

**Building Department**  
125 E. Center St.  
Moab, Utah 84532  
(435) 259-4134

**building@grandcountyutah.net**



**Planning & Zoning Department**  
125 E. Center St.  
Moab, Utah 84532  
(435) 259-1343

**planning@grandcountyutah.net**

## **Detached Accessory Dwelling Unit (ADU) Application**

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

An ADU application is vested on the date a building permit is approved and signed and will remain vested as long as the building permit is active and unexpired or until a certificate of occupancy is issued, at which time the vesting becomes permanent. All building permits expire 180 days after issuance unless construction has commenced and proceeded diligently.

### **CONTACT INFORMATION**

**Property owner:** \_\_\_\_\_

**Primary 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 how the ADU meets the standards in Grand County LUC 3.3.2:

- Lot dimensions;
  - Access ways, including driveways;
  - Foot prints of existing primary and accessory buildings on site;
  - Location and dimensions of proposed ADU and accessory structures in accordance with Grand County LUC section 3.3.2 (B)
    - i. ADU shall not exceed 1000 square feet outside dimension;
    - ii. Minimum front setback and building height shall be the same as for the principal structure in the underlying zone district;
    - iii. Minimum side and rear yard setbacks shall be 10' or that of the underlying zone district, whichever is less.
  - Location and type of outdoor lighting;
  - Location of required or recorded easements on the property,
- Building Permit.** A building permit application is required.
- Deed Restriction.** Accessory dwelling unit shall not be condominiumized or sold separately, and shall not be rented to guests for periods of less the 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: \_\_\_\_\_