

General ADU Requirements

Instructions: Please use the following checklist(s) to make sure your application meets the minimum ADU performance standards and submittal document requirements.

Performance Standards:

- The design of the ADU is subordinate to the principal structure. (In other words, the ADU should be smaller than your primary dwelling space.) ADU must use side setbacks of principle structure. On corner lots, an ADU may use the setbacks for the principle structure where the property abuts a roadway.
- The ADU meets all requirements of building and fire codes.
- The ADU does not exceed 900 square feet of habitable space.
- The ADU is not located in front of the principal structure.

Submittal Materials:

- Planning Clearance Application* - Fee is adjusted annually.
- Site Sketch, **drawn to scale and with dimensions**, which should include:
 - Drainage patterns
 - Parking
 - Utilities (water, sewer, electric, gas, etc.)
 - Floor Plan (for new ADU)
- If site sketch is done or printed on paper, the paper dimensions should be 8.5" x 11" OR 11" x 17".
- Building Elevations (show all sides - front, side, rear)
- All other necessary City fees paid. Contact Community Development for most updated fees if you have any questions.

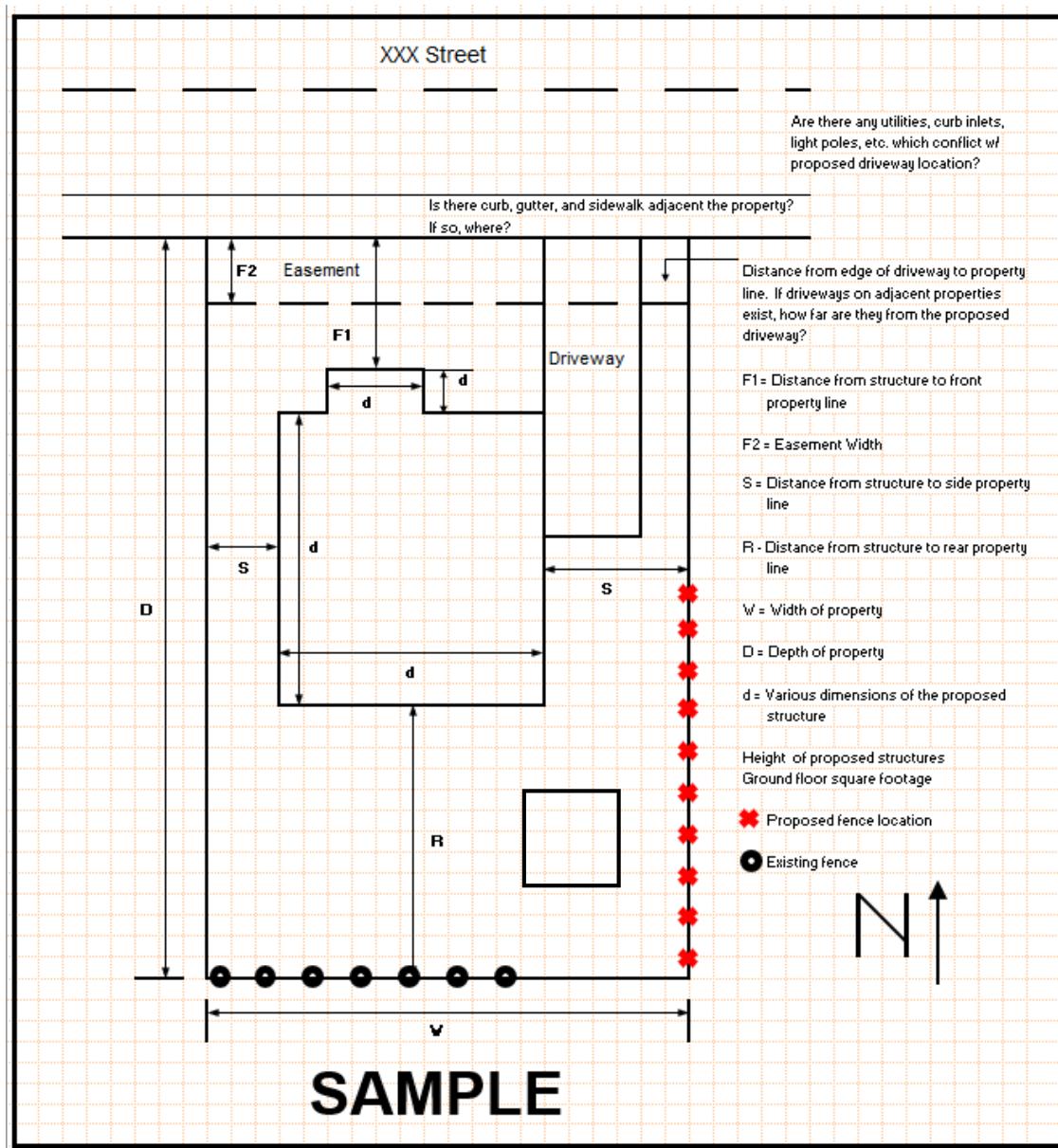
***Planning Clearances can be obtained & submitted at the Community Development counter at 250 N. 5th St, Grand Junction, CO, online [HERE](#), or at the QR Code to the right.**



Site Sketch Worksheet

Instructions: Use the following example site sketch and checklist to help your site sketch meet minimum submittal standards. Some planning terminology is defined on the following page.

NOTE: Your site sketch should be to-scale and include dimensions. If done on paper, paper dimensions should be 8.5" x 11" or 11" x 17".



- | | | |
|--|--|---|
| <input type="checkbox"/> Lot | <input type="checkbox"/> ADU Floor Plan | <input type="checkbox"/> How services will connect to ADU |
| <input type="checkbox"/> Streets | <input type="checkbox"/> Required ADU parking space / street parking. | <input type="checkbox"/> Any new utility services (water, sewer, electric, gas) |
| <input type="checkbox"/> Alleys | <input type="checkbox"/> Required separate entrance. | <input type="checkbox"/> Describe any planned demolitions |
| <input type="checkbox"/> Existing structures | <input type="checkbox"/> Water and sewer main in street and alleys | <input type="checkbox"/> Drainage patterns draining to street/alley*** |
| <input type="checkbox"/> Existing easements* | <input type="checkbox"/> Utility services (water, sewer, electric, gas) to existing structures | |
| <input type="checkbox"/> Setbacks** | | |

Site Sketch Worksheet (cont'd)

When submitting your site plan, please cut out the Acceptance Block below and tape to plan or screenshot and attach digitally.



ACCEPTANCE BLOCK

The City of Grand Junction review constitutes general compliance with the City's Development Standards, subject to these plans being sealed, signed, and dated by the Professional of Record. Review by the City does not constitute approval of the plan design. The City neither accepts nor assumes any liability for errors or omissions. Errors in the design or calculations remain the responsibility of the Professional of Record.

Construction must commence within one year from the date of plan signature.

City Development Engineer

Date

City Planner

Date

Site Sketch Worksheet (cont'd)

Planning Terminology:

***Easements** - Allows one party the right to use another's property for a specific purpose. If there is an easement on your property, its terms are usually clearly defined in the property deed (though there are exceptions).

****Setbacks** - The minimum distance at which a building or other structure must be set back from a street or road or any other place which is deemed to need protection. Minimum setback requirements differ depending on zoning district.

You can find the setbacks of each residential zoning district at this link:
<https://bit.ly/GJResidentialSetbacks>.

*****Drainage Patterns** - How water drains off property and buildings. Please read the notes below to get more information on what you should consider when evaluating drainage patterns on your site.

Notes on Drainage:

Storm water runoff CANNOT flow onto your neighbor's property; all drainage from the ADU and other impermeable surfaces must be directed to adjacent public right-of-ways or other established drainage areas (such as a storm drain). Make sure to indicate how/where storm water will flow on your site sketch.

By City ordinance, sediment cannot be released from the site of your ADU, and mud must be kept off streets. ADU sites usually disturb only a small area and therefore do not typically require construction or permanent water quality permits/agreements.

On your site sketch, be sure to show how any irrigation or tail water facilities may affect or potentially affect drainage on the site.

If your site is located within a floodplain, a Floodplain Elevation Certificate (FEC) is required. Reach out to the City of Grand Junction Community Development Department if you need help determining if your site is within a floodplain and/or to get more information on how to obtain this certificate.