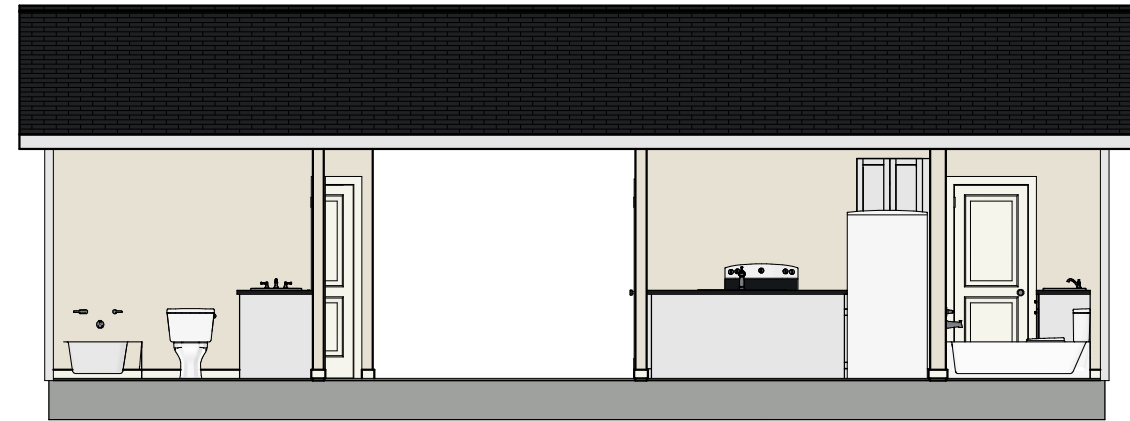
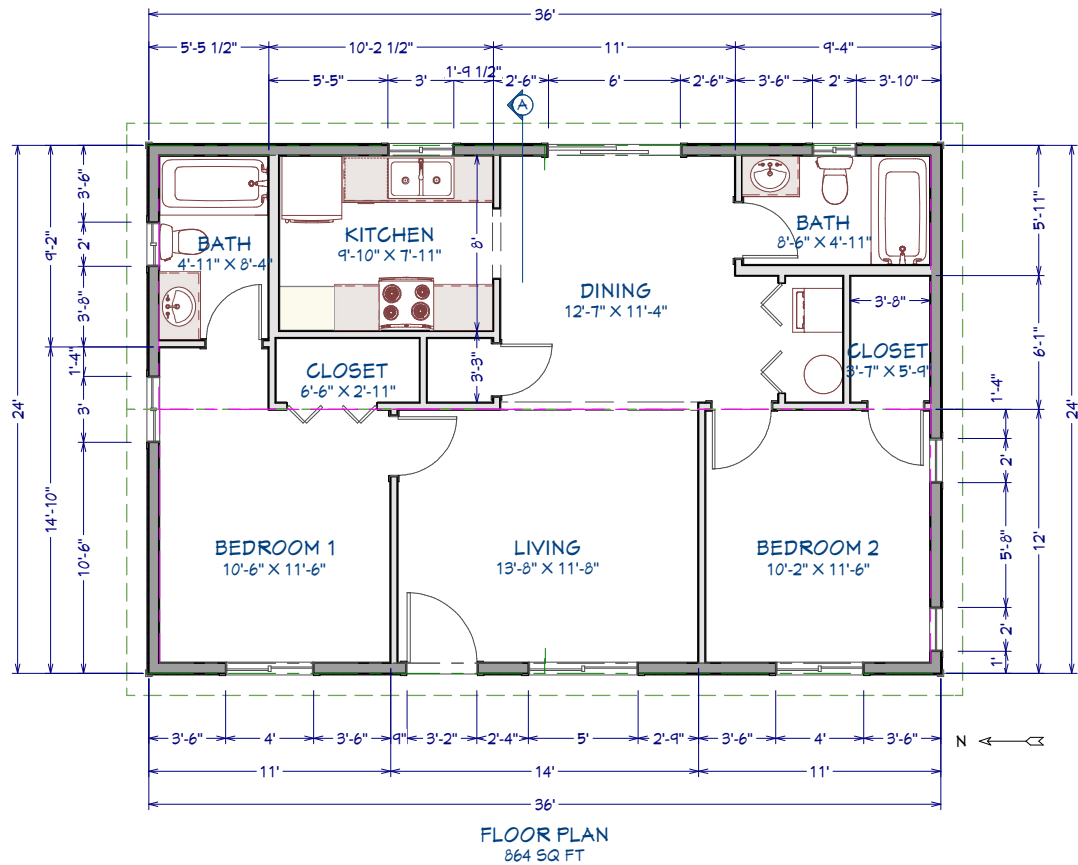




A diagram of a gabled building with a light brown horizontal-slat exterior. The building has a gabled roof with a grey ridge. Two windows are shown on the front wall: a smaller square window on the left and a larger rectangular window on the right, both with white frames and grey panes. A vertical dimension line on the left side indicates a height of 12'-9". The building sits on a grey foundation.



Disclaimer: The City of Grand Junction is providing these ADU plans as a general resource for the community. Please note that these drawings include only floor plans and elevations and do not constitute a complete set of construction documents. Additional site-specific plans and details will be required to meet building code and permitting requirements. Each property will have unique considerations, including but not limited to: soil conditions, foundation type (required or required), distance to property lines, energy code compliance based on the proposed heating and cooling system, utility connections, and other site-specific factors. A licensed general contractor (GC) is required by the City of Grand Junction to construct an ADU. Typically, a GC or design professional will prepare a full set of plans that address these specific requirements. These plans are intended solely for informational purposes and should not be construed as approval of a particular design or guarantee of permit issuance. The City of Grand Junction does not warrant any builders, contractors, or design professionals, nor is the City responsible for the accuracy, completeness, or suitability of the information provided. Use of these plans is at the user's own risk. The City assumes no liability for errors, omissions, fraudulent activity, or misrepresentations related to the use of these plans or the services of any third party.