

TRAIL HEAD AND OFF-STREET PARKING (10 SPACES) FOR NEW 6-FT. PEDESTRIAN PATH.

SHEET KEY MAP

KINGS VIEW SUBDIVISION
FILING 1

SUNSET POINTE
PRELIMINARY PLAN

SITE PLAN 1

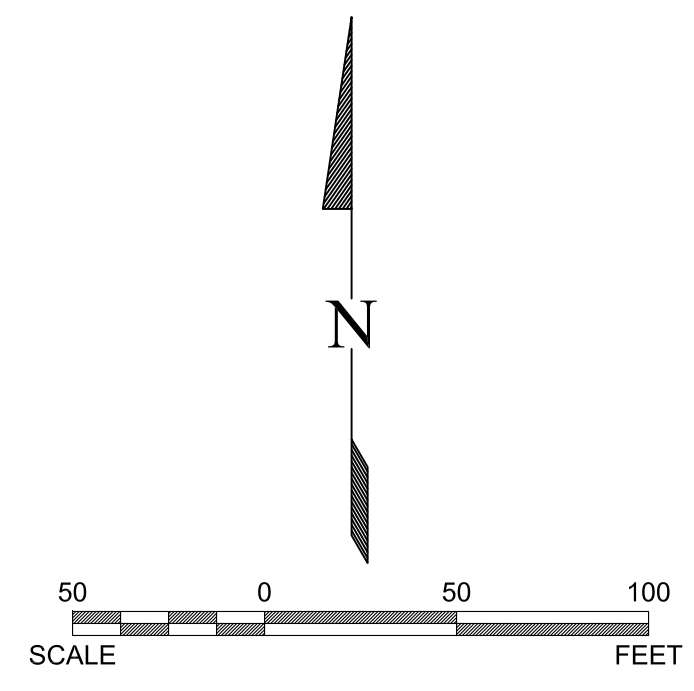
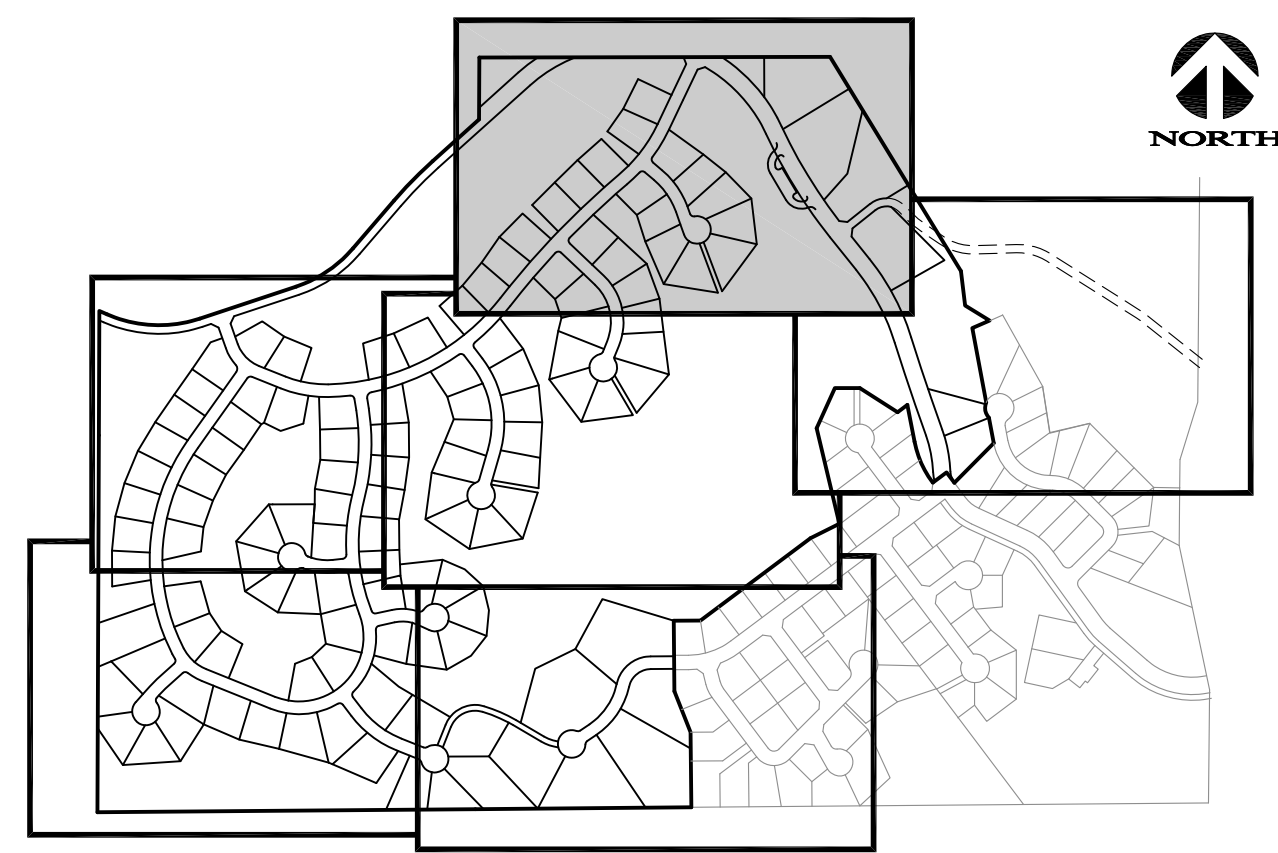


Know what's below.
Call before you dig.

CALL UTILITY NOTIFICATION CENTER OF COLORADO CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

RCEB
Rolland Consulting Engineers, LLC
405 Ridges Blvd, Suite A
Grand Junction, CO 81507
Voice: (970) 243-8300
Fax: (970) 241-1273
www.rceb.com

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2697-183-00-942
CITY OF FRUITA
325 E. ASPEN, STE. 155
FRUITA, CO 81521

RE-ALIGNED PORTION
OF KINGS VIEW ROAD TO
IMPROVE PUBLIC SAFETY.

TRACT C
91,377 S.F.
0.210 AC. ±

LOT B-4
50,537 S.F.
1.160 AC. ±

LOT B-3
58,526 S.F.
1.344 AC. ±

LOT B-2
48,906 S.F.
1.123 AC. ±

LOT B-1
48,137 S.F.
1.105 AC. ±

2697-183-00-942
CITY OF FRUITA
325 E. ASPEN, STE. 155
FRUITA, CO 81521

N 89°53'41" E 1217.51'

N 89°53'41" E 1217.51'

S 0.001810° W 215.06'

N 89°02'52" E 216.97'

FILING THREE

FILING TWO

FILING ONE-B

FILING FOUR

FILING THREE

FILING TWO

FILING ONE-B

FOUR

LOT C-29
14,353 S.F.
0.329 AC. ±

LOT C-30
14,646 S.F.
0.336 AC. ±

LOT C-6
14,646 S.F.
0.336 AC. ±

LOT C-17
17,030 S.F.
0.391 AC. ±

LOT C-18
17,025 S.F.
0.391 AC. ±

LOT C-27
15,669 S.F.
0.360 AC. ±

LOT C-26
14,251 S.F.
0.327 AC. ±

LOT C-28
15,449 S.F.
0.355 AC. ±

C-5
14,096 S.F.
0.324 AC. ±

C-6
14,085 S.F.
0.323 AC. ±

LOT C-7
18,472 S.F.
0.424 AC. ±

LOT C-9
16,749 S.F.
0.384 AC. ±

LOT C-10
19,061 S.F.
0.438 AC. ±

LOT C-11
17,656 S.F.
0.405 AC. ±

LOT C-12
16,322 S.F.
0.375 AC. ±

LOT C-4
17,050 S.F.
0.391 AC. ±

LOT C-3
4,788 S.F.
0.339 AC. ±

LOT C-2
14,694 S.F.
0.337 AC. ±

LOT C-1
15,055 S.F.
0.346 AC. ±

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OFF-STREET PARKING
(10 SPACES) FOR NEW
6-FT. PEDESTRIAN
PATH.



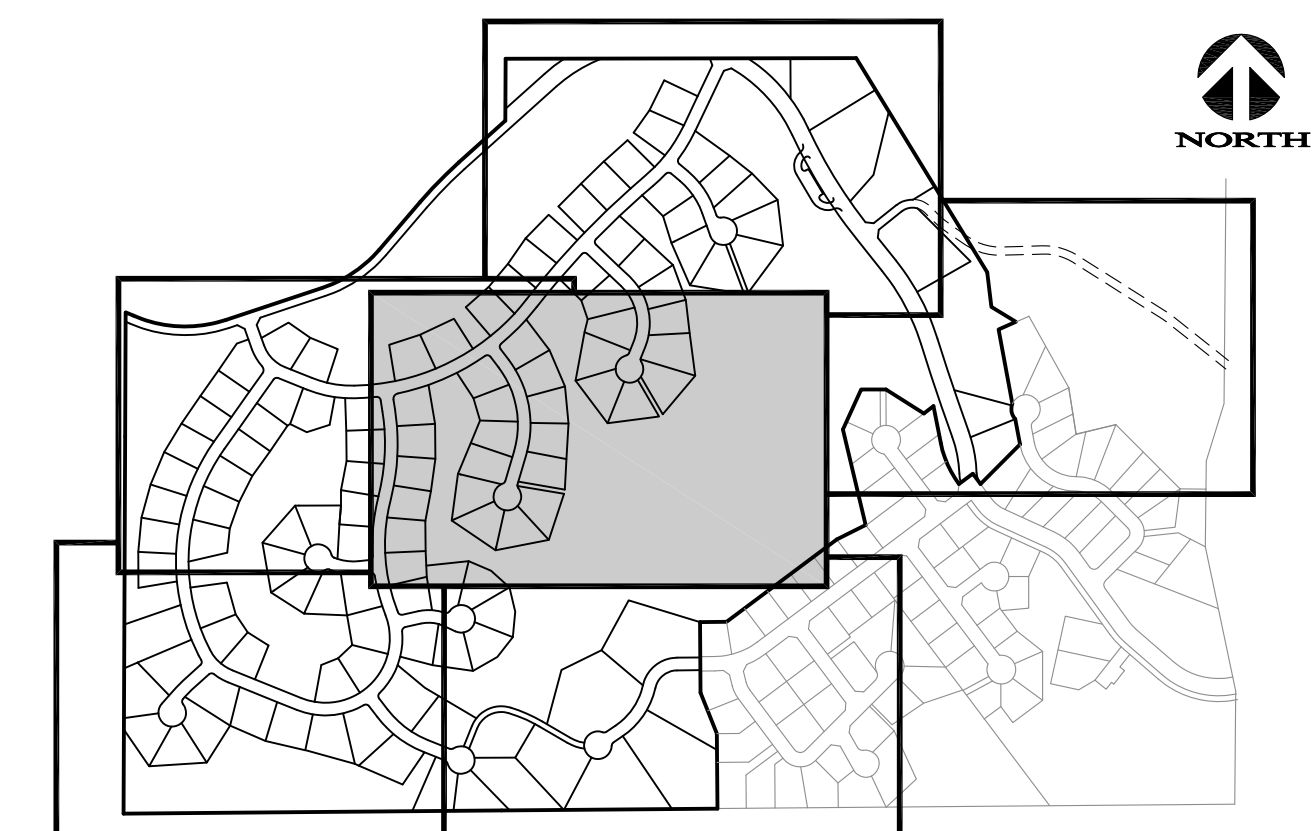
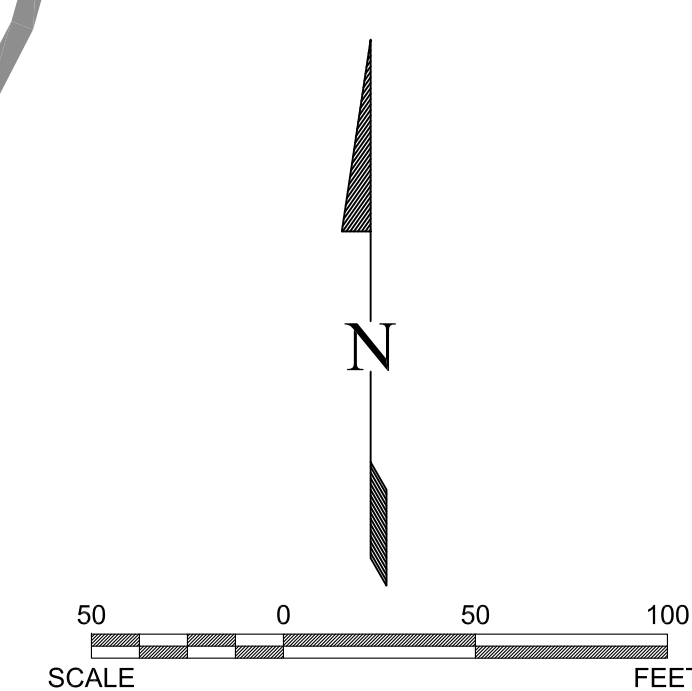
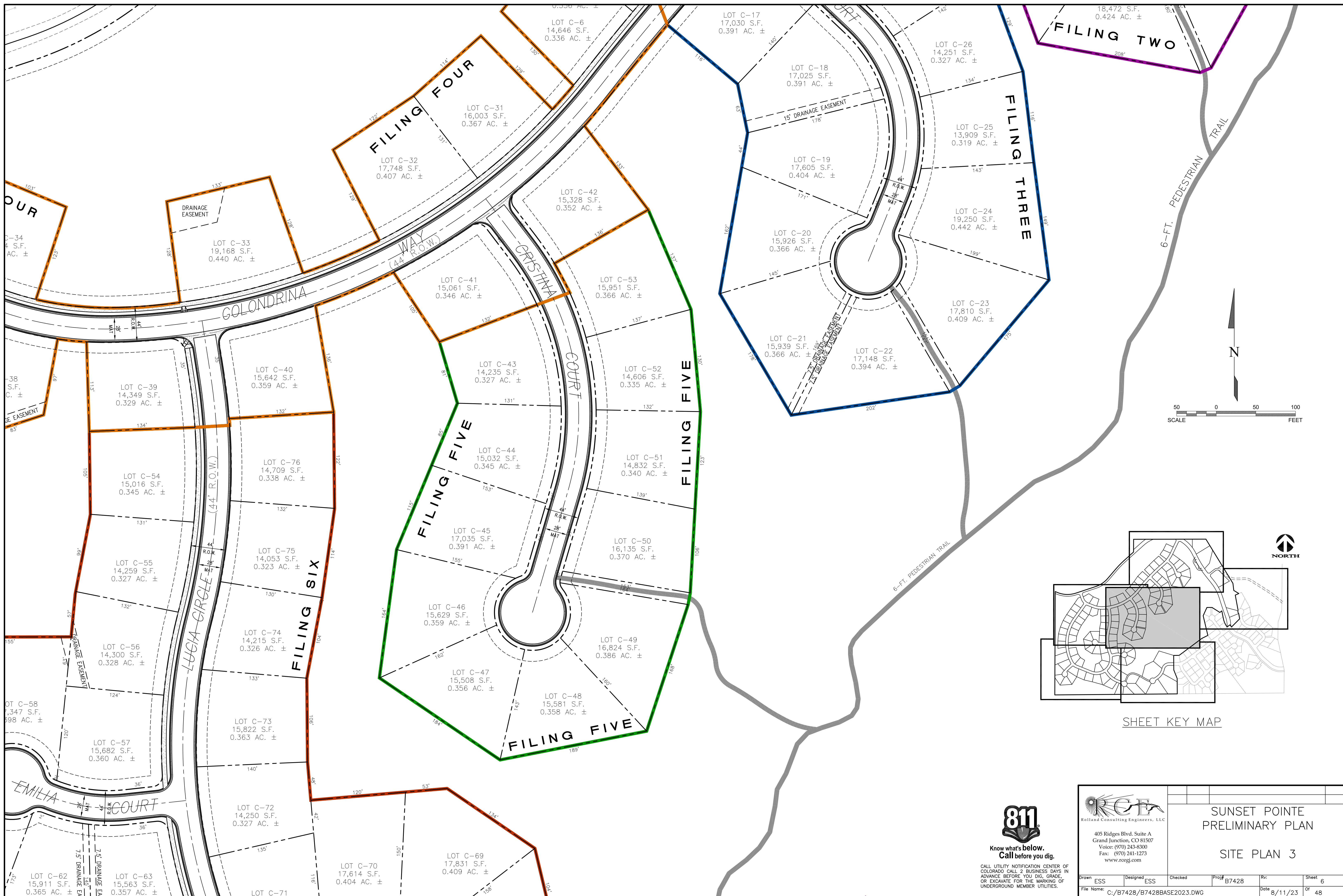
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SUNSET POINTE
PRELIMINARY PLAN

SITE PLAN 2

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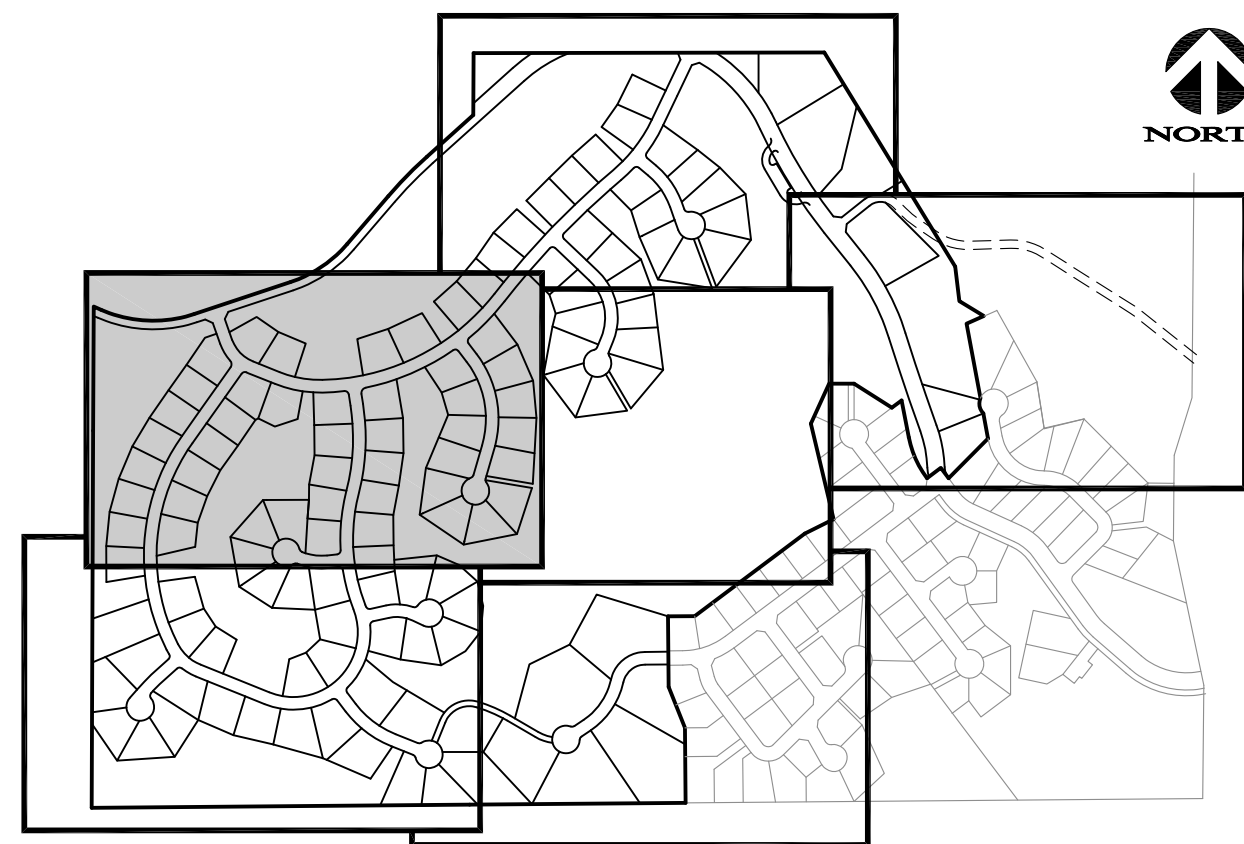


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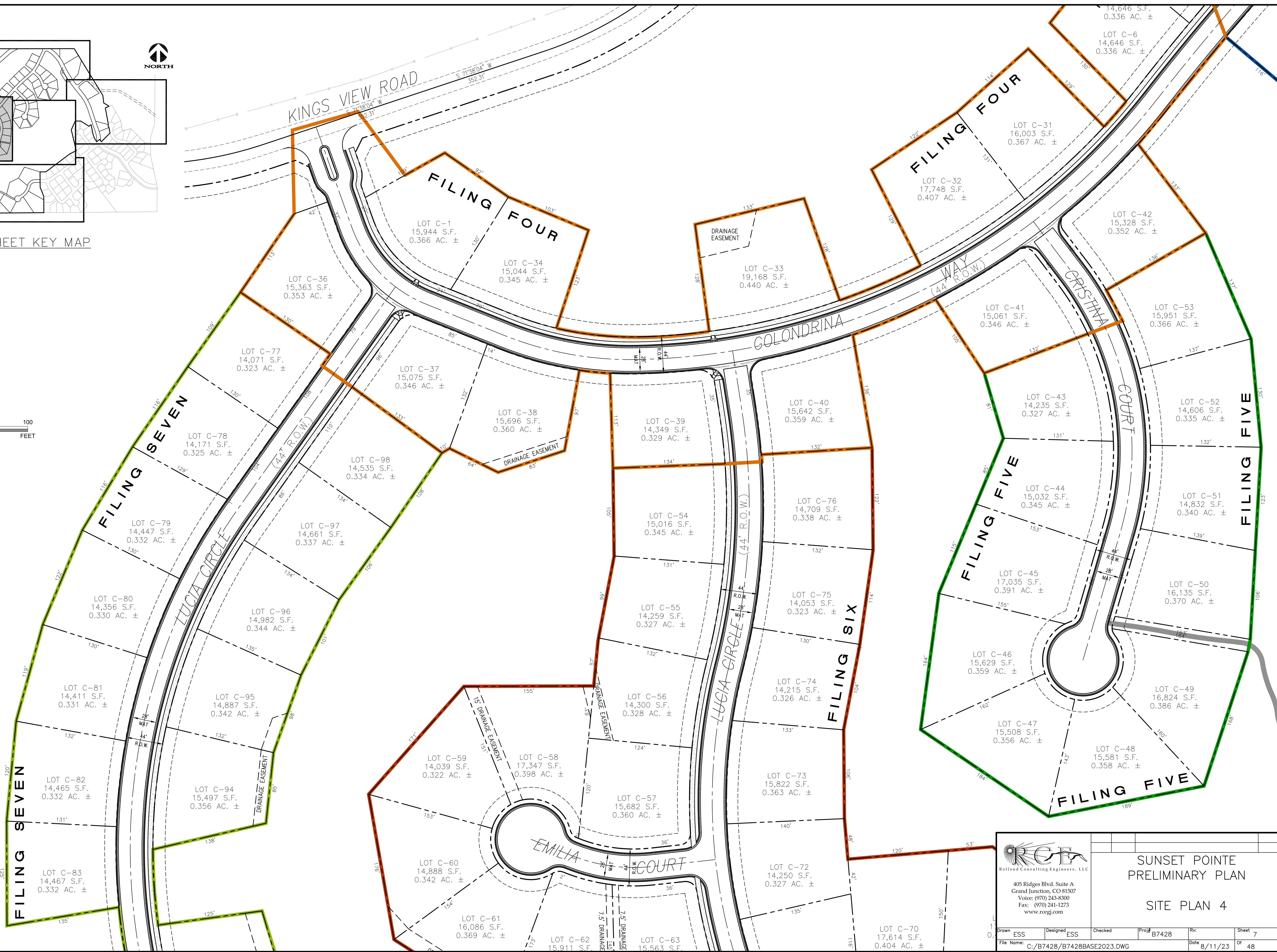
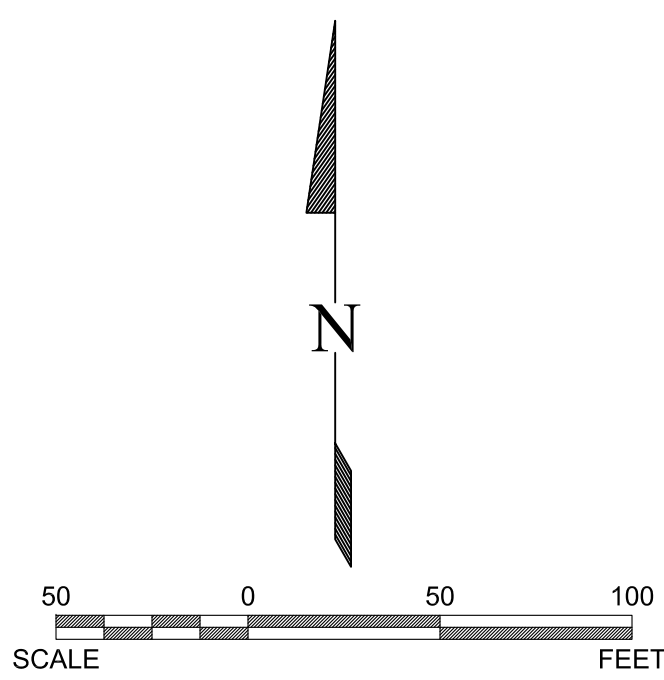


SUNSET POINTE PRELIMINARY PLAN
SITE PLAN 3

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SHEET KEY MAP



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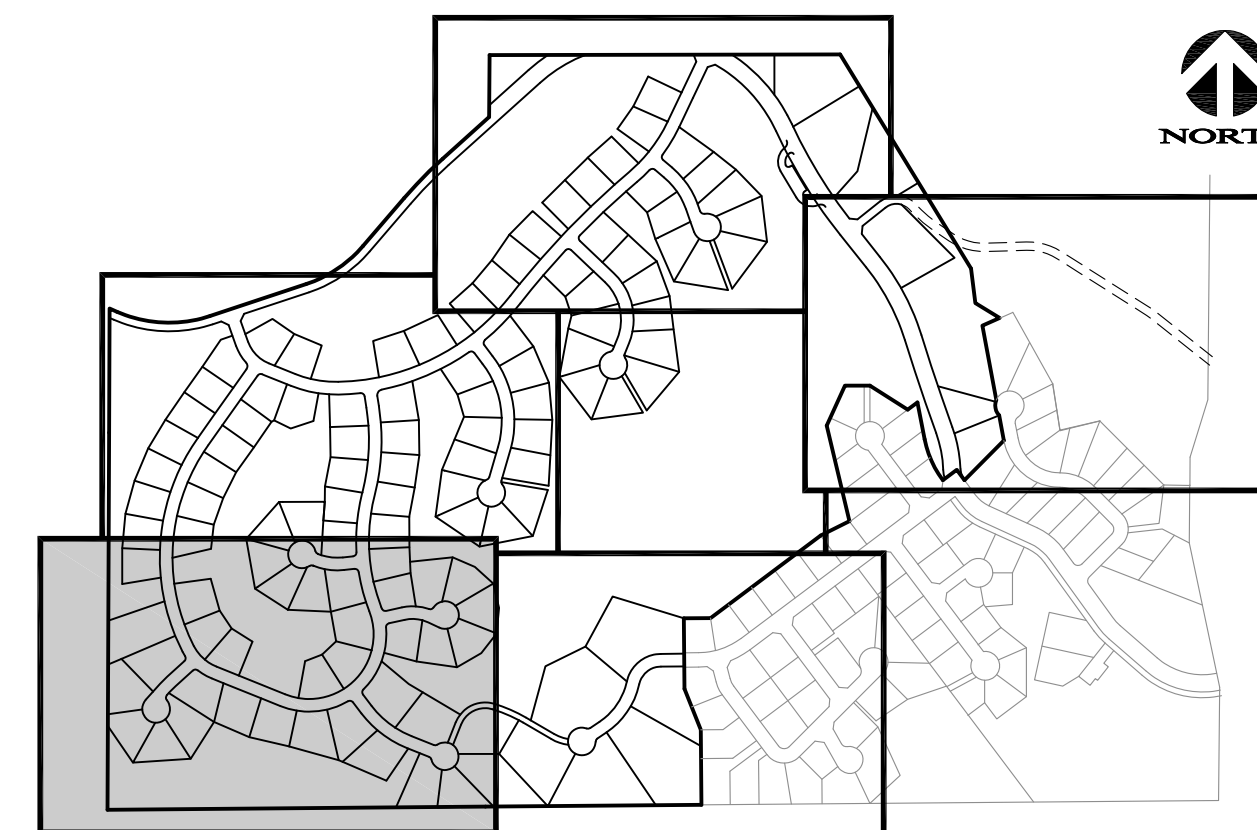
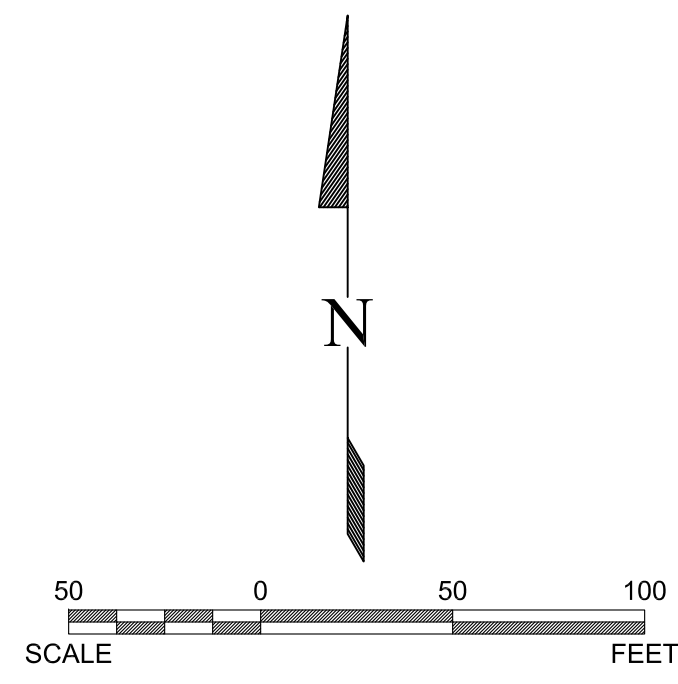
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SUNSET POINTE
PRELIMINARY PLAN

SITE PLAN 4

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2697-193-00-911
 BUREAU OF LAND MANAGEMENT
 2815 H ROAD
 GRAND JUNCTION, CO 81506



SHEET KEY MAP



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 BUREAU OF LAND MANAGEMENT
 2815 H ROAD
 GRAND JUNCTION, CO 81506

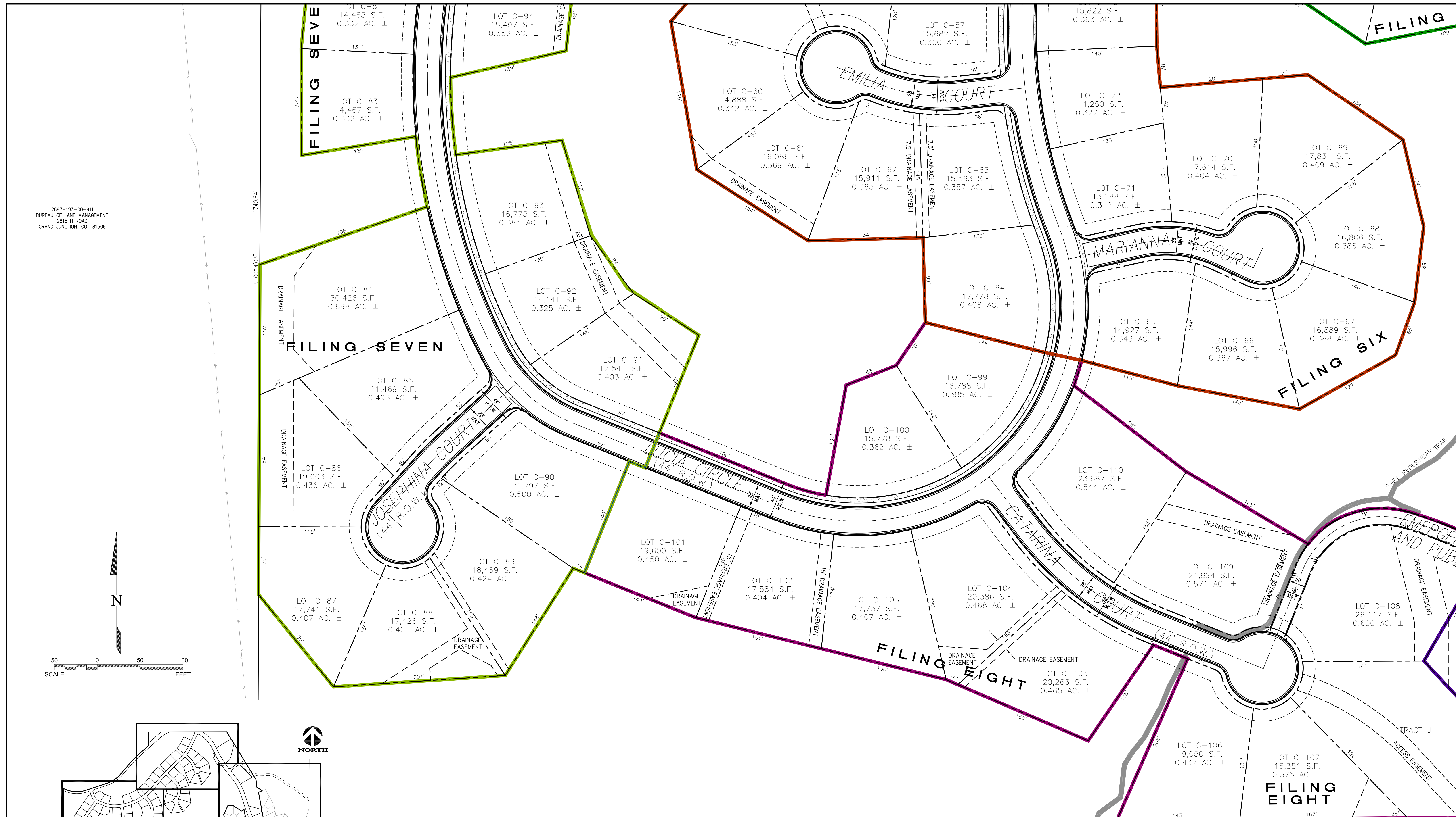


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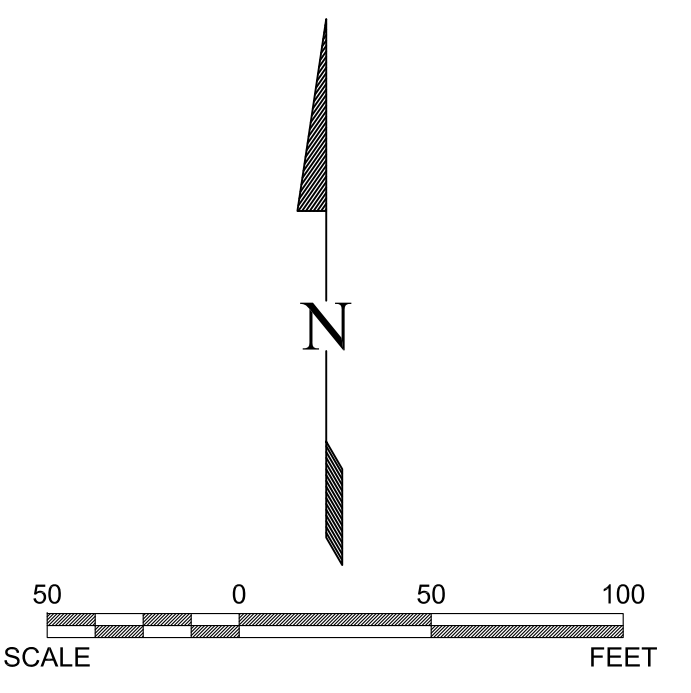
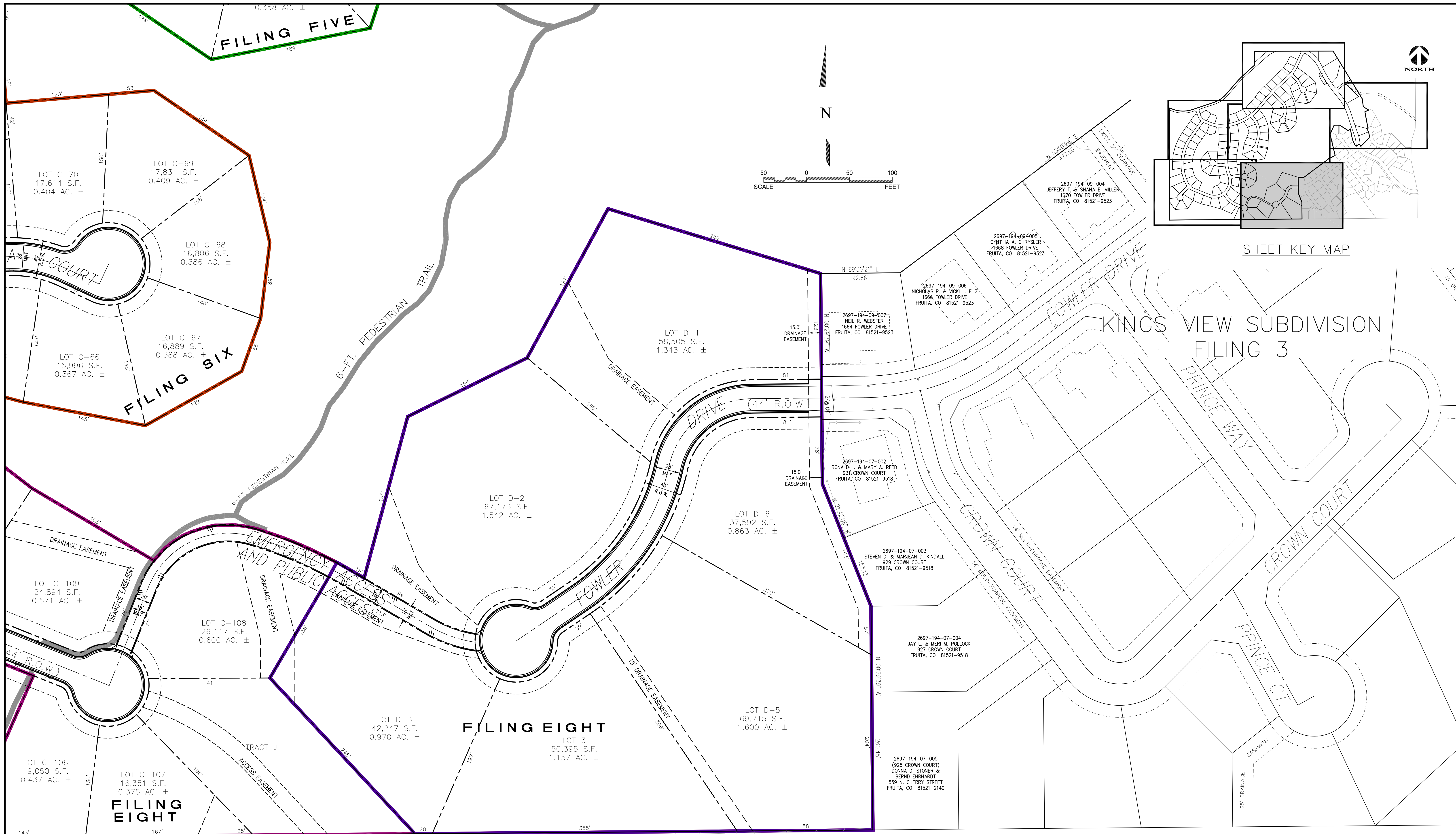
SUNSET POINTE
 PRELIMINARY PLAN

SITE PLAN 5

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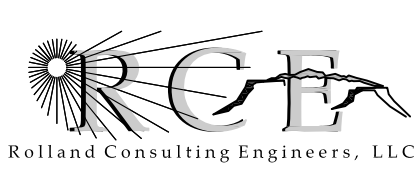


S 89°31'34" W 1312.55'



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SUNSET POINTE
PRELIMINARY PLAN

SITE PLAN 6

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