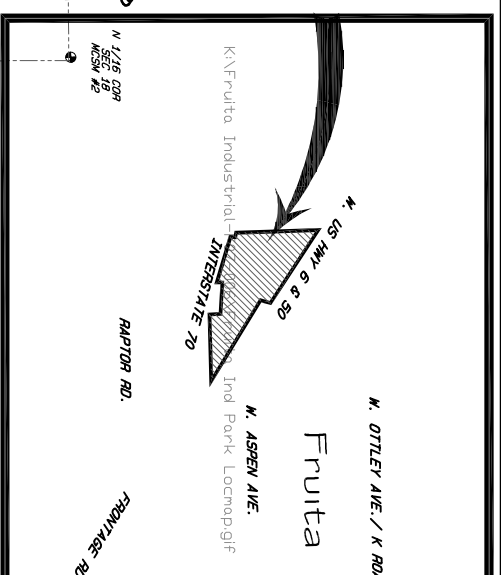


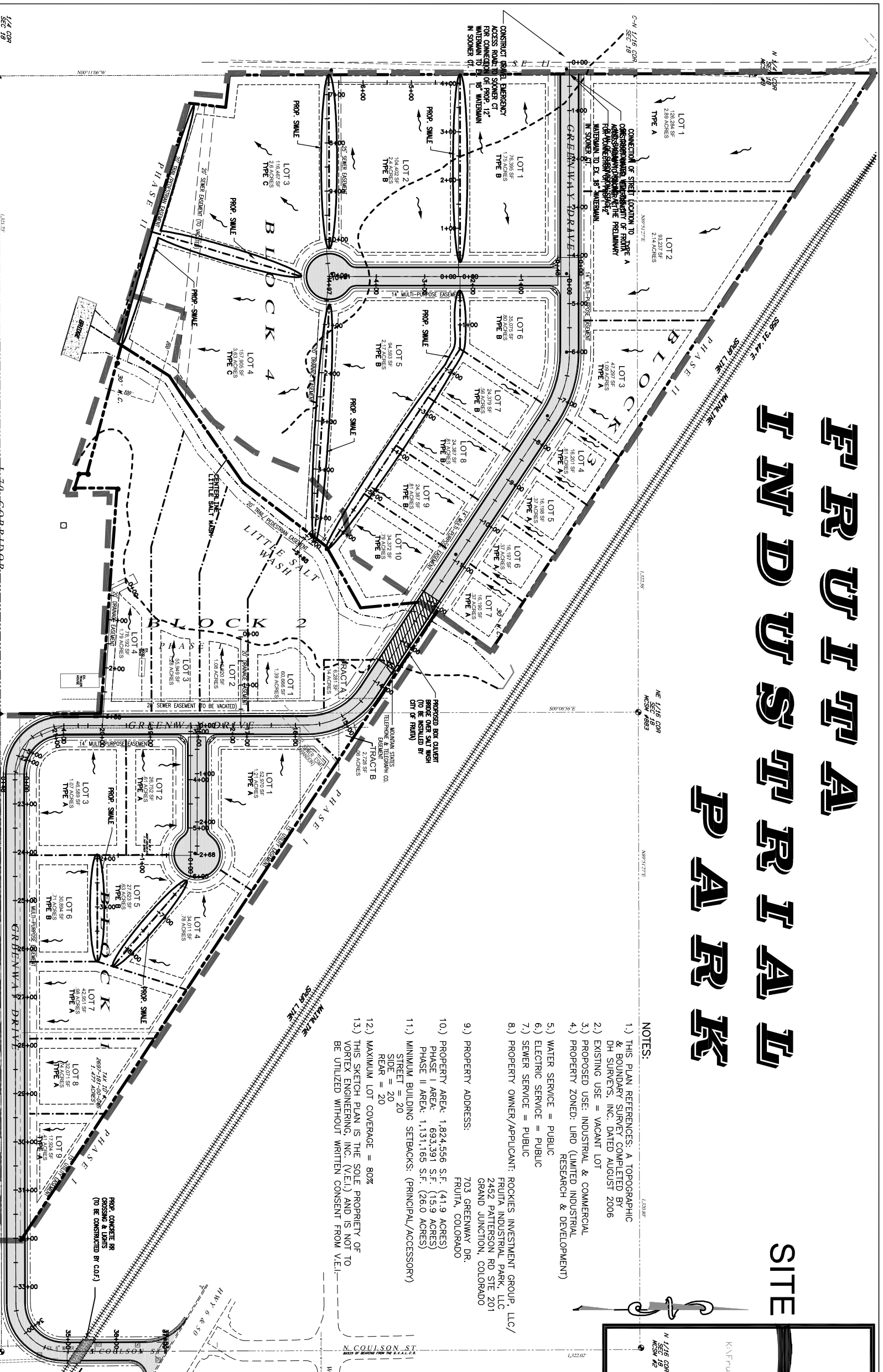
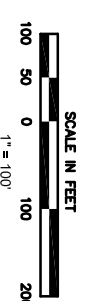
# ERRATA INDUSTRIAL PARK

SITE

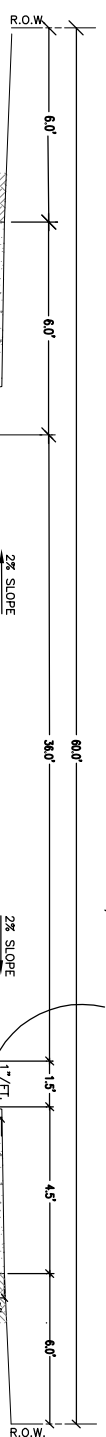


NOTES:

- 1.) THIS PLAN REFERENCES: A TOPOGRAPHIC & BOUNDARY SURVEY COMPLETED BY DH SURVEYS, INC. DATED AUGUST 2006
- 2.) EXISTING USE = VACANT LOT
- 3.) PROPOSED USE: INDUSTRIAL & COMMERCIAL
- 4.) PROPERTY ZONED: IURD (LIMITED INDUSTRIAL RESEARCH & DEVELOPMENT)
- 5.) WATER SERVICE = PUBLIC
- 6.) ELECTRIC SERVICE = PUBLIC
- 7.) SEWER SERVICE = PUBLIC
- 8.) PROPERTY OWNER/APPLICANT: ROOKIES INVESTMENT GROUP, LLC/  
FRUITA INDUSTRIAL PARK, LLC  
2452 PATTERSON RD STE 201  
GRAND JUNCTION, COLORADO
- 9.) PROPERTY ADDRESS:  
703 GREENWAY DR.  
FRUITA, COLORADO
- 10.) PROPERTY AREA: 1,824,556 S.F. (41.9 ACRES)  
PHASE I AREA: 693,391 S.F. (15.9 ACRES)  
PHASE II AREA: 1,131,165 S.F. (26.0 ACRES)
- 11.) MINIMUM BUILDING SETBACKS: (PRINCIPAL/ACCESSORY)  
SIDE = 20  
REAR = 20
- 12.) MAXIMUM LOT COVERAGE = 80%
- 13.) THIS SKETCH PLAN IS THE SOLE PROPERTY OF VORTEX ENGINEERING, INC. (V.E.I.) AND IS NOT TO BE UTILIZED WITHOUT WRITTEN CONSENT FROM V.E.I.



FINISHED BITUMINOUS PAVEMENT 1/4" TO 1/2" ABOVE EDGE OF CURB



TYP. STREET SECTION  
N.T.S.

**Vortex Engineering, Inc**  
CONSTRUCTION MANAGERS & SITE PLANNERS ••• PROJECT MANAGERS ••• CIVIL & CONSULTING ENGINEERS

255 Vista Valley Drive  
Fruita, Colorado 81321  
Phone: (970) 245-9651  
Fax: (970) 245-1539

PROJECT: <b>Fruita Industrial Park</b> 703 Greenway Dr. Fruita, Colorado	TITLE: <b>SKETCH PLAN</b>
PROFESSIONAL ENGINEER <b>R.W. JONES II</b> LICENSE NO. 10622	DATE: 03/03/07
PROFESSIONAL ENGINEER <b>C. S. PARKER</b> LICENSE NO. 8486	DRAWN BY: JEN CHECKED BY: RWA DATE: 03/03/07
CONSTRUCTION CHECK: _____ DATE: _____	SHEET NO. <b>1</b> OF <b>2</b>