

# **YOU'VE DECIDED TO SETTLE. NOW WHAT?**

Now that you've decided to settle, it is the time to **ask yourself some additional questions** that will enable you to develop a plan for your property. This guide will touch on each of these subjects and more. Refer to the *Table of Contents* for page numbers.

- ◆ *What do I want to do with my property? Will its size support my plans?*
- ◆ *What legal and/or deed restrictions apply to my property?*
- ◆ *What is the zoning classification of my property located? What are the permitted uses of this classification?*
- ◆ *Have I acquired the proper building permits and determined if there are any local regulations that affect my property?*
- ◆ *What easements are attached to my property (conservation, roads, trails, utility lines, irrigation ditches, other)?*
- ◆ *Who owns the access road to my property?*
- ◆ *Is the access road to my home wide and tall enough to handle large vehicles, such as fire engines and heavy construction equipment?*
- ◆ *Is my homesite so steep that access roads and driveways may be difficult to use when icy or muddy? Will my homesite be prone to drifting snow?*
- ◆ *Is the soil on my property stable enough for construction? Does it tend to shrink or swell? Is it corrosive to metal or concrete? Is my soil good for growing vegetation?*
- ◆ *How will sewage be disposed of from my home (septic or city water)?*
- ◆ *If I plan to build, have I considered using fire-resistant construction materials?*
- ◆ *If I plan to purchase my home, has it been properly maintained?*
- ◆ *Is radon present in my soil?*
- ◆ *How will my drinking water be supplied (well or city water)? Is it safe to drink?*
- ◆ *What does it mean to be a "Good Neighbor" in the mountains?*
- ◆ *Do I own any water or mineral rights on my land?*
- ◆ *Do I have noxious weeds on my land?*
- ◆ *How healthy is the rangeland and/or forest on my property? Should I seek advice on managing these resources?*
- ◆ *Do I live within the boundaries of a fire district? If not, are additional fire protection fees assessed in the event of a fire?*
- ◆ *How safe is my home from wildfire? Will I be able to acquire fire insurance coverage for my home?*
- ◆ *What do I need to know about drought?*
- ◆ *What species of wildlife use my property? Is there anything I should do to improve habitat quality?*
- ◆ *Can I grow a garden up here? If so, what will grow?*
- ◆ *Do I want livestock? Is that a good idea?*

