

MOBILE HOMES

DAWSON COUNTY PLANNING & DEVELOPMENT

PHONE 706-344-3604

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**THIS IS NOT AN APPLICATION – THIS IS FOR INFORMATIVE
PURPOSES ONLY, YOU MUST OBTAIN ACTUAL APPLICATION(S)
AT PLANNING OFFICE**

NOTE: CHECK THE ZONING ON YOUR PROPERTY.

Your property must be properly zoned for mobile homes. You will be required to have the property rezoned before the mobile home is allowed on the property if the property is not zoned correctly. A zoning violation will result in revocation of permits and permanent power will not be authorized.

MOBILE HOMES MUST MEET OUT COMPATIBILITY STANDARDS.

THE FOLLOWING ITEMS ARE REQUIRED FOR A PERMIT:

1. RECORDED PLAT (CLERK OF COURTS).
2. **PAID** TAX RECEIPT (TAX OFFICE).
3. SEPTIC TANK PERMIT (HEALTH DEPARTMENT).
4. TITLE OR BILL OF SALE (showing model, year, serial numbers, size, value and name change)(TAX OFFICE).
5. SITE PLAN (must have a surveyed site plan showing setbacks and placement of the home).
6. DRIVEWAY PERMIT (PUBLIC WORKS).
7. MOVING PERMITS ARE REQUIRED FOR MODULAR, DOUBLEWIDE, TRIPLE-WIDE, AND MOVED IN HOUSES (PUBLIC WORKS).
8. TAX COMMISSIONER RELEASE FORM (TAX OFFICE).

GRADING PERMIT FEE IS	\$150.00
STATE PERMIT FEE IS	\$40.00 / DISTURBED ACRE
MOBILE HOME PERMIT FEE IS	.12¢ PER SQUARE FOOT.
DECKS	.04¢ PER SQUARE FOOT.
PORCHES	.12¢ PER SQUARE FOOT.
ELECTRICAL PERMIT FEE IS	\$20.00 1-1,000 SQ. FOOT \$30.00 1,000-2,000 SQ. FT.
RE-INSPECTION FEE	\$30.00
IMPACT FEES	\$3,086.776(INSIDE) \$2,051.488(OUTSIDE AREA)

ALL PERMITS MUST BE PURCHASED PRIOR TO MOVING THE MOBILE HOME.

TWENTY FOUR (24) HOUR NOTICE IS REQUIRED FOR ALL INSPECTIONS. INSPECTORS ARE IN THE OFFICE BETWEEN 8:00 A.M. & 9:00 A.M.; PLEASE HAVE PERMIT NUMBER READY WHEN YOU CALL.

INSPECTIONS

- 1. STAKING.**
- 2. Footings.**
3. After the mobile home is properly installed (piers, tie-downs, etc.) and the electrical service is built, the first inspection can be performed. All towing devices, axles and wheels must be removed.
4. Once the mobile home is properly underpinned, minimum 48" x 48" landings are constructed at each doorway with guardrails including pickets 36" high and 4 " on center, and all disturbed areas are covered with straw, bark, or vegetation, the final inspection may be performed.

After the mobile home passes final inspection, the Certificate of Occupancy will be issued and can be picked up at the Dawson County Planning & Development office **after 8:00 the next work day**. In addition, the Planning & Development office will authorize the Power Company to connect service. It is the homeowner's responsibility to make an application with the Power Company for permanent service. Please note that Dawson County can only authorize power after the final inspection is approved.

**NON-POSTING OF PERMIT CARD \$50.00
REPLACEMENT CARD 50% OF THE ORIGINAL PERMIT FEE
RE-INSPECTION FEES \$30.00
(MUST BE PAID PRIOR TO ANY FURTHER INSPECTIONS)**

AN ELECTRICAL AFFIDAVIT IS REQUIRED PRIOR TO THE SCHEDULING OF THE FINAL INSPECTION.

BUILDING PERMIT CHECKLIST

- ❑ **APPROVED RECORDED PLAT.**
- ❑ **PAID TAX RECEIPT FOR THE PROPERTY.**
- ❑ **SEPTIC TANK PERMIT OR LETTER.**
- ❑ **8 ½ X 11 PLANS.**
- ❑ **SURVEYED SITE PLAN.**
- ❑ **DRIVEWAY PERMIT.**
- ❑ **APPLICATION FILLED COMPLETELY.**
- ❑ **ADJACENT PROPERTY (next R-A).**



DRIVEWAY PERMIT APPLICATION

Application is hereby made by: _____
Name of Property Owner

Address City, State, Zip Phone No.

for permission to construct driveway(s) on the right-of-way of _____,
County Road Name
in accordance with the Dawson County Driveway Ordinance.

This driveway(s) is proposed to serve: ___ Single-Family Residential
 ___ Multi-Family Residential (submit plans)
 ___ Commercial (submit plans)
 ___ Industrial (submit plans)

The driveway(s) will be located as described herein: _____

Permit requested this _____ day of _____, 20_____

SPECIAL REQUIREMENTS:

1. Driveway Pipe _____
 _____ (as specified by Public Works Director)
2. Existing surface flow to remain. Water cannot be diverted to county right-of-way
3. Mailboxes located on county rights-of-way must conform to USPS Regulations
4. All disturbed rights-of-way shall have grass replanted to county specifications
5. Other requirements: _____

By: _____
Property Owner's Signature

Please Print Name

Driveway Surface: Gravel _____
Asphalt _____
Concrete _____

Application ___ approved ___ denied
This ___ day of _____ 20_____

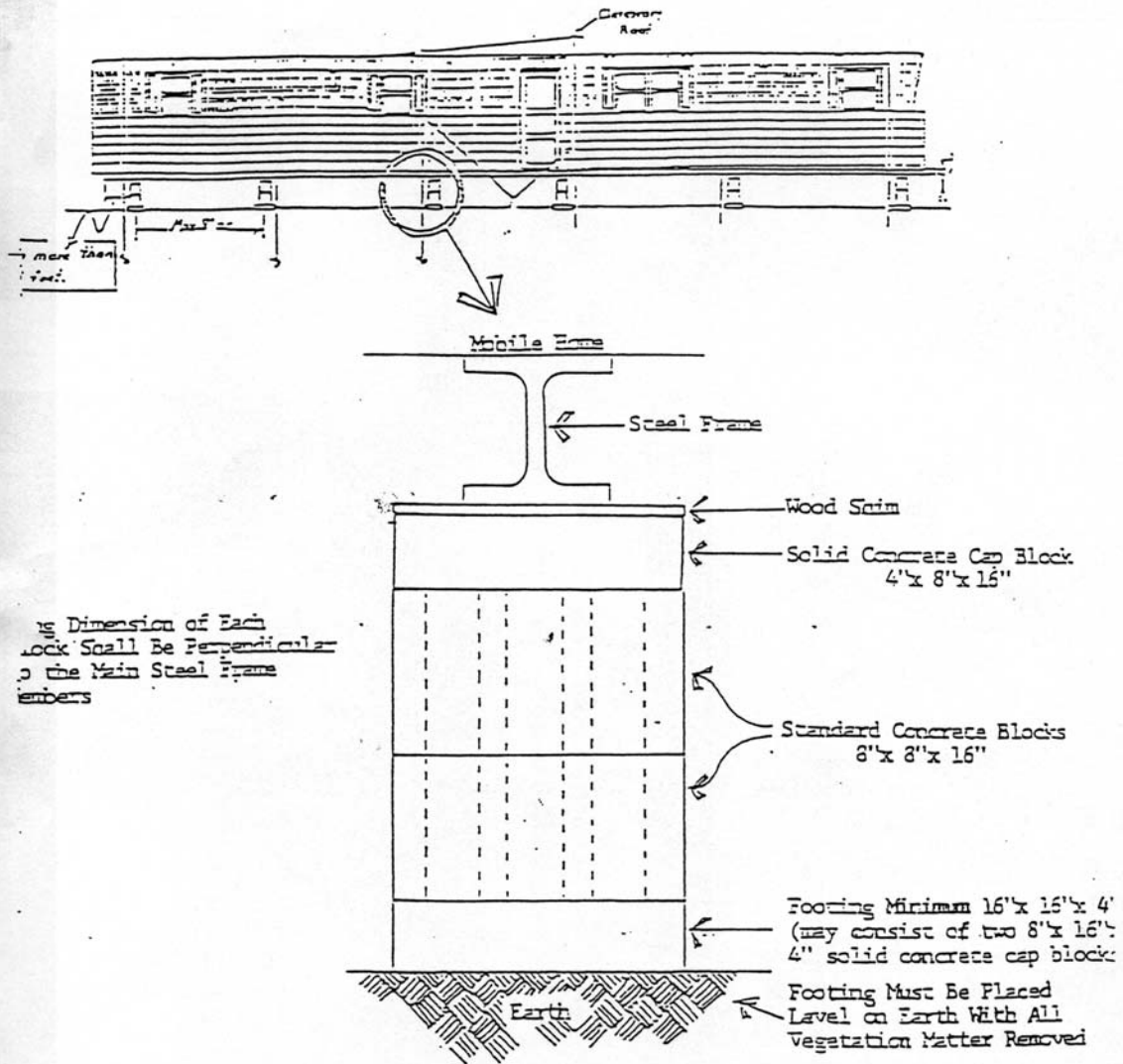
Public Works Director

*Maintenance of the Driveway(s)
is the Responsibility of the property owner*

**Permits must be picked up by appointment
ONLY.**

*Work shall be completed within one year of
the date of approval of permit and must be
inspected by the Public Works Department
and approved by the Public Works Director
upon completion.*

MOBILE HOME FOOTING AND FOUNDATION



Piers More Than 36" in Height Above the Footings Shall Be Constructed of two 8" x 8" x 16" Hollow Concrete Blocks With the Long Dimension of the Blocks of Each Course Perpendicular to the Lower Course.

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END VIEW

Table 1

TIE DOWN ANCHORAGE REQUIREMENTS

Width of Mobile Home	Length of Mobile Home	Number and Kind of Ties Required
10 to 12 ft.	32 to 50 ft.	4 Frame Ties and/or 3 Over-the-Top Ties
10 to 12 ft.	50 to 60 ft.	6 Frame Ties and/or 4 Over-the-Top Ties
12 to 14 ft.	60 to 70 ft.	6 Frame Ties and/or 4 Over-the-Top Ties
20+ (double wide	32+	6 Frame Ties and/or 4 Over-the-Top Ties

The length of tiedown cable used as frame ties must be one and one-third times as long as the vertical distance between the bottom of the Mobile Home frame and the surface of the ground. Tiedown material between the lower frame of the Mobile Home and ground shall be no less than a galvanized steel cable of 7/32" in diameter or equivalent metal. (See illustrations)

5.13. Footings and Foundations

Each Mobile Home must be placed on footings which meet or exceed:

- a) Piers must be centered under each main frame (or chasis) member with a maximum spacing of eight feet on centers. The end piers must be no further than three feet in from the ends of the Mobile Home. Piers may be shifted in order to achieve placement immediately to the rear of the axles.
- b) All piers must be placed on footings composed of two 8" x 16" x 4" solid concrete blocks set level on earth with all vegetative cover removed. The long dimension of each block must be parallel with the main frame.
- c) Piers less than 36" in height above the footings must be constructed of standard 8" x 16" hollow concrete blocks in a single column with the long dimension of each block perpendicular to the main frame members. The cells of the concrete block must run in a vertical direction.
- d) If a pier footing is located on unconsolidated fill or other unstable soils, other types of footings with adequate permanence and weight-bearing ability may be required.

DAWSON COUNTY PERMIT APPLICATION WORKSHEET

TMP#	ZONING	CONSTRUCTION LOCATION	TYPE OF PERMIT				DEVELOPMENT FEE YES NO	
DIRECTIONS								
ESTIMATED COST	WATER SYSTEM PUBLIC WELL		SEPTIC #		SEWER YES	POWER COMPANY	EXISTING RESIDENCE YES NO	
ACREAGE	DRIVEWAY PERMIT YES NO		SETBACKS FRONT REAR		RIGHT	LEFT	CONSTRUCTION FLOOR WALLS ROOF	
TYPE HEAT ELECTRIC GAS PROPANE			STORIES		ROOMS	BATHS	BEDROOMS	

FOOTAGE UNDER ROOF

BASEMENT	_____		
1ST FLOOR	_____		
2ND FLOOR	_____		
PORCHES	_____		
GARAGE	_____		
STORAGE	_____	DECKS	_____
OTHER	_____	PATIOS	_____
TOTAL UNDER	<input style="width: 100px; height: 20px;" type="text"/>	TOTAL DECK/PATIO	<input style="width: 100px; height: 20px;" type="text"/>

APPLICANT	MAILING ADDRESS	CITY & ZIP	PHONE
CONTRACTOR	MAILING ADDRESS	CITY & ZIP	PHONE
LAND OWNER	MAILING ADDRESS	CITY & ZIP	PHONE

REVISED 7/24/06, PLEASE CHECK FOR OTHER UPDATES BY CONTACTING THE PLANNING OFFICE @ 706-344-3604.