**BUELL CONSULTING, INC.**

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Site Acquisition
Permitting
Site Management

October 24, 2006

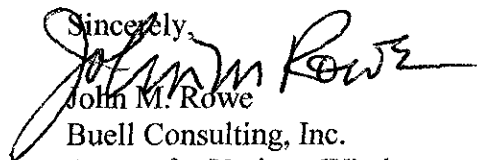
Development Services Center
Growth Management Department
City of Rapid City
300 6th Street
Rapid City, SD 57701-2724

Re: Application to Pennington County for Conditional Use Permit
Proposed Verizon Wireless Communications Facility (RCYC Sheridan Lake Road)
7800 Alberta Drive

Attached please find the following:

- 1.) City 11-6-19 Application and County Conditional Use Permit Application
- 2.) Project narrative describing a proposed Verizon Wireless communications facility including a 150' flag pole design antenna structure & a 12' x 30' equipment shelter
- 3.) Aeronautical study performed by Jeppeson, February 21, 2006
- 4.) Site plan drawing
- 5.) Survey

Please advise me at your earliest convenience that the application is received at 303-220-9100.

Sincerely,

John M. Rowe

Buell Consulting, Inc.
Agents for Verizon Wireless
CoinRealtist@aol.com
303-220-9100 Office
303-221-8420 Fax
303-618-4615 Portable

Verizon Wireless Project Reference: RCYC Sheridan Lake Road
7800 Alberta Drive (within 3 miles of Rapid City)

Cellular Inc. Network Corporation
d/b/a VERIZON WIRELESS

Conditional Use Permit
Application
Pennington County, South Dakota

October 24, 2006

Cellular Inc. Network Corporation d/b/a Verizon Wireless is proposing to construct a cellular telephone communications facility (including a 12' x 30' equipment shelter and a 150' flag pole design communications tower) at the Athletic Club at 7800 Alberta Drive & Sheridan Lake Road inside a 40' x 60' leased area. Verizon Wireless has retained Buell Consulting, Inc. regarding site acquisition and permit matters.

Legal Description of the Property

Lot 1 of the SE1/4 of the SW1/4, Section 29, T 1 N, R 7 E, BHM, Pennington County, South Dakota Except Lot H-1

Property Zoning and Surrounding Zoning

The subject property is located in the Highway Service (HS) District and is surrounded by Planned Unit Development (PUD) on the North, Highway Service (HS) of the East & Suburban Residential on the South & West. Antennae, microwave and communications towers are listed Conditional Uses in the Highway Service (HS) District. The property owned by Cregut, Inc. is surrounded by hills and valleys that compose Whispering Pines and Countryside subdivisions.

Proposed Use

Antennae, microwave and communications towers are listed Conditional Uses in the Highway Service (HS) District. The proposed facility will improve coverage and capacity along the Sheridan Lake Road corridor and to the Whispering Pines and Countryside subdivisions. Each new site in a locale enables the existing surrounding sites to improve quality of signal to the surrounding area.

Area Regulations

The subject property is 2.87 acres. Requirements for setback are: 25' front yard, 10' side yard and 10' rear yard. The proposed flag pole type structure proposed will be 150' tall.

FAA Approval

As the development of a new site progresses beyond site leasing and 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).

Verizon Wireless Project Reference: RCYC Sheridan Lake Road
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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 150' flag pole.

Site Selection Process

December 30, 2005 Verizon Wireless assigned the work for the development of this new cell site location in Pennington County to Buell Consulting, Inc., St. Paul, MN for Site Acquisition and Local Permit Procurement. John M. Rowe, an agent for Buell, initiated field work on the new site location by researching land owners and zoning regulations in January & February, 2006. Rowe phoned and visited the Pennington County Planning staff during the initial month of the assignment concerning the code, Staff 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:

Cregut, Inc., Whispering Pines Volunteer Fire Department, and Weichmann. After these investigations, the following candidate locations were submitted to Verizon Wireless for selection by their engineers, construction & project management personnel.

Candidate # 1- Parcel # 3729382002 owned by Cregut, Inc. is the location of this applicant's proposed application for a 150' flag pole antenna structure facility by Conditional Use Permit.

Candidate # 2- Property owned by the Whispering Pines Volunteer Fire Department is located ½ mile west of the proposed site and at a 120' higher ground elevation.

Candidate # 3- Property owned by Weichmann is located across Sheridan Lake Road from Candidate # 2. This property has a subdivision water tank located on it.

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Flag Pole Design being proposed

Apparently, Whispering Pines Volunteer Fire Department had considered an application by Cellular One in the year or so. The Fire Department determined that the community opinion would want a flag pole design antenna structure. According to the Volunteer Fire Department, Cellular One would not agree to guarantee to use the flag pole design so the Fire Department discontinued negotiations and the deal died. Based upon this history, it was suggested to Verizon Wireless to plan a flag pole for this location and Verizon Wireless agreed.

Summary

Sound planning and decision making has gone into the site selection process for the proposed development, taking into account guidance started in the initial stages from the Staff and extended to take into consideration the desires of the neighborhood. The proposal meets the criteria for granting a conditional use permit in that the proposed use has been contemplated in the ordinance for the Highway Service (HS) District.

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

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

Questions about this application should be directed to:

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