Case No. 19UR001

Legal Description:

Lot 3 of Tract A of Block 1 of Northern Heights Subdivision, located in Section 25, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
January 30, 2019

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

Dear Fletcher:

Please see the attached Application for a Conditional Use Permit for SBA and Sprint's proposed facility 611 Lindbergh Avenue in Rapid City.

**Project Description**

SBA Communications is proposing to construct a 100' monopole at 611 Lindbergh Avenue on Parcel 20-25-379-011. The subject property is zoned General Commercial. The property is currently developed as a Goodwill retail store. The surrounding neighborhood is commercial to the East, multi-family residential to the South and residential to the North and West. We are proposing a board-on-board privacy fence to better screen the equipment on the ground. The single-family properties to the West have existing mature trees that will also aid in screening the tower from their view. We are working on a photo simulation which will supplement this application. The base of the tower will be approximately 200' from the West property line and the elevation of the base of the tower is approximately 20' lower than that of the homes to the West. If staff would like to propose additional screening of any kind, we are open to your suggestions.

We have attached a letter from Joel Boutin, RF Manager for Sprint which details Sprint's need for this particular site. The function of this site for Sprint will be that of coverage and capacity. As detailed on the enclosed drawings, Sprint will be mounting their antennas at 95'. This tower will be engineered to accommodate two additional future tenants. This will eliminate the need for another tower in this immediate area in the future.

We look forward to working with you on this project. 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
January 25, 2019
Rapid City, SD
Proposed Site Cascade: DN68XCUQW

To Whom It May Concern,

Sprint is proposing a new tower located at 611 Lindbergh Avenue in Rapid City, SD. This tower will provide new coverage and capacity for Sprint customers, public safety, and roaming partners on the north side of Rapid City.

While Sprint and other wireless carriers try and co-locate on existing towers in the immediate area, sometimes this is not possible due to structural or capacity concerns. In these cases a new tower is needed to safely meet the design requirements. A new structure at this address will not only support Sprint, but will allow other wireless carriers and public safety to co-locate if desired.

Your cooperation and approval of this project will enable Sprint to better serve the needs of Rapid City residents, businesses, and visitors. All who are increasingly dependent on reliable and economical wireless services including voice, data, internet, mobile email, and emergency 911 coverage.

Sincerely,

[Signature]
Joel Boutin
Manager RF Engineering

RECEIVED
FEB 08 2019
RAPID CITY DEPARTMENT OF COMMUNITY DEVELOPMENT
Rapid City 5
View Looking East
(From Phil Ct. Cul de sac)
Rapid City 5
View Looking Southeast
(From Ken Ct. Cul de sac)