

City Council Introduction: **Monday**, February 24, 2003

Public Hearing: **Monday**, March 3, 2003, at **1:30 p.m.**

Bill No. 03R-53

FACTSHEET

TITLE: **SPECIAL PERMIT NO. 1971**, requested by Valcom Wireless Corporation, for a 143' tall wireless facility capable of accommodating five carriers, with requests to waive the fall zone and landscaping, on property generally located southwest of the intersection of Havelock Avenue and Cornhusker Highway.

STAFF RECOMMENDATION: Conditional approval, and approval of the waiver requests.

SPONSOR: Planning Department

BOARD/COMMITTEE: Planning Commission
Public Hearing: 05/01/02 and 05/15/02
Administrative Action: 05/15/02

RECOMMENDATION: Conditional approval, including approval of the waiver requests (8-0: Taylor, Duvall, Larson, Bills-Strand, Newman, Carlson, Steward and Schwinn voting 'yes'; Krieser absent).

FINDINGS OF FACT:

1. The staff recommendation at the original public hearing on May 1, 2002, was to defer pending a determination as to whether collocation at the Goodyear plant would be possible. The applicant agreed to the two-week deferral and the Commission scheduled continued public hearing for May 15, 2002.
2. The staff recommendation was revised to conditional approval at the continued public hearing on May 15, 2002, the opportunity to collocate at the Goodyear plant having been eliminated. The revised staff recommendation of conditional approval is based upon the "Analysis" as set forth on p.3-5, concluding that located in the Cornhusker Highway corridor, the proposed tower is consistent with the existing development and land use pattern in the area. Given the existing development, the waivers to fall zone and landscaping are appropriate. If the waivers are approved, this request meets the requirements of the Zoning Ordinance and is consistent with the Comprehensive Plan.
3. The applicant's testimony is found on p.8-9.
4. There was no testimony in opposition.
5. On May 15, 2002, the Planning Commission agreed with the revised staff recommendation and voted 8-0 to recommend conditional approval, including approval of the waiver requests.
6. The Site Specific conditions of approval required to be completed prior to scheduling this application on the Council agenda have been submitted by the applicant, approved by the reviewing departments and the revised site plan/elevation is attached (p.15).

FACTSHEET PREPARED BY: Jean L. Walker

DATE: February 18, 2003

REVIEWED BY: _____

DATE: February 18, 2003

REFERENCE NUMBER: FS\CC\2003\SP.1971

CITY OF LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S. Special Permit #1971

DATE: April 17, 2002

****Revised February 12, 2003**

to update references to the new Comprehensive Plan**

PROPOSAL Valcom Wireless Construction is proposing a 143' tall tower capable of accommodating five carriers, with requests for waivers to the fall zone and landscaping.

LAND AREA: Approximately .66 acres.

CONCLUSION: Located in the Cornhusker Highway corridor, the proposed tower is consistent with the existing development and land use pattern in this area. Given the existing development, the waivers to fall zone and landscaping are appropriate. If the waivers are approved, this request meets the requirements of the Zoning Ordinance and is consistent with the Comprehensive Plan.

<u>RECOMMENDATION:</u>	Special Permit:	Conditional Approval
	Waiver of the Fall Zone:	Approval
	Waiver to Landscaping:	Approval

GENERAL INFORMATION

LEGAL DESCRIPTION: Lot 80 I.T. and Lot 120 I.T., in the NE 1/4 of Section 8, T10N, R7E of the 6th P.M., Lancaster County, Nebraska.

LOCATION: Southwest of the intersection of Havelock Avenue and Cornhusker Highway.

OWNER: Bryant Heating and Air Conditioning
5401 Cornhusker Highway
Lincoln, NE 68504 (402)467-1111

**APPLICANT/
CONTACT:** Terence Jones
Valcom Wireless Corporation
14801 NW 126th Street
Malcolm, NE 68402 (402)416-4498

EXISTING ZONING: H-3 Highway Commercial

EXISTING LAND USE: Heating/Air Conditioning Contractor

SURROUNDING LAND USE AND ZONING:

North	Automobile Sales	H-3
South	BNSF Railroad, Goodyear Tire and Rubber	I-1
East	Vacant	I-1
West	Automobile Sales	H-3

COMPREHENSIVE PLAN SPECIFICATIONS:

Page F25 - The 2025 Comprehensive Plan’s Land Use Plan designates industrial land uses in this area.

Page F40 General Principles for all Commercial and Industrial Uses - Compatible with existing or planned residential uses.

Page F126 - Wireless Telecommunications - The placement and construction of such facilities need to occur in a way that is compatible with the natural and built environment. Taller, more intensive facilities should be located in commercial and industrial areas. Facilities in residential areas should be unobtrusive, of a scale consistent with the neighborhood setting, and sited in a way that does not detract from the enjoyment of the neighborhood by its residents.

ANALYSIS

OVERVIEW:

The applicant is Valcom Wireless Construction, a company that builds towers for the purpose of leasing space on their towers to wireless service providers. This request proposes a 143' tall monopole designed to accommodate up to five wireless service providers. In this case, Alltel has demonstrated a need for coverage in this area and is indicating they intend to locate on the tower if approved.

The site of the proposed tower is within 21' of the south property line, and within 36' of the east property line. As a result, a waiver to the fall zone setback of 72' has been requested. A waiver to the Landscaping Design Standard for Broadcast Towers has also been requested.

STANDARDS FOR EVALUATION:

Conformity with the Comprehensive Plan.

1. This proposal is consistent with strategies for wireless facilities that seek to preserve neighborhood character and encourage businesses that serve neighborhood residents, while minimizing intrusion as much as possible. Broadcast towers also allow for the development of the infrastructure to support emerging wireless technologies, and are consistent with the goal of ensuring the community is served by information technology.

Preference of site location in accordance with Chapter 27.68.080.

2. This application is considered a Preferred Location Site under Lincoln Municipal Code (LMC) Section 27.68.080(a)(4) - a site located on a commercially or industrially zoned property.

Compatibility with abutting property and land uses.

3. This request is located adjacent to the Cornhusker Highway corridor, one of Lincoln's major commercial/industrial corridors. In this area, there are a range of uses that include automobile sales, wholesale suppliers, building contractors, the BNSF rail line, the Goodyear plant, and major power transmission lines. The Highway parallels the BNSF rail line in this area, and the existing development reflects land uses that historically have been deemed compatible with the railroad. These uses are also compatible with a broadcast tower.

Waivers of the fall zone from 72' to 21' to the south property line, and from 72' to 36' to the east property line are also being requested. Beyond the south property line lies vacated street right-of-way, followed by the railroad and then the Goodyear plant. Beyond the east property line is an otherwise vacant tract except for intersecting power transmission lines. This tract is adjacent to the Havelock Avenue underpass and cannot likely be further developed. Given the surrounding development to the south and east, the waivers of the fall zone are appropriate.

Adverse impacts such as visual, environmental or noise impacts.

4. A waiver to the Design Standard for Landscaping for Broadcast Towers is also requested because the site is currently paved. The building on site is used as a shop facility by the heating and air contractor, and the paved area is used for parking company service vehicles. Additionally, there are several utility poles in the immediate area ranging in height from approximately 60' to 100' in height. Given the nature of the surrounding industrial uses in the area and the existing power poles of similar scale, there is no need for screening and a waiver to the landscaping is appropriate.

Availability of suitable existing structures for antenna mounting.

5. Potentially suitable existing structures for antenna mounting in the area include L.E.S. power poles, and silos at the Goodyear plant. In a letter from L.E.S., the utility states that the existing power transmission line poles cannot be used due to the disruption in service that would be caused when wireless facilities are serviced. Goodyear has also responded by stating that for security reasons they cannot allow antennas to be mounted on plant facilities. Otherwise, there are no other existing facilities of adequate height capable of accommodating wireless facilities in this area. It is anticipated there are other wireless carriers that also need to provide coverage in this area, and that applications to collocate on the proposed tower will be forthcoming.

Scale of facility in relation to surrounding land uses.

6. The existing power transmission line poles and the Goodyear plant facilities are of a scale similar to the proposed tower.

Impact on views/vistas and impact on landmark structures/districts, historically significant structures/districts, architecturally significant structures, landmark vistas or scenery and view corridors from visually obtrusive antennas and back-up equipment.

7. There is no negative impact on views, vistas, or historic structures/districts.

Color and finish.

8. The tower will have a galvanized finish consistent with LMC 27.68.100.

Ability to collocate.

9. The tower is designed to be collocatable and can accommodate up to five carriers.

Screening potential of existing vegetation, structures and topographic features, and screening potential of proposed facilities, ground level equipment, buildings and tower base.

10. The application attempts to minimize the visual impact at ground-level by locating the tower behind the building so the base of the tower and equipment cabinets are screened from view.

Evidence of good faith efforts, and demonstration that a preferred or limited preference site was not technically, legally, or economically feasible.

11. The proposed site is a Preferred Location Site.

CONDITIONS

1. Site Specific:

1.1 After the applicant completes the following instructions and submits the documents and plans to the Planning Department and the plans are found to be acceptable, the application will be scheduled on the City Council's agenda:

1.1.1 Revise the site plan to show the height of the tower on Sheets C-4A and C-4C measured to the top of the tower, which includes any appurtenances.

1.1.2 All existing utility poles must be identified on Sheets C-4A and C-4C.

1.2 This approval authorizes a 143' tower with pad and ground-based equipment cabinets consistent with the site plan submitted for a period of 15 years, with waivers to fall zone and the design standard for landscaping for broadcast towers.

2. General:

2.1 Prior to issuance of building permits:

- 2.1.1 A structural design analysis prepared by a licensed Nebraska engineer must be approved by the City showing structural integrity sufficient for five carriers.
- 2.1.2 A surety in an amount sufficient to guarantee removal of the applicant's facilities must be approved by the City Attorney.
- 2.1.3 The permittee shall have submitted a revised and reproducible final plan including 5 copies showing the required revisions and the plans are acceptable.

3. Standard:

3.1 The following conditions are applicable to all requests:

- 3.1.1 Before operating this personal wireless facility, all development and construction is to comply with the approved plans.
- 3.1.2 The personal wireless service provider shall comply at all times with the current applicable FCC and FAA standards and regulations, and any of those of other agencies of the federal government with authority to regulate towers and antennas.
- 3.1.3 All privately-owned improvements, including landscaping, are to be permanently maintained by the owner.
- 3.1.4 The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.
- 3.1.5 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
- 3.1.6 The permittee shall, within 10 days of written demand, reimburse the City for all direct and indirect costs and expenses as provided in Section 27.68.090, in connection with the issuance and review of this permit.
- 3.1.7 As a part of this approval, the permittee agrees that the permittee, successors and assigns shall, at its sole cost and expense, indemnify and hold harmless the City, its officers, officials, boards, commissions, agents, representatives, and employees against any and all claims, suits, losses, expenses, causes of actions, proceedings, and judgements for damage arising out of, resulting from, or alleged to arise out of or result from the construction, operation, repair,

maintenance or removal of the provider's facilities. Indemnified expenses shall include, but not be limited to, all out-of-pocket expenses, such as costs of suit and defense and reasonable attorney fees, and shall also include the reasonable value of any services rendered by the City Attorney's office and any employees of the City and any consultants retained by the City.

- 3.1.8 The applicant shall sign and return the letter of acceptance to the City Clerk within 30 days following the approval of the special permit, provided, however, said 30-day period may be extended up to six months by administrative amendment. The clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filling fees therefor to be paid in advance by the applicant.

Prepared by:

Brian Will, AICP
Planner

SPECIAL PERMIT NO. 1971

PUBLIC HEARING BEFORE PLANNING COMMISSION:

May 1, 2002

Members present: Carlson, Taylor, Duvall, Larson, Bills-Strand, Newman, Krieser, Steward and Schwinn.

Staff recommendation: Deferral in order to eliminate the possibility of collocation at the Goodyear plant.

Proponents

1. **Terry Jones**, the applicant, understands that the staff is recommending deferral due to the possibility of collocating on the Goodyear Plant. Jones indicated that he has researched this and has contacted Goodyear but has not received a written response from the engineering manager. He would prefer to proceed with this permit and he will provide the letter from Goodyear when it is received. He did have a verbal conversation with Goodyear and it does not appear that it will be possible to collocate.

There was no testimony in opposition.

Brian Will of Planning staff acknowledged that the recommendation of deferral is based upon the requirements of the ordinance that the applicant eliminate all possibilities for collocation in the area. Several of those opportunities have been eliminated; however, the Goodyear site exists and the applicant has been requested to address the Goodyear site. The staff understands that the applicant has been working with Goodyear; however, staff believes that review should take place with a response in writing for the record.

The applicant indicated he would not oppose deferral.

Carlson moved to defer, with continued public hearing and administrative action scheduled for May 15, 2002, seconded by Newman and carried 9-0: Carlson, Taylor, Duvall, Larson, Bills-Strand, Newman, Krieser, Steward and Schwinn voting 'yes'.

CONT'D PUBLIC HEARING BEFORE PLANNING COMMISSION:

May 15, 2002

Members present: Taylor, Duvall, Larson, Bills-Strand, Newman, Carlson, Steward and Schwinn; Krieser absent.

Staff recommendation: Deferral, revised to conditional approval on May 15, 2002.

Brian Will of Planning staff submitted a letter from Goodyear indicating that collocation on Goodyear facilities is not feasible. This eliminates all opportunities for collocation. Therefore, the staff recommendation is revised to conditional approval, with the conditions as set forth in the staff report dated April 17, 2002.

Proponents

1. **Terrance Jones**, the applicant, stated that he has had a lot of response from communication carriers and he is currently negotiating with Nextel and others for collocation on this facility.

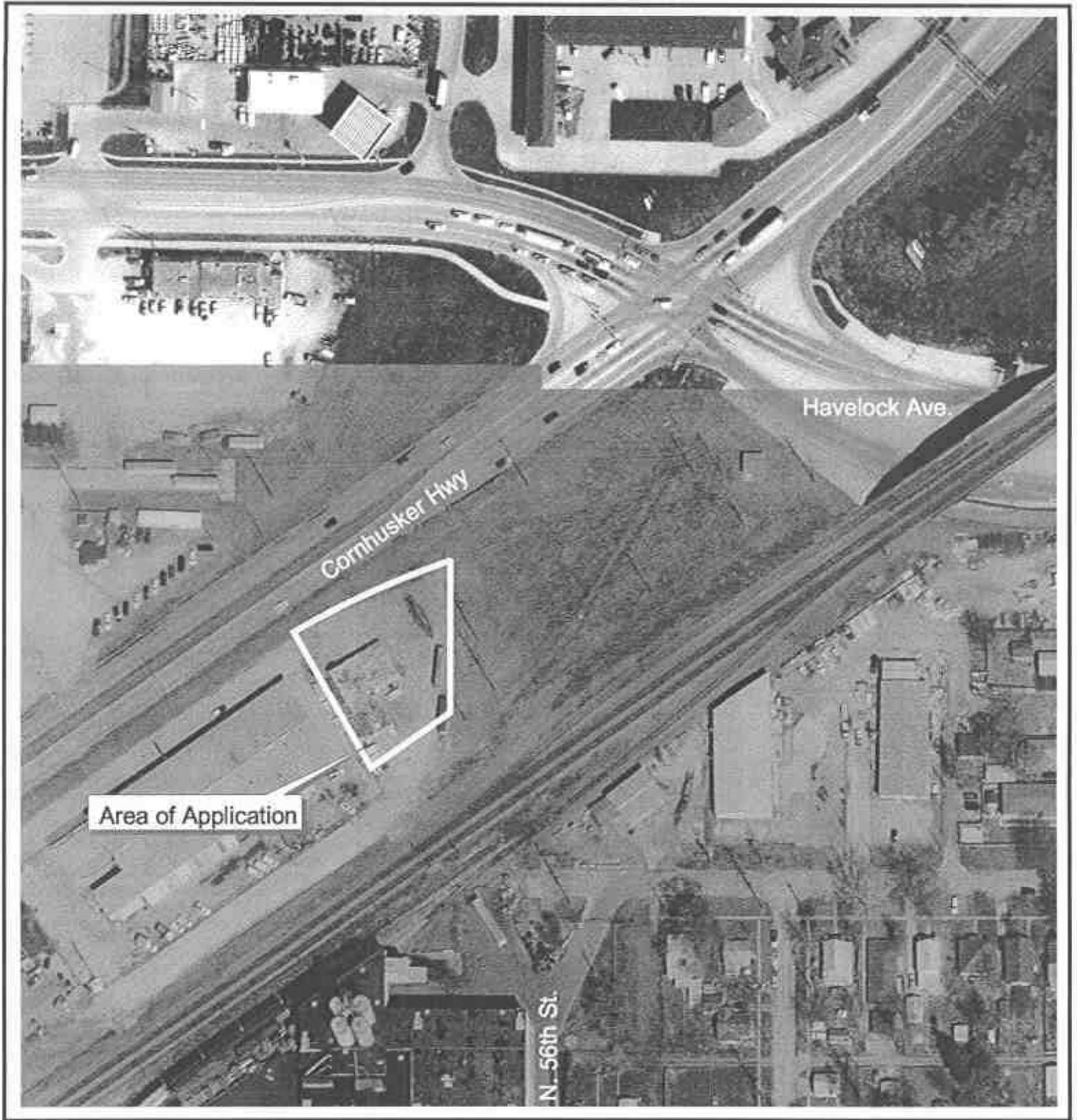
There was no testimony in opposition.

Public hearing was closed.

ADMINISTRATIVE ACTION BY PLANNING COMMISSION:

May 15, 2002

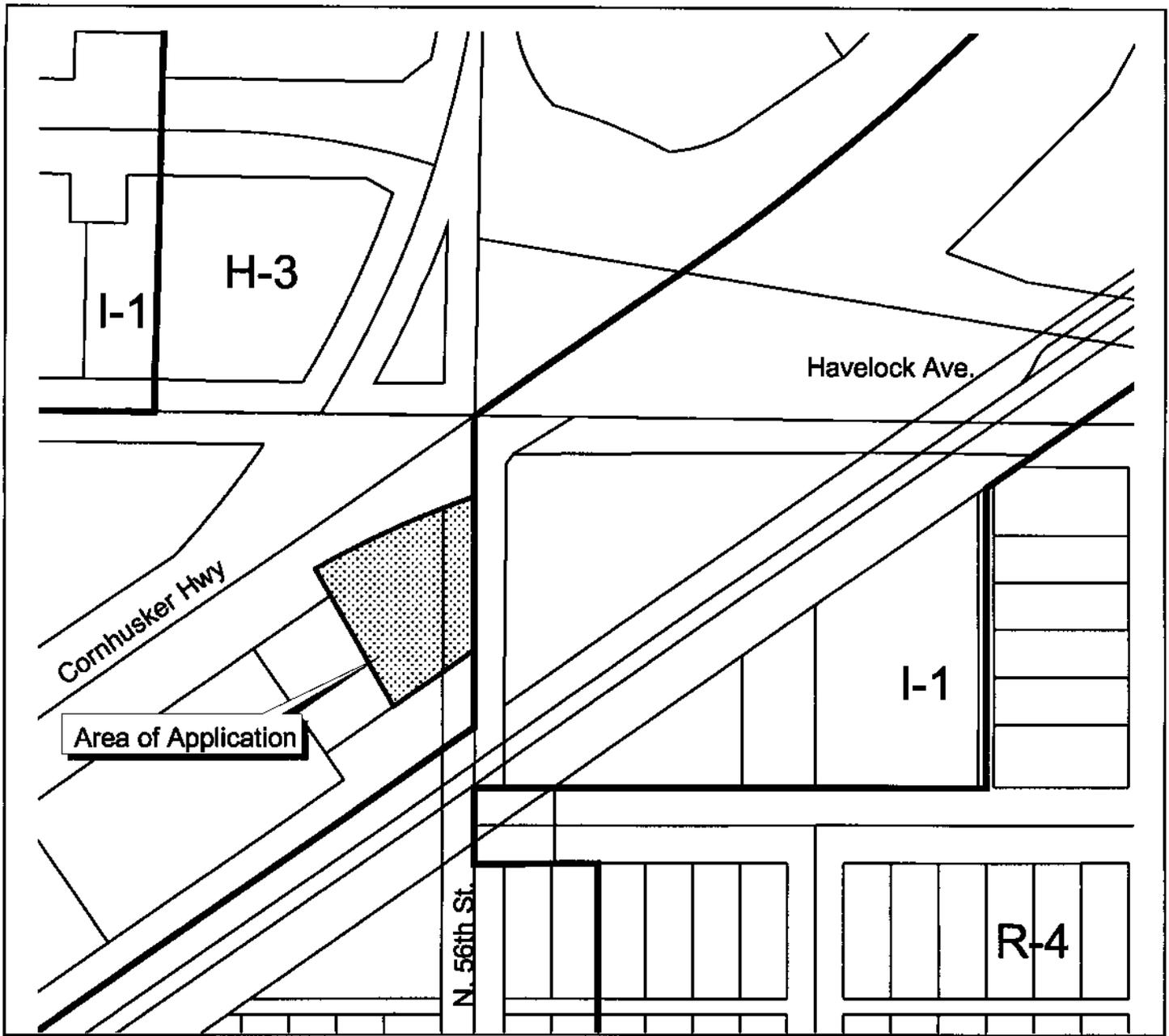
Duvall moved to approve the revised staff recommendation of conditional approval, seconded by Bills-Strand and carried 8-0: Taylor, Duvall, Larson, Bills-Strand, Newman, Carlson, Steward and Schwinn voting 'yes'; Krieser absent.



**Special Permit # 1971
54th & Cornhusker**



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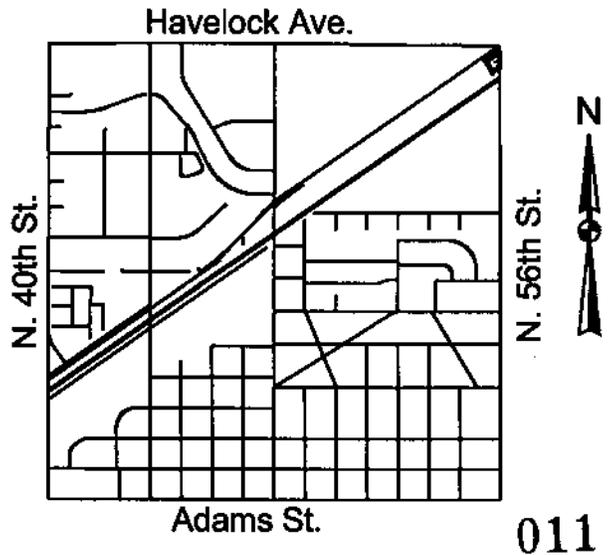
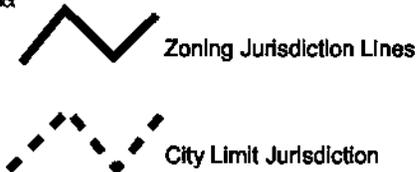


Special Permit # 1971 54th & Cornhusker

Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile
Sec. 8 T10N R7E

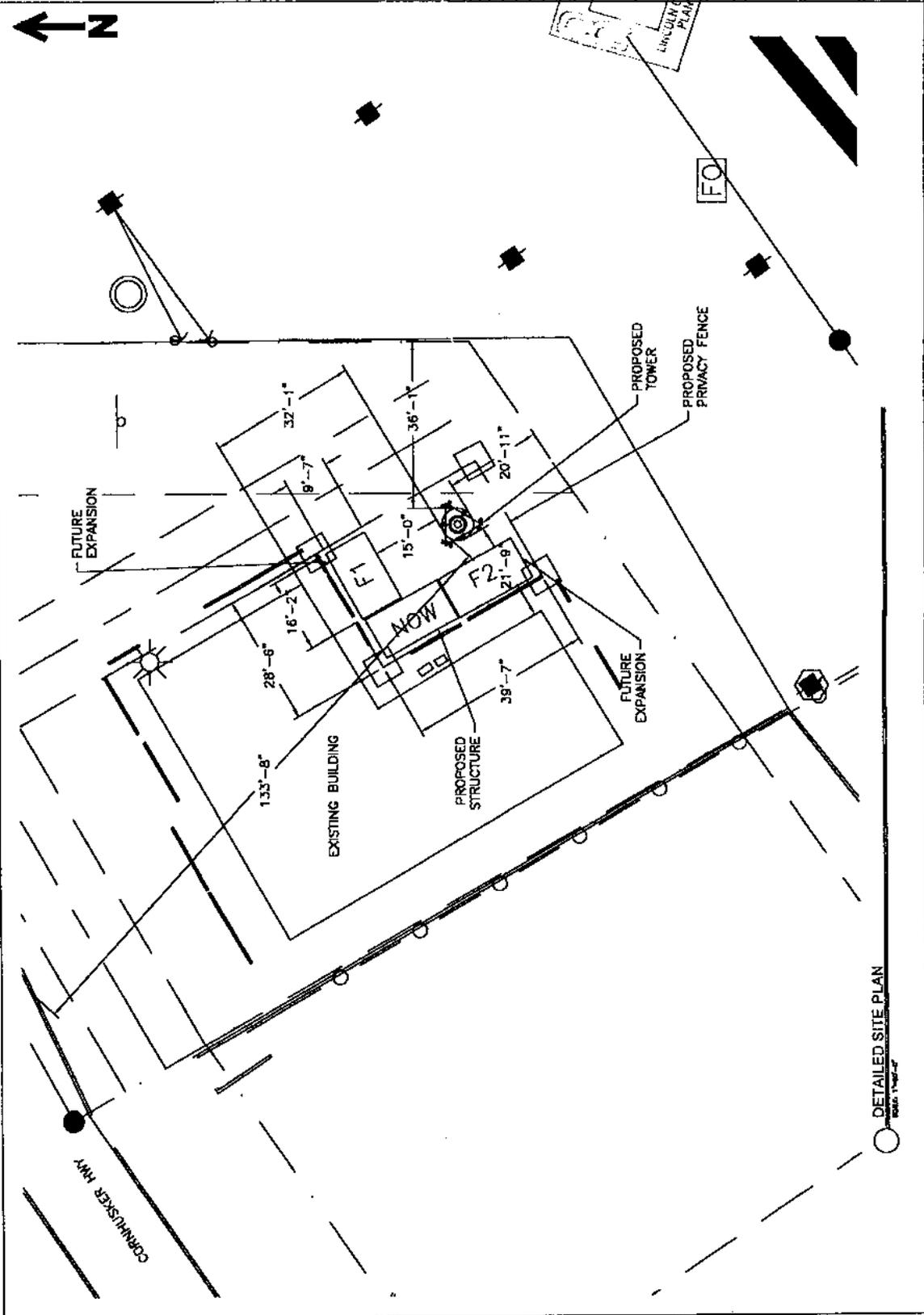
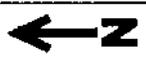


VALCOM WIRELESS

APPROVED BY: [Signature]
DATE: MAR 22 2002
COUNTY OF MILWAUKEE PLANNING DEPARTMENT

DATE PREPARED: [Blank]
BY: SATH & CORNHUSKER
PROJECT NAME: [Blank]
DRAWING TITLE: DETAILED SITE PLAN

C-2
0



DETAILED SITE PLAN
SCALE 1/8" = 1'-0"

VALCOM WIRELESS

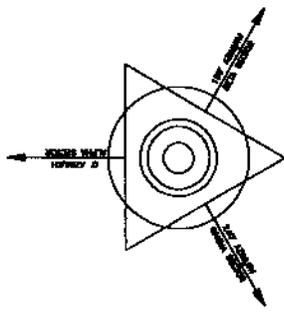
PROJECT NO.	DATE
DESCRIPTION	DATE
BY	DATE
CHECKED	DATE
APPROVED	DATE

PROJECT NO. VWCLN-011

SITE NAME
54TH & CORNHUSKER

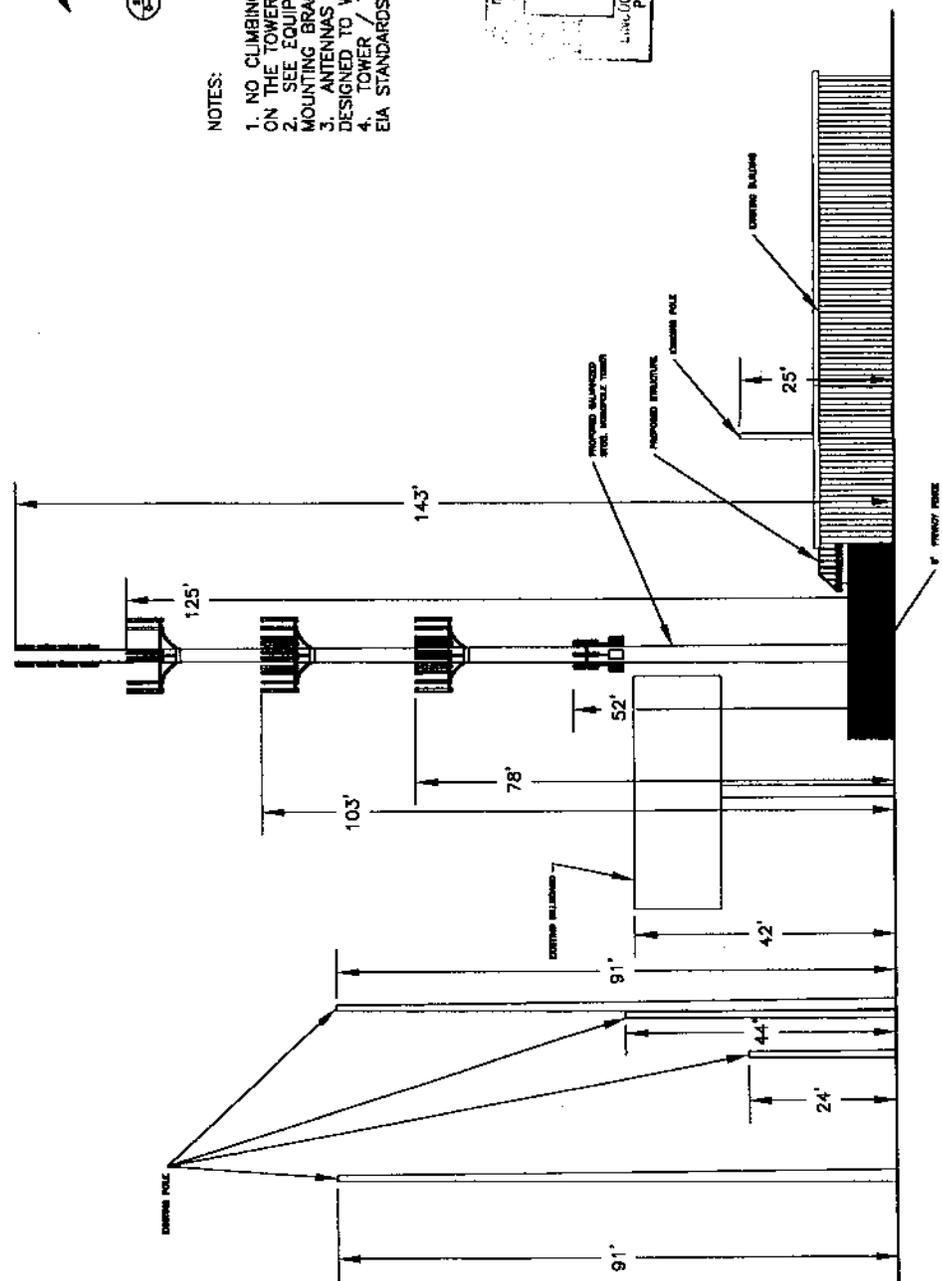
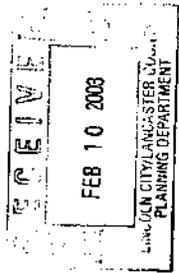
SHEET TITLE
ELEVATIONS

SHEET NUMBER
C-3E
2



ANTENNA ORIENTATION

- NOTES:
1. NO CLIMBING DEVICES WILL BE PLACED ON THE TOWER BELOW 20'
 2. SEE EQUIPMENT BROCHURE FOR MOUNTING BRACKETS AND HARDWARE
 3. ANTENNAS AND SUPPORT STRUCTURE ARE DESIGNED TO WITHSTAND 100MPH WIND LOAD
 4. TOWER / TOWER SITE TO BE BUILT TO EIA STANDARDS



NORTH ELEVATION
SCALE 1"=40'-0"

VALCOM WIRELESS CONSTRUCTION, Inc.

Cellular
Microwave
2 - Way
F.M., A.M.

REQUEST FOR WAIVER

HONORABLE CITY COUNCIL
LINCOLN/LANCASTER PLANNING DEPT.
555 S. 10TH ST. SUITE 213
LINCOLN, NE. 68508
RE: FALLZONE SETBACKS

We at Valcom Wireless Const., have reviewed all Fall Zone distances to Adjoining property to proposed communications site located at 5401 Cornhusker Highway. Our reviews have been directed to the primary adjoining public utility companies, (Lincoln Electric Service), as well as (Burlington Northern Railway), nearest adjoining property to our proposed monopole communications facility. As the property surrounding the proposed facility area is concrete parking to the property boundary.

The distance to the access to these utility companies is (20' 11") feet at the shortest point, with elevation of our proposed communication support structure being (140') feet, which makes the standard setback at (70'). We cannot achieve this distance from anywhere in the proposed site location.

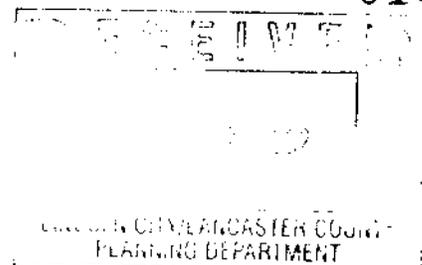
We also reviewed the possibility of locating onto, or designing a new (EIA) approved support structure to the tallest existing Electrical Transmission support Structure, (91'). The feasibility of achieving this goal was discussed with engineers For Transmission, (Lincoln Electric Service). The result of this research produced the undesirable condition that this High Voltage Transmission line would have to be shut down (turned off), for any maintenance operations at the communications facilities sharing the support structure. This would create service interruption to all the Industries/Corporations depending on this Transmission Line.

We hereby request a waiver of FALL ZONE SETBACKS for this particular proposed communications facility.

Respectfully
Terrance E. Jones
Valcom Wireless Const. Inc.

P. O. Box 81883
Lincoln, NE 68501
(402) 796-2373
Fax (402) 796-2615

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VALCOM WIRELESS CONSTRUCTION, Inc.

Cellular
Microwave
2 - Way
F.M., A.M.

REQUEST FOR WAIVER

HONORABLE CITY COUNCIL
LINCOLN/LANCASTER PLANNING DEPT.
555 S. 10TH ST. SUITE 213
LINCOLN, NE. 68508
RE: LANDSCAPE SCREENING

We at Valcom Wireless Const., have reviewed all possible line of sight viewpoints of proposed communications site at 5401 Cornhusker Highway. Our reviews have been directed to the feasibility of Landscaping (planting of Deciduous and coniferous evergreen trees), so as to provide a property enhancing Screen to our proposed monopole communications facility.

As the property surrounding the proposed facility area is concrete parking to the property boundary, planting and grooming of coniferous trees becomes an impediment of accesses for all adjoining property parties, (LES, Burlington R.R., Bryant AirConditioning & Heating).

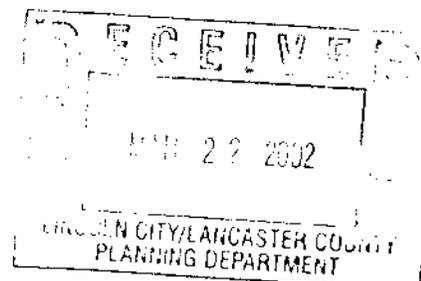
We have reviewed proposed property boundaries for possibility of planting Coniferous trees at perimeters of Concrete Parking, only to find these boundaries as accesses for maintenance to Billboard advertising, Lincoln Electric Aerial Transmission support Structures, Burlington R.R. Tracks, and the owners accesses Of their own property.

We are willing to provide screening in any economically feasible means, such as slats in proposed chain link security fences or any type of privacy fencing that provides adequate security. Reviews of all adjoining properties have shown that there are no residential properties within ¼ mile of proposed facility.

We hereby request a waiver of landscaping on this particular proposed communications facility.

Respectfully
Terrance E. Jones
Valcom Wireless Const. Inc.

P. O. Box 81883
Lincoln, NE 68501
(402) 796-2373
Fax (402) 796-2615



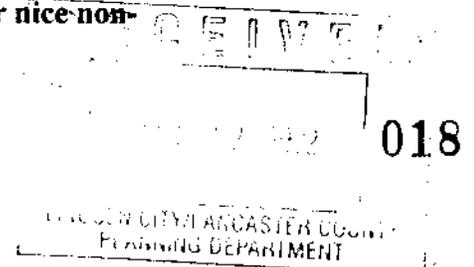
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27.68.080 Location Preferences

- (1) In the search ring area designated by Alltel the only public land most feasible would have been the water pumping station at approximately 51st & Cornhusker Hiway. Adequate screening of equipment would have produced High maintenance costs for snow removal, roadway access, Tree/Shrub care, etc.
- (2) In the privately owned lands in this area, McDonalds at 52nd and Cornhusker Hiway again would have produced high screening costs.
- (3) Drewel's Automotive was contacted but only available location would have produced an elongated Lease area with shelters lined up lengthwise, thus producing a long length of Trees/shrubs for screening and separation from rest of property.
- (4) Bryant Air Conditioning and Heating company offered the best screening offered the best location for screening from,
 - a. Cornhusker Highway
 - b. Other businesses in the Cornhusker hiway corridor.
 - c. Natural screening from Bryant's "L" shaped building, Billboards, Power line suspension poles adjoining property, Easy access to site, For easy maintainance, snow removal, Weed control,etc.

27.68.120 Requirements.

- (1) Tower proposed for this site is engineered for up to (5) present and Future carriers with a maximum amount of future capacity antenna Amounts, (12) Panel Antennae per carrier. Tower designed by Sabre Structures Sioux City, IA. To meet all FCC, FAA, "EIA" Standards And regulations.
- (2) The Bryant site offers the best possible parking arrangements in the Search ring area, this eliminates contaminants such as mud,dust, and Snow piles to the Cornhusker hiway corridor.
- (3) This site is exactly ½ mile from the only other communication possibility In the Havelock area, (AT&T OMH-204-07 Fire station # 5) at 3640 Touzalin Blvd.
- (4) The Firestation # 5 site was considered for a co-location site but propo- gation maps show that it was really to close to other Alltell site #425 for best coverage of Havelock, Cornhusker corridor. Also logistics of the firestation # 5 site leaves no room either in correct heights on flagpole, or enough space for Base equipment, present or future.
- (5) Permanent shelter proposed for Bryant site will be constructed to match Other buildings on property, making it (1) less obtrusive, and(2) more cost effective for Restoration of property in the event of abandonment. (Remove tower and all attachments, replace concrete parking lot, and patch any equipment entrances), Owner gets a rather nice non-habitable storage or other equipment shelter.



27.68.120 Requirements

- (6) A proposal herein attached shows a price for such restoration of site
For a measure of assessment of surety bond, we believe the amount
Will adequately remove the site for the next (1or2) years.

27.68.130 Non-use; Abandonment.

- (1) As previously stated that in the worst scenario, if transference of an
Abandoned facility cannot be achieved, Restoration costs would be
Considerably less than other sites with removable shelters, fences,
Driveways, turnaround, parking areas, etc.

019
CITY OF NEW YORK
DEPARTMENT OF ENVIRONMENTAL CONSERVATION



March 21, 2002

Terry Jones
ValCom Wireless Construction
P.O. Box 81883
Lincoln, NE 68501

Dear Mr. Jones:

We have reviewed your inquiry regarding the installation of cellular antennas on top of a 115,000 volt transmission structure in the vicinity of 5401 Cornhusker Highway.

Use of transmission poles as cellular tower locations would require replacement with a taller structure designed specifically for additional weight and wind loading conditions of the antennas. In addition, LES transmission lines are located on easements that do not convey ground rights for location of equipment enclosures or buildings to third party lessees. Equipment enclosures or buildings would need to be constructed outside the easement corridor to maintain safety and integrity of the NESC clearances.

Maintenance activities on the antennas would require scheduling an outage of the transmission line, which is not possible during certain times of the year or under high electrical loading conditions.

For these reasons, the request to collocate at the top of a transmission structure is impractical at this location.

Sincerely,

A handwritten signature in black ink, appearing to read "Jim Mannel", is written over a horizontal line.

Jim Mannel
Chief Engineer
Transmission & Substation
Design

c.
Doug Curry
Dan Pudenz
Steve Hanks
Bill Gardner

020

The Goodyear Tire & Rubber Company



P.O. Box 83248, Lincoln, NE 68501-3248 Ph: (402) 467-8275 Fax: (402) 467-8194

Power Transmission Products
Marketing

Valcom Wireless Construction
PO Box 81883
Lincoln, NE 68501
Attn: Mr. Terry Jones

5/14/2002

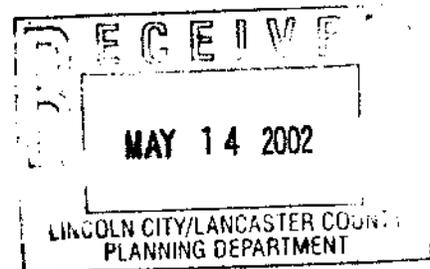
Ref: Jones/Leach letter

Dear Terry,

In the referenced letter you had asked if Goodyear could look at the possibility of allowing communication equipment to be installed on our storage silo structure. We have considered that option in the past and have concluded that it would not be feasible to mount the communication equipment on our existing material storage silos. For security reasons we do not feel that we can grant access to these structures.

Best Regards

John Leach
Engineering Manager
Goodyear-Lincoln



ALLTEL

1440 M Street
PO BOX 81309
Lincoln, NE 68501-1309



December 7, 2001

Ms. Wes Jones
Valcom Wireless
P. O. Box 81883
Lincoln, Nebraska 68501

Dear Mr. Jones:

Please accept this letter as notice of ALLTEL's wish to co-locate on a tower to be built by Valcom Wireless in the 54th & Cornhusker Highway area in Lincoln, Nebraska

Enclosed is an Application for Co-Location and Technical Data Summary. Please let me know if you need anything else.

I look forward to working with you and Valmont Wirless. Please call me at (402) 436-4278 with any questions you may have.

Sincerely,

A handwritten signature in cursive script that reads "Terri Dolezal".

Terri Dolezal
Site Acquisition Specialist
ALLTEL

cc: Kyle Duker
Milt Wessel
Jeff Eich

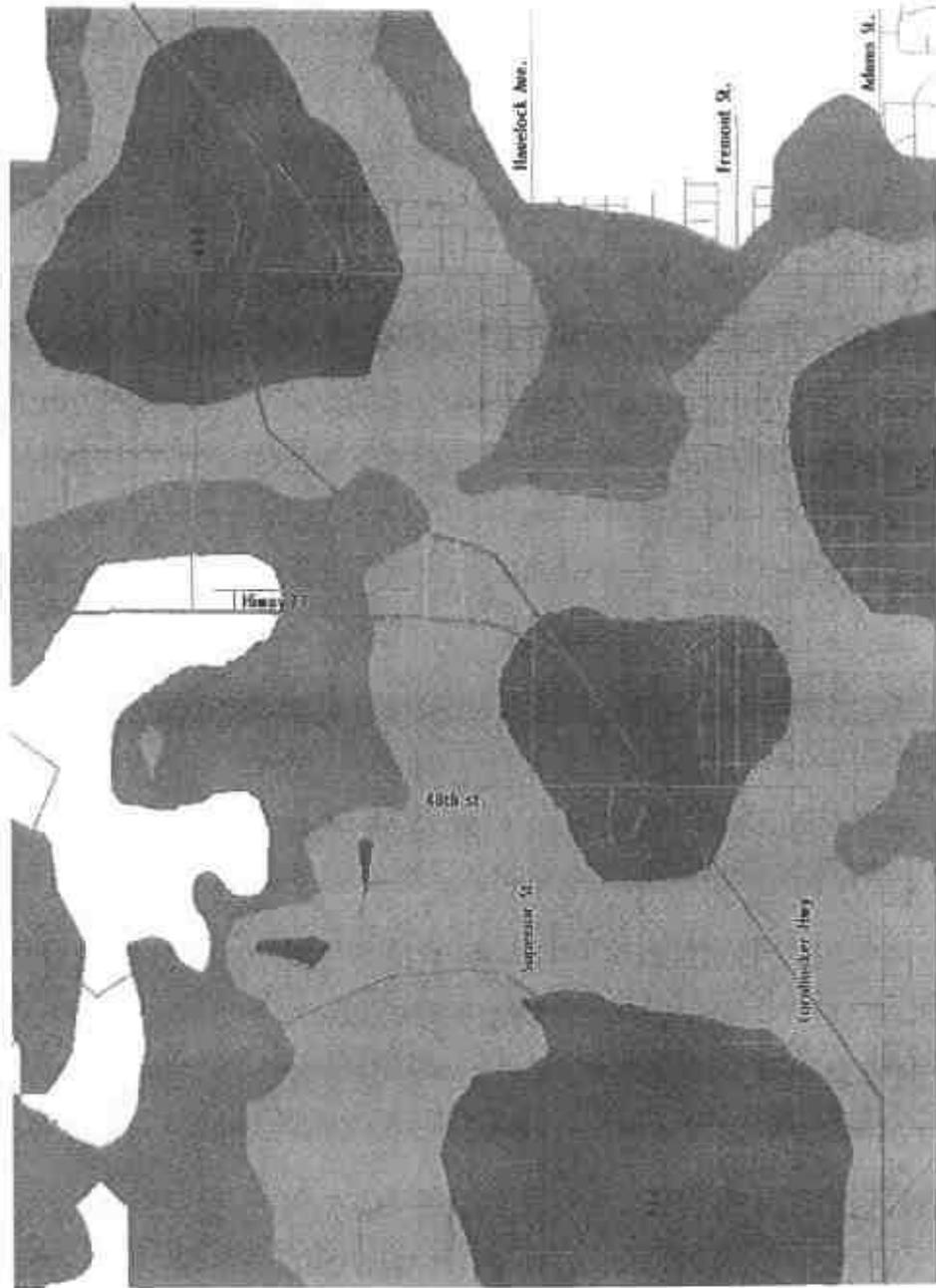
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CINCINNATI/LANCASTER COUNTY
PLANNING DEPARTMENT

- 413 = Alltel site located at 30th & Superior (behind Lincon Composites)
- 414 = Alltel site located at 70th & Fletcher (Alltel warehouse & shops)
- 425 = Alltel site located at 63rd & Adams St. (Lincoln Northeast High School)
- 435 = Proposed Valcom site at 5401 Cornhusker (Bryant Heating & Air)

LEGENDS

-  = Fair Coverage Area
-  = Poor Coverage Area
-  = Good Coverage Area
-  = Excellent Coverage Area





 MAR 27 2009

 LINCOLN CITY VALCOM/ALLTEL COVERAGE

 PLANNING DEPARTMENT