



SITE PLAN check list for ADU

Grand County Courthouse: 125 E. Center St. Moab, UT 84532; Phone: (435)259-1343

CONTACT INFORMATION

Property owner: _____

Principle Residence Address: _____

Phone: _____ cell: _____ fax: _____

Email address: _____

PROJECT INFORMATION

Subdivision Name: _____

ADU Address: _____

Size of the subject property: _____ *acres or square feet*

Current Zoning: _____ *district* ADU building height _____

Site Plan: The applicant shall submit a site plan drawn to an acceptable scale (as deemed by the Zoning Administrator) to display the following:

- Lot dimensions;
- Access ways, including driveways;
- Foot prints of existing primary and accessory buildings on site;
- Proposed ADU and accessory buildings, (ADU shall not exceed 1000 square feet outside dimension);
- Location and dimensions of structures;
- Location and type of outdoor lighting;
- Typical elevations of such buildings, ADU shall be designed to preserve or compliment the architectural design, style and appearance of the primary single-family dwelling shall be the same or an improvement to, the appearance of the primary dwelling unit and include the following on the site plan;
 - roof pitch,
 - siding material,
 - color,
 - window treatments, (outside)
 - separate entrance for the ADU shall be screened from view of the street or located on the internal side or rear of the structure,
 - required or recorded easements on the property,

Accessory dwelling unit shall not be condominiumized or sold separately, and shall not be rented to guests for periods of less than 30 consecutive days. A Deed Restriction (attached) shall be signed and recorded prior to issuance of the building permit for the ADU, affirming the aforementioned requirement.

DEED RESTRICTION

RESTRICTIVE COVENANT

I/We, _____, dated _____, and recorded with the Grand County Recorder in Book _____, Page _____, being the owners of the premise identified as _____, Grand County, Utah, Parcel # _____, ADU address _____ hereby declare a restrictive covenant, a limitation that the accessory dwelling located on said premises shall not:

1. exceed 1000 gross square feet, as defined in the Grand County Land Use Code,
2. be condominiumized or sold separately,
3. be rented to for periods of less than thirty consecutive days,
4. exceed an occupancy greater than 2 persons per bedroom.

Legal Description:

STATE OF UTAH)
 §
COUNTY OF GRAND)

I/(we) _____, being duly sworn, depose and say that I (we) am (are) the owner(s) of the property identified in the attached map and other exhibits are in all respects true and correct to the best of my (our) knowledge. I (we) also acknowledge that I (we) have received written instructions regarding the process for which I am applying and the Grand County Planning staff have indicated they are available to assist me in making this application.

(Property Owner)

(Property Owner)

Subscribed and sworn to me this ___ day of _____, 20_____

(Notary Public)

Residing in: _____

My Commission Expires: _____