Planning \$ 10° Drainage \$ -O-	Bldg Permit No.
TCP \$ D School Impact \$	File #
Inspection \$	
PLANNING (CLEARANCE
	pment, non-residential development) rks & Planning Department
BUILDING ADDRESS 2057 5 Broadway	TAX SCHEDULE NO. 294 7-223-00 -948
	SQ. FT. OF EXISTING BLDG(S)
FILING BLK LOT	SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 275
OWNER City of Grand Jet	MULTI-FAMILY: NO. OF DWELLING UNITS: BEFORE <u></u> AFTER <u></u> CONSTRUCTION
address <u>250 N 54634,</u> city/state/zip <u>GJ CO 8/50/</u>	NO. OF BLDGS ON PARCEL: BEFORE AFTER CONSTRUCTION
APPLICANT AT T Mobility-NikeMat	USE OF ALL EXISTING BLDG(S) TO FLOURSE
ADDRESS PO Box 3600	DESCRIPTION OF WORK & INTENDED USE: Renove
CITY/STATE/ZIP Avon, LO 81620	antuna ! tower, install new ATit
	ower, ground nounted equipment cab. 1
Submittal requirements are outlined in the SSID (Submittal THIS SECTION TO BE COMP	
$\land \triangleleft $	
SETBACKS: FRONT: from Property Line (PL) or from center of ROW, whichever is greater	
SIDE: from PL REAR: _/O' from PL	FLOODPLAIN CERTIFICATE REQUIRED: YES NO
MAX. HEIGHT Cabine t3 - 12 / 16/e 60	special conditions: <u>See attached</u>
MAX. COVERAGE OF LOT BY STRUCTURES	into
authorized by this application cannot be occupied until a final inspection by the Building Department (Section 307, Uniform Building Code). A prior to issuance of a Planning Clearance. All other required site im Certificate of Occupancy. Any landscaping required by this perm	g, by the Public Works & Planning Department Director. The structure in has been completed and a Certificate of Occupancy has been issued Required improvements in the public right-of-way must be guaranteed provements must be completed or guaranteed prior to issuance of a it shall be maintained in an acceptable and healthy condition. The y condition is required by the Grand Junction Zoning and Development

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant's Signature	1	Date	, A	1, 39
Planning Approval	-Ar	Date	21	r 19
r denning / pproval	~~~~			<u> </u>
Additional water and/or sewer tap fee(s) are required:	YES	NO V		SOL WTR Charge
Utility Accounting	`	C	Date 4/3	09

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)



To: Senta Costello

From: Rob Schoeber, Director of Grand Junction Parks and Recreation

Re: New Cingular Lease Agreement

Date: March 24, 2009

The City of Grand Junction has received a formal request from New Cingular Wireless to erect a cell phone tower adjacent to the restaurant at Tiara Rado Golf Course. Staff has reviewed the proposed site of the new tower and approve of this request. The new tower will replace an existing tower in the same location, and offer increased capacity to the City and other users.



Memorandum

POLICE

TO: Senta Castello

FROM: Paula Creasy

DATE: March 27, 2009

SUBJECT: Tiara Rado Tower

This memo is to advise you that we, the Grand Junction Regional Communication Center (GJRCC), have discussed the new tower project at Tiara Rado Golf Course with AT&T. They will install GJRCC's antenna onto the new tower at a location that meets and it is compatible with our needs.

If you have any questions about this memo, please give me a call at 244-3640.

Section 4.3 R. 7. Concealed or Stealth. Any tower or telecommunications facility which is designed to enhance compatibility with adjacent land, buildings, structure and uses, including, but not limited to, architecturally screened roof-mounted antennas, antennas integrated into architectural elements and towers designed to not look like a tower such as light poles, power poles and trees. The term "stealth" does not necessarily exclude the use of uncamouflaged lattice, guyed or monopole tower designs.

Response:

The proposed tower designed to appear not as a cellular telecommunications tower, but as a simple vertical cylinder, which could be a vent stack or other utility structure. It will be 60 feet in height, similar in height to the existing tower it will replace. The proposed tower is 18" in diameter, with a 26" diameter shroud enclosing the antennae. The shroud encloses the top 1/3 of the tower. The tower and shroud will be with non-reflective paint of a color designed to minimize visual impact.

The proposed tower will be located within a few feet of the existing tower; the mass of the golf course clubhouse and the adjacent residential buildings will help minimize the visibility of the tower from the nearby roadway and residential neighborhoods.

The ground-mounted equipment at the base of the tower will be enclosed within a stuccofinished CMU wall, with wooden access gates on the south side (facing the golf course clubhouse).

Please refer to the attached drawings.

ACCEPTED SLC 4/2 ANY CHARM BACKS MUST BE APPSCO ITY PLANNING 1000 PLICANT'S VECT: PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

at &	GREENWOOD VIILLAGE, CO BOI 11 303.964.6030	PROJECT INFORMATION:	DNVRCO4634	KEULANUS Z 2057 SOUTH BROADWAY GRAND JUNCTION, CO	81501 REV: DATE: DESCRIPTION: BY:	A 1027/08 ZD.REVIEW SSB					PLANS PREPARED BY		CODE CHARLES STECKLY ARCHITECTURE, Inc.	ARCHITECTURE - PLANNING - DESIGN 5935 SOUTH ZANG STREET, SUITE 280 LITTLETON, COLORADO 80727	0FTCE: 303,922,9974 FAX: 303,922,6561 LICENSURE NO:				CONSULTANT:					SHEET TITLE:	TITLE SHEET		SHEET NUMBER:	C F	2
SITE NAME: REDLANDS 2 SEARCH RING NUMBER: DNVRCO4634		3⊢	TI.0 TITLE SHEET		C1.0 SURVEY - PENDING	A2.0 SITE PLAN	A2.1 ENLARGED SITE / EQUIPMENT PLAN A3.0 EAST ELEVATION														ACCEPTED 54 4/2/09 ANY CHARLOS OF SETBACKS MUST BE	APPROVE HE CITY PLANNING	20	AND PROPERTY LINES.					
SITE NAME: R SEARCH RING		VICINITY MAP	\{		a	54		Juna Sur			T		~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	DIRECTION TO SITE	FROM DENVER, TAKE I-70 WEST TO GRAND JUNCTION, EXIT 28, (24 RD) TURN T LEFT ON 24 RD (TURNS INTO REDLAND PARKWAY), REDLANDS PARKWAY TURNS N.T.S. INTO BROADWAY, SITE IS AT 2057 S. BROADWAY (GOLF COURSE) BUILDING.	•	PROJECT DESCRIPTION	NEW 8'H MASONRY ENCLOSURE W/ STUCCO FINISH W/ EQUIPMENT AT GRADE. REMOVE EXISTING 50' TOWER & REPLACE W/ NEW 60'H MONOPOLE W/ ANTENNAS CONCEALED WITHIN RF TRANSPARENT SHROUD.		PROJECT DATA	L	ZONING DESIGNATION: - CSK OCCUPANCY GROUP: - U		FULLY SPRINKLERED: - N/A	COVERNING CODES IF APPLICABLE:	2006 IBC, 2006 IFC, 2005 NEC, 2006 IMC	A.D.A. COMPLIANCE: THIS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION.	CO-LOCATION STATEMENT:	"AT&T MOBILITY SHALL COOPERATE WITH OTHER COMPANIES AND ENTITIES TO ACHIEVE CO-LOCATION OF OTHER ANTENNAS ON THE PERMITTED STRUCTURE."
at & t		NOI	THE CITY OF GRAND JUNCTION PEGGY HUNTER, SR / WA	970.244.1538 250 N. 5TH ST., GRAND JUNCTION, CO 81501	DNVRC04634 REDLANDS 2 2057 S. BROADWAY ST	GRAND JUNCTION, MESA COLORADO, 81501	AT&T MOBILITY, LLC 188 INVERNESS DRIVE WEST, STE. 400	KEN GREENWOOD, GENERAL DYNAMICS 5600 S. QUEBEC ST., SUITE 109-A	GREENWOOD VILLAGE, CO 80111 303.964.6030 TEBRA TECTONICS MIKE MATZKO P.O. ROX 3600	{	CHARLES STECKLY, CSAi 5935 S. ZANG ST., #280, LITTLETON, CO 80127	303.932.9974 DENNIS GREVEL	303.933.7048	ZAN DTAE SURVETING & ENGINEERING, LLU 2492 S. BALSAM WAY, LAKEWOOD, CO 80227 TIM VAN DYKE	0/ng-gcc-chc			" ALL PLANS AND EXISTING DIMENSIONS AND BITE AND SHALL IMMEDIATELY NOTIFY GENERAL ONTACT THE ARCHITECT TO DISCUSS ANY ROCEEDING WITH THE WORK.	AS REQUIRED BY THE PERMITTING GOVERNING INGS SUPPLIED TO GENERAL DYNAMICS WILL BE	11×17 SHEETS.	COLORADO STATE REQUIRES 3 WORKING DAYS UTILITY INSTRUCTION OPERATIONS. LOCATES ARE REQUIRED TO WORKING DAYS PRIOR TO BEGINNING THIS PROJECT.	r of colorado — 800.922.1987 Indicate all inderground utilities. The general	ISE EXTREME CARE DURING ALL EXCAVATIONS AND		GNATURE DATE				SN-OFF" BY PARTIES TO THE CONSTRUCTION STITUTE ALTERATION OF THE LEASE TERMS.

PROJECT INFORMATIO

PROPERTY OWNER: CONTACT:

ADDRESS:

AT&T MOBILITY SITE ID#: AT&T MOBILITY SITE NAME: SITE ADDRESS: CITY, COUNTY: STATE, ZIP: APPLICANT: ADDRESS:

PROJECT MANAGER: ADDRESS:

ZONING CONSULTANT:

ARCHITECT:

ELECTRICAL ENGINEER:

SURVEYOR:

NOTES

CONTRACTOR SHALL VERIFY ALL CONDITIONS ON THE JOB SITE DYNAMICS TO WHO WILL CONTA DISCREPANCIES BEFORE PROCE

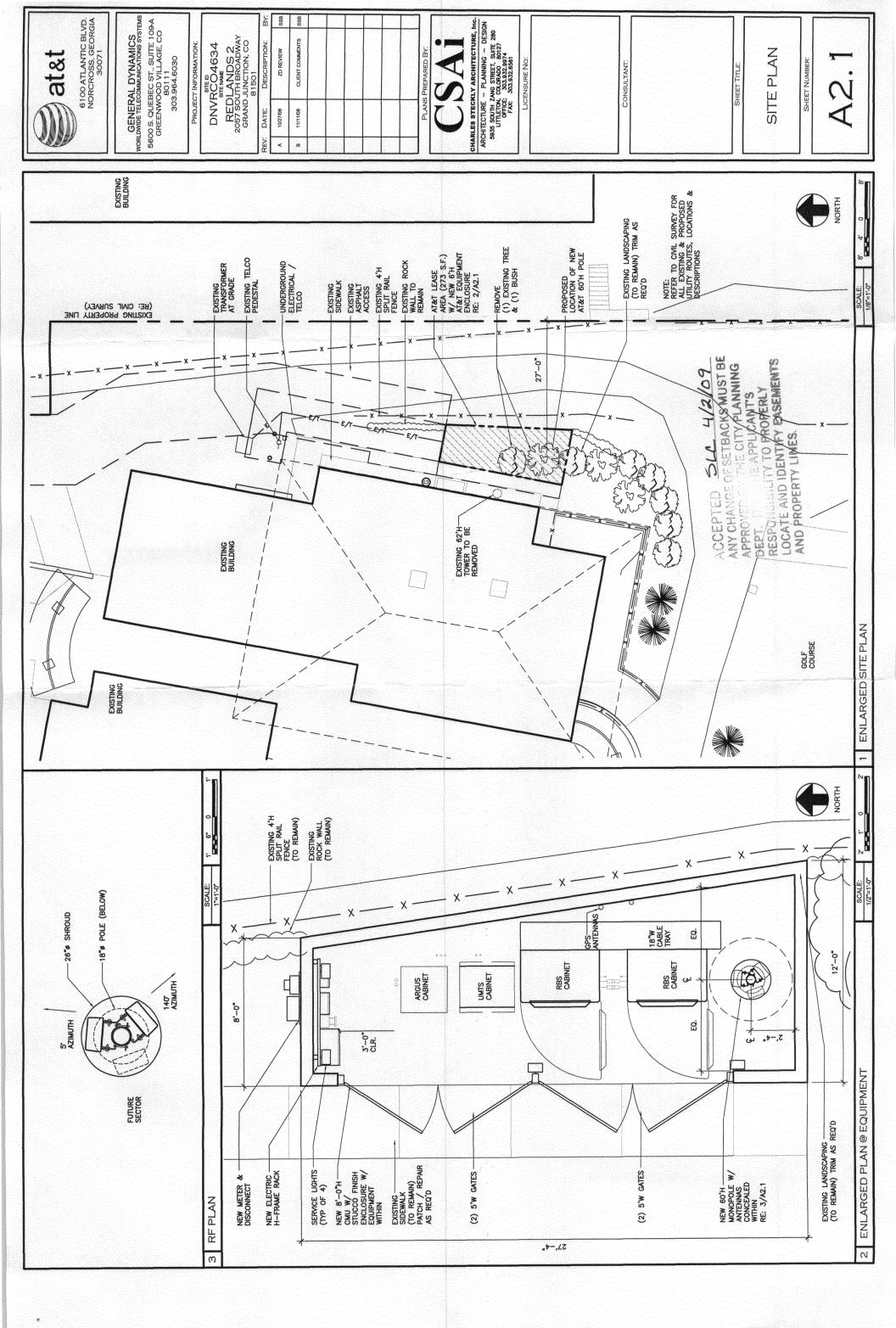
DRAWINGS WILL BE SCALED A AGENCY. ALL OTHER DRAWING SCALED AND PLOTTED ON 11

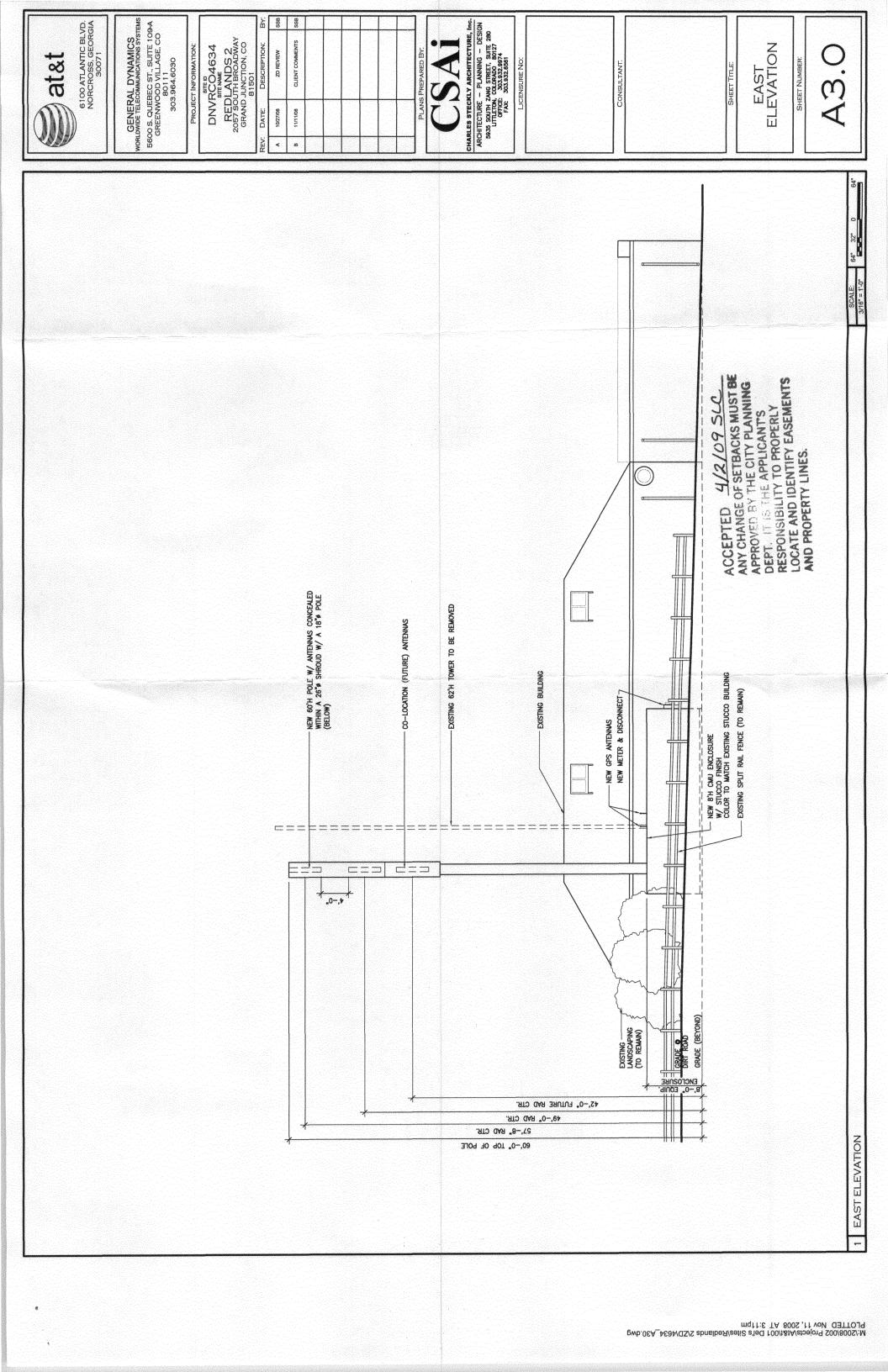
CALL BEFORE YOU DIG - COLC NOTIFICATION PRIOR TO CONSTR BE COMPLETED WITHIN 5 WORK UTILITY NOTIFICATION CENTER O

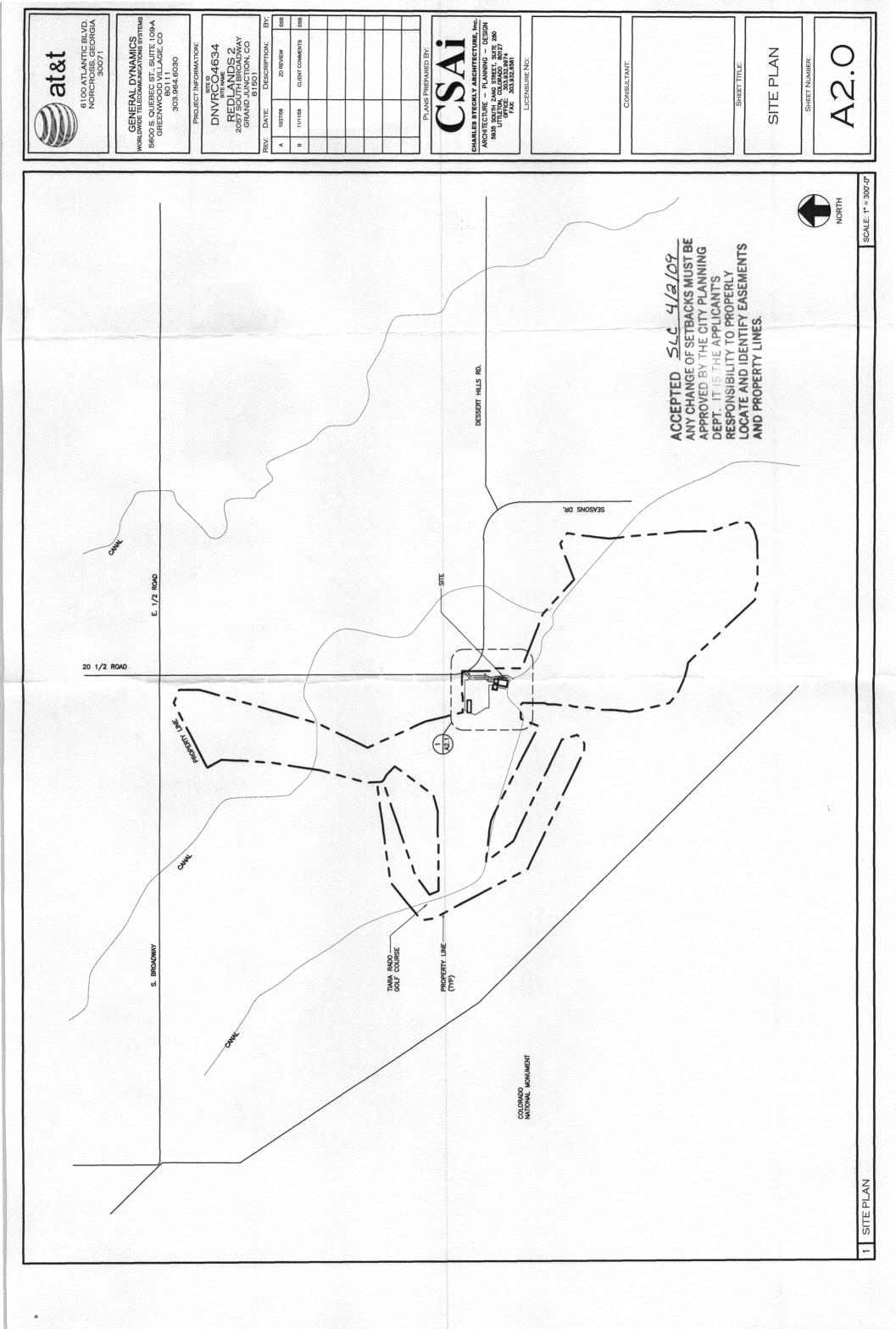
THESE DRAWINGS MAY NOT IN CONTRACTOR SHALL EXERCISE OTHER CONSTRUCTION ACTIVIT

SIGN ACKNOWLEDGMENT OR "SIGN-DRAWINGS DOES NOT CONSTI GENERAL DYNAMICS APPROVALS AT&T MOBILITY RF ENGINEER SITE OWNER TIFLE

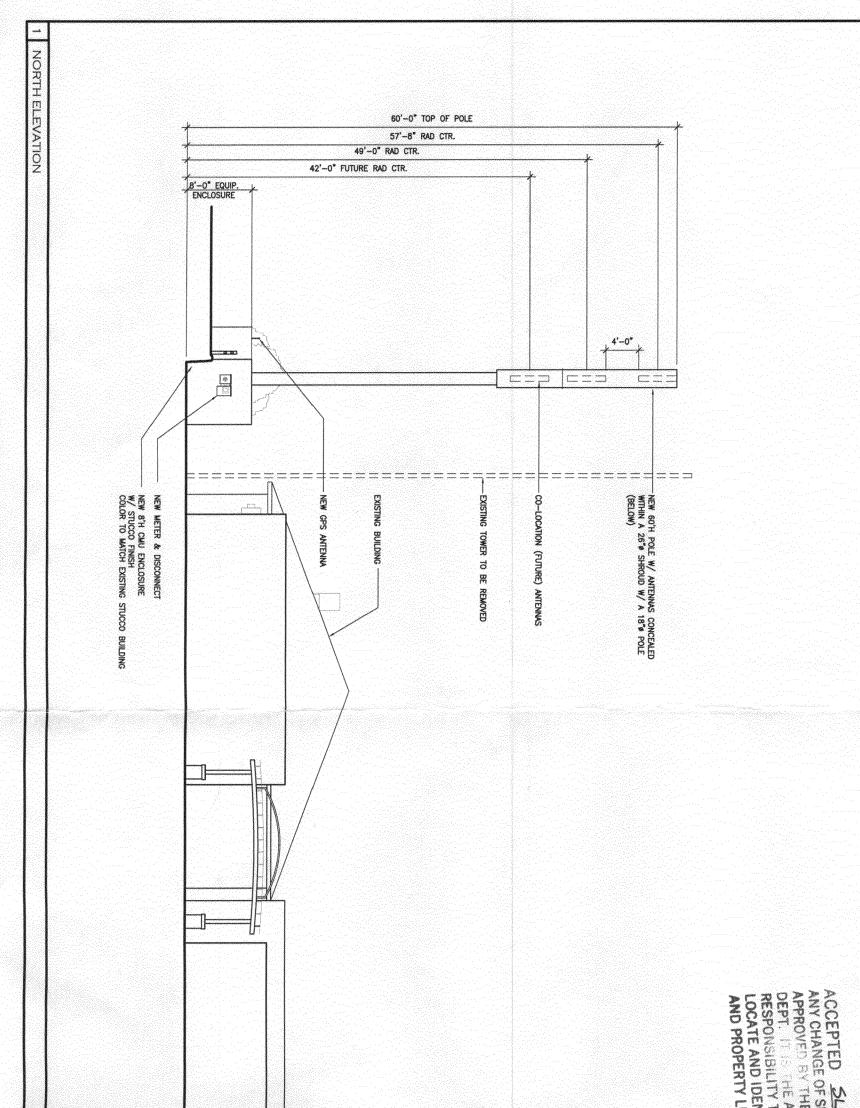
PLOTTED Oct 27, 2008 AT 5:23pm PLOTTED Oct 27, 2008 AT 5:23pm







PLOTTED Nov 11, 2008 MT 3:12pm PLOTTED Nov 11, 2008 MT 3:12pm



SCALE: 64° 32° 0 64°				SETBACKS MUST BE APPLICANTS TO PROPERLY TO PROPERLY LINES.	
A.3.1	SHEET MINDEP	CONSULTANTI	PLANS PREPARED BY: PLANS PREPARED BY: CHARLES STECKLY ARCHITECTURE, Inc. ARCHITECTURE - PLANNING - DESIGN 935 SOUTH ZWG STRET: SUITE 200 UNECC: 303323591* FAX: 303323591* FAX: 303323591*	GENERAL DYNAMICS NORCROSS, GEORGIA 30071 GREENWOOD VILLAGE, CO BOTTI PROJECT INFORMATION: PROJECT INFORMATION: PROJECT INFORMATION: DNVRCO4634 STE WWE REDLANDS 2 2057 SOUTH BROADWAY GRAND JUNCTION, CO 81501 REV: DATE: DESCRIPTION: BY: N 102700 ZD REVEW S18 9 11/1108 CLIENT COMMENTS S19	() at&t