

**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 6<sup>th</sup> Street  
Rapid City, SD 57701-2724

Re: Application for 11-6-19 Review  
Proposed Verizon Wireless Communications Facility (RCYC Rapid Mall)  
2870 Haines Ave.

Attached please find the following:

- 1.) City 11-6-19 Application
- 2.) Project narrative describing a proposed Verizon Wireless communications facility including a 100' flag pole design antenna structure & a 12' x 30' equipment shelter
- 3.) Aeronautical study performed by Jeppeson, February 17, 2006
- 4.) Site plan drawings (including vicinity map & flag pole elevation)
- 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  
[ComRealEst@aol.com](mailto:ComRealEst@aol.com)  
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303-618-4615 Portable

Verizon Wireless Project Reference: RCYC Rapid Mall  
2870 Haines Ave., Rapid City

CELLULAR INC. NETWORK CORPORATION  
d/b/a VERIZON WIRELESS

11-6-19 Process  
Application  
Rapid City, South Dakota

October 24, 2006

Cellular Inc. Network Corporation d/b/a Verizon Wireless is proposing to construct a cellular communications station facility and transmission tower (including a 12' x 30' equipment shelter and a 100' flag pole design antenna structure) East of Haines Avenue and north of Mall Avenue on property owned by South Dakota Gold Company. Verizon Wireless has retained Buell Consulting, Inc. regarding site acquisition and permit matters.

Legal Description

Lot 1, Block 10 of the McMahon Industrial Park # 2, Rapid City

Zoning and surrounding zoning

The subject property is located in the General Commercial District and is surrounded by General Commercial zoning on the North, East, South & West. Rapid City uses the 11-6-19 process to review Cellular communications stations and transmission towers and requires all new towers be a flag pole design antenna structure.

Proposed Use

Cellular communications stations and transmission towers are listed Conditional Uses in the General Commercial (GC) District. The proposed facility will improve coverage and capacity in North Rapid City, around the Rushmore Mall and North on Haines. Each new site in a locale enables the existing surrounding sites to improve quality of signal to its' immediate area.

Area Regulations

The subject property is 3 acres in size. In the General Commercial District requires front yard setback of 25', no side yard setbacks unless abutting a residential zone and no rear yard setbacks unless abutting a residential district or unless a commercial building is serviced from the rear. The proposed flag pole structure will be 100' 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 it's approval somewhat later in the process. Typically, Verizon Wireless asks that local jurisdictions make their approval contingent upon subsequent FAA approval. The decision to proceed with the costs of obtaining local entitlements is not without a prior Air Space Evaluation, however.

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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 120' 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 120' came from estimating appurtenances up to 20' above the proposed 100' pole.

#### Site Selection Process

On December 30, 2005 Verizon Wireless assigned the work for the development of a new site cell site location in Rapid City to Buell Consulting, Inc., St. Paul, MN for Site Site Acquisition and local Permit Procurement. John M. Rowe, an agent for Buell, initiated field work the new site location in January & February, 2006 by researching land owners and zoning regulations in Rapid City. Rowe phone and visited the Rapid City Growth Management Department staff at City Hall during the initial month of the assignment concerning the zoning code, city 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:

4D Enterprises, South Dakota Gold, Bolton, Sieveke, the existing Alltel 100' monopole on Duffield property, K&K Sheet Metal, Van Horn, and McMahon Investments. After these investigations, the following candidate locations were submitted to Verizon Wireless for selection by their engineers, construction & project management personnel.

The candidate chosen by Verizon Wireless at which to pursue development approval, Parcel # 2024451002 owned by South Dakota Gold Company, 2870 Haines Ave., also is the location of this application's proposed cellular communication station & transmission tower and 11-6-19 approval for a 100' flag pole design antenna structure & shelter.

A second candidate that was submitted to Verizon Wireless for consideration was property owned by 3D Enterprises, 2740 Haines Ave.

A third candidate that was submitted to Verizon Wireless for consideration was property owned by Bolton at 3200 Haines Ave.

A fourth candidate that was submitted to Verizon Wireless for consideration is property owned by Sieveke at 3046 Haines Ave.

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A fifth candidate reported to Verizon Wireless was the existing Alltel 100' monopole on Duffield property, 3060 Haines Ave. where there isn't really enough room for another equipment shelter at the base of the monopole.

### Summary

Sound planning has gone into the site selection process for the proposed development, taking into account guidance started in the initial stages from the Growth Management Department. The proposal meets the criteria for granting an 11-6-19 approval in that the proposed use has been contemplated in the code for the General Commercial District.

The purpose of the proposed new site is to off-load traffic from other Rapid City cell sites operated by Verizon Wireless so that the overall system does not get overloaded north of I-90, causing calls to be blocked and/ or dropped due to lack of system capacity.

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

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

Questions about this application should be directed to:

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