



Grand County ADU Due Diligence Worksheet

Property Address or Parcel Number: _____

Planning & Zoning

What zone is my property located in? _____

What is my allowed lot coverage? _____

What are my setbacks? _____

Am I in a recorded subdivision, are my setbacks different? _____

Is there an HOA and CC&Rs? If yes, check for recorded documents with the Recorder's office

Building Department

What type of ADU are you thinking of building? Internal, external, prefab, stick-built, etc.

Are you in a floodplain? Check here:



How will this project be financed? _____

Other Items of Consideration:

- How will your taxes be impacted? Contact the Assessor's Office and ask about residential exemptions.
- Does your insurance company cover ADUs and how much will it cost?
- Are there any recorded easements on the property? Contact the Recorder's Office.
- Make sure that you understand the terms of the ADU deed restriction.