

TOWN OF CASTLE VALLEY

TEMPORARY DWELLING PRE-APPROVAL CHECK LIST

1- COMPLETED PERMIT FORM

2- PLOT PLAN SHOWING ALL STRUCTURES, WELL, SEPTIC, AND PROPOSED TEMPORARY DWELLING SITE. INCLUDE SET BACKS.

3- COPY OF SEPTIC APPROVAL OR SEWAGE DISPOSAL PLAN SIGNED BY STATE SANITARIAN

4- TEMPORARY DWELLING APPLICATION FEE: \$30 (make checks out to Town of Castle Valley)

RENEWALS:

1- RENEWAL REQUEST MUST BE SUBMITTED IN WRITING TO THE TOWN AND MAY BE REVIEWED BY THE PLANNING AND LAND USE COMMISSION BEFORE THEIR MEETING THAT PRECEDES THE RENEWAL DATE IF DETERMINED TO BE A NON-ROUTINE TEMPORARY DWELLING PERMIT.

2- SEWAGE DISPOSAL THAT IS TEMPORARY (IE ANYTHING THAT IS NOT A SEPTIC SYSTEM), MUST BE INSPECTED BY THE STATE SANITARIAN AND SIGNED OFF ON BEFORE A PERMIT CAN BE RENEWED.

3- A CURRENT PLOT PLAN MUST BE SUBMITTED WITH EACH RENEWAL REQUEST.

Property Owner(s) Initials

TOWN OF CASTLE VALLEY

TEMPORARY DWELLINGS

From the Town of Cattle Valley Zoning Ordinance, February, 2011

4.12 TEMPORARY DWELLING PERMITS ISSUED

A property owner shall obtain a permit to use a temporary dwelling (as defined in section 1.6) on their lot for a period of two (2) years. The Town requires that a plot plan be submitted showing the location of the temporary dwelling and any other improvements on the lot. A permit for a temporary dwelling must be obtained before human habitation of a temporary dwelling (for any length of time, i.e. intermittent occupancy or permanent residency) on a lot may occur. (An unoccupied RV may be stored on a lot without a permit.) A temporary dwelling must be connected to a septic system or be self-contained. An inspection by the State Sanitarian regarding sewage disposal may be required. The Town may discontinue issuing and/or renewing Temporary Dwelling Permits at any time. There shall be no right created by this land use ordinance to use a Temporary Dwelling for human habitation for more than the two (2) year period of the permit. A Temporary Dwelling Permit is nontransferable.

4.13 TEMPORARY DWELLING PERMIT RENEWAL

If a temporary dwelling has not been replaced with a permanent one, removed, or changed to a stored RV two (2) years from the date of the issuance of the temporary dwelling permit, the property owner must apply for a renewal of the temporary dwelling permit by submitting a written request to the Town. Renewals are for two (2) year periods. In granting a renewal, the Planning and Land Use Commission may stipulate additional conditions for the continued use of the temporary dwelling.

4.14 TEMPORARY DWELLING DECOMMISSIONING

A temporary dwelling must be decommissioned no later than thirty (30) days after the occupancy of a permanent dwelling on a lot. Decommissioning may include removal of the Temporary Dwelling RV, or change of use to a stored RV, including disconnecting from a septic system. A site inspection by a Town official will be held to verify the decommissioning of the Temporary Dwelling.

Property Owner(s) Initials

TOWN OF CASTLE VALLEY

TEMPORARY DWELLING PERMIT

NAME(S) OF PROPERTY OWNER(S): _____

LOT # and STREET: _____ DATE: _____

MAILING ADDRESS: _____

TELEPHONE: _____

DESCRIPTION OF TEMPORARY DWELLING: (include make, model, VIN # and license #):

SEWAGE DISPOSAL METHOD: _____

SIGNATURE STATE
SANITARIAN: _____

OWNER'S INTENDED USE: (circle one) RESIDENCY INTERMITTENT

"I HAVE READ AND AGREE TO ABIDE BY THE TOWN OF CASTLE VALLEY'S
ZONING ORDINANCE REGARDING TEMPORARY DWELLINGS."

SIGNATURE(S) OF PROPERTY OWNER(S)

SIGNATURE OF AUTHORIZED TOWN
OFFICER: _____

PERMIT APPROVAL DATE: _____

RENEWAL DUE DATE:

RENEWAL APPROVAL DATE:

**ACKNOWLEDGEMENT OF ONE DWELLING PER
PLATTED LOT**

The Zoning Ordinance of the Town of Castle Valley states in Section 5.5, "Only one (1) building which contains a dwelling shall be located and maintained on a legally platted lot in the Town of Castle Valley. Only one kitchen is allowed per building per platted lot.

"Guest houses, apartments, duplexes, or other construction creating more than one dwelling per platted lot are prohibited."

By signing this document I acknowledge and agree to comply with the above cited restriction.

Signed this _____ day of _____, 20_____

Signature of Lot Owner(s):

Lot #: _____

ACKNOWLEDGEMENT OF SHORT-TERM RENTALS PROHIBITED

The Zoning Ordinance of the Town of Castle Valley states in Section 4.4, "Short term rentals are prohibited. The use of property through rental arrangements for a period of less than twenty-five (25) days is a commercial use of property and is not permitted unless specifically allowed under other provisions of this land use ordinance. The intent of this provision is to prohibit use of property for commercial rental as overnight accommodations."

Section 1.6 further defines short-term rentals as, "Rental of property or improvements on property for a period of less than twenty-five (25) days to a person or persons not residing in the Town of Castle Valley."

By signing this document I acknowledge and agree to comply with the above cited restriction.

Signed this _____ day of _____, 20_____

Signature of Lot Owner(s):

Lot #: _____

GEOLOGIC HAZARDS RELEASE AGREEMENT

The Castle Valley River Ranchos Subdivision was platted by Grand County before the Town of Castle Valley was incorporated. During the platting process, there was no geologic evaluation of hazards associated with rock falls, flooding, soil problems, suitability, subsidence or similar geologic hazards. Building Permit applicants are advised to independently evaluate geologic hazards on the individual lot on which they propose to build before commencing construction.

The Town of Castle Valley assumes no responsibility for geologic hazards encountered by *any* Building Permit applicant and specifically disclaims any liability for any representation that any lot is suitable for construction or safe from geologic hazard.

The Building Permit applicant assumes all risks in connection with geologic hazards existing or to be encountered in the future with respect to construction or occupancy of the lot owned by the applicant and waives any claims for damages arising out of geologic hazards against the Town of Castle Valley.

Signed this _____ day of _____, 20_____

Signature of Lot Owner(s):

Lot #: _____

Castle Valley Drainage Review

A drainage review is required before constructing a building in Castle Valley. For drainage review, please contact the Castle Valley Road Manager at 435-259-9828 to arrange a time he can visit your lot to review the plans and the drainage.

This document must be signed by the Castle Valley Road Manager and attached to the plot plan prior to a permit being issued.

Name of Lot Owner: _____

Telephone Number: _____

Lot # _____ has been reviewed for drainage requirements and approved for construction at the proposed building(s) site, as detailed in the attached plot plan.

The Town has reviewed these drainage plans only to ensure compliance with existing Town storm water and drainage regulations. This review is for the Town's compliance purposes only. Neither this review nor the approval of the plans can be relied on for purposes of ensuring, guaranteeing or warranting that the property will be protected from storm or flood waters entering the property. The property owner is responsible for taking the appropriate actions to protect his or her own property from potential storm or flood damage.

Notes:

_____ Approved

_____ Not Approved

Castle Valley Road Manager

Date