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Site Acquisition
Permitting
Established 1991

April 23, 2014

Mr. Fletcher Lacock- Planner
Community Planning & Development Services Department
City of Rapid City
300 Sixth Street, 2nd Floor
Rapid City, South Dakota 57701

RECEIVED

APR 25 2014

RAPID CITY COMMUNITY PLANNING
& DEVELOPMENT SERVICES

Re: Verizon Wireless Planned Development Project
Radio Transmission Tower Facility for Wireless Communications
2520 Distribution Lane, Rapid City, South Dakota (Parcel # 21 29 200 009)
14UR006- Communication tower and shelter in the General Agricultural District

Mr. Fletcher Lacock,

Four sets of hard copies of the revised drawings for this application will be forwarded to you, along with an 8½ x11 set, Thursday, 4/24, on behalf of Cellular Inc. Network Corporation d/b/a Verizon Wireless for Planned Development approval. Soft copies will forwarded to you by e-mail the same day. Attached is the revised sketch forwarded yesterday.

We are requesting the following exceptions for this planned development

- 1.) Exception from Chapter 17.50.270(F)2 to reduce the parking aisle width from 26 feet to 24 feet
- 2.) Exception from Chapter 17.34.040(B)2 to reduce the side yard setback from 35 feet to 8 feet
- 3.) It doesn't appear an exception will be necessary at this time for the front setback since the site has been re-designed for a 45' building setback from the existing property line, such that if the Distribution Lane right of way does eventually get expanded, to as much as 70', there would still be a building setback of 22'5" or more and the Lease Area unaffected.

The previously revised Plans had already been revised for your previous concerns regarding the proposed fence elevation. Upon your review, please confirm the acceptance of this Revision, what additional items of information may needed, and if/ when we are confirmed for the May 8th hearing date.

If you have any questions, whatsoever, please don't hesitate to contact me.

Sincerely,


John M. Rowe

JRowe@BuellConsulting.com

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