To Access the Agenda and Backup Materials electronically, go to www.gjcity.org

PLANNING COMMISSION AGENDA
CITY HALL AUDITORIUM, 250 NORTH 5TH STREET

TUESDAY, July 25, 2017 @ 6:00 PM

Call to Order – 6:00 P.M.

*****CONSENT CALENDAR*****

1. **Minutes of Previous Meetings**

   Minutes are not available at this time.

*****INDIVIDUAL CONSIDERATION*****

2. **Adaptive Communication Telecommunication Tower CUP** Attach 1
   [File #CUP-2017-266]

   Request for a Conditional Use Permit for telecommunications tower on 9.218 acres in a C-2 (General Commercial) zone district.

   Action: Approval or Denial of CUP

Applicant:	Adaptive Communications, LLC
Location:	793 22 Road
Staff Presentation:	Dave Thornton, Principal Planner

3. **Other Business**

4. **Adjournment**

Date: July 10, 2017
Author: David Thornton, ACIP
Title/ Phone Ext: Principal Planner/1450
Proposed Schedule: July 25, 2017
File #: CUP-2017-266

Attach 1

PLANNING COMMISSION AGENDA ITEM

Subject: Adaptive Communications Telecommunication Tower Conditional Use Permit (CUP), Located at 793 22 Road
Action Requested/Recommendation: Consider a request for a Conditional Use Permit for a tele-communications tower on 9.218 acres in a C-2 (General Commercial) zone district.
Presenters Name & Title: David Thornton, AICP, Principal Planner

Executive Summary:

The applicant, Adaptive Communications LLC, requests approval of a Conditional Use Permit (CUP) to install a 100' tall nonconcealed tower for telecommunications use in accordance with Section 21.02.110 and Section 21.04.030(q) of the Zoning and Development Code and the City of Grand Junction's recently adopted Ordinance regarding telecommunications facilities.

Background, Analysis and Options:

Adaptive Communications LLC is a private telecommunications company located within Mesa County who operates a fiber optic fed broadband service network using towers and micro-pop deployment technology for broadband service to residential and commercial customers.

The property located at 793 22 Road is currently a RV Park and RV Storage lot, owned and operated by TMG Real Estate LLC. The applicant is requesting a Conditional Use Permit (CUP) to construct a 100' tall nonconcealed tower for connectivity to provide broadband services to the Grand Junction community. The new tower will have the ability for future colocations of telecommunication facilities including cellular service. Internet service to homes and businesses within a 3-maile radius of the proposed tower will be possible.

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, “Non-Concealed” which triggers a Conditional Use Permit within the C-2 General Commercial zone district.

Conditional Use Permit:

Conditional Uses are not uses by right, it is one that is otherwise prohibited within a given zone district 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.

Neighborhood Meeting:

The applicant held a Neighborhood Meeting on May 31, 2017. There were only 3 attendees from those that were invited to attend. A discussion was held about the proposed project, where it was going to be located and the height of the proposed tower. There was nothing but positive feedback about the proposed project. The primary comment from the attendees was of their overwhelming support for this type of project for the Grand Junction area. Most of their comments revolved around the lack or poor internet services for the Grand Junction Industrial areas. The City has received comments from the public since the Neighborhood Meeting.

How this item relates to the Comprehensive Plan Goals and Policies:

The site is currently zoned C-2 (General Commercial) with the Comprehensive Plan Future Land Use Map identifying this area as Commercial/Industrial. The Adaptive Communications Telecommunication Tower Conditional Use Permit application meets the Comprehensive Plan by meeting **Goal 12:** Being a regional provider of goods and services the City and County will sustain, develop and enhance a healthy, diverse economy.

> **Policy B.** The City and County will provide appropriate commercial and industrial development opportunities.

BACKGROUND INFORMATION					
Location:		793 22 Road			
Applicant:		Adaptive Communications, LLC			
Existing Land Use:		RV Park and Storage			
Proposed Land Use:		Install 100' tall nonconcealed telecommunication tower for telecommunications use specifically Broadband			
Surrounding Land Use:	**North**	Commercial/Industrial			
	South	Commercial/Industrial			
	East	Commercial/Industrial			
	West	Commercial/Industrial			
Existing Zoning:		C-2 (General Commercial)			
Proposed Zoning:		N/A			
Surrounding Zoning:	**North**	I-1 (Light Industrial)			
	South	I-1 (Light Industrial)			
	East	I-1 (Light Industrial)			
	West	I-1 (Light Industrial)			
Future Land Use Designation:		Commercial/Industrial			
Zoning within density range?		X	**Yes**		**No**

Evidence of Need:

The primary purpose of this communications tower is to provide broadband internet services to the West Grand Junction industrial and rural areas. As the demand for higher internet speeds increases drastically, it become very important for the service locations to get closer to the end customer. For Wireless Broadband Internet Services, this is true as well. To provide the FCC defined minimum of 25Mbps for High Speed Internet Service and even higher speeds, 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 second biggest issue for providing these higher internet speeds is to have enough internet bandwidth capacity at the tower to service all the customers within the primary service area of the tower. One of the primary reasons for the proposed tower site is that

this property is adjacent to the UPN Fiber network that goes along H Road. Adaptive Internet is partnering with UPN and leveraging this Fiber capability that already exists to provide higher speed internet services in the area. This requires a tower to be within roughly 600 feet of the UPN Fiber network to be cost effective. The proposed tower site is approximately 61 feet from the tower to the UPN Fiber lines. This tower will be fed initially with 1Gbps of Fiber fed internet bandwidth with capacity to grow up to 10Gbps for just this tower. Being able to tie into fiber to feed as many towers as possible provides the overall capacity so that any one broadband internet tower doesn't get overloaded by the installed customer demand.

The primary service area is a diameter within 2 miles of this proposed tower location (see the inner yellow circle shown in the picture below). Within 2 miles of this tower, Adaptive Internet will be able to initially provide internet speeds to residences and businesses up to 100Mbps. In the future, these speeds could increase as well.

This tower will also be able to support service out to a 3-mile diameter (see the outer yellow circle shown in the picture below) with effective broadband internet speeds of up to 50Mbps depending on geographic interference, radio signal strength and clear line of site.

It will also provide some service to the South to the Redlands Mesa residential area within the 2-mile diameter of the tower. Service availability in this area will greatly depend on interference / blockage from trees and a clear line of site.

Per the City of Grand Junction GIS Map, there are 3 towers located within 2 miles of the proposed property. They are:
FCC #: 0
Structure Type: Guyed
Tower Owner: City of Grand Junction
Located between the railroad and I-70 about 1 ½ miles South West of the proposed property. This tower would not work for running the UPN fiber to it.

FCC #: 1214685
Height 298 feet
Structure Type: Granted
Tower Owner: MBC Grand Broadcasting
Located approximately 1 mile North East of the proposed property
This is a broadcast tower which would not work for adding broadband equipment to. In addition, the property that this tower is located on is Well North of H Rd and easements through at least 2 other properties would have to be acquired to run UPN fiber to it.

FCC #: 1234186
Height: 299 Feet
Structure Type: Guyed
Tower Owner: MBC Grand Broadcasting
Located approximately 1 mile North East of the proposed property

This is a broadcast tower which would not work for adding broadband equipment to. In addition, the property that this tower is located on is Well North of H Rd and easements through at least 2 other properties would have to be acquired to run UPN fiber to it.

None of these towers would provide the right platform nor would they be close enough to the UPN fiber network to meet the needs of providing High Speed Broadband Internet to the West Grand Junction industrial and rural areas as the proposed tower would provide. Therefore, a need for a new tower at this location is warranted.

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:

(1) Site Plan Review Standards. All applicable site plan review criteria in Section 21.02.070(g) of the Grand Junction Zoning and Development Code and conformance with the SSID (Submittal Standards for Improvements and Development), TEDS (Transportation Engineering Design Standards) and SWMM (Stormwater Management) Manuals.

The applicant summited with this CUP request a site plan and other required information. It meets all requirements of the Code including those discussed below.

Therefore, this criterion has been met.

(2) 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) [nonconformities];

"Tower, non-concealed" requires a CUP within the C-2 zone district. The proposal is in compliance with the underlying zone district's performance standards established in Section 21.03.070 (e) of the Zoning and Development Code. Radio/communication towers are exempt from the maximum zone district height limitation of 40' within the C-2 zone district (Section 21.03.030 (f) (2) of the Zoning and Development Code). Under the new Telecommunications Ordinance, new towers are subject to the principle building setbacks of the underlying zone district and a maximum of 150 ft in height for nonconcealed towers. Per the Ordinance, if the property is not adjacent to any residential structures, setbacks are equal to the setbacks for the zone district in which that the property is located which is 15 ft.

Upon approval of the requested CUP, this criterion will be met.

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

Under the adopted Telecommunications Ordinance "Tower, non-concealed" requires a CUP within the C-2 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 Section 21.04 is included here with written response to each requirement underlined.

Compliance with the Telecommunications Ordinance - 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.

Per the application, the Applicant addressed this in their application as follows.

(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.

Not applicable, the proposed tower is nonconcealed.

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.

The proposed tower is 100 feet in height and is within FAA standards.

(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.)

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 breakpoint on the tower is 40 feet and the distance from the tower to the closest residential structure or in this case occupied Recreational Vehicle is 39 feet. The requirement to be 110% of height for the distance from a residential structure is 44 ft. which 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.

Adaptive Communications LLC is proposing a screened equipment compound with a 6-foot-high chain link fence be installed on the North, West and South side of the proposed tower site, and that the East side of the proposed site be fenced by the existing chain link fence. All 4 sides of this chain link fence, including the gates, would have privacy fence slats installed to provide an opaque fence providing 98% privacy to the enclosed area. The picture to the right shows an example of these slats. This would provide a privacy fence completely around the proposed tower site and un-occupied Recreational Vehicles would be parked next to the proposed tower further blocking its view.

(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 Shelter will contain electronic equipment and will be constructed with a perimeter chain link fence with slats for screening purposes and with a locked gate securing the base area of the tower from unauthorized entry.

(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.

Adaptive Communications LLC is proposing an Alternative Landscaping Plan for the proposed tower site at the RV Park. The Front 2/3 (East 2/3) of this property already contains landscaping throughout the RV Parking areas. The trees in these areas, especially along 22 Road and on H Road (North of the RV Parking spots) are mature trees blocking views of the tower site. The West 1/3 of the property is graded flat and completely covered in gravel. This area is used as recreational vehicle storage. There are rows and rows of RV's parked next to each other blocking view of the tower site.

The proposed alternative 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 applicant is proposing a fenced boundary measuring 35 ft. by 42 ½ ft. The fencing will be 6 ft. in height and secured with a locked gate.

(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 proposed tower will be manufactured by Adaptive Communications LLC division Adaptive Towers in Grand Junction, CO. These towers are patent pending, and have been designed to support and exceed the requirements listed in both F & G versions of the ANSI/EIA/TIA tower standards. Adaptive Towers must support both standards since Adaptive Towers has to support municipality requirements across the United States and some municipalities still refer to the “F” version in their codes & Ordinances and others such as Grand Junction, CO refer to the newer “G” version.
From the ANSI/TIA-222-G-2-2009 standard:

An exposure category that adequately reflects the characteristics of ground surface irregularities at the site shall be determined. Account shall be taken of variations in ground surface roughness that arise from natural topography and vegetation as well as from constructed features. The exposure category for a structure shall be assessed as being one of the following:

Exposure C: Open terrain with scattered obstructions having heights generally less than 30 ft [9.1 m]. This category includes flat, open country, grasslands and shorelines in hurricane prone regions. Sites located in Exposure B terrain that are located further than two miles but less than twenty times the height of the structure from an Exposure D terrain.
The ANSI/TIA-222-G-2-2009 standard defines Structure Classifications (I, II, or III). We believe that the Grand Junction Tower ordinance incorrectly is using the term Series III to mean Structure Classification III. Based on this assumption, the ANSI/TIA-222-G-2-2009 standard specifies Class III as follows:
Class III: Structures that due to height, use or location represent a high hazard to human life and/or damage to property in the event of failure and/or used primarily for essential communications.

- Ice thickness is increased 25%
- 15% more wind load applied structure

Adaptive Communications LLC, through its Adaptive Towers division, specifically certifies that the proposed 100' tower structure does and will meet the ANSI/TIA-222-G-2-209 Exposure C and Class III structural requirements for the proposed antenna load at the proposed tower site. Adaptive Communications LLC will be responsible for the ongoing maintenance of the proposed tower. Adaptive Communications LLC is absolutely committed to maintaining this proposed tower to the AANSI/TIA-222-G-2-209 standards for Exposure C, Class III use. Furthermore, Adaptive Communications LLC's Adaptive Towers division will use this tower site, due to its closeness to the Adaptive Towers manufacturing site, as a showcase tower for potential tower customers. The intention is to make this location a showcase that Adaptive Towers will be able to show potential customers to highlight the effectiveness of this unique tower design.

Furthermore, Adaptive Communications LLC provided a letter from DGP Engineering LLC that specifically states that the site-specific engineering for this proposed tower to the ANSI/TIA-222-G standard

(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.

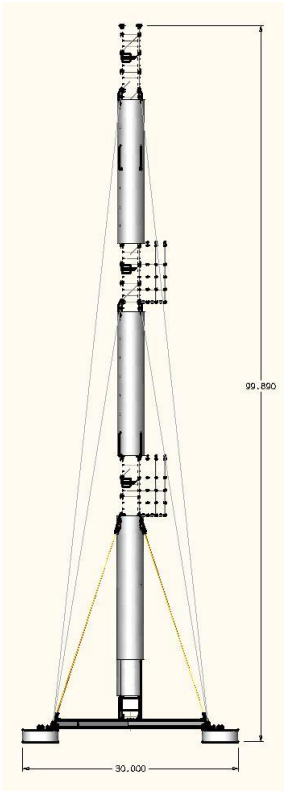
2. New antenna mounts shall be concealed and match the concealed tower.

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.

A nonconcealed Tower is proposed, this section is not applicable.

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.



The proposed tower supports mounting antennas along the entire length of the tower. However, antennas would typically only be installed in the vertical areas where tower skins are not installed. With the Tower Skins installed, the standard antenna mounting locations for this tower are at the following elevations:
1. First platform – 33' to 40' in height
2. Second platform – 63' to 70' in height
3. Third platform – 93' to 100' in height
It is also possible to open up additional vertical space along the tower either on all 4 sides or on just a single side to support mounting antennas anywhere along the length of the tower from 40' or higher. For example, an additional antenna mounting area could be opened between 78' and 86' for mounting additional antennas and/or the first or second platform antenna mounting areas can be expanded directly above the current open vertical spaces. This supports tremendous flexibility for future growth as well as for supporting future co-location requests for other companies to mount antennas on this tower.

In addition, tower "skins" (as shown in picture) are proposed that will not conceal the tower, but will help make it more attractive visually.

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 nonconcealed and located within a commercial and industrial area of the community. The structure height of 100 feet is much less than the maximum of 150 feet the code allows further minimizing the visual impact of the tower in this industrial area

of town where outdoor equipment such as oil and gas equipment can rise high above the landscape.

2. A balloon test shall be required subsequent to the receipt of the photo simulations in order to demonstrate the proposed height and concealment solution of the PWSF. 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 June 28, 2017 from 8 am to noon. Public notice to adjacent land owners, general advertising in the newspaper and a sign advertising the test at the corner of the nearest intersection occurred as required. 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 will allow 6 arrays and multiple service providers for broadband or cellular service.

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

Not Applicable

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 with gravel and will remain such with the installation of the tower. The only ground penetration required for the project is for installing the chain link fence posts around the proposed tower site. shall be minimized and limited only to the area necessary for the new tower and equipment compound.

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.

Per the applicant, the proposed tower will not have a backup generator. The equipment will be a minimal amount of networking electronics installed inside the attached equipment box along with battery backup UPS equipment. This networking and UPS equipment have small fans in them. However, the equipment box is metal and fully insulated. The insulation in the equipment box provides sound attenuation for the little bit of fan noise that does exist in the equipment box. We don't expect to be able to hear any sounds from the equipment inside the equipment box, the electrical going into the equipment box or from the broadband internet access point and backhaul radios attached to the proposed tower. The only other sound that would be heard is the sound of wind blowing against and through the tower structure itself.

This criterion has been met.

(4) 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 does have a need for support services and will connect to fiber owned by UPN.

Therefore, this criterion has been met.

(5) 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 C-2 which do not require any additional screening or buffering between properties. There are no permanent residential

dwelling units located within or adjacent to this site. The proposed tower will be located within the RV storage area; all associated equipment would be within the screened fenced area.

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 within a commercial/industrial area, provides efficient access as required by City regulations. The proposed 100 ft. tall tower is a non-concealed tower located within a RV storage area 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 adjacent commercial/industrial area as all required International Fire and Building Codes will be met for the project. Because this property is adjacent or near transportation corridors, is presently zoned C-2 (General Commercial) and is in close proximity to existing commercial/industrial uses, the proposed use will coexist in a harmonious manner with nearby existing and anticipated development.

Regarding noise, the applicant states the following: “This proposed tower will not have a backup generator. The only equipment associated with the proposed tower will be a minimal amount of networking electronics installed inside the attached equipment box along with battery backup UPS equipment. This networking and UPS equipment have small fans in them. However, the equipment box is metal and fully insulated. The insulation in the equipment box provides sound attenuation for the little bit of fan noise that does exist in the equipment box. We don’t expect to be able to hear any sounds from the equipment inside the equipment box, the electrical going into the equipment box or from the broadband internet access point and backhaul radios attached

to the proposed tower. The only other sound that would be heard is the sound of wind blowing against and through the tower structure itself."

Therefore, this criterion has been met.

FINDINGS OF FACT/CONCLUSIONS AND CONDITIONS:

After reviewing the Adaptive Communications LLC Telecommunications Tower CUP application, CUP-2017-266, request for a Conditional Use Permit, the following findings of fact, conclusions and conditions have been determined:

1. The requested Conditional Use Permit is consistent with the Comprehensive Plan and with the goal and polices of the Comprehensive Plan, specifically, Goal 12.

2. The review criteria, items 1 through 5 in Section 21.02.110 of the Grand Junction Zoning and Development Code have all been met or addressed.

3. Applicant shall be responsible for meeting 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 ft. tall roof mounted guyed telecommunications tower.

STAFF RECOMMENDATION:

I recommend that the Planning Commission approve the requested Conditional Use Permit for the installation of a 100 ft. tall nonconcealed tower for telecommunications with the findings of fact, conclusions and conditions as defined in the staff report.

RECOMMENDED PLANNING COMMISSION MOTION:

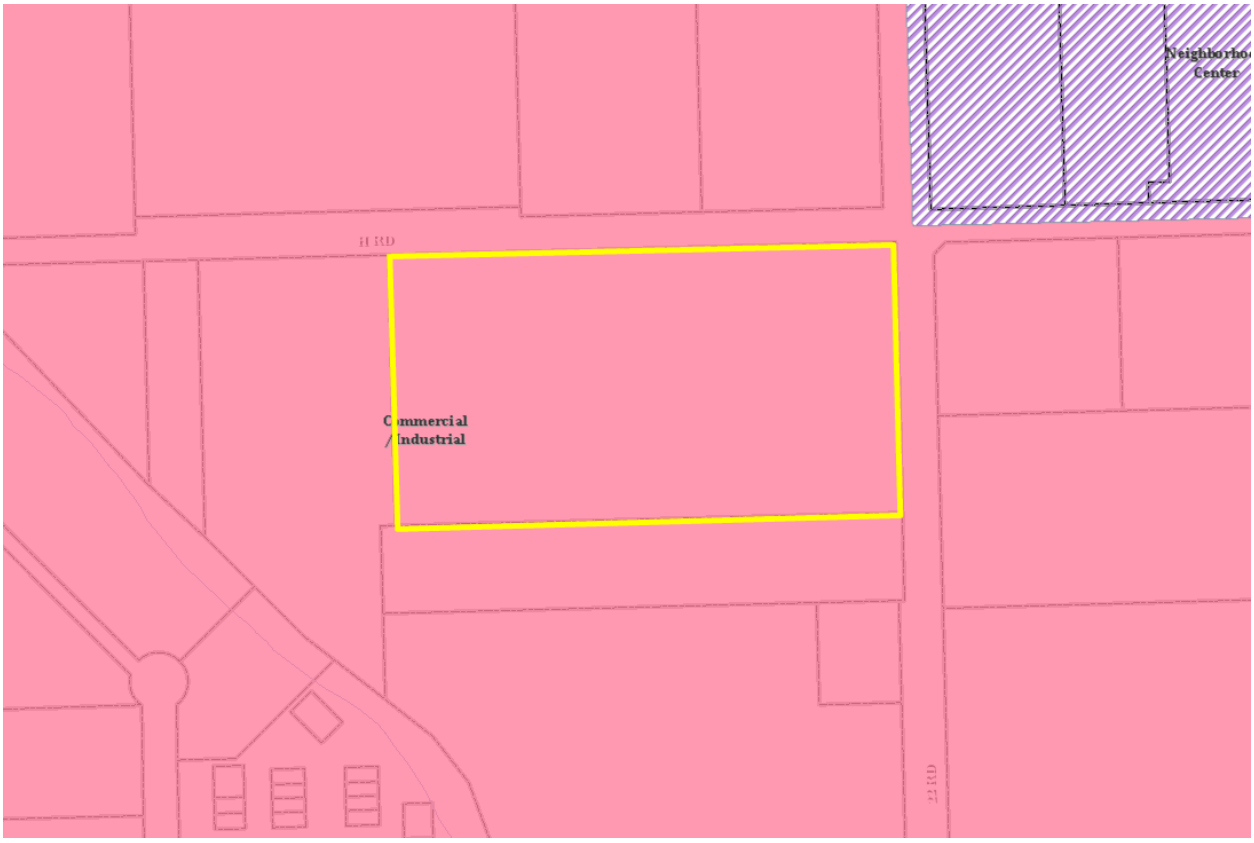
Madam Chairman, on the request for a Conditional Use Permit for the installation of a 100 ft. tall nonconcealed telecommunications tower, City file number CUP-2017-266, I move that the Planning Commission approve the Conditional Use Permit with the findings of fact, conclusions and conditions listed in the staff report.

Attachments:

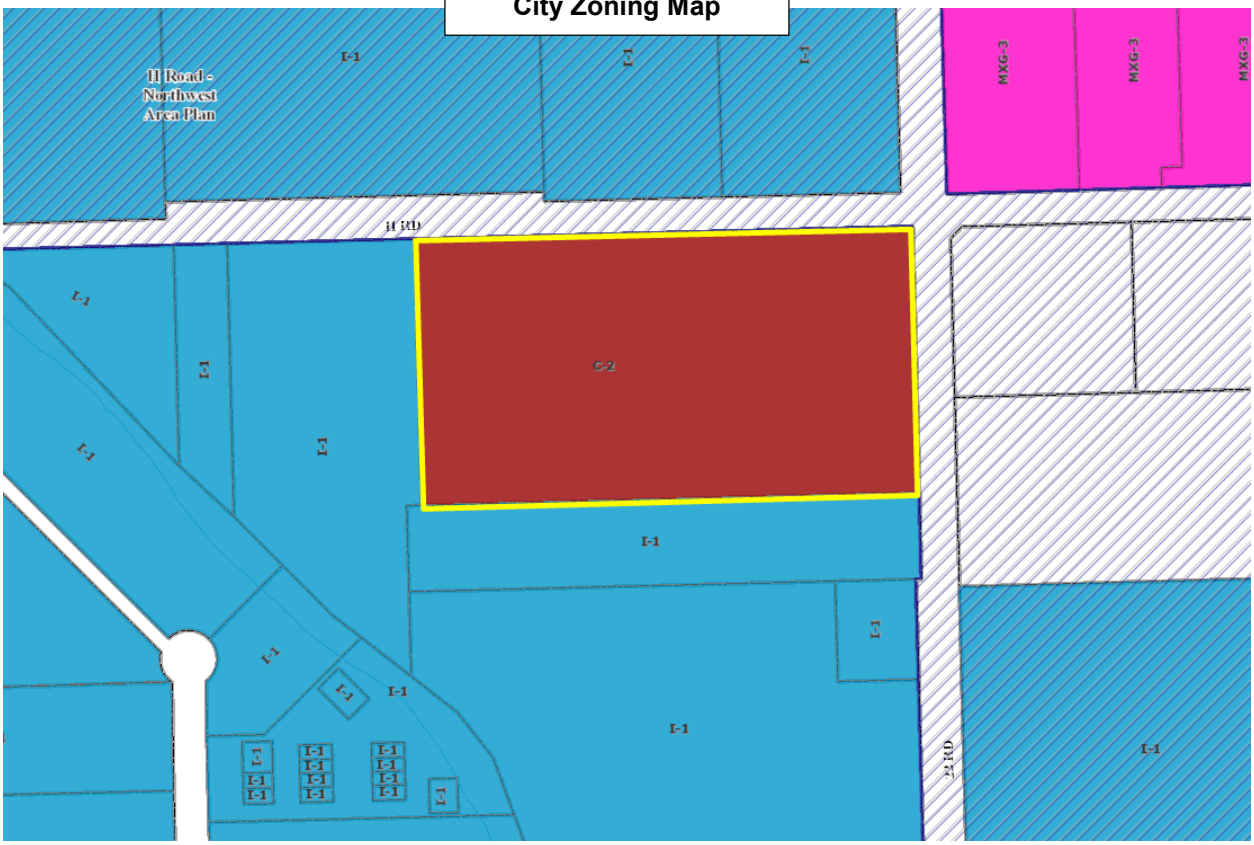
1. Site Location Map & Aerial Photo Map
2. Comprehensive Plan Future Land Use Map & Existing Zoning Map
3. Neighborhood Meeting – May 31, 2017
4. Site Plan & Tower Elevations – 3 pages
5. Letter from Design Engineer
6. Service Area of Proposed Tower


H RD
22 RD


H RD
22 RD



City Zoning Map



Proposed Broadband Internet Communications Tower

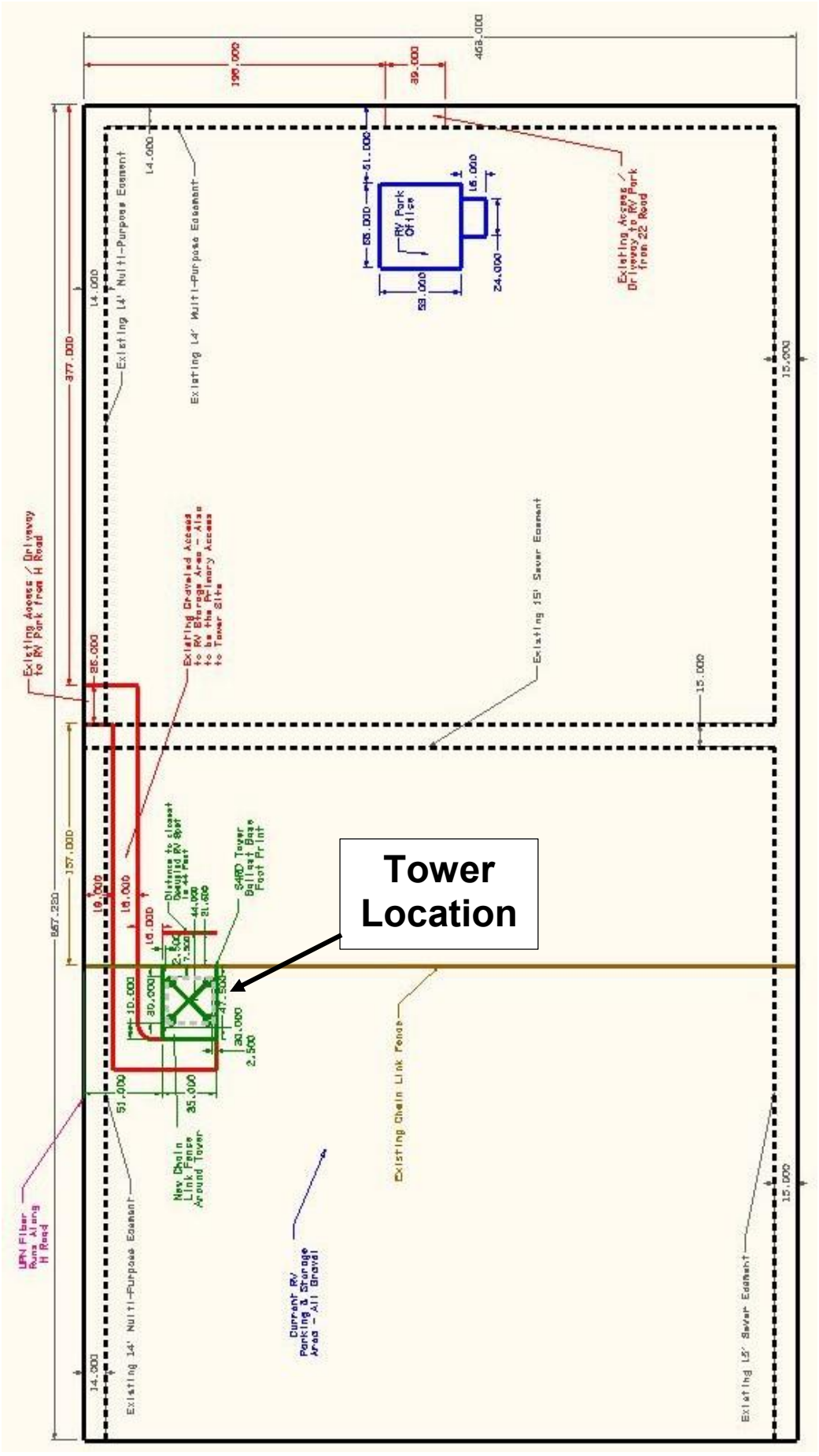
Neighborhood Meeting Sign-In Sheet

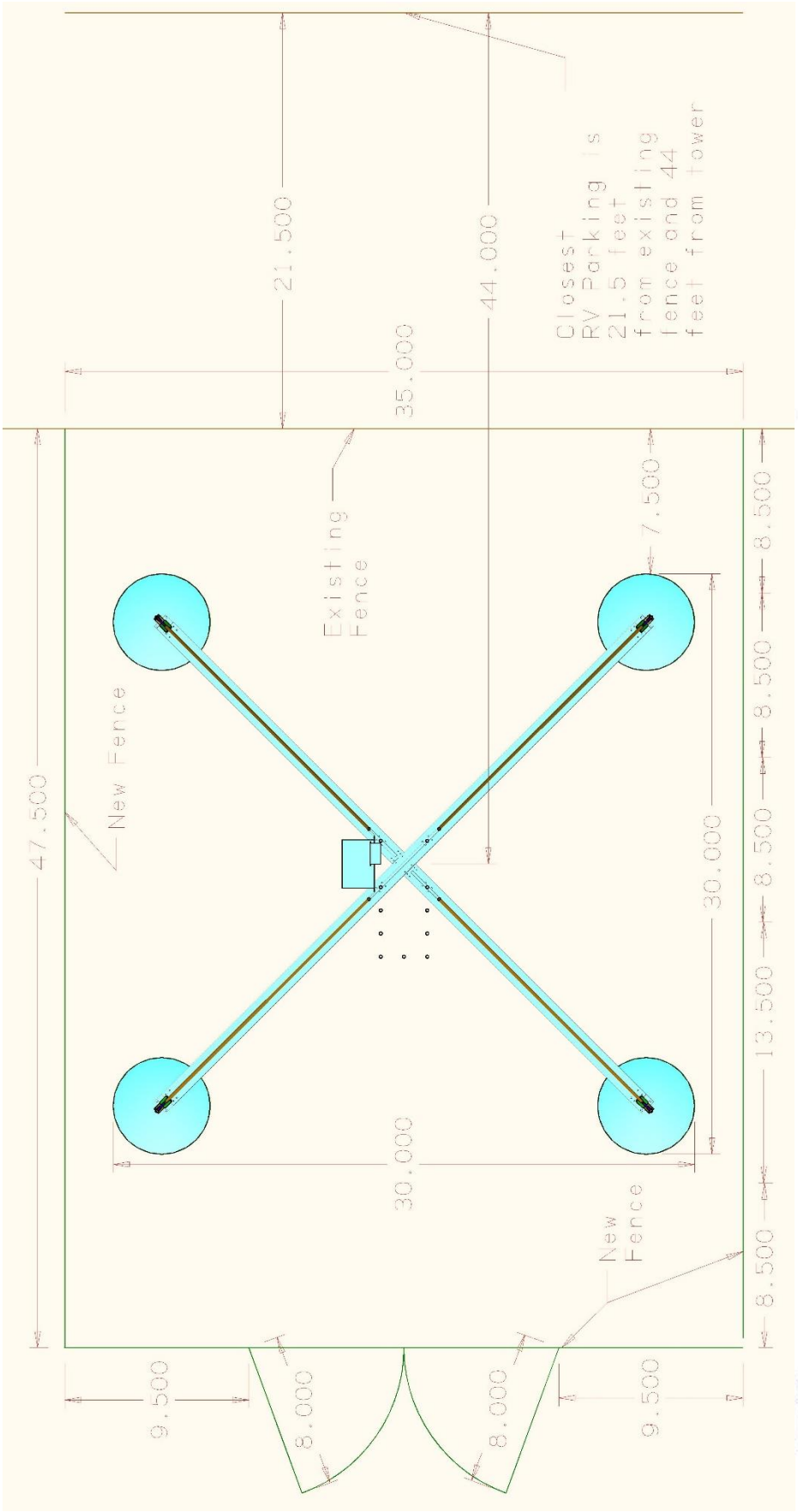
Name(s):	Address:
Mike Driver	787 22 Road Grand Junction
Kristy Driver	787 22 Road Grand Junction
Mari Garland	793 22 Road, Grand Junct

SITE PLAN


54RD TOWER BALLAST BASE FOOTPRINT
JUNCTION WEST RV PARK
H ROAD
22 ROAD
2 RD
H RD
RV SPACE
PROJECT 17-016
DATE 07/06/2017
SHEET C1
SCALE 1"=50'
Engineering LLC
P.O. Box 3046
Grand Junction, CO 81502
(970) 841-0850 voice (866) 365-3074 fax
email: dgpengineeringllc@gmail.com
SITE PLAN - 100' 54RD TOWER
JUNCTION WEST RV PARK
GRAND JUNCTION, COLORADO
REVISIONS
NO. DATE REMARKS BY

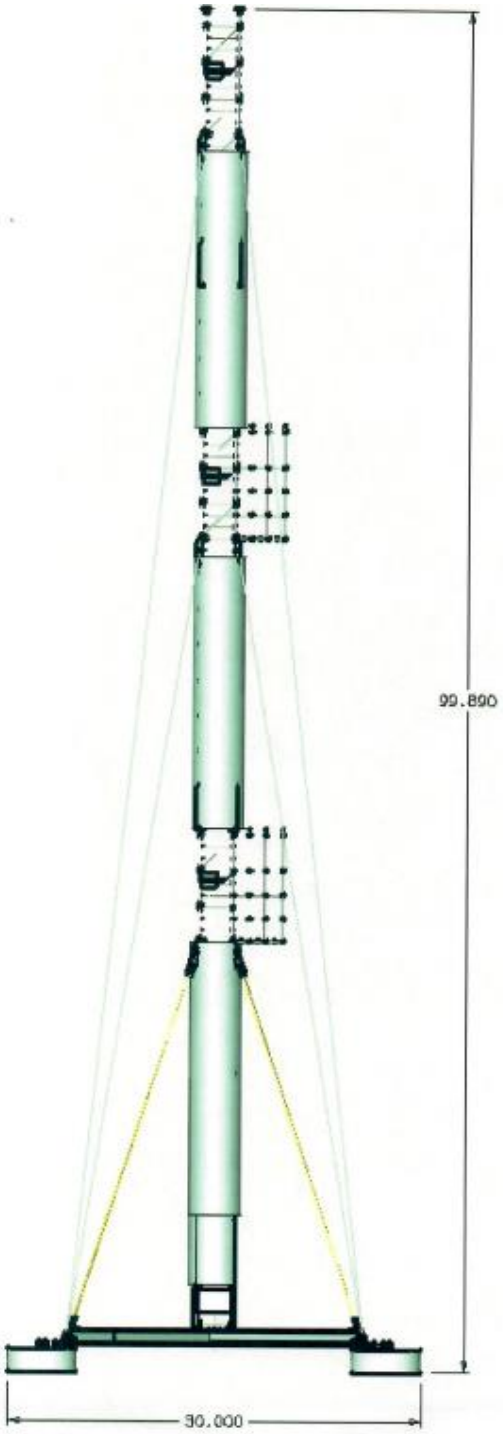

Tower Location
54RD TOWER BALLAST BASE FOOTPRINT
JUNCTION WEST RV PARK
H ROAD
22 ROAD
2 RD
PROJECT 17-016
DATE 07/06/2017
SHEET C1
SCALE 1"=50'
Engineering LLC
P.O. Box 3046
Grand Junction, CO 81502
(970) 841-0850 voice (866) 365-3074 fax
email: dgpengineeringllc@gmail.com
SITE PLAN - 100' S4RD TOWER
JUNCTION WEST RV PARK
GRAND JUNCTION, COLORADO
REVISIONS


Tower Location
RV Park Office
Existing Access / Driveway to RV Park from 22 Road
Existing 14' Multi-Purpose Easement
Existing 15' Sewer Easement
Existing Access / Driveway to RV Park from H Road
Existing Graveled Access to RV Storage Area - Also to be the Primary Access to Tower Site
Distance to closest Occupied RV Spot is 44 Feet
SHRO Tower Ballast Base Foot Print
New Chain Link Fence Around Tower
Existing Chain Link Fence
Current RV Parking & Storage Area - All Gravel
UPN Fiber Runs Along H Road
Existing 14' Multi-Purpose Easement
Existing 15' Sewer Easement



Enclosure Area shown on the left.

Tower Elevation below



Letter from Engineer

DGP Engineering LLC

P.O. Box 3046
Grand Junction, CO 81502

Office 970-241-0260 • Cell 970-216-4665
Fax 866-365-3074 • Email dgpengineeringllc@gmail.com

July 6, 2017

Tracy Harmer
Adaptive Communications LLC
PO Box 649
Delta, CO 81416

Re: Junction West RV Park Tower – DGP #17-016

Dear Tracy,

This letter will confirm that you have retained DGP Engineering LLC as your engineering consultant for this project.

As such, I will be the engineer in charge of the design of the tower. The tower will be a guyed space truss frame with 40 foot segments enclosed by a non-structural light gage steel cylinder enclosure. Design of the tower will be per the Steel Antenna Towers and Supporting Structures standard ANSI/TIA-222-G Structural Class III and Exposure C (current edition).

Final certification will be made at time of application for building permit.

If you have any questions, please feel free to call.

Respectfully,
DGP Engineering LLC

Donald G. Pettygrove, P.E.
Manager

Service Area of Proposed Tower