

GROUP

July 10, 2015

Mr. Fletcher Lacock, AICP
City of Rapid City, Community Planning & Development Services
300 Sixth Street
Rapid City, SD 57701-5035

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JUL 13 2015

RAPID CITY COMMUNITY PLANNING
& DEVELOPMENT SERVICES

Dear Fletcher:

Please see the attached Application for a Conditional Use Permit for SBA and Verizon's proposed facility 707 St. Patrick Street in Rapid City.

Project Description

SBA Communications is proposing to construct a 75' monopole at 707 St. Patrick Street on Parcel 37-12-101-004. The subject property is zoned General Commercial. The property is currently developed as the First Baptist Church of Rapid City. The surrounding neighborhood is primarily commercial and medium-density residential properties.

We have attached a letter from AJ Wolkins, RF Engineer for Verizon Wireless which details Verizon's need for this particular site. The function of this site for Verizon will be that of increased capacity, rather than overall coverage. As detailed on the enclosed drawings, Verizon will be mounting their antennas at 70'. This tower will be engineered to accommodate another future tenant. This will eliminate the need for another tower in this immediate area in the future.

We look forward to working with you on this and other SBA/Verizon projects in Rapid City in 2015. If you have any questions regarding our application, please feel free to call me at 847-644-6300 or email me at Alex@NovationGroup.com.

Sincerely,



Alexander Novak

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AUG 10 2015

Rapid City Community Planning
& Development Services



Rapid City, SD
RCY-Rushmore Road

To Whom It May Concern,

Verizon Wireless is proposing a new tower build within Rapid City. The proposed location will provide additional capacity to the Verizon Network currently operating in Rapid City. Verizon Wireless's Radio Frequency Engineering team has selected the proposed location after a careful study of existing and future network capacity needs and consideration of other alternate locations.

Currently, Verizon Wireless provides wireless service coverage in and around the area of the proposed site. However, with increasing capabilities of cellular devices—including smart phones, tablets, and WiFi hotspots—wireless networks are under constant pressure to provide faster data speeds for more devices and larger amounts of data. As a result, Verizon Wireless is working to increase wireless network capacity nationally within the existing network through capacity sites like the site being proposed herein. The proposed site in Rapid City is an example of Verizon Wireless' efforts to increase capacity and ensure that our network remains reliable even with increased data usage by our customers.

To further explain, while Verizon Wireless currently provides reliable voice and data service in this area, data usage is increasing exponentially due to services like wireless internet, mobile email and video streaming. Businesses are also increasingly dependent on our data network for mobile internet and enterprise applications. In addition, Verizon Wireless will soon be upgrading its voice service, which will put even more demand on the existing data network.

As a result, Verizon Wireless must make critical upgrades to its network in this area to maintain reliable data service for its customers who live and work there, many of whom rely exclusively on wireless communications services and do not have landline phone service. Most critically, many local and state public safety and emergency service providers rely on our network every day to ensure the safety of your community. Verizon Wireless is committed to best-in-class network reliability for all of these customers, and the proposed project in Rapid City will allow Verizon to maintain this commitment.

Your approval of this project will enable Verizon Wireless to continue to maintain the best, most reliable wireless service in your area. The proposed upgrade to our network in this area will provide businesses and residential customers with the reliable wireless service on which they have come to rely, and will ensure that emergency service and public safety customers can continue to ensure public safety for all of Rapid City's citizens and visitors.

Sincerely,

AJ Wolkins
RF Engineer

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AUG 10 2015

**Rapid City Community Planning
& Development Services**

GROUP

August 7, 2015

Mr. Fletcher Lacock, AICP
City of Rapid City, Community Planning & Development Services
300 Sixth Street
Rapid City, SD 57701-5035

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AUG 10 2015

RAPID CITY COMMUNITY PLANNING
& DEVELOPMENT SERVICES

RE: Application Submittals

Dear Fletcher:

Thank you for reviewing and responding to our two applications submitted by mail. With regard to your comments, we have made the following revisions:

350 N. La Crosse Street


The attached application has been revised to be for a Major Amendment to a Planned Development. The property owner, Mark McKie has signed the application. Based on our email correspondence, the parking calculation has been corrected and revised and a separate parking plan, Page PP has been added. Co-location is possible on the proposed tower. Pages C-1 and ANT-1 illustrate the areas both in the equipment compound and on the tower where the second carrier would be located.

707 St. Patric Street

The parking calculation has been corrected and revised and a separate parking plan, Page PP has been added. Co-location is possible on the proposed tower. Pages C-1 and ANT-1 illustrate the areas both in the equipment compound and on the tower where the second carrier would be located.

Thanks again for your feedback on the applications. If you have any questions regarding our application, please feel free to call me at 847-644-6300 or email me at Alex@NovationGroup.com.

Sincerely,


Alexander Novak