



2945-234-00-019  
Tilton, Cl.  
2959 D $\frac{1}{2}$  Road  
Grand Junction, CO 81501  
#3882

2945-234-08-041  
Bulger, Gregg  
1187 Olson Circle  
Grand Junction, CO 81503  
~~#3882~~

2945-234-08-035  
Vigil, Valentine  
1175 Olson  
Grand Junction, CO 81503  
#3882

2945-234-00-017  
Craig, Eula  
119 29 3/4 Road  
Grand Junction, CO 81503  
#3882

2943-234-08-040  
Antenucci, Lawrence  
1185 Olson  
Grand Junction, CO 81501  
#3882

2945-234-08-032, 048  
J & J Enterprises  
P.O. Box 2966  
Grand Junction, CO 81502  
#3882

2945-234-00-946  
Orchard Mesa Irrigation Co.  
235 27 $\frac{1}{4}$  Road  
Grand Junction, CO 81501  
#3882

2945-234-08-039  
Hays, Jr. Richard  
1183 Olson Circle  
Grand Junction, CO 81503  
#3882

2945-234-08-046  
Wright, Richard  
1175 Santa Clara Avenue  
Grand Junction, CO 81501  
#3882

2945-234-08-042  
Barnes, Hazel  
1189 Olson  
Grand Junction, CO 81503  
#3882

2945-234-08-038  
Black, Jesse  
1181 Olson Circle  
Grand Junction, CO 81503  
#3882

2945-234-08-047  
Workman, David  
1173 Santa Clara Avenue  
Grand Junction, CO 81501  
#3882

2945-243-00-089  
Swisher, Jerry L.  
311 Pinon Avenue  
Grand Junction, CO 81501  
#3882

Mike Messina  
Co R. Livingston  
Mesa United Bank Ctr.  
City 81501  
#3882

Paragon Engineering  
7284 Crossroads Blvd  
City 81501  
#3882

Lamplite Park

# REVIEW SHEET SUMMARY

FILE NO. 38-82 TITLE HEADING Lamplite Park Subdivision DUE DATE 5/14/82

Filing #1

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Activity: ROW Vacation. Petitioner: Mike

Messina. Location: All of Santa Clara Avenue lying east of Olson Avenue. A request to

vacate all of Santa Clara Avenue lying east of Olson Avenue within Lamplite Park Subdivision

Filing #1 (as amended.).

Consideration of right of way vacation.

PETITIONER ADDRESS c/o R. Livingston, Mesa United Bank Ctr., Grand Junction, CO 81501

ENGINEER Paragon Engineering, 2784 Crossroads Blvd., Grand Junction, CO 81501

DATE REC.	AGENCY	COMMENTS
5/10/82	City Fire	This office has no objections to this vacation.
5/12/82	Mountain Bell	No request.
5/12/82	Planning Staff Comments	1) If vacation approved, a rededication and revised plat will be required for Santa Clara. 2) Development to the east and south should be considered for future access or extensions of R.O.W. prior to vacation approval. 3) Have the people to the east been contacted regarding this vacation and future development proposals? 4) Need to resolve all other review agency comments.
5/12/82	Public Service	Gas: U.G. electric and gas are in joint trench in 5 ft. easements to the portion of street to be vacated. Recommend that developer reimburse P.S. Co. to cut off and abandon these facilities. Electric: Has existing power line buried North and South in East portion of vacation request, will need to reserve easement as indicated on original plat for these lines.
5/13/82	Ute Water	The Ute District has water lines within the ROW which would have to be relocated at Petitioner's expense prior to vacation approval by the district.
5/13/82	O.M. Irrigation	Move all utilities out of road right of way.
5/13/82	City Engineer	The proposed jogged alignment is poor. This street vacation is not in the best interests of the City and I recommend against it. Santa Clara Avenue need to have continuity to be available to serve the large parcels of undeveloped land (which someday will probably be developed) to the east.
5/14/82	City Utilities	If Santa Clara is extended to the east this new alignment would result in a poor intersection.
5/14/82	Trans. Eng.	The extension of Santa Clara Ave. through parcels to the east of Lamplite Sub. is very likely and desirable. To create an offset intersection as proposed by this vacation request would introduce an unnecessary safety problem. Therefore, I would not be in favor of altering the present alignment.

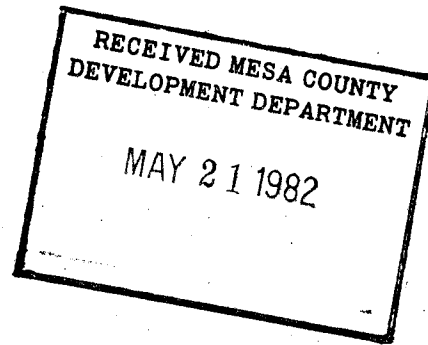
*Review Sheet Summaries mailed 5/17/82*

6/8/82 GJPC Minutes  
of 5/25/82

MOTION: (COMMISSIONER LITTLE) "MADAM CHAIRMAN, IN THE CASE OF FILE #38-82, RIGHT OF WAY VACATION, LAMPLITE PARK SUB-DIVISION FILING #1, I MOVE WE FORWARD THIS TO CITY COUNCIL WITH THE RECOMMENDATION OF DENIAL DUE TO DESIGN QUESTIONS, UNKNOWN FUTURE RAMIFICATIONS OF DEVELOPMENTS TO THE EAST AND NEIGHBORHOOD CONCERNS."  
COMMISSIONER O'DWYER SECONDED THE MOTION. CHAIRWOMAN QUIMBY REPEATED THE MOTION, CALLED FOR A VOTE, AND THE MOTION CARRIED UNANIMOUSLY.

May 20, 1982

RESPONSE TO REVIEW SHEET COMMENTS



File No.: 38-82  
Item: Lamplite Park Subdivision Filing #1  
Phase: Right-of-Way Vacation  
Location: All of Santa Clara Avenue lying east of Olson Avenue

Agency

Response

General

The Orchard Mesa Canal lies 40'± north of the existing north right-of-way for Santa Clara Avenue on the east boundary of Lamplite Subdivision. The petitioner desires to vacate the existing right-of-way, and dedicate a road which will provide the Orchard Mesa Irrigation Company vehicular access to their canal. The petitioner shall bear the expense of any utility relocations, which may be accomplished with no interruption of service to existing homes.

City Fire

Indicated no objections to the vacation.

Mountain Bell

Indicated no requests.

Planning Staff

1. A rededication of Santa Clara and revised plan for the effected portion of Lamplite Subdivision shall be provided along with revised roadway plans and any other pertinent information.
2. The property to the east of this currently takes access from C Road via a 25' "flag", an undesirable situation. What sort of development may occur on properties east or south of this right-of-way extension is unknown.
3. The property east of this proposal is being provided with access which they did not otherwise have. Their development plans, should they have any, are unknown.
4. Review agency comments shall be resolved.

Public Service - Gas

The mains located within the five foot easements shall be cut off at the petitioners expense.

Public Service - Electric

States there is an existing buried power line along the east property line of Lamplite Park Subdivision. There shall be a 15 foot utility easement dedicated along that property line.

Ute Water

The subject water lines can be relocated at the petitioner's expense with no interruption of service.

Orchard Mesa Irrigation

The utilities which are located in the road right-of-way shall either be removed or shall be provided with covering easements.

City Engineer

Continuous right-of-way for Santa Clara Avenue has been provided from Highway 50 to the east boundary of Lamplite Subdivision. In the subdivision, the road is curvilinear in nature. The proposed vacation with the rededication of right-of-way shall not interrupt this continuity of Santa Clara Avenue, with access being provided to the properties east of this project.

City Utilities

The alignment of Santa Clara and Olson Avenue is awkward only in the right-of-way lines. This is an effort to vacate and/or rededicate a minimum of right-of-way. The actual roadways within those sections shall intersect in a manner that is in keeping with the Grand Junction City standards.

Transportation Engineer

Santa Clara Avenue will continue to be given the "straight shot" through this subdivision, with the rededication of right-of-way to the east property line.

# ACTION SHEET

Acres \_\_\_\_\_

File No. #3882

Units \_\_\_\_\_

vacation

Zone \_\_\_\_\_

Density \_\_\_\_\_

Tax Parcel Number \_\_\_\_\_

Activity LAMPLITE

FEE: \_\_\_\_\_

Phase \_\_\_\_\_

VACATION - 75'

Common Location E. of Santa Clara Drive & River Circle

Date Submitted 5/3/82

Date Mailed Out 5/14/82

Date Posted 5/14/82

called 5/10

16 day Review Period

Return by 5/14/82

MCC Information Sent \_\_\_\_\_

Date Adjacent Property Owners Notified of MCPC/GJPC \_\_\_\_\_

Date Adjacent Property Owners Notified of MCC/CIC \_\_\_\_\_

### review agencies

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	BB	CC	DD	EE	FF	GG	RLM			
<input checked="" type="radio"/> Development Dept.																																					
<input type="radio"/> County Road																																					
<input type="radio"/> County Health																																					
<input type="radio"/> County Surveyor																																					
<input type="radio"/> County Parks/Recreation																																					
<input type="radio"/> County Engineer																																					
<input checked="" type="radio"/> Transportation Engineer																																					
<input checked="" type="radio"/> City Engineer <u>2 sets</u>																																					
<input checked="" type="radio"/> City Utilities																																					
<input type="radio"/> City Parks/Recreation																																					
<input type="radio"/> City Police Dept.																																					
<input type="radio"/> County Sheriff																																					
<input type="radio"/> Floodplain Administration																																					
<input type="radio"/> Comprehensive Planning																																					
<input type="radio"/> G.J. Dept. of Energy																																					
<input checked="" type="radio"/> Fire <u>City</u>																																					
<input checked="" type="radio"/> Irrigation <u>OH</u>																																					
<input type="radio"/> Drainage																																					
<input checked="" type="radio"/> Water <u>(Lisa Clifton)</u>																																					
<input type="radio"/> Sewer																																					
<input type="radio"/> G.V. Rural Power																																					
<input checked="" type="radio"/> Mountain Bell																																					
<input checked="" type="radio"/> Public Service (2 sets)																																					
<input type="radio"/> Soil Conservation																																					
<input type="radio"/> State Highway Dept.																																					
<input type="radio"/> State Geological																																					
<input type="radio"/> State Health Dept.																																					
<input type="radio"/> Transamerica																																					
<input type="radio"/> Water & Power Resources																																					
<input type="radio"/> Hack, Loma, Mesa, Colibrán, Fruita, Palisade, Grand Jct.																																					
<input type="radio"/> OTHER:																																					
<input checked="" type="radio"/> PLANNING COMMISSION <u>(17)</u>																																					
<input checked="" type="radio"/> CIC/MCC																																					
<input type="radio"/> client																																					
<b>totals</b>																																					

**BOARDS**

<u>ASPC</u>	<u>DATE</u>	<u>5/25/82</u>	<u>Denied design / dev to east / neighborhood concern</u>
<u>CC</u>	<u>DATE</u>	<u>6/16/82</u>	<u>Pulled by pet. No action by CC</u>

**STAFF**

fee pd at submittal.

Open Space Dedication (acres) \_\_\_\_\_ 5% O. S. Fee Required \$ \_\_\_\_\_ Paid Receipt # \_\_\_\_\_  
 Recording Fee Required \$ \_\_\_\_\_ Paid (Date) \_\_\_\_\_ Date Recorded \_\_\_\_\_  
 Date Resolution Mailed \_\_\_\_\_  
 Pre-application Fee Receipt No. \_\_\_\_\_

City  
County  
Development  
Department



GOLDEN, MUMBY, SUMMERS & LIVINGSTON

ATTORNEYS AT LAW

MESA UNITED BANK CENTER-2808 NORTH AVENUE

P. O. BOX 398

GRAND JUNCTION, COLORADO 81502

AREA CODE 303  
TELEPHONE 242-7322

JAMES GOLDEN  
KEITH G. MUMBY  
K. K. SUMMERS  
J. RICHARD LIVINGSTON

May 20, 1982

Grand Junction Planning Commission  
City Hall  
5th and Rood  
Grand Junction, CO 81501

Re: #38-82 ROW Vacation

Dear Commission Members:

I would like to take the opportunity to explain to you the reason behind our application for right of way vacation.

When Lamp Lite Park was platted some problems arose between the engineer and the Orchard Mesa Irrigation District regarding ditch changes, line maintenance, etc. After two years of "hassel", these problems have all been resolved with one exception. The exception arises from the fact that the District needs to get to its ditch north and east of Lamp Lite for maintenance purposes. Unfortunately, the equipment used by the District is cumbersome and has difficulty making the turn at the end of Santa Clara as platted.

We are proposing to "flip-flop" Lot 41 and the existing stub end of Santa Clara. The stub is unpaved presently and, I believe, was provided for future access. Our new proposal will shift this future access 50 feet north of its present location. I am not an expert in traffic safety, but I do not believe the curve created by the change will result in a major traffic problem. I believe Unawep to be the major thoroughfare in this area and any future use of Santa Clara will be secondary in nature.

In conclusion, we are trying to solve a problem created for the District by the development of Lamp Lite. Obviously, we do not wish to create any problems for the neighborhood in the process.

Your consideration of the application is appreciated.

Sincerely,

GOLDEN, MUMBY, SUMMERS & LIVINGSTON

J. Richard Livingston

JRL/ald

cc: Mike Messina  
W. R. Bray  
Jon Abrahamson

