

**NARRATIVE STATEMENT**

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**Applicant:** SWS, LLC  
 Attn.: Mark Benton, CEO  
 120 East First Street  
 Kimball, SD 57355  
 Phone: (605) 778-6221

APR 10 2009  
 Rapid City City of  
 Management Department

**Applicant Site Name:** SD0265 West Rapid

**Project Description:** Placement of antennas within existing stealth flagpole and ground based radio equipment cabinets to be placed within existing Verizon lease area as shown on submitted drawings. SWS is subleasing from Verizon at this location. Attached is a letter and redacted lease regarding Verizon's authority to sublease this location.

**Legal Description:** LOT 1 VISTA LAKE SUB #2

**Location:** 4616 Jackson Blvd, Rapid City, SD 57702

**Primary Lessee:** Cellular Inc. Network Corporation  
 d/b/a Verizon Wireless  
 180 Washington Valley Road  
 Bedminster, NJ 07921  
 Attention: Network Real Estate Department

**Zoning:** PD

**Objectives:**  
 SWS, LLC is a partnership of local South Dakota FCC license holders and IWireless (aka T-Mobile). This site will be part of the IWireless and 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 businesses and residences in the west Rapid City area.

**Location:**  
 The existing communication monopole is the only existing wireless communication site in the area that fits within the designed network. In utilizing the Golden West location, SWS will be able to provide new coverage, meet network coverage objectives and minimize the proliferation of communication towers by utilizing this existing stealth flagpole. Thus furthering the City's need to expand technology and allow alternative and competitive communication services while minimizing the visual clutter. Given the area's location near Canyon Lake and the recreational nature of the area, SWS has chosen to co-locate on an existing structure in lieu of constructing another communication tower, which is consistent with Rapid City's wireless communication ordinance intent.

**Site Details:**

SWS is proposing to attach 3 antennas within the existing stealth flagpole and place ground based equipment cabinets next to the pole, within the existing Verizon lease area. The ground based equipment will consist of four 30” deep by 31” wide by 77” high cabinets. A solid 8’ wood fence will screen the cabinets. SWS’s site is located within the existing Verizon lease area. In addition, the access route and utilities are all located within existing easements.

**Ordinance Compliance:**

This site is located within a Planned Development. Wireless communications are already established and permitted on the site. Both Verizon Wireless and Alltel are located at this location. SWS met with City Staff in a pre-submittal meeting and it was determined that additional parking is not required for collocation. SWS is proposing this collocation in lieu of constructing a new communication tower and requests that the Board allow 3 antennas within the pole and the ground based equipment as proposed. All other criteria are consistent with Section 17.



Verizon Wireless  
10801 Bush Lake Road  
Bloomington, MN 55438

RECEIVED

APR 1 2009

Rapid City, South Dakota  
Attn: Real Estate Manager

March 16, 2009

City of Rapid City  
300 Sixth Street  
Rapid City, South Dakota 57701

Re: Sublease under Option and Lease Agreement, dated July 13, 2007 (the "Lease")  
between John B. Skulborstad ("Landlord") and Cellular Inc. Network Corporation d/b/a  
Verizon Wireless ("Verizon Wireless")

To Whom It May Concern:

We understand that SWS Wireless has applied for a building permit to collocate on the communications tower located on the property owned by the Landlord. Verizon Wireless leases this portion of the property (the "Leased Premises") from the Landlord for the operation of the communications tower pursuant to the Lease.

Verizon Wireless and SWS Wireless are in discussions for a sublease of space within the Leased Premises. Under paragraph 19 of the Lease, Verizon Wireless has the right to sublease the Leased Premises "within its sole discretion" upon notice to the Landlord. Therefore, no consent of the Landlord is required for such a sublease.

  
Steve Edwards  
Real Estate Manager  
(612) 720-6377