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**PLANNING COMMISSION AGENDA
TUESDAY, MAY 24, 2022 - 5:30 PM
CITY HALL AUDITORIUM - 250 N 5th STREET
[VIRTUAL MEETING](#)**

Call to Order - 5:30 PM

Consent Agenda

1. Minutes of Previous Meeting(s)

Regular Agenda

1. Consider a request by Kettle Capital, LLC to rezone 15.59-acres from R-2 (Residential - 2 du/ac) to R-5 (Residential – 5 du/ac) located at 2370 Broadway (Highway 340) in the Redlands. | [Staff Presentation](#) | Comment code: **6316**
2. Consider a request by SBA Network Services, LLC for a Conditional Use Permit for a 100 foot Concealed Cell Tower (Telecommunication Facility) on 12.4 acres at 542 28 ¼ Road. | [Staff Presentation](#) | Comment code: **2779**

Other Business

Adjournment

GRAND JUNCTION PLANNING COMMISSION
May 10, 2022, 5:30 PM
MINUTES

The meeting of the Planning Commission was called to order at 5:34 p.m. by Chair Andrew Teske.

Those present were Planning Commissioners; Andrew Teske, Ken Scissors, Sandra Weckerly (virtual), George Gatseos, Shanon Secrest, Keith Ehlers, Melanie Duyvejonck.

Also present were Jamie Beard (City Attorney), Felix Landry (Planning Supervisor), Tamra Allen (Community Development Director) and Kimberly Herek (Planning Commissioner), JB Phillips (Planning Commissioner) and Kalli Savvas (Planning Technician).

There were members 9 of the public in attendance, 1 virtually, and 1 Planning Commissioner virtually.

CONSENT AGENDA

1. Approval of Minutes

Minutes of Previous Meeting(s) from April 26, 2022.

REGULAR AGENDA

1. Harris Property Holdings Rezone

RZN-2022-110

Consider a request by Harris Property Holdings, LLC to rezone 2.17 acres from R-4 (Residential 4 du/ac) to R-8 (Residential 8 du/ac) located at 2730 B Rd.

Staff Presentation

Dani Acosta, Associate Planner, introduced exhibits into the record and provided a presentation regarding the request.

Applicant Presentation

Applicant was present and available for questions.

Questions for staff or applicant

Commissioner Gatseos asked a question

Dani made a comment

Commissioner Weckerly asked a question

Dani responded

Commissioner Weckerly asked a questions

Tamra Allen Director made a comment

Commissioner Ehlers made a comment about the infrastructure.

Commissioner Teske made a comment about the staff report

Staff Attorney Jamie Beard made a comment.

Public Hearing

The public hearing was opened at 5:00 p.m. on Tuesday, May 3, 2022, via www.GJSpeaks.org.

The public hearing was closed at 5:53 p.m. on May 10, 2022.

Discussion

Commissioner Ehlers stated that this is a development where we are increasing density and that there is much city infrastructure nearby and this rezone supports the comprehensive plan. Commissioner Scissors made a comment about the letter received from a neighbor of the property about increased traffic concerns.

Motion and Vote

Commissioner Gatseos made the following motion Chairman, on the Harris Property Holdings Rezone request from an R-4 (Residential 4 du/ac) zone district to an R-8 (Residential 8 du/ac) zone district for the 2.71-acre property located at 2730 B Rd, City File Number RZN-2022-110, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in this staff report.

Commissioner Scissors seconded, motion passed 7-0.

2. Zoning Code Amendment **ZCA-2022-170**

Consider an amendment by the City of Grand Junction to the Zoning and Development Code Section 21.06.040 Landscape, Buffering, and Screening Standards; Section 21.10.020 Terms Defined; Section 21.03.030 Measurements; Section 21.03.080 Mixed Use and Industrial Bulk Standards Summary Table; and Section 21.04.030 Use-Specific Standards of the Grand Junction Municipal Code.

Staff Presentation

Felix Landry, Planning Supervisor, introduced exhibits into the record and provided a presentation regarding the request.

Questions for staff

Commissioner Gatseos asked if the code can be amended at any time.

Commissioner Secrest asked if the code amendment was rushed or if this would affect affordable housing.

Commissioner Ehlers asked about recitals and the rest of the code.

City attorney answered the question.

Commissioner Ehlers asked about affordable housing and landscaping.

City attorney made a response

Felix Landry made a comment

Public Hearing

The public hearing was opened at 5:00 p.m. on Tuesday, May 3, 2022, via www.GJSpeaks.org.

1. Candace Carnahan, Chamber VP made a comment that they are concerned about the impact the proposed changes will have on projects related to infill, re-development (specifically ADU's), and affordable housing. She asked planning commission to group the landscaping update with the current zoning and development update.
2. Lana Anderson, Commercial property owner, was concerned that watering is going to be mandated. Requiring landscaping and minimum mandates is going to result in the cost going up. She states she did not see anything in the mandate for light water usage for decomposed granite, decorative rock, or artificial turf.
3. Robert Bross stated that one code does not apply to all sites and that there needs to be flexibility in the code for each project. He spoke about the project on 1st and Grand by CDOT that is very nicely done. He stated that the current requirement has too many plants required. He stated that there should be an ability to increase rocks and boulders as using for landscaping.
4. Mark Austin states that the shrub count needs to be reexamined since we have less water in the valley. He also stated that he is concerned about the new significant tree requirements. Mark has an issue with the irrigation plan requirement since there is only 2 landscape architects in Grand Junction that do irrigation plans.
5. John Pike stated that this proposal makes it difficult for uhaul to provide a service to the community because of the increase cost and spacing that landscaping takes up.
6. Ron Abolo was concerned about costs, lot coverage, tree preservation, increasing the width of landscape strips will take up a large portion of useable space and would like to see some reduced setbacks. He stated that groups did not have enough time to review the document as they only received the draft a couple weeks ago. He stated that hand watering is missing from the landscaping code especially for areas that cannot get irrigation (ute water will not do irrigation taps.)

Ron Abolo made a comment on behalf of three groups, Chair Teske granted 9 minutes.

The public hearing was closed at 6:59 p.m. on May 10, 2022.

Commissioner Ehlers made a motion to reopen the public comment, Scissors seconded. Passed 7-0.

The public hearing was reopened at 7:46 p.m.

Mark Austin made an additional comment.
Candace Carnahan made an additional comment.

The public hearing was re-closed 7:49 pm on May 10, 2022.

Discussion

Commissioner Teske, Ehlers, and Weckerly asked if this would affect ADUs/single families

Commissioner Ehlers asked about the irrigation requirement.
Commissioner Secret asked about hand watering.
Commissioner Gatseos asked about significant trees
Commissioner Teske asked about irrigation plan requirements.

Motion and Vote

Commissioner Scissors made the following motion on the request to amend the Zoning and Development Code Section 21.06.040 Landscape, Buffering, and Screening Standards; Section 21.10.020 Terms Defined; Section 21.03.030 Measurements; Section 21.03.080 Mixed Use and Industrial Bulk Standards Summary Table; and Section 21.04.030 Use-Specific Standards Grand Junction Municipal Code, file number ZCA-2022-170, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact listed in the staff report.

Commissioner Duyvejonck seconded motion passed 6-1.

3. Other Business

4. Adjournment

Commissioner Scissors moved to adjourn the meeting; Weckerly seconded.
The vote to adjourn was 7-0.

The meeting adjourned at 8:35 p.m.



Grand Junction Planning Commission

Regular Session

Item #1.

Meeting Date: May 24, 2022
Presented By: Scott Peterson, Senior Planner
Department: Community Development
Submitted By: Scott Peterson, Senior Planner

Information

SUBJECT:

Consider a request by Kettle Capital, LLC to rezone 15.59-acres from R-2 (Residential - 2 du/ac) to R-5 (Residential – 5 du/ac) located at 2370 Broadway (Highway 340) in the Redlands. | [Staff Presentation](#) | Comment code: **6316**

RECOMMENDATION:

Staff recommends approval of the request.

EXECUTIVE SUMMARY:

The Applicant, Kettle Capital, LLC, is requesting a rezone from R-2 (Residential - 2 du/ac) to R-5 (Residential – 5 du/ac) for a parcel of land totaling 15.59-acres located at 2370 Broadway (Highway 340) in the Redlands in anticipation of future residential subdivision development. The requested R-5 zone district would be consistent with the Comprehensive Plan Land Use Map designation of Residential Low, if approved.

BACKGROUND OR DETAILED INFORMATION:

The subject property is situated north of Broadway (Highway 340) and southwest of Scenic Elementary School and currently contains one (1) single-family detached home. The property was annexed into the City limits in 2005 as part of the Sycamore Creek Annexation No. 2 with an assigned zone district of R-2 (Residential – 2 du/ac). The applicant is seeking a change in zoning that implements the 2020 Grand Junction Comprehensive Plan and also in preparation for future residential subdivision development. The current City zoning for the property of R-2 (Residential - 2 du/ac) is not consistent with nor implements the adopted Comprehensive Plan designation of Residential Low.

The purpose of the R-5 (Residential – 5 du/ac) zone district is to provide for medium

density detached and attached dwellings and multi-family in areas where large-lot development is discouraged and adequate public facilities and services are available. R-5 supports the Comprehensive Plan's principals of concentrating urban growth and reinforcing community centers. A mix of dwelling types is allowed in this district.

The request for a rezone anticipates future subdivision and development on the property. The Applicant seeks to develop a residential subdivision with a density range between 3 – 5.5 dwelling units an acre (R-5 zone district). Understanding that the Comprehensive Plan designation of Residential Low adopted in 2020 promotes growth through infill, the future land use requires an excess of two (2) dwelling units per acre and a maximum of 5.5 dwelling units per acre through the use of allowable zone districts, such as the R-4 (Residential – 4 du/ac) or the R-5 (Residential – 5 du/ac) zone district. The current zone district of R-2 (Residential – 2 du/ac) does not implement this goal, as the maximum permitted density is two (2) dwelling units per acre. The R-4 (Residential – 4 du/ac) zone district allows a minimum density of two (2) dwelling units an acre while the proposed R-5 (Residential – 5 du/ac) zone district has a minimum density requirement of three (3) units per acre that aligns well with and implements the land use designation of Residential Low.

In addition to the R-5 (Residential – 5 du/ac) zoning requested by the applicant, the following zone districts would also be consistent with the Comprehensive Plan designations of Residential Low (2 – 5.5 du/ac):

- a. R-4 (Residential – 4 du/ac)
- b. CSR (Community Services and Recreation)

In reviewing the other zoning district options for implementing the Residential Low land use designation, the CSR zone district also allows single-family detached development but at a minimum of 1-dwelling unit per acre. Given the applicant's intent to build single-family residential homes, the R-4 or R-5 zone districts are the only zone districts able to implement the land use designation of Residential Low. The applicant has requested the R-5 zone district.

The existing properties adjacent to the subject property are all zoned RSF-4 (Residential Single Family – 4 du/ac) within Mesa County jurisdiction, with a future land use designation of Residential Low.

This area of the Redlands is anticipated to be changing in the coming years with the recent approval of the Redlands 360 Planned Development residential project located less than a mile from the applicant's property. With that proposed development, could add over 1,700 +/- homes to the area over the next 25-years.

NOTIFICATION REQUIREMENTS

A Neighborhood Meeting via Zoom regarding the proposed rezone request was held on

March 15, 2022, in accordance with Section 21.02.080(e) of the Zoning and Development Code. The applicant's representative and City staff were in attendance along with over 10 citizens. A presentation of the rezone request to R-5 was made by the applicant's representative.

Those in attendance expressed concerns regarding traffic impacts to Broadway (Highway 340) and increased residential density for the area.

Notice was completed consistent with the provisions in Section 21.02.080(g) of the Zoning and Development Code. The subject property was posted with a new application sign on April 1, 2022. Mailed notice of the public hearings before Planning Commission and City Council in the form of notification cards was sent to surrounding property owners within 500 feet of the subject property on May 12, 2022. The notice of this public hearing was published May 17, 2022 in the Grand Junction Daily Sentinel.

ANALYSIS

The criteria for review are set forth in Section 21.02.140(a) of the Zoning and Development Code, which provides that the City may rezone property if the proposed changes are consistent with the vision, goals, and policies of the Comprehensive Plan and must meet one or more of the following rezone criteria as identified:

(1) Subsequent events have invalidated the original premises and findings; and/or

The existing property is currently zoned R-2, (Residential – 2 du/ac). At the time of annexation of the property in 2005, the Residential Low category of the adopted 1996 Growth Plan had a maximum density of two (2) dwelling units an acre and therefore the property was zoned as appropriate, R-2 (Residential – 2 du/ac). While the property owner could still develop under the R-2 zone district, they have requested a rezone to increase the residential density consistent with the adopted 2020 Comprehensive Plan Future Land Use Map, which increased the density from Residential Low (.5 – 2 du/ac) under the then adopted 2010 Comprehensive Plan to Residential Low (2 – 5.5 du/ac). This change in land use densities now requires a minimum of two (2) dwelling units per acre to a maximum of 5.5 dwelling units per acre, therefore the current zoning of R-2 is not in compliance with the 2020 Future Land Use designation of Residential Low.

Therefore, staff finds that this criterion is met.

(2) The character and/or condition of the area has changed such that the amendment is consistent with the Plan; and/or

The existing residential adjacent properties surrounding the applicant's property are currently zoned RSF-4 (Residential Single Family – 4 du/ac) within Mesa County jurisdiction which would be in compliance with the Comprehensive Plan Future Land Use map designation of Residential Low, if developed at that density. The applicant's

property is requested to be rezoned to R-5 which would also be in compliance with the Residential Low designation of the Comprehensive Plan. The character of the area has not changed as no new residential subdivision development has taken place within the near vicinity at this time.

Therefore, staff finds that this criterion has not been met at this time.

(3) Public and community facilities are adequate to serve the type and scope of land use proposed; and/or

Adequate public and community facilities and services are available near or to the property and are sufficient to serve land uses associated with the proposed R-5 zone district. Public sanitary sewer service, Ute Water domestic water service, Xcel Energy electrical and gas service are available near or to the site. Transportation infrastructure is also adequate to serve development of the type and scope associated with the R-5 zone district. At this point, the Colorado Department of Transportation (CDOT) does not have any comments concerning the rezone, but at time of subdivision development, an access permit for connection to Highway 340 and a traffic impact study will be required. The City Fire Department also expressed no concern with providing service for the additional density proposed by the rezone.

The property is also within two (2) miles of a medical clinic, retail sales areas and a grocery store. Scenic Elementary School is also adjacent to the property. Therefore, staff finds that this criterion is met.

(4) An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use; and/or

There is currently an inadequate supply of suitably designated land located within the Redlands in this area that is zoned R-5. The applicant has requested a rezone to increase the residential density to be consistent with the adopted 2020 Comprehensive Plan Future Land Use Map, which increased the density from a half/acre lot to a maximum of two (2) dwelling units an acre under the 2010 Comprehensive Plan to a proposed residential density as allowed under the proposed R-5 zone district between 3 to 5.5 dwelling units an acre. The current zoning of R-2 is not in compliance with the existing Future Land Use designation. The 2020 Comprehensive Plan promotes infill development for existing parcels of land that wish to develop to allow for additional densities to aid in the avoidance of leapfrog and sprawl development.

Therefore, Staff finds this criterion to be met.

(5) The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.

The requested zone district of R-5 will provide an opportunity for housing within a range of density that is consistent with the Comprehensive Plan in this area to meet the needs

of a growing community. The property currently contains one (1) single family house. By rezoning the property to R-5 which is compliance with the 2020 Comprehensive Plan Future Land Use Map and developing at a minimum of three (3) dwelling units per acre, will provide for additional opportunities for housing to be constructed at a higher density. The community and area will also benefit from the potential for development of currently vacant parcels of land and underutilized site, adjacent to an existing elementary school and nearby commercial services along the Broadway/Highway 340 corridor that, should it develop, will be required to meet current code standards for such subdivision improvements and other on-site improvements. Therefore, Staff finds this criterion to be met.

In addition to the above criteria, the City may rezone property if the proposed changes are consistent with the vision, goals, and policies of the Comprehensive Plan.

Implementing the Comprehensive Plan. The proposed rezone to R-5 (Residential – 5 du/ac) implements the following Plan principles, goals, and policies of the Comprehensive Plan:

- Plan Principle 3: Responsible and Managed Growth
 - o Goal: Support fiscally responsible growth...that promote a compact pattern of growth...and encourage the efficient use of land.
 - o Goal: Encourage infill and redevelopment to leverage existing infrastructure.
 - o The proposed rezone will provide for a higher density of development as allowed under the Comprehensive Plan nestled into an existing area where infrastructure is near or already available to the site.

- Plan Principle 5: Strong Neighborhoods and Housing Choices
 - o Goal: Promote more opportunities for housing choices that meets the needs of people of all ages, abilities, and incomes.
 - o The R-5 (Residential – 5 du/ac) allows for flexibility in the type of housing units that can be built per the Zoning & Development Code, allowing for both single-family attached and detached living units. With this ability, it becomes easier to add diversity to the City's housing stock.

- Plan Principle 6: Efficient and Connected Transportation
 - o Goal: Encourage the use of transit, bicycling, walking, and other forms of transportation.
 - o The subject property is located adjacent to Broadway/Highway 340 and is less than 2-miles to existing and future commercial business located along the Broadway/Highway 340 corridor. Scenic Elementary School is also located adjacent to the property, within walking distance of the proposed residential development.

- Plan Principle 8: Resource Stewardship
 - o Goal: Promote the use of sustainable development.
 - o Plan Principle 8 encourages thoughtful planning as it relates to the natural resources and development occurring in the city. It promotes sustainable development

through the concentration of development in areas that maximize existing infrastructure, which is already near or available on the site of the proposed rezone.

RECOMMENDATION AND FINDINGS OF FACT

After reviewing the 2370 Broadway Rezone request from R-2 (Residential - 2 du/ac) to R-5 (Residential – 5 du/ac) for the property located at 2370 Broadway in the Redlands, the following findings of facts have been made:

- 1) The request has met one or more of the criteria in Section 21.02.140 of the Zoning and Development Code.
- 2) The request is consistent with the vision (intent), goals, and policies of the Comprehensive Plan.

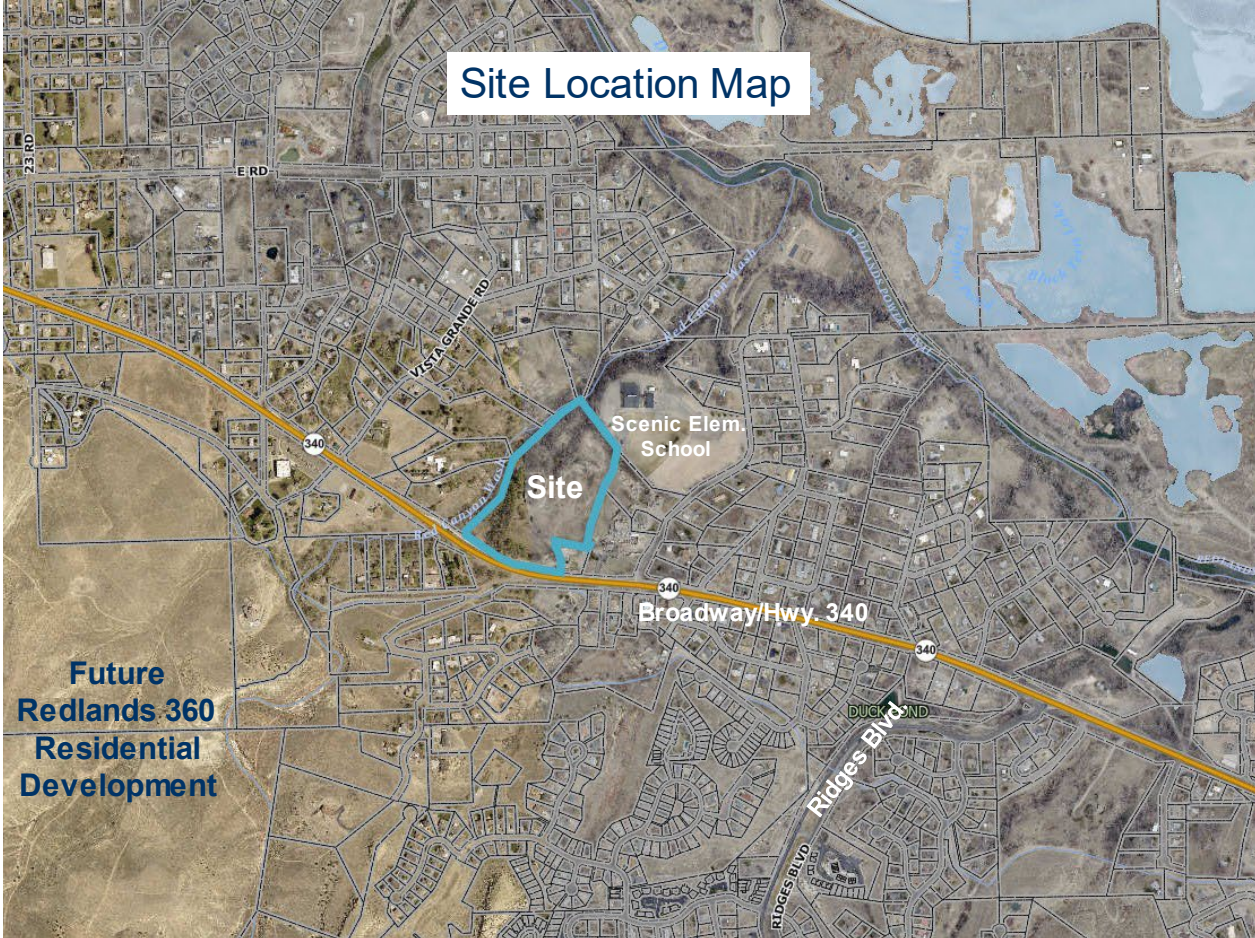
Therefore, Staff recommends approval of the request.

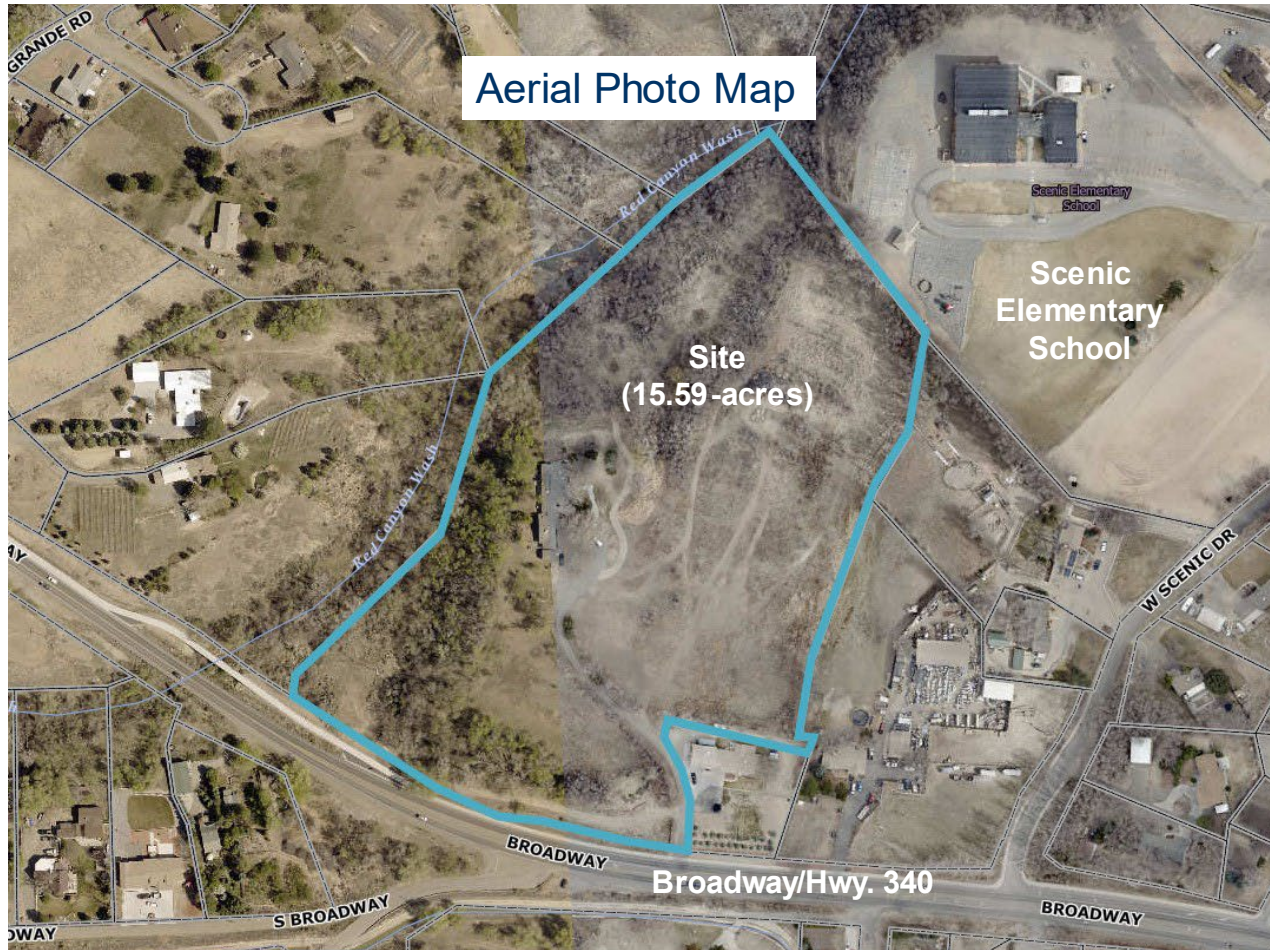
SUGGESTED MOTION:

Mr. Chairman, on the Rezone request for the 2370 Broadway Rezone for the property located at 2370 Broadway in the Redlands, City file number RZN-2022-212, I move that the Planning Commission forward a recommendation of approval of the R-5 zone to City Council with the findings of fact as listed in the staff report.

Attachments

1. Site Location, Aerial & Zoning Map, Etc.
2. Development Application dated March 18, 2022
3. Correspondence Received from the Public





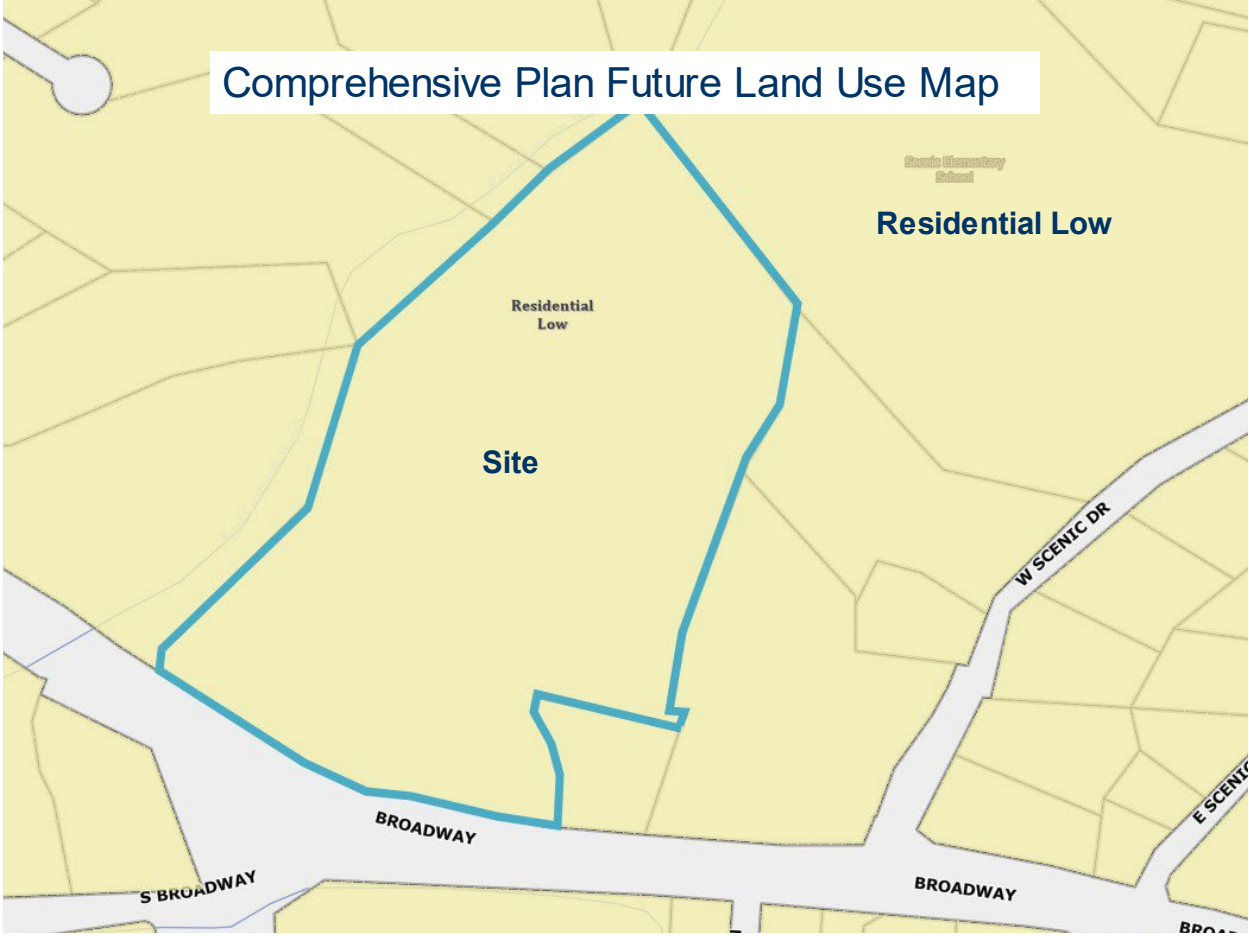
Aerial Photo Map

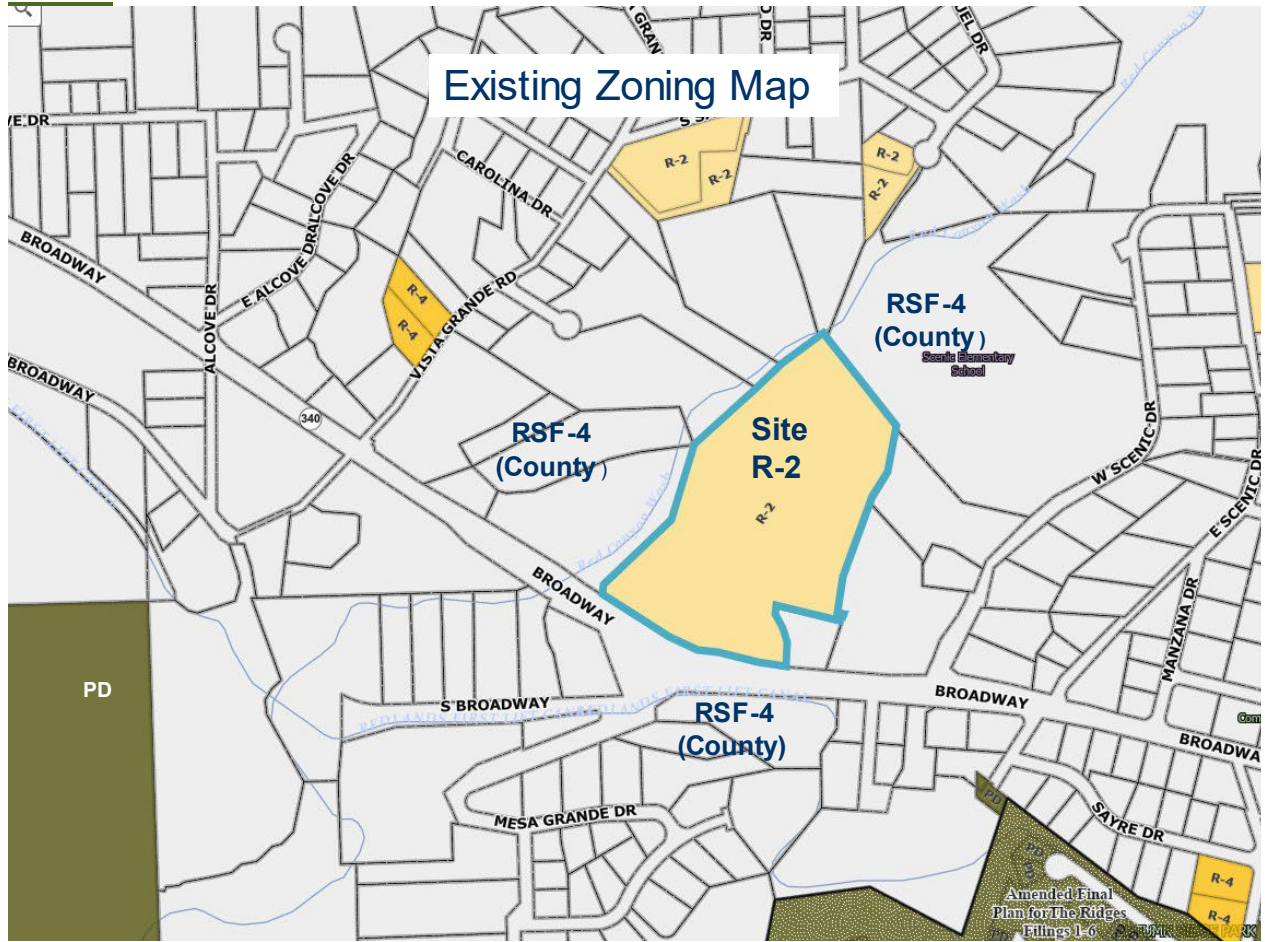
**Site
(15.59-acres)**

**Scenic
Elementary
School**

Broadway/Hwy. 340

Comprehensive Plan Future Land Use Map







**Google Maps Street view of property from Broadway/Highway 340, looking north
– May 2021**

Development Application

We, the undersigned, being the owner's of the property adjacent to or situated in the City of Grand Junction, Mesa County, State of Colorado, as described herein do petition this:

Petition For:

Please fill in blanks below only for Zone of Annexation, Rezones, and Comprehensive Plan Amendments:

Existing Land Use Designation

Existing Zoning

Proposed Land Use Designation

Proposed Zoning

Property Information

Site Location:

Site Acreage:

Site Tax No(s):

Site Zoning:

Project Description:

Property Owner Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Applicant Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Representative Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

NOTE: Legal property owner is owner of record on date of submittal.

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all required hearings. In the event that the petitioner is not represented, the item may be dropped from the agenda and an additional fee may be charged to cover rescheduling expenses before it can again be placed on the agenda.

Signature of Person Completing the Application

Date

Signature of Legal Property Owner

Date

OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) Kettle Capital LLC ("Entity") is the owner of the following property:

(b) 2370 Broadway, Grand Junction, CO 81507

A copy of the deed(s) evidencing the owner's interest in the property is attached. Any documents conveying any interest in the property to someone else by the owner are also attached.

I am the (c) Managing Partner for the Entity. I have the legal authority to bind the Entity regarding obligations and this property. I have attached the most recent recorded Statement of Authority of the Entity.

My legal authority to bind the Entity both financially and concerning this property is unlimited.

My legal authority to bind the Entity financially and/or concerning this property is limited as follows:

[Empty box for limited authority details]

The Entity is the sole owner of the property.

The Entity owns the property with other(s). The other owners of the property are:

[Empty box for other owners]

On behalf of Entity, I have reviewed the application for the (d) Rezone and Major Subdivision Application

I have the following knowledge or evidence of a possible boundary conflict affecting the property:

(e) N/A

I understand the continuing duty of the Entity to inform the City planner of any changes regarding my authority to bind the Entity and/or regarding ownership, easement, right-of-way, encroachment, lienholder and any other interest in the land.

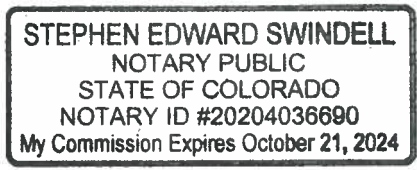
I swear under penalty of perjury that the information in this Ownership Statement is true, complete and correct.

Signature of Entity representative: [Handwritten Signature]

Printed name of person signing: Matt Ketellapper

State of Colorado)

County of Mesa) ss.



Subscribed and sworn to before me on this 18 day of March, 2022

by [Handwritten Signature] Matt Ketellapper

Witness my hand and seal.

My Notary Commission expires on 10/21/24

[Handwritten Signature]
Notary Public Signature



State Documentary Fee
 Date: February 25, 2022
 \$130.00

General Warranty Deed
 (Pursuant to C.R.S. 38-30-113(1)(a))

Grantor(s), **HOLT FAMILY TRUST, AS AMENDED, RESTATED, AND JOINED ON AUGUST 7, 2019**, whose street address is **2370 BROADWAY, GRAND JUNCTION, CO 81507**, City or Town of **GRAND JUNCTION**, County of **Mesa** and State of **Colorado**, for the consideration of **(\$1,300,000.00) ***One Million Three Hundred Thousand and 00/100***** dollars, in hand paid, hereby sell(s) and convey(s) to **KETTLE CAPITAL, LLC, A COLORADO LIMITED LIABILITY COMPANY**, whose street address is **2267 KINGSTON RD UNIT B, Grand Junction, CO 81507**, City or Town of **Grand Junction**, County of **Mesa** and State of **Colorado**, the following real property in the County of **Mesa** and State of **Colorado**, to wit:

See attached "Exhibit A"

also known by street and number as: **2370 BROADWAY, GRAND JUNCTION, CO 81507**

with all its appurtenances and warrant(s) the title to the same, subject to Statutory Exceptions.

Signed this day of **February 11**, 2022.

HOLT FAMILY TRUST, AS AMENDED, RESTATED, AND JOINED ON AUGUST 7, 2019

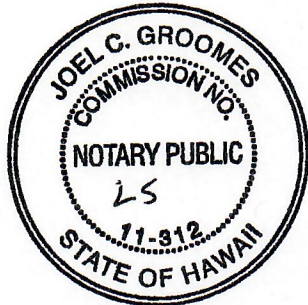
By: Howard F. Holt
HOWARD F HOLT, TRUSTEE

State of ~~Colorado~~ ^H **Hawaii**)
 County of ~~MESA~~ ^K **Kauai**)ss.
)

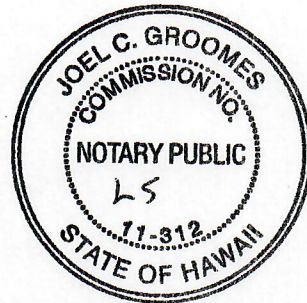
The foregoing instrument was acknowledged before me on this day of **February 11** th, 2022 by **HOWARD F HOLT AS TRUSTEE OF HOLT FAMILY TRUST, AS AMENDED, RESTATED, AND JOINED ON AUGUST 7, 2019**

Witness my hand and official seal

My Commission expires: 10/16/2023 Joel C. Groomes
 Notary Public



Date: 2/11/2022 # Pages: 1
 Name: Joel C. Groomes 5th Circuit
 Doc. Description: General Warranty Deed
Joel C. Groomes
 Notary Signature
 NOTARY CERTIFICATION
 My Commission Expires: 10/16/2023



When recorded return to: **KETTLE CAPITAL, LLC, A COLORADO LIMITED LIABILITY COMPANY**
2267 KINGSTON RD UNIT B, Grand Junction, CO 81507



Exhibit A

A TRACT OF LAND SITUATE IN THE E½ OF SECTION 17 IN TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NE¼ OF SAID SECTION 17, BEING A MESA COUNTY SURVEY MONUMENT; THENCE S74°05'11"E 1142.84 FEET TO A COLORADO DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MARKER; THENCE ON THE NORTHERLY RIGHT OF WAY LINE OF COLORADO HIGHWAY 340 S84°48'00"E 2.48 FEET TO THE WESTERLY LINE OF A TRACT AS MAPPED ON MESA COUNTY DEPOSIT OF SURVEY NO. 315-89; THENCE ON SAID WESTERLY LINE N18°35'09"E 209.06 FEET TO THE POINT OF BEGINNING; THENCE THE FOLLOWING COURSES:

1. N77°57'16"W 240.55 FEET TO AN EXISTING FENCE;
2. THENCE CONTINUING ON SAID FENCE S14°04'31"W 30.67 FEET TO THE BEGINNING OF A 217.20 FOOT RADIUS NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, THE CHORD OF WHICH BEARS S16°16'12"E 155.92 FEET;
3. THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 42°04'05", 159.48 FEET;
4. THENCE S04°45'51"W 51.76 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SAID HIGHWAY 340 AND THE BEGINNING OF A 1870.00 FOOT RADIUS NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, THE CHORD OF WHICH BEARS N69°48'25"W 703.73 FEET;
5. THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°41'28", 707.95 FEET TO THE WESTERLY LINE OF THAT TRACT DESCRIBED IN BOOK 1460 AT PAGE 282, MESA COUNTY RECORDS;
6. THENCE LEAVING SAID RIGHT OF WAY LINE AND CONTINUING ON SAID TRACT LINE N08°05'00"E 69.10 FEET;
7. THENCE N44°58'00"E 341.30 FEET;
8. THENCE N19°46'00"E 273.50 FEET;
9. THENCE N49°52'00"E 423.30 FEET;
10. THENCE N53°30'12"E 173.11 FEET;
11. THENCE S37°50'00"E 384.60 FEET;
12. THENCE S41°23'00"E 23.19 FEET TO THE WESTERLY LINE OF SAID MAP NO. 315-89;
13. THENCE CONTINUING ON SAID WESTERLY MAP LINE S09°36'02"W 154.83 FEET;
14. THENCE S31°40'52"W 106.35 FEET;
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EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO, IN WARRANTY DEED RECORDED AUGUST 27, 2003 IN BOOK 3466 AT PAGE 561 UNDER RECEPTION NO. 2144745; AND ALSO EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO MESA COUNTY, COLORADO, IN GENERAL WARRANTY DEED RECORDED AUGUST 1, 2016 UNDER RECEPTION NO. 2768980,

COUNTY OF MESA, STATE OF COLORADO.

STATEMENT OF AUTHORITY

This Statement of Authority concerns an entity named: Kettle Capital LLC

and is executed on behalf of the entity pursuant to the provisions of Section 38-30-172, C.R.S.

The type of entity is: Limited Liability Company

The entity is formed under the laws of the State of Colorado

The mailing address for the entity is: 2267 Kingston Road, Unit B, Grand Junction, CO 81507

The name and position of each person authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the entity is: Matt Ketellapper, Managing Partner

The authority of the foregoing person(s) to bind the entity is (not limited) (limited as follows): Not Limited

Other matters concerning the manner in which the entity deals with interests in real property: N/A

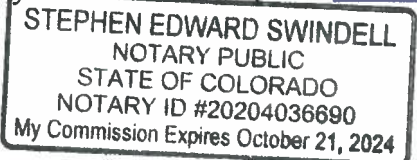
Executed this 18 day of ~~Feb~~ March, 2022
mk

[Signature]
Signature (Type or Print Name Below)
Matt Ketellapper

STATE OF COLORADO)
)ss.
COUNTY OF Mesa)

The foregoing instrument was acknowledged before me this 18 day of March, 2022, by Matt Ketellapper (insert name of individual) as managing partner (insert office held or role (President, Vice President or member, manager or managing member for LLCs) for Kettle Capital LLC (insert name of corporation or LLC).

Witness my hand and official seal.
My commissioner expires: 10/21/24 *[Signature]*
Notary Public



**Project Report
2370 Broadway Rezone**

Date: December 7, 2021

Prepared by: Robert W. Jones II, P.E.
Vortex Engineering and Architecture, Inc.
861 Rood Avenue
Grand Junction, CO 81501
(970) 245-9051
VEAI# F21-132

Submitted to: City of Grand Junction
250 N. 5th Street
Grand Junction, CO 81501

Type of Design: Rezone

Property Owner: Kettle Capital LLC
2267 Kingston Rd. Unit B
Grand Junction, CO 81507

Property Address: 2370 Broadway
Grand Junction, CO 81507

Tax Parcel No: 2945-171-00-207

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Project Intent

This application requests a rezone for 2370 Broadway in Grand Junction. The request is to rezone the subject property from the R2 zone district to the R5 zone district.



Figure 1 Subject Property

Project Description

The subject property includes 1 lot located at 2370 Broadway, just north of S Broadway and Broadway intersection. The subject property is shown in Error! Reference source not found. below and is approximately 15.5 acres.

Legal Description

The legal description of TPN # 2945-171-00-207 is:

BEG S 74DEG05'11SEC E 1142.84FT & S 84DEG48' E 2.48FT & N 18DEG35'09SEC E 209.06FT FR SW COR NE4 SEC 17 1S 1W N 77DEG57'16SEC W 240.55FT S 14DEG04'31SEC W 30.67FT ALG ARC OF CVE CENTRAL ANG 42DEG04'05SEC 159.48FT RADIUS 217.20FT S 16DEG16'12SEC E 155.92FT S 04DEG45'51SEC W 51.76FT ALG ARC OF CVE CENTRAL ANG 21DEG41'28SEC 707.95FT RADIUS 1870FT CHD BEARS N 69DEG48'25SEC W 703.73FT N 08DEG05' E 69.10FT N 44DEG58' E 341.30FT N 19DEG46' E 273.50FT N 49DEG52' E 423.30FT S 53DEG30'12SEC E 173.11FT S 37DEG50' E 384.60FT S 41DEG23' E 23.19FT S 09DEG36'02SEC W 154.83FT S 31DEG40'52SEC W 106.35FT S 20DEG39'30SEC W 17.06FT S 20DEG19'28SEC W 290.98FT S 09DEG15'33SEC W 128.27FT S 81DEG15'27SEC E 23.40FT S 18DEG35'09SEC W 23.08FT TO BEG EXC ROW AS DESC RECP NO 2144745 MESA CO RECDS & ALSO EXC RD ROW DESC AT RECPT NO 2768980 MESA CO RECDS.

Public Notice

On Tuesday, March 15, 2022, a Neighborhood Meeting was held via Zoom. A presentation of the rezone request was made by the owner's representative; information regarding the City's review process for a rezone request was also presented including opportunities on how citizens can participate and provide comments throughout the City's review process.

The meeting was well attended by approximately ten citizens and lasted for 35 minutes from 5:30-6:05. The following is a summary of the primary concerns and questions raised during the meeting:

- Length of the rezone process
- R5 vs the R4 zone and why R5 is being requested
- Density limit in the R4 and R5 zone and how that calculation is determined
- Opportunities for public comment and how to make public comments
- Concern about trespassing on surrounding properties from the new neighbors
- Traffic impacts on Broadway generated from new development
- Impacts on Scenic Elementary and the effect on the teacher to student ratio
- Concern about the impact of future development on existing access easements
- Question on whether the City is forcing the applicant to submit a rezone application
- Question on whether neighbors can prevent or stop the application from being submitted
- Discussion regarding whether any past projects have been shut down because they generated too much traffic

Public notice for this application will be provided in accordance with Sec. 21.02.080(g) of the Grand Junction Municipal Code, including posting the subject property on all public rights-of-way.

Comprehensive Plan

The Comprehensive Plan's Future Land Use Map shows the subject property as Residential Low, as shown in Error! Reference source not found.. The applicant is requesting a rezone to the R5 zone district to implement the Residential Low future land use designation and prepare the property for development.

The proposed development meets a number of the goals and policies of the new 2020 Comprehensive Plan:

Plan Principle 3: Responsible and Managed Growth

Limited Supply of Land: The timing and location of development in Grand Junction today are influenced by several interconnected factors, including available land, infrastructure, and services as well as the Persigo Agreement and market demand. While there is no lack of vacant

land to accommodate new growth within the City's Urban Development Boundary, there is a lack of land with the existing urban infrastructure required by the City. Balancing the need for investments in new infrastructure to support greenfield development with the need for improvements to existing infrastructure in established areas of the city to support infill and redevelopment is an ongoing challenge.

Plan Principle 3: Responsible and Managed Growth

Policy 2. Encourage infill and redevelopment to leverage existing infrastructure.

Plan Principle 3: Responsible and Managed Growth

Policy 1. Intensification and Tiered Growth.

Support the efficient use of existing public facilities and services by directing development to locations where it can meet and maintain the level of service targets as described in Chapter 3, Servicing Growth. Prioritize development in the following locations (in order of priority). Periodically consider necessary updates to the Tiers. i. Tier 1: Urban Infill ii. Tier 2: Suburban Infill iii. Tier 3: Rural Areas and County Development

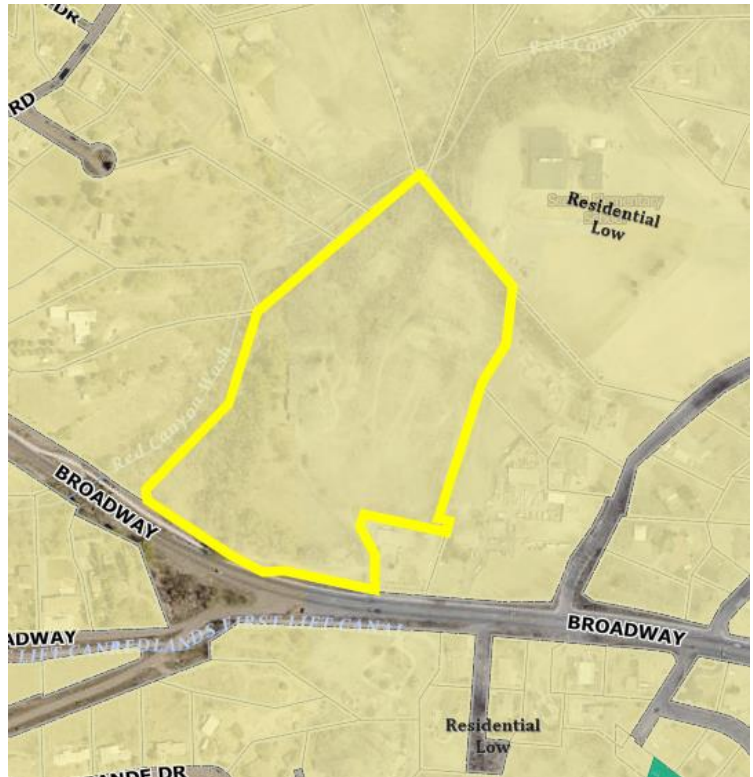


Figure 2 Future Land Use Map

Zoning and Surrounding Areas

The applicant requests a comprehensive plan amendment to change the future land use designation of the subject property from Rural Residential to Residential Low and a rezone from the current RR (Rural Residential, 1 du/5 ac) zone to the R4 (Residential, 2-4 du/ac) zone district. The rezone request is consistent with the 2020 Comprehensive Plan's Future Land Use Map classification of Residential Low.

Surrounding area zoning and land uses include:

- North – Mesa County – PUD with single-family residential land use
- South – Mesa County – RSF-2 with single-family residential land use
- West – Mesa County – RSF-2 with single-family residential land use
- East – R2 with single-family residential land use

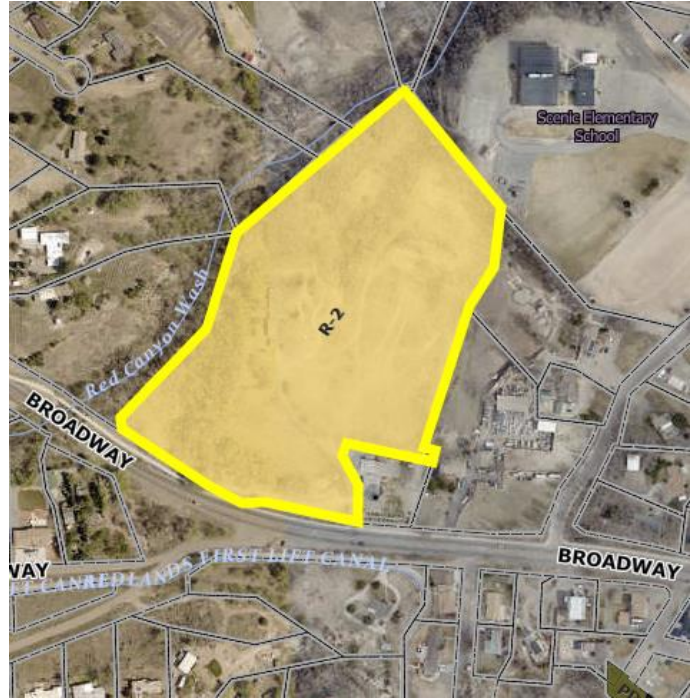


Figure 3 Existing and Surrounding Zoning

Utility Providers

All required and necessary utilities shall be provided concurrent with development of the subject property. Utility providers for the development have the capacity and willingness to serve the development. Public facilities such as medical, schools, parks and public safety are available to serve development on this site.

Utility providers for the site are as follows:

- Sewer: City of Grand Junction/Persigo Wastewater Treatment Plant
- Water: Ute Water Conservation District
- Drainage: Grand Valley Drainage District
- Electric: Xcel Energy
- Irrigation: Redlands Water and Power Company
- Cable: Spectrum

All utilities shall be constructed to the standards and specifications of the service provider at the time of construction.

Drainage

The drainage and stormwater management will be addressed at the time of actual development of the site.

Wetlands and Floodplain

There are no known wetlands or floodplains associated with the subject property.

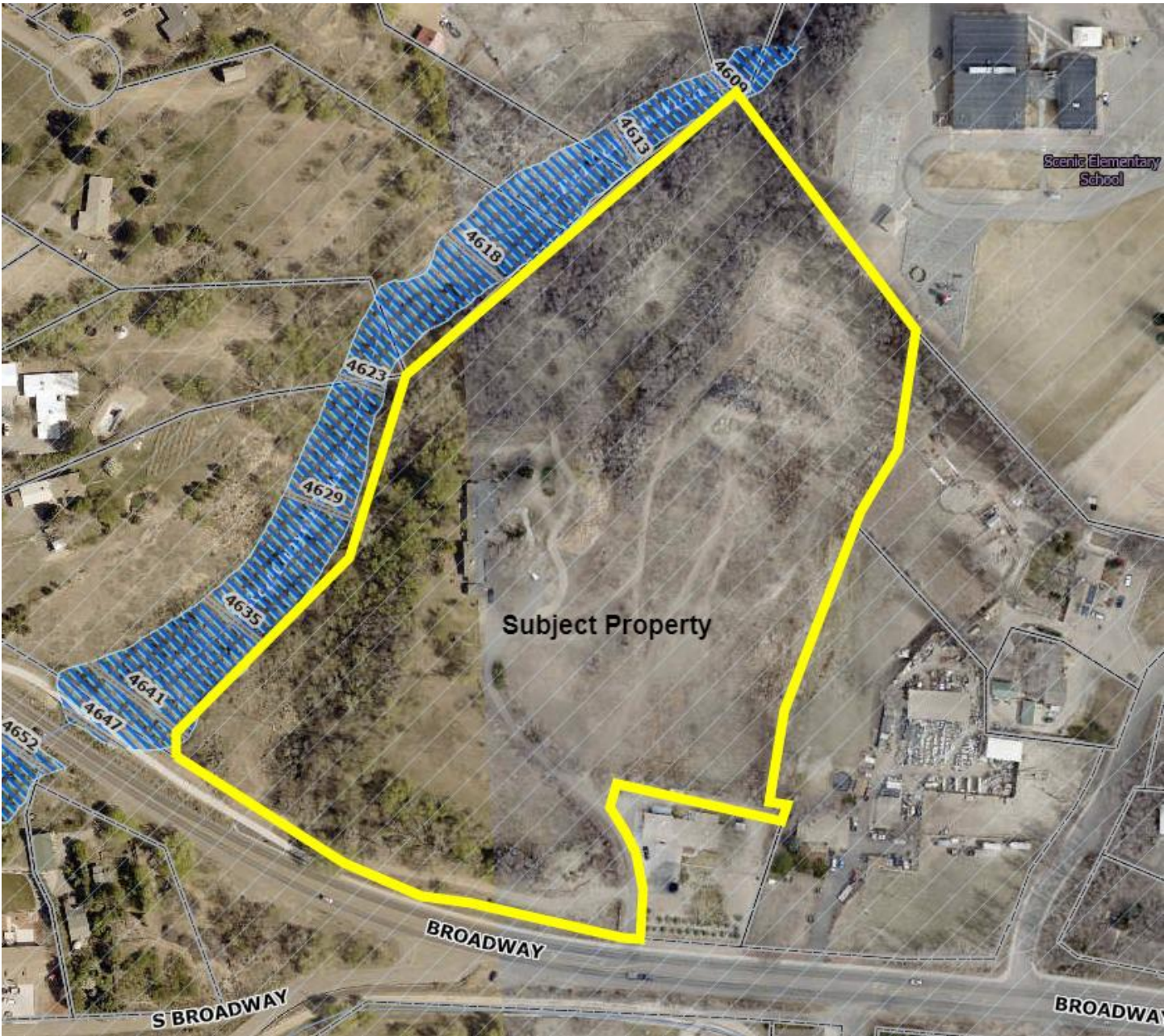


Figure 4 Wetlands and Floodplain Map

Approval Criteria

Section 21.02.140(a), Approval Criteria, states that in order to maintain internal consistency between this code and the zoning maps, map amendments must only occur if:

1.) Subsequent events have invalidated the original premises and findings; and/or

Response: Adoption of the 2020 Comprehensive Plan substantially increased the anticipated density of the area in response to the need for a variety of housing types in the community. The Plan recognizes the need for more efficient development that utilizes existing urban infrastructure. The land use classification of Residential Low is implemented by the R4 and R5 zone districts. In order to meet the anticipated density of the new 2020 Comprehensive Plan, it will be necessary to rezone the subject property. This criterion has been met.

2.) The character and/or condition of the area has changed such that the amendment is consistent with the Plan; and/or

Response: The intent of the 2020 Comprehensive Plan is to encourage infill development of vacant and under-utilized parcels within the City and to increase density in areas with existing infrastructure for more efficient development. This rezone request is consistent with the recently adopted 2020 Comprehensive Plan that seeks a variety of housing types, encourage infill and efficient development. This criterion has been met.

3.) Public and community facilities are adequate to serve the type and scope of land use proposed; and/or

Response: There are public and community facilities to serve future development of the subject property. There is an existing sewer line in W Scenic Dr and a sewer line on the southern boundary of neighboring Scenic Elementary School that is located in an easement dedicated to the City of Grand Junction. Medical, educational, retail sales, grocery stores, and personal services are all within 1-2 miles of the site. This criterion has been met.

4.) An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use; and/or

Response: The city is in need of additional residential development if it is to meet the needs of its growing population. City sewer is already installed in S Broadway making this property a ready and viable option for future development, as opposed to extending sewer to other vacant properties within the Urban Development Boundary. This criterion has been met.

5.) The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.

Response: Rezoning the property to R-5 allows the property to be subdivided and to be developed at urban densities defined in the Comprehensive Plan. The Redlands community will benefit from this change in zoning to R5 by increasing undeveloped land to potential R-5 densities as the area continues to

attract residential development at densities needing existing sanitary sewer and city services. The community will derive benefits from the request as it will enable future residential development to occur. This criterion has been met.

Development Schedule

There is no planned development for this property. However, a development schedule for the subject property will be included with a development application at the time of development.

Conclusion

After demonstrating how the proposed comprehensive plan amendment and rezone request from the R2 to R5 zone district meets the goals and policies of the 2020 Comprehensive Plan and the approval criteria of the Zoning and Development Code, the applicant respectfully requests approval of the request to rezone to the R5 zone district.

Limitations/Restrictions

This report is a site-specific report and is applicable only for the client for whom our work was performed. The review and use of this report by City of Grand Junction, affiliates, and review agencies is fully permitted and requires no other form of authorization. Use of this report under other circumstances is not an appropriate application of this document. This report is a product of Vortex Engineering, Inc. and is to be taken in its entirety. Excerpts from this report when taken out of context may not convey the true intent of the report. It is the owner's and owner's agent's responsibility to read this report and become familiar with recommendations and findings contained herein. Should any discrepancies be found, they must be reported to the preparing engineer within 5 days.

The recommendations and findings outlined in this report are based on: 1) The site visit and discussion with the owner, 2) the site conditions disclosed at the specific time of the site investigation of reference, 3) various conversations with planners and utility companies, and 4) a general review of the zoning and transportation manuals. Vortex Engineering, Inc. assumes no liability for the accuracy or completeness of information furnished by the client or municipality/agency personnel. Site conditions are subject to external environmental effects and may change over time. Use of this report under different site conditions is inappropriate. If it becomes apparent that current site conditions vary from those reported, the design engineering should be contacted to develop any required report modifications. Vortex Engineering, Inc. is not responsible and accepts no liability for any variation of assumed information.

Vortex Engineering, Inc. represents this report has been prepared within the limits prescribed by the owner and in accordance with the current accepted practice of the civil engineering profession in the area. No warranty or representation either expressed or implied is included or intended in this report or in any of our contracts.

Neighborhood Meeting Notes

On Tuesday, March 15, 2022, a Neighborhood Meeting was held via Zoom. A presentation of the rezone request was made by the owner's representative; information regarding the City's review process for a rezone request was also presented including opportunities on how citizens can participate and provide comments throughout the City's review process.

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A TRACT OF LAND SITUATE IN THEE OF SECTION 17 IN TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NE¼ OF SAID SECTION 17, BEING A MESA COUNTY SURVEY MONUMENT; THENCE S74°05'11"E 1142.84 FEET TO A COLORADO Department OF TRANSPORTATION RIGHT OF WAY MARKER;

THENCE ON THE NORTHERLY RIGHT OF WAY LINE OF COLORADO HIGHWAY 340 S84°48'00"E 2.48 FEET TO THE WESTERLY LINE OF A TRACT AS MAPPED ON MESA CQUI\ITY DEPOSIT OF SURVEY NO. 31&89;

THENCE ON SAID WESTERLV LINE N18°35'09"E 209.06 FEET TO TI-IE POINT OF BEGINNING; THENCE THE FOLLOWING COURSES:

1. Nn°57'16"W 240.55 FEET TO AN EXISTING FENCE;
2. THENCE CONTINUING ON SAID FENCE S14°04'31"W 30.67 FEET TO THE BEGINNING OF A 217.20 FOOT RADIUS NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, THE CHORD OF WHICH BEARS S16°16'12"E 155.92 FEET;
3. THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 42°04'05", 159.48 FEET;
4. THENCE S04°45'51"W 51.76 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SAID HIGHWAY 340 AND THE BEGINNING OF A 1870.00 FOOT RADIUS NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, THE CHORD OF WHICH BEARS N69°48'25"W 703.73 FEET;
5. THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°41'28", 707.95 FEET TO THE WESTERLY LINE OF THAT TRACT DESCRIBED IN BOOK 1460 AT PAGE 282, MESA COUNTY RECORDS;
6. THENCE LEAVING SAID RIGHT OF WAY LINE AND CONTINUING ON SAID TRACT LINE N08°05'00"E 69.10 FEET; 7. THENCE N44°58'00"E 341.30 FEET;
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COUNTY OF MESA, STATE OF COLORADO.

2. Public Correspondence Received:

As of this date, City Project Manager has received two (2) emails from the public concerning the proposed rezone application which are attached for your information and file.

Applicant's Response:

Document Reference:

3. Planning Commission and City Council Public Hearings:

Planning Commission and City Council review and approval required for proposed Rezone request. City Project Manager will **tentatively** schedule application for the following public hearing schedule:

- a. Planning Commission review of request: May 24, 2022.
- b. First Reading of request by City Council: June 15, 2022.
- c. Second Reading of request by City Council: July 6, 2022.

Please plan on attending the May 24th Planning Commission meeting and the July 6th City Council Meeting. The June 15th meeting you do not need to attend as that is only scheduling the hearing date and the item is placed on the Consent Agenda with no public testimony taken. Both the May 24th and July 6th meetings begin at 5:30 PM at City Hall in the Council Chambers.

If for some reason, applicant cannot make these proposed public hearing dates, please contact City Project Manager to reschedule for the next available meeting dates.

Code Reference: Sections 21.02.140 of the Zoning and Development Code.

Applicant's Response:

Document Reference:

CITY DEVELOPMENT ENGINEER

No Comment.

Applicant's Response:

Document Reference:

CITY SURVEYOR – Renee Parent – reneep@gjcity.org (970) 256-4003

Reviewed Legal description for rezone. Checked Warranty deed (Rec 3021371) against the available deposit survey – no obvious issues found. Checked provided legal description in word document against the Warranty deed. A handful of typos were found - See markup.

I did not do a thorough check/deep dive on the boundary as this check was for a rezone only.

Applicant's Response:

Document Reference:

CITY FIRE DEPARTMENT – Rusty Ratzloff – rustyr@gjcity.org (970) 549-5854

The Grand Junction Fire Department has no objection to the proposed rezone of 2370 Broadway from R-2 to R-5. All fire code concerns and requirements will be assessed and addressed during the future site plan submittal and review process. Contact FPS Rusty Ratzloff at (970) 549-5854 with questions.

Applicant's Response:

Document Reference:

OUTSIDE REVIEW AGENCY COMMENTS

(Non-City Agencies)

Review Agency: Xcel Energy

Contact Name: Mike Castro

Email / Telephone Number: Michael.a.castro@xcelenergy.com (970) 244-2715

Xcel has no comments at this time.

Applicant's Response:

Review Agency: Ute Water Conservancy District

Contact Name: Jim Daugherty

Email / Telephone Number: jdaugherty@utewater.org (970) 242-7491

- No objection.
- ALL FEES AND POLICIES IN EFFECT AT TIME OF APPLICATION WILL APPLY.
- If you have any questions concerning any of this, please feel free to contact Ute Water.

Applicant's Response:

Review Agency: Colorado Department of Transportation (CDOT)

Contact Name: Kandis Aggen

Email / Telephone Number: kandis.aggen@state.co.us (970) 683-6271

CDOT does not have any comments about the re-zoning. The developer will need to coordinate with CDOT regarding an access permit and traffic study for the development.

Applicant's Response:

REVIEW AGENCIES

(Responding with "No Comment" or have not responded as of the due date)

The following Review Agencies have responded with "No Comment."

1. N/A.

The following Review Agencies have not responded as of the comment due date.

1. Mesa County Valley School District #51

The Petitioner is required to submit electronic responses, labeled as "**Response to Comments**" for the following agencies:

1. N/A.

Date due: N/A. Application will proceed to public hearing schedule.

Please provide a written response for each comment and, for any changes made to other plans or documents indicate specifically where the change was made.

I certify that all of the changes noted above have been made to the appropriate documents and plans and there are no other changes other than those noted in the response.

Applicant's Signature

Date

5-11-22

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COUNTY OF MESA, STATE OF COLORADO.

From: [Hope Iden](#)
To: [Scott Peterson](#)
Subject: Rezoning at 2370 Broadway
Date: Monday, April 18, 2022 7:41:23 PM

** - EXTERNAL SENDER. Only open links and attachments from known senders. DO NOT provide sensitive information. Check email for threats per risk training. - **

Scott,

As per your request from the online meeting on March 15, 2022 about the proposed rezoning of 2370 Broadway asking for our comments and concerns.

As an adjoining neighbor and property owner to this property we are against the rezoning from R-2 to R-5. We would like the parcel to be left as R-2 as the 10+- properties adjoining this parcel are all small acreages. We would like to see the development of this parcel be of similar lot size as surrounding properties to be compatible with the existing neighborhood.

Traffic is another big concern as there are times during the day where crossing Broadway is challenging and dangerous . Adding 3 to 5.5 units per acre at this location would only make it more challenging and dangerous. Then we add the school and all the school zone traffic and that complicates the situation more. When traveling along Broadway/340 there is a bend in the road as well as a hill along this parcel that will make visibility in both directions difficult at best when entering and exiting this parcel.

One of the reasons we purchased our property was the rural atmosphere and the abundant wildlife in the area. This wildlife we see pass through the property in question traveling to and from our property. Dividing this property into small acreages will help with the adverse affects that this subdivision will cause. How does the City of Grand Junction's Comprehensive Plan address these wildlife issues?

We would like to know why this property rezoning was turned down previously. Any light you can shed on that would be appreciated or where I could find this information.

We appreciate your time and consideration to our concerns.

Sincerely,
Brian and Hope Iden
Brian-970-433-6333

From: tedpierce24@tds.net
To: [Scott Peterson](#)
Subject: 2370 Broadway subdivision
Date: Tuesday, April 19, 2022 4:49:34 PM

** - EXTERNAL SENDER. Only open links and attachments from known senders. DO NOT provide sensitive information. Check email for threats per risk training. - **

Too whom it may concern: I am writing this letter to protest the proposed R5 redistricting of the proposed 2370 Broadway subdivision. This is is absolutely ludicrous to put that many buildings, that many units, three story buildings, and that many people in this small area. The engineering firm and the city is allowing them to base this on 15.5 acres which is the total acres but not the total usable acres. There might be 11/12 actual acres and you take infrastructure roads out of that you might have 10 acres at best to build 80 buildings with 3 units per building, 3 story's tall, which equates to 240 different family dwellings. This should either stay at R2 and at very worse R4 or less. They should be limited to one story single family dwellings only.

Thank you,
Ted and Barbara Pierce
2372 Broadway
Grand Junction Colorado
81507



Grand Junction Planning Commission

Regular Session

Item #2.

Meeting Date: May 24, 2022
Presented By: David Thornton, Principal Planner
Department: Community Development
Submitted By: David Thornton, Principal Planner

Information

SUBJECT:

Consider a request by SBA Network Services, LLC for a Conditional Use Permit for a 100 foot Concealed Cell Tower (Telecommunication Facility) on 12.4 acres at 542 28 ¼ Road. | [Staff Presentation](#) | Comment code: **2779**

RECOMMENDATION:

Staff recommends approval of the request.

EXECUTIVE SUMMARY:

The applicant, SBA Network Services, LLC, requests approval of a Conditional Use Permit to install a 100 foot tall, concealed tower for telecommunications use in accordance with Section 21.02.110 and Section 21.04.030(q) of the Zoning and Development Code. The proposed tower will be co-locatable, able to house 4 carriers.

BACKGROUND OR DETAILED INFORMATION:

The applicant, SBA Network Services, LLC is a cellular tower company that constructs and owns telecommunication facilities and sites to lease to telecommunication service providers. SBA Network Services, LLC has entered into an agreement with the City of Grand Junction to construct a concealed tower on Grand Junction Columbine Park property owned by the City but must meet all zoning requirements including obtaining a Conditional Use Permit (CUP)

The property located at 542 28 ¼ Road has an existing developed park with ball fields, playground equipment and general park uses. The applicant is requesting a CUP to construct a 100-foot tall mono-pine concealed tower to provide wireless services to this area of Grand Junction which has been found deficient of cellular service coverage. The new tower will have the ability for colocation of four service providers.

In 2016, the City of Grand Junction adopted a Telecommunications Ordinance to meet the current and future wireless communication needs of the community, which modified Section 21.04.030(q) of the Zoning and Development Code. This application is being applied for under a "Tower, "Concealed" which triggers a CUP within the CSR zone district. The principal use on the proposed site is the city park.

Conditional Use Permit (CUP)

Conditional Uses are not uses by right. They are ones that are otherwise prohibited within a given district zone without approval of a Conditional Use Permit. A Conditional Use Permit, once the use is established, runs with the land and remains valid until the property changes use or the use is abandoned and/or non-operational for a period of twelve (12) consecutive months. Failure to develop or establish such use accordingly is sufficient grounds to revoke the permit.

The proposed CUP for a telecommunication facility will provide full opportunity to secure four cellular service providers on the proposed cell tower expanding the tower to its full capabilities. Co-location satisfies the 2016 City Wireless Master Plan of making the new telecommunication towers co-locatable, a high priority of the Plan to minimize the proliferation of towers across the City. The tower will be constructed to its full 100 feet in height with no planned height expansion. Therefore, a phasing schedule is not needed or as a condition of the CUP.

NOTIFICATION REQUIREMENTS

A Neighborhood Meeting regarding the proposed Conditional Use Permit was held virtually on February 7, 2022, in accordance with Section 21.02.080(e) of the Zoning and Development Code. The Applicant's representative and City staff were in attendance.

As required by § 21.04.030 (q)(12)(iii)(H)c.2., a balloon test is required subsequent to the receipt of the photo simulations in order to demonstrate height and concealment solution of the tower facility at the proposed location of the facility. The required photo simulations were submitted with the CUP application. The balloon test occurred January 21, 2019.

Notice was completed consistent with the provisions in Section 21.02.080(g) of the City's Zoning and Development Code. The subject property was posted with an application sign on May 11, 2022. Mailed notice of the public hearings before Planning Commission in the form of notification cards was sent to surrounding property owners within 500 feet of the subject property on May 13, 2022. The notice of the Planning Commission public hearing was published May 17, 2022 in the Grand Junction Daily Sentinel.

ANALYSIS

The site is currently zoned Community Services and Recreation (CSR) with the Comprehensive Plan Future Land Use Map identifying this area as Parks and Open

Space. The site is located on property owned by the City of Grand Junction and currently has a developed city park located on the property. The tower location is approved through the lease agreement to be located in the Northwest corner of the park. Surrounding the proposed tower site is 28 ¼ Road on the west, Orchard Avenue on the north and to the east and south, the Columbine Park improvements including ball fields. The proposed location of the tower on the site has been sited within an existing grove of mature trees which will help provide mitigation to visual impacts of the new tower. SBA Network Services, LLC is proposing to construct the tower at its full 100 feet with the ability to house four service providers. The applicant provided photo simulations (attached) showing the 100-foot height and the visual impact in the neighborhood.

The proposed Telecommunication Tower Conditional Use Permit application meets the Comprehensive Plan by supporting Plan Principle 2: Resilient and Diverse Economy. Goal 6. Invest in key infrastructure that supports businesses, Section b. Wireless Plan – Collaborate with partners to ensure high-speed internet access is broadly available.

It also meets the 2016 Wireless Master Plan, an element of the Comprehensive Plan by being located on a publicly owned property, providing capability of colocation of service providers and being a concealed telecommunication facility, being proposed as a “Faux Tree” as defined in the Plan.

The Wireless Master Plan adopted in 2016 provides goals and objectives for locating cell tower sites and combines land-use planning strategies with radio frequency engineering models to create a planning tool. The plan is intended to help manage the development of future sites. The plan takes a comprehensive approach to wireless development in Mesa County. It aims to align the needs of wireless broadband service providers with government and community objectives, allow for infrastructure planning and development that will accommodate multiple providers, improve public safety, and attract and retain residents and businesses.

The plan estimates that the largest number of new sites constructed over the ten to fifteen years after adoption will be built in and around the City’s Growth Boundary, and that approximately 11-18 new towers or base stations will be needed to fill in the anticipated coverage gaps.

The proposed cell tower will help meet the stated needs identified in the 2016 Wireless Master Plan including the need to “Encourage the availability of affordable, high-speed internet and cellular telephone access for businesses and residents, acknowledging that a growing number of businesses are conducted in whole or in part from homes and/or on-the-go, that increasingly education incorporates on-line learning necessitating good home internet connections for students and faculty, and that government participation and emergency services to the general public are enhanced by fast and reliable cellular and home internet connectivity”.

Evidence of Need

The 2016 Wireless Master Plan was developed and adopted by City Council and included in the Zoning Code to:

- Encourage the location and co-location of equipment on existing structures in order to reduce the need for new towers, thereby minimizing visual clutter, public safety impacts, and effects upon the natural environment and wildlife;
- Accommodate the growing need and demand for telecommunications services while protecting the character of the City and its neighborhoods;
- Encourage the availability of affordable, high-speed internet and cellular telephone access for business and residents, acknowledging that a growing number of businesses are conducted in whole or in part from homes and/or on-the-go, that increasingly education incorporates on-line learning necessitating good home internet connections for students and faculty, and that government participation and emergency services to the general public are enhanced by fast and reliable cellular and home internet connectivity;
- Encourage coordination between suppliers and providers of telecommunication services to maximize use of existing Facilities and structures.

The primary purpose of the proposed SBA telecommunications tower is to provide personal wireless services to the Columbine Park and surrounding area of Grand Junction. As the demand for higher phone and internet service and speeds increases drastically, it become very important for the service locations to get closer to the end customer. For Wireless Services it requires a very strong signal strength between the tower and customer service location. Shorter distances from the tower to the customer is the best way to achieve the necessary signal strength necessary to ensure the high data encryption rates necessary to achieve the higher internet speeds. The applicant shows there is evidence of need in the coverage plots analyzed for DISH Wireless. They submitted the plots showing area without coverage compared with the area with coverage demonstrating the need for wireless services in this part of Grand Junction on behalf of DISH Wireless.

The applicant further justifies this site location stating in the General Project report that the purpose of the tower will be to improve and fill in coverage gaps in the immediate vicinity of the proposed tower. This unmanned facility will provide service to area travelers, residents and businesses 24 hours a day, 7 days a week. This site will also serve as a back up to the existing landline service in the area. The growing demand for cellular technology is straining the existing services and the community will be better covered resulting in improved 911 safety of the neighborhoods. SBA will establish the infrastructure to allow for at least (4) service providers thereby maximizing the space allotted.

The proposed facility will be located within a 30'x50' block walled compound and including: (4) 10'x10' spaces for national or local carriers and a 100' stealth mono-pole. The Monopole will accommodate (4) carrier centerlines phased in over a 10-year period. Each Carrier will consist of (3) sectors with up to (4) antennas per sector, and (2) remote radio units (RRU's) per antenna. The exterior of the walled compound will be

further concealed with native trees and plants to minimize the visual impact to the adjacent properties. A need for a new tower at this location has been demonstrated.

Section 21.02.110 of the Grand Junction Zoning and Development Code

To obtain a Conditional Use Permit, the Applicant must demonstrate compliance with the following criteria (21.02.110(c)):

(1) District Standards. The underlying zoning districts standards established in Chapter 21.03 Zoning and Development Code, except density when the application is pursuant to 21.08.020(c) ;

“Tower, concealed” requires a CUP within the CSR zone district. The proposal is in compliance with the underlying zone district’s performance standards established in Section 21.03.040(e) of the Zoning and Development Code. Radio/communication towers are exempt from the maximum zone district height limitation of 65 feet within the CSR zone district (Section 21.03.030(f)(2) of the Zoning and Development Code). Under the Telecommunications Section of the Zoning Code, new towers are subject to the principle building setbacks of the underlying zone district and a maximum of 200 ft in height for concealed towers. Per the Zoning Code, if the property is not adjacent to any residential structures, setbacks are equal to the setbacks for the zone district in which the property is located which is a 15 ft. front setback, 10 ft. rear setback and a 10 ft. side setback. The proposed location is within a developed park with existing landscaping including mature trees surrounding the site. The applicant is proposing additional landscaping.

For the adjacent residential property to the north, the Zoning Code requires under Section 21.04.030(q)(12)(iii)(B) that the distance from any residential structure shall be equal to the height of the proposed tower which is 100 ft. The closest residential structure to the proposed tower site is 135 feet away. This criterion is being met.

(2) Specific Standards. The use-specific standards established in Chapter 21.04 GJMC;

Under the adopted Telecommunications Section of the Zoning Code “Tower, concealed” requires a CUP within the CSR zone district. Use-specific requirements for this request as stated in Chapter 21.04 of the Zoning and Development Code are in compliance with this application. As discussed below, the following Code language from Chapter 21.04 is included here with written response to each requirement below.

Compliance with the Telecommunications Section of the Zoning Code - Concealed and Nonconcealed Telecommunications Towers (Not Including DAS or Broadcast Tower).

(i) A pre-application conference is required for a new telecommunications tower. A permit and a major site plan review shall be required for a new telecommunications tower. The permit required may be an administrative permit or a CUP, depending upon the zone district (See GJMC 21.04.010, Use table) and/or whether or not the site is a

priority site on the wireless master plan.

This site requires a CUP. Staff met with the applicant in a general meeting, with additional email follow up to discuss requirements prior to application.

(ii) No new tower shall be permitted unless the applicant demonstrates that no existing tower or qualified alternative support structure can accommodate the applicant's proposed use, or that co-location on such existing facilities would have the effect of prohibiting personal wireless services in the geographic search area to be served by the proposed tower.

There is an existing light stanchion in the baseball field to the east of this site, also part of Columbine Park. It is not capable of providing co-location. To minimize the potential of having numerous light stanchions around the ballfield creating an unattractive array of cellular facilities the proposed mono-pine is a better alternative and it better conforms to then 2016 Wireless Plan, minimizing the number of new towers or locations. The proposed mono-pine will provide 4 service providers with a location and the concealment of a mono-pine will better blend in with the park environment than the cellular equipment atop of a light pole creating a light stanchion type of facility.

(iii) Development Standards.

(A) Height.

a. New concealed towers shall be limited to 200 feet in height. Height calculations shall be made in accordance with FAA standards, and shall include all appurtenances. The proposed tower is concealed and at 100 ft. is well within FAA standards and within the maximum of 200' allowed by the Zoning Code.

b. New nonconcealed (nonbroadcast) towers shall be limited to 150 feet in height. An applicant desiring a new nonconcealed tower taller than 150 feet must request a variance in accordance with subsection (q)(14) of this section. However, under no circumstance shall any nonconcealed tower exceed 199 feet.

Not Applicable, the proposed tower is a Concealed Tower.

(B) Setbacks and Spacing from Residential Structures. A new tower shall be subject to the principal structure setbacks of the underlying zone district, and, with respect to any residential structure on adjacent property:

a. If the tower has been constructed using breakpoint design technology (see "Definitions"), the minimum distance from any residential structure shall be equal to 110 percent of the distance from the top of the structure to the breakpoint level of the structure, or the minimum principle structure setbacks, whichever is greater. Certification by a registered professional engineer licensed by the State of Colorado of the breakpoint design and the design's fall radius must be provided together with the other information required herein from an applicant. (For example, on a 100-foot-tall

monopole with a breakpoint at 80 feet, the minimum distance from the residential structure would be 22 feet (110 percent of 20 feet, the distance from the top of the monopole to the breakpoint) plus the minimum principle structure setback requirements for that zoning district.)

Utilizing breakpoint design technology is not necessary to meet required setbacks from residential structures, therefore this section is not applicable.

b. If the tower is not constructed using breakpoint design technology, the minimum distance from any residential structure shall be equal to the height of the proposed tower.

The height of the proposed tower is 100 feet and the distance from the tower to the closest residential structure is approximately 135 feet. The requirement to be equal to the height of the proposed tower which is 100 ft. is being met.

(C) Equipment Cabinets and Equipment Shelters. Electronic equipment shall be contained in either (a) equipment cabinets or (b) equipment shelters. Equipment cabinets shall not be visible from pedestrian and right-of-way views. Equipment cabinets may be provided within the principal building on the lot, behind a screen on a rooftop, or on the ground within the fenced-in and screened equipment compound.

The Applicant is proposing a screened equipment compound with a 6-foot-high masonry wall installed on all four side of the 30 ft. by 50 ft. compound area of the proposed tower site. The exterior of the walled compound will be further concealed with native trees and plants to minimize the visual impact to the adjacent properties. All equipment cabinets will not be visible from pedestrian and right-of-way view meeting the intent of this Code section.

(D) Fencing. All equipment compounds shall be enclosed with an opaque fence or masonry wall in residential zoning districts and in any zoning district when the equipment compound adjoins a public right-of-way. Alternative equivalent screening may be approved through the site plan approval process described in subsection (q)(12)(iii)(E) of this section.

The proposed Equipment Compound will contain electronic equipment and will be enclosed with a 6 ft. tall masonry wall to match existing Columbine Park building finishes. This will secure the base area of the tower from unauthorized entry. Proposed fencing meets the intent of this Code section.

(E) Buffers. The equipment compound shall be landscaped with a minimum 10-foot-wide perimeter buffer or be approved with an Alternative Landscaping Plan which provides for the same average canopy and understory trees but propose alternative locating on the entire subject property may be considered and approved by the Director.

The Applicant is proposing to locate the tower in an existing landscaped area of the park removing only those trees required to construct and locate the tower and ground equipment. New landscaping will be planted within a 20 ft. wide strip around the walled area. The existing landscaping in the park around this site will also help screen the equipment compound and hide the base of the mono-pine tower.

The proposed landscaping plan meets the intent of this Code section.

(F) Equipment Compound. The fenced-in compounds shall not be used for the storage of any excess equipment or hazardous materials. No outdoor storage yards shall be allowed in a tower equipment compound. The compound shall not be used as habitable space.

The proposed equipment compound is meeting these requirements. The proposed leased area for the entire tower and compound area is 50 ft by 70 ft., 3,500 sq. ft in size. The walled compound area will be 30 ft. by 50 ft., 1,500 sq. ft. in size.

(G) Structural Standards. All new concealed or nonconcealed PWSF towers shall be constructed and maintained to meet ANSI/EIA/TIA-G (as amended) Series III, Exposure C structural standards.

The Applicant is required to provide this at the time of building permit that the new tower meets these standards. To secure the structural loading review of a tower, often the normal process of ordering the tower is initiated once a Building Permit has been approved by the jurisdiction. At the time of building permit, the applicant will submit the required structural letter and prior to the construction beginning on the tower.

(H) Visibility.

a. Concealed.

1. New concealed towers shall be designed to match adjacent structures and landscapes with specific design considerations such as architectural designs, height, scale, color, and texture.

The proposal is for a mono-pine cell tower that will look like a tall pine tree. It is being located within an existing landscaped area with tall mature trees.

2. New antenna mounts shall be concealed and match the concealed tower.

Antenna mounds are concealed within the mono-pine structure.

3. In residential zoning districts and in mixed use zoning districts that include residential uses, new concealed towers shall not be permitted on lots where the primary use or principal structure is single-family or two-family residential, group living, day care, or a multifamily structure of fewer than three stories. Examples of land uses/structure types in residential areas where the site may include a concealed tower are: school, religious assembly, fire station, stadium tower or stand, or other similar

institutional/civic uses/structures.

The proposed Concealed Tower is proposed to be a mono-pine resembling a pine tree to be located within a landscaped area located in Columbine Park and zoned CSR. Locating the tower on a different property in the area zoned R-8 that is used as single family residential property is not appropriate or allowed.

b. Nonconcealed. New antenna mounts shall be flush-mounted unless the applicant can demonstrate that flush-mounted antennas will not reasonably meet the network objectives of the desired coverage area or that more co-locations will be available on the tower if flush-mounting is not required.

Not applicable as it is concealed.

c. Concealed and Nonconcealed.

1. New concealed and nonconcealed towers shall be configured and located in a manner that shall minimize adverse effects including visual impacts on the landscape and adjacent properties.

The proposed tower is concealed and located within a mature landscaped area with several trees, see photo simulations of proposed tower, minimizing the visual impact of the proposed tower. The structure height of 100 feet is much less than the maximum of 200 feet the code allows further minimizing the visual impact of the tower in this residential area of town. The Planting of additional trees and shrubs is proposed to help screen the site from the surrounding neighborhood.

2. A balloon test shall be required subsequent to the receipt of the photo simulations in order to demonstrate height and concealment solution of the tower facility at the proposed location. The required photo simulations were submitted with this CUP application utilizing the information obtained from the balloon test that occurred on January 21, 2019 when the applicant originally considered applying for the Conditional Use Permit (CUP). In 2018 the applicant sought and obtained a land lease agreement with the City for the proposed tower site in Columbine Park approved by City Council.

The applicant shall arrange to raise a red or orange colored balloon no less than three feet in diameter at the maximum height of the proposed tower, and within 25 horizontal feet of the center of the proposed tower. The applicant shall meet the following for the balloon test:

i. Applicant must inform the Planning Department and abutting property owners in writing of the date and times, including alternative date and times, of the test at least 14 days in advance.

ii. A three-foot-by-five-foot sign with lettering no less than three inches high stating the purpose of the balloon test shall be placed at closest major intersection of proposed site.

iii. The date, time, and location, including alternative date, time and location, of the balloon test shall be advertised in a locally distributed paper by the applicant at least seven but no more than 14 days in advance of the test date.

iv. The balloon shall be flown for at least four consecutive hours during daylight hours on the date chosen. The applicant shall record the weather, including wind speed, during the balloon test.

v. Re-advertisement will not be required if inclement weather occurs.

A balloon test was conducted on January 21, 2019. Public notice to adjacent land owners, general advertising in the newspaper and a sign advertising the test at the corner of the nearest intersections occurred as required. The applicant met all Zoning Code requirements for a Balloon test as described above. The Zoning Code does not have an expiration timeline for Balloon Tests, therefore a second balloon test was not conducted in 2022. Their primary purpose is to inform the photo simulations that are required for the tower application. This requirement has been met.

3. Towers shall be constructed to accommodate antenna arrays as follows:

i. Up to 120 feet in height shall be engineered and constructed to accommodate no fewer than four antenna arrays.

The proposed structure at 100 feet is designed for 4 service providers.

ii. All towers between 121 feet and 150 feet shall be engineered and constructed to accommodate no fewer than five antenna arrays.

Not Applicable as the proposed tower is shorter than 121 feet.

4. Existing grading shall be minimized and limited only to the area necessary for the new tower and equipment compound.

Existing grading of the site is level and will remain such with the installation of the tower. The only ground penetration required for the project will occur within the 3500 sq. ft. leased area where the tower is constructed, and the equipment compound is sited.

5. Sounds. No unusual sound emissions such as alarms, bells, buzzers, or the like are permitted. Emergency generators are allowed. Sound levels shall not exceed 65 decibels as measured at the property boundaries.

This criterion has been met.

(3) Availability of Complementary Uses. Other uses complementary to, and supportive of, the proposed project shall be available including, but not limited to: schools, parks, hospitals, business and commercial facilities, and transportation

facilities.

The proposed installation of a new telecommunications tower in Columbine Park will serve park users including people in the stands watching ballgames and will also serve the larger neighborhood of residential and nonresidential land uses within the signal range of the service providers transmitting from the tower. These surrounding land uses are complimentary to and supportive of the personal wireless services the tower will provide.

A growing number of businesses are conducted in whole or in part from homes and/or on-the-go. Educational institutions increasingly incorporate on-line learning which demands good home internet connections for students and faculty, and government participation and emergency services to the general public are enhanced by fast and reliable cellular and home internet connectivity. These all support this proposed tower project. Therefore, this criterion has been met.

(4) Compatibility with Adjoining Properties. Compatibility with and protection of neighboring properties through measures such as:

(i) Protection of Privacy. The proposed plan shall provide reasonable visual and auditory privacy for all dwelling units located within and adjacent to the site. Fences, walls, barriers and/or vegetation shall be arranged to protect and enhance the property and to enhance the privacy of on-site and neighboring occupants;

All adjacent properties are zoned residential PD, R 8 and R-16. Impacts are being mitigated through screening and buffering and locating the tower approximately 135 feet from the closest residence, preserving the existing mature trees except one, planting 4 trees and 42 shrubs to conceal the base area of the site, in addition to concealing the tower with the construction materials of making it look like a tall mature pine tree.

Therefore, this criterion has been met.

(ii) Protection of Use and Enjoyment. All elements of the proposed plan shall be designed and arranged to have a minimal negative impact on the use and enjoyment of adjoining property;

The site, located in developed city park, is designed to have a minimal impact on surrounding uses. The proposed 100 ft. tall tower is a concealed tower and all associated equipment within a screened area, thereby having minimum negative impact on the use and enjoyment of adjoining property.

Therefore, this criterion has been met.

(iii) Compatible Design and Integration. All elements of a plan shall coexist in a harmonious manner with nearby existing and anticipated development. Elements to

consider include; buildings, outdoor storage areas and equipment, utility structures, building and paving coverage, landscaping, lighting, glare, dust, signage, views, noise, and odors. The plan must ensure that noxious emissions and conditions not typical of land uses in the same zoning district will be effectively confined so as not to be injurious or detrimental to nearby properties.

The proposed development will not adversely impact the park users and residences as all required International Fire and Building Codes will be met for the project. It will coexist in a harmonious manner with nearby existing development providing important cellular service to residential and park user customers in the area.

Regarding noise. Sounds from the equipment inside the equipment cabinet will be negligible.

Therefore, this criterion has been met.

RECOMMENDATION AND FINDINGS OF FACT

After reviewing the SBA Network Services, LLC Telecommunications Tower CUP application, CUP-2017-266, request for a Conditional Use Permit, Staff recommends that the Conditional Use Permit be approved with one condition and the the following findings of fact, as follows:

1. The requested Conditional Use Permit is consistent with the Comprehensive Plan and; and
2. The review criteria in Section 21.02.110 of the Grand Junction Zoning and Development Code have all been met or addressed.

CONDITION

1. Applicant shall be responsible for meeting any and all conditions as required by the City Fire Department and Mesa County Building Department as applicable from the International Fire and Building Codes for the installation and engineering for wind loads etc., for the installation of a 100-foot tall mono-pine telecommunications tower.

SUGGESTED MOTION:

Mr. Chairman, on the request to approve a Conditional Use Permit (CUP) for a 100 ft. tall, concealed telecommunication tower facility on 12.4 acres as presented in file CUP-2022-266, I move that the Planning Commission approve the Conditional Use Permit with the findings of fact, conclusions and conditions listed in the staff report.

Attachments

1. Development Application
2. Maps-Plans-Drawings-Elevations
3. Columbine Park Tower Photosims

Development Application

We, the undersigned, being the owner's of the property adjacent to or situated in the City of Grand Junction, Mesa County, State of Colorado, as described herein do petition this:

Petition For:

Please fill in blanks below only for Zone of Annexation, Rezones, and Comprehensive Plan Amendments:

Existing Land Use Designation <input type="text" value="Parks and Open Space"/>	Existing Zoning <input type="text" value="CSR"/>
Proposed Land Use Designation <input type="text" value="No Change"/>	Proposed Zoning <input type="text" value="No Change"/>

Property Information

Site Location: Site Acreage:

Site Tax No(s): Site Zoning:

Project Description:

Property Owner Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Applicant Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Representative Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

NOTE: Legal property owner is owner of record on date of submittal.

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all required hearings. In the event that the petitioner is not represented, the item may be dropped from the agenda and an additional fee may be charged to cover rescheduling expenses before it can again be placed on the agenda.

Signature of Person Completing the Application Date

Signature of Legal Property Owner Date

Digitally signed by Brock Sullivan
 DN: cn=US, e=brock.sullivan@kimley-horn.com, o=Kimley-Horn,
 ou=Tampa Telecom, cn=Brock Sullivan
 Date: 2022.04.08 09:15:26-0400

Date: April 07, 2022

From: Brock Sullivan
Project Manager
Kimley-Horn (Representing SBA)
813-528-5967
655 North Franklin St, Suite 150
Tampa, FL 33602

To: City of Grand Junction Planning Commission
1340 Gunnison Ave
Grand Junction, CO 81501

Subject: CO22363 Orchard-3 Monopine Concealed Tower for SBA

INTRODUCTION:

SAFETY BENEFITS OF IMPROVED WIRELESS SERVICE Mobile phone use has become an extremely important system for public safety. Along roads and highways without public call boxes, mobile phones are often the only means for emergency roadside communication. Motorists with disabled vehicles (or worse) can use their phone to call in and request appropriate assistance. With good cellular coverage along important roadways, emergency response is just a phone call away. Furthermore, as a backup system to traditional landline phone service, mobile phones have proven to be extremely important during natural disasters and other catastrophes.

CONVENIENCE BENEFITS OF IMPROVED WIRELESS SERVICE Modern day life has become increasingly dependent on instant communications. Whether it is a parent calling their child, spouse calling a spouse, or general contractor ordering materials to the jobsite, wireless phone service is no longer just a convenience. It has become a way of life and a way of business.

COMPLIANCE WITH FCC STANDARDS This project will not interfere with any TV, radio, telephone, satellite, or any other signals. Any interference would be against the Federal Law and would be a violation Verizon Wireless' FCC License. In addition, this project will conform to all FCC standards.

TECHNOLOGY AND CONSUMER SERVICES THE CARRIER WILL PROVIDE ITS CUSTOMERS Mobile Cell providers offers its customers multiple services such as, voice calls, text messaging, mobile email, picture/video messaging, mobile web, navigation, broadband access. Wireless service enhances public safety and emergency communications in the community. In rural areas such as the subject location, cellular phone service can cover much larger geographic areas than traditional landline phone service

FUTURE COLLOCATION OPPORTUNITIES The proposed site has been designed to allow for future co-location opportunities with other carriers. The land lease provides sufficient space for additional service providers and the tower and its foundation are designed for future equipment. This tower will eliminate the need for multiple towers within the same general vicinity as it has been designed to accommodate up to (4) carriers.

SBA TOWERS Request:

SBA Towers wishes to construct a 100' Concealed Monopine Cell tower and 30'x50' compound at 542 28-1/4 Rd, Grand Junction, CO 81501. Parcel, #2943-073-00-235 in the Mesa County Property Appraisers

office is a City Park on 12.41 acres with Property Use zoned CSR (Exempt). The construction of a new monopole requires a commission-level conditional use permit (CUP) and the City of Grand Junction requires adherence to Ordinance #4704 in accordance with Section 21.02.110 and Section 21.04.030(q)

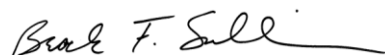
The purpose of the tower will be to improve and fill in coverage gaps in the immediate vicinity of the proposed tower. This unmanned facility will provide service to area travelers, residents and businesses 24 hours a day, 7 days a week. This site will also serve as a back up to the existing landline service in the area. The growing demand for cellular technology is straining the existing services and the community will be better covered resulting in improved 911 safety of the neighborhoods. SBA will establish the infrastructure to allow for at least (4) service providers thereby maximizing the space allotted.

The proposed facility will be located within a 30'x50' block walled compound and including: (4) 10'x10' spaces for national or local carriers and a 100' stealth monopine. The Monopole will accommodate (4) carrier centerlines phased in over a 10-year period. Each Carrier will consist of (3) sectors with up to (4) antennas per sector, and (2) remote radio units (RRU's) per antenna. The exterior of the walled compound will be further concealed with native trees and plants to minimize the visual impact to the adjacent properties.

Grand Junction Approval Criteria:

1. District Standards. SBA's tower meets the underlying zoning standards in Chapter 21.03 GJMC. *Zoning of a telecommunications facility in a Mixed-Use District is approved in a Community Services and Recreation (CSR) area with the use of a Conditional Use Permit.*
2. Specific Standards. Standards established in Chapter 21.04.030 (ee) GJMC. *The proposed telecommunications facility is under the CSR and is approved for park locations with a conditional use permit. It satisfies the characteristics of a tower with antennas that transmit.*
3. Availability of Complementary Uses. *The proposed tower will offer improved and enhanced recreational enjoyment for those attending functions at the park. The improvement of cell coverage in the vicinity will improve 911 safety and health. The increased coverage will augment professional services allowing residence and guests of the surrounding property to continue working remotely. The availability of the tower offers opportunities for emergency services for potential use in addition to traditional over the air communications.*
4. Compatibility with Adjoining Properties.
 - a. Protection of Privacy: *SBA is using a portion of land that has existing trees and utility poles. The proposed tower will be made less obtrusive when adjacent to these existing elements. The tower will be concealed through use of a Tree Camouflaging, ground equipment will be concealed behind a masonry wall which will be further blended with the surrounding park through the use of shrubs and trees to act as a buffer.*
 - b. Protection of Use and Enjoyment: *The proposed tower and compound were located in a portion of the park that is separated from higher use areas. The location suggested is next to existing trees that limit the use of the area.*

Best Regards,



Brock Sullivan
Project Manager
Kimley-Horn (Representing SBA).
813-528-5967

Included with submittal:

- Lease Exhibit
- Survey
- Zoning Drawings
- Irrigation Plans signed by Licensed
- Development Application
- Photographs

SURVEYOR NOTES

- ALL TITLE INFORMATION IS BASED UPON A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER NO.: 26945638 EFFECTIVE DATE: 04/19/2018.
- SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE.
- THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.
- SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

PROJECT META DATA

- ELEVATIONS SHOWN HEREON ARE REPRESENTED IN NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) ESTABLISHED FROM GPS DERIVED ELLIPSOID HEIGHTS, APPLYING GEOID 09 SEPARATIONS CONSTRAINING TO NGS CORS STATIONS PROVIDED IN THE "ONLINE POSITIONING USER SERVICE" (OPUS) SOLUTION FOR THIS SPECIFIC SITE.
- BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM COLORADO STATE PLANE COORDINATE ZONE CENTRAL, DETERMINED BY GPS OBSERVATIONS.
- FIELD WORK FOR THIS PROJECT WAS PERFORMED ON 10/12/2018.

LESSOR'S LEGAL DESCRIPTION

THE NORTH TWELVE AND ONE-HALF (12-1/2) ACRES OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP ONE SOUTH, RANGE ONE EASE OF THE UTE MERIDIAN, TOGETHER WITH ALL DITCH, LATERAL AND WATER RIGHTS THERETO BELONGING INCLUDING FOURTEEN (14) SHARES OF THE CAPITAL STOCK OF THE GRAND VALLEY IRRIGATION COMPANY.

AND BEING THE SAME PROPERTY CONVEYED TO THE CITY OF GRAND JUNCTION, COLORADO FROM LOUISA O. BAIR BY DEED DATED JANUARY 14, 1971 AND RECORDED JANUARY 19, 1971 IN DEED BOOK 954, PAGE 587.

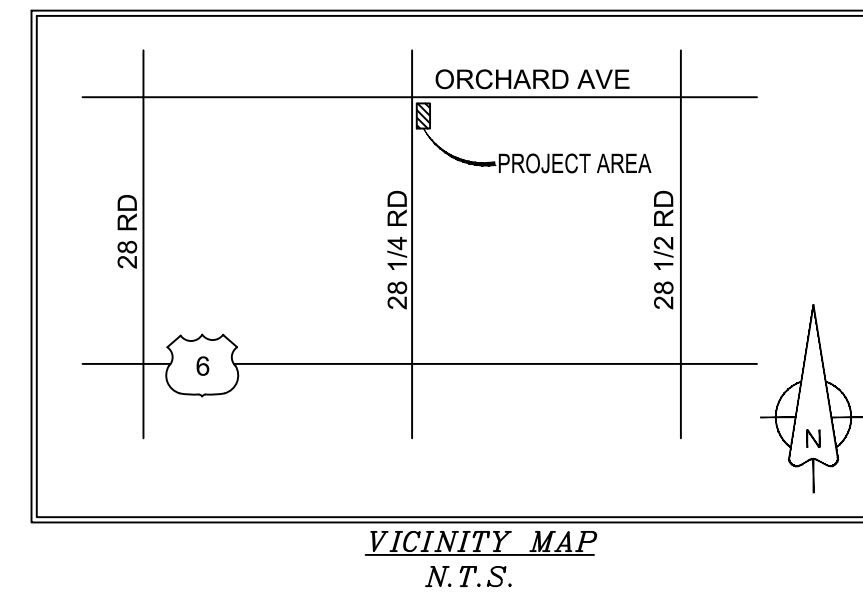
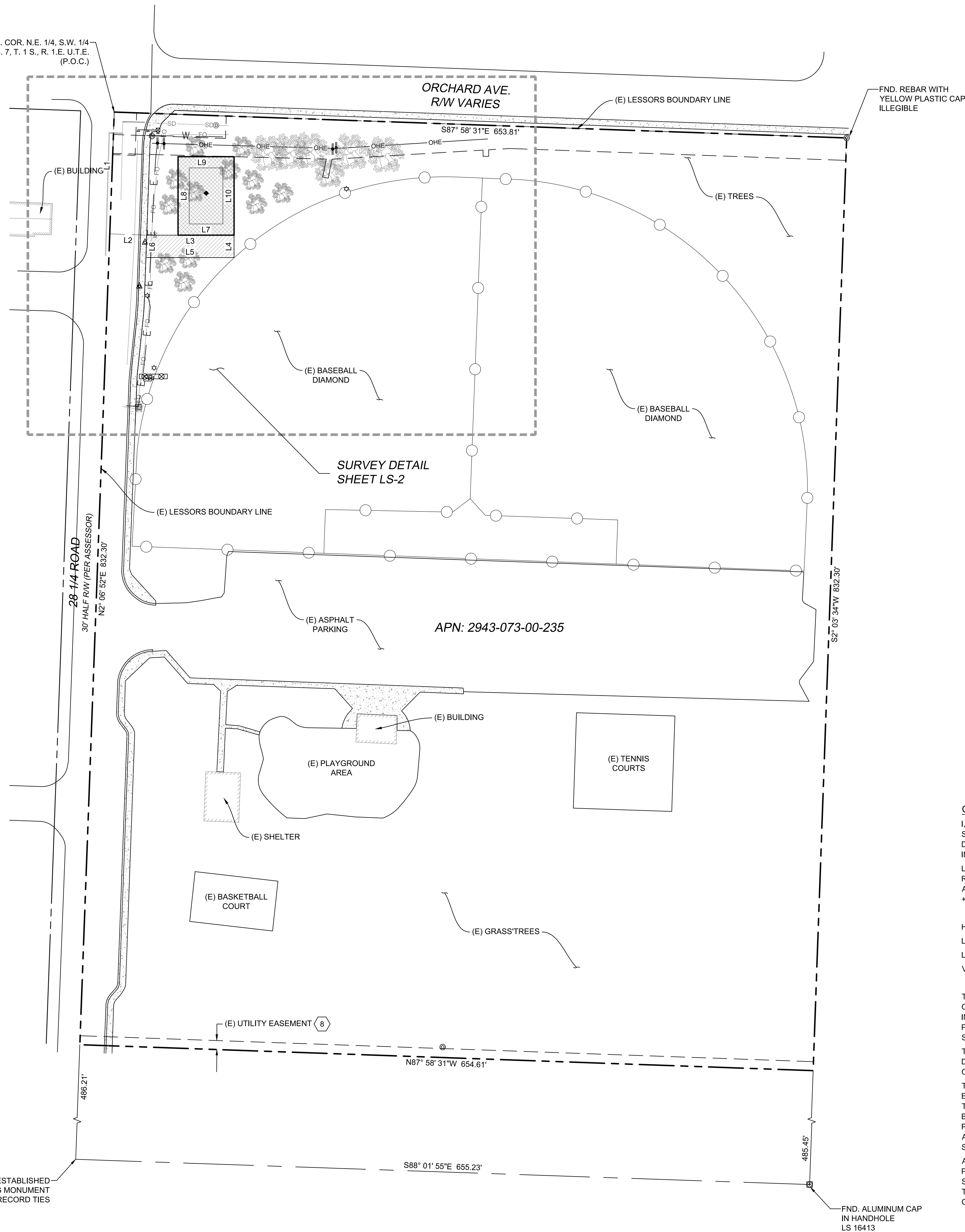
TAX PARCEL NO. 2943-073-00-235

FLOOD ZONE DESIGNATION

THE PROPOSED LEASE PREMISES SHOWN HEREON APPEAR TO BE WITHIN FLOOD ZONE "X" AS DELINEATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP NO. 08077C0810G DATED 10/16/2012.

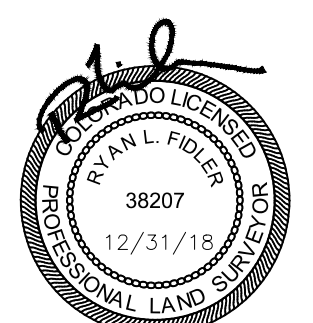
FLOOD ZONE "X" IS DEFINED AS: AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN; DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.

N.E. COR. N.E. 1/4, S.W. 1/4
SEC. 7, T. 1 S., R. 1 E. U.T.E.
(P.O.C.)



LEGEND

- ⊙ ALUMINUM CAP FLUSH
- ⊠ ALUMINUM CAP IN HANDHOLE
- CLF CHAIN LINK FENCE
- NG NATURAL GRADE
- R/W RIGHT OF WAY
- SW SIDEWALK
- TBC TOP BACK OF CURB
- 1418.18 SPOT ELEVATION
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- — — — — U/G FIBER OPTIC LINE
- — — — — STORM SEWER LINE
- — — — — WATER LINE



CERTIFICATION

I, RYAN L. FIDLER, PLS A COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSE NO. 38207, HEREBY CERTIFY TO SBA TOWERS IX, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND "FIDELITY NATIONAL TITLE INSURANCE COMPANY" THE FOLLOWING:

LATITUDE AND LONGITUDE VALUES FOR THE CENTER OF THE ABOVE REFERENCED TOWER ARE ACCURATE TO WITHIN +/- 15 FEET HORIZONTALLY; AND THAT THE FOLLOWING TOWER SITE ELEVATION IS ACCURATE TO WITHIN +/- 3 FEET VERTICALLY.

HORIZONTAL DATUM: NAD 83
 LATITUDE: 39° 05' 03.851" NORTH
 LONGITUDE: 108° 31' 43.570" WEST
 VERTICAL DATUM: NAVD 88

THE SURVEYOR HAS RECEIVED AND REVIEWED THAT CERTAIN TITLE COMMITMENT NO. "26945638" ISSUED BY "FIDELITY NATIONAL TITLE INSURANCE COMPANY" WITH AN EFFECTIVE DATE OF "04/19/2018" WHICH PERFORMED A TITLE SEARCH ON THE LANDS DESCRIBED UNDER ITS SCHEDULE A LEGAL DESCRIPTION(S).

THE SURVEYOR KNOWS OF HIS OWN KNOWLEDGE THAT THE LANDS DESCRIBED UNDER SAID SCHEDULE A OF THE TITLE COMMITMENT CONTAIN OR INCLUDE THE LANDS DESCRIBED IN THE AND DEPICTED ON THIS SURVEY.

THE SURVEYOR FURTHER KNOWS OF HIS OWN KNOWLEDGE THAT THE EASEMENTS OF RECORD AND IDENTIFIED UNDER SCHEDULE B-2 OF SAID TITLE COMMITMENT ENCUMBER THE LANDS DESCRIBED IN SAID SCHEDULE A, BUT SAID EASEMENTS WILL NOT ENCR OACH ON THE LOCATION OF THE PROPOSED LEASE AREAS, EXCLUSIVE EASEMENT AREAS, AND OTHER ACCESS OR UTILITY EASEMENTS UNLESS SHOWN OTHERWISE ON THE SURVEY SEALED AND DATED "INSERT SURVEY SEAL DATE".

A LEICA GS15 VIVA MULTI-CONSTELLATION GPS RECEIVER WAS USED TO PERFORM ALL OR PART OF THIS SURVEY. REAL TIME KINEMATIC (RTK) AND STATIC OR NETWORK GPS WAS USED FOR CENTIMETER LEVEL CORRECTIONS. THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH CURRENT FEDERAL GEODETIC CONTROL STANDARDS.

SBA

SBA TOWERS IX, LLC
 801 CONGRESS AVENUE
 BOCA RATON, FL 33487
 PHONE 1-800-487-7483

RLF CONSULTING

LAND SURVEY • MAPPING SOLUTIONS
 1214 N. STADIUM DR. • TEMPE, AZ 85281
 WWW.RLFCONSULTING.COM • 480-445-9189

NO.	DATE	DESCRIPTION
1	10/17/18	ISSUED FOR REVIEW
2	12/06/18	TITLE REVIEW AND FINAL
3	12/31/18	REVISION

SITE#:
CO22363

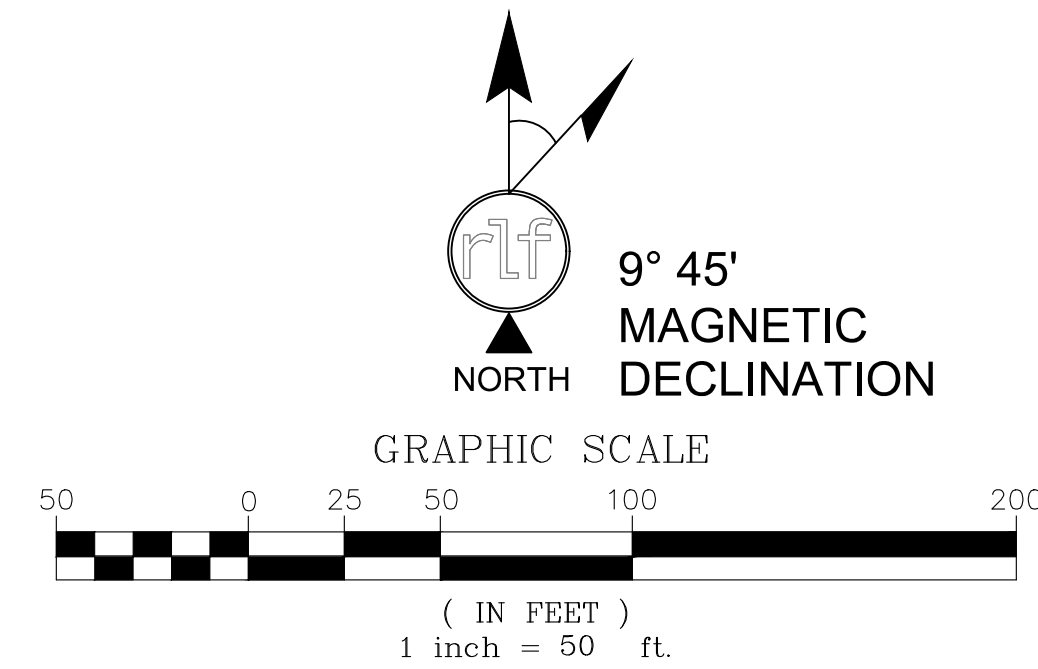
SITE NAME
ORCHARD

542 RD
 GRAND JUNCTION, CO
 81501

DRAWN BY:	BMH
CHECKED BY:	RLF
DATE:	10/16/18
PROJECT #:	08002246

SHEET TITLE
TITLE SHEET

SHEET NUMBER
LS-1



LESSOR'S LEGAL DESCRIPTION

THE NORTH TWELVE AND ONE-HALF (12-1/2) ACRES OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP ONE SOUTH, RANGE ONE EASE OF THE UTE MERIDIAN, TOGETHER WITH ALL DITCH, LATERAL AND WATER RIGHTS THERETO BELONGING INCLUDING FOURTEEN (14) SHARES OF THE CAPITAL STOCK OF THE GRAND VALLEY IRRIGATION COMPANY.

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TAX PARCEL NO. 2943-073-00-235

PROPOSED NON-EXCLUSIVE ACCESS/UTILITY EASEMENT DESCRIPTION

A PORTION OF THE NORTH TWELVE AND ONE-HALF (12-1/2) ACRES OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP ONE SOUTH, RANGE ONE EASE OF THE UTE MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH 02°06'52" WEST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, 108.65 FEET; THENCE DEPARTING SAID WEST LINE SOUTH 87°53'08" EAST, 32.99 FEET TO THE POINT OF BEGINNING.

THENCE NORTH 90°00'00" EAST, 77.90 FEET; THENCE SOUTH 00°00'00" EAST, 20.00 FEET; THENCE NORTH 89°58'37" WEST, 78.62 FEET; THENCE NORTH 02°04'39" EAST, 19.98 FEET; TO THE POINT OF BEGINNING.

CONTAINING 1563.95 SQUARE FEET OR 0.036 ACRES MORE OR LESS.

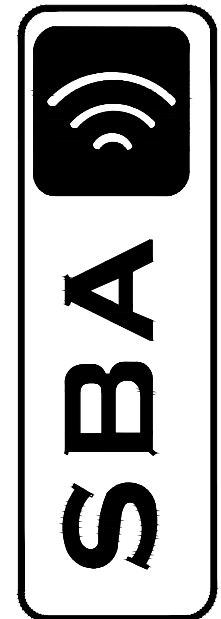
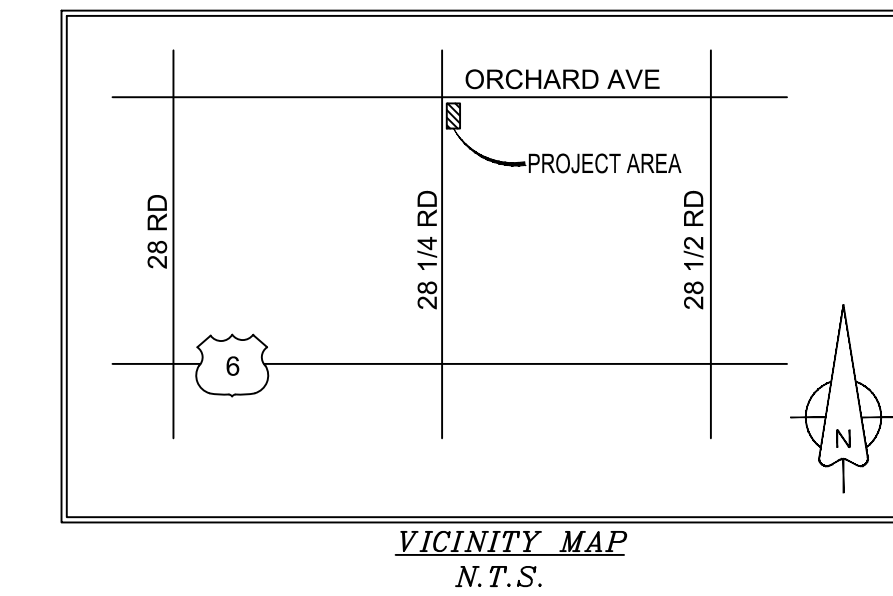
PROPOSED EXCLUSIVE EASEMENT AREA DESCRIPTION

A PORTION OF THE NORTH TWELVE AND ONE-HALF (12-1/2) ACRES OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP ONE SOUTH, RANGE ONE EASE OF THE UTE MERIDIAN, DESCRIBED AS FOLLOWS:

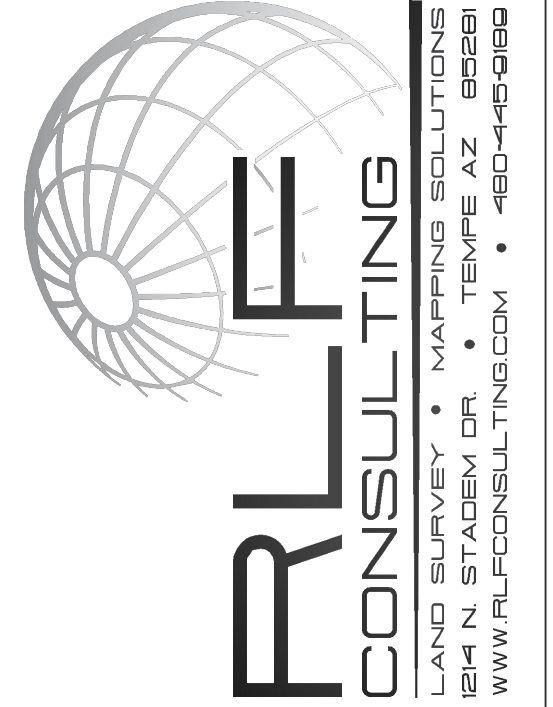
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THENCE NORTH 90°00'00" WEST, 50.00 FEET; THENCE NORTH 00°00'00" EAST, 70.00 FEET; THENCE NORTH 90°00'00" EAST, 50.00 FEET; THENCE SOUTH 00°00'00" EAST, 70.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 3500.00 SQUARE FEET OR 0.080 ACRES MORE OR LESS.



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542 RD
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SHEET TITLE
TITLE SHEET

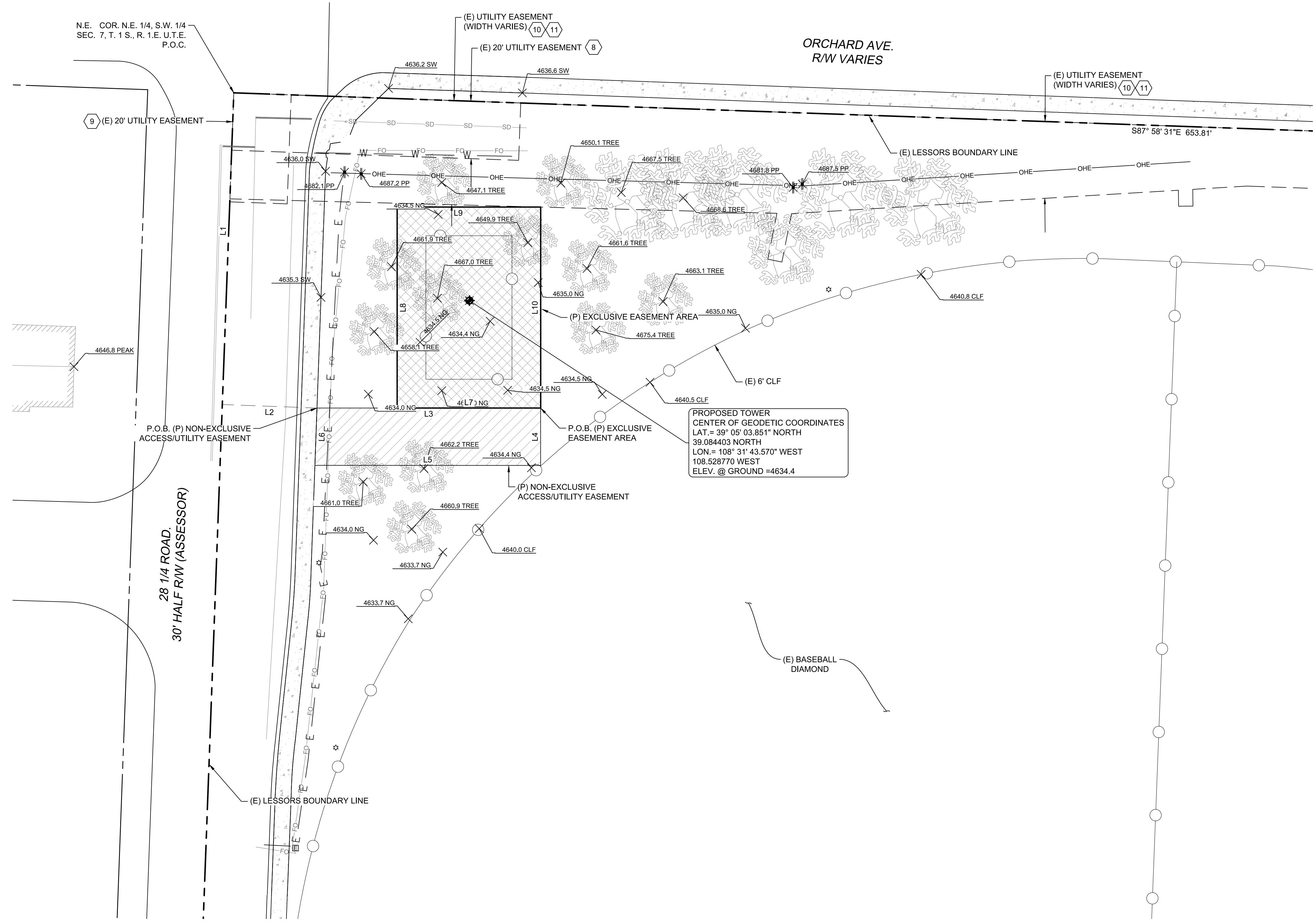
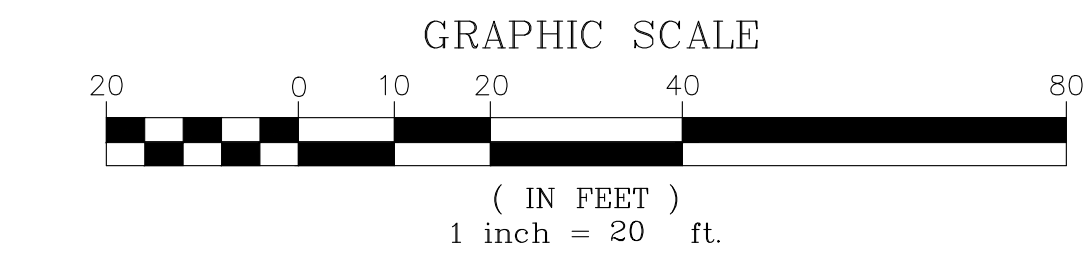
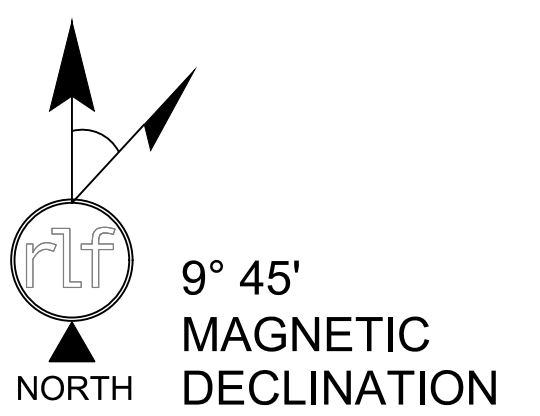
SHEET NUMBER
LS-2

LINE	LENGTH	BEARING
L1	108.65	S2° 06' 52"W
L2	32.99	S87° 53' 08"E
L3	77.90	N90° 00' 00"E
L4	20.00	S0° 00' 00"W
L5	78.62	N89° 58' 37"W
L6	19.98	N2° 04' 39"E
L7	50.00	N90° 00' 00"W
L8	70.00	N0° 00' 00"E
L9	50.00	N90° 00' 00"E
L10	70.00	S0° 00' 00"E

LEGEND

- ⊙ ALUMINUM CAP FLUSH
- ⊠ ALUMINUM CAP IN HANDHOLE
- CLF CHAIN LINK FENCE
- NG NATURAL GRADE
- R/W RIGHT OF WAY
- SW SIDEWALK
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K:\TAM_Wireless\148415 - SBA\087 - CO 22363-S-Orchard 3\Drawings\ZDs\Orchard_ZD_02_25_2022.DWG --- 03/28/22 12:19 PM by: Haley, Garvin

GENERAL NOTES

- ALL REFERENCES TO OWNER HEREIN SHALL BE CONSTRUED TO MEAN SBA OR ITS DESIGNATED REPRESENTATIVE.
- ALL WORK PRESENTED ON THESE DRAWINGS MUST BE COMPLETED UNLESS NOTED OTHERWISE. THE CONTRACTOR MUST HAVE CONSIDERABLE EXPERIENCE IN PERFORMANCE OF WORK SIMILAR TO THAT DESCRIBED HEREIN. BY ACCEPTANCE OF THIS ASSIGNMENT, THE CONTRACTOR IS ATTESTING THAT HE DOES HAVE SUFFICIENT EXPERIENCE AND ABILITY. THAT HE IS KNOWLEDGEABLE OF THE WORK TO BE PERFORMED AND THAT HE IS LICENSED AND PROPERLY REGISTERED TO DO THIS WORK IN THE STATE AND/OR COUNTY IN WHICH IT IS TO BE PERFORMED.
- UNLESS SHOWN OR NOTED OTHERWISE ON THE CONTRACT DRAWINGS, OR IN THE SPECIFICATIONS, THE FOLLOWING NOTES SHALL APPLY TO THE MATERIALS LISTED HEREIN, AND TO THE PROCEDURES TO BE USED ON THIS PROJECT.
- ALL HARDWARE ASSEMBLY MANUFACTURER'S INSTRUCTIONS SHALL BE FOLLOWED EXACTLY AND SHALL SUPERCEDE ANY CONFLICTING NOTES ENCLOSED HEREIN.
- IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE TO INSURE THE SAFETY OF THE STRUCTURE AND ITS COMPONENT PARTS DURING ERECTION AND/OR FIELD MODIFICATIONS. THIS INCLUDES, BUT IS NOT LIMITED TO, THE ADDITION OF WHATEVER TEMPORARY BRACING, GUYS OR TIE DOWNS THAT MAY BE NECESSARY. SUCH MATERIAL SHALL BE REMOVED AND SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AFTER COMPLETION OF THE PROJECT.
- ALL DIMENSIONS, ELEVATIONS AND EXISTING CONDITIONS SHOWN ON THE DRAWINGS SHALL BE FIELD VERIFIED BY THE CONTRACTOR AND THE TESTING AGENCY PRIOR TO BEGINNING ANY MATERIALS ORDERING, FABRICATION OR CONSTRUCTION WORK ON THIS PROJECT. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND THE OWNER'S ENGINEER. THE DISCREPANCIES MUST BE RESOLVED BEFORE THE CONTRACTOR IS TO PROCEED WITH THE WORK. THE CONTRACT DOCUMENTS DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES, OBSERVATION VISITS TO THE SITE BY THE OWNER AND/OR THE ENGINEER SHALL NOT INCLUDE INSPECTION OF THE PROTECTIVE MEASURES OR THE CONSTRUCTION PROCEDURES.
- ALL MATERIALS AND EQUIPMENT FURNISHED SHALL BE NEW AND OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS AND IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. ANY AND ALL SUBSTITUTIONS MUST BE PROPERLY APPROVED AND AUTHORIZED IN WRITING BY THE OWNER AND ENGINEER PRIOR TO INSTALLATION. THE CONTRACTOR SHALL FURNISH SATISFACTORY EVIDENCE AS TO THE KIND AND QUALITY OF THE MATERIALS AND EQUIPMENT BEING SUBSTITUTED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR INSURING THAT THIS PROJECT AND RELATED WORK COMPLIES WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL SAFETY CODES AND REGULATIONS GOVERNING THIS WORK.
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST EDITION OF THE LOCAL BUILDING CODE.
- ALL PROPOSED CELLULAR EQUIPMENT AND FIXTURES SHALL BE FURNISHED BY OWNER FOR INSTALLATION BY THE CONTRACTOR, UNLESS SPECIFICALLY NOTED OTHERWISE HEREIN.
- ACCESS TO THE PROPOSED WORK SITE MAY BE RESTRICTED. THE CONTRACTOR SHALL COORDINATE INTENDED CONSTRUCTION ACTIVITY, INCLUDING WORK SCHEDULE AND MATERIALS ACCESS WITH THE RESIDENT LEASING AGENT FOR APPROVAL.
- RADIO EQUIPMENT INSTALLATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.

STRUCTURAL NOTES

- DESIGN REQUIREMENTS PER LOCAL BUILDING CODE AND THE EIA/TIA-222-G STRUCTURAL STANDARDS FOR STEEL ANTENNAS TOWERS AND SUPPORTING STRUCTURES.
- STRUCTURAL STEEL SHALL CONFORM TO THE LATEST EDITION OF A.I.S.C. SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS-ALLOWABLE STRESS DESIGN AND PLASTIC DESIGN INCLUDING THE COMMENTARY AND THE A.I.S.C. CODE OF STANDARD PRACTICE.
- STRUCTURAL STEEL PLATES AND SHAPES SHALL CONFORM TO ASTM A36, ALL STRUCTURAL STEEL PIPES SHALL CONFORM TO ASTM A53 GRADE B. ALL STRUCTURAL STEEL TUBING SHALL CONFORM TO ASTM A500 GRADE B. ALL STRUCTURAL STEEL COMPONENTS AND FABRICATED ASSEMBLIES SHALL BE HOT DIP GALVANIZED AFTER FABRICATION.
- WELDING SHALL BE IN ACCORDANCE WITH THE AMERICAN WELDING SOCIETY (AWS) D.1.1-96. STRUCTURAL WELDING CODE-STEEL WELD ELECTRODES SHALL BE E70XX.
- ALL COAXIAL CABLE CONNECTORS AND TRANSMITTER EQUIPMENT SHALL BE AS SPECIFIED BY THE OWNER AND IS NOT INCLUDED IN THESE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL FURNISH ALL CONNECTION HARDWARE REQUIRED TO SECURE THE CABLES. CONNECTION HARDWARE SHALL BE STAINLESS STEEL.
- NORTH ARROW SHOWN ON PLANS REFERS TO TRUE NORTH. CONTRACTOR SHALL VERIFY NORTH AND INFORM OWNER OF ANY DISCREPANCY BEFORE STARTING CONSTRUCTION.
- ALL CAST IN PLACE CONCRETE SHALL BE MIXED AND PLACED IN ACCORDANCE WITH THE REQUIREMENTS OF ACI 318 AND ACI 301, AND SHALL HAVE A 28 DAY MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI (U.O.N.). CONCRETE SHALL BE PLACED AGAINST UNDISTURBED SOIL UNLESS OTHERWISE NOTED. MINIMUM CONCRETE COVER SHALL BE 3 INCHES UNLESS OTHERWISE NOTED.
- ALL REINFORCING STEEL SHALL CONFORM TO ASTM 615 GRADE 80, DEFORMED BILLET STEEL BARS. WELDED WIRE FABRIC REINFORCING SHALL CONFORM TO ASTM A185.
- THE FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL CONFORM TO THE LATEST A.I.S.C. SPECIFICATIONS. ALL CONNECTIONS NOT FULLY DETAILED ON THESE PLANS SHALL BE DETAILED BY THE STEEL FABRICATOR IN ACCORDANCE WITH A.I.S.C. SPECIFICATIONS.
- HOT-DIP GALVANIZE ITEMS SPECIFIED TO BE ZINC-COATED. AFTER FABRICATION WHERE PRACTICAL. GALVANIZING: ASTM A 123, ASTM A 153/A 153M OR ASTM A 653/A 653M, G40, AS APPLICABLE.
- REPAIR DAMAGED SURFACES WITH GALVANIZING REPAIR METHOD AND PAINT' CONFORMING TO ASTM A 780 OR BY APPLICATION OF STICK OR THICK PASTE MATERIAL SPECIFICALLY DESIGNED FOR REPAIR OF GALVANIZING. CLEAN AREAS TO BE REPAIRED, AND REMOVE SLAG FROM WELDS. HEAT SURFACES TO WHICH STICK OR PASTE MATERIAL IS APPLIED WITH A TORCH TO A TEMPERATURE SUFFICIENT TO MELT THE METALLICS. IN STICK OR PASTE, SPREAD MOLTEN MATERIAL UNIFORMLY OVER SURFACES TO BE COATED AND WIPE OFF EXCESS MATERIAL.
- CONTRACTOR SHALL FOLLOW THE MANUFACTURER'S INSTRUCTIONS/ SPECIFICATIONS IF NO INFORMATION IS CONTAINED IN THESE PLANS OR IF THE MANUFACTURER'S SPECIFICATIONS ARE STRICTER.

PERMITS

- CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR THIS PROJECT FROM ALL APPLICABLE GOVERNMENTAL AGENCIES. (NOT SUPPLIED BY OWNER)
- ANY PERMITS WHICH MUST BE OBTAINED SHALL BE THE CONTRACTORS RESPONSIBILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ABIDING BY ALL CONDITIONS AND REQUIREMENTS OF THE PERMITS. (NOT SUPPLIED BY OWNER)
- ALL WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES AND THE LATEST APPLICABLE CODES AND STANDARDS.
- THE CONTRACTOR SHALL NOTIFY THE APPLICABLE JURISDICTIONAL (STATE, COUNTY, OR CITY) ENGINEER 24 HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION.
- CONTRACTOR RESPONSIBLE FOR CLOSING AND FILING ALL PERMITS ASSOCIATED WITH SITE.

UTILITIES

- CONTRACTOR SHALL CONTACT A SUBSURFACE UTILITY LOCATOR FOR LOCATION OF EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. LOCATION OF EXISTING SEWER, WATER LINES, GAS LINES, CONDUITS OR OTHER STRUCTURES ACROSS, UNDERNEATH, OR OTHERWISE ALONG THE LINE OF PROPOSED WORK ARE NOT NECESSARILY SHOWN ON THE PLANS, AND IF SHOWN ARE ONLY APPROXIMATELY CORRECT. CONTRACTOR ASSUMES SOLE RESPONSIBILITY FOR VERIFYING LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES (INCLUDING TEST PITS BY HAND IF NECESSARY) IN AREAS OF CONSTRUCTION PRIOR TO STARTING WORK. CONTACT ENGINEER IMMEDIATELY IF LOCATION OR ELEVATION IS DIFFERENT FROM THAT SHOWN ON THE PLANS, OR IF THERE APPEARS TO BE A CONFLICT.
- CONTRACTOR SHALL COORDINATE ALL UTILITY CONNECTIONS WITH APPROPRIATE UTILITY OWNERS AND CONSTRUCTION MANAGER.
- DAMAGE BY THE CONTRACTOR TO UTILITIES OR PROPERTY OF OTHERS, INCLUDING EXISTING PAVEMENT AND OTHER SURFACES DISTURBED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE REPAIRED TO PRE CONSTRUCTION CONDITIONS BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE CLIENT. FOR GRASSED AREAS, SEED AND MULCH SHALL BE ACCEPTABLE..
- THE CONTRACTOR SHALL COORDINATE WITH THE OWNER THE REQUIREMENTS FOR AND LIMITS OF OVERHEAD AND/OR UNDERGROUND ELECTRICAL SERVICE.
- THE CONTRACTOR SHALL COORDINATE THE LOCATION OF NEW UNDERGROUND TELEPHONE SERVICE WITH THE TELEPHONE UTILITY AND THE OWNER'S REQUIREMENTS.
- ALL UNDERGROUND UTILITIES SHALL BE INSTALLED AND TESTED SATISFACTORY PRIOR TO COMMENCING ANY PAVING OPERATIONS WHERE SUCH UTILITIES ARE WITHIN THE LIMITS OF PAVEMENT.

GRADING

- THE CONTRACTOR SHALL REWORK (DRY, SCARIFY, ETC...) ALL MATERIAL NOT SUITABLE FOR SUB GRADE IN ITS PRESENT STATE. IF THE MATERIAL, AFTER REWORKING, REMAINS UNSUITABLE THEN THE CONTRACTOR SHALL UNDERCUT THIS MATERIAL AND REPLACE WITH APPROVED MATERIAL AT HIS EXPENSE. ALL SUB GRADES SHALL BE PROOF ROLLED WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK PRIOR TO PAVING. ANY SOFT MATERIAL SHALL BE REWORKED OR REPLACED.
- THE CONTRACTOR IS REQUIRED TO MAINTAIN ALL DITCHES, PIPES, AND OTHER DRAINAGE STRUCTURES FREE FROM OBSTRUCTION UNTIL WORK IS ACCEPTABLE BY THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES CAUSED BY FAILURE TO MAINTAIN DRAINAGE STRUCTURES IN OPERABLE CONDITION.
- ALL MATERIALS AND WORKMANSHIP SHALL BE WARRANTED FOR ONE (1) YEAR FROM DATE OF ACCEPTANCE.
- ALL DIMENSIONS SHALL BE VERIFIED WITH THE PLANS (LATEST REVISION) PRIOR TO COMMENCING CONSTRUCTION. NOTIFY THE OWNER IMMEDIATELY IF DISCREPANCIES ARE DISCOVERED. THE CONTRACTOR SHALL HAVE A SET OF APPROVED PLANS AVAILABLE AT THE SITE AT ALL TIMES WHEN WORK IS BEING PRE FORMED. A DESIGNATED RESPONSIBLE EMPLOYEE SHALL BE AVAILABLE FOR CONTACT BY GOVERNING AGENCY INSPECTORS.

SBA CONSTRUCTION REQUIREMENTS

- AWARDED CONTRACTOR WILL BE REQUIRED TO SIGN AND RETURN A COPY OF AN AWARD LETTER FOR SBA'S FILE. CONTRACTOR WILL BE REQUIRED TO PROVIDE PROOF OF LICENSE TO PERFORM WORK IN JURISDICTION AT TIME OF BID AWARD.
- CONTRACTOR WILL PROVIDE A CONSTRUCTION SCHEDULE PRIOR TO CONSTRUCTION STARTING AND WILL PROVIDE UPDATE/CHANGES (WITH EXPLANATIONS) TO THAT SCHEDULE WHEN/IF ITEMS ARE DELAYED OR PUSHED OUT. CONTRACTOR WILL BE RESPONSIBLE FOR ALL CONCRETE COMPRESSIVE TESTING AND REQUIRED TO SUBMIT FINAL TEST RESULTS WITH CLOSE OUT BOOK.
- CONTRACTOR WILL BE RESPONSIBLE TO PROVIDE SBA PROJECT MANAGERS WITH PHOTOS OF THE MAJOR CONSTRUCTION MILESTONES AS THEY OCCUR.
- CONTRACTOR WILL BE RESPONSIBLE TO ASSIST IN COORDINATING AND OBTAINING PRIMARY POWER TO THE SITE PRIOR TO TOWER ERECTION, AS WELL AS TELCO SERVICE BEFORE PROJECT COMPLETION. (ON SITE VISITS WITH UTILITY COMPANY REPRESENTATIVES AS NECESSARY, ETC....)
- CONTRACTOR WILL HAVE A REPRESENTATIVE ON A WEEKLY CONFERENCE CALL TO PROVIDE SBA WITH SITE SPECIFIC UPDATES. CURRENTLY, THIS CONFERENCE CALL IS HELD EACH AND EVERY THURSDAY AT 4 PM (EASTERN TIME).
- CONTRACTOR SHOULD BE PREPARED FOR RANDOM SBA SAFETY INSPECTIONS AT ALL TIMES.
- CONTRACTOR IS EXPECTED TO MAINTAIN PROPER WORKING CONDITIONS AND PROCEDURES PER OSHA STANDARDS AT ALL TIMES.
- CONTRACTOR WILL BE REQUIRED TO OBTAIN THE NECESSARY ELECTRICAL PERMITS AND INSPECTIONS AS REQUIRED BY JURISDICTION.
- CONTRACTOR IS EXPECTED TO CLOSE-OUT THE JOB SITE AS QUICKLY AS POSSIBLE (OBTAINING A CERTIFICATE OF OCCUPANCY AND GETTING SBA'S REGIONAL SITE MANAGER'S SIGN-OFF/CHECKLIST APPROVAL ON THE SITE).
- CONTRACTOR WILL PROVIDE A COMPLETED TOWER HEIGHT VERIFICATION FORM AND TAPE DROP WITHIN 24 HOURS OF REACHING OVERALL HEIGHT.
- CONTRACTOR WILL UTILIZE ALL OF THE SBA PROVIDED DOCUMENTATION INCLUDING BUT NOT LIMITED TO: TOWER CONSTRUCTION ACCEPTANCE CHECKLIST, CONSTRUCTION SCHEDULE, CONSTRUCTION CLOSE-OUT LIST & TOWER HEIGHT VERIFICATION.
- CONTRACTOR IS RESPONSIBLE FOR CONCRETE COMPRESSION TESTING.
- CONTRACTOR IS RESPONSIBLE FOR GROUND MEG TESTING.
- CONTRACTOR IS RESPONSIBLE FOR ALL GRADING AND FILL COMPACTION TESTING REQUIRED AS SET FORTH IN THE GEO TECHNOLOGICAL REPORT PROVIDED BY OWNER.



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△	08/18/21	REVISED PER COMMENTS
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ORCHARD 3

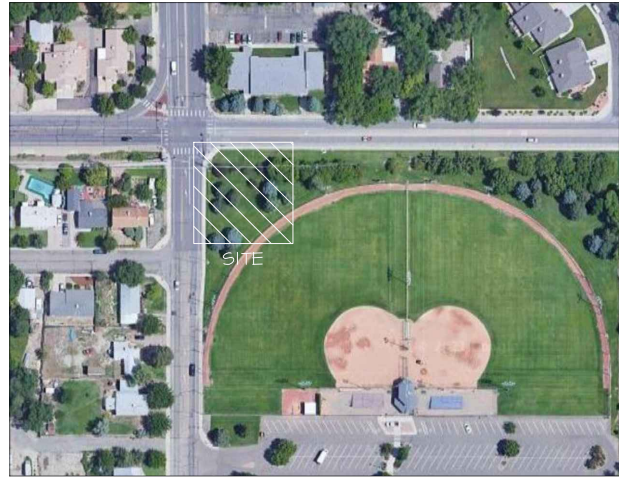
SITE NUMBER:
CO22363

SITE ADDRESS:
542 28 1/4 RD
GRAND JUNCTION, CO 81501

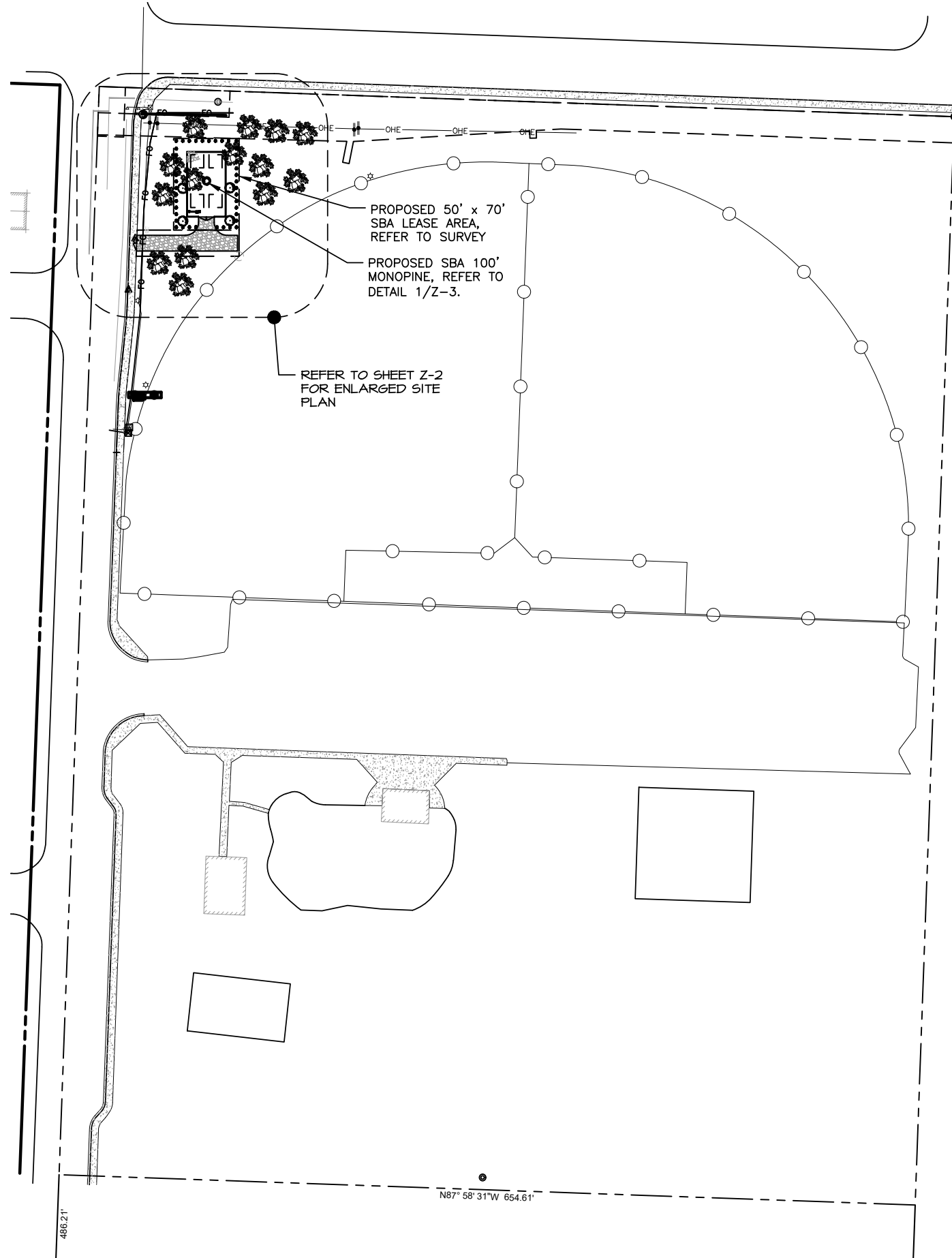
DESIGN TYPE:
ZONING DRAWINGS

SHEET TITLE:
GENERAL NOTES

SHEET NUMBER: **GN-1** REVISION: **A**



AERIAL PLAN
N.T.S.



PARKING REQUIREMENTS:
THERE WILL BE MINIMAL TECHNICIAN ACCESS TO THE SITE ON A MONTHLY BASIS. ONE PARKING SPACE IS PROVIDED FOR TECHNICIAN PARKING.

NOTES:

1. IF ANY ARCHAEOLOGICAL MATERIALS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL STOP WORK IMMEDIATELY AND NOTIFY THE CLIENT.
2. THE CONTRACTOR IS TO ENSURE THAT NO DAMAGE OR DEBRIS OCCURS ON THE ADJACENT PROPERTIES.
3. THE CONTRACTOR SHALL SEED ALL DISTURBED AREAS WITH LOW MAINTENANCE NATIVE GRASS AND COVER WITH APPROVED STRAW.

FLOOD ZONE INFORMATION:	
FLOOD ZONE:	X
PANEL NUMBER:	08071C08106
EFFECTIVE DATE:	10/16/2012
FLOOD ELEV.	N/A



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GRAND JUNCTION, CO 81501

DESIGN TYPE:
ZONING DRAWINGS

SHEET TITLE:
OVERALL SITE PLAN

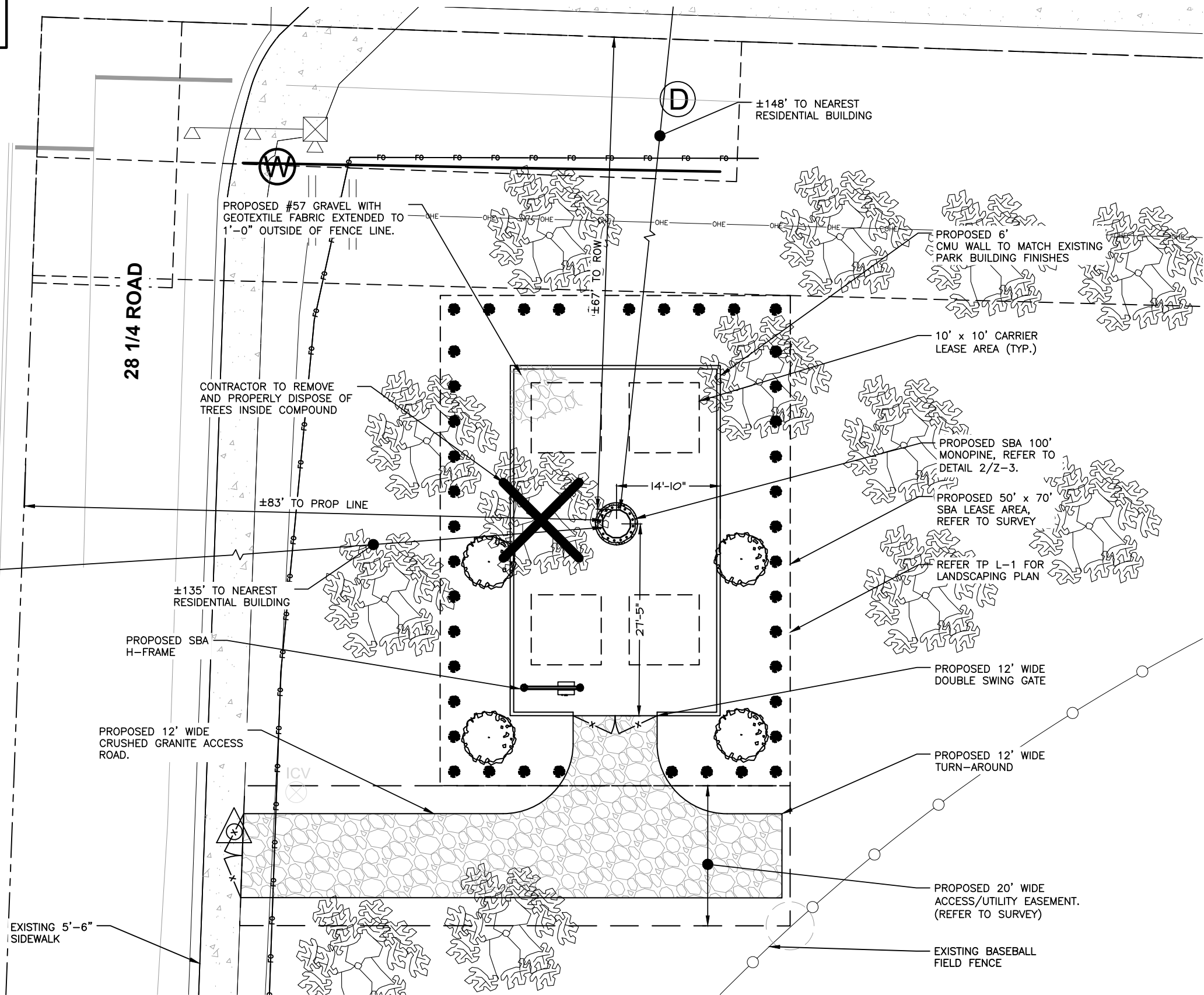
SHEET NUMBER: Z-1	REVISION: A
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SCALE: 1" = 100"

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NOTES:

1. ANY IRRIGATION THAT GETS DAMAGED DURING CONSTRUCTION WILL BE REPLACED.
2. ALL EXISTING SPRINKLER HEADS IN THE PROPOSED SITE LOCATION WILL BE RELOCATED IN ORDER TO PROVIDE PROPER COVERAGE OF REMAINING GRASS.



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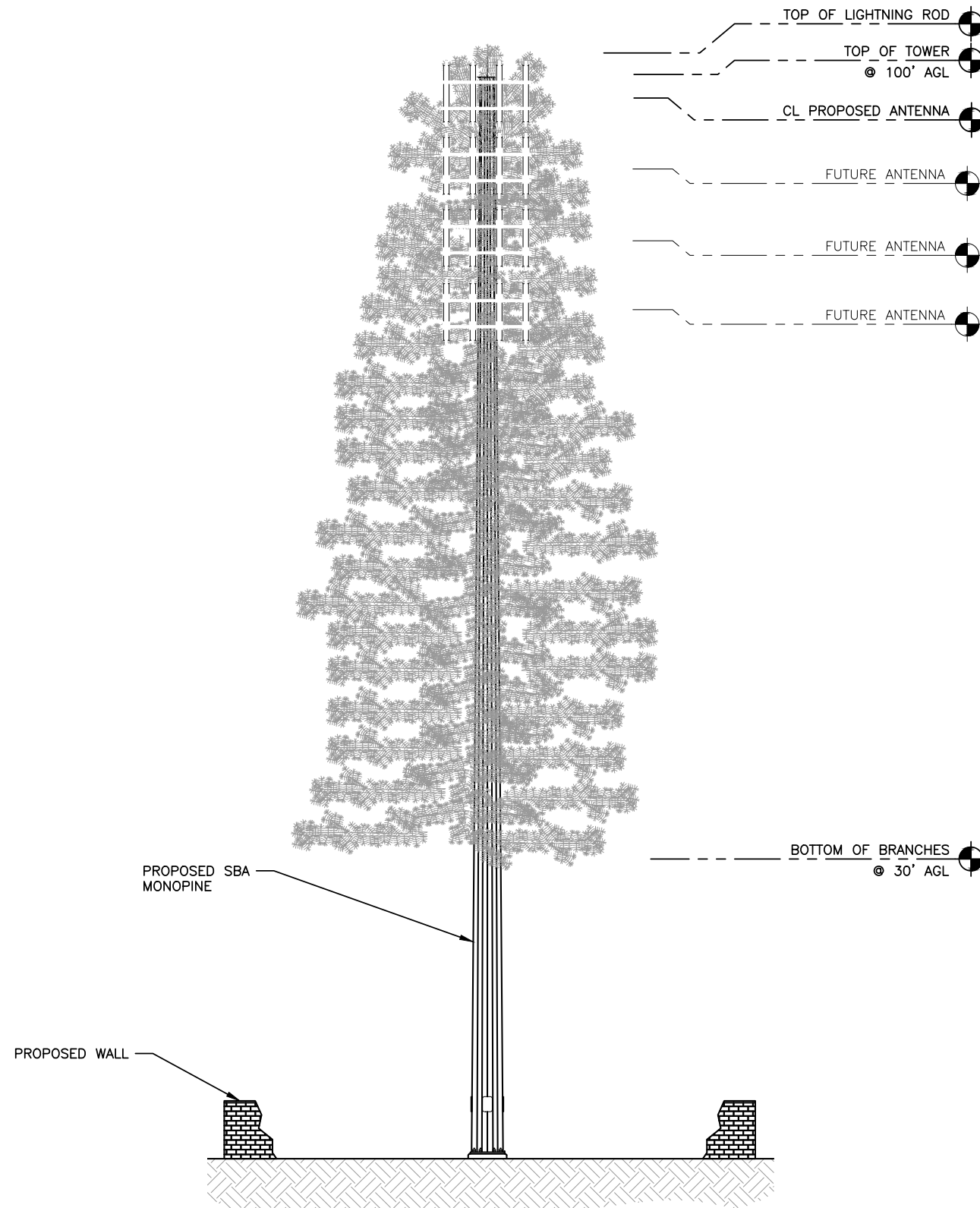
DESIGN TYPE:
ZONING DRAWINGS

SHEET TITLE:
ENLARGED SITE PLAN

SHEET NUMBER: Z-2	REVISION: A
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DESIGN TYPE:	ZONING DRAWINGS

SHEET TITLE:
TOWER ELEVATION

SHEET NUMBER:	REVISION:
Z-3	A

N.T.S



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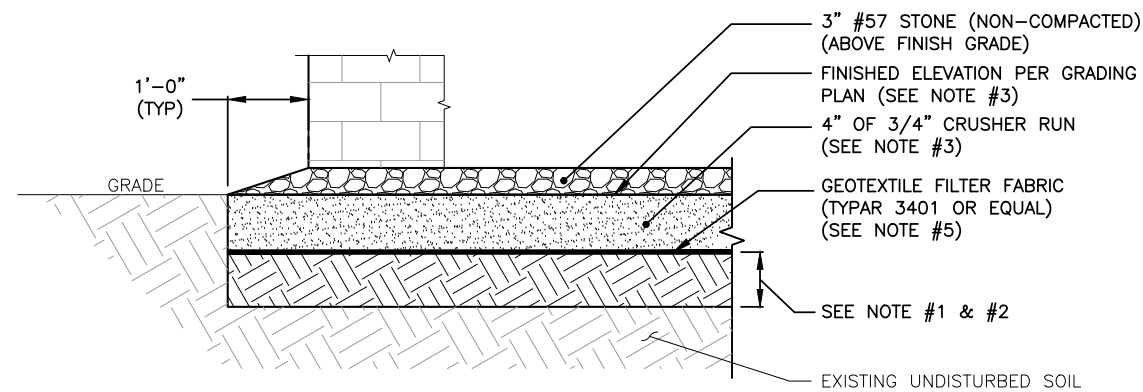
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DESIGN TYPE:
ZONING DRAWINGS

SHEET TITLE:
FENCE DETAILS

SHEET NUMBER:
Z-4

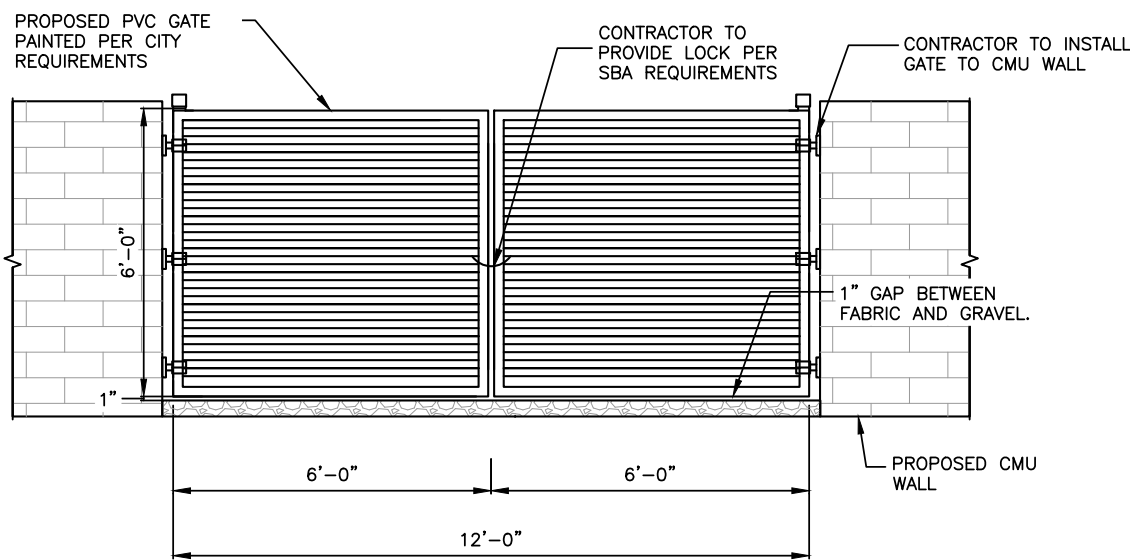
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- NOTES:**
- EXCAVATE TOP 4" OF SOIL. CLEAR & GRUB 6" BELOW EXCAVATED 4". PROOF ROLL TO DETERMINE SUITABILITY & REPLACE AS REQUIRED W/ STRUCTURAL FILL. COMPACT TO 95% OF MAXIMUM DENSITY, AS DETERMINED PER ASTM D1557, TO A MINIMUM DEPTH OF 6".
 - DEPTH OF FILL TO BE ADJUSTED AS REQUIRED TO MEET FINAL ELEVATION SHOWN ON GRADING PLAN. STRUCTURAL FILL SHALL BE GRANULAR FREE-DRAINING MATERIAL FREE OF DEBRIS, ORGANICS, REFUSE AND OTHERWISE DELETERIOUS MATERIALS. MATERIAL SHALL BE PLACED IN LIFTS NO GREATER THAN 12" IN DEPTH AND COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED PER ASTM D1557.
 - INSTALL 4" OF 3/4" CRUSHER RUN. COMPACT TO 95% OF MAXIMUM DENSITY AS DETERMINED PER ASTM D1557. TOP OF CRUSHER RUN CONSIDERED FINISH GRADE AND IS TO BE SLOPED PER GRADING PLAN
 - PRIOR TO LAYING THE FABRIC & STONE, THE COMPOUND SHOULD BE STERILIZED WITH ENVIRONMENTALLY SAFE WEED KILLER, AND TREATED WITH ENVIRONMENTALLY SAFE HERBICIDE.
 - LAY GEOTEXTILE FABRIC OVER COMPACTED SOIL AND LAP ALL JOINTS A MINIMUM OF 12 INCHES.
 - SITE WILL BE GRADED TO ALLOW DRAINAGE AWAY FROM TOWER AND SHELTER.
 - AFTER PROJECT COMPLETION ALL DISTURBED AREAS OUTSIDE OF COMPOUND MUST BE SEEDED WITH LOW MAINTENANCE GRASS.

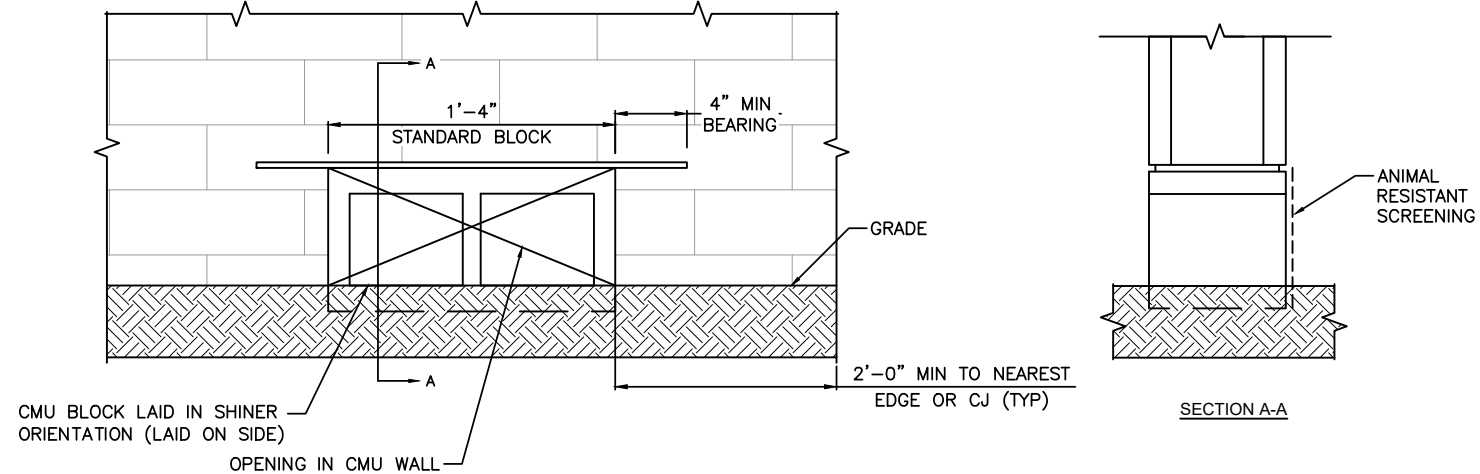
1 TYPICAL COMPOUND DETAIL

N.T.S.

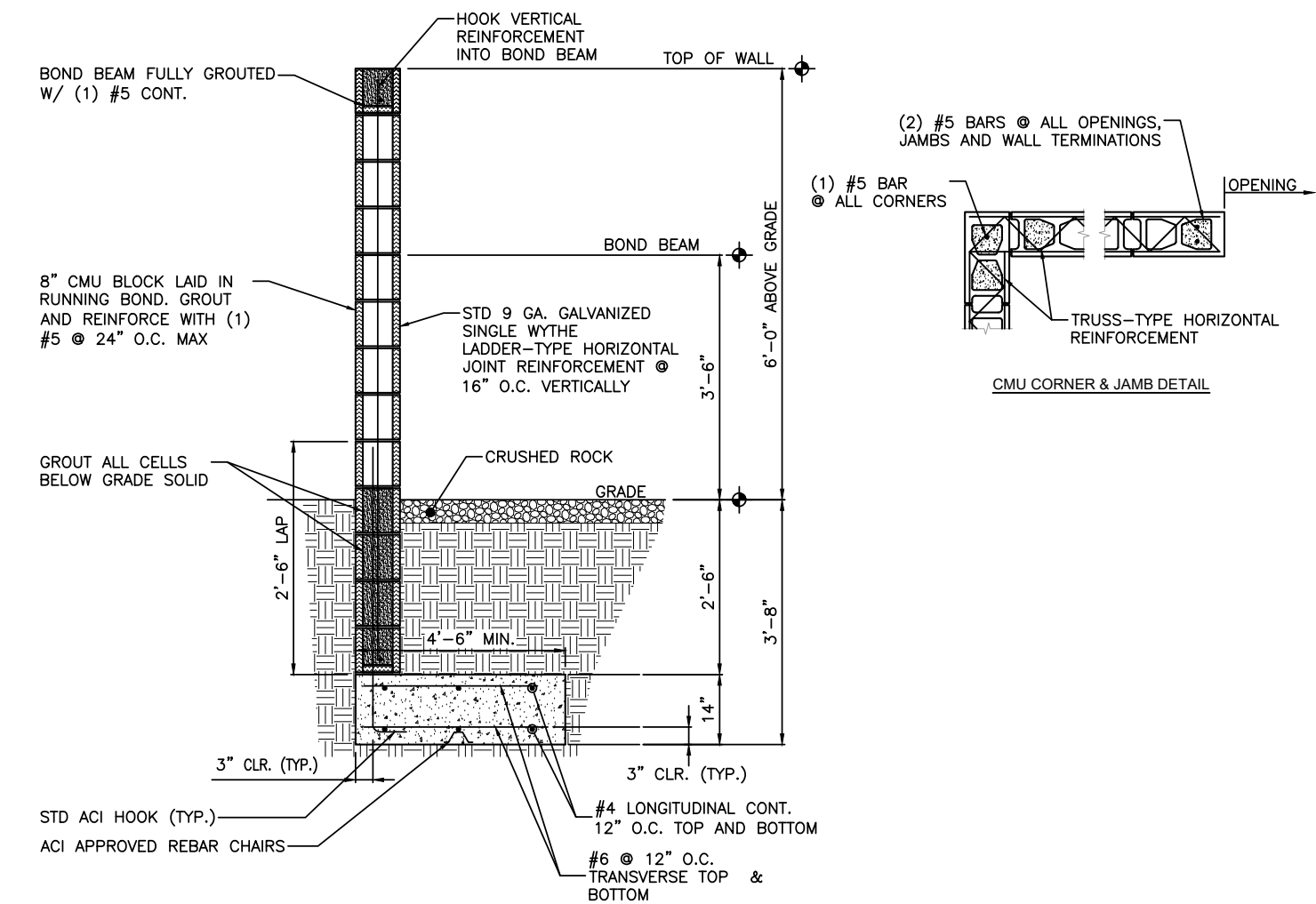


2 PVC GATE DETAIL

N.T.S.



NOTE:
CONTRACTOR TO INSTALL MINIMUM OF ONE CMU OPENING IN WALL PER SIDE AND EVERY 16'.



3 CMU WALL AND FOOTING SECTION

N.T.S.

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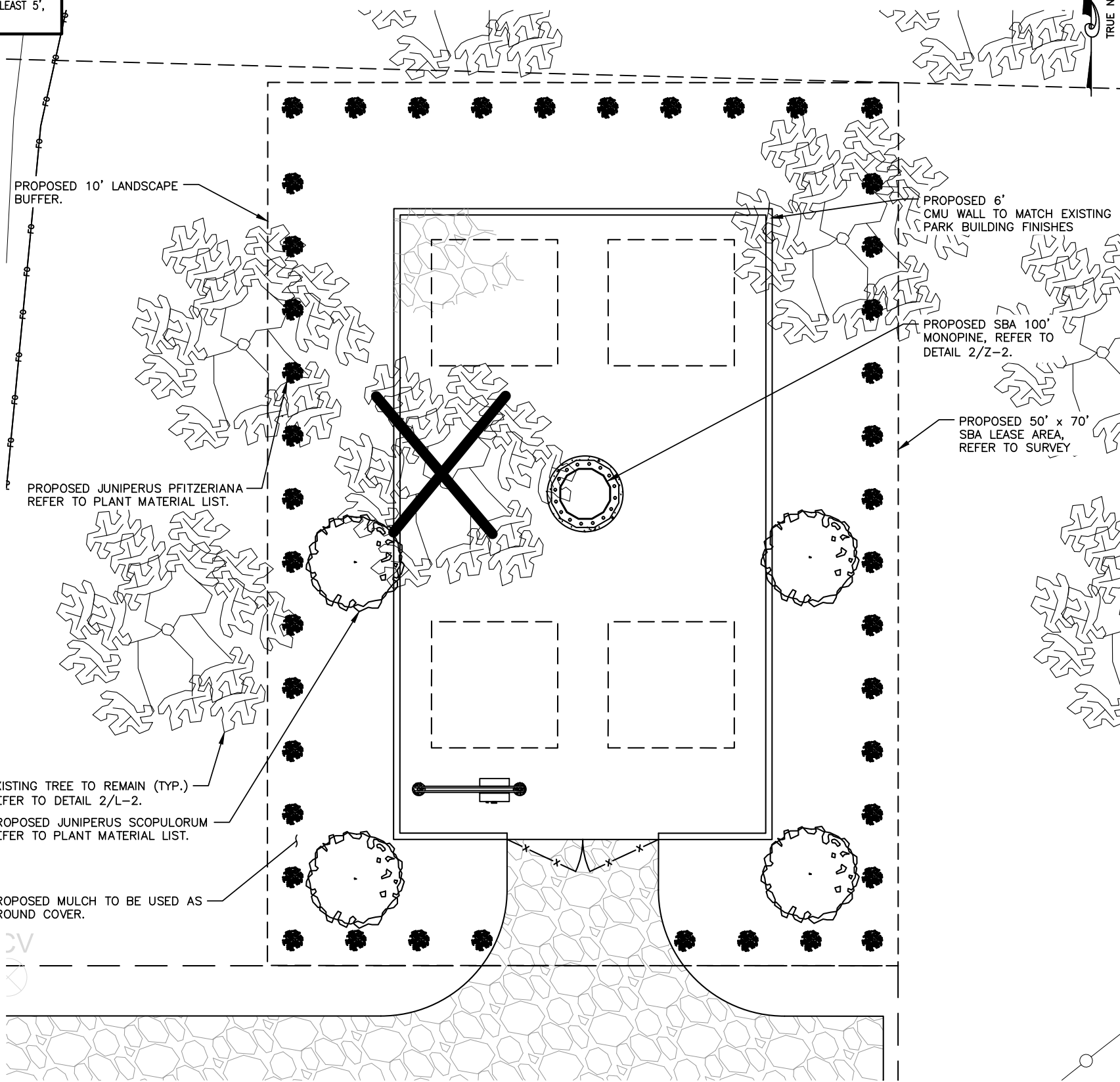
PLANT LIST

SYMBOL	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS
	4 EA	JUNIPERUS SCOPULORUM	ROCKY MTN. JUNIPER	2" CAL., 25' O.C. SPACING
	42 EA	JUNIPERUS PFITZERIANA	SEA GREEN JUNIPER	5 GAL., 24" HT., TO GROW TO AT LEAST 5', 5' O.C. SPACING

LANDSCAPE INSTALLATION NOTES:

- SIZES SPECIFIED IN THE PLANT LIST ARE MINIMUM SIZES TO WHICH THE PLANTS ARE TO BE INSTALLED. TRUNK CALIPER IS MEASURED SIX INCHES ABOVE THE GROUND ON TREES.
- ALL LANDSCAPING SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MESA COUNTY STANDARDS AND IN ACCORDANCE WITH CURRENT INDUSTRY STANDARDS IN A NEAT, HEALTHY, AND WEED FREE CONDITION.
- IT IS THE LANDSCAPE CONTRACTORS RESPONSIBILITY TO INSURE THAT ALL PLANT BED AREAS HAVE PROPER DRAINAGE FOR OPTIMUM GROWTH OF LANDSCAPE MATERIAL BEFORE INSTALLATION BEGINS.
- THE CONTRACTOR SHALL ENSURE THAT ALL PLANTING AREAS SHALL BE CLEAN OF TRASH, CONSTRUCTION DEBRIS OTHER WASTE MATERIALS TO A DEPTH OF 24" PRIOR TO LANDSCAPE INSTALLATION.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL UNDERGROUND AND OVERHEAD UTILITIES. PLANT MATERIAL IS TO BE LOCATED SUCH THAT IT WILL NOT INTERFERE WITH ANY UNDERGROUND OR OVERHEAD UTILITIES.
- ALL PLANT BEDS AND TREE RINGS SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE AND THEN TOP-DRESSED WITH 3" DEEP PINE BARK MULCH. ALL NEW TREES SHALL HAVE A TREE RING WITH A MINIMUM 24" RADIUS, ALL NEW TREES AND PALMS SHALL BE STAKED.
- CONTRACTOR SHALL VERIFY THAT SOIL CONDITIONS ARE SUITABLE TO THE PLANT SPECIES SPECIFIED. IF SOIL CONDITIONS ARE DEEMED UNSUITABLE FOR PROPER PLANT HEALTH, CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT AND PROPER SUBSTITUTIONS SHALL BE SPECIFIED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. ADDITIONALLY, IF PRESENT, THE CONTRACTOR SHALL REMOVE LIME ROCK, CONCRETE AND OTHER DELETERIOUS DEBRIS FROM PLANTING BEDS. IF DEBRIS IS INTEGRATED IN THE SOIL, THE SOIL MUST BE EXCAVATED AND REPLACE WITH ACCEPTABLE SOIL. LASTLY, ALL FILL TO BE PLACED IN LANDSCAPE AREAS MUST HAVE A pH RANGE BETWEEN 5.8 AND 7.5, BE ORGANIC IN NATURE, AND BE FREE OF ROCKS AND DEBRIS.
- NEW SOD SHALL BE BLUEGRASS SOD AS SHOWN ON THE PLAN. CONTRACTOR SHALL DETERMINE EXACT QUANTITIES IN THE FIELD. SOD AREAS SHALL BE MAINTAINED BY THE CONTRACTOR FROM THE TIME OF INSTALLATION TO THE TIME OF FINAL ACCEPTANCE.
- SEE INSTALLATION DETAILS FOR TREES AND SHRUBS.
- IF EXISTING TREES REMAIN, LOCATION/SPACING OF NEW TREES MAY BE MODIFIED TO AVOID CONFLICT.
- ALL LANDSCAPING SHALL BE XERISCAPE TOLERANT IRRIGATED AND PROPERLY MAINTAINED DURING THE ESTABLISHED PERIOD OF 6 MONTHS. TO ENSURE GOOD HEALTH AND VIABILITY. DEAD PLANT MATERIAL SHALL BE REPLACED WITHIN A TIME PERIOD APPROPRIATE TO THE GROWING SEASON OF THE SPECIES IN QUESTION, NOT EXCEEDING NINETY (90) DAYS.

TREE MITIGATION	
	QTY
INDEX TREE INCHES REMOVED	28
REPLACEMENT INCHES REQUIRED (20% OF PREDEVELOPMENT INDEX INCHES CALCULATION: 28 x 20% = 5.6 INCHES)	6
REPLACEMENT INCHES PROVIDED (SEE PLANT LIST)	12.5
*NOTE: MITIGATION SATISFIED W/ PLANTINGS	



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ORCHARD 3

SITE NUMBER:
CO22363

SITE ADDRESS:
542 28 1/4 RD
GRAND JUNCTION, CO 81501

DESIGN TYPE:
ZONING DRAWINGS

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
L-1

REVISION:
A

SCALE: 1" = 10'

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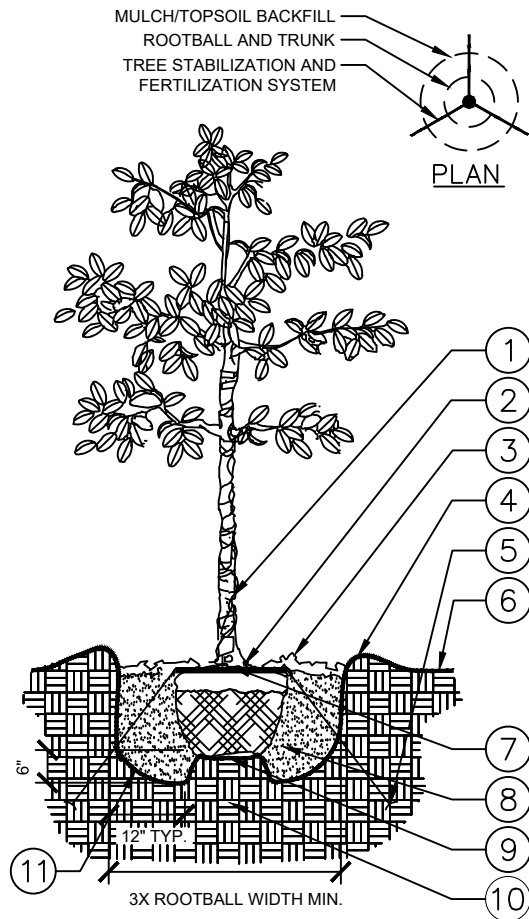
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SHEET TITLE:
LANDSCAPING

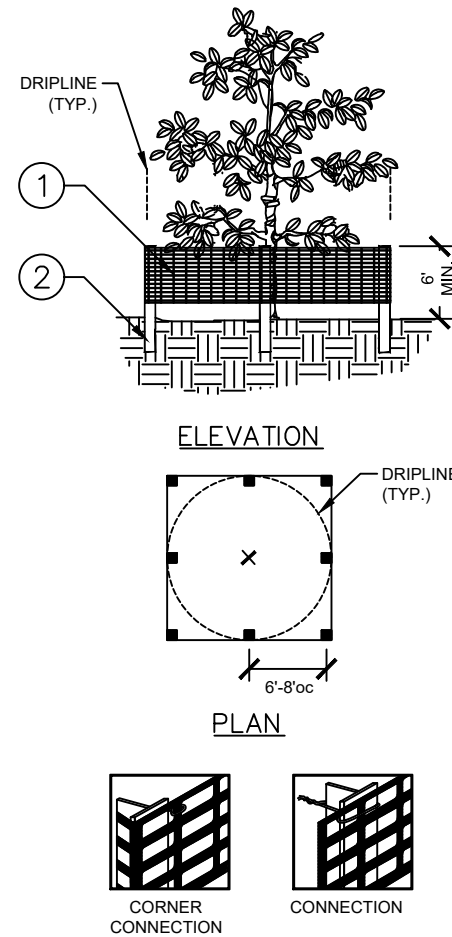
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L-2	A



- 1 TRUNK/ROOT BALL TO BE CENTERED AND PLUMB/LEVEL IN PLANTING PIT.
- 2 6" DIA. CLEAR OF MULCH AT TRUNK FLARE.
- 3 3" MINIMUM MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES SHALL BE 6' DIAMETER (MIN.) OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
- 4 4" HIGH BERM, FIRMLY COMPACTED.
- 5 ANCHOR SYSTEM INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
- 6 FINISHED GRADE. (SEE GRADING PLAN)
- 7 TOP OF ROOTBALL MIN. 1" ABOVE FINISHED GRADE.
- 8 PREPARED PLANTING SOIL AS SPECIFIED.
- 9 TOP OF ROOTBALL SHALL BE 1" ABOVE FINISHED GRADE. ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING. ROOTBALLS SMALLER THAN 24" IN DIAMETER MAY SIT ON COMPACTED EARTH.
- 10 UNDISTURBED NATIVE SOIL.
- 11 SCARIFY BOTTOM AND SIDES OF PLANTING PIT.

NOTES:

- A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.
- B. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLING TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.
- C. PRUNE ALL TREES IN ACCORDANCE WITH ANSI A-300.



- 1 6'H "PERIMETER PLUS" CONSTRUCTION FENCE BY CONWED PLASTICS OR OWNER'S REPRESENTATIVE APPROVED EQUAL. SUBMIT PRODUCT INFORMATION FOR APPROVAL PRIOR TO INSTALLATION.
- 2 8' TALL METAL "T" POSTS OR 2" x 2" x 8' PRESSURE TREATED WOOD POSTS WITH 24" BURIAL BELOW GRADE.

INSTALLATION NOTES:

- A. POST SELECTION SHOULD BE BASED ON EXPECTED STRENGTH NEEDS AND THE LENGTH OF TIME FENCE WILL BE IN PLACE. FLEXIBLE FIBERGLASS ROD POSTS ARE RECOMMENDED FOR PARKS, ATHLETIC EVENTS AND CROWD CONTROL INSTALLATIONS. METAL "T" POSTS OR TREATED WOOD POSTS ARE TYPICALLY USED FOR CONSTRUCTION AND OTHER APPLICATIONS.
- B. POSTS SHOULD BE DRIVEN INTO THE GROUND TO A DEPTH OF 1/3 OF THE HEIGHT OF THE POST. FOR EXAMPLE, A 6' POST SHOULD BE SET AT LEAST 2' INTO THE GROUND.
- C. SPACE POSTS EVERY 6' (MIN.) TO 8' (MAX.).
- D. SECURE FENCING TO POST WITH NYLON CABLE TIES (AVAILABLE FROM CONWED PLASTICS). WOOD STRIPS MAY BE ALSO BE USED TO PROVIDE ADDITIONAL SUPPORT AND PROTECTION BETWEEN TIES AND POSTS.

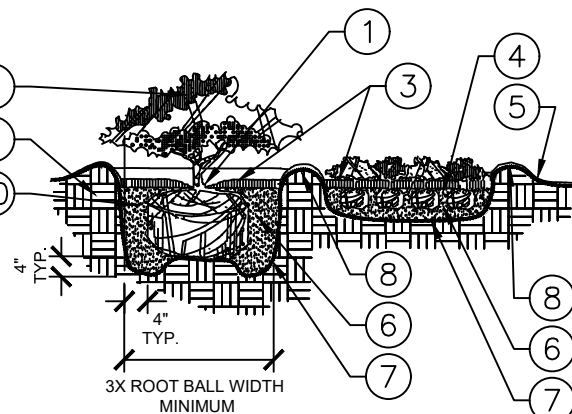
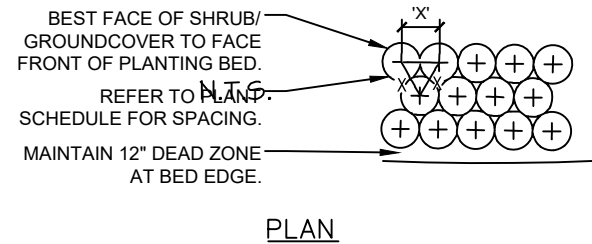
NOTE: IF WIRE TIES ARE USED, AVOID DIRECT CONTACT WITH FENCE. WIRE MAY DAMAGE FENCE OVER TIME.

1 TREE PLANTING DETAILS

N.T.S. 2 TREE PROTECTION FENCING

N.T.S.

3 SHRUB/GROUND COVER PLANTING



NOTES:

- A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
- B. WHEN SHRUBS ARE PRUNED IN MASSES, PRUNE ALL SHRUBS TO ACHIEVE UNIFORM MASS / HEIGHT.
- C. ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.

City of Grand Junction



ORCHARD AVE

Indian Wash

28 1/4 RD

542 28 1/4 Road

546

28

549

54

547

5

545

5

543

5

541

5

539

537

COLUMBINE PARK

28 1/4 RD



0 0.0275 0.055 mi

Printed: 3/2/2022

1 inch = 94 feet

CITY OF
Grand Junction
COLORADO
GEOGRAPHIC INFORMATION SYSTEM



ORCHARD AVE - VIEW MAP
DECEMBER, 2021

ORCHARD TOWER
GRAND JUNCTION, CO





PROPOSED MONOPINE

ORCHARD AVE - VIEW 1 (LOOKING WEST)
DECEMBER, 2021

ORCHARD TOWER
GRAND JUNCTION, CO





PROPOSED MONOPINE

28 1/4 ROAD- VIEW 2 (LOOKING NORTH)
DECEMBER, 2021

ORCHARD TOWER
GRAND JUNCTION, CO

Kimley»Horn



PROPOSED MONOPINE

TEXAS AVE - VIEW 3 (LOOKING NORTH)
DECEMBER, 2021

ORCHARD TOWER
GRAND JUNCTION, CO





PROPOSED MONOPINE

WILLOW ROAD - VIEW 4 (LOOKING WEST)
DECEMBER, 2021

ORCHARD TOWER
GRAND JUNCTION, CO



April 7, 2022

David Thornton
Principal Planner
City of Grand Junction Colorado

Neighborhood Meeting on March 2nd, 2022 at 5:30 PM (MST)

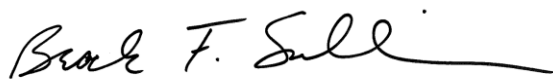
Project Details: SBA Monopine Tower – Orchard 3 CO22353
542 28 1/4 Road
Grand Junction, CO

On February 7, 2022 a Zoom meeting was scheduled for March 2, 2022 to discuss changing of the SBA Clock Tower to a Monopine Tower. Pat Dunlap from the City of Grand Junction provided a list of 220 mailing addresses for owners of property around the proposed location and letters were mailed with invitations to join the Zoom meeting on March 2, 2022.

As of March 2, 2022, a total of 13 letters were returned as, “Undeliverable”.

On the evening of March 2, 2022 at 5:30 PM (MST) a neighborhood meeting, hosted by Brock Sullivan from Kimley-Horn, was held online via Zoom. The topic of discussion was the change of the proposed Concealed Cell Phone Clock tower to a Concealed Monopine Tower. The only attendee was David Thornton from the Community Development Department - City of Grand Junction. There had been 2 previous community meetings related to the tower in previous years the first was attended in person by a few residents and a previous online meeting in 2021 that was not attended by anyone from the community. After 30 minutes, David Thornton concluded the meeting at 6 PM (MST) after no additional attendees were identified. David deemed the matter as unopposed and concluded that the proposed Monopine was acceptable. David stated that the process could continue to move forward.

Respectfully,



Brock Sullivan
Project Manager
Kimley-Horn & Associates, Inc.,
813-536-7334
Brock.sullivan@kimley-horn.com



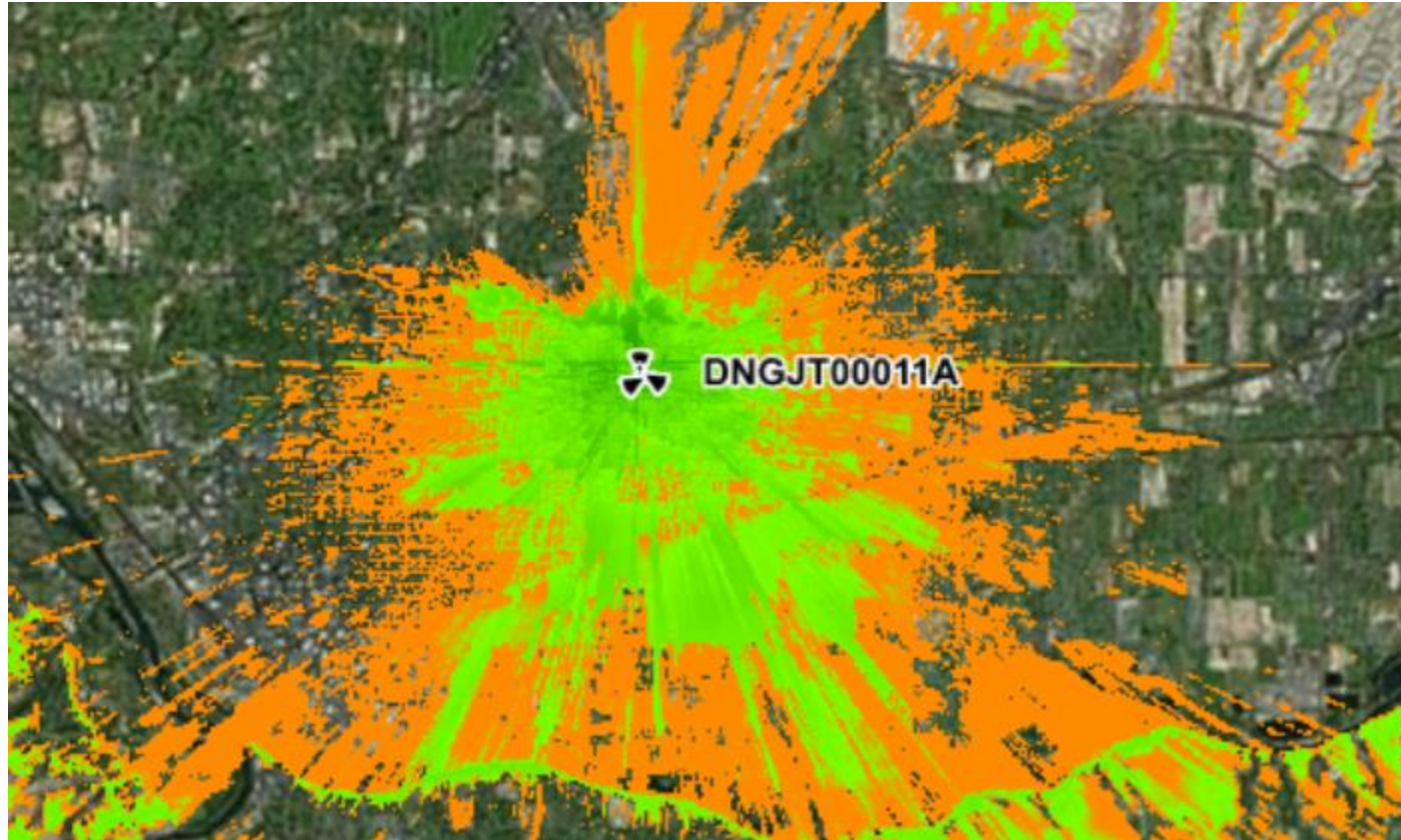
DNGJT00011A
Grand Junction - CO



Area without coverage



Area with coverage



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Federal Communications Commission
Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: GAMMA ACQUISITION L.L.C.

ATTN: ALISON MINEA
GAMMA ACQUISITION L.L.C.
1110 VERMONT AVENUE NW SUITE 750
WASHINGTON, DC 20005

Call Sign T060430141	File Number
Radio Service AD - AWS-4 (2000-2020 MHz and 2180-2200 MHz)	

FCC Registration Number (FRN): 0021004817

Grant Date 03-07-2013	Effective Date 09-11-2020	Expiration Date 06-14-2023	Print Date
Market Number BEA141	Channel Block A	Sub-Market Designator 0	
Market Name Denver-Boulder-Greeley, CO-KS-			
1st Build-out Date 03-07-2017	2nd Build-out Date 06-14-2023	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

This license may not authorize operation throughout the entire geographic area or spectrum identified on the hardcopy version. To view the specific geographic area and spectrum authorized by this license, refer to the Spectrum and Market Area information under the Market Tab of the license record in the Universal Licensing System (ULS). To view the license record, go to the ULS homepage at <http://wireless.fcc.gov/uls/index.htm?job=home> and select "License Search". Follow the instructions on how to search for license information.

Licensee Name: GAMMA ACQUISITION L.L.C.

Call Sign: T060430141

File Number:

Print Date:

Special Condition 1: This license document as first issued on March 7, 2013, reflects the Order of Modification and Authorization (DA 13-231) to existing Mobile Satellite Service ("MSS") call sign E060430 to add Part 27 rights and obligations for Advanced Wireless Service-4 ("AWS-4") terrestrial operating authority with all of the attendant rights, limitations, and obligations associated with the AWS-4 service rules adopted in WT Docket No. 12-70 (FCC 12-151), and any subsequent orders. The license document issued on March 7, 2013, is not a separate authorization in and of itself. The parameters reflected in the International Bureau Filing System for the MSS authorization of the license (call sign E060430) together with the parameters reflected in the Universal Licensing System for the standalone terrestrial authorization of the license (call sign T060430001 - T060430176 derivatives) as of March 7, 2013 constitute the whole of the modified license. Except as otherwise ordered, a licensee of AWS-4 operating authority is permitted to partition, disaggregate, and lease AWS-4 spectrum as provided under the FCC's rules. See, e.g., FCC 19-103; 47 CFR Parts 1, 27. The partition, disaggregation, or lease of AWS-4 spectrum does not encompass the MSS authorization.

Special Condition 2: A licensee of AWS-4 operating authority shall comply with the specific Global Positioning System ("GPS") protection limits set forth in the September 27, 2012 letter agreement between DISH Network Corporation (parent corp. of the AWS-4 licensee under this license as issued on March 7, 2013) and the U.S. GPS Industry Council, as detailed in FCC Order 12-151. See Service Rules for Advanced Wireless Services in the 2000-2020 MHz and 2180-2200 MHz Bands, WT Docket Nos. 12-70, 04-356, ET Docket No. 10-142, Report and Order and Order of Proposed Modification, 27 FCC Rcd 16102, 16151-53, at Paras. 118-122 (2012) (AWS-4 Report and Order), citing Letter from Jeffrey H. Blum, Deputy General Counsel, DISH Network Corporation, and F. Michael Swiek, Executive Director, The U.S. GPS Industry Council, to Marlene H. Dortch, Sec'y, Federal Communications Commission, WT Docket Nos. 12-70, 04-356, ET Docket No. 10-142 (filed Sept. 27, 2012) (a copy of this letter is attached). Further, as detailed in the AWS-4 Report and Order, an AWS-4 license shall remain subject to this Special Condition 2 in the event that the licensee assigns or otherwise transfers the license to a successor-in-interest or assignee. Id. at 16152-53, Para. 121.

Special Condition 3A: A licensee of AWS-4 operating authority shall protect Federal operations in the 2200-2290 MHz band as specified in Section 27.1134(e) of the Commission's rules and in FCC Order 12-151. 47 C.F.R. § 27.1134(e); Service Rules for Advanced Wireless Services in the 2000-2020 MHz and 2180-2200 MHz Bands, WT Docket Nos. 12-70, 04-356, ET Docket No. 10-142, Report and Order and Order of Proposed Modification, 27 FCC Rcd 16102, 16148-51, at Paras. 107-117 (2012) (AWS-4 Report and Order).

Licensee Name: GAMMA ACQUISITION L.L.C.

Call Sign: T060430141

File Number:

Print Date:

Special Condition 3B: In December 2012, DISH Network Corporation (parent corp. of the AWS-4 licensee under this license as issued on March 7, 2013) and federal users of the 2200-2290 MHz band entered into an operator-to-operator agreement. Letter from Karl B. Nebbia, Associate Administrator, Office of Spectrum Management, National Telecommunications and Information Administration, to Julius Knapp, Chief, Office of Engineering and Technology, Federal Communications Commission, WT Docket Nos. 12-70, 04-356, ET Docket No. 10-142, at Attachment ("Operator-to-Operator Agreement between New DBSD Satellite Services G.P. and Gamma Acquisition L.L.C. and United States Federal Government Agencies Operating Earth Stations and/or Aeronautical Mobile Telemetry (AMT) Stations in the 2200-2290 MHz Band") (Dec. 11, 2012) (a copy of this letter is attached). As detailed in FCC Order 12-151, a licensee of AWS-4 operating authority shall comply with this agreement with regard to the permissible AWS-4 emissions into the 2200-2290 MHz band and/or the maximum actual AWS-4 emissions to be received at the specified sites of Federal operations in the 2200-2290 MHz band. AWS-4 Report and Order, 27 FCC Rcd at 16148-51, Paras. 107-117.

Special Condition 3C: As detailed in Section 27.1134(e)(2) of the Commission's rules and in FCC Order 12-151, a licensee of AWS-4 operating authority who is a party to a private contractual agreement between it and a Federal government entity(ies) operating in the 2200-2290 MHz band must maintain a copy of the agreement in its station files and disclose it, upon request, to prospective AWS-4 assignees, transferees, or spectrum lessees, to Federal operators, and to the Commission. 47 C.F.R. § 27.1134(e)(2); AWS-4 Report and Order, 27 FCC Rcd at 16149-50, at Para. 112.

Special Condition 4A: This license is subject to the terms of the Memorandum Opinion and Order, DA 13-2409, in WT Docket No. 13-225.

Special Condition for AU/name change (6/4/2016): Grant of the request to update licensee name is conditioned on it not reflecting an assignment or transfer of control (see Rule 1.948); if an assignment or transfer occurred without proper notification or FCC approval, the grant is void and the station is licensed under the prior name.

Special Condition 4B: On June 1, 2016, DISH Network Corporation, parent corp. of the AWS-4 licensee under this license (as issued on March 7, 2013, and to date), stated unequivocally its election applicable to all AWS-4 licenses of terrestrial downlink-not terrestrial uplink-operations at 2000-2020 MHz. See WT Docket No. 13-225, Letter from Jeffrey H. Blum, Senior Vice President & Deputy General Counsel, DISH Network Corporation, to Marlene H. Dortch, Secretary, FCC (filed Jun. 1, 2016). See also modification applications granted 6/7/2016 (Lead Call Sign T060430001/File No# 0007289841). This one-time election is binding on all AWS-4 licensees and licenses including any AWS-4 licenses issued subsequently. Use of the Lower AWS-4 Band for terrestrial downlink operations is subject to any rules that are generally applicable to AWS downlink operations except to the extent expressly waived by Memorandum Opinion and Order, DA 13-2409, in WT Docket No. 13-225. By way of reference and not limitation, see Memorandum Opinion and Order, DA 13-2409, at para. 25 for list of rules waived for downlink operations, and id. at para. 47 for list of requirements for downlink operations.

Licensee Name: GAMMA ACQUISITION L.L.C.

Call Sign: T060430141

File Number:

Print Date:

Special Condition 5 (9/11/2020): Licensee is an indirect, wholly owned subsidiary of DISH Network Corporation (DISH). This license is subject to licensee's compliance with the conditions and restrictions imposed by the Commission in MO&O, Declaratory Ruling and Order of Proposed Modification, FCC 19-103 and the commitments made by DISH in its July 26, 2019 Commitments Letter including Attachment A thereto (see, e.g., FCC 19-103 at App. H), as modified by the Commission, both of which are incorporated by reference into and made operative by Order of Modification and Extension of Time to Construct, DA 20-1072 (WTB Sept. 11, 2020). These conditions, restrictions and commitments include, but are not limited to, the following (see FCC 19-103 and DA 20-1072 for further information):

Special Condition 5a (9/11/2020): DISH is obligated to provide 5G Broadband Service over this license. DISH has waived its rights to use this license under the Commission's flexible-use policies and this license is expressly conditioned on DISH building, deploying, and offering 5G Broadband Service, which means at least 3GPP Release 15 capable of providing Enhanced Mobile Broadband (eMBB) functionality. 5G is defined as the 5G New Radio interface standard as described in 3GPP Release 15, available at <https://www.3gpp.org/release-15>, or 3GPP Release 16 within 3 years of 3GPP final approval. This condition does not preclude DISH from providing IoT as a service in addition to the 5G Broadband Service, but DISH is precluded from relying on IoT (or any other non-5G Broadband Service) operations to satisfy its buildout requirements and commitments.

Special Condition 5b (9/11/2020): Final Buildout Requirement. Licensee shall provide terrestrial 5G Broadband Service coverage and offer terrestrial 5G Broadband Service by 6/14/2023 to at least seventy (70) percent of the population in the license area in the 2000-2020 MHz and 2180-2200 MHz bands. If licensee fails to establish that it meets this Final Buildout Requirement in the license area in the 2000-2020 MHz and 2180-2200 MHz bands, its authorization for this license area shall terminate automatically without Commission action. Failure to meet this Final Buildout Requirement in an EA shall also result in the MSS protection rule in 47 CFR § 27.1136 no longer applying in this license area. See generally 47 CFR § 27.14(q)(2),(4)-(6).

Special Condition 5c (9/11/2020): Contingent extension: The Final Buildout Requirement in special condition 5b shall be extended to 6/14/2025 if licensee establishes that it is offering 5G Broadband Service with respect to its AWS-4 licenses in the 2000-2020 MHz and 2180-2200 MHz bands to 50% or more of the U.S. population by 6/14/2023.

Special condition 5d (9/11/2020): DISH has committed to make significant payments to the U.S. Treasury if it does not meet its deployment commitments and that commitment is a condition of the waiver/extension grant and modification of this license in DA 20-1072. These commitments include, but are not limited to, mandatory monetary payments for failure to meet deployment commitments (that are separate from the final buildout requirements), status reports, and verification metrics. If DISH fails to meet the conditions of these grants, it must make the payments required. In addition to mandatory monetary payments (and license cancellations), DISH continues to be subject to all of the Commission's other enforcement and regulatory powers for failing to meet an y condition of the grants and modifications made on 9/11/2020.

Licensee Name: GAMMA ACQUISITION L.L.C.

Call Sign: T060430141

File Number:

Print Date:

Special Condition 5e (9/11/2020): Until September 11, 2026, licensee shall not (1) sell this license without the advance approval of both the FCC and the U.S. Department of Justice or (2) in any 12-month period provide in the Economic Area of this license more than 35% of the capacity of its 5G network to any of the three largest wireless facilities-based providers (alone or in combination) without prior FCC approval. Sell means (i) to transfer, assign, or dispose of this license in any manner either directly or indirectly; or (ii) to transfer control of an entity holding this license; or (iii) to enter into a lease arrangement or any other arrangement that results in the transfer of de jure or de facto control of this license.

Reference Copy

Licensee Name: GAMMA ACQUISITION L.L.C.

Call Sign: T060430141

File Number:

Print Date:

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status
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Federal Communications Commission
Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: MANIFEST WIRELESS L.L.C.

ATTN: ALISON MINEA
MANIFEST WIRELESS L.L.C.
1110 VERMONT AVENUE, NW, SUITE 750
WASHINGTON, DC 20005

Table with Call Sign (WQJZ283), File Number, and Radio Service (WY - 700 MHz Lower Band (Blocks A, B & E)).

FCC Registration Number (FRN): 0017173121

Table with columns: Grant Date, Effective Date, Expiration Date, Print Date, Market Number, Channel Block, Sub-Market Designator, Market Name, 1st Build-out Date, 2nd Build-out Date, 3rd Build-out Date, 4th Build-out Date.

Waivers/Conditions:

If the facilities authorized herein are used to provide broadcast operations, whether exclusively or in combination with other services, the licensee must seek renewal of the license either within eight years from the commencement of the broadcast service or within the term of the license had the broadcast service not been provided, whichever period is shorter in length. See 47 CFR §27.13(b).

Special Condition for AU/name change (6/4/2016): Grant of the request to update licensee name is conditioned on it not reflecting an assignment or transfer of control (see Rule 1.948); if an assignment or transfer occurred without proper notification or FCC approval, the grant is void and the station is licensed under the prior name.

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

This license may not authorize operation throughout the entire geographic area or spectrum identified on the hardcopy version. To view the specific geographic area and spectrum authorized by this license, refer to the Spectrum and Market Area information under the Market Tab of the license record in the Universal Licensing System (ULS). To view the license record, go to the ULS homepage at http://wireless.fcc.gov/uls/index.htm?job=home and select "License Search". Follow the instructions on how to search for license information.

Licensee Name: MANIFEST WIRELESS L.L.C.

Call Sign: WQJZ283

File Number:

Print Date:

Special Condition 1 (9/11/2020): Licensee is an indirect, wholly owned subsidiary of DISH Network Corporation (DISH). This license is subject to licensee's compliance with the conditions and restrictions imposed by the Commission in MO&O, Declaratory Ruling and Order of Proposed Modification, FCC 19-103 and the commitments made by DISH in its July 26, 2019 Commitments Letter including Attachment A thereto (see, e.g., FCC 19-103 at App. H), as modified by the Commission, both of which are incorporated by reference into and made operative by Order of Modification and Extension of Time to Construct, DA 20-1072 (WTB Sept. 11, 2020). These conditions, restrictions and commitments include, but are not limited to, the following (see FCC 19-103 and DA 20-1072 for further information):

Special Condition 1a (9/11/2020): DISH is obligated to provide 5G Broadband Service over this license. DISH has waived its rights to use this license under the Commission's flexible-use policies and this license is expressly conditioned on DISH building, deploying, and offering 5G Broadband Service, which means at least 3GPP Release 15 capable of providing Enhanced Mobile Broadband (eMBB) functionality. 5G is defined as the 5G New Radio interface standard as described in 3GPP Release 15, available at <https://www.3gpp.org/release-15>, or 3GPP Release 16 within 3 years of 3GPP final approval. This condition does not preclude DISH from providing IoT as a service in addition to the 5G Broadband Service, but DISH is precluded from relying on IoT (or any other non-5G Broadband Service) operations to satisfy its buildout requirements and commitments.

Special Condition 1b (9/11/2020): Final Buildout Requirement. Licensee shall provide 5G Broadband Service coverage and offer 5G Broadband Service by 6/14/2023 to at least seventy (70) percent of the population in the license area of this license. If licensee fails to establish that it meets this Final Buildout Requirement in the license area of this license, its authorization for unserved areas shall terminate automatically without Commission action. See Public Notice, DA 19-77 (licensee keeps the areas of the license that it serves and the remaining unserved areas are returned to FCC's inventory for relicensing).

Special Condition 1c (9/11/2020): Contingent extension: The Final Buildout Requirement in Special Condition 1b shall be extended to 6/14/2025 if licensee establishes that it is offering 5G Broadband Service with respect to its Lower 700 MHz E Block licenses to 50% or more of the U.S. population covered by DISH's Lower 700 MHz E Block licenses by 6/14/2023.

Special Condition 1d (9/11/2020): DISH has committed to make significant payments to the U.S. Treasury if it does not meet its deployment commitments and that commitment is a condition of the waiver/extension grant and modification of this license in DA 20-1072. These commitments include, but are not limited to, mandatory monetary payments for failure to meet deployment commitments (that are separate from the final buildout requirements), status reports, and verification metrics. If DISH fails to meet the conditions of these grants, it must make the payments required. In addition to mandatory monetary payments (and automatic license terminations), DISH continues to be subject to all of the Commission's other enforcement and regulatory powers for failing to meet any condition of the grants and modifications made on 9/11/2020.

Licensee Name: MANIFEST WIRELESS L.L.C.

Call Sign: WQJZ283

File Number:

Print Date:

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status
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Federal Communications Commission
Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: AMERICAN H BLOCK WIRELESS L.L.C.

ATTN: OFFICE GEN. COUNSEL, LEGAL DEPT.
AMERICAN H BLOCK WIRELESS L.L.C.
PO BOX 6663
ENGLEWOOD, CO 80155-6663

Table with Call Sign (WQTX340), File Number, and Radio Service (AH - AWS-H Block) details.

FCC Registration Number (FRN): 0023125057

Table with columns: Grant Date, Effective Date, Expiration Date, Print Date, Market Number, Channel Block, Sub-Market Designator, Market Name, 1st Build-out Date, 2nd Build-out Date, 3rd Build-out Date, 4th Build-out Date.

Waivers/Conditions:

Special Condition 1 (9/11/2020): Licensee is an indirect, wholly owned subsidiary of DISH Network Corporation (DISH). This license is subject to licensee's compliance with the conditions and restrictions imposed by the Commission in MO&O, Declaratory Ruling and Order of Proposed Modification, FCC 19-103 and the commitments made by DISH in its July 26, 2019 Commitments Letter including Attachment A thereto...

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein.

This license may not authorize operation throughout the entire geographic area or spectrum identified on the hardcopy version. To view the specific geographic area and spectrum authorized by this license, refer to the Spectrum and Market Area information under the Market Tab of the license record in the Universal Licensing System (ULS).

Licensee Name: AMERICAN H BLOCK WIRELESS L.L.C.

Call Sign: WQTX340

File Number:

Print Date:

Special Condition 1a (9/11/2020): DISH is obligated to provide 5G Broadband Service over this license. DISH has waived its rights to use this license under the Commission's flexible-use policies and this license is expressly conditioned on DISH building, deploying, and offering 5G Broadband Service, which means at least 3GPP Release 15 capable of providing Enhanced Mobile Broadband (eMBB) functionality. 5G is defined as the 5G New Radio interface standard as described in 3GPP Release 15, available at <https://www.3gpp.org/release-15>, or 3GPP Release 16 within 3 years of 3GPP final approval. This condition does not preclude DISH from providing IoT as a service in addition to the 5G Broadband Service, but DISH is precluded from relying on IoT (or any other non-5G Broadband Service) operations to satisfy its buildout requirements and commitments.

Special Condition 1b (9/11/2020): Final Buildout Requirement. With respect to this H Block license, licensee shall provide 5G Broadband Service coverage and offer 5G Broadband Service by 6/14/2023 to at least seventy (75) percent of the population in the license area. If licensee fails to establish that it meets this Final Buildout Requirement with respect to this H Block license, this authorization shall terminate automatically without Commission action. See § 27.14(r)(3).

Special Condition 1c (9/11/2020): Contingent extension: The Final Buildout Requirement in special condition 1b shall be extended to 6/14/2025 if licensee establishes that it is offering 5G Broadband Service with respect to its AWS H Block licenses to 50% or more of the U.S. population by 6/14/2023.

Special Condition 1d (9/11/2020): DISH has committed to make significant payments to the U.S. Treasury if it does not meet its deployment commitments and that commitment is a condition of the waiver/extension grant and modification of this license in DA 20-1072. These commitments include, but are not limited to, mandatory monetary payments for failure to meet deployment commitments (that are separate from the final buildout requirements), status reports, and verification metrics. If DISH fails to meet the conditions of these grants, it must make the payments required. In addition to mandatory monetary payments (and license cancellations), DISH continues to be subject to all of the Commission's other enforcement and regulatory powers for failing to meet any condition of the grants and modifications made on 9/11/2020.

Licensee Name: AMERICAN H BLOCK WIRELESS L.L.C.

Call Sign: WQTX340

File Number:

Print Date:

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status
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Federal Communications Commission
Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: PARKERB.COM WIRELESS L.L.C.

ATTN: JEFFREY BLUM
PARKERB.COM WIRELESS L.L.C.
PO BOX 6663
ENGELWOOD, CO 80155

Table with Call Sign (WQZM510), File Number, and Radio Service (WT - 600 MHz Band).

FCC Registration Number (FRN): 0025268459

Table with columns: Grant Date, Effective Date, Expiration Date, Print Date, Market Number, Channel Block, Sub-Market Designator, Market Name, 1st Build-out Date, 2nd Build-out Date, 3rd Build-out Date, 4th Build-out Date.

Waivers/Conditions:

Special Condition 1 (9/11/2020): Licensee is an indirect, wholly owned subsidiary of DISH Network Corporation (DISH). This license is subject to licensee's compliance with the conditions and restrictions imposed by the Commission in MO&O, Declaratory Ruling and Order of Proposed Modification, FCC 19-103 and the commitments made by DISH in its July 26, 2019 Commitments Letter including Attachment A thereto (see, e.g., FCC 19-103 at App. H), as modified by the Commission, both of which are incorporated by reference into and made operative by Order of Modification and Extension of Time to Construct, DA 20-1072 (WTB Sept. 11, 2020). These conditions, restrictions and commitments include, but are not limited to, the following (see FCC 19-103 and DA 20-1072 for further information):

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

This license may not authorize operation throughout the entire geographic area or spectrum identified on the hardcopy version. To view the specific geographic area and spectrum authorized by this license, refer to the Spectrum and Market Area information under the Market Tab of the license record in the Universal Licensing System (ULS). To view the license record, go to the ULS homepage at http://wireless.fcc.gov/uls/index.htm?job=home and select "License Search". Follow the instructions on how to search for license information.

Licensee Name: PARKERB.COM WIRELESS L.L.C.

Call Sign: WQZM510

File Number:

Print Date:

Special Condition 1a (9/11/2020): DISH is obligated to provide 5G Broadband Service over this license. DISH has waived its rights to use this license under the Commission's flexible-use policies and this license is expressly conditioned on DISH building, deploying, and offering 5G Broadband Service, which means at least 3GPP Release 15 capable of providing Enhanced Mobile Broadband (eMBB) functionality. 5G is defined as the 5G New Radio interface standard as described in 3GPP Release 15, available at <https://www.3gpp.org/release-15>, or 3GPP Release 16 within 3 years of 3GPP final approval. This condition does not preclude DISH from providing IoT as a service in addition to the 5G Broadband Service, but DISH is precluded from relying on IoT (or any other non-5G Broadband Service) operations to satisfy its buildout requirements and commitments.

Special Condition 1b (9/11/2020): Final Buildout Requirement. With respect to this 600 MHz Band license, licensee shall provide 5G Broadband Service coverage and offer 5G Broadband Service by 6/14/2025 to at least seventy (75) percent of the population in the license area. If licensee fails to establish that it meets this Final Buildout Requirement with respect to this 600 MHz Band license, this authorization shall terminate automatically without Commission action. See § 27.14(t)(4).

Special Condition 1c (9/11/2020): DISH has committed to make significant payments to the U.S. Treasury if it does not meet its deployment commitments and that commitment is a condition of the waiver/extension grant and modification of this license in DA 20-1072. These commitments include, but are not limited to, mandatory monetary payments for failure to meet deployment commitments (that are separate from the final buildout requirements), status reports, and verification metrics. If DISH fails to meet the conditions of these grants, it must make the payments required. In addition to mandatory monetary payments (and license cancellations), DISH continues to be subject to all of the Commission's other enforcement and regulatory powers for failing to meet any condition of the grants and modifications made on 9/11/2020.

Special Condition 1d (9/11/2020): Until September 11, 2026, licensee shall not (1) sell this license without the advance approval of both the FCC and the U.S. Department of Justice or (2) in any 12-month period provide in the Partial Economic Area of this license more than 35% of the capacity of its 5G network to any of the three largest wireless facilities-based providers (alone or in combination) without prior FCC approval. Sell means (i) to transfer, assign, or dispose of this license in any manner either directly or indirectly; or (ii) to transfer control of an entity holding this license; or (iii) to enter into a lease arrangement or any other arrangement that results in the transfer of de jure or de facto control of this license.

Licensee Name: PARKERB.COM WIRELESS L.L.C.

Call Sign: WQZM510

File Number:

Print Date:

700 MHz Relicensed Area Information:

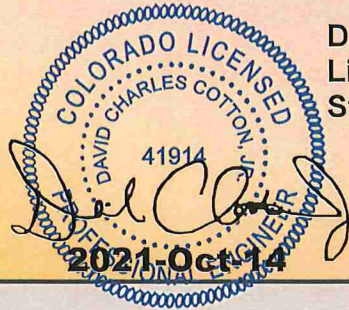
Market	Market Name	Buildout Deadline	Buildout Notification	Status
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Reference Copy

Radio Frequency Safety Predictive Report

Prepared For: SBA Communications
on behalf of DISH Wireless

David Charles Cotton, Jr.
Licensed Professional Engineer
State of Colorado, PE-41914



Site Name: Orchard 3
Site ID: CO22363-S-01
Address: 540 23 1/4 Road
Grand Junction, CO 81501
County: Mesa
Latitude: 39.084403
Longitude: -108.528769
Report Type: Theoretical

Additional Site Information

Customer Name: Anna E Hathaway
Customer Email: AHathaway@sbsite.com
Customer Phone: N/A
Site Structure Type: Clock Tower

Report Information

Report Writer: Kevin Nardi
Report Date: October 14, 2021
Waterford Contact: John Lee
Contact Email: support@waterfordconsultants.com
WC Project Number: RF-21-0184
Reviewed By: David C. Cotton, Jr.

Compliance Statement

Based on the information provided by the client, this installation **Will Be Compliant** with FCC Rules and Regulations with regard to Human Exposure to Radio Frequency Radiation upon implementation of the recommendations set forth in this report.

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GENERAL SUMMARY

1 General Summary

SBA Communications on behalf of DISH Wireless contracted Waterford Consultants, LLC to conduct a **radiofrequency (RF) electromagnetic safety and FCC compliance assessment** of the **Orchard 3** site located at 540 23 1/4 Road, Grand Junction, CO 81501. The compliance framework is derived from the FCC Rules and Regulations for preventing human exposure in excess of the MPE (Maximum Permissible Exposure) limits.

An overview of the applicable FCC Rules and analysis guidelines is presented in Appendix A. The subsequent sections contain information regarding the radio telecommunications equipment installed at this site and the surrounding environment regarding RF Hazard compliance.

As summarized in Section 5 of this report, potentially hazardous conditions were identified, and mitigating action is recommended to achieve or maintain compliance.

All known RF sources have been included in this analysis. Predictive modeling using worst-case operating parameters for antennas regardless of accessibility is the basis for mitigation recommendations. Similarly, theoretical assessment of antennas mounted in close proximity is used to characterize and mitigate cumulative exposure conditions.

Documents Utilized in this Analysis:

Collocation Application.pdf

CO22363-S_Orchard 3_ZDs_8-10-2021.pdf

1.1 Area(s) of Study



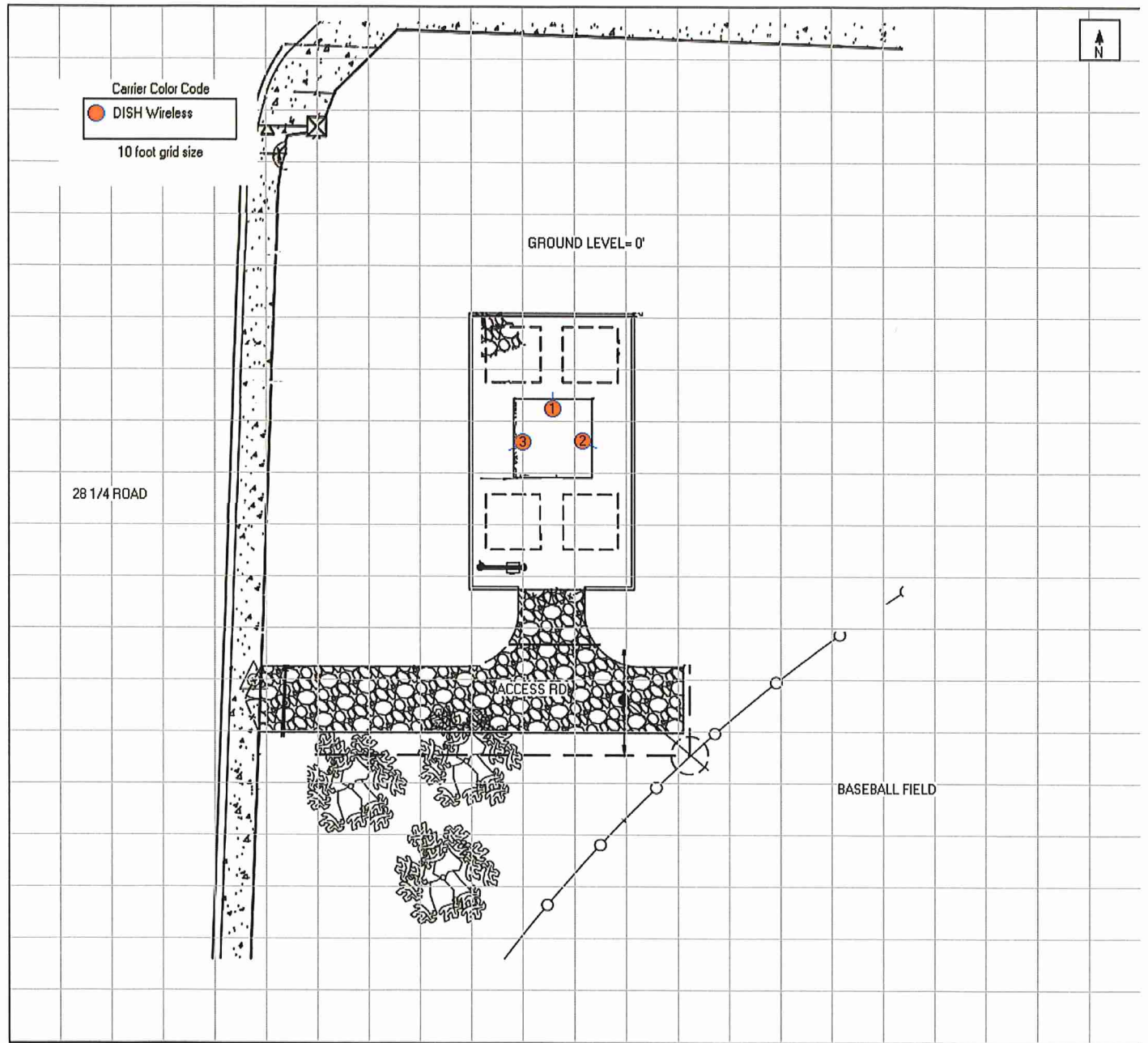
Surrounding Environment



Street View Image

SITE DETAILS

2.1 Antenna Locations



Installation Design

ANTENNA INVENTORY

3 Antenna Inventory

The operations listed in the following tables have been compiled based on information provided by client.

Ant #	Operator	Antenna Make	Antenna Model	Type	Frequency (MHz)	Az (Deg)	Downtilt (Deg)	Horizontal Beam Width (Deg)	Ant Gain (ft)	Ant Gain (dBd)	TPO (W)	Loss (dB)	Total ERP (W)	Total EIRP (W)	Antenna Centerline Ground Level (0 ft)
1	DISH Wireless	JMA	MX08FRO6665-21 02DT	Panel	600	0	0	62	6	11.35	30	4	1637	2686	85
1	DISH Wireless	JMA	MX08FRO6665-21 02DT	Panel	700	0	0	52	6	12.05	40	4	2565	4208	85
1	DISH Wireless	JMA	MX08FRO6665-21 02DT	Panel	1900	0	0	61	6	15.75	40	4	6013	9866	85
1	DISH Wireless	JMA	MX08FRO6665-21 02DT	Panel	2100	0	0	65	6	16.75	40	4	7570	12420	85
2	DISH Wireless	JMA	MX08FRO6665-21 02DT	Panel	600	120	0	62	6	11.35	30	4	1637	2686	85
2	DISH Wireless	JMA	MX08FRO6665-21 02DT	Panel	700	120	0	52	6	12.05	40	4	2565	4208	85
2	DISH Wireless	JMA	MX08FRO6665-21 02DT	Panel	1900	120	0	61	6	15.75	40	4	6013	9866	85
2	DISH Wireless	JMA	MX08FRO6665-21 02DT	Panel	2100	120	0	65	6	16.75	40	4	7570	12420	85
3	DISH Wireless	JMA	MX08FRO6665-21 02DT	Panel	600	240	0	62	6	11.35	30	4	1637	2686	85
3	DISH Wireless	JMA	MX08FRO6665-21 02DT	Panel	700	240	0	52	6	12.05	40	4	2565	4208	85
3	DISH Wireless	JMA	MX08FRO6665-21 02DT	Panel	1900	240	0	61	6	15.75	40	4	6013	9866	85
3	DISH Wireless	JMA	MX08FRO6665-21 02DT	Panel	2100	240	0	65	6	16.75	40	4	7570	12420	85

NOTE 1: Waterford Consultants has assumed transmission parameters for co-located RF emitters based on similar installations found at other radio communications sites. Generic antenna models have been used where existing antenna part numbers or radiation patterns are not available. The frequencies presented in this table may have been assumed in order to represent the approximate band of operation and to support a maximum-case calculation of power density.

NOTE 2: Some antennas identified by the SON designation may employ beamsteering technology where RF energy allocated to each customer device is dynamically directed toward their location. In the analysis presented herein, predicted exposure levels are based on all beams at full utilization (i.e. full power) simultaneously focused in any direction. As this condition is unlikely to occur, the actual power density levels at ground and at adjacent structures will be less than the levels reported below.

NOTE 3: No other transmitting antennas are known to be operating in the vicinity of this site.



4 Predicted Emission Levels

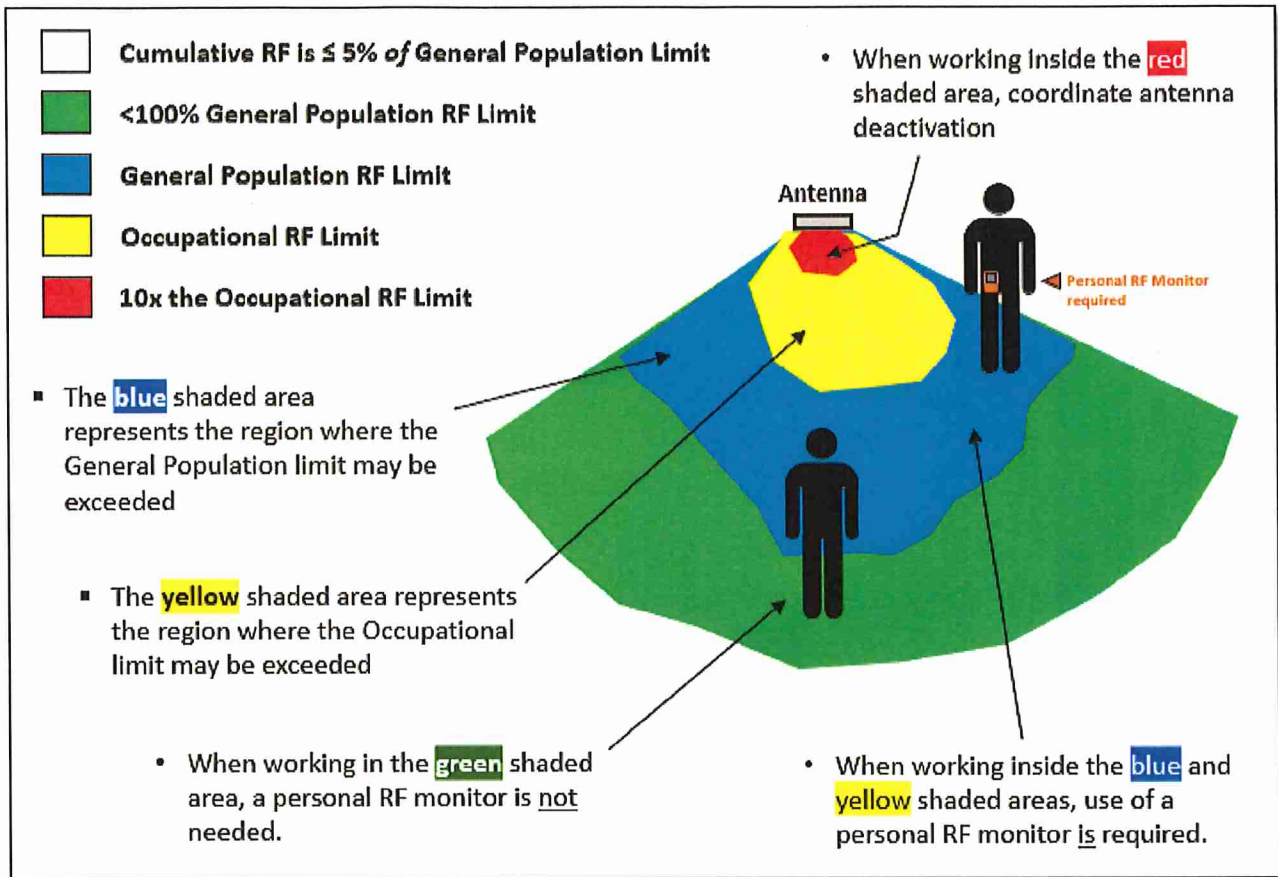
The following plots show the spatial average predicted power density level at any given location as a percentage of the FCC General Population limits. These plots depict the cumulative exposure based on all RF sources listed in the corresponding antenna table.

Exposure to non-ionizing radiation at a given spatial average power density level, during the appropriate time interval, determines hazard. MPE predictions are not dependent on the exposure duration as only the intensity of the exposure is calculated. In this manner, areas of concern are identified and delineated from areas where exposures will not exceed the FCC limits. Recommendations for mitigating these zones are recommended in this report. Rules for access to impacted area are based on policy set by property management.

Predictive MPE plots may be provided for plan view (*top-down*) or section view (*profile*) studies. Profile studies account for antennas that are placed individually with separation that assumes cumulative emissions from other antennas are negligible. Section detail plots depict spatially averaged power MPE conditions at the middle of the six-foot exposure area. Plan view studies may include cumulative analysis where the contributions of nearby antennas may impact exposure conditions and compliance recommendations. The reference plane for each plot is indicated in the caption and legend. For example, "Avg 10 to 16 Feet" appearing in the legend indicates that the top-view plot depicts spatially averaged predicted power densities between 10 and 16 feet which a person could occupy. Plots are produced for each accessible level or walking surface; areas that are not accessible are not shown. Antenna level plots are also created to depict maximum-case exposure conditions at potential elevated work areas. Unless otherwise noted, Ground Level or Main Level represents the default access elevation and is the baseline for antenna centerline reference.

PREDICTED EMISSION LEVELS

What do the shaded colors mean in the RF plots provided in this report?



SUMMARY

10X the Occupational RF exposure limit. When working inside this area, trained personnel with personal protective equipment (PPE) is required; may also require coordinating a scheduled deactivation/outage with operator.

Occupational RF exposure limit. When working inside this area, trained personnel with personal protective equipment (PPE) is required; untrained person(s) must be accompanied by trained personnel.

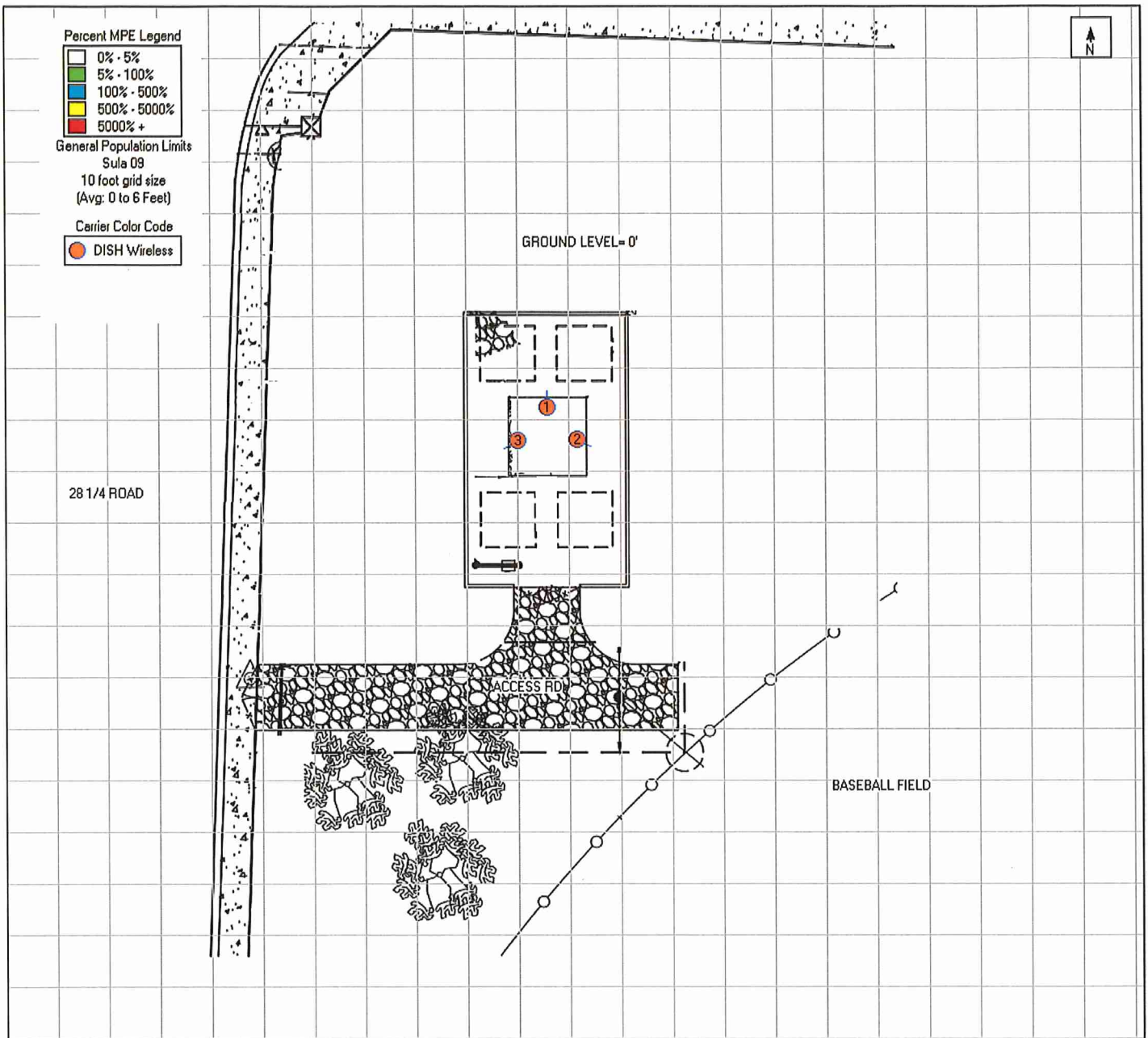
General Population RF exposure limit. When working inside this area, trained personnel with personal protective equipment (PPE) is required; untrained person(s) must be accompanied by trained personnel.

$<100\%$ of the General Population RF exposure limit (or $<20\%$ of the Occupational RF exposure limit). When working in this area, personal protective equipment (PPE) is not required. No special action or behavior is required to maintain a safe work environment. This area is safe for continuous exposure.

Area is outside of General Population and Occupational RF exposure limits (less than 5% of the General Population limits). When working in this area, personal protective equipment (PPE) is not required. No special action or behavior is required to maintain a safe work environment. This area is also safe for continuous exposure.

PREDICTED EMISSION LEVELS

Scenario: Ground Level 0'

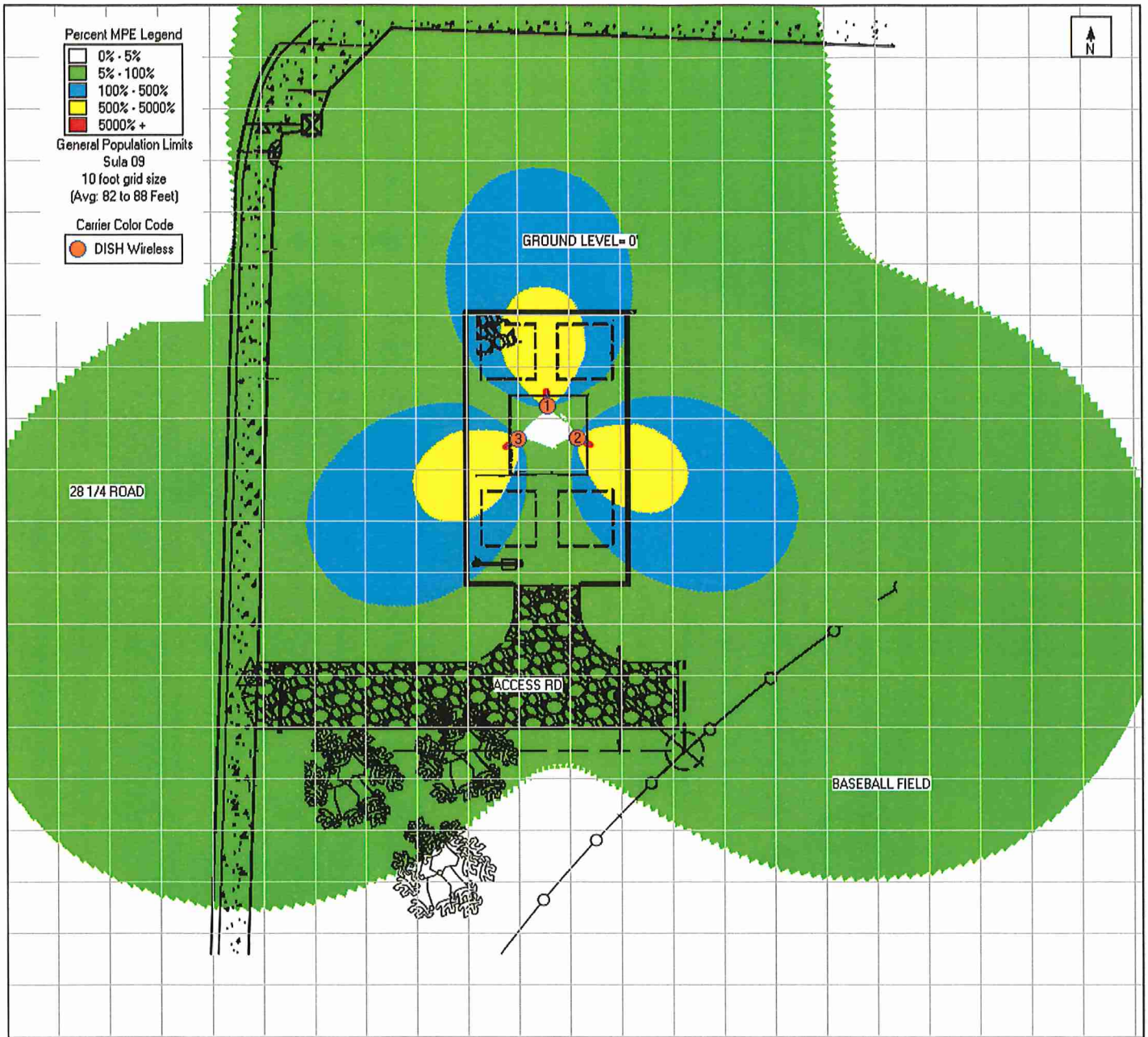


The reference plane for the plot is the Ground Level 0' (Dish Wireless Only).

Assessment: Based on consideration of all operations, the maximum predicted cumulative MPE is 0.1503% of the FCC General Population limits.

PREDICTED EMISSION LEVELS

Scenario: Antenna Level 82'



The reference plane for the plot is the Antenna Level 82' (Dish Wireless Only).

Assessment: Based on consideration of all operations, the maximum predicted cumulative MPE is 6903.3601% of the FCC General Population limits.

5 Recommendations for Compliance

Predictive modeling indicates that cumulative RF power densities at ground level or adjacent structures as a result of the operations documented herein are below the FCC General Population limits. However, accessible areas near the antennas may exceed the FCC General Population limits.

Work plans near any transmitting antennas should be evaluated with respect to any actions needed to maintain a safe work environment. These actions may include scheduled outages or power reductions. It is recommended that all workers needing to access areas the front of the transmitting antennas listed below be properly trained and certified in the area of RF exposure and safety, as well as have the means to monitor and control their exposure.

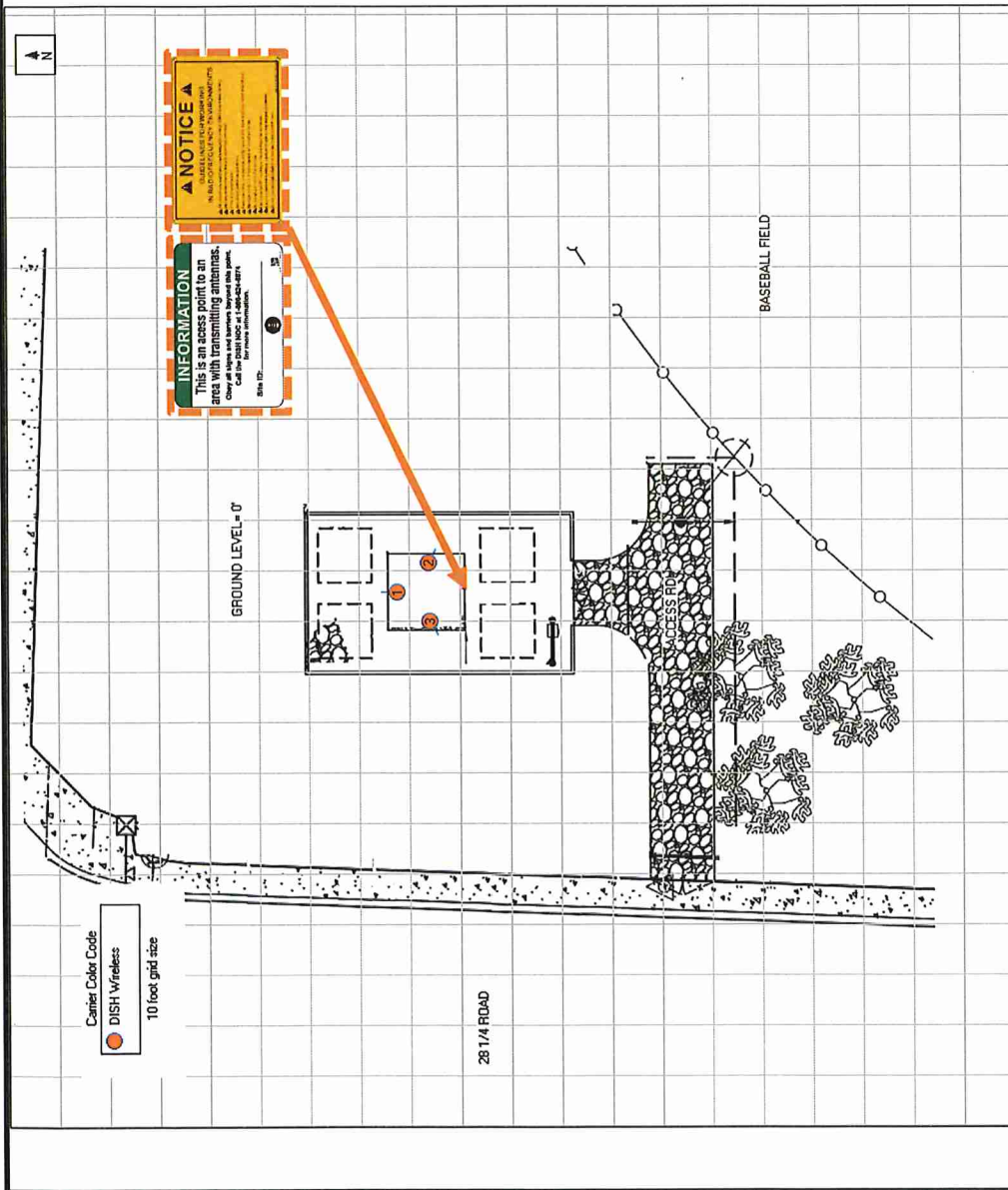
Signs should be sized according to OSHA standards to be clearly legible from the separation distance noted and multiple signs may be required to provide notification of potential exposure conditions from all possible approaches to the antenna. Workers must be provided information about the locations of these areas of concern and the meaning of RF alerting signage.






Site Access Location

- NOC, Guideline signs required at base of clock tower access.
- Install warning signs behind the antennas visible from approach.

RECOMMENDATIONS FOR COMPLIANCE

Compliance Requirement Diagram (Site Access)

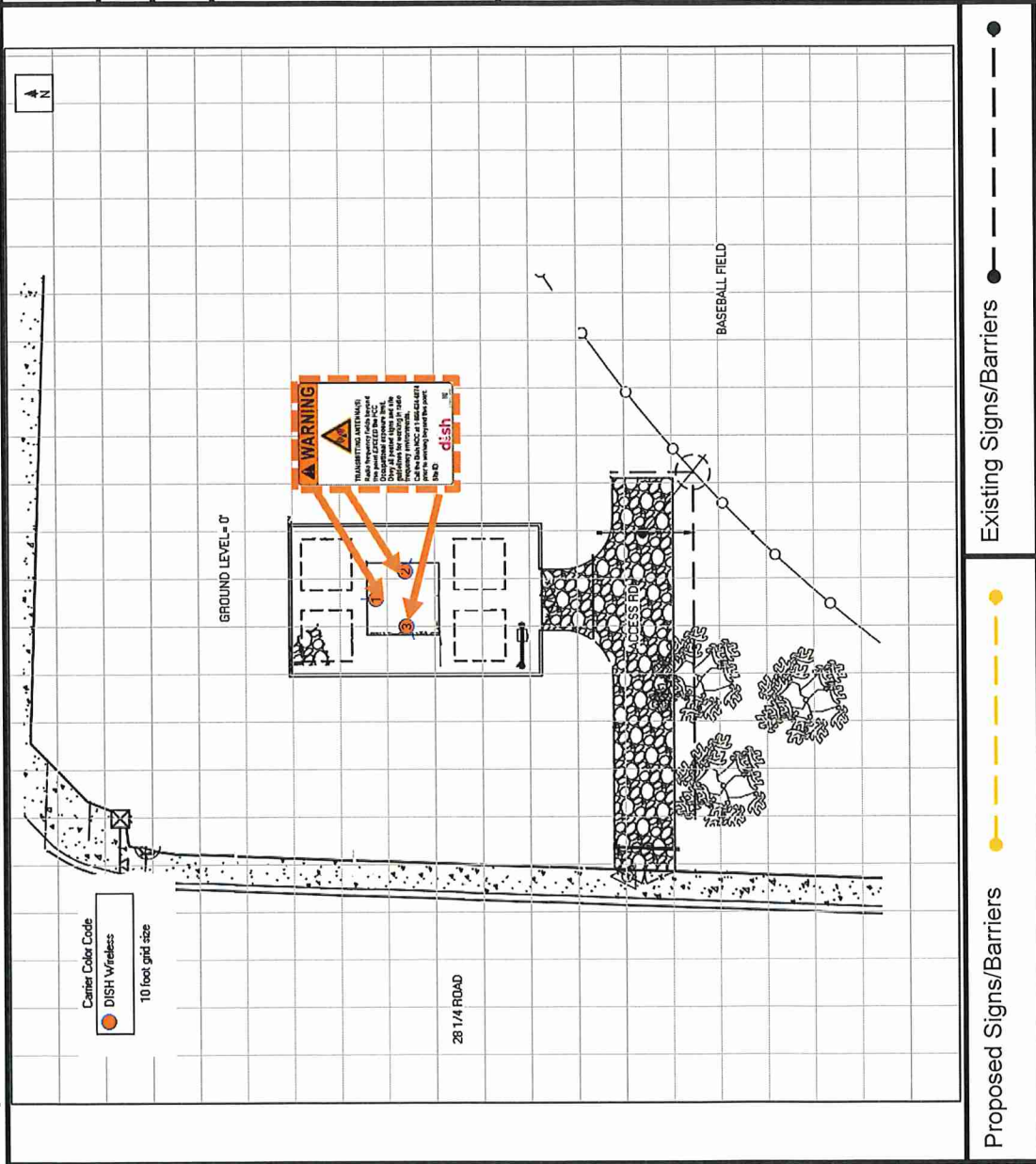





Recommendations
Site Access
How Many Access Points - 1
 X 1 NOC
 X 1 10 Step Guidelines
 X 0 Notice (Blue) Sign
 X 0 Caution (Yellow) Sign
 X 0 Warning (Red) Sign

*Install NOC, Guideline signs at the access ladder visible from approach.

RECOMMENDATIONS FOR COMPLIANCE

Compliance Requirement Diagram (All sectors)






Recommendations	
All Sectors	
Barriers: No	
X 0	 <p>Notice (Blue) Sign</p>
X 0	 <p>Caution (Yellow) Sign</p>
X 3	 <p>Warning (Red) Sign</p>

**Install warning signs behind the antennas visible from approach.

RECOMMENDATIONS FOR COMPLIANCE

Mitigation for Compliance

For any area where cumulative RF power density exceeds 100% of the FCC General Population MPE limits, access controls with appropriate RF alerting signage must be established and maintained to restrict access to authorized personnel. Signage must be posted to be visible upon approach from any direction to provide notification of potential conditions within these areas.

Category 2	Category 3	Category 4
<i>Exceeds General Population Limit; Below Occupational Limit</i>	<i>Exceeds Occupational Limit; Below 10x Occupational Limit</i>	<i>Exceeds 10x Occupational Limit</i>
		

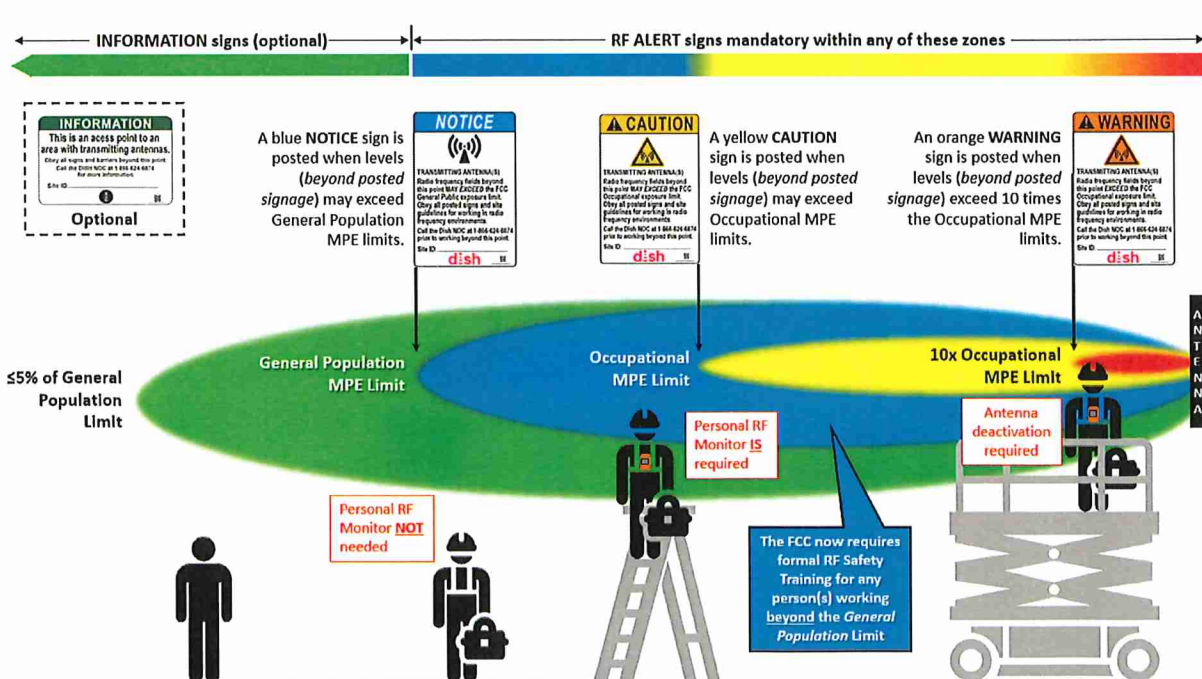
Per FCC requirements for compliance, the following content is required on RF alerting signage:

- RF energy advisory symbol and signal word appropriate for the potential exposure category
- A description of the RF source (e.g., transmitting antennas)
- Behavior necessary to avoid over-exposure (e.g., do not climb tower unless you know that antennas are not energized; stay behind barrier or off of markings)
- Up-to-date contact information (e.g., monitored phone number or email address connected to someone with authority and capability to provide prompt response).
- Any sign attached directly to an antenna must include the separation distance at a font size commensurate with the safe separation distance.

RECOMMENDATIONS FOR COMPLIANCE

Additional Requirements

- Signage should conform to IEEE C95.2-2018 and the ANSI/NEMA Z535 series of standards.
- RF alerting signs must be legible from a distance of 5 feet from the boundary of the area where the FCC General Population limits are exceeded in accordance with OSHA rules (29 CFR § 1910.145(f)(4)(ii)).
- INFORMATION signs displaying contact information AND GUIDELINES signs are considered *optional* and may be utilized at antenna installations where the FCC limits may not be exceeded.
- **Positive access control is required to restrict access to areas where the FCC General Population limits may be exceeded.** Controls such as physical barriers to entry imposed by locked doors, hatches and ladders or other access control mechanisms may be supplemented by alarms that alert the individual and notify site management of a breach in access control.
- **Appropriate RF Safety & Awareness Training is required for any person that may encounter controlled areas in order to understand the meaning of RF alerting signage, as well as the behaviors necessary to ensure safety.** In order to perform work within restricted area where the General Population limits may be exceeded, workers should be trained in RF safety and equipped with personal protective equipment (e.g. RF personal monitor). Lockout/tagout or scheduled outages may be employed to maintain a safe work environment within these areas. Further, untrained workers should not have access to controlled locations without supervision by trained occupational personnel.



Standard Minimum Font Sizes & Safe Viewing Distances

(Source: ANSI Z535.2-2001 (Table B1))

Minimum Safe Viewing Distance		Minimum Letter Height for FAVORABLE Reading Conditions			Minimum Recommended Sign Size *
(ft)	(m)	(point size)	(in)	(cm)	(in)
≤4	≤1.2	16	0.16	.4	5 x 7
6	1.8	24	0.24	0.6	7 x 10
8	2.4	32	0.32	0.8	8 x 12
10	3.0	40	0.40	1.0	11 x 18
15	4.6	60	0.60	1.5	15 x 24
20	6.1	80	0.80	2.0	19 x 30
30	9.1	120	1.20	3.0	TBD**
40	12.2	160	1.60	4.1	TBD**
60	18.3	240	2.40	6.1	TBD**
80	24.4	320	3.20	8.1	TBD**
100	30.5	400	4.00	10.2	TBD**
125	38.1	500	5.00	12.7	TBD**
150	45.7	600	6.00	15.2	TBD**

* Sign sizes reflect the minimum size(s) needed to meet FCC/OSHA requirements based on (i) the sign content and artwork shown in this section, and (ii) the minimum safe viewing distance, as specified by ANSI and calculated by our RoofMaster™ software.

All minimum safe viewing distances are depicted in the RF modeling diagrams provided in this report.

** Minimum recommended sign sizes are provided herein only for signs that require a minimum safe viewing distance of 0–20 feet. Signs requiring a minimum safe viewing distance >20 feet shall be graphically calculated and confirmed by Waterford on a case-by-case basis.

6 Appendix A: Technical Framework

The FCC requires licensees to ensure that new and existing wireless operations do not expose people to hazardous levels of RF electromagnetic energy. Service providers consider compliance with these rules when designing new sites or modifying existing operations that could change the RF environment. The FCC exposure rules have been codified in response to the National Environmental Policy Act of 1969 which requires government agencies to evaluate the impact of their actions on the "quality of the human environment." Documentation of adherence to these rules is typically included in the environmental compliance applications submitted to local authorities responsible for reviewing and approving new or modified telecommunications installations and is maintained by the FCC licensee.

The FCC rules are based on exposure limits established by scientific and engineering organizations that review human health research in this field. At RF frequencies, the electromagnetic waves utilized by cellular sites represent non-ionizing radiation which can be absorbed by the human body. The FCC limits include a 50-fold safety factor above exposure levels where adverse thermal effects may result. By contrast, the energy available in ionizing radiation (e.g. X-rays) is higher and has the ability to permanently damage tissue cells at the molecular level. Unlike ionizing radiation, exposure to non-ionizing radiation does not have cumulative effects and the FCC limits are based on the body's thermoregulation capabilities.

The FCC requires licensees to ensure that persons are not exposed to radiofrequency electromagnetic energy power densities in excess of the Maximum Permissible Exposure ("MPE") limits as set forth in 47 C.F.R. §§ 1.1307(b) and 1.1310. The limits are derived from maximum Specific Absorption Rate (SAR) values of the human body for two tiers of permissible exposure differentiated by the situation in which the exposure takes place and/or the status of the individuals who are subject to exposure.

General Population / uncontrolled exposure limits apply to those situations in which persons may not be aware of the presence of electromagnetic energy, where exposure is not employment-related, or where persons cannot exercise control over their exposure.

Occupational / controlled exposure limits apply to situations in which persons are exposed as a consequence of their employment, have been made fully aware of the potential for exposure, and can exercise control over their exposure.

Based on these criteria, the FCC limits for the General Population are associated with continuous exposure conditions and exposure levels below these limits are not hazardous. The FCC General Population limit is 5 times more restrictive than the Occupational limits.

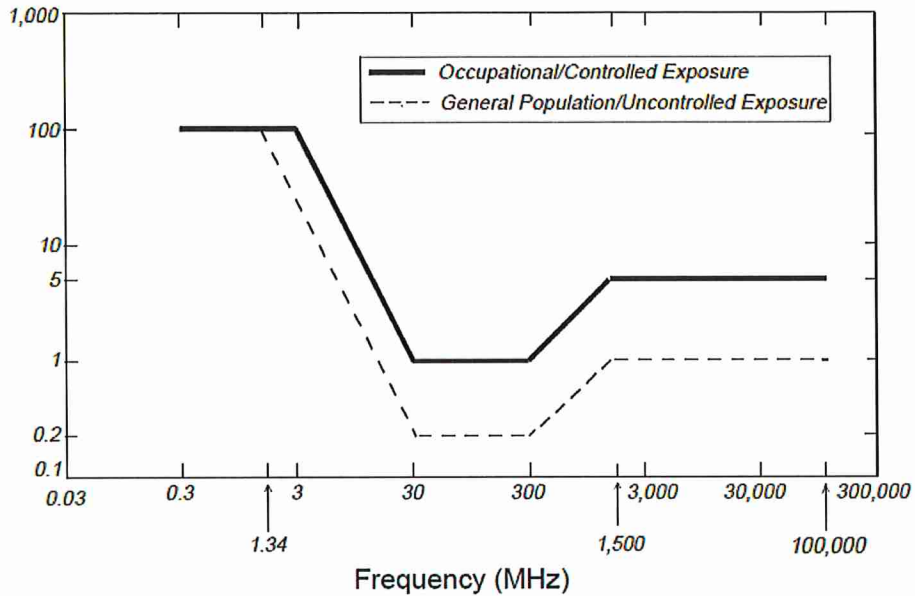
As a practical method of evaluating compliance in deployment scenarios, the FCC has set forth MPE limits shown in Table 1 below which are derived from the *whole-body SAR limits*. Specified in terms of electric field strength, magnetic field strength and equivalent plane-wave power density, compliance may be evaluated through computational or measurement methods provided in the FCC Office of Engineering & Technology Bulletin 65, "Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields" (OET-65). Factors that determine exposure conditions include frequency, operating power, distance, and directivity of the antenna.

Table 1: FCC Exposure Limits (47 C.F.R. § 1.1310)

Frequency (MHz)	Limits for General Population/ Uncontrolled Exposure		Limits for Occupational/ Controlled Exposure	
	Power Density (mW/cm ²)	Averaging Time (minutes)	Power Density (mW/cm ²)	Averaging Time (minutes)
30-300	0.2	30	1	6
300-1500	f/1500	30	f/300	6
1500-100,000	1.0	30	5.0	6

f=Frequency (MHz)

Figure 1. FCC Limits for Maximum Permissible Exposure (MPE)
Plane-wave Equivalent Power Density



From OET-65

Compliance assessment involves consideration of the cumulative contributions of all wireless operations. The power density resulting from an RF source may be expressed as a percentage of the frequency-specific limits. In scenarios involving multiple RF emitters, the percentage of the FCC limits from each source are summed to determine if 100% of the exposure limit has been exceeded at a given location. At these areas of concern, access controls with appropriate RF alerting signage must be established and maintained to restrict access to authorized personnel.

An evaluation of existing environmental conditions may be performed through predictive modeling as set forth in OET-65 or collecting power density measurements. The impact of new or modified wireless operations must be assessed in this cumulative scenario and any area of concern that is accessible to members of the General Population must be mitigated. In situations where the predicted MPE exceeds the General Population threshold in an accessible area as a result of emissions from multiple transmitters, FCC licensees that contribute greater than 5% of the aggregate MPE share responsibility for mitigation.

APPENDIX A: TECHNICAL FRAMEWORK

Based on the computational guidelines set forth in FCC OET Bulletin 65, Waterford Consultants, LLC has developed software to predict the overall Maximum Permissible Exposure possible at any location given the spatial orientation and operating parameters of multiple RF sources. The power density in the *far-field* of an RF source is specified by OET-65 Equation 5 as follows:

$$S = \frac{EIRP}{4 \cdot \pi \cdot R^2} \text{ (mW/cm}^2\text{)}$$

where EIRP is the Effective Radiated Power relative to an isotropic antenna and R is the distance between the antenna and point of study. Additionally, consideration is given to the manufacturers' horizontal and vertical antenna patterns as well as radiation reflection. At any location, the predicted power density in the *far-field* is the spatial average of points within a 0 to 6-foot vertical profile that a person would occupy. *Near-field* power density is based on OET-65 Equation 20 stated as

$$S = \left(\frac{180}{\theta_{BW}} \right) \cdot \frac{100 \cdot P_{in}}{\pi \cdot R \cdot h} \text{ (mW/cm}^2\text{)}$$

where P_{in} is the power input to the antenna, θ_{BW} is the horizontal pattern beamwidth and h is the aperture length.

Exposure conditions in the *near-field* of a microwave dish antenna may vary but the maximum power density is provided by OET-65 Equation 13 as follows:

$$S_{nf} = \frac{16 \eta P}{\pi D^2} \text{ (mW/cm}^2\text{)}$$

where η is aperture efficiency (0.75) and D is the antenna diameter.

Some antennas employ beamforming technology where RF energy allocated to each customer device is dynamically directed toward their location. In this analysis, predicted exposure levels are based on all beams at full utilization (i.e. full power) simultaneously focused in any direction. As this condition is unlikely to occur, the actual power density levels at ground and at adjacent structures are expected to be less than the levels reported. These theoretical results represent worst-case predictions as all RF emitters are assumed to be operating at 100% duty cycle.

7 Appendix B: Qualifications of Waterford Consultants, LLC

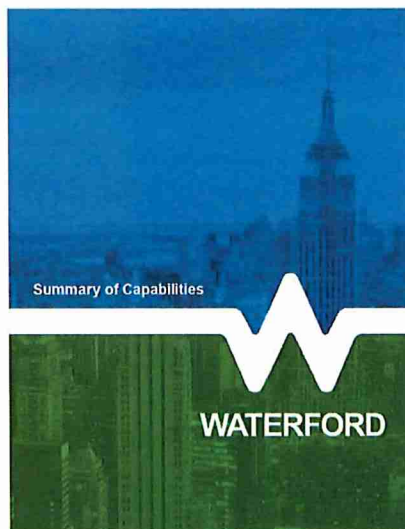
With more than 100 team-years of experience, Waterford Consultants, LLC [Waterford] provides technical consulting services to clients in the Radio Communications and antenna locating industry. Waterford retains professional engineers who are placed in responsible charge of the processes for analysis.

Waterford is familiar with 47 C.F.R. § § 1.1307(b)(3) and 1.1310 along with the general Rules, Regulations, and policies of the FCC. Waterford work processes incorporate all specifications of FCC Office of Engineering and Technology, Bulletin 65 (“OET65”), from the website: www.fcc.gov/oet/rfsafety and follow criteria detailed in 47 CFR § 1.1310 “Radiofrequency radiation exposure Limits”.

Within the technical and regulatory framework detailed above, Waterford developed tools according to recognized and generally accepted good engineering practices. Permissible exposure limits are band specific, and the Waterford computerized modeling tools correctly calculate permissible exposure based on the band(s) specified in the input data. Only clients and client representatives are authorized to provide input data through the Waterford web portal. In securing that authorization, clients and client representatives attest to the accuracy of all input data.

Waterford Consultants, LLC attests to the accuracy of the engineering calculations computed by those modeling tools. Furthermore, Waterford attests that the results of those engineering calculations are correctly summarized in this report.

To download an electronic copy of our *Summary of Capabilities* brochure, please clicking the image below



8 Appendix C: RoofMaster

RoofMaster™ is the software package that Waterford Consultants, LLC created to model RF environments associated with multiple emitters where the potential exists for human exposure. Based on the computational guidelines set forth in OET Bulletin 65 from the Federal Communications Commission (FCC), RoofMaster™ considers the operating parameters of specified RF sources to predict the overall Maximum Permissible Exposure possible at a given location. These theoretical results represent worst-case predictions as emitters are assumed to be operating at 100% duty cycle.

From the FCC document:

“The revised OET Bulletin 65 has been prepared to provide assistance in determining whether proposed or existing transmitting facilities, operations or devices comply with limits for human exposure to radiofrequency (RF) fields adopted by the Federal Communications Commission (FCC). The bulletin offers guidelines and suggestions for evaluating compliance.”

http://transition.fcc.gov/Bureaus/Engineering_Technology/Documents/bulletins/oet65/oet65.pdf

9 Appendix D: Statement of Limiting Conditions

Waterford Consultants, LLC field personnel have visited the site and collected data with regard to the MPE environment. Waterford Consultants will not be responsible for matters of a legal nature that affect the site or property. The property has been analyzed under the premise that it is under responsible ownership and management and our client has the legal right to conduct business at this facility.

Due to the complexity of some wireless sites, Waterford Consultants has created this report utilizing best industry practices and due diligence. Waterford Consultants cannot be held accountable or responsible for anomalies or discrepancies due to actual site conditions (i.e., mislabeling of antennas or equipment, inaccessible cable runs, inaccessible antennas or equipment, etc.) or information or data supplied by Wireless Carrier, the site manager, or their affiliates, subcontractors or assigns.

Waterford Consultants has provided the results of a computer-generated model in this MPE Site Compliance Report to show approximate dimensions of the site, and the model results is included to assist the reader of the compliance report to visualize the site area, and to provide supporting documentation for Waterford Consultants' recommendations.

Waterford Consultants will not be responsible for any existing conditions or for any engineering or testing that might be required to discover whether adverse safety conditions exist. Because Waterford Consultants is not expert in the field of mechanical engineering or building maintenance, this MPE Site Compliance Report must not be considered a structural or physical engineering report.

Waterford Consultants obtained information used in this MPE Site Compliance Report from sources that Waterford Consultants considers reliable and believes them to be true and correct. Waterford Consultants does not assume any responsibility for the accuracy of such items that were furnished by other parties.

10 Appendix E: Glossary of Terms

Definitions of the following technical words, terms, and/or phrases reflected in the report provided by Waterford are included as follows:

Compliance assessment	Sometimes referred to as a GAP assessment, it is intended to identify gaps between an existing control environment and what is required for compliance with Federal (FCC) regulations
Controlled exposure limits	Apply to situations in which persons are exposed as a consequence of their employment and in which those persons who are exposed have been made fully aware of the potential for exposure and can exercise control over their exposure.
Cumulative exposure	Cumulative exposure is the total dose resulting from repeated exposures of radiation to an occupationally exposed worker to the same portion of the body, or to the whole body, over a period of time.
Effective Radiated Power (EIRP or ERP)	An IEEE standardized definition of directional radio frequency (RF) power, such as that emitted by a radio transmitter.....It is equal to the input power to the antenna multiplied by the gain of the antenna.
Electromagnetic emissions (EME)	Aka <i>electromagnetic radiation</i> , EME is energy that is propagated through free space or through a material medium in the form of electromagnetic waves, such as radio waves, visible light, and gamma rays.
Far field	The far field is the region in which the field acts as "normal" electromagnetic radiation. In this region, it is dominated by electric or magnetic fields with electric dipole characteristics.
FCC	Federal Communications Commission; an independent agency of the United States government that regulates communications by radio, television, wire, satellite, and cable across the United States. The FCC maintains jurisdiction over the areas of broadband access, fair competition, radio frequency use, media responsibility, public safety, and homeland security
General Population limit	Applicable to situations in which the general public may be exposed or in which persons who are exposed as a consequence of their employment may not be made fully aware of the potential for exposure or cannot exercise control over their exposure

IEEE	Institute of Electrical and Electronics Engineers; a professional association for electronic engineering and electrical engineering (and associated disciplines). It was formed in 1963 from the amalgamation of the American Institute of Electrical Engineers and the Institute of Radio Engineers
Ionizing radiation	A type of energy released by atoms that travels in the form of electromagnetic waves (gamma or X-rays) or particles (neutrons, beta or alpha); can penetrate the human body and the radiation energy can be absorbed in tissue. This has the potential to cause harmful effects to people, especially at high levels of exposure
Maximum permissible exposure (MPE)	The FCC's regulations have specific MPE requirements for radiated electric fields, magnetic fields, and power density. MPEs are derived from the Specific Absorption Rate (SAR) at which tissue absorbs RF energy, usually expressed in watts per kilogram (W/kg).
Mitigation for compliance	Actions or activities required for compliance with FCC/OSHA regulations and to ensure a safe working environment. A harmonized and integrated compliance program – one that includes appropriate risk-management activities and controls – will eliminate redundant efforts, enable execution, ensure safety, and facilitate adherence to compliance requirements by the business and governing federal agencies.
Narda/Wave Control	Leading international suppliers of measuring equipment in the EMF / EME Safety, RF Test & Measurement and EMC sectors
Near field	A part of the radiated field that is below distances shorter than the Fraunhofer distance, which is given from the source of the diffracting edge or antenna of longitude or diameter; near field, as the name suggests, is very close to the antenna while far field is further away.
Non-ionizing radiation	Non-ionizing radiation includes the spectrum of ultraviolet (UV), visible light, infrared (IR), microwave (MW), radio frequency (RF), and extremely low frequency (ELF); does not penetrate deep into the tissues but increases the risk of damage to the skin and eyes. Dependent on the energy and exposure time, non-ionizing radiation can cause localized heating, or photochemical reactions can occur with possible permanent harm. Exposure should therefore be minimized.

Occupational limit	Apply to situations in which persons are exposed as a consequence of their employment, have been made fully aware of the potential for exposure, and can exercise control over their exposure.
OET-65	Bulletin published by the FCC's Office of Engineering & Technology in 1997; establishes guidelines for human exposure to radiofrequency electromagnetic field and achieving FCC compliance
Personal RF monitor	Part of the personal protective equipment (PPE) worn by a person working in areas exposed to radio frequency radiation. A personal RF safety monitor is typically worn either on the torso region of the body or handheld and is required by the occupational safety and health acts of many telecommunication companies
Positive access control	Refers to the practice of restricting entrance to a property, a building, or a room to authorized persons; can be achieved by a human (a guard, bouncer, or receptionist), through mechanical means such as locks and keys, or through technological means such as access control systems
Power density	The amount of power (time rate of energy transfer) per unit volume; power density may also refer to a volume. It is then also called volume power density, which is expressed as W/m^3
Radio frequency (RF)	The oscillation rate of an alternating electric current or voltage or of a magnetic, electric, or electromagnetic field or mechanical system in the frequency range from around 20 kHz to around 300 GHz
Specific Absorption Rate (SAR)	A measure of the rate at which energy is absorbed per unit mass by a human body when exposed to a radio frequency (RF) electromagnetic field. ... It is defined as the power absorbed per mass of tissue and has units of watts per kilogram (W/kg)
Spatial average	The average power density observed when the Narda meter and probe is swept over an entire person (0 – 6 feet) for purposes of comparing with FCC exposure limits
Spatial peak	The maximum power density observed when the Narda meter and probe are swept over an entire person (0 – 6 feet) for purposes of comparing with FCC exposure limits; considered " <i>worst case</i> " – the average will not exceed this value
Uncontrolled exposure limits	Apply to situations in which the general public may be exposed or in which persons who are exposed as a consequence of their employment may not be made fully aware of the potential for exposure or cannot exercise control over their exposure

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 61-18

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO THE
OPTION AND LAND LEASE AGREEMENT WITH SBA TOWERS IX, LLC FOR THE
PLACEMENT OF A WIRELESS TELECOMMUNICATION TOWER ON THE
COLUMBINE PARK PROPERTY LOCATED AT 540 28 1/4 ROAD**

Recitals:

In May 2014, the Grand Junction City Council adopted a three to five-year Economic Development Plan (EDP) for the purpose of creating a clear plan of action for improving business conditions and attracting and retaining employers. Section 1.4 of the EDP focuses on providing technology infrastructure that enables and supports private investment. Expanding broadband capabilities and improving wireless and/or cellular coverage are key objectives of the EDP.

In June 2016, City Council adopted a Wireless Master Plan (WMP) to serve as a general planning tool to limit unnecessary proliferation of wireless infrastructure while maintaining compliance with state and federal regulations and allowing expansion and improvement of networks and greater access to wireless technology in the community. The WMP identifies areas where coverage is needed, and provides a framework for development of towers that will help maximize network coverage while minimizing the number of new telecommunication facilities. It includes siting standards and preferences for new communication facilities to ensure compatibility with the community and neighborhood character(s).

The WMP identifies "priority sites" in the community that can provide a location for future wireless facilities in underserved areas. These priority sites must meet general criteria of a minimum size of one acre, have vehicular access to an improved right-of-way, have access to utilities and the property must be outside of the 100-year floodplain. These priority sites were vetted as part of the WMP public process.

SBA Towers IX, LLC has identified Columbine Park as a good location for a telecommunications facility needed to provide enhanced voice and data wireless services to customers in the Grand Junction area. This includes more accurate location detection for emergency fire and police calls; faster data speeds on smartphones; tablets and other devices; and better reliability and quality of voice calls.

Public property provides a stable platform for wireless companies and the compensation received for the tower lease can support the telecommunications needs of the City and help to control costs of public communications facilities. The Comprehensive Plan's Future Land Use Map identifies growth opportunities and density increases for this area as Grand Junction grows over the next 25 years.

NOW THEREFORE BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:

The City Manager is authorized to enter into the Option and Land Lease Agreement with SBA Towers IX, LLC for the placement of a wireless telecommunication tower on the Columbine Park property located at 540 28 1/4 Road.

PASSED AND APPROVED this 19th day of September, 2018.



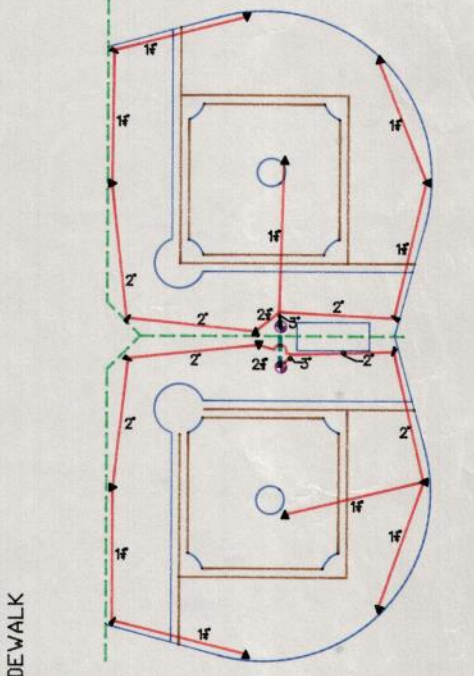
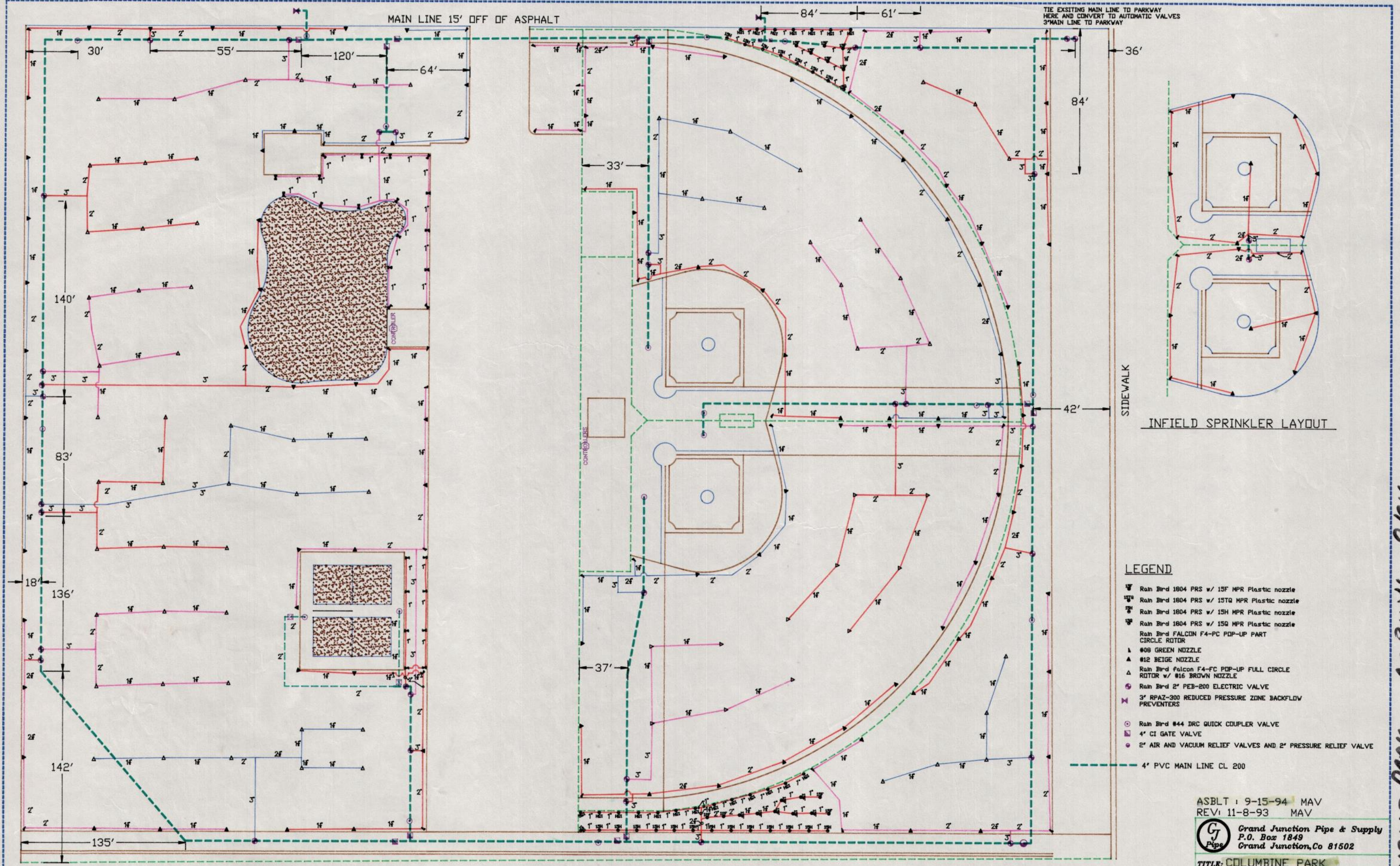
President of the Council

ATTEST:




City Clerk





- LEGEND**
- ☐ Rain Bird 1804 PRS w/ 15F MPR Plastic nozzle
 - ☐ Rain Bird 1804 PRS w/ 15TQ MPR Plastic nozzle
 - ☐ Rain Bird 1804 PRS w/ 15H MPR Plastic nozzle
 - ☐ Rain Bird 1804 PRS w/ 15Q MPR Plastic nozzle
 - ☐ Rain Bird FALCON F4-PC POP-UP PART CIRCLE ROTOR
 - ▲ #08 GREEN NOZZLE
 - ▲ #12 BEIGE NOZZLE
 - ▲ Rain Bird falcon F4-FC POP-UP FULL CIRCLE ROTOR w/ #16 BROWN NOZZLE
 - ⊕ Rain Bird 2" PEB-200 ELECTRIC VALVE
 - ⊕ 3" RPAZ-300 REDUCED PRESSURE ZONE BACKFLOW PREVENTERS
 - ⊕ Rain Bird #44 IRC QUICK COUPLER VALVE
 - ⊕ 4" CI GATE VALVE
 - ⊕ 2" AIR AND VACUUM RELIEF VALVES AND 2" PRESSURE RELIEF VALVE
 - 4" PVC MAIN LINE CL 200

ASBLT : 9-15-94 MAV
 REVI 11-8-93 MAV
 Grand Junction Pipe & Supply
 P.O. Box 1849
 Grand Junction, Co 81502

TITLE: COLUMBINE PARK
 NOTE: This drawing is provided for recommendation only, for the aid & service of our customers & is not to be construed as a Professional Engineering Design.
 DESIGNED BY: MAV DATE: 7-20-93
 DRAWN BY: MAV SCALE: 1"=40'-0"
 IDA\DWG\COLUM APPR BY:

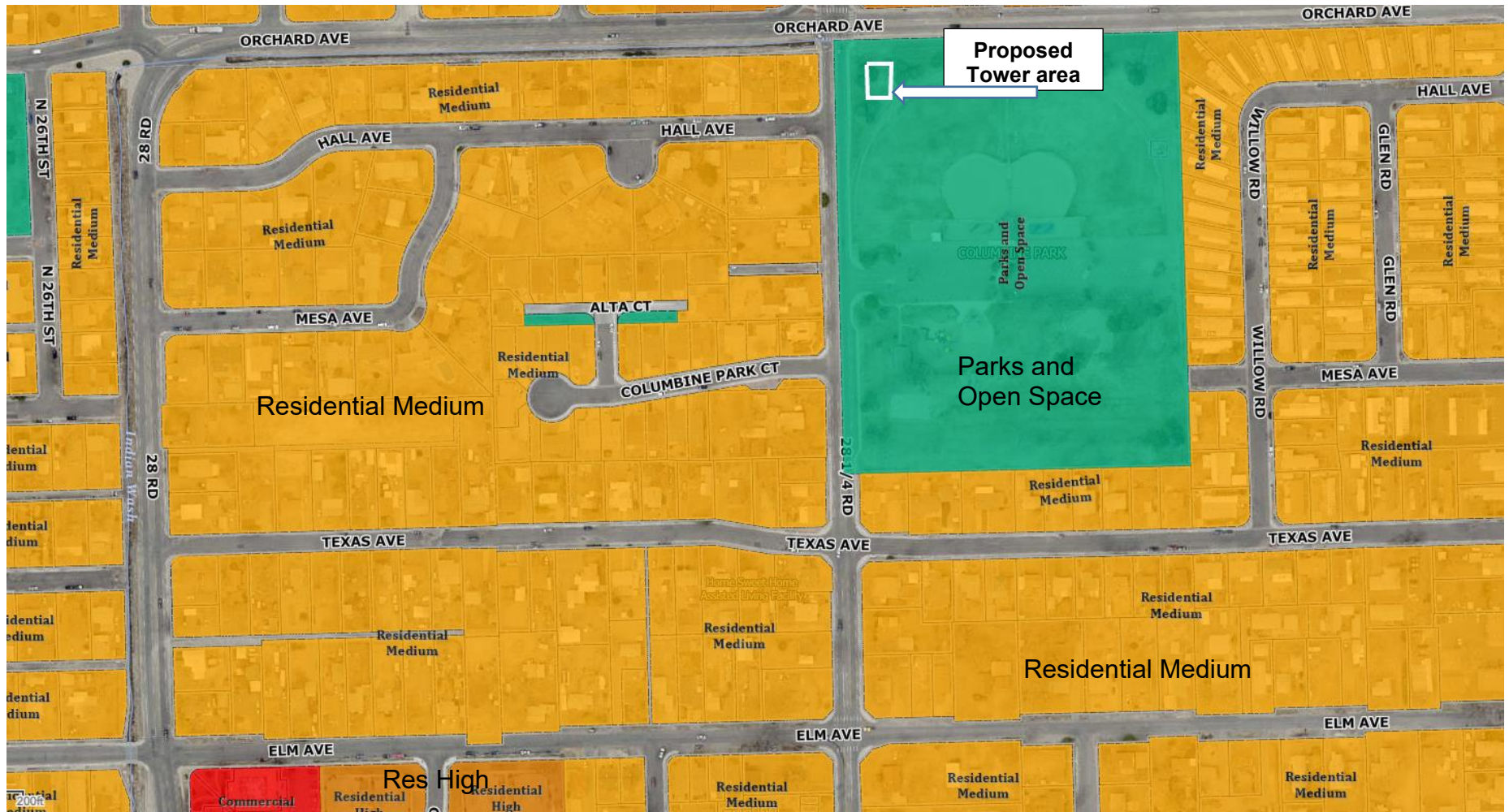
NOTE: CONTRACTOR TO FIELD VERIFY ALL MEASUREMENTS BEFORE INSTALLATION
 DESIGN BASED ON 300 GPM AT 60 PSI AT THE SPRINKLER

COLUMBINE PARK AS BUILT 9/19/94

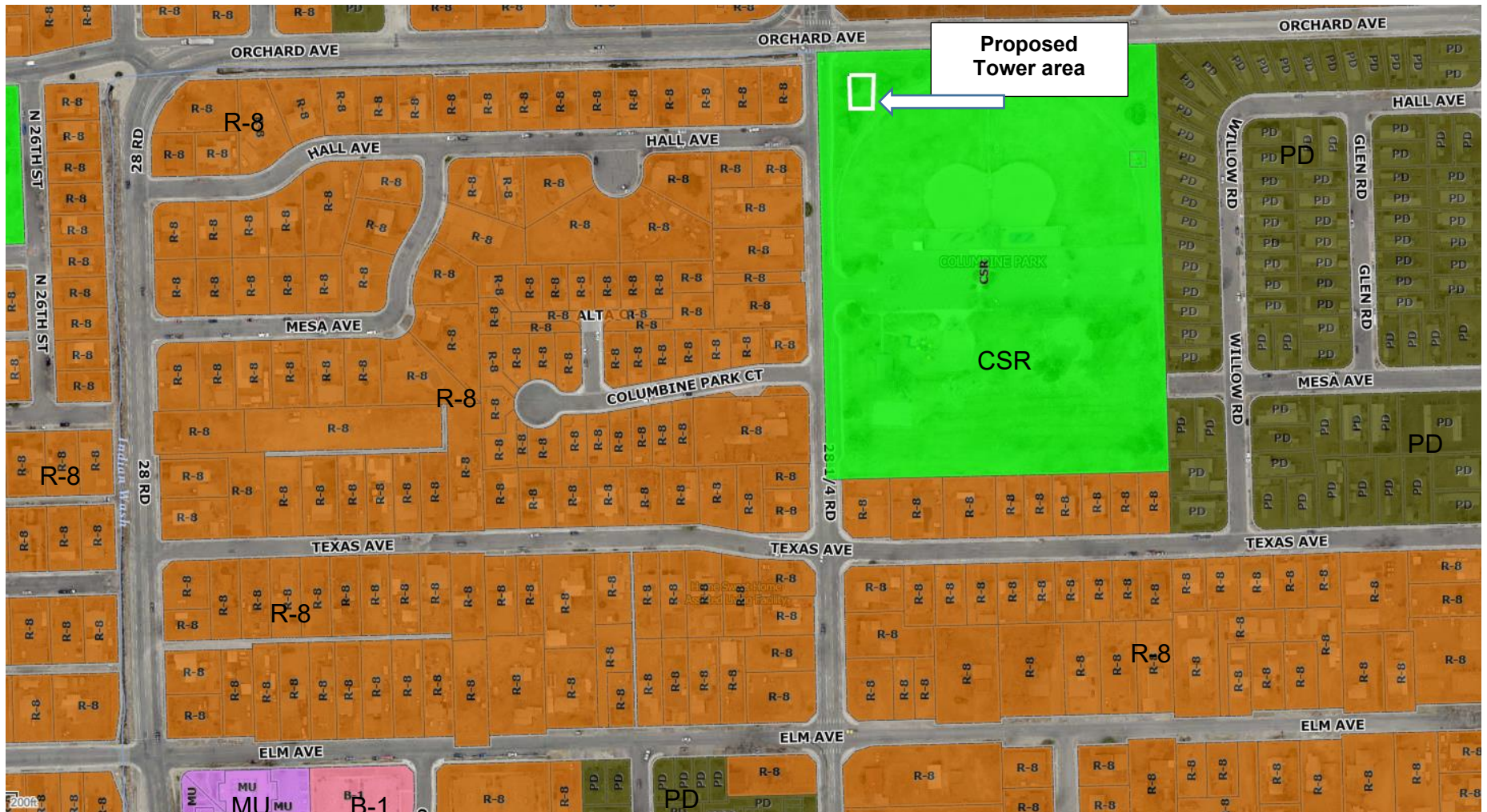
SBA Mono-Pine Cellular Tower Conditional Use Permit Site Location Map



SBA Mono-Pine Cellular Tower Conditional Use Permit Land Use Map



SBA Mono-Pine Cellular Tower Conditional Use Permit Existing Zoning Map



Site Photo - Looking East

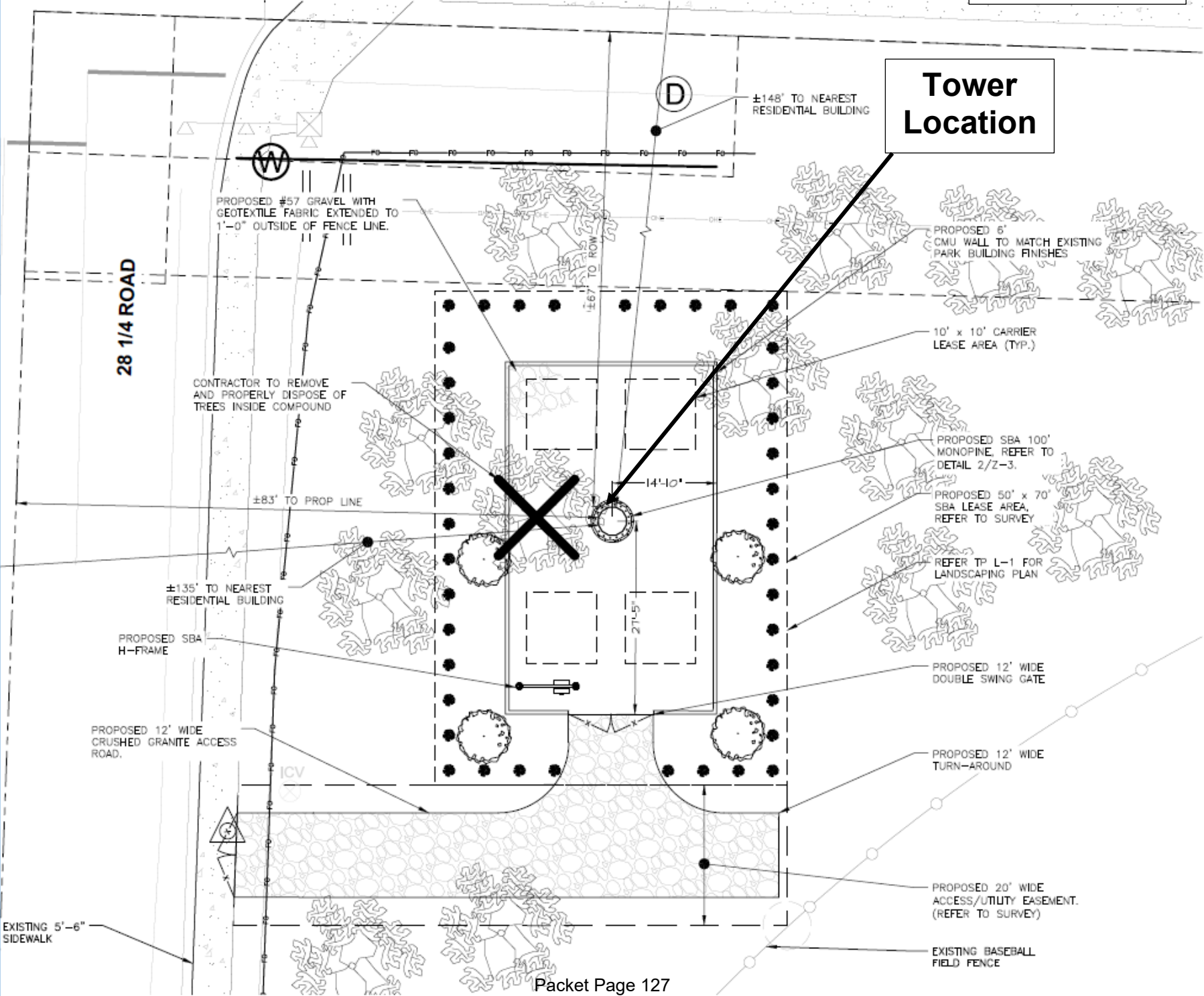


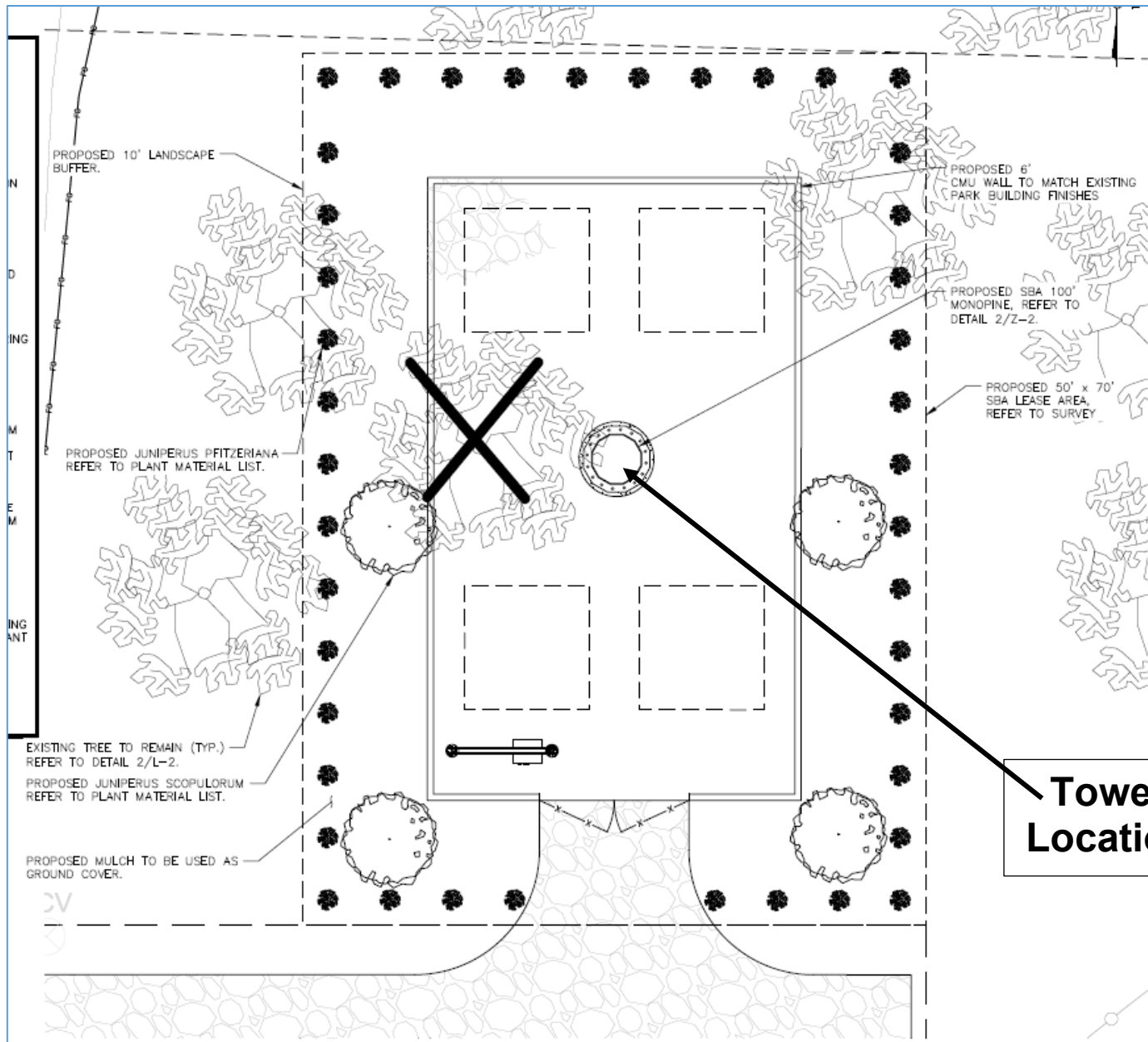
Site Photo – Looking South

SITE PLAN

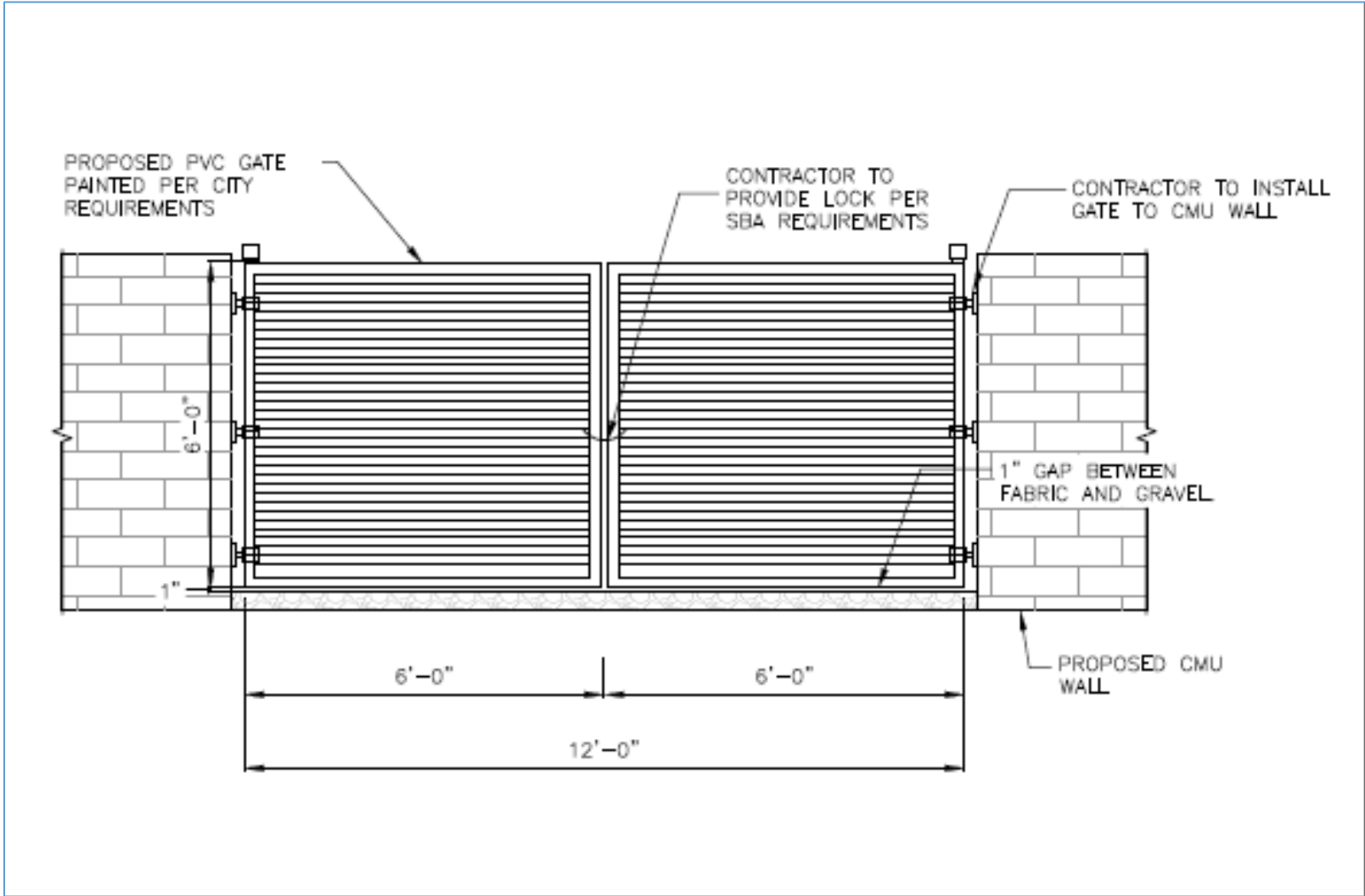


Tower Location





SBA Mono-Pine Cellular Tower – Landscape Plan



SBA Mono-Pine Cellular Tower – 6 ft. Fence/Wall



ORCHARD AVE - VIEW MAP
DECEMBER, 2021

ORCHARD TOWER
GRAND JUNCTION, CO





PROPOSED MONOPINE

ORCHARD AVE - VIEW 1 (LOOKING WEST)
DECEMBER, 2021

ORCHARD TOWER
GRAND JUNCTION, CO





PROPOSED MONOPINE

28 1/4 ROAD- VIEW 2 (LOOKING NORTH)
DECEMBER, 2021

ORCHARD TOWER
GRAND JUNCTION, CO

Kimley»Horn



PROPOSED MONOPINE

TEXAS AVE - VIEW 3 (LOOKING NORTH)
DECEMBER, 2021

ORCHARD TOWER
GRAND JUNCTION, CO





PROPOSED MONOPINE

WILLOW ROAD - VIEW 4 (LOOKING WEST)
DECEMBER, 2021

ORCHARD TOWER
GRAND JUNCTION, CO

