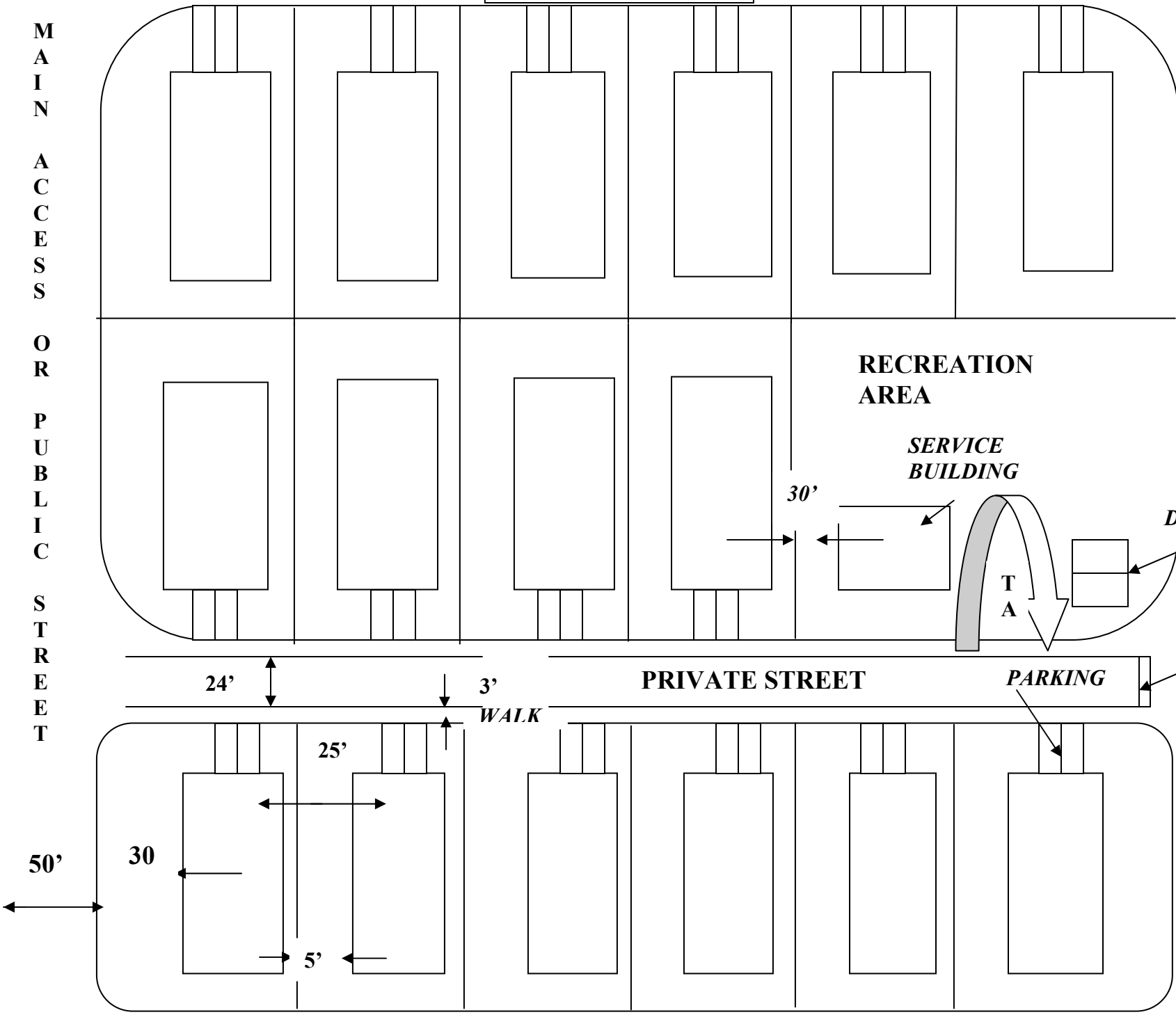
J. FRED VIGIL, COUNTY CLERK

EXHIBIT A

PROPERTY LINE

PRIVATE STREET

MAIN ACCESS OR PUBLIC STREET



PROPERTY LINE

TA = TURN AROUND