



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*

**TO:** Senta Castello  
**FROM:** Paula Creasy  
**DATE:** March 27, 2009  
**SUBJECT:** Tiara Rado Tower

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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:

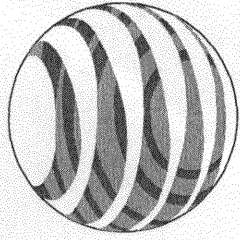
The proposed tower designed to appear not as a cellular telecommunications tower, but as a simple vertical cylinder, which could be a vent stack or other utility structure. It will be 60 feet in height, similar in height to the existing tower it will replace. The proposed tower is 18” in diameter, with 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 stucco-finished CMU wall, with wooden access gates on the south side (facing the golf course clubhouse).

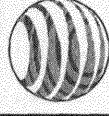
Please refer to the attached drawings.

ACCEPTED SLC 4/2/09  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPARTMENT. APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES



at&t

SITE NAME: REDLANDS 2  
SEARCH RING NUMBER: DNVRCO4634



6100 ATLANTIC BLVD.  
NORCROSS, GEORGIA  
30071

GENERAL DYNAMICS  
WORLDWIDE TELECOMMUNICATIONS SYSTEMS  
5600 S. QUEBEC ST., SUITE 109-A  
GREENWOOD VILLAGE, CO  
80111  
303.964.6030

PROJECT INFORMATION

PROPERTY OWNER:  
CONTACT: THE CITY OF GRAND JUNCTION  
PEGGY HUNTER, SR / WA  
970.244.1538  
250 N. 5TH ST., GRAND JUNCTION, CO 81501

ADDRESS: DNVRCO4634  
REDLANDS 2  
2057 S. BROADWAY ST.  
GRAND JUNCTION, MESA  
COLORADO, 81501

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

APPLICANT:  
ADDRESS: AT&T MOBILITY, LLC  
188 INVERNESS DRIVE WEST, STE. 400  
ENGLEWOOD, CO 80112

PROJECT MANAGER:  
ADDRESS: KEN GREENWOOD, GENERAL DYNAMICS  
5600 S. QUEBEC ST., SUITE 109-A  
GREENWOOD VILLAGE, CO 80111  
303.964.6030

ZONING CONSULTANT:  
TERRA TECTONICS, MIKE MATZKO P.O. BOX 3600,  
AVON, CO 81620  
PHONE: 970.471.5320

ARCHITECT:  
CHARLES STECKLY, CSAI  
5935 S. ZANG ST., #280, LITTLETON, CO 80127  
303.932.9974

ELECTRICAL ENGINEER:  
DENNIS GREVEL  
12311 W. PRENTICE PLACE, LITTLETON, CO 80127  
303.933.7048

SURVEYOR:  
VAN DYKE SURVEYING & ENGINEERING, LLC  
2492 S. BALSAM WAY, LAKEWOOD, CO 80227  
TIM VAN DYKE  
303.356.6070

NOTES

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY GENERAL DYNAMICS TO WHO WILL CONTACT THE ARCHITECT TO DISCUSS ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

DRAWINGS WILL BE SCALED AS REQUIRED BY THE PERMITTING GOVERNING AGENCY. ALL OTHER DRAWINGS SUPPLIED TO GENERAL DYNAMICS WILL BE SCALED AND PLOTTED ON 11x17 SHEETS.

CALL BEFORE YOU DIG - COLORADO STATE REQUIRES 3 WORKING DAYS UTILITY NOTIFICATION PRIOR TO CONSTRUCTION OPERATIONS. LOCATES ARE REQUIRED TO BE COMPLETED WITHIN 5 WORKING DAYS PRIOR TO BEGINNING THIS PROJECT. UTILITY NOTIFICATION CENTER OF COLORADO - 800.922.1987

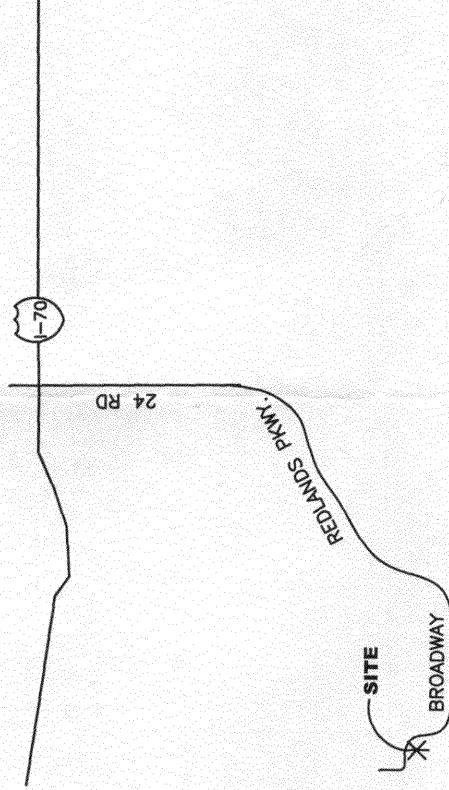
THESE DRAWINGS MAY NOT INDICATE ALL UNDERGROUND UTILITIES. THE GENERAL CONTRACTOR SHALL EXERCISE EXTREME CARE DURING ALL EXCAVATIONS AND OTHER CONSTRUCTION ACTIVITIES.

APPROVALS

| TITLE            | SIGNATURE | DATE |
|------------------|-----------|------|
| RF ENGINEER      |           |      |
| GENERAL DYNAMICS |           |      |
| AT&T MOBILITY    |           |      |
| SITE OWNER       |           |      |

ACKNOWLEDGMENT OR "SIGN-OFF" BY PARTIES TO THE CONSTRUCTION DRAWINGS DOES NOT CONSTITUTE ALTERATION OF THE LEASE TERMS.

VICINITY MAP



DIRECTION TO SITE

FROM DENVER, TAKE I-70 WEST TO GRAND JUNCTION, EXIT 28, (24 RD) TURN LEFT ON 24 RD (TURNS INTO REDLAND PARKWAY), REDLANDS PARKWAY TURNS 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

|                     |   |                        |
|---------------------|---|------------------------|
| JURISDICTION:       | - | CITY OF GRAND JUNCTION |
| ZONING DESIGNATION: | - | CSR                    |
| OCCUPANCY GROUP:    | - | U                      |
| CONSTRUCTION TYPE:  | - | V-B                    |
| FULLY SPRINKLERED:  | - | N/A                    |

GOVERNING 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."

DRAWING INDEX

| SHEET | DESCRIPTION                    |
|-------|--------------------------------|
| T1.0  | TITLE SHEET                    |
| C1.0  | SURVEY - PENDING               |
| A2.0  | SITE PLAN                      |
| A2.1  | ENLARGED SITE / EQUIPMENT PLAN |
| A3.0  | EAST ELEVATION                 |
| A3.1  | NORTH ELEVATION                |

PROJECT INFORMATION:

SITE ID:  
DNVRCO4634  
SITE NAME:  
REDLANDS 2  
2057 SOUTH BROADWAY  
GRAND JUNCTION, CO  
81501

REV. DATE: DESCRIPTION: BY:

| REV. | DATE     | DESCRIPTION | BY  |
|------|----------|-------------|-----|
| A    | 10/27/08 | 2D REVIEW   | SSB |

PLANS PREPARED BY:

**CSAi**

CHARLES STECKLY ARCHITECTURE, Inc.  
ARCHITECTURE - PLANNING - DESIGN  
5935 SOUTH ZANG STREET, SUITE 280  
LITTLETON, CO 80127  
OFFICE: 303.932.9974  
FAX: 303.932.8581

LICENSE NO.:

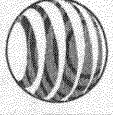
CONSULTANT:

SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

T1.0



6100 ATLANTIC BLVD.  
NORCROSS, GEORGIA  
30071

**GENERAL DYNAMICS**  
WORLDWIDE TELECOMMUNICATIONS SYSTEMS  
5600 S. QUEBEC ST., SUITE 109-A  
GREENWOOD VILLAGE, CO  
80111  
303.964.6030

PROJECT INFORMATION:

SITE ID: **DNVR04634**  
SITE NAME: **REDLANDS 2**  
2057 SOUTH BROADWAY  
GRAND JUNCTION, CO  
81501

| REV. | DATE     | DESCRIPTION     | BY  |
|------|----------|-----------------|-----|
| A    | 10/27/08 | ZD REVIEW       | SSB |
| B    | 11/11/08 | CLIENT COMMENTS | SSB |
|      |          |                 |     |
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|      |          |                 |     |

PLANS PREPARED BY:

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ARCHITECTURE - PLANNING - DESIGN  
5935 SOUTH ZANG STREET, SUITE 280  
LITTLETON, CO 80120  
OFFICE: 303.932.8974  
FAX: 303.932.8881

LICENSURE NO.:

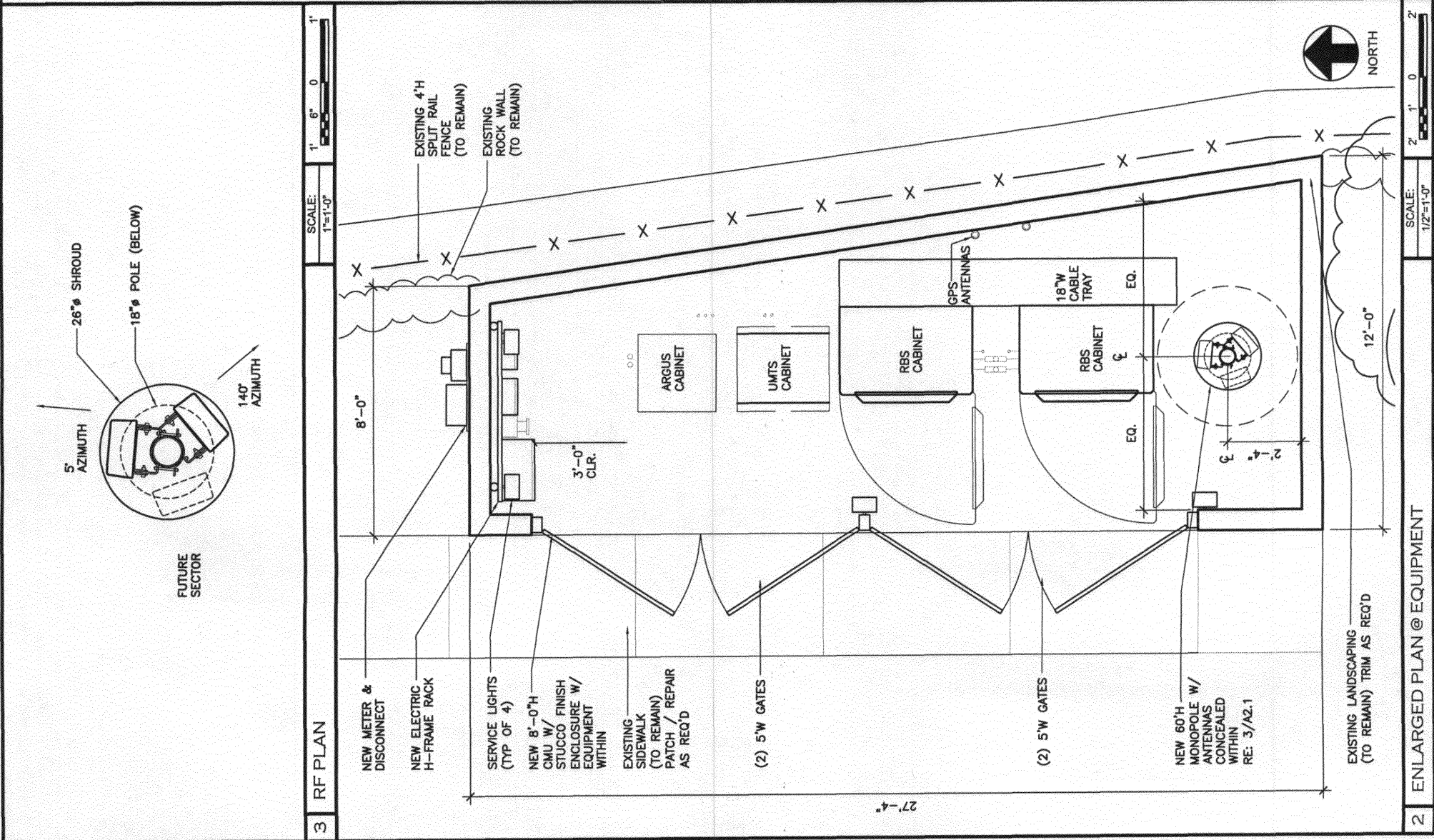
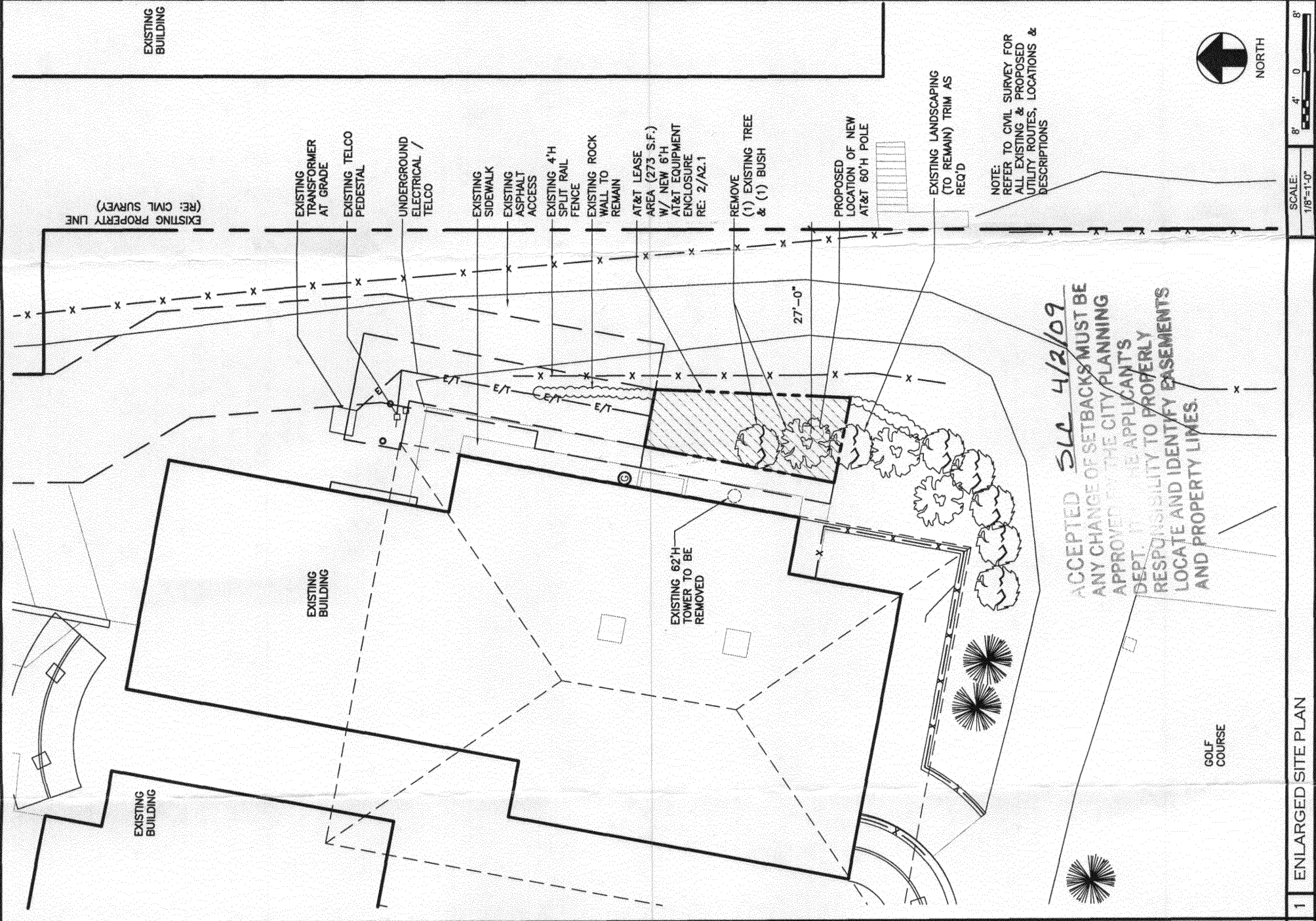
CONSULTANT:

SHEET TITLE:

**SITE PLAN**

SHEET NUMBER:

**A2.1**



**3 RF PLAN**

SCALE: 1"=1'-0"

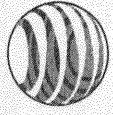
SCALE: 1"=1'-0"

**2 ENLARGED PLAN @ EQUIPMENT**

SCALE: 1/2"=1'-0"

**1 ENLARGED SITE PLAN**

SCALE: 1/8"=1'-0"



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80111  
303.964.6030

PROJECT INFORMATION:

SITE ID  
**DNVRCO4634**  
SITE NAME  
**REDLANDS 2**  
2057 SOUTH BROADWAY  
GRAND JUNCTION, CO  
81501

| REV. | DATE     | DESCRIPTION:    | BY: |
|------|----------|-----------------|-----|
| A    | 10/27/08 | ZD REVIEW       | SSB |
| B    | 11/11/08 | CLIENT COMMENTS | SSB |
|      |          |                 |     |
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PLANS PREPARED BY:



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5935 SOUTH ZANG STREET, SUITE 280  
LITTLETON, CO 80127  
OFFICE: 303.932.9874  
FAX: 303.932.6581

LICENSE NUMBER:

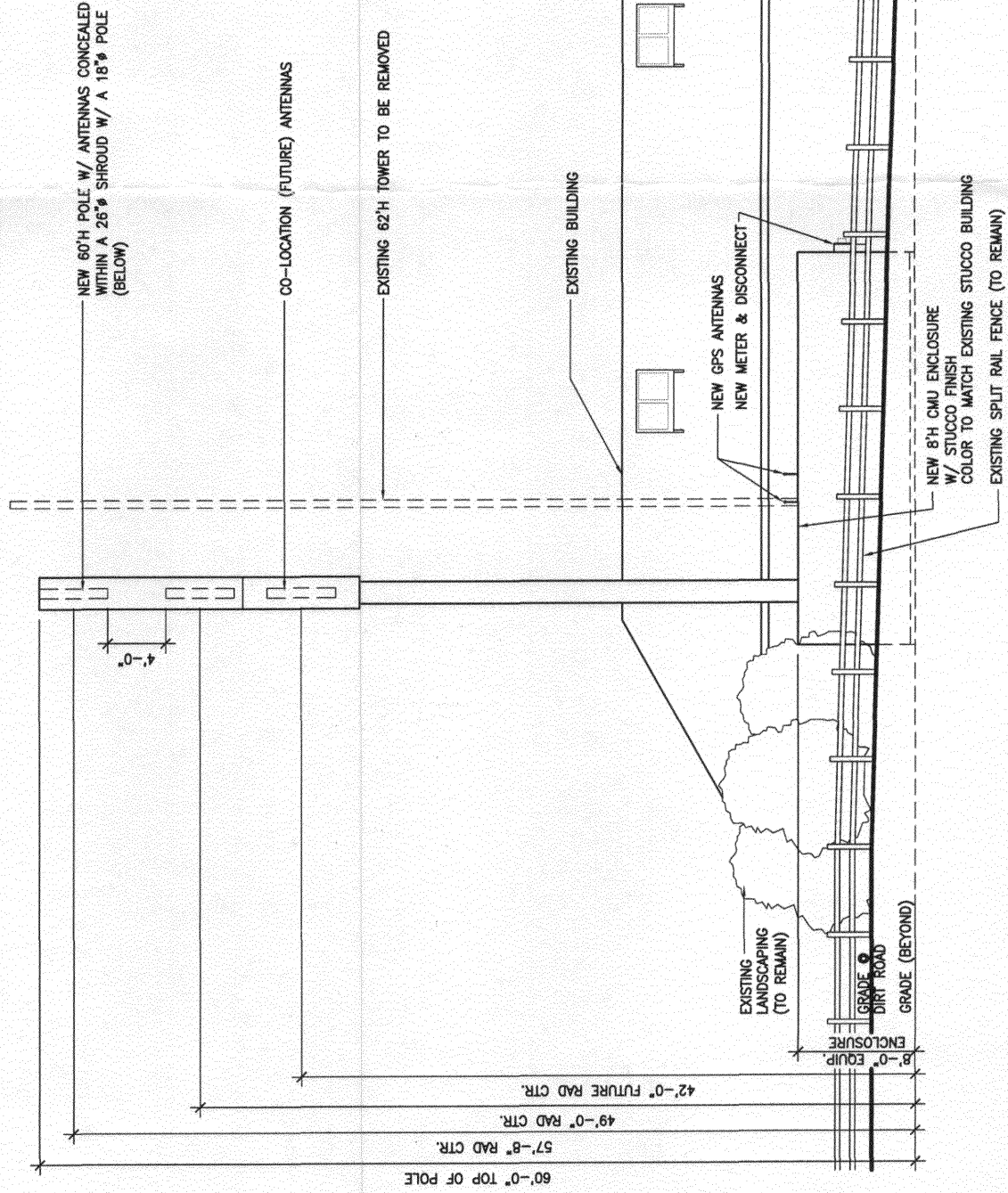
CONSULTANT:

SHEET TITLE:

**EAST  
ELEVATION**

SHEET NUMBER:

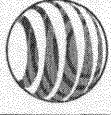
**A3.0**



**ACCEPTED 4/2/09 SLC**  
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1 EAST ELEVATION

SCALE: 3/16" = 1'-0"  
64" 32" 0 64"



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303.964.6030

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SITE NAME: **REDLANDS 2**  
2057 SOUTH BROADWAY  
GRAND JUNCTION, CO  
81501

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|------|----------|-----------------|-----|
| A    | 10/27/08 | ZD REVIEW       | SSB |
| B    | 11/11/08 | CLIENT COMMENTS | SSB |
|      |          |                 |     |
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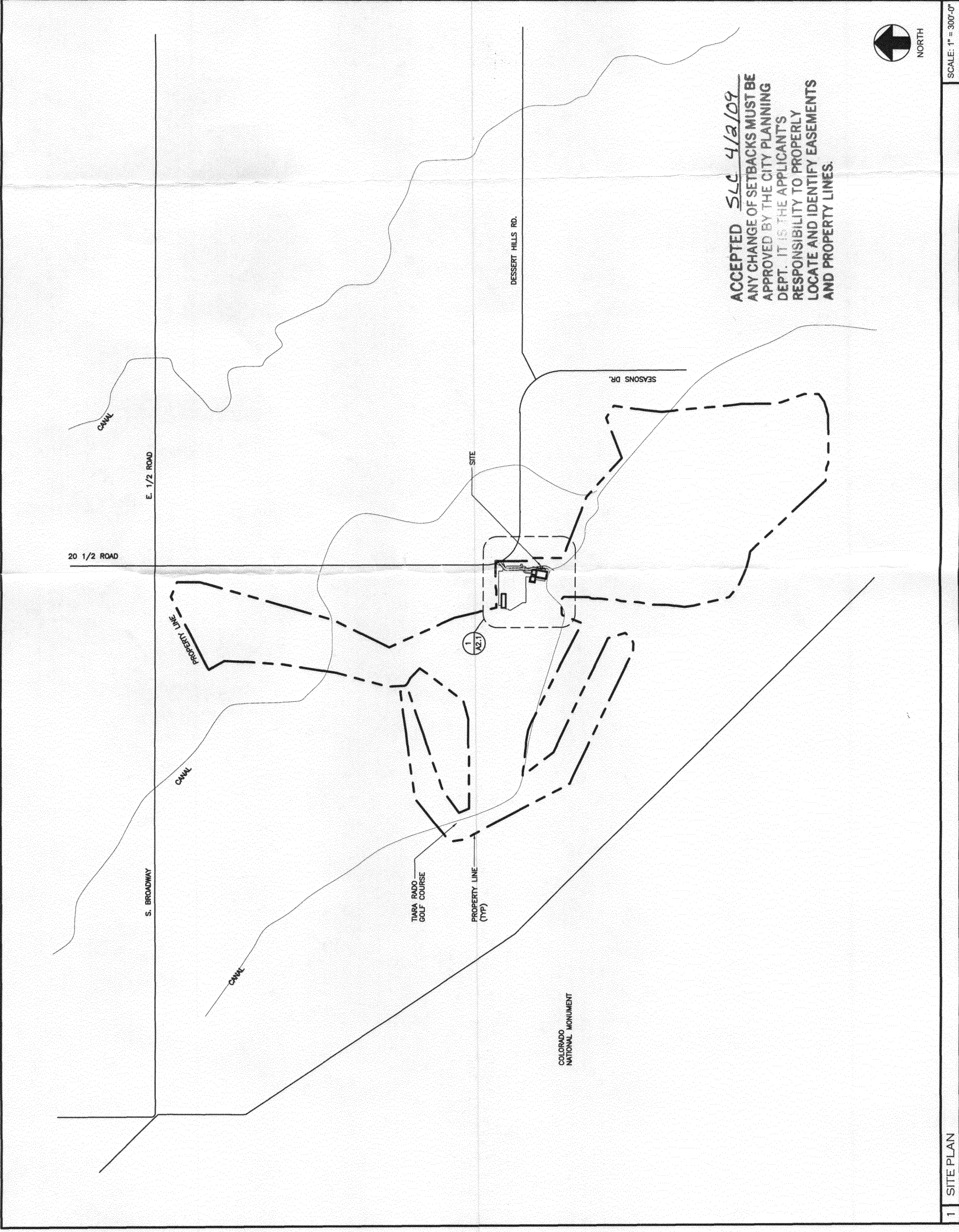
PLANS PREPARED BY:  
**CSAI**  
CHARLES STECKLY ARCHITECTURE, INC.  
ARCHITECTURE - PLANNING - DESIGN  
5935 SOUTH ZANG STREET, SUITE 280  
LITTLETON, COLORADO 80127  
OFFICE: 303.952.9974  
FAX: 303.952.6861

LICENSE NUMBER:

CONSULTANT:

SHEET TITLE:  
**SITE PLAN**

SHEET NUMBER:  
**A2.0**



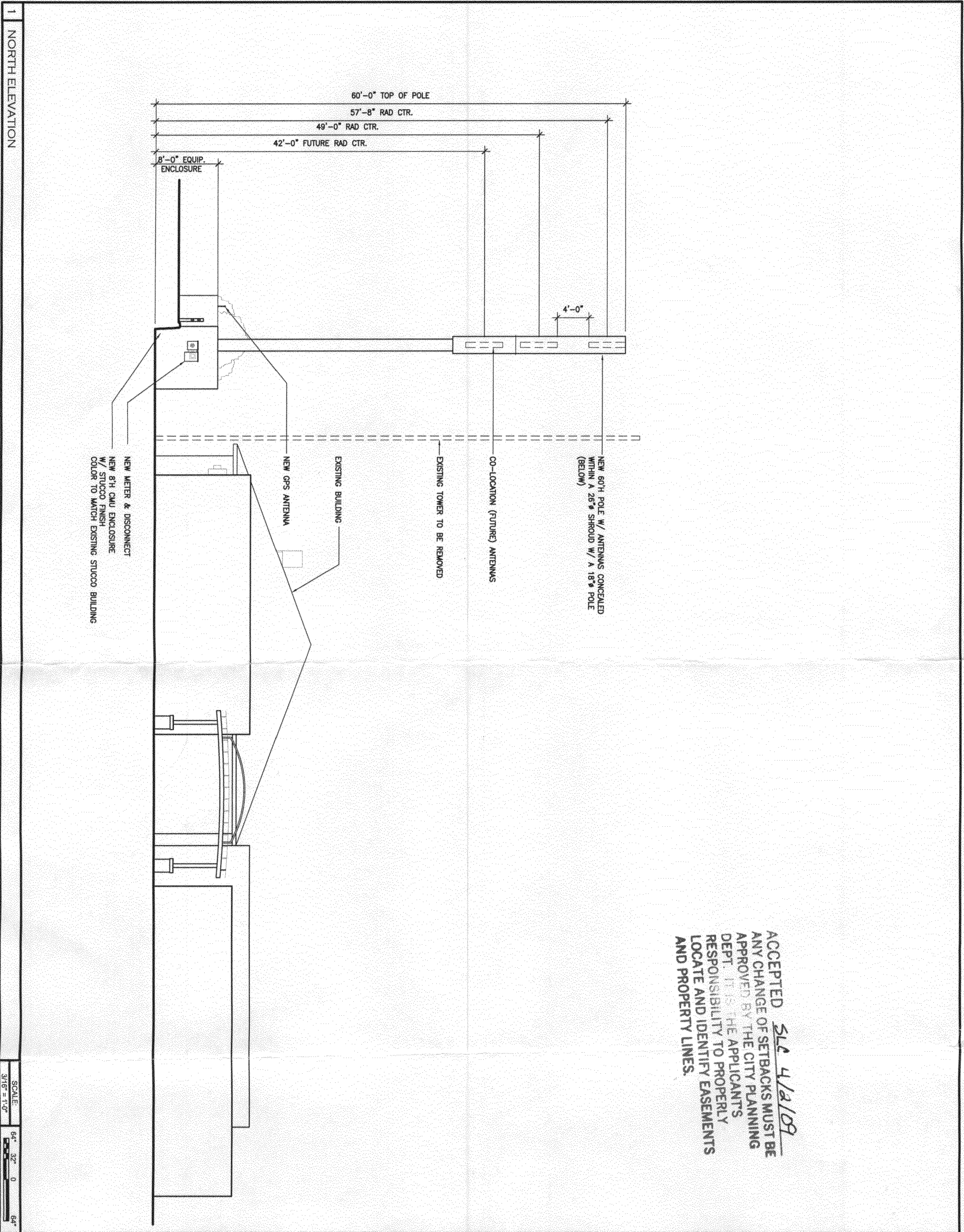
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SCALE: 1" = 300'-0"

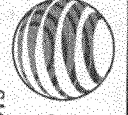

1 SITE PLAN





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SCALE: 3/16" = 1'-0"  
 0 32' 64'

|  |  |  |  |   |  |   |  |
|--|--|--|--|---|--|---|--|
| <br>6100 ATLANTIC BLVD.<br>NORCROSS, GEORGIA<br>30071   |  | GENERAL DYNAMICS<br>WORLDWIDE TELECOMMUNICATIONS SYSTEMS<br>5600 S. QUEBEC ST., SUITE 109A<br>GREENWOOD VILLAGE, CO<br>80111<br>303.964.6030 |  | PROJECT INFORMATION:<br>SITE ID: DNVRCO4634<br>SITE NAME: REDLANDS 2<br>2057 SOUTHERBROADWAY<br>GRAND JUNCTION, CO<br>81501 |  | REV. DATE: DESCRIPTION: BY:<br>A 10/27/08 2D REVIEW SSB<br>B 11/11/08 CLIENT COMMENTS SSB |  |
| PLANS PREPARED BY:<br><br>CHARLES STECKLY ARCHITECTURE, Inc.<br>ARCHITECTURE - PLANNING - DESIGN<br>5835 SOUTH ZANG STREET, SUITE 280<br>LITTLETON, COLORADO, 80127<br>OFFICE: 303.932.9974<br>FAX: 303.932.6561 |  | LICENSE NO.:<br>CONSULTANT:  |  | SHEET TITLE:<br>NORTH ELEVATION   |  | SHEET NUMBER:<br>A3.1   |  |