

TOWN OF CASTLE VALLEY

TEMPORARY DWELLING PRE-APPROVAL CHECK LIST

- 1 - COMPLETED TEMPORARY DWELLING PERMIT (TDP) FORM (page 3).
- 2 -SIGNATURE OF SANITARIAN ON TDP PERMIT FORM.
- 3 - COPY OF SEPTIC APPROVAL OR SEWAGE DISPOSAL PLAN SIGNED BY LOCAL HEALTH DEPARTMENT.
- 4 - DRAINAGE REVIEW SIGNED BY ROAD MANAGER.
- 5- PLOT PLAN SHOWING ALL STRUCTURES, WELL, SEPTIC, AND PROPOSED TEMPORARY DWELLING SITE WITH DIMENSIONS. INCLUDE SET BACKS.
- 6- SIGNED ACKNOWLEDGEMENTS FOR GEOLOGIC HAZARDS, ONE DWELLING PER LOT, AND SHORT TERM RENTALS PROHIBITED.
- 7- CASTLE VALLEY BUILDING PERMIT INFORMATION SHEET (initialed and signed).
- 8- TEMPORARY DWELLING APPLICATION FEE: \$50 (make checks out to Town of Castle Valley).

RENEWALS:

- 1- RENEWAL REQUESTS ARE MADE BY SUBMITTING THIS APPLICATION TO THE BUILDING PERMIT AGENT (BPA) BEFORE YOUR RENEWAL DUE DATE. THE RENEWAL REQUEST MAY BE REVIEWED BY THE PLANNING AND LAND USE COMMISSION IF THE BPA DETERMINES THAT CONDITIONS MAY BE REQUIRED FOR ITS CONTINUED USE AS A TEMPORARY DWELLING.
- 2- SEWAGE DISPOSAL THAT IS TEMPORARY (IE ANYTHING THAT IS NOT A SEPTIC SYSTEM), MUST BE INSPECTED BY THE LOCAL HEALTH DEPARTMENT AND SIGNED OFF ON BEFORE A PERMIT CAN BE RENEWED.
- 3- A CURRENT PLOT PLAN PLUS ACKNOWLEDGMENTS LISTED IN ITEM 6 ABOVE MUST BE SUBMITTED WITH EACH RENEWAL REQUEST.
- 4- TEMPORARY DWELLING RENEWAL FEE: \$30 (make checks out to Town of Castle Valley)

Property Owner(s) Initials

TOWN OF CASTLE VALLEY

TEMPORARY DWELLINGS

From the Town of Castle Valley Zoning Ordinance 85-3

4.12 TEMPORARY DWELLING PERMITS ISSUED

Only one Temporary Dwelling is allowed per legally platted lot. 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 Temporary Dwelling Permit must be obtained before the installation of a Temporary Dwelling on a legally platted lot and before human habitation of a Temporary Dwelling for any length of time, i.e. intermittent occupancy or permanent residency. An unoccupied RV may be stored on a legally platted 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. 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. New owners of a lot that has a legally permitted Temporary Dwelling installed by previous owners must apply for a new Temporary Dwelling Permit in their own name or decommission the Temporary Dwelling as provided for in this Chapter. Granting of a new Temporary Dwelling Permit under the new owner's name shall not be unreasonably withheld so long as it complies with all Town Land Use Regulations in effect at the time.

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

One Temporary Dwelling may be located on a legally platted lot with a new dwelling under construction, along with a Decommissioning Contract. A Temporary Dwelling must be decommissioned no later than thirty (30) days after the occupancy of a new permanent dwelling on a legally platted 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**

Lot # _____

Applicant _____ Application Date _____

Physical Address _____

Mailing Address _____

E-mail Address _____

Telephone _____

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

SEWAGE DISPOSAL METHOD: _____

SIGNATURE LOCAL HEALTH DEPARTMENT: _____

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

Temporary Dwelling Permits will not be approved that are not in compliance with Castle Valley Land Use Regulations and other applicable laws.

Permits issued on the basis of false or misleading information are void.

Installation and dwelling in a Temporary Dwelling without an approved Permit may be subject to delays, fines and/or increased permit fees.

"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: _____

Castle Valley Drainage Review

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

This document must be signed by the Castle Valley Roads Manager and attached to the plot plan before a Building Permit Application can be approved.

Name of Lot Owner: _____

Telephone Number: _____

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.

Pursuant to Town Ordinance 95-6, all washes, drainages and/or waterways on the lot shall be maintained in such a way that does not affect the entrance point of surface water onto the property or the concentration of discharge at the exit point from the property.

Planned and/or required modifications and other notes are described below:

Lot # _____ has been reviewed for drainage requirements and approved for construction at the proposed building(s) site, as detailed in the attached plot plan. A Drainage Review shall expire after 12 months unless a complete Building Permit Application is submitted to the Town within that period.

_____ Approved _____ Not Approved

Castle Valley Roads Manager

Date

ACKNOWLEDGEMENT OF ONE DWELLING PER PLATTED LOT RESTRICTION

The Land Use Ordinance of the Town of Castle Valley states in Section 5.5, "Only one (1) building which contains a dwelling as defined in this Land Use Ordinance shall be located and maintained on a legally platted lot in the Town of Castle Valley. Only one kitchen is allowed per platted lot. The intent of the regulations in this section is to prevent guest houses, apartments, duplexes, mother-in-law apartments or other construction creating more than one dwelling per legally platted lot and to prevent short-term overnight rentals, all of which are prohibited "

By signing this application for a Temporary Dwelling permit in the Town of Castle Valley, I acknowledge and agree to comply with the above cited restriction.

Signature: Property Owner _____

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 application for a Temporary Dwelling permit in the Town of Castle Valley, I acknowledge and agree to comply with the above cited restriction.

Signature: Property Owner _____

GEOLOGIC HAZARDS RELEASE AGREEMENT FOR OBTAINING A BUILDING PERMIT TOWN OF CASTLE VALLEY (September 1995)

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.

Dated this _____ day of _____, _____

Signature of lot owner _____ Lot # _____

Address and phone number _____
