



Accessory Dwelling Unit Application

For Department Use Only	Date Received:	Trak-It Number:
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Property Owner:

Address:	City	State	Zip
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Tax Parcel No.:	Parcel Size:
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Note: The minimum size of a parcel or lot on which an accessory dwelling may be approved is 6,500 square feet.

Square footage of principal dwelling unit:	Square footage of accessory dwelling unit:
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Note: An applicant may apply to the Board of Adjustment for a variance to the maximum size of an attached, detached or combination accessory dwelling/accessory structure.

Is the principal dwelling unit a single family residence? Yes No

Is the accessory unit attached to or detached from the principal dwelling? Attached To Detached

If detached, will the accessory unit be a separate structure or within an accessory structure (such as a barn)?
 Separate Within

Type of construction materials:

Type of roof designs:

Number of bedrooms in accessory unit:	Number of parking spaces provided:
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The property owner must live in either the principal or accessory unit. Which unit will this be?
 Principal Accessory Unit

The combined number of residents of the principal and accessory dwelling shall not exceed that allowed for a single household. What is the proposed occupancy for the accessory dwelling unit?

Is the accessory unit constructed on a permanent foundation? Yes No

Will the driveway be shared between the two units? Yes No

Entrances and utility connections to an accessory dwelling shall be located in a manner to make them least visible from any street that adjoins the accessory dwelling parcel or lot. Please describe how this will be met:

How does the accessory unit fit in with the neighborhood? Is there anything you can do (such as landscaping or placement of the building) that will help it integrate into the area?

Attachments Required:	<input type="checkbox"/> Floor Plan with Dimensions	<input type="checkbox"/> Other:
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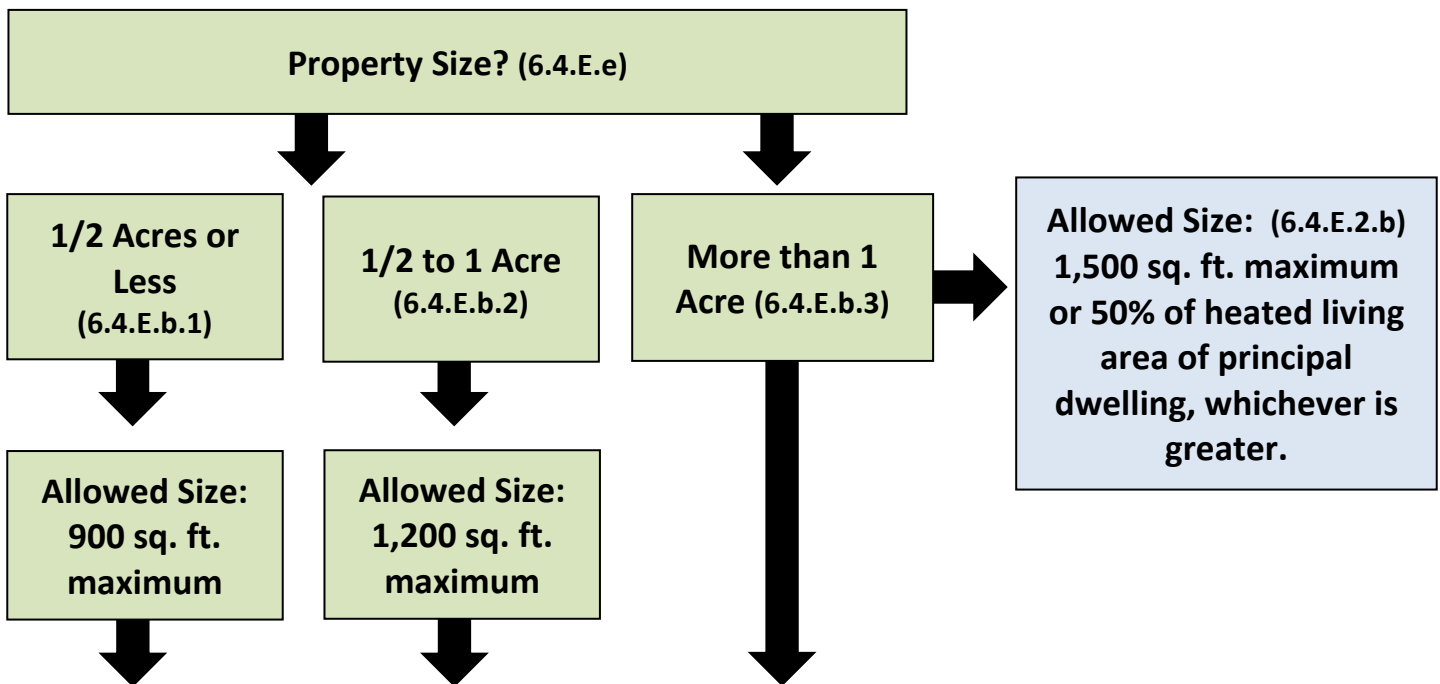
<input type="checkbox"/> Photo of Existing House	<input type="checkbox"/> Photo/ Drawing of Proposed Accessory Dwelling
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Completed Residential & Agricultural Site Plan Application- (If approved, you will receive a copy for yourself and a copy for the building department)

Accessory Dwelling Unit Application Process

- Complete Accessory Dwelling Unit application and return by hand delivery or mail to the Mesa County Planning Division
Physical Location: 200 S. Spruce, Grand Junction, Colorado 81501
Mailing Address: PO Box 20,000-5022, Grand Junction, Colorado 81502
- The Planning Division will provide you with an approval letter and project report.
- Utilize the Planning Clearance document to begin the permit process with the Mesa County Building Department.

Accessory Dwelling Unit Requirements



Does the allowable maximum size not fit your needs?

**You may apply for a variance so long as the maximum size does not exceed 50% of the heated living area of the principal dwelling.
The requested variance is subject to approval by the Mesa County Board of Adjustment.**