Table of Contents

File		SPR-1995-140
n _a	te	9/21/99
Date 9/21/9		7121177
- 1	S	A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the
r	c	ISYS retrieval system. In some instances, not all entries designated to be scanned, are present in the file. There
e	a n	are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been
e	n	included.
n	e	Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a
t	ď	quick guide for the contents of each file.
		Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed
		in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.
X	X	*Summary Sheet – Table of Contents
		Application form
		Receipts for fees paid for anything
		*Submittal checklist
X	X	*General project report
	\dashv	Reduced copy of final plans or drawings
	-+	Reduction of assessor's map
-	┰┤	Evidence of title, deeds
\dashv	\dashv	*Mailing list
\dashv		Public notice cards
		Record of certified mail
-	\dashv	Legal description
\dashv	\dashv	Appraisal of raw land
		Reduction of any maps – final copy
\dashv		*Final reports for drainage and soils (geotechnical reports)
	\dashv	Other bound or nonbound reports
		Traffic studies
		Individual review comments from agencies
		*Consolidated review comments list
		*Petitioner's response to comments *Staff Reports
	{	*Planning Commission staff report and exhibits
		*City Council staff report and exhibits
		*Summary sheet of final conditions
_	-	
		*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or
		expiration date) DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:
DOCUMENTS SECURIC TO THIS DEVELOPMENT FILE:		
X	X	3 Planning Clearances from 1995, 1997 and 1998 - **
X		Partial Site Plan – 7/17/95
X		Site Plan – 9/15/98
X		Site Plan – 7/17/97
X	X	Project Narrative - 5/29/97 Project Narrative - 7/21/95
_		Floject Natiative - 1/21/93
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JULY 21, 1995

CITY OF GRAND JUNCTION
COMMUNITY DEVELOPMENT DEPARTMENT
250 N. FIFTH ST.
-GRAND JUNCTION, CO 81501

RE: G. E. AMERICAN COMMUNICATIONS, INC. GRAND JUNCTION EARTH STATION 787 VALLEY COURT GRAND JUNCTION, CO 81505



PROJECT NARRATIVE

CONSTRUCTION OF THE INITIAL FACILITY WAS COMPLETED IN 1983. IN 1989, CONSTRUCTION WAS COMPLETED ON AN ADDITION, WHICH NEARLY DOUBLED THE SIZE OF THE ORIGINAL BUILDING AND INCREASED THE TOTAL NUMBER OF ANTENNAS TO THE CURRENT NINE. THE LATEST ADDITION INCLUDED LANDSCAPING, PARKING AND ROADWAY UPGRADES, AS WELL AS SITE DRAINAGE IMPROVEMENTS.

THE SCOPE OF WORK FOR THIS PROJECT IS BROKEN DOWN INTO TWO CATEGORIES: 1) WORK TO BE DONE THIS YEAR; AND 2) WORK TO BE DONE IN SUBSEQUENT PHASE(S).

THE WORK TO BE DONE THIS YEAR WILL CONSIST OF THE CONSTRUCTION OF A CONCRETE AND STEEL BASE FOR A 6.1 M ANTENNA TO BE LOCATED OFF THE SOUTHWEST CORNER OF THE EXISTING BUILDING. THE ANTENNA IS TO BE ERECTED BY THE OWNER, ONCE THE BASE IS COMPLETED BY A LOCAL GENERAL CONTRACTOR, AND IS PLANNED TO BE ON LINE BY OCTOBER 1, 1995. THE ANTENNA BASE IS TO BE PLACED WITHIN THE EXISTING STORM WATER RETENTION POND (REFER TO ATTACHED SITE PLAN). ALL POWER AND COMMUNICATION TIES TO THE EXISTING BUILDING WILL BE LOCATED UNDERGROUND.

THE WORK TO BE DONE IN SUBSEQUENT PHASE(S) WILL CONSIST OF THE CONSTRUCTION OF A CONCRETE AND STEEL BASE FOR A 6.1 M ANTENNA, THE CONSTRUCTION OF A CONCRETE AND STEEL BASE FOR A 9 M ANTENNA AND THE CONSTRUCTION OF A PRE-ENGINEERED METAL BUILDING ADJACENT TO THE 9 M ANTENNA. THE 6.1 M ANTENNA WILL BE PLACED IN THE EXISTING STORM WATER RETENTION POND APPROXIMATELY 35' SOUTH OF THE ANTENNA TO BE ERECTED THIS YEAR (REFER TO ATTACHED SITE PLAN). THE 9 M ANTENNA AND METAL BUILDING WILL BE PLACED WEST OF THE FOUR EXISTING ANTENNAS, WHICH ARE WEST OF THE EXISTING BUILDING (REFER TO ATTACHED SITE PLAN). ALL POWER AND COMMUNICATION TIES TO THE EXISTING BUILDING ARE PLANNED TO BE LOCATED UNDERGROUND.

THE ADDITION OF THE ANTENNAS DESCRIBED ABOVE WILL NOT RESULT IN AN INCREASE OF PERSONNEL REQUIRING ADDITIONAL PARKING SPACES, NOR WILL THE WORK AFFECT THE EXISTING LANDSCAPING. THE SIZE OF THE NEW ANTENNAS IS WITHIN THE RANGE OF SIZES OF THE ANTENNAS CURRENTLY LOCATED ON SITE.

FRANK A. WAGNER ARCHITECT A.I.A. 115 NO. 5TH ST., SUITE 444 GRAND JUNCTION, CO 81501 • (303) 243-2122





IBE American Communications Inc. Grand Junction Farth Station, 787 Valley Court. Grand Junction, GS 51505-303-241-8300-55; 303-241-8304

May 29, 1997

CITY OF GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT 250 N. FIFTH STREET GRAND JUNCTION, CO 81501

RE: G. E. AMERICAN COMMUNICATIONS, INC. GRAND JUNCTION EARTH STATION 787 VALLEY COURT GRAND JUNCTION, CO 81505

PROJECT NARRATIVE

In July of 1995, planning clearance was obtained for construction of a new 6.1 meter antenna at GE Americom's Grand Junction Earth Station. At that time, planning consideration was requested for two additional antennas to be constructed at a future date. GE Americom would now like to request clearance for construction of one of these additional antennas.

The work to be done this year will consist of the construction of a concrete and steel foundation to be used as an antenna base for a new 13 meter antenna. Construction of the antenna base will include all underground ties for power and communication to the existing building. After completion of the antenna base, the new 13 meter antenna will be erected by the owner. The antenna and base will be located approximately 220 feet from the west side of the existing building. All construction work on this project is planned to be completed by October 1, 1997.

The addition of the new antenna described will not result in an increase of personnel, and so will not require additional parking spaces. Nor will the work affect the existing landscaping. The size of the new antenna is within the range of sizes of antennas currently located on site.

Kent I. Haulman

Team Leader

Grand Junction Earth Station

Trent V. Haulman

