

APPROVED 6-15-04 BY *SA*

SITE PLAN

B2A2004-00012

RUEDEBUSCH TOWER

WICHITA, KANSAS

State of Kansas)
 Sedgwick County) SS

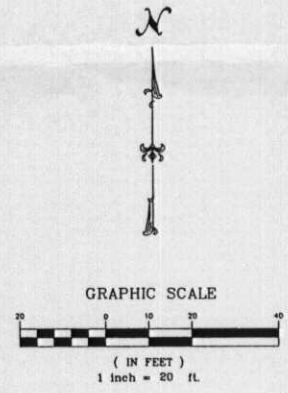
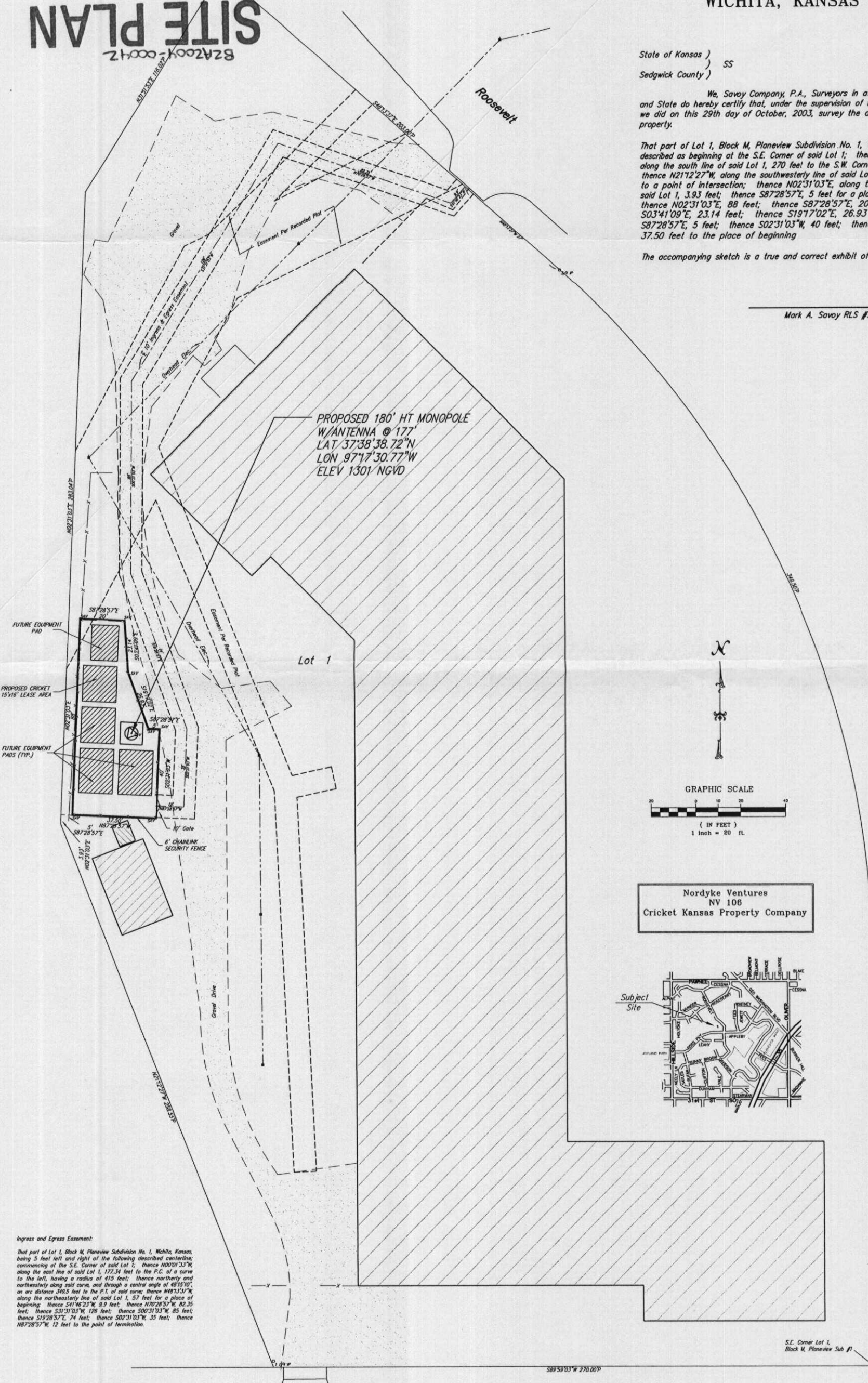
We, Savoy Company, P.A., Surveyors in aforesaid County and State do hereby certify that, under the supervision of the undersigned, we did on this 29th day of October, 2003, survey the above described property.

That part of Lot 1, Block M, Planeview Subdivision No. 1, Wichita, Kansas, described as beginning at the S.E. Corner of said Lot 1; thence S89°59'03"W, along the south line of said Lot 1, 270 feet to the S.W. Corner of said Lot 1; thence N21°12'27"W, along the southwesterly line of said Lot 1, 258.55 feet to a point of intersection; thence N02°31'03"E, along the west line of said Lot 1, 3.93 feet; thence S87°28'57"E, 5 feet for a place of beginning; thence N02°31'03"E, 88 feet; thence S87°28'57"E, 20 feet; thence S03°41'09"E, 23.14 feet; thence S19°17'02"E, 26.93 feet; thence S87°28'57"E, 5 feet; thence S02°31'03"W, 40 feet; thence N87°28'57"W, 37.50 feet to the place of beginning

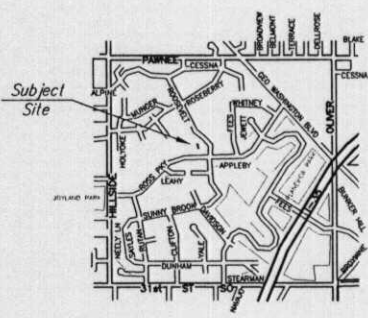
The accompanying sketch is a true and correct exhibit of said survey.

 Mark A. Savoy RLS #788 Surveyor

PROPOSED 180' HT MONOPOLE
 W/ANTENNA @ 177'
 LAT 37°38'38.72"N
 LON 97°17'30.77"W
 ELEV 1301 NGVD



Nordyke Ventures
 NV 108
 Cricket Kansas Property Company



Ingress and Egress Easement:
 That part of Lot 1, Block M, Planeview Subdivision No. 1, Wichita, Kansas, being 5 feet left and right of the following described centerline; commencing at the S.E. Corner of said Lot 1; thence N00°01'33"W, along the east line of said Lot 1, 177.34 feet to the P.C. of a curve to the left, having a radius of 415 feet; thence northerly and northwesterly along said curve, and through a central angle of 46°13'02"; on an arc distance 348.5 feet to the P.I. of said curve; thence N48°13'37"W, along the northeasterly line of said Lot 1, 57 feet for a place of beginning; thence S41°46'23"W, 8.9 feet; thence N70°28'57"W, 82.35 feet; thence S31°31'03"W, 126 feet; thence S02°31'03"W, 85 feet; thence S19°28'57"E, 74 feet; thence S02°31'03"W, 35 feet; thence N87°28'57"W, 12 feet to the point of termination.

Ross Parkway



Savoy Company, P.A.
 Land Surveyors

PH (316) 265-0005
 FAX (316) 265-0275

PROJECT NO. 03002466 G

535 S. Emporia, Suite 104, Wichita, KS 67202

www.savoyco.com

29 OCT 03

FROM : LUCENT

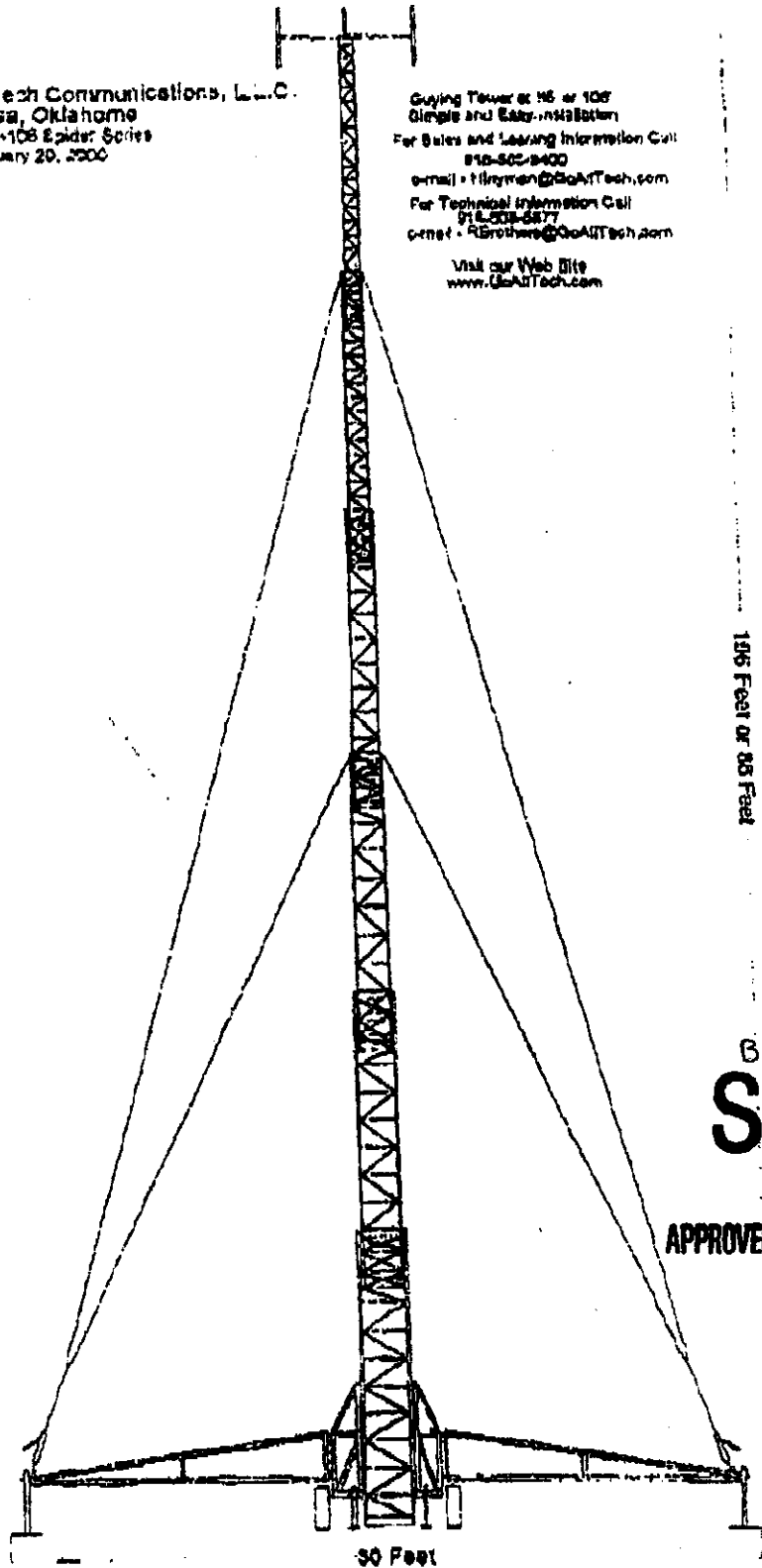
FAX NO. : 3165244492

Jan. 25 2001 09:27AM P6

AITech Communications, L.L.C.
Tulsa, Oklahoma
ATC-106 Spider Series
January 20, 2004

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Single and Easy Installation
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For Technical Information Call
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Visit our Web Site
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106 Feet or 88 Feet

B2A2004-0042
SITE PLAN

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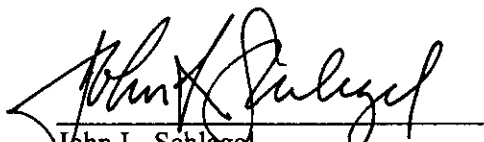
this existing tower is not economically feasible. Other towers in the vicinity also were explored and do not meet the applicant's communication needs.

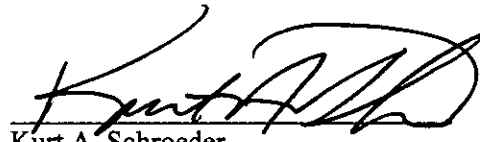
2. The proposed wireless communication facility is compatible with the character of the area, which is developed with a variety of heavy commercial uses and has significant buffers in the form of wooded areas between the proposed tower and nearby residential areas.
3. The proposed wireless communication facility is not located in manner that would cause a potential hazard to flight safety, as the facility does not exceed the height permitted by the Airport Hazard Zoning Ordinance and will be required to be approved by the FAA.
4. The proposed wireless communication facility is placed where buildings and trees obscure some of the facility from view.

Based on these findings of conformance with the Compatibility Height Standards of the Unified Zoning Code and the Location/Design Guidelines of the Wireless Communication Master Plan, our signatures below indicate that an Administrative Permit for a wireless communication facility is hereby GRANTED for the above-referenced property, subject to the following conditions:

1. The temporary wireless communication facility approved for placement on the site is an 106-foot high cellular on wheels, which shall be removed from the site no later than October 15, 2004.
2. The temporary wireless communication facility shall be in general conformance with the approved elevation drawing.
3. The temporary wireless communication facility shall be located within the designated area for the permanent wireless communication facility shown on the approved site plan.
4. The deadline for completion of CON2003-00039 is hereby extended to November 3, 2004.
4. The site and the temporary wireless communication facility shall be developed and operated in compliance with all federal, state, and local rules and regulations.
5. If the Zoning Administrator finds that there is a violation of any of the conditions of the Administrative Permit, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Administrative Permit is null and void.

The "Development Application" sign should now be removed from the property.


John L. Schlegel
Planning Director


Kurt A. Schroeder
Superintendent of Central Inspection

Attachments

cc: Greg Ferris, P.O. Box 573, Wichita, KS 67201
Kim Wimmer, Cricket Communications, 6655 S. Lewis, Suite 200, Tulsa, OK 74136
Nordyke Ventures, LLC, 8900 Woodcrest Cir., Wichita, KS 67206
Rob Snyder, 3620 Sunnybrook, Wichita, KS 67210
Mark Clark, Appraiser's Office
John Oswald, Wichita Airports
Kurt Schroeder, Office of Central Inspection
Paul Hays, Office of Central Inspection
Randy Sparkman, Office of Central Inspection
J.R. Cox, Office of Central Inspection



Wichita-Sedgwick County Metropolitan Area Planning Department

June 15, 2004

Gary Ruedebusch
14 Scottsdale Dr.
Wichita, KS 67230

Re: BZA2004-00042 – Administrative Permit for a temporary 106-foot high wireless communication facility on property zoned “GC” General Commercial.

Legal Description: Lot 1, Block M, Planeview Subdivision No. 1, Wichita, Sedgwick County, Kansas. Located at the northwest corner of Roosevelt and Ross Parkway.

Dear Mr. Ruedebusch:

We have reviewed your application for an Administrative Permit for a temporary “cellular on wheels” (C.O.W.). Your application indicates that an erratic market for steel has made it difficult to acquire a monopole tower to construct the permanent wireless communication facility approved for the subject property by CON2003-00039. Your application indicates that a temporary “cellular on wheels” (C.O.W.) is needed for Cricket Communications to provide wireless phone coverage in the area until the permanent wireless communication facility is constructed on the site. Your application indicates that you estimate it will take up to 120 days before the permanent wireless communication facility can be operational; therefore, you have requested an administrative permit for a 106-foot high temporary C.O.W. and a 30-day extension of the completion deadline for CON2003-00039.

Section III-D.6.g.(3)(c) of the Wichita-Sedgwick County Unified Zoning Code states that new ground-mounted wireless communication facilities up to 150 feet in height in the “GC” Limited Commercial zoning district shall be approved by Administrative Permit if they conform to the Location/Design Guidelines of the Wireless Communication Master Plan and the Compatibility Height Standards of Section IV-C.5 of the Unified Zoning Code.

The Compatibility Height Standards require the proposed 106-foot C.O.W. to be located no closer than 106 feet from the lot line of property zoned “TF-3” Two-Family Residential or more restrictive. The proposed 106-foot high C.O.W. is located approximately 725 feet from the nearest property zoned “TF-3” or more restrictive. Therefore, we find that your request conforms to the Compatibility Height Standards.

In reviewing your request’s conformance to the Location/Design Guidelines of the Wireless Communication Master Plan, we find the following:

1. The applicant has demonstrated that there is no available space on existing or approved wireless communication facilities or other structures and there is no other economically or technically feasible opportunity to rebuild or modify existing structures in order to meet the applicant’s communication needs. The nearest tower is located approximately 0.6 miles to the east, but does not provide the coverage needed along I-135 near Pawnee, primarily due to the low height available on the tower. Also, rebuilding