

Verizon Wireless Project Reference: RCYC Foghorn Cleghorn
4600 Jackson Blvd.

CELLULAR INC. NETWORK CORPORATION
d/b/a VERIZON WIRELESS

Lot 1, Vista Lake Subdivision # 2
Planned Development/ Major Amendment
and 11-6-19 Review Application
Rapid City, South Dakota

November 21, 2006

Cellular Inc. Network Corporation d/b/a Verizon Wireless is proposing to construct a cellular communications station facility and transmission tower (including a 12' x 30' equipment shelter and a 150' flag pole design antenna structure) at 4600 Jackson Blvd. on property owned by John Skulborstad. Verizon Wireless has retained Buell Consulting, Inc. regarding site acquisition and permit matters.

Legal Description

Vista Lake Subdivision # 2, Lot 1 in Section 8, T 1 N, R 7 E, Rapid City

Zoning and surrounding zoning

The subject property is located in the Office Commercial (OC) District and is surrounded by Residential zoning on the North and by Park Forest zoning on the East, South & West.

Proposed Use

Cellular communications and radio television station transmission towers and minor accessory structures are listed as Conditional Uses in the Office Commercial (OC) District. Lot 1, Vista Lake Subdivision # 2 is a Planned Development. The proposed change to Lot 1, Vista Lake Subdivision # 2 constitutes a major amendment to a planned development. Rapid City uses the 11-6-19 process to review cellular communications stations and transmission towers and requires all new towers be a flag pole design antenna structure. The 11-6-19 Review process is used to treat cellular facilities like municipal projects.

The proposed facility will improve coverage and capacity in and around the mouth of the Rapid Canyon providing an off load of capacity currently being served from the Dinosaur Peak site. The relief to the Dinosaur Peak site will enable Dinosaur Peak to reach some more remote locations. Each new site in a locale enables the existing surrounding sites to improve quality of signal to the area.

Area Regulations

The subject property is 1.43 acres in size. In the Office Commercial (OC) District the required front yard, side yard and rear yard setback is 25'. The proposed flag pole structure (exempt from height or setback requirements) is 150' tall.

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Rapid City Growth
Management Department

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FAA Approval

As the development of a new site progresses beyond site leasing and the local permit approval, Verizon Wireless usually applies to the FAA for its approval (somewhat later in the process). Typically, Verizon Wireless asks that local jurisdictions make their approval contingent upon subsequent FAA approval. Even so qualified consultants have performed an Air Space Evaluation to accurately forecast how the 150' antenna structure proposal will do with the FAA (when the FAA application is made official).

In February, 2006, Verizon Wireless authorized the commissioning of FAA consultants, Jeppesen, to perform an Obstruction Analysis Report under Federal Aviation Regulations Part 77 Sub-Part C. A summary of the findings are that the consultant was confident that if an application were to be made for a 170' structure, the application would be approved.

According to the report an 'FAA Notice of Proposed Construction or Alteration' would not even be required. See a copy of the consultants findings enclosed in this package. The 170' came from estimating appurtenances up to 20' above the proposed 150' pole.

Site Selection Process

On December 30, 2005 Verizon Wireless assigned the work for the development of a new site cell site location in Rapid City to Buell Consulting, Inc., St. Paul, MN for Site Site Acquisition and local Permit Procurement. John M. Rowe, an agent for Buell, initiated field work for the new site location in January & February, 2006 by researching land owners and zoning regulations in Rapid City. Rowe phone and visited the Rapid City Growth Management Department staff at City Hall during the initial months of the assignment concerning the zoning code, city policies, the location of the search area and the properties under consideration.

The following additional property owners were contacted in the process of researching the area and developing an initial site candidate information package for Verizon Wireless:

Skulborstad, Patterson, Harms, Hill, Aisenbrey, Yeoman/Sohl and the Cedar Canyon Wesleyan Camp. After these investigations, the following candidate locations were submitted to Verizon Wireless for selection by their engineers, construction & project management personnel:

Candidate # 1, Parcel # 3708401012 owned by John Skulborstad at 4600 Jackson Blvd., is the location of this application's proposed cellular communications flag pole design antenna structure & equipment shelter.

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Candidate # 2, Property owned by Harms on an adjacent empty lot next to Harms' residence at 5250 Powers Street is located a mile SW from Candidate # 1.

Candidate # 3, Property owned by Hill with very difficult, if feasible, access is located over a mile SW from Candidate # 1.

Summary

Sound planning has gone into the site selection process for the proposed development, taking into account guidance started in the initial stages from the Growth Management Department. The proposal meets the criteria for granting a major amendment to a Planned Development & an 11-6-19 review approval in that the proposed use has been contemplated for Planned Developments in the Office Commercial (OC) District.

The purpose of the proposed new site is to off-load traffic from the Dinosaur Peak cell site so that the Dinosaur Peak cell site does not get overloaded, causing calls to be blocked and/ or dropped due to lack of system capacity.

The proposed cellular communications facility as designed will insure continuation of the best quality cellular telephone that Verizon Wireless can offer in the area.

Verizon Wireless will comply with all regulations of Rapid City and the conditions of any permit granted in connection with this application.

Questions about this application should be directed to:

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