

**MESA  
COUNTY**

**PLANNING COMMISSION  
WORKSHOP**

**October 09, 2025**

**5:45 P.M.**

**200 S. Spruce St.**

**Room 40A**

**Grand Junction, CO**



## **Planning Commission Workshop Agenda**

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200 S. Spruce Street, Mesa County Central Services  
Multi- Purpose Room 40A  
(West entrance – Elections)  
**Thursday, October 09, 2025**  
5:45 pm

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**1. 2025-0093 FN Sauvage Park Final Plan**

**Britt Dveris**

**2. Land Development Code Discussion**

**Greg Moberg**

# PROJECT REVIEW

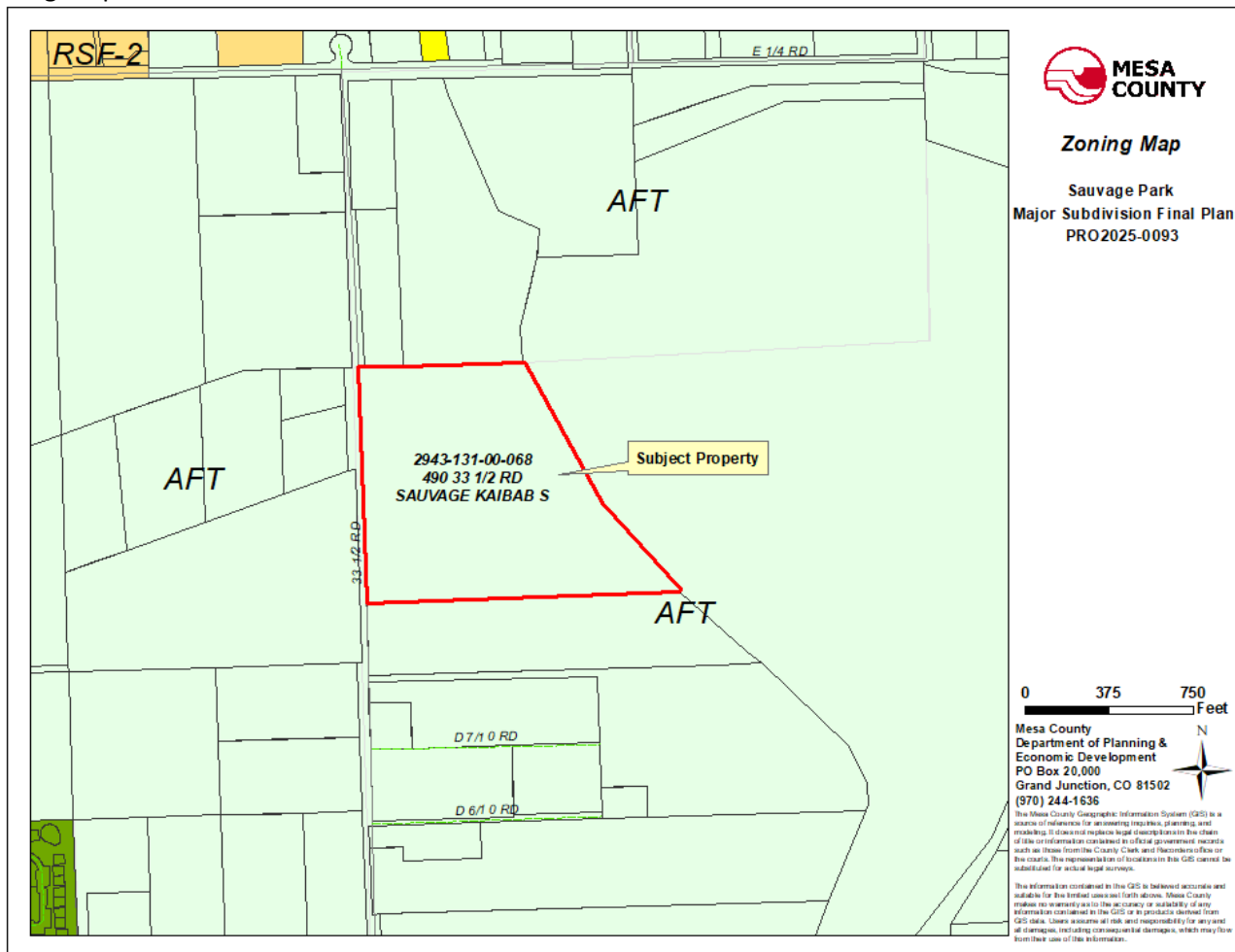
PRO2025-0093 FN

Sauvage Park Major  
Subdivision Final Plan

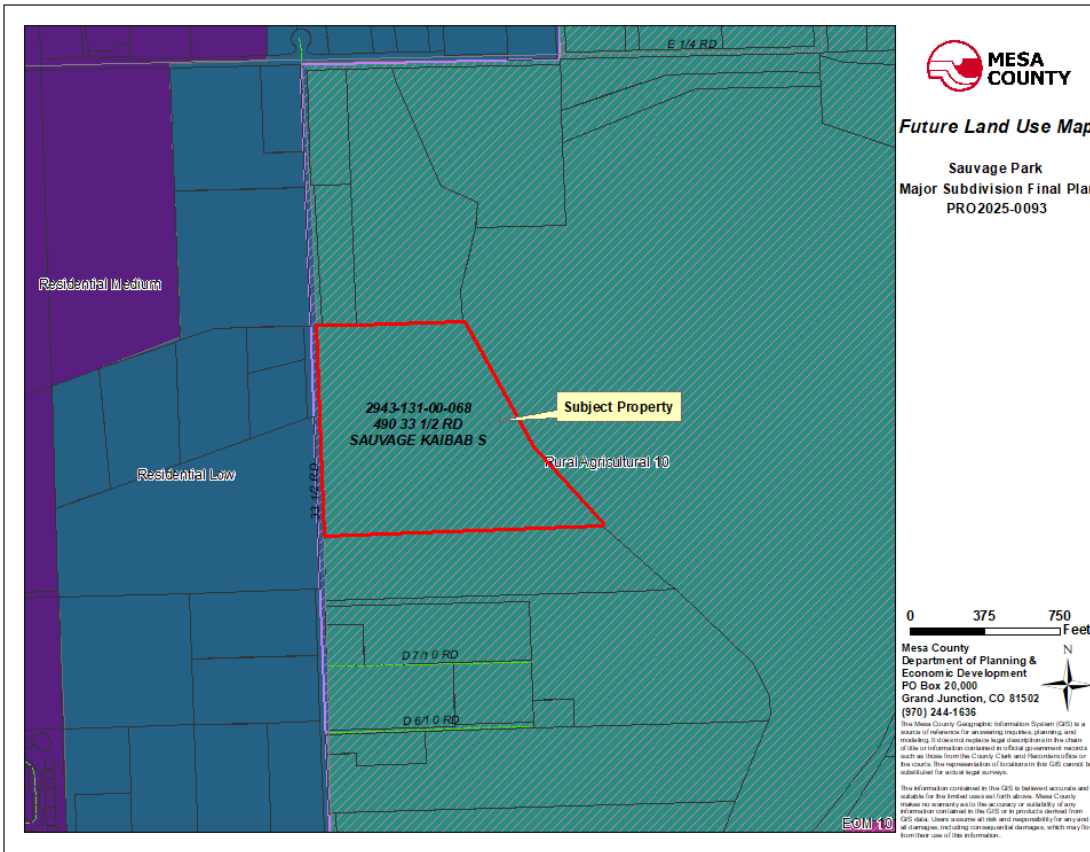
**PROJECT REPORT**  
September 15, 2025

**I. 2025-0093 FN SAUVAGE PARK MAJOR SUBDIVISION FINAL PLAN**  
 Property Owners: Kaibab and Natasha Sauvage  
 Representative: Kaibab Sauvage  
 Location: 490 33 ½ Road, Clifton, CO 81520, on the east side of 33 ½ Road, approximately one-quarter mile south of E ¼ Road  
 Parcel #: 2943-131-00-068  
 Zoning: Agricultural, Forestry, Transitional (AFT)  
 Future Land Use: Rural/Agricultural 10 (R/A 10); Cooperative Planning Area (CPA)  
 Planner: Britt Dveris  
 Request: To subdivide the 25.02-acre subject property into a total of four residential lots ranging from approximately 2.5 to 2.9 acres in size and one reserve lot approximately 13 acres in size.

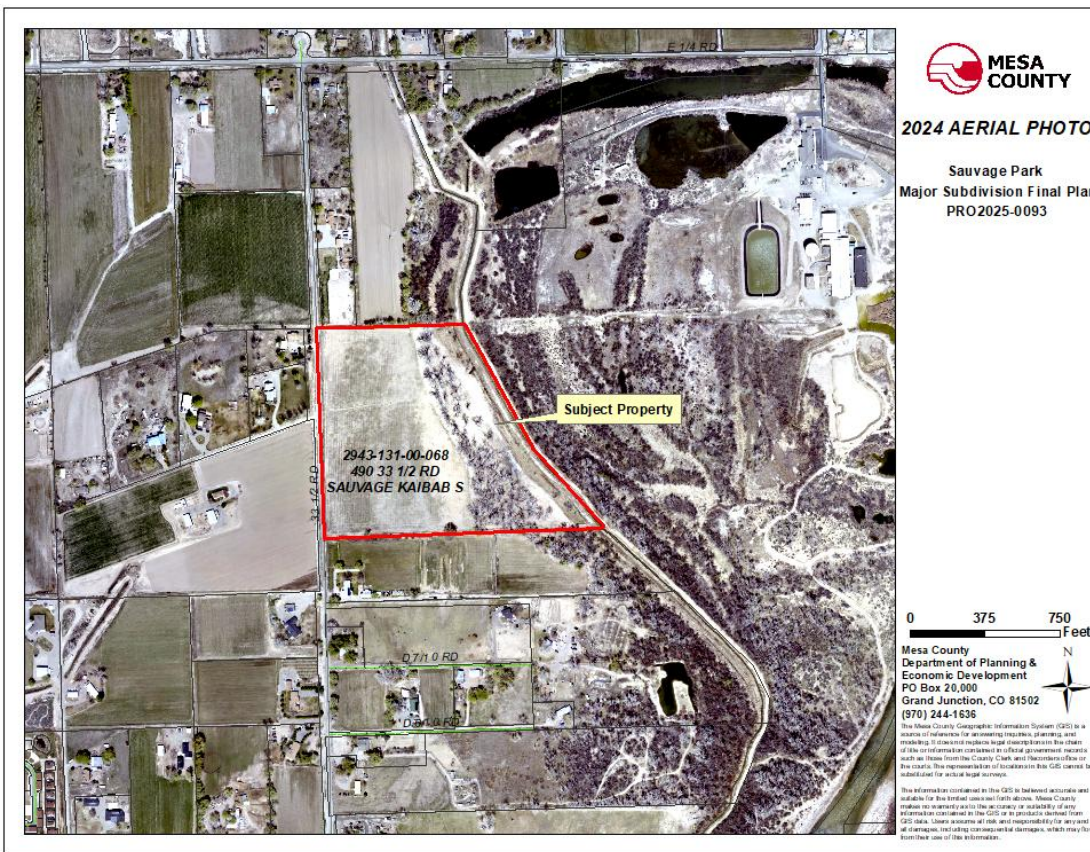
Zoning Map



Future Land Use Map



2022 Aerial Photo



## II. PROJECT DESCRIPTION

### A. Proposed Project Site

The subject parcel is approximately 25.02 acres in size and located on unplatted land on the east side of 33 ½ Road approximately one-quarter mile south of E ¼ Road. The property has direct access to 33 ½ Road, which is a County-maintained road. The west half-width of 33 ½ Road adjacent to the subject parcel is situated within public right-of-way, some of which is approximately 65 feet wide, some of which is approximately 30 feet wide (Reception #1176927). The west boundary of the subject property extends to the approximate centerline of 33 ½ Road. The Grand Valley Drainage District's Waterbridge Drain is situated within an easement (Reception #3002988) that extends over the subject property along its east boundary. [A property line adjustment between the subject property and the adjacent parcel to the east owned by the Clifton Water District (2024-0290) resulted in the east boundary of the subject property moving to the east approximately 14 feet, the size of the subject property increasing in size by approximately 0.4 acres, and there now being approximately 14 feet between the GVDD easement and the east boundary of the subject property.] A six-inch water main is installed in 33 ½ Road. The property is unoccupied by any built structures and has been historically used for crop production. Low-density residential development and small-scale agriculture surround the subject property. The subject property is in the Clifton Water District, Grand Valley Irrigation District, Grand Valley Drainage District, Xcel Energy, Clifton Fire District, and Mesa County Sheriff's Office service areas. The current zoning of the subject property is AFT, which allows a maximum gross density of one dwelling unit per five acres, and the future land-use designations are Rural/Agricultural 10 (R/A 10) and Cooperative Planning Area (Palisade Buffer), which call for a maximum gross density of one dwelling unit per five acres when a density bonus is applied.

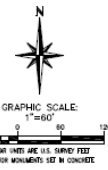
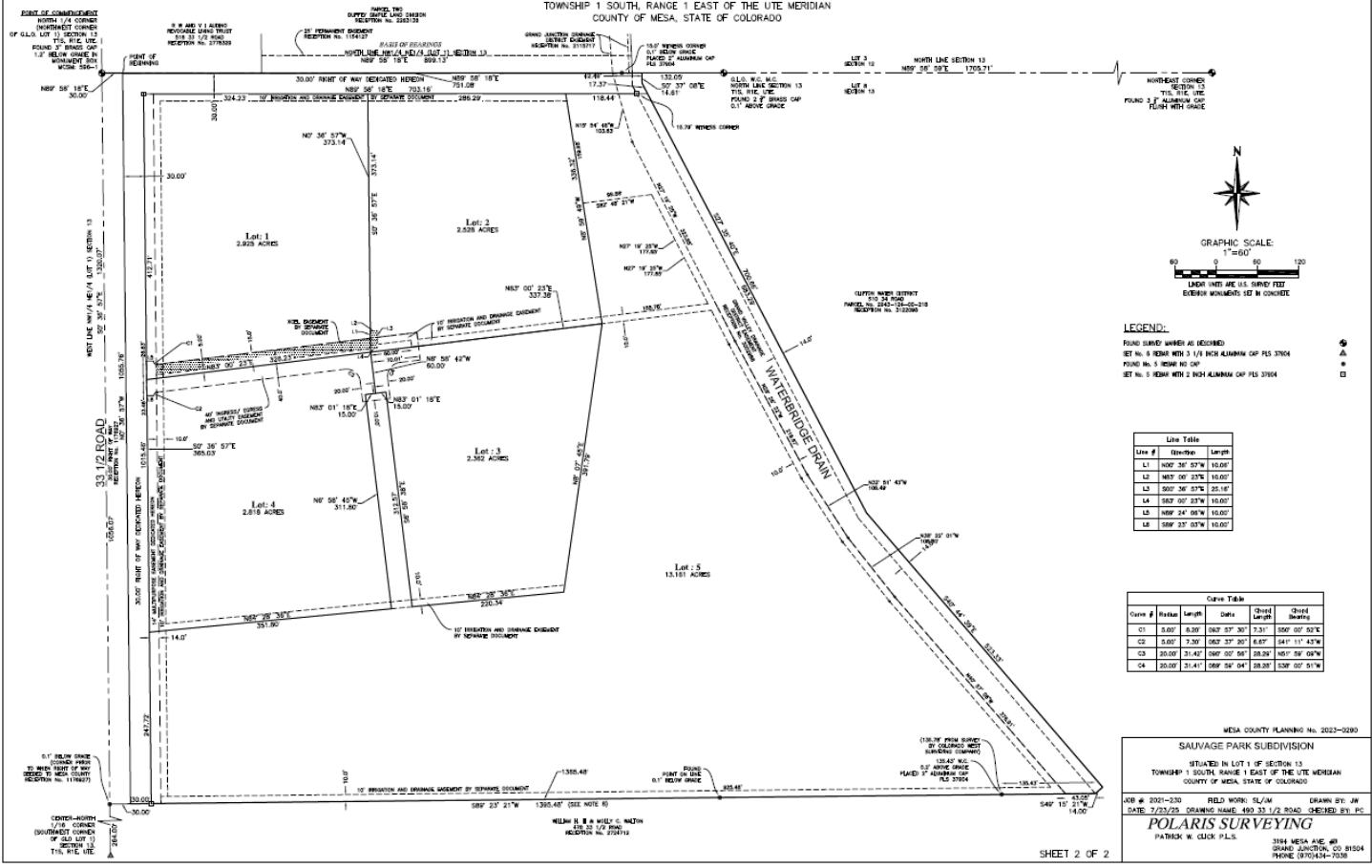
### B. Proposed Project

The proposed project is to subdivide the 25.02-acre subject property into a total of four residential lots ranging from approximately 2.5 to 2.9 acres in size and one reserve lot approximately 13 acres in size. (The current zoning of AFT and future land-use designation of R/A 10 allow a maximum density of one dwelling unit per five acres, provided that 50 percent of the gross acreage is designated as a reserve lot or open space.) A 20-foot-wide shared driveway is being proposed to serve the five newly created lots. A 30-foot-width of public right-of-way will be dedicated along 33 ½ Road and along the north property line. Additionally, a 14-foot-wide multipurpose easement and 10-foot-wide irrigation and drainage easement will be dedicated along the west property line; a 10-foot-wide irrigation and drainage easement will be dedicated along the north property line; a 10-foot-wide irrigation and drainage easement will be dedicated along the south boundary of Lot 2 and the west boundary of the Grand Valley Drainage District easement that extends along the east property line; and a 10-foot-wide irrigation and drainage easement will be dedicated along the south property line. A 40-foot-wide access/utility easement will be granted for the shared driveway and Xcel electrical power line. A fire truck turn-around will be built at the end of the shared driveway. At one dwelling unit per five acres, the gross density of the proposed subdivision complies with the density standards of the land development code and master plan.

Proposed Subdivision Plat

SALVAGE PARK SUBDIVISION

SITUATED IN LOT 1 OF SECTION 13  
TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN  
COUNTY OF MESA, STATE OF COLORADO



LEGEND:

- FOUND SURVEY MARKS AS DESCRIBED
- SET NO. 6 REBAR WITH 3/4" INCH ALUMINUM CAP PLS 37004
- SET NO. 5 REBAR NO. 508
- SET NO. 5 REBAR WITH 2" INCH ALUMINUM CAP PLS 37004

Line #	Bearing	Length
L1	N07°30'57"W	10.00'
L2	N07°00'23"E	10.00'
L3	S00°30'57"W	25.16'
L4	S07°00'37"W	16.00'
L5	N08°24'08"W	10.00'
L6	S08°33'03"W	10.00'

Curve #	Radius	Length	Delta	Chord Length	Chord Bearing
C1	5.60'	8.39'	082°53'30"	7.31'	S90°00'00"W
C2	5.60'	7.30'	082°33'20"	6.67'	S41°11'43"W
C3	20.00'	25.41'	086°00'58"	20.20'	N01°58'08"W
C4	20.00'	21.41'	086°08'04"	18.28'	S28°00'51"W

MESA COUNTY PLANNING No. 2022-0289

SALVAGE PARK SUBDIVISION

SITUATED IN LOT 1 OF SECTION 13  
TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN  
COUNTY OF MESA, STATE OF COLORADO

JOB # 2021-230 FIELD WORK: SL/AM DRAWN BY: JM  
DATE: 7/23/23 DRAWING NAME: 490 33 1/2 ROAD CHECKED BY: PC

**POLARIS SURVEYING**  
PATRICK W. CEDER P.L.S. 3166 MESA AVE #8  
GRAND JUNCTION, CO 81504 PHONE: (970)434-7038

**MAJOR SUBDIVISION FINAL PLAN REVIEW CHECKLIST**  
**PRO 2025-0093 FN (Sauvage Park Major Subdivision)**  
**September 15, 2025**

<b>Eligibility</b> <b>4.10.F.1</b>	<b>Y/N/Can be met/N/A</b>	<b>Comments/Issues</b>
Does not qualify for other type of administrative review.	Y	A Major Subdivision is required because, pursuant to Section 7.02.C of the MCLDC, a density bonus is necessary to create the five proposed lots.
<b>Neighborhood Meeting</b> <b>4.10.F.4.a</b>	<b>Y/N/Can be met/N/A</b>	<b>Comments/Issues</b>
Neighborhood meeting has been held and a written narrative has been submitted for staff review.	Y	A duly noticed neighborhood meeting is scheduled for September 25, 2025. The applicant will be required to submit a neighborhood meeting report.
<b>Planning Commission Workshop</b> <b>4.10.F.4.d</b>	<b>Y/N/Can be met/N/A</b>	<b>Comments/Issues</b>
Planning Commission workshop has been held.	Y	A Planning Commission Workshop to review the proposed subdivision is scheduled for October 9, 2025.
<b>Approval Criteria</b> <b>4.10.F.4.e.1</b>	<b>Y/N/Can be Met/N/A</b>	<b>Comments/Issues</b>
Availability of public facilities and services.	Y or Can be met	The subdivision will be served by the Clifton Water District, Grand Valley Irrigation District, Grand Valley Drainage District, Xcel Energy, Clifton Fire District, and Mesa County Sheriff's Office.
<b>Approval Criteria</b> <b>4.10.F.4.e.2</b>	<b>Y/N/Can be Met/N/A</b>	<b>Comments/Issues</b>
Meets applicable standards contained within the MCLDC.	Y or Can be met	See below.
<b>Approval Criteria</b> <b>4.10.F.4.e.3</b>	<b>Y/N/Can be Met/N/A</b>	<b>Comments/Issues</b>
No adverse environmental or social impacts, or impacts will be mitigated to extent feasible.	Can be met	This low-density residential subdivision is not expected to generate significant environmental or social impacts.
<b>Density &amp; Dimensional Standards</b> <b>5.01.B</b>	<b>Y/N/Can be met/N/A</b>	<b>Comments/Issues</b>
Maximum Density: 1 du/5 acres	Y	At one dwelling unit per five acres, the gross density of the proposed subdivision complies with the density standards of the MCLDC and master plan.
Minimum Lot Size: 1 acre	Y	All lots in the proposed subdivision are greater than one acre in size.

Minimum Lot Width: 130 feet	<b>Y</b>	All lots in the proposed subdivision have a minimum width of over 130 feet.
Minimum Street Frontage: 20 feet	<b>Y</b>	All lots in the proposed subdivision have a minimum street frontage of 20 feet.
Minimum (Principal Structure) Setbacks: 20' (Street); 10' (Side); 30' (Rear)	<b>Can be met</b>	All lots in the proposed subdivision are of sufficient size to accommodate structures that meet minimum setback requirements.
Maximum Building Height: 35 feet	<b>Can be met</b>	The height of structures shall be limited to 35 feet.
<b>Development Standards 8</b>	<b>Y/N/Can be met/N/A</b>	<b>Comments/Issues</b>
8.01 Off-Street Parking: 2/du	<b>Can be met</b>	All lots in the proposed subdivision are of sufficient size to meet off-street parking requirements.
8.02 Landscaping and Buffering	<b>N/A</b>	Landscaping is not required on AFT-zoned property.
8.07.E Grading	<b>Can be met</b>	Construction of the shared driveway and site development of the residential lots will require significant grading. Construction Stormwater Permits issued by the Colorado Department of Public Health and Environment and MC Stormwater Division will be required if an acre or more of land is disturbed.
8.07.F Nighttime Light Pollution	<b>Can be met</b>	The proposed subdivision will be subject to outdoor lighting regulations, including height limits and the required use of full-cutoff light fixtures.
8.08 Drainage	<b>Can be met</b>	The site generally drains from west to east at a grade of approximately one percent. Stormwater and irrigation tailwater are conveyed by two drainage ditches that eventually discharge into the Grand Valley Drainage District's Waterbridge Drain, which follows the east boundary of the subject property.
8.09 Potable Water	<b>Can be met</b>	The subject property is in the Clifton Water District. Service lines will have to connect to an existing six-inch water main located in 33 ½ Road.
8.10 Fire Protection	<b>Can be met</b>	The subject property is in the Clifton Fire District. An existing fire hydrant is located in the 33 ½ Road right-of-way adjacent to the subject property.
8.11 Wastewater Treatment	<b>Can be met</b>	The subject property is not located in a sanitation district; all residential lots will be served by OWTS.

8.13 Irrigation Canals and Laterals	<b>Can be met</b>	The subject property is within the Grand Valley Irrigation District, and irrigation water will be provided to the new lots via underground pipe.
8.14 Floodplain Regulations	<b>Can be met</b>	The eastern half of the subject parcel is in the 100- and 500-year FEMA floodplains. Lots 2, 3, and 5 of the proposed subdivision are located in these floodplains. Construction in the 100-year floodplain will require a floodplain development permit.
8.15 Traffic Impact Analyses	<b>N/A</b>	No traffic study is required for the proposed subdivision.
8.16 Street Access	<b>Y</b>	The subject property has direct access to 33 ½ Road, which is a County-maintained road.
8.17 Streets and Roads	<b>Y</b>	A shared driveway will serve the new lots. MC Development Engineering is requiring shoulder improvements to 33 ½ Road.
8.22 Stormwater Construction Permit	<b>Can be met</b>	Construction Stormwater Permits issued by the Colorado Department of Public Health and Environment and MC Stormwater Division will be required if an acre or more of land is disturbed.
<b>General Approval Criteria 3.09</b>	<b>Y/N/Can be met/N/A</b>	<b>Comments/Issues</b>
A. Complies with applicable standards, provisions and purposes of code.	<b>Can be met</b>	The application can meet this criterion by satisfactorily addressing review agency comments.
B. Consistent with review agency comments.	<b>Can be met</b>	The application was transmitted to 18 review agencies, 11 of which have provided comments.
C. Consistent with IGAs.	<b>Y</b>	The application was transmitted to the City of Grand Junction and Town of Palisade for review. No project review comments were received by either jurisdiction.

# NOTIFICATION TABLE



**PRO2025-0093 Sauvage Park  
Major Subdivision Final Plan**

**Notification Table**

Parcel Number	Owner	Address	City	Stat	Zip Code
2943-123-18-014	504 DESERT PEACH LLC	PO BOX 1209	GRAND JUNCT	CO	81502
2943-132-03-013	AGUILERA MANUEL	474 EL JARDIN LN	CLIFTON	CO	81520
2943-132-06-029	ALBERS DAVID PAUL	3323 PYRUS ST	CLIFTON	CO	81520
2943-123-18-024	ALIRE JESSICA A	511 DESERT PEACH ST	CLIFTON	CO	81520
2943-132-00-052	AMBRIZ HUMBERTO	3338 D 1/2 RD	CLIFTON	CO	81520-9708
2943-132-04-004	AMES NATHALIE	453 RED RIVER LOOP	CLIFTON	CO	81520
2943-123-00-047	AMICO DAVID J	3324 E 1/4 RD	CLIFTON	CO	81520-8015
2943-132-06-022	ARAGON CHRISTOPHER	3308 SWAN VIEW CT	CLIFTON	CO	81520
2943-123-06-004	ARMENDAREZ PHILLIP	518 DELICIOUS DR	CLIFTON	CO	81520
2943-123-18-012	BALANCED ROCK MOTEL IN	205 N COULSON ST	FRUITA	CO	81521
2943-132-06-024	BALERIO LAWRENCE R JR	1380 NORTH AVE	GRAND JUNCT	CO	81501
2943-131-00-055	BALLANTYNE TERRY L	472 33 1/2 RD	CLIFTON	CO	81520-9768
2943-131-00-061	BARNES MICHELLE D	460 33 1/2 RD	CLIFTON	CO	81520-9750
2943-123-16-005	BEASLEY ESTATES HOMEOV	3334 E 1/4 RD	CLIFTON	CO	81520
2941-073-00-115	BEAVERS PAUL E	526 34 RD	CLIFTON	CO	81520
2943-123-18-004	BERCOVITZ STANLEY J	524 DESERT PEACH ST	CLIFTON	CO	81520
2943-123-16-002	BERG MICAH I	789 25 RD	GRAND JUNCT	CO	81505
2943-124-12-001	BERTRAM JAMES J	3352 E 1/4 RD	CLIFTON	CO	81520-8015
2943-123-00-191	BERTRAM RUSSELL	3344 E 1/4 RD	CLIFTON	CO	81520
2943-132-06-028	BISELL SYLVIA	3325 PYRUS ST	CLIFTON	CO	81520
2943-132-00-073	BITTNER STEPHANIE DAWN	495 33 1/2 RD	CLIFTON	CO	81520-9701
2943-123-18-003	BLACK BRANDON	526 DESERT PEACH ST	CLIFTON	CO	81520
2943-124-09-003	BLANKENSHIP JIM R	543 33 3/4 RD	CLIFTON	CO	81520-8002
2943-132-04-013	BOPA LLC	PO BOX 130	MESA	CO	81643
2941-073-00-114	BRADLEY STEVEN C	528 34 RD	CLIFTON	CO	81520
2943-132-18-018	BRANCH ALEXIS	3315 E RD	CLIFTON	CO	81520
2943-123-04-002	BRANTLEY JOSHUA	3303 WINESAP LN	CLIFTON	CO	81520
2943-132-04-028	BREXA JEAN M	26 SHADOW HILL LN	LAGUNA HILLS	CA	92653
2943-132-04-032	BRIGHAM JOAN-CAROL	PO BOX 1137	FRISCO	CO	804431137
2943-123-06-003	BROMAN JENNIFER L LIFE E	520 DELICIOUS DR	CLIFTON	CO	815209709
2941-182-06-001	BURKEY JAMES C	462 34 1/4 RD	PALISADE	CO	81526-9500
2943-132-00-050	CABALLERO JOSE	3336 D 1/2 RD	CLIFTON	CO	81520
2943-123-17-002	CALLAWAY ROBERT	3512 WOODGATE DR	GRAND JUNCT	CO	81506
2943-123-06-010	CARLSON SANDRA L	3310 ROME LN	CLIFTON	CO	81520
2943-132-00-054	CARSON STEVEN P	3328 D 1/2 RD	CLIFTON	CO	81520-9708
2943-132-03-022	CF INVESTORS PARTNERSHI	1111 S 7TH ST	GRAND JUNCT	CO	81501
2943-132-03-014	CHRISTENSEN DAVID REX	472 EL JARDIN LN	CLIFTON	CO	81520
2943-132-03-018	CHRISTENSEN JAYSON	15057 DEER RUN RD	DELTA	CO	81416
2943-124-00-216	CLIFTON WATER DISTRICT	510 34 RD	CLIFTON	CO	81520
2943-123-18-030	CO CUSTOM DESIGN GJ LLC	2494 H CT	GRAND JUNCT	CO	81505
2943-132-04-026	COCKBILL KENNETH M	482 RED RIVER LOOP	CLIFTON	CO	81520
2943-132-03-012	COLUNGA KAYLEE D	476 EL JARDIN LN	CLIFTON	CO	81520
2943-123-17-001	COMMON KELLY LYNN	3312 E 1/4 RD	CLIFTON	CO	81520
2943-124-00-198	Confidential Owner	3363 E 1/4 RD	CLIFTON	CO	81520
2943-123-18-001	CONIFF JEROD P	530 DESERT PEACH ST	CLIFTON	CO	81520
2943-123-06-019	CONIFF TIMOTHY	3309 WINESAP LN	CLIFTON	CO	81520-9207

**PRO2025-0093 Sauvage Park  
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**Notification Table**

2943-123-18-011	CONNALLY JUSTIN R	366 SLATE CREEK RD	SILVERTHORN	CO	80498
2943-132-04-012	COSS JESSE	7108 S TOWNCREST DR	SALT LAKE CIT	UT	84121
2943-132-04-001	CRAIG JAMIE L	450 RED RIVER LOOP	CLIFTON	CO	81520
2943-123-01-004	DARNELL CARYL A	3306 DELICIOUS DR	CLIFTON	CO	81520
2943-132-04-022	DAUSTER PETER J	1500 LONGS PEAK DR	FORT COLLINS	CO	80524
2943-132-00-046	DAVIS RONALD J	471 33 1/2 RD	CLIFTON	CO	81520-9701
2943-123-18-034	DAVIS SHELLEY	531 DESERT PEACH ST	CLIFTON	CO	81520
2943-123-18-035	DESERT PEACH HOMEOWN	1966 S BROADWAY	GRAND JUNCT	CO	81507
2943-123-18-026	DESERT PEACH LLC	2500 LOCUST ST	DENVER	CO	80207
2943-124-00-038	DIFFENDAFFER LIVING TRUS	544 33 3/4 RD	CLIFTON	CO	81520
2941-073-00-138	DIVISION OF PARKS & RECR	1313 SHERMAN ST STE 618	DENVER	CO	80203-2240
2943-132-06-019	DOWNING NATALIE J	3302 SWAN VIEW CT	CLIFTON	CO	81520
2943-124-00-180	DRGAC ROBERT	537 34 RD	CLIFTON	CO	81520
2943-124-09-004	DUNHAM PAUL W	3362 E 1/4 RD	CLIFTON	CO	81520-8015
2943-123-06-014	EDRIS JAMES R	3307 ROME LN	CLIFTON	CO	81520-9206
2943-123-06-002	EDWARDS LESLIE H	522 DELICIOUS DR	CLIFTON	CO	81520
2943-132-02-001	ELBYRNE GILL THACKER REV	486 33 RD	CLIFTON	CO	815209758
2943-123-18-033	EQUITY TRUST COMPANY C	216 E FALLEN ROCK RD	GRAND JUNCT	CO	81507
2943-132-00-006	EVA IRENE SMITH REVOCAB	487 33 1/2 RD	CLIFTON	CO	81520
2943-132-18-017	FARRELL RICHARD B JR	3313 E RD	CLIFTON	CO	81520
2943-131-00-056	FEASTER KEVIN W	3366 D 7/10 RD	CLIFTON	CO	81520-9773
2943-132-04-010	FREECKE INVESTMENTS LLC	PO BOX 776068	STEAMBOAT S	CO	80477
2943-132-00-077	FREED JENNIFER	497 33 1/2 RD	CLIFTON	CO	81520
2943-123-02-006	FRESQUEZ HANNAH MARIE	3306 ROME LN	CLIFTON	CO	81520
2943-123-18-023	GAAL ANTHONY LUCAS	509 DESERT PEACH ST	CLIFTON	CO	81520
2943-132-03-015	GAONA GUILLERMO	470 EL JARDIN LN	CLIFTON	CO	81520
2943-124-13-001	GARCIA ROGELIO FUENTES	3348 E 1/4 RD	CLIFTON	CO	81520
2943-123-18-002	GARDNER YVETTE LUCILLE	528 DESERT PEACH ST	CLIFTON	CO	81520
2943-132-03-016	GARSKA KENNETH	468 EL JARDIN LN	CLIFTON	CO	81520
2943-134-00-036	GEORGE J BARGSTEN TRUS	3391 D RD	PALISADE	CO	815269574
2943-123-16-003	GERIG CURTIS J	PO BOX 97	PARACHUTE	CO	81635
2943-123-02-002	GIBBONS ROBERT ESTATE	3303 DELICIOUS DR	CLIFTON	CO	815209704
2943-132-02-002	GILBERT STANLEY E	488 33 RD	CLIFTON	CO	81520-9758
2943-124-00-041	GOFF BYRON	3364 E 1/4 RD	CLIFTON	CO	81520
2943-131-00-047	GORDON KEVIN F	468 33 1/2 RD	CLIFTON	CO	81520-9768
2943-123-00-057	GOWINS RICHARD D	3335 E 1/4 RD	CLIFTON	CO	81520
2943-132-06-041	GRAND VALLEY DRAINAGE I	722 23 ROAD	GRAND JUNCT	CO	81505
2943-131-00-021	GRIEGER JUSTIN	3354 D 6/10 RD	CLIFTON	CO	81520
2943-131-00-067	GRIEGER JUSTIN WILLIAM	3354 D 6/10 RD	CLIFTON	CO	81520
2943-123-18-025	GUENTHER CHARLES D	374 THYME ST	GRAND JUNCT	CO	81501
2943-132-03-019	GUILLEN ANGELES HURTAD	5+3 EL JARDIN LN	CLIFTON	CO	81520
2943-123-03-003	HADLEY AUSTIN H	3305 ROME LN	CLIFTON	CO	81520
2943-123-16-004	HAKES JOHN D	3334 E 1/4 RD	CLIFTON	CO	81520
2943-132-03-027	HARROGATE HOMEOWNER	518 28 RD UNIT A202	GRAND JUNCT	CO	81501
2943-132-06-030	HATCHER ANDREW	3321 PYRUS ST	CLIFTON	CO	81520
2943-123-06-017	HOFLAND KEITH	3312 WINESAP LN	CLIFTON	CO	81520
2943-132-04-031	HOGL LIVING TRUST U/A JU	5570 CRESTBROOK DR	MORRISON	CO	80465

**PRO2025-0093 Sauvage Park  
Major Subdivision Final Plan**

**Notification Table**

2943-123-06-020	HOLDEN DOROTHY A	3307 WINESAP LN	CLIFTON	CO	81520-9207
2943-132-04-024	HORN KEVIN L	5630A W 38TH AVE	WHEAT RIDGE	CO	80212
2943-123-02-005	HOUCHIN LOIS M	3304 ROME LN	CLIFTON	CO	81520-9734
2943-132-04-005	HUTCHINSON KATHERIN J	9181 W US HIGHWAY 50	SALIDA	CO	81201
2943-132-06-009	INTEGRITY HOMES LLC	1380 NORTH AVE	GRAND JUNCT	CO	81501
2943-132-00-068	JEAN KATHLEEN ARNETT LINDA	3306 D 1/2 RD	CLIFTON	CO	81520
2943-123-06-001	JOHNS MATTHEW	524 DELICIOUS DR	CLIFTON	CO	81520
2943-123-03-006	JOHNSON PAMELA	3306 WINESAP LN	CLIFTON	CO	81520
2943-123-00-217	KEELING JAMES F	3343 E 1/4 RD	CLIFTON	CO	81520
2943-131-00-043	KENNEDY SHIRLEE K	3376 D 6/10 RD	CLIFTON	CO	81520-9771
2943-132-00-045	KIEMLE KENNETH E	465 33 1/2 RD	CLIFTON	CO	81520-9701
2943-132-06-012	KILCHRIST CORY	3311 SWAN VIEW CT	CLIFTON	CO	81520
2943-123-05-003	KORNBLUTH THOMAS B	519 DELICIOUS DR	CLIFTON	CO	81520
2943-132-00-078	KUHN CLINTON	499 33 1/2 RD	CLIFTON	CO	81520
2943-132-00-071	KUHN DARREL LOYD	PO BOX 194	DE BEQUE	CO	81630-0194
2943-132-04-029	KUYILATH SURESH	10647 STAR THISTLE CT	HIGHLANDS R	CO	80126
2943-132-00-009	LARSON JASON T	476 33 RD	CLIFTON	CO	815209758
2943-124-13-002	LAYFIELD JOHN R	3350 E 1/4 RD	CLIFTON	CO	81520
2943-132-04-006	LONG GREGORY JOE	521 S 1000 W	SALT LAKE CIT	UT	84104
2943-123-04-001	LOPEZ MICHAEL C	502 33 RD	CLIFTON	CO	81520
2943-123-05-004	MAGGARD JAMES A	521 DELICIOUS DRIVE	CLIFTON	CO	81520
2943-132-00-075	MANN JAMES W	474 33 RD	CLIFTON	CO	81520-9758
2943-123-18-029	MARAH ANTHONY	521 DESERT PEACH ST	CLIFTON	CO	81520
2943-132-06-016	MARSHALL KIRK	3303 SWAN VIEW CT	CLIFTON	CO	81520
2943-123-18-021	MAXWELL JAMES R	505 DESERT PEACH ST	CLIFTON	CO	81520
2943-123-06-024	MCADA CHARLES W	3312 ROME LN	CLIFTON	CO	81520-9734
2941-073-00-126	MCGUIRE MICHAEL K	532 34 RD	CLIFTON	CO	81520-9713
2943-132-04-023	MEDINA MARIO RENE ROMERO	479 RED RIVER LOOP	CLIFTON	CO	81520
2943-132-00-051	MEYER JEFFREY	459 33 1/2 RD	CLIFTON	CO	81520
2943-132-04-009	MIELNICKI CHRISTINE	458 RED RIVER LOOP	CLIFTON	CO	81520
2943-132-06-010	MILLER LARRY ALLEN JR	3318 PYRUS ST	CLIFTON	CO	81520
2943-124-14-001	MOSBY DENISE	540 DRURY LN	CLIFTON	CO	815208015
2943-132-04-007	MURRAY PATRICK	456 RED RIVER LOOP	CLIFTON	CO	81520
2943-132-04-030	NAVONE DOMINICA RAE	PO BOX 1281	DILLON	CO	80435
2943-124-00-204	NICHOLS SEAN	PO BOX 63	MESA	CO	81643
2943-132-04-003	NIES GRETCHEN M	PO BOX 961	FRISCO	CO	80443
2943-123-18-028	NOLAN PETER	519 DESERT PEACH ST	CLIFTON	CO	81520
2941-073-00-077	ORELLANA MARCOS A	530 34 RD	CLIFTON	CO	815209763
2943-123-06-006	ORSBURN DONALD W JR	156 REDROCK RD	GRAND JUNCT	CO	81503-2455
2941-183-02-001	P&K ETCHEVERRY FAMILY TRUST	3408 D RD	PALISADE	CO	815269549
2943-132-04-037	PALISADE LEGENDS HOMECELEBRITY	PO BOX 130	MESA	CO	81643
2943-124-00-162	PEDIGO SHANE	3351 E 1/4 RD	CLIFTON	CO	81520
2943-134-00-064	PIKE LIVING TRUST DATED 11/11/2014	450 33 1/2 RD	CLIFTON	CO	815209750
2941-183-00-058	POLLEY JEFFREY C	441 34 1/4 RD	PALISADE	CO	81526
2943-123-05-002	PR ENTERPRISES LLC	15152 MARNE CIR	IRVINE	CA	92604
2943-123-00-167	PUBLIC SERVICE COMPANY	17805 S GOLDEN RD	GOLDEN	CO	80401
2943-123-18-031	QUILLIN CHRISTINE L	525 DESERT PEACH ST	CLIFTON	CO	81520

Major Subdivision Final Plan

2943-124-00-163	R W AND V I AUDINO REVO	516 33 1/2 RD	CLIFTON	CO	81520
2943-132-04-002	RAY/COX FAMILY 1998 TRU	738B 35 8/10 RD	PALISADE	CO	81526
2943-123-00-192	REEVES BRANDON W	3346 E 1/4 RD	CLIFTON	CO	81520
2943-132-06-018	RESPICIO KAIKUAHINE KON	3300 SWAN VIEW CT	CLIFTON	CO	81520
2943-123-00-130	RICHARDS BLAKE DEAN	3321 E 1/4 RD	CLIFTON	CO	81520
2943-123-00-206	RINDERLE RENTALS LLC	PO BOX 1380	CLIFTON	CO	81520
2943-132-06-007	RIVA BRADLEY	3312 PYRUS ST	CLIFTON	CO	81520
2943-123-06-015	ROCCO KRISTIN	3308 WINESAP LN	CLIFTON	CO	81520
2943-123-18-019	RODRIGUEZ SALVADOR RO	480 28 1/4 RD UNIT 20	GRAND JUNCT	CO	81501
2943-132-06-017	ROESSLER ROBERT	3301 SWAN VIEW CT	CLIFTON	CO	81520
2943-132-00-008	ROGERS CASSANDRA	3330 D 1/2 RD	CLIFTON	CO	815209708
2943-123-18-015	RYAN PATRICK J	502 DESERT PEAC ST	CLIFTON	CO	81520
2943-132-00-069	RYMAN JOLEEN	PO BOX 421	GRAND JUNCT	CO	81502
2943-123-01-001	SANCHEZ GILBERT L	3305 E 1/4 RD	CLIFTON	CO	81520-8016
2943-123-18-020	SANCHEZ JUSTIN	424 LOIS ST	CLIFTON	CO	81520
2943-132-00-070	SANDERS PENNY L	489 33 1/2 RD	CLIFTON	CO	81520-9701
2943-131-00-068	SAUVAGE KAIBAB S	490 33 1/2 RD	CLIFTON	CO	81520
2943-123-18-016	SCHMIDT DAVID MELVIN	500 DESERT PEACH ST	CLIFTON	CO	81520
2943-132-04-027	SCHOENHEIT ANDREW	2690 OVERLOOK DR	LAKE OSWEGO	OR	97034
2943-132-03-021	SENGER STEVEN V	458 EL JARDIN LN	CLIFTON	CO	81520
2943-132-00-053	SHAW JASON EDWIN	3332 D 1/2 RD	CLIFTON	CO	81520
2943-123-06-009	SMITH LEE A	3308 ROME LN	CLIFTON	CO	81520
2943-123-02-003	SMITH MICHAEL D	3305 DELICIOUS DR	CLIFTON	CO	81520
2943-123-03-002	SMITH ROBERT	3303 ROME LN	CLIFTON	CO	81520
2943-123-06-018	SOUTHWELL RICHARD P	3311 WINESAP	CLIFTON	CO	81520
2943-123-18-010	STAR COLTON J	512 DESERT PEACH ST	CLIFTON	CO	81520
2943-123-18-027	STONEDAHL DALE ELWOOD	517 DESERT PEACH ST	CLIFTON	CO	81520
2943-123-06-008	STOUT RE	13092 EMERSON ST	THORNTON	CO	80241
2943-123-06-016	SULLIVAN KYLE S	3310 WINESAP LN	CLIFTON	CO	81520
2943-123-04-003	SWANGO SANDRA	3305 WINESAP LN	CLIFTON	CO	81520
2943-123-06-013	THOMAS HAROLD L JR	3309 ROME LN	CLIFTON	CO	81520
2943-123-18-032	THOMPSON EMILY	578 EASTBROOK ST	GRAND JUNCT	CO	81504
2943-123-06-026	TWO RIVERS GJ REAL ESTAT	456 STEPPING STONE CT	CLIFTON	CO	81520
2941-183-00-060	VASILYEVA-OLSEN GALINA	883 SUMMER BREEZE CT	GRAND JUNCT	CO	81506
2943-132-04-008	VAUGHT MEREDITH A	830 SANDY COVE LN	FORT COLLINS	CO	80525
2943-132-05-001	VISTA MESA LLC	1111 S 7TH ST	GRAND JUNCT	CO	81501
2943-132-06-042	VISTA MESA SUBDIVISION H	1111 S 7TH ST	GRAND JUNCT	CO	81501
2943-124-09-001	WAGNER MARCUS R	3360 E 1/4 RD	CLIFTON	CO	81520
2943-131-00-018	WALTON WILLIAM H III	478 33 1/2 RD	CLIFTON	CO	81520-9768
2943-123-06-005	WATERS BRAD T	516 DELICIOUS DR	CLIFTON	CO	81520-9709
2943-132-03-017	WAYA GSD TRUST	805 W CHAPEL RD	SEDONA	AZ	86336
2943-123-06-025	WEAVER DANNY LEE	3311 ROME LN	CLIFTON	CO	81520
2943-132-06-031	WEEKS JAMES	3319 PYRUS ST	CLIFTON	CO	81520
2943-132-03-020	WEINANT DEBRA S	460 EL JARDIN LN	CLIFTON	CO	81520
2943-132-06-002	WESTWOOD PROPERTIES L	3548 G RD	PALISADE	CO	81526
2941-182-00-113	WICK JEFFREY AKA JEFF P W	565 36 RD	PALISADE	CO	81526
2943-122-11-004	WILCOX NORMA J	3333 E 3/4 RD	CLIFTON	CO	815208012

**PRO2025-0093 Sauvage Park  
Major Subdivision Final Plan**

**Notification Table**

2943-123-18-009	WILCOX YOKO T	514 DESERT PEACH ST	CLIFTON	CO	81520
2943-132-06-020	WILLIAMS TOBEY E	3304 SWAN VIEW CT	CLIFTON	CO	81520
2943-132-06-023	WILLIE DENETRIA J	3310 SWAN VIEW LN	CLIFTON	CO	81520
2943-123-03-005	WILSON JAMES	3304 WINESAP LN	CLIFTON	CO	81520
2943-123-16-001	WILSON ROBERT	1608 YUCCA AVE	CLIFTON	CO	81520
2943-123-00-141	WIRTZ NATHAN E	3349 E 1/4 RD	CLIFTON	CO	81520
2943-123-00-218	YOUNG FAMILY TRUST	3415 G RD	CLIFTON	CO	81520
2943-131-00-062	ZOHNER CARL D	458 33 1/2 RD	CLIFTON	CO	81520-9750
	Dessert Peach HOA	131 N 6th St #300	GRAND JUNC	CO	81505
	Vista Mesa Subdivision HOA	PO Box 536	GRAND JUNC	CO	81502

# REVIEW AGENCY COMMENTS



# Community Development Department

## Planning Division

200 S. Spruce Street • PO Box 20,000-5022 • Grand Junction, Colorado • 81502

Telephone: 970.244.1636 • www.mesacounty.us/planning

**Project ID:** PRO2025-0093

**Project Name:** Sauvage Park

**Review Cycle:** 8/25/2025 - 9/15/2025

### Agency Review Comments and Feedback

Your project has been reviewed. Comments from plan reviewers are compiled below for your reference. Please respond to the comments and submit necessary documents.

General Project Comments			
<u>Agency/ Department</u>	<u>Comment Date</u>	<u>Comment</u>	<u>Applicant Response</u>
Fire- Clifton Department	8/29/2025	No comments at this time, once building starts FD Access and water supply will need to be reviewed. Currently water supply does not meet minimum demand of 1,000 gpm.	
Irrigation- Grand Valley	8/26/2025		
Irrigation- Grand Valley Drainage	8/26/2025	GVDD requies that the proposed outfall pipes be 18" RCP. The District has no other comments or objections.	
MC- Addressing	9/11/2025	Subdivision name of Sauvage Park Subdivision is not in use and is acceptable Lots 1 thru 5 will all be addressed off 33 1/2 Rd and addresses will be available upon recordation of the Plat.	
MC- Assessor			
MC- Building	9/8/2025	MCBD has no objections	
MC- Code Compliance			
MC- Floodplain	8/27/2025	New hydrology has been completed for the Colorado River by the CWCB, since this is the best	The Flood Hazard Study correspondence is attached. Is there something further you need currently?

		<p>information available, I would like to see what the updated hydrology looks like for this property. Please coordinate with CWCB to obtain modeling and provide a map with the new floodplain modeling. Current floodplain maps will require Lot 2 and 3 to be reviewed for floodplain permits when they come in for building permits. Any grading, filling or land disturbance will require a floodplain permit.</p>	
MC- OWTS	8/26/2025		
MC- Stormwater	9/2/2025	<p>The project has initiated a Construction Stormwater Permit application (SW24-0046) with Mesa County and has provided a Stormwater Management Plan and Site Map(s) for review and approval. However, no review will occur until the required review fee is paid. All permitting fees, including the review fee, have been assessed and may be paid at any time.</p> <p>This project qualifies as new development and therefore must either provide permanent water quality for the applicable development or meet an allowable exclusion. Given the lot sizes, it may be beneficial for the applicant's design engineer to consider the following base design standard and exclusion option. Please note that the exclusion would require increasing all lots to 2.5 acres or greater and making assumptions about imperviousness under built-out conditions:</p> <p>Runoff Reduction Standard (Base Design Standard): The control measure(s) must be designed to infiltrate (where site geology allows), evaporate, or evapotranspire a volume of water equal to 60% of the calculated WQCV, assuming all impervious area discharges without</p>	<p>I spoke with my engineer about this, and he thought that when we look at the big picture, which is we have 5 lots on a 25-acre parcel, so we have an overall "density" of 5 acres per lot, which is twice as large as the 2.5-acre provision they are wanting. It should be based on an overall "density" and not a specific lot size.</p>

		<p>infiltration. This standard may be met using green infrastructure practices. "Green infrastructure" generally refers to control measures that use vegetation, soils, and natural processes—or mimic them—to manage stormwater. Green infrastructure may be used in place of or in addition to low-impact development principles.</p> <p>Large Lot Single-Family Sites (Exclusion):  A single-family residential lot, or agricultural-zoned land, greater than or equal to 2.5 acres per dwelling with a total impervious area of less than 10 percent qualifies for this exclusion. A total imperviousness greater than 10 percent may be permitted if a watershed- or MS4-specific study demonstrates that expected soil and vegetation conditions are suitable for infiltration/filtration of the WQCV for a typical site, and the permittee accepts the study as applicable within its MS4 boundaries. The maximum imperviousness allowed under this exclusion is 20 percent.</p> <p>If a base design standard is selected, the project must also provide a Post-Construction Stormwater Control Measure Operations and Maintenance (O&amp;M) Agreement. This agreement must be signed by the property owner where the control measure will be located.</p> <p>Finally, the project must still submit a copy of its State Discharge Permit (COR Permit) from CDPHE to the Mesa County Stormwater Division.</p>	
MC- Surveyor	9/4/2025	1. Place the Planning Number 2025-0093 in or above the title block on the plat and Site Plan. DECLARATION OF EASEMENTS 2. Please do not use the abbreviated Assessor description for Exhibit A. It does not match	See updated site plan <u>Sauvage_Park_Subdivision_Plans_09_10_25</u> that reflect these changes.

		<p>the property description as platted. It would be far better to refer to the property as shown on the recorded plat of Sauvage Park Subdivision</p> <p>3. Please do not use a reduced copy of the unsigned and sealed plat for Exhibit B. It would be far better to refer to the easements as shown on the recorded plat of Sauvage Park Subdivision.</p>	
MC- Traffic			
MC- Treasurer	8/26/2025	CURRENT TAXES PAID. NEW TAXES DUE IN JANUARY.	
MC-Development Engineer			
Planner LDC Review			
Water- Clifton	9/5/2025	The water services show as 3/4." Is this a true 3/4?" Service line standard size is 5/8" and often referred to as 3/4."	See updated site plan Sauvage_Park_Subdivision_Plans_09_10_25 that reflect these changes.
Power- Xcel Energy			
State- CO Parks & Wildlife NW	9/9/2025	<p>Colorado Parks and Wildlife (CPW) appreciates the opportunity to comment on the Sauvage Park Subdivision. CPW understands this project to be the land division of approximately 25 acres into four parcels. One 13.1 acre parcel and the remainder 3-4 acre parcels. CPW understands that there will be no buildings proposed with this land division.</p> <p>Colorado Parks and Wildlife has no major concerns at this time due to the nature of the sub-division. However, the impacts to wildlife may increase if and when residential development occurs on these parcels and CPW would like the opportunity to comment at that time.</p>	
MC- Floodplain	8/27/2025	Updated hydrology needs to be shown on a map for the new floodplain model.	

MC- Floodplain	8/27/2025	There is new hydrology that has to be requested from CWCB. What was submitted is the current FEMA floodplain maps. This is not the information I am looking for at this point.	This is from there website. I am not sure how to satisfy your comment further. Feel free to call me to discuss. 970-260-0422
MC- Floodplain			
MC- Stormwater	9/5/2025	Mesa County Stormwater Division concurs that Lots 1, 2, 4, and 5 meet the exclusion criteria for water quality. However, Lot 3 is identified in the Final Drainage Report as 2.36 acres and therefore does not qualify for the exclusion, which requires a minimum lot size of 2.5 acres with imperviousness less than 20%. Additionally, the language provided to the applicant and their design engineer is not advisory—it reflects a permit requirement. While the use of density as justification is logical, it is not consistent with the permit language. To achieve compliance, we recommend either adjusting the property boundaries to increase Lot 3 to at least 2.5 acres or providing permanent water quality through an approved base design standard.	
MC- Stormwater			
Water- Clifton			
MC- Surveyor			

NO  
PUBLIC  
COMMENTS

# APPLICANT INFORMATION



**Development Application**

*I/ We, the undersigned, being the owner(s) of property situated in Mesa County, State of Colorado, as described on the attached legal description form, do hereby petition this Development Application.*

Name of Project: Sauvage Park      Type of Application: Major Sub Division

Property Address: 490 33.5 RD      City/ State: Clifton      Zip: 81520

Nearest Cross Streets: 33.5 Rd & D 7/10

Tax Parcel Number: 2943-131-00-063      Current Zoning: AFT      Acres: 25.02

**Property Owner - Legal property owner is the owner of record during the application process. If the property ownership changes during the application process, the new owner(s) are required to submit a new application form. Please list additional property owners on the back of this sheet.**

Name: Kaibab Sauvage      Telephone: 970-260-0422

Mailing Address: 774 39 3/8 Rd      City/ State: Palisade, CO      Zip: 81526

Email Address: kaibasauvage@hotmail.com      Fax Number:

Name: Natasha Sauvage      Telephone: 970-208-3830

Mailing Address: 774 39 3/8 Rd      City/ State: Palisade, CO      Zip: 81526

Email Address: sauvagefruit@gmail.com      Fax Number:

Name:      Telephone:

Mailing Address:      City/ State:      Zip:

Email Address:      Fax Number:

Name:      Telephone:

Mailing Address:      City/ State:      Zip:

Email Address:      Fax Number:

Representative:      Telephone:

Mailing Address:      City/ State:      Zip:

Email Address:      Fax Number:

Lienholder (If no lienholder, write N/A): American Ag Credit      Telephone:

Mailing Address: P.O. Box 3867, Grand Junction      City/ State: Grand Junction, CO      Zip: 81505

Email Address: thawkins@agloan.com      Fax Number:

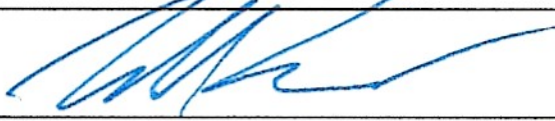
Please include the ORIGINAL SIGNATURES OF ALL PROPERTY OWNERS on this form.

Property owner must initial the Primary Contact Person for this Application:  
KS Property Owner      \_\_\_\_\_ Developer      \_\_\_\_\_ Representative



**Development Application**

*I/We further acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this application, that the foregoing information is true and correct to the best of our knowledge, and that we assume the responsibility to monitor the status of this application. We recognize that we ourselves, or our representative(s), must be present at all hearings. In the event that the petitioner is not represented, the item may be dropped from the agenda, and an additional fee charged to cover the re-scheduling expenses before it can be placed again on the agenda. Submission of this Development Application constitutes a grant of permission for Mesa County Review Boards, Staff and Agencies to enter the subject property during working hours and conduct such site investigations as they deem necessary. All property owners are required to sign this form.*

 \_\_\_\_\_ Kaibab Sauvage \_\_\_\_\_ 3/31/25

Signature of Representative

Print Name

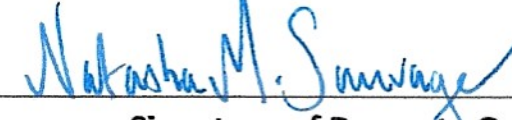
Date

 \_\_\_\_\_ Kaibab Sauvage \_\_\_\_\_ 3/31/25

Signature of Property Owner(s)

Print Name

Date

 \_\_\_\_\_ Natasha Sauvage \_\_\_\_\_ 3/31/25

Signature of Property Owner(s)

Print Name

Date

\_\_\_\_\_  
Signature of Property Owner(s) \_\_\_\_\_ Print Name \_\_\_\_\_ Date

\_\_\_\_\_  
Signature of Property Owner(s) \_\_\_\_\_ Print Name \_\_\_\_\_ Date

\_\_\_\_\_  
Signature of Property Owner(s) \_\_\_\_\_ Print Name \_\_\_\_\_ Date

\_\_\_\_\_  
Signature of Property Owner(s) \_\_\_\_\_ Print Name \_\_\_\_\_ Date

**Additional Property Owners:**

Name:	Telephone:	
Mailing Address:	City/ State:	Zip:
Name:	Telephone:	
Mailing Address:	City/ State:	Zip:
Name:	Telephone:	
Mailing Address:	City/ State:	Zip:

## Sauvage Park Land Division - Project Narrative

The property is 25.02 acres. Currently, 15 acres of that ground are being farmed, and the remaining portion is being used for grazing. The property is located at 490 33 ½ Rd in Clifton, CO 81520, in the Palisade Clifton buffer zone, zoned AFT. The current and proposed use of this property is agriculture. All of the adjacent properties are also farmland in various-sized lots.

The parcel lies in Palisade Buffer North of River (R/A 10) on Table 7-1. The purpose of the land division is to create four parcels from the existing 25.02-acre parcel. One 13.1 ac parcel and 4 ~ 3 ac parcels, the 13.1 ac parcel meets the 50% Reserved Land Requirement in Table 7-2. No buildings are proposed with this land division. No landscape buffering is required. The eastern portion of this property is located in a flood plain, which is being mitigated by dividing the property in such a manner that each proposed new parcel will have sufficient elevation for any future buildings out of the flood plain. Stormwater drainage will follow the same routes as the irrigation drainage through the drainage easements through the 2 eastmost parcels into the Waterbridge Drain.

Potable water is currently available by purchasing a tap from Clifton Water District, there is a 6" water main that runs parallel with 33 ½ Rd. There is currently a fire hydrant centrally located along the west edge of the property for fire protection. Any future building can treat wastewater with a septic system (OWTS) as all of the proposed parcels are larger than the minimum one-acre requirement per section 8.11 OWTS requirements. Irrigation water is physically and legally available for the entire parcel. Irrigation water will be delivered via underground pipe to each parcel per the final irrigation plan. Drainage shall be conveyed through the lower elevation parcels via easement as seen on the plat and civil set.

Access to the new lots shall be via a shared driveway to be constructed opposite the current shared driveway on 33 ½ RD as seen on the civil set. A utility easement will also be provided with the shared driveway for all the parcels as seen on the plat.

# SAUVAGE PARK SUBDIVISION

SITUATED IN LOT 1 OF SECTION 13  
TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN  
COUNTY OF MESA, STATE OF COLORADO

## DEDICATION:

KNOW ALL PERSONS BY THESE PRESENTS: The undersigned, Kalbab S. Sauvage and Natasha Sauvage are the owners of that real property located in Lot 1 of Section 13, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado, the ownership of which is demonstrated at Reception Number 2990431 of the office of the Mesa County Clerk and Recorder, said property being more particularly described as follows:

## LEGAL DESCRIPTION:

Commencing at the Northwest Corner of Lot 1 of said Section 13, from whence a G.L.O. Meander Corner on the North line of Lot 1 bears N89°58'18"E a distance of 899.13 feet for a Basis of Bearings, all bearings herein related thereto; thence N89°58'18"E along the North line of Lot 1 a distance of 30.00 feet to the Northeast Corner of the Road Right of Way described at Reception Number 1176927, said corner being the Point of Beginning; thence continuing along said North line of Lot 1 N89°58'18"E a distance of 751.08 feet; thence S0°37'08"E a distance of 14.61 feet; thence S27°35'40"E a distance of 700.66 feet; thence S40°44'39"E a distance of 523.33 feet; thence S49°15'21"W a distance of 14.00 feet; thence S89°23'21"W along the North line of the Property described at Reception Number 2724712 a distance of 1395.48 feet to the Southeast Corner of the aforementioned 30.00 foot Road Right of Way; thence N0°36'57"W along the East line of said Right of Way a distance of 1055.76 feet to the Point of Beginning.

Said parcel contains 25.02 ACRES.

Said Owners have by these presents laid out, platted and subdivided the above described real property, and designated the same as SAUVAGE PARK SUBDIVISION, County of Mesa, State of Colorado.

Said owners do hereby offer the right-of-way for streets and roads shown hereon as a dedication to the public in fee simple interest. The cost of any pavement or other improvements within these right-of-way shall not be the responsibility of Mesa County. Easements designated by use on this plat shall be reserved for the public benefit as perpetual easements and subject to only those uses so designated. All such easements shall include the right of installation, operation and maintenance of all designated uses in a reasonable and prudent manner and shall more specifically include the right to trim or remove trees and brush with a perpetual right of ingress and egress to the easement.

All Multi-purpose Easements are dedicated to the Public as perpetual easements for County approved utilities including the installation, operation, maintenance and repair of said utilities and appurtenances which may include but are not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, traffic control facilities, street lighting, landscaping, trees and grade structures.

Easements designated by use on this plat shall be reserved for the public benefit as perpetual easements and subject to only those uses so designated. All such easements shall include the right of installation, operation and maintenance of all designated uses in a reasonable and prudent manner and shall more specifically include the right to trim or remove trees and brush with a perpetual right of ingress and egress to the easement.

Said owner hereby acknowledges that all lienholders or encumbrancers, if any, associated with the interests of this plat have been represented hereon.

IN WITNESS WHEREOF, said owners have caused their names to be hereunto subscribed

this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_.

by: \_\_\_\_\_  
Kalbab S. Sauvage

by: \_\_\_\_\_  
Natasha Sauvage

## NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO : ss

COUNTY OF MESA : ss

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_.

by Kalbab S. Sauvage and Natasha Sauvage

Witness my hand and official seal

My Commission Expires \_\_\_\_\_

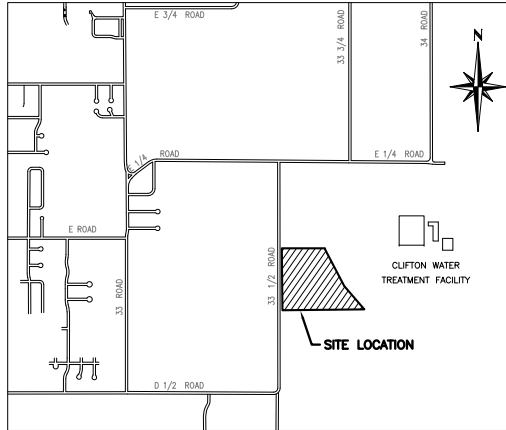
Notary Public

## Mesa County Recorded Plat Information Block:

The below listed recording information for Associated Record Documents was not prepared under the professional land surveyor's responsible charge, Board Rule 6.2.1, State of Colorado

The recording information is to be completed by Mesa County personnel. The accuracy of this information is the responsibility of Mesa County.

- 10' Irrigation and Drainage Easements as recorded at Reception Number \_\_\_\_\_
- An XCEL Easement as recorded at Reception Number \_\_\_\_\_
- A 40' Ingress/Egress and Utility Easement as recorded at Reception Number \_\_\_\_\_



VICINITY MAP: NOT TO SCALE

## CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO : ss

COUNTY OF MESA : ss

This plat was accepted for filing in the office of the Clerk and Recorder of Mesa County,

Colorado, at \_\_\_\_\_ o'clock \_\_\_\_\_ m., on this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_ and

was recorded at Reception No. \_\_\_\_\_

Drawer No. \_\_\_\_\_, and Fees \_\_\_\_\_.

Clerk and Recorder

Deputy

## BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

Accepted this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_\_.

Board of County Commissioner's of the County of Mesa, Colorado.

Chairperson

## ABBREVIATIONS:

N	NORTH	SQ	SQUARE
S	SOUTH	FT	FEET
E	EAST	AVE.	AVENUE
W	WEST	ST.	STREET
T	TOWNSHIP	CT.	COURT
R	RANGE	LN.	LANE
MCSM	MESA COUNTY SURVEY MARKER	DR.	DRIVE
ROW	RIGHT OF WAY	U.S.	UNITED STATES
SMS	SURVEY INFORMATION MANAGEMENT SYSTEM	L.C.E.	LIMITED COMMON ELEMENT
PLS	PROFESSIONAL LAND SURVEYOR	P.O.C.	POINT OF COMMENCEMENT
No	NUMBER	P.O.B.	POINT OF BEGINNING
GPS	GLOBAL POSITIONING SYSTEM	M.C.	MEANDER CORNER
ID	IDENTIFICATION	W.C.	WITNESS CORNER
		G.L.O.	GENERAL LAND OFFICE

## NOTES

1. OWNERSHIP, RECORDED RIGHTS-OF-WAY, AND EASEMENT INFORMATION WAS DONE USING A CURRENT TITLE PLAT PROVIDED BY LAND TITLE GUARANTEE COMPANY, ORDER NUMBER: GUJ65052458.
2. BEARINGS ARE BASED ON THE NORTH LINE OF NW¼ NE¼ (G.L.O. LOT 1) SECTION 13, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN. THE VALUE USED N89°58'18"E WAS CALCULATED USING THE MESA COUNTY LOCAL COORDINATE SYSTEM. A MESA COUNTY SURVEY MARKER WAS FOUND AT THE WEST END AND A G.L.O. MEANDER CORNER WAS FOUND AT THE EAST END OF SAID LINE AS SHOWN HEREON.
3. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
4. THIS PLAT IS BASED ON THE DEED AS RECORDED AT RECEPTION NUMBER 2990431, OF THE MESA COUNTY RECORDS.
5. RIGHT TO FARM ACT NOTICE: THIS DEVELOPMENT IS LOCATED IN AN AGRICULTURAL AREA. IT IS HEREBY RECOGNIZED THAT AGRICULTURAL OPERATIONS MAY CONTINUE PURSUANT TO C.R.S. §39-3.5-101 ET SEQ.
6. ALL EXTERIOR BOUNDARY MONUMENTS ARE SET IN CONCRETE.
7. RESTRICTIONS APPURTENANT TO THE RESPECTIVE LOTS SHOWN ON THIS PLAT ARE DESIGNATED ON THE ASSOCIATE SITE PLAN RECORDED IN THE OFFICE OF THE MESA COUNTY CLERK & RECORDER.
8. AFTER EXAMINING THE DEEDS FOR THE SUBJECT PROPERTY AND THE ADJONER TO THE SOUTH IT APPEARS THAT THE SOUTH LINE OF THE SUBJECT PROPERTY IS PARALLEL TO, AND 16 ROOS (264.00 FEET) NORTHERLY FROM THE SOUTH LINE OF G.L.O. LOT 1. SAID LINE IS OF COURSE DETERMINED BY THE CENTER-NORTH SIXTEENTH CORNER (SOUTHWEST CORNER OF SAID LOT 1) ON THE WEST END; HOWEVER, NO EVIDENCE OF A MEANDER CORNER HAS BEEN FOUND DELINEATING THE EAST END OF SAID LINE. A BOUNDARY SURVEY CONDUCTED BY COLORADO WEST SURVEYING COMPANY IN SEPTEMBER 1982 SHOWS FOUND MONUMENTS ALONG THE SOUTH LINE OF THE SUBJECT PROPERTY. THREE OF THESE MONUMENTS WERE FOUND AS SHOWN HEREON. AS RESULT OF THESE FINDINGS, IT APPEARS THAT THE BEST AVAILABLE EVIDENCE OF THE LOCATION OF SAID LINE SOUTH LINE OF G.L.O. LOT 1 IS 264.00 FEET SOUTHERLY FROM, AND PARALLEL TO THE SOUTH LINE OF THE SUBJECT PROPERTY.

## LIENHOLDER RATIFICATION

LIENHOLDER HEREBY ACKNOWLEDGES THE FOLLOWING AS DEPICTED AND/OR DEDICATED ON THIS PLAT: (1) THE EXISTENCE AND LOCATION OF PUBLIC RIGHTS-OF-WAY, INCLUDING ANY RIGHTS OF MAINTENANCE AND ADMINISTRATION OF RIGHTS-OF-WAY; (2) THE EXISTENCE OF INDIVIDUAL LOTS AND THE LOCATION OF LOT LINES; (3) AND THE ZONING DENSITY PROPOSED FOR THIS SUBDIVISION. LIENHOLDER HEREBY AGREES, IN THE EVENT OF PARTIAL FORECLOSURE, ON ITS LIEN AGAINST THE PROPERTY DEPICTED IN THIS PLAT, THAT ITEMS (1) THROUGH (3) ABOVE AND ALL RIGHTS INCIDENT THERE TO SHALL SURVIVE ANY SUCH PARTIAL FORECLOSURE.

FOR: \_\_\_\_\_  
TITLE \_\_\_\_\_ FOR: American AgCredit, FLCA

## NOTARY PUBLIC CERTIFICATION

STATE OF \_\_\_\_\_ : ss

COUNTY OF \_\_\_\_\_ : ss

The foregoing instrument was acknowledged before me

this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_.

by \_\_\_\_\_ for American AgCredit, FLCA

Witness my hand and official seal

My Commission Expires \_\_\_\_\_

Notary Public

## SURVEYOR'S CERTIFICATION:

I, Patrick W. Click, do hereby certify that I am a registered land surveyor licensed under the laws of the State of Colorado, that this Plat is a true, correct and complete Final Plat of the SAUVAGE PARK SUBDIVISION, as laid out, platted, dedicated and shown hereon, that such Final Plat was made from an accurate survey of said property by me and under my supervision. Both conform to the standards of practice, statutes and laws of the State of Colorado to the best of my knowledge and belief. This statement is not a warranty or warranty, either expressed or implied.

PATRICK W. CLICK  
COLORADO REGISTERED LAND SURVEYOR PLS #37904

MESA COUNTY PLANNING No. 2023-0290

## SAUVAGE PARK SUBDIVISION

SITUATED IN LOT 1 OF SECTION 13  
TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN  
COUNTY OF MESA, STATE OF COLORADO

JOB #: 2021-230 FIELD WORK: SL/JM DRAWN BY: JW  
DATE: 7/23/25 DRAWING NAME: 490 33 1/2 ROAD CHECKED BY: PC

## POLARIS SURVEYING

PATRICK W. CLICK P.L.S.

3194 MESA AVE. #B  
GRAND JUNCTION, CO 81504  
PHONE (970)434-7038

## LAND USE SUMMARY

LOTS	23.79 ACRES	95%
ROW	1.23 ACRES	5%
TOTAL	25.02 ACRES	100%

SHEET 1 OF 2

