

**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: \$25 (make checks out to Town of Castle Valley)

**RENEWALS:**

1- RENEWAL REQUEST MUST BE SUBMITTED IN WRITING TO THE TOWN COUNCIL BEFORE THE TC MEETING THAT PRECEDES THE RENEWAL DATE.

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.

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Property Owner(s) Initials

## TOWN OF CASTLE VALLEY

### TEMPORARY DWELLINGS

*From the Town of Cattle Valley Zoning Ordinance, May, 1997*

#### **1.3.1 DEFINITIONS: ii. TEMPORARY DWELLING:**

A manufactured mobile unit (other than a mobile home) designed and permitted by its manufacturer as a temporary dwelling for travel, recreational, and vacation use, including recreational vehicles such as: travel trailers, park trailers, camp trailers, motor homes, truck campers and vans. A travel trailer shall not require special highway movement permits when towed on public highways, and shall not exceed 8 feet in width or 40 feet in length. A park trailer shall not exceed an area of 400 square feet. The unit must be self contained or attached to a septic system approved by the State Sanitarian. A temporary dwelling is a dwelling unit. Only one dwelling unit is permitted on a lot in the Town (except that an unused recreational vehicle may be stored while not in use).

#### **1.5.8 TEMPORARY DWELLING PERMITS ISSUED:**

A property owner shall obtain a permit to use a temporary dwelling (as defined in Section 1.3.2) 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 ordinance to use Temporary Dwelling for human habitation for more than the two (2) year period of the permit. A Temporary Dwelling Permit is non-transferable.

#### **1.5.9 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 Town Council may stipulate additional conditions for the continued use of the temporary dwelling.

#### **1.5.10 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.

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Property Owners)' Initials

**THE 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 RESTRICTION

The Town of Castle Valley Ordinance states in section 1.5.4. "Only one building which contains a dwelling unit shall be located and maintained on a legally platted lot in the Town of Castle Valley." Guest houses, apartments, duplexes, or other construction creating more than one dwelling unit per platted lot are prohibited under the present Town of Castle Valley zoning ordinance. By signing this application for a building permit in the Town of Castle Valley, I acknowledge and agree to comply with the above cited restriction.

Signature: Property Owner \_\_\_\_\_

js/pc:td 6/97

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For additional information, you may call CV building permit officer, Leta Vaughn at the Town Office 435-259-9828 Fax 435-259-9846  
Town of Castle Valley, HC64 Box 2705, Castle Valley, UT 84532

### 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 \_\_\_\_\_