

Questions to be Asked Before You Build

Before you get started there are some questions to ask yourself and the answers could make the process more organized. Some of the questions are meant to get you thinking about what you want in the development of your home

Property/Ownership Questions

Is your land in Trust or Fee? _____

What is your allotment number? _____

Is this really the land you want? Yes No
Why? _____

Is there other land that would be better? Yes No

Is the land in your name? Yes No

What is the zoning on the land? _____
(Check with CTUIR Planning Dept)

Is there enough land to meet minimal zoning? Yes No
requirements? _____
(Check with CTUIR Planning Dept)

What is the zoning on the neighboring land? _____

Can the property be subdivided? Yes No
How? (Example 2 – ½ acre lots) _____

Are there any existing easements on the property? Yes No
(Easement: An interest in land owned by another that entitles its holder to a specific limited use or enjoyment.) (This will be in your Title Status Report from the BIA.)
If so, what are they? _____

Will you need any easements for roads, utilities, etc. to use for your land? Yes No
How many and what kind _____
(Check with CTUIR Planning Dept)

(Example: you may need an easement from the County to cross their road to get onto your land.)

Are the survey markers and property corners easy to locate?	Yes	No
Is the road large enough and in good condition for large trucks? (e.g. concrete trucks)	Yes	No
Who will maintain the roads and bridges to the land? (individual owners, cooperative, local government)	_____	
Are there any special uses of the road? (e.g. is road used to transport hazardous material?)	_____ _____ _____	
Will the road be too tough for your car?	Yes	No
Is snow removal on the road available?	Yes	No
Who is legally liable for the roads and bridges?	_____ _____ _____	
Is there a possibility of purchasing neighboring property?	Yes	No
Has the land been sprayed with pesticides?	Yes	No
Is logging going on in the area?	Yes	No
Is there frequent hunting in the area?	Yes	No
Is the land located downstream from a dam that could offer a potential danger?	Yes	No

Housing Questions (Directly related to the house)

Do you have substantial views?	Yes	No
What are require distances between well and septic tank?	<u>50 foot minimum</u>	
Required distance between the well and the house?	_____	
Required distance between the septic tank and the house?	10 foot minimum	
Required distance between the road and the house?	_____	

What are the setback restrictions?

(Distance depends on zone)

Side yard?

Front yard?

Back yard?

Special conditions?

Are there any existing improvements?

Yes

No

What are they?

What are the available services and what is the response time?

Fire?

Police?

Ambulance?

Is garbage collection available?

Yes

No

How far to closest fire station?

*This may affect the availability of fire insurance for your house.

Is fire insurance available

Yes

No

Flood insurance?

Yes

No

*Note: Mortgage companies require homeowner's insurance. Depending upon the zoning, other insurance may be required.

What natural resources are available?

Trees?

Yes

No

Rock?

Yes

No

Vegetation?

Yes

No

Hills?

Yes

No

Gravel?

Yes

No

Water?

Yes

No

Other?

In what manner will water be supplied to your home?

(City, County system. Community or group owned system. Pre-existing well or new well to be dug by a tribal licensed driller.)

(Wells: Indian Health Service, Water Resource Program)

How will you decide on location of well?

(Geologist, well driller, department of health, etc)

Will you need to install a water filtering system? Yes No
Softening system? Yes No

Is there a minimum required water pressure? _____

Is there a maximum water pressure? _____

Is there a possibility that any of the following may contaminate the well?

Pesticides?	Yes	No
Industrial waste?	Yes	No
Dead animals?	Yes	No
Septic systems?	Yes	No
Tree spraying?	Yes	No
Adjacent wells?	Yes	No
Farm Chemicals?	Yes	No

Will the water pipes need to cross any:

Roads?	Yes	No
Tree roots?	Yes	No
Cables?	Yes	No
Septic Lines?	Yes	No

Can more than one house use the well? Yes No

Can a trench for the water line be shared with other utilities? Yes No

Can the water system be used in a house fire? Yes No

Is a well house needed? Yes No

Is power available at the building site? Yes No

If not, how far from the building site is the closest power and phone line? _____

What will be the cost of bringing these to your site?

Above ground?	_____
Below ground?	_____
Telephone?	_____
Internet?	_____

*Obtain quote from your local power and telephone companies

When can the power be put in? _____

Can this date be guaranteed? Yes No

When can the phone be installed? _____

Is cable available? Yes No

Is natural gas available? Yes No

(Driveways, Roads and Bridges)

Will any roads or driveways need to be built to the site? Yes No

How long will the road or driveway be? _____

What is the closest public road? _____

Is there legal access to the property? (easements) Yes No

What are the local requirements for roads and driveways? (CTUIR Planning Department) _____

Will the road need to be asphalted or graveled? Yes No

Will a turnaround be necessary for fire trucks? Yes No

How many culverts will be needed, and where? (Water Resources Permits)
Culvert #1 _____
Culvert #2 _____

Are there any problem spots? Yes No
Low Places _____
Bad curves _____
Bad Drainage _____