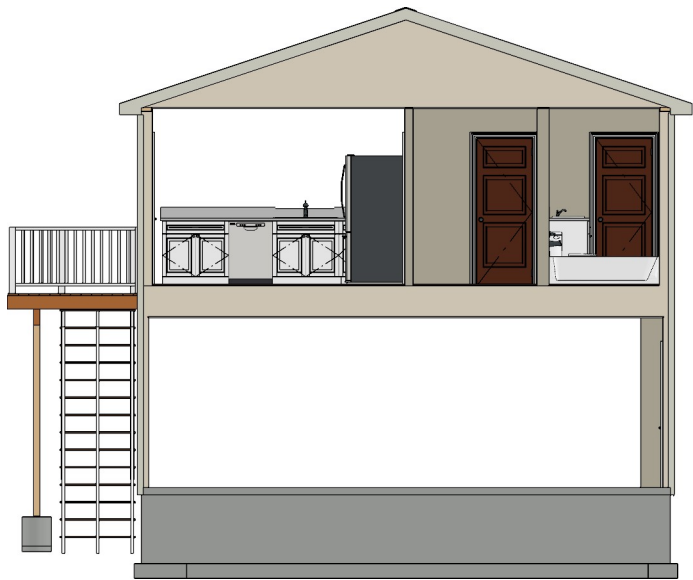
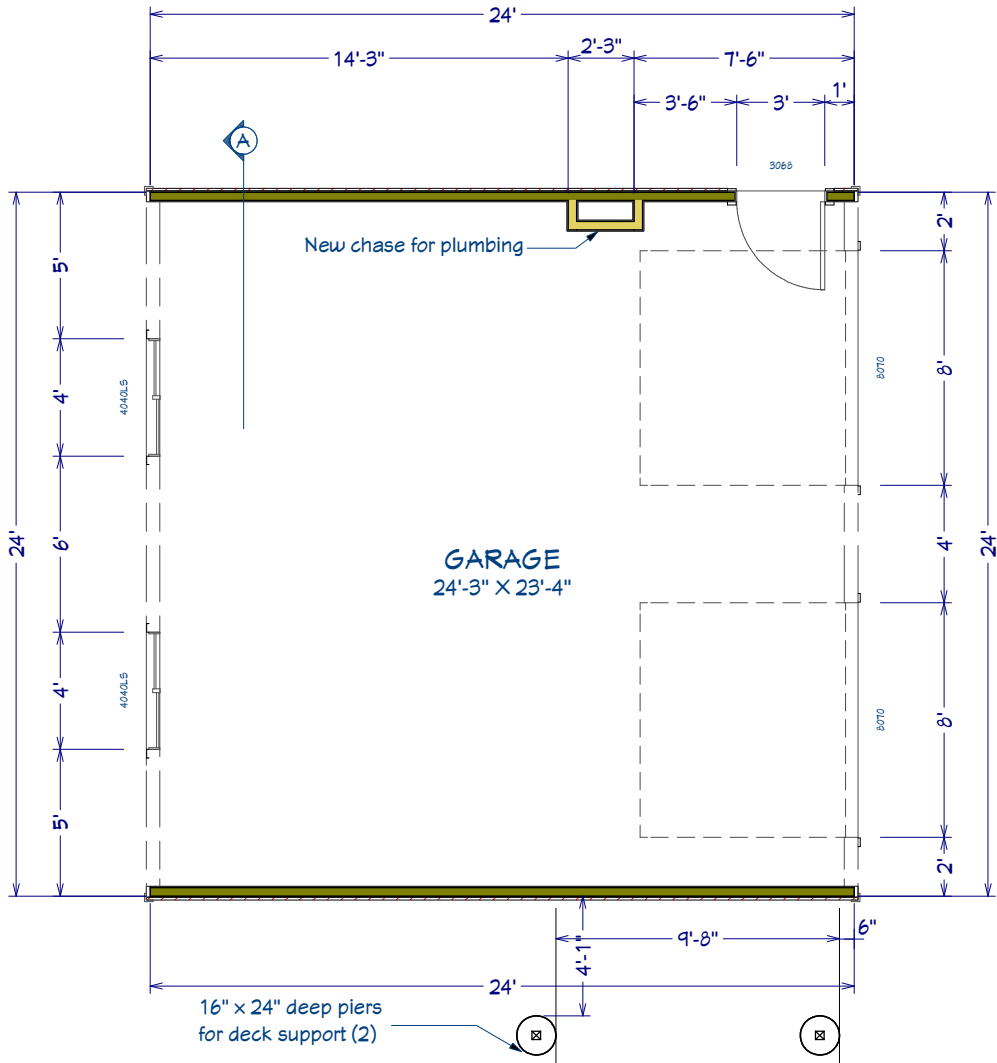
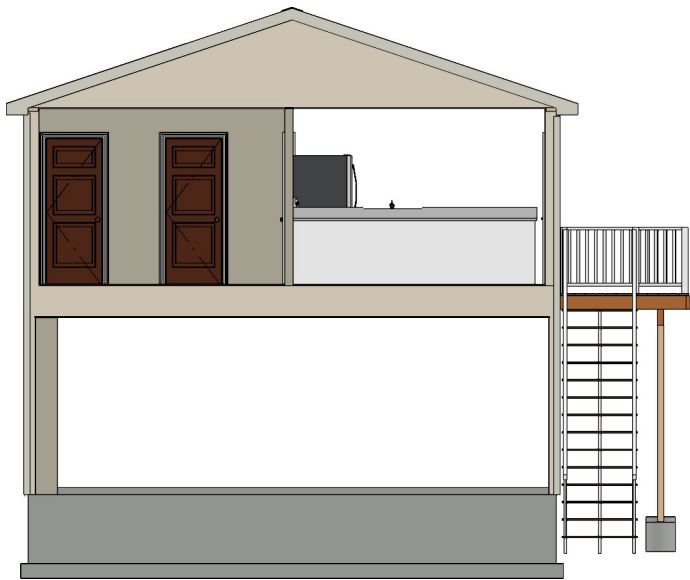




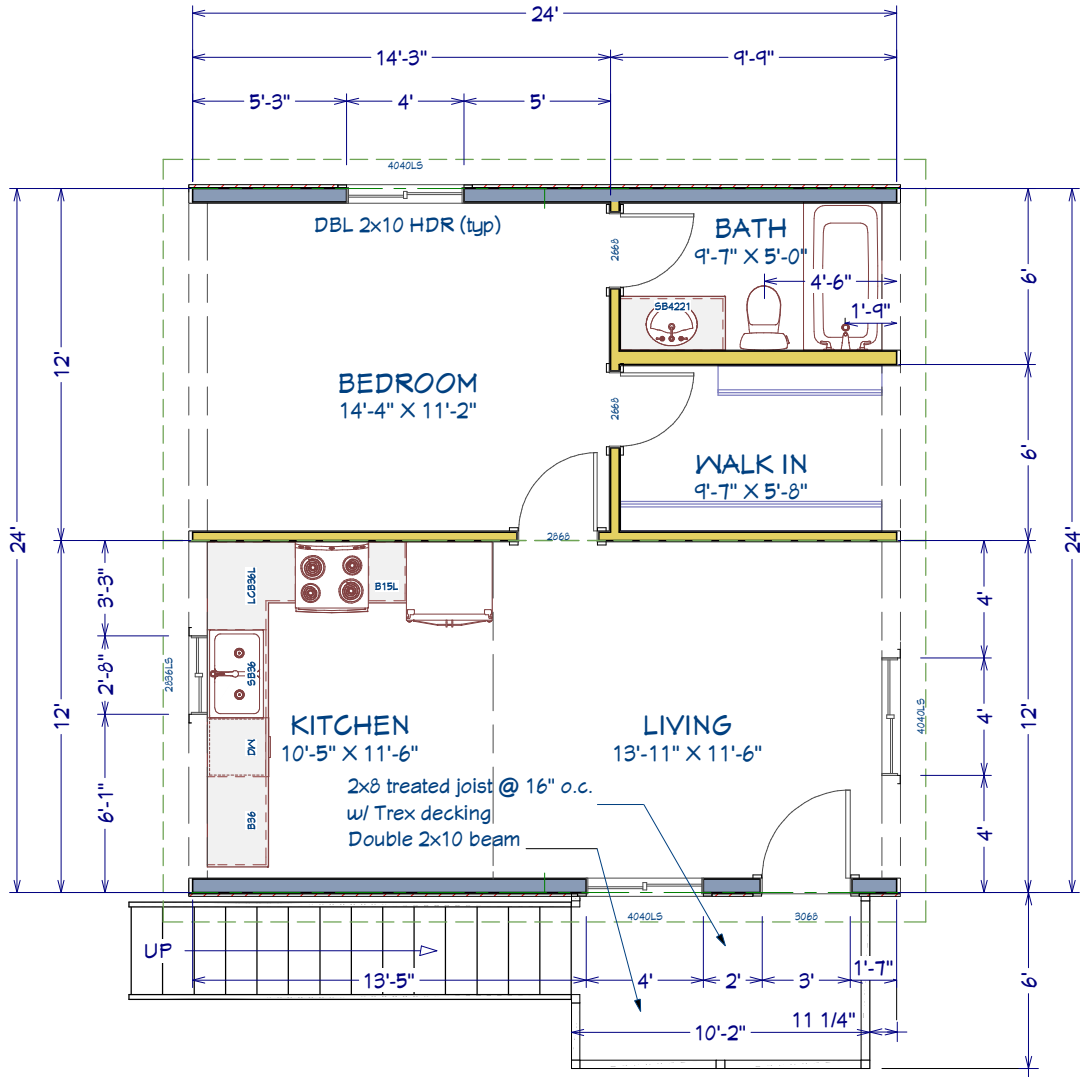
1st Floor



2nd Floor



MAIN FLOOR PLAN
582 SQ FT



SECOND FLOOR PLAN
582 SQ FT

MOR STORAGE LLC
3010 I- 70 Business Loop
Grand Junction, CO 81504



PROJECT DESCRIPTION:
2 Story 576 SQ. FT. ADU

SHEET TITLE:
Mor Storage LLC ADU Plan

DATE:
7/15/2025

SCALE:

SHEET:
A-1

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 endorse, recommend, or 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.