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File 1987-0037 Project Name: Radio Tower -					Jse - Mantey Heights				
	$\frac{\overline{s}}{s}$	A few items are denoted with an asterisk (*), which means the							
r	c	instances, not all entries designated to be scanned by the depa							
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	$\dashv$	*Submittal checklist							
X	X		_						
		Reduced copy of final plans or drawings	_		***************************************				
	_	Reduction of assessor's map							
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1		Public notice cards	_						
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			dated after the date of final approval (pertaining to change in conditions or expiration date)						
		DOCUMENTS SPECIFIC TO THIS	DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:						
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## IMPACT STATEMENT/PROJECT NARRATIVE

This is a proposal to build a 70 foot self supporting radio tower next to the Mantey Heights water tank inside of fence, Property #2943-072-00-944, to be built by February 28, 1988. There is already a two million gallon water tank on this city owned property. This will be for radio antennas for the Grand Junction Fire Department, as well as all Rural and Volunteer Fire Department in the County as they all share a few common radio frequencies. There will be at least two antennas on this tower.

I believe the zoning already allows this type of structure.

Mike Kelley, F.F./Paramedic MK/hc

GEM Builders Inc. P.O. Box 2185 Grand Jct., CO 81502 2943-072-00-037

Valley Federal Savings & Loan P.O. Box 400 Grand Jct., CO 81502 2943-072-17-022/035/036/037

Donna Sites C/O Donna Autrey 7660 Auburn Blvd. #E Citrus Heights, CA 95610 2943-072-17-029

Kenneth Matchett 2844 F Rd. Grand Jct., CO 81506 2943-064-00-043 2943-063-00-037/041 Lawrence Dowd 2660 Paradise Way Grand Jct., CO 81506 2943-072-00-035

Richard Carter 6761 Presidio Huntington Beach, CA 92648 2943-072-17-031

Marvin Tillman 3864 G Rd. Palisade, CO 81526 2943-072-00-027

Gity of Grand Junction, Admin. 250 North 5th St. Grand Junction. CO 81501

Chief Richard R. Greene 330 South 6th St. Grand Junction, CO 81501

Greg Trainor, Utility Manager Public Works Dept. 250 North 5th St. Grand Junction, CO 81501 Arthur Greenhill 2835 Grand Falls Cr #9 Grand Jct., CO 81501 2943-072-17-032

Marlene Peltier 2835 Grand Falls Dr. #7 Grand Jct., CO 81501 2943-072-17-030

Bethesda Foundation 2825 Patterson Rd. Grand Jct., CO 81501 2943-072-01-021 2943-072-12-006/974

#37 87

United the Remove From Office

TO: Mike Kelly, Fire, Department

FROM: Don Hobbs

DATE: March 22, 1988

RE: Landscaping Mantey Heights Tank Area

Regarding your inquiry about landscape materials that might be used at the base of your new radio tower at the Mantey Heights water tank; in light of the fact that no water is available at the site, and none is planned in the foreseeable future, I can see no possible way that any plant material could be expected to grow, even in the best of soils; let alone in the shale associated with that particular site.

I have spoken to Mike Sutherland in planning, and he agrees that to require something be planted when there is virtually no chance of survival, is not fulfilling the intent of the landscape requirements, nor is it a wise use of budgeted funds.

Based upon my recommendation, Mike feels that the land-scape requirement could be waived in this particular instance. He and I both feel however, that if water does become available at some point in the future, you should complete the landscaping as required.

Should you have questions concerning this recommendation, please contact either myself or Mike.

cc: Mike Sutherland Ted L Novack

file:fireland

## REVIEW SHEET SUMMARY

FILE NO.	37-87 TITLE HEAD	DINGR <u>adio Tower Special Use DUE DATE 1-11-88</u>
ACTIVITY	- PETITIONER - LOCAT	
· · ·	located at 2827 Pat	terson Road, near the water tank. City Fire Department
PETITION	ER ADDRESS 330 South	6th Sx
ENGINEER		
DATE REC	. AGENCY	COMMENTS
12-28-87	Building Dept.	Permits and fees required for installation of any building of electrical, plumbing, mechanical in conjunction with tower placement.
12-30-87	City Engineer	No objection. Noter The water tank may be raised in height in the future. The tower should be designed with this in mind so there would be no conflicts.
1-04-88	Public Works	No objections.
I-14-88	Planning Dept.	There appears to be no technical problems with this proposal however construction of the tower must consider the lighting/obstruction marking which will be required by the Federal Aviation Administration.
		Landscaping/screening should be installed to buffer the visua effects or the residential zoning to the south and the street to the west. Contact the Parks Department for recommedations on the most appropriate vegetation and method of irrigation.
	· · · · · · · · · · · · · · · · · · ·	Any additional (flood) lighting should be directional in

F00000( eres 2.5 ac.	• * · · · · · · · · · · · · · · · · · ·		Zone	PZ
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Date Submitted				
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Recording Fee Required		Paid (Date)	Date Rec	orded
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agencies —				
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City Engineer				
Transportation Engineer  City Parks/Recreation				
City Fire Dept.	80			
City Police Dept. County Planning				
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County Health County Parks/Recreation				
O'Comprehensive Planning	0 0			
OFloodplain Administration				
G.J. Dept. of Energy Walker Field				
OSchool District				
Irrigation Orainage				
O'Water (Ute, Clifton)	DOM:			
Sewer Dist. (FV, CGV, OM)  Mountain Bell				
Public Service (2 sets)				
State Highway Dept.				
State Geological State Health Dept.				
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