

## NARRATIVE STATEMENT

**Applicant:** SWS, LLC  
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**Applicant Site Name:** SD0252 Valley View

**Project Description:** Placement of antennas on existing penthouse and placement of radio equipment within existing building.

**Legal Description:** TRACT A OF LOT 2 1N-07E SEC 12, PLATTED

**Location:** 636 Cathedral Drive, Rapid City, SD 57701

**Property Owner:** Pennington County Housing and Redevelopment  
1805 W. Fulton Street  
Rapid City, SD 57702-4358

**Zoning:** HDR

**Objectives:**

This site is part of the "I Wireless" (aka T-Mobile) nationwide network currently expanding into Western South Dakota. This site is a crucial part to a designed network as indicated by the attached coverage map. The primary objective is to provide service to the business districts in the southwest Rapid City area.

**Location:**

The existing high rise is the only site in the area high enough to provide adequate coverage within the designed network. In utilizing the Valley View Apartment location, SWS will be able to provide new coverage, meet network coverage objectives and minimize the proliferation of communication towers by utilizing this existing building. Thus furthering the City's need to expand technology and allow alternative and competitive communication services while minimizing the visual clutter.

**Site Details:**

SWS is proposing to attach 6 antennas to the top of the existing penthouse and place radio equipment within the building.

**Ordinance Compliance:**

This site is located within in the High Density Residential District. Wireless communications are already established and permitted on the site. SWS met with City Staff in a pre-submittal meeting and it was determined that additional parking is not required for when mounting to existing structures. SWS is proposing to utilize this existing structure in lieu of constructing a new communication tower and requests that the Board allow 6 antennas on the penthouse. All other criteria are consistent with Section 17.

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