

PLANNING APPLICATION COVER SHEET

PROJECT TYPE: Conditional Use Permit

NO. CUP26-000010

APPLICATION DATE: 07/13/2026

PROPERTY OWNER: PHILLIP E PRYBIL

APPLICANT: Darren Hunter

WORK DESCRIPTION: Construction of a new cellular tower

SITE ADDRESS: 4411 Taft AVE SE

PPROPERTY INFORMATION



Planning, Development and Sustainability

913 S. Dubuque St. Iowa City, IA 52240

planning@johnsoncountyiowa.gov. 319-356-6083

<https://www.johnsoncountyiowa.gov/pds>



July 13, 2026

Story County
Planning & Development
900 Sixth St.
Nevada, IA 50201

RE: **Conditional Use Permit - Project Narrative**
Property Address: 4411 Taft Ave SE, Iowa City, IA 52240

Greetings Staff,

On behalf of Vertical Bridge and Verizon, I am submitting a Conditional Use Permit Application for a new cellular tower located at 4411 Taft Ave SE, Iowa City, IA 52240. Verizon is looking to provide improved service to southeast portions of Iowa City and the surrounding area of Johnson County that currently has limited Verizon wireless service. The location is a capacity site for Verizon, meaning they currently have poor coverage in the area and are looking to improve the quality of their service as well as expand the footprint of their coverage to the surrounding rural areas.

The proposed tower is a 195' monopole tower made of galvanized steel with a matte (non-reflective) finish. The tower will be centered within a 45'x45'x6' chain link fenced compound. The compound is located within an agricultural field and will be surrounded by landscaping along the north and west portions of the compound that are visible from the public. The east and southern sides of the compound are screened by existing structures. Verizon will be the anchor tenant to the tower and there is space for at least 2 other carriers. Verizon's antennas will be mounted at the 190' rad center and they will not exceed the tower height. Access to the proposed site is from the existing property access off of Taft Ave SE.

Included below are the items required in the cover letter as noted on the conditional use permit application.

- Days and hours of operation - 365
- Number of Employees – 0
- Number and Type of parking facilities – we are utilizing the existing gravel road and access to the tower



THE GRINNELL GROUP

- Estimate maximum number of customers expected on site at any one time - 0
- Plan for provision of water and wastewater/septic. - NA
- Type/examples of equipment to be used – Unmanned cell tower
- Signage proposed – See page 11 (VB C-503) of the construction drawings for signage details

Please feel free to contact me with any additional questions.

Respectfully,

Darren Hunter



Darren Hunter

1515 Linden Street, Suite 210

Des Moines, IA 50309

Phone: (913) 634-1245

THE GRINNELL GROUP

Property Owner:

Phillip Prybil
4830 Utah Ave SE
Iowa City, IA 52240

Lessor:

The Towers LLC (Vertical Bridge)
750 Park of Commerce Dr., Suite 200
Boca Raton, FL 33487
404-862-4089

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SHEET INDEX			
TOWER OWNER CONSTRUCTION SECTION	NO.:	SHEET TITLE	REV.
	G-001	TITLE SHEET	C
	G-002	GENERAL SPECIFICATIONS	A
	G-003	GENERAL SPECIFICATIONS	A
	SOW-1	SCOPE OF WORK	A
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	VB C-102	ENLARGED SITE PLAN	C
	VB C-103	COMPOUND PLAN	C
	VB C-104	GRADING PLAN	C
	VB C-501	CONSTRUCTION DETAILS	C
	VB C-502	FENCE DETAILS	C
	VB C-503	SITE SIGNAGE	A
	VB C-504	GRADING DETAILS	B
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VB A-101	EQUIPMENT PAD DETAILS	A	
VB A-102	GENERATOR PAD DETAILS	A	
VB T-201	TOWER ELEVATION	B	
VB E-101	GROUNDING PLAN	C	
VB E-102	UTILITY PLAN	C	
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VB E-502	UTILITY DETAILS	A	
VB E-503	UTILITY RACK DETAILS	C	
VB R-901	SITE PHOTOS	A	
-	SURVEY *		
VERIZON CONSTRUCTION SECTION	C-101	SITE PLAN	C
	C-102	COMPOUND PLAN	C

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VERTICAL BRIDGE CONSTRUCTION SCOPE OF WORK

- 1.00 PERMITTING

A. CONTRACTOR IS RESPONSIBLE FOR ELECTRICAL PERMITS AND ALL REQUIRED INSPECTIONS.
- 2.00 SITE CLEARING

A. CONTRACTOR SHALL CLEAR ACCESS EASEMENT AND LEASE AREA OF ALL TREES AND STUMPS. REMOVE AND DISPOSE OF ALL DEBRIS. CONTRACTOR SHALL NOT DISTURB AREA OUTSIDE OF LIMITS OF DISTURBANCE.

B. IF REQUIRED PER UTILITY COORDINATION CONTRACTOR SHALL CLEAR UTILITY EASEMENTS OF ALL TREES AND STUMPS. REMOVE AND DISPOSE OF ALL DEBRIS.

C. CONTRACTOR SHALL INSTALL SILT FENCE PRIOR TO THE START OF CONSTRUCTION.

D. ALL DEBRIS OR MATERIALS TO BE LEFT ON SITE WILL BE CLEARED WITH THE LAND OWNER ON A SIGNED DOCUMENT.
- 3.00 ACCESS ROAD

A. CONTRACTOR SHALL COMPLETE GRAVEL ACCESS DRIVE TO TOWER COMPOUND PER CONSTRUCTION DRAWINGS OR AT A MINIMUM OF VERTICAL BRIDGE STANDARDS.

B. 18" CULVERT PIPE IS VERTICAL BRIDGE MINIMUM STANDARD UNLESS DOT ENFORCED SIZE IS REQUESTED. SEE CONSTRUCTION DRAWINGS GRADING PLAN FOR SITE CULVERT LOCATION(S) AND SIZES.
- 4.00 COMPOUND FENCE

A. CONTRACTOR SHALL INSTALL LOCK SYSTEM AND VERTICAL BRIDGE LOCK ON COMPOUND GATE. VERTICAL BRIDGE LOCK COMBO (0951)

B. CONTRACTOR SHALL INSTALL MUSHROOM AND GATE STOPS.

C. CONTRACTOR SHALL INSTALL 45'x45'x6' CHAINLINK FENCE FOR MONOPOLE AND GUYED TOWERS. (70'x70'x6' FENCED COMPOUND FOR 250' SST TOWER SITES)
- 5.00 TOWER AND FOUNDATION

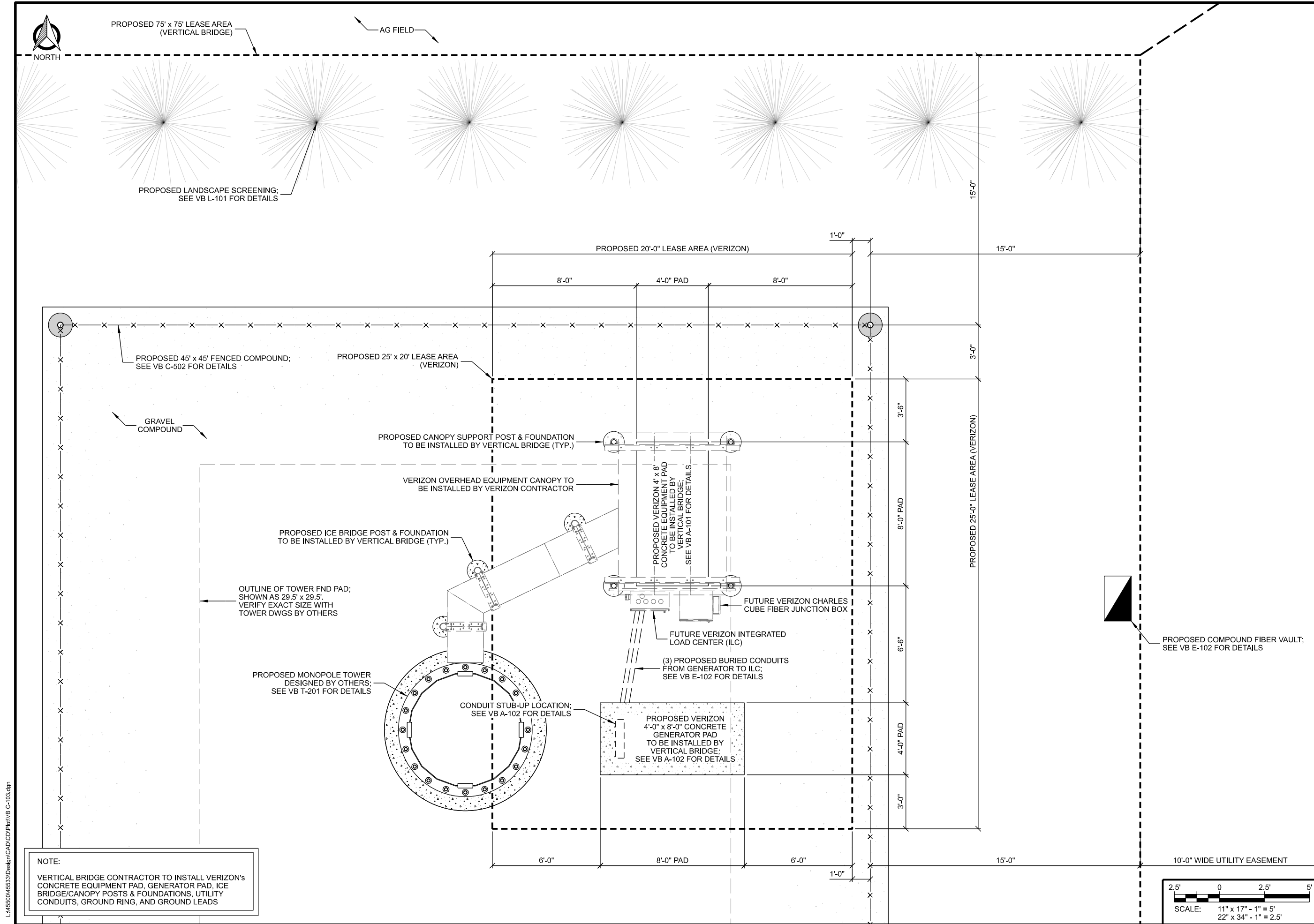
A. CONTRACTOR SHALL COORDINATE DELIVERY OF ANCHOR BOLTS, TEMPLATE AND TOWER STEEL WITH TOWER VENDOR.

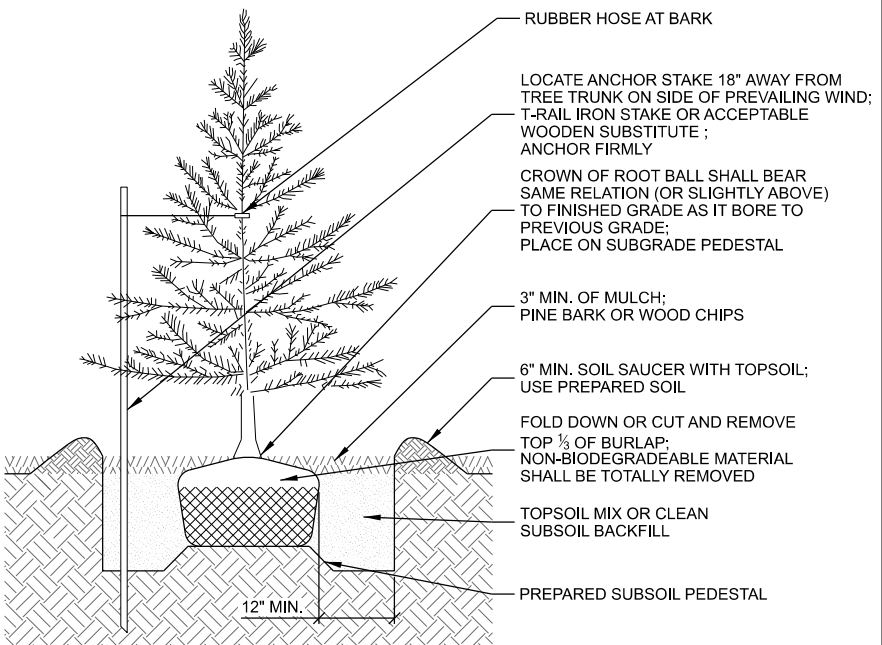
B. CONTRACTOR SHALL UTILIZE SUPPLIED FOUNDATION DESIGN FOR TOWER. REBAR AND CONCRETE INSTALLATION SHALL BE INSPECTED AND TESTED BY A 3RD PARTY COMPANY AND SUBMIT TEST AND INSPECTION REPORTS TO VERTICAL BRIDGE. (SPOILS FROM FOUNDATION SHALL BE REMOVED FROM SITE)

C. 3 DAY / 7 DAY / 28 DAY BREAK TEST REQUIRED. BREAK TEST MUST BE SUBMITTED FOR REVIEW PRIOR TO TOWER STACK.

D. CONTRACTOR SHALL INSTALL TOWER, ALL ASSOCIATED STEP BOLTS, SAFETY CLIMB EQUIPMENT, LIGHTNING ROD, WAVEGUIDE LADDER AND ALL MISCELLANEOUS TOWER PARTS.

E. CONTRACTOR





A CONIFEROUS TREE PLANTING

THIS SPACE INTENTIONALLY LEFT BLANK

THIS SPACE INTENTIONALLY LEFT BLANK

CONSULTANT:
Edge
Consulting Engineers, Inc
608.644.1449 VOICE
www.edgeconsult.com

TOWER OWNER:
verticalbridge
THE TOWERS, LLC

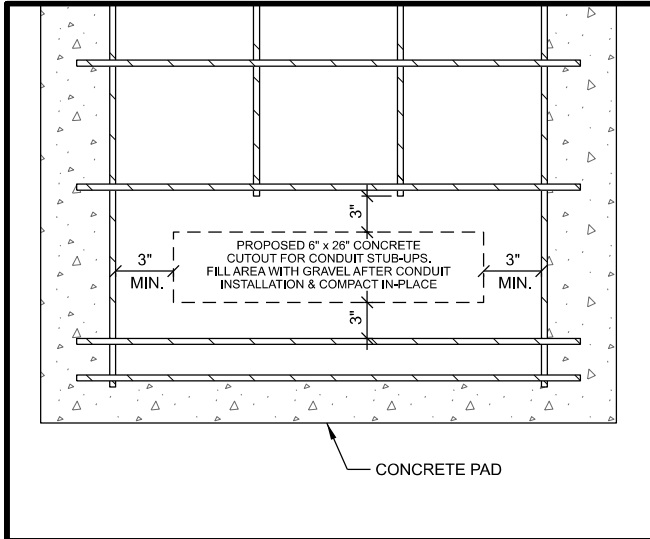
LESSEE:
verizon

ENGINEER SEAL:
**PRELIMINARY -
NOT FOR CONSTRUCTION**

I HEREBY CERTIFY THAT THIS PLAN SET WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION OTHER THAN THE EXCEPTIONS NOTED IN THE SHEET INDEX, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

LANDSCAPE DETAILS
COLGATE (VB #: US-1A-5260)
IAC COLGATE (VzW #: 17590424)
IOWA CITY, IOWA

SUBMITTAL:		
INT.	DATE:	DESCRIPTION:
NAT	01/29/26	REV. A
NAT	02/18/26	REV. B
DBS	07/06/26	REV. C



STUB-UP REINFORCEMENT

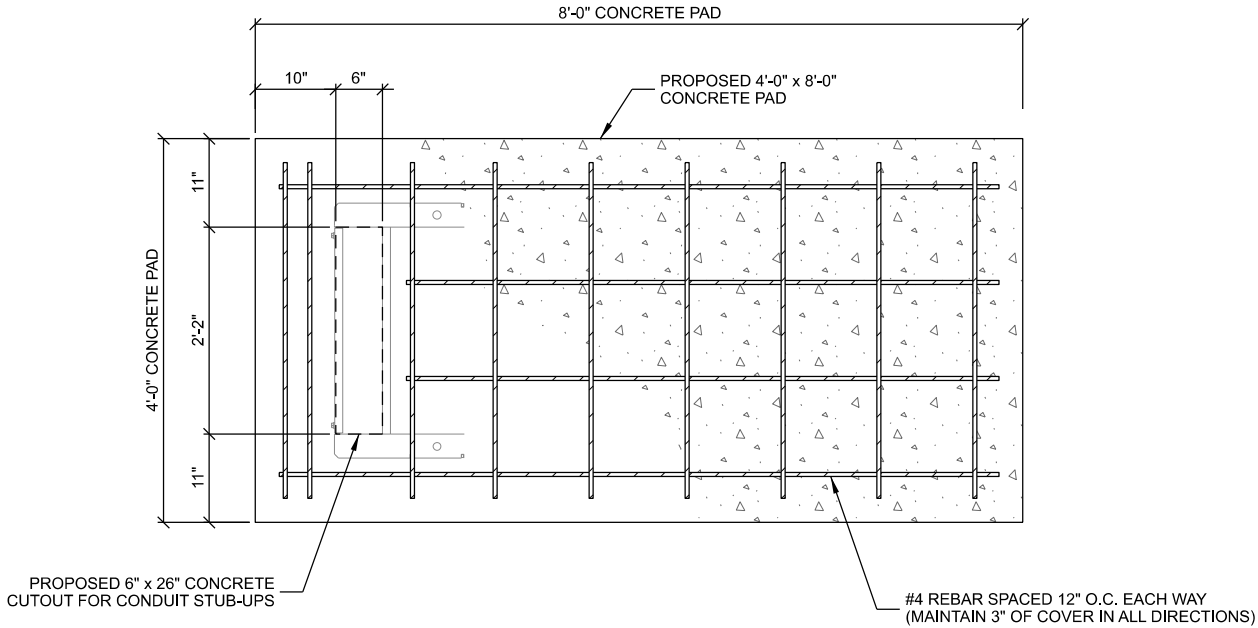
NOTE:
VERIFY EXACT CONDUIT STUB-UP
LOCATIONS WITH GENSET PLANS

GENERATOR CLEARANCE NOTE:
- MINIMUM OF 10' OF CLEARANCE FROM COMBUSTIBLE WALL
- MINIMUM OF 5' OF CLEARANCE FROM A NON-COMBUSTIBLE WALL
- MINIMUM OF 20' OF CLEARANCE FROM AN OUTDOOR ELECTRICAL TRANSFORMER OR NORMAL POWER DISTRIBUTION EQUIPMENT

NOTE:
SEE GENERATOR MANUFACTURER'S DRAWINGS FOR PHYSICAL LOCATION OF FUEL LINES, CONTROL AND POWER INTERCONNECTIONS AND OTHER INTERFACES THAT ARE TO BE CAST INTO THE CONCRETE. THE PREFERRED METHOD IS TO BRING THE CONDUIT THROUGH THE CONCRETE PAD TO THE UNDERSIDE OF THE GENERATOR (MINIMIZES RODENT DAMAGE). FINISH CONNECTIONS WITH FLEXIBLE CONDUIT PER GENERATOR MANUFACTURER'S SPECIFICATIONS. RIGID CONDUITS SHALL BE SECURED TO THE EXISTING SLAB, THEN BURIED BETWEEN SLAB AND PLATFORM

NOTE:
SLAB NOT SUITABLE AT SITES WITH ORGANIC SOIL, UNCOMPACTED FILL, EXPANSIVE SOIL, OR SOILS SUSCEPTIBLE TO FROST HEAVE

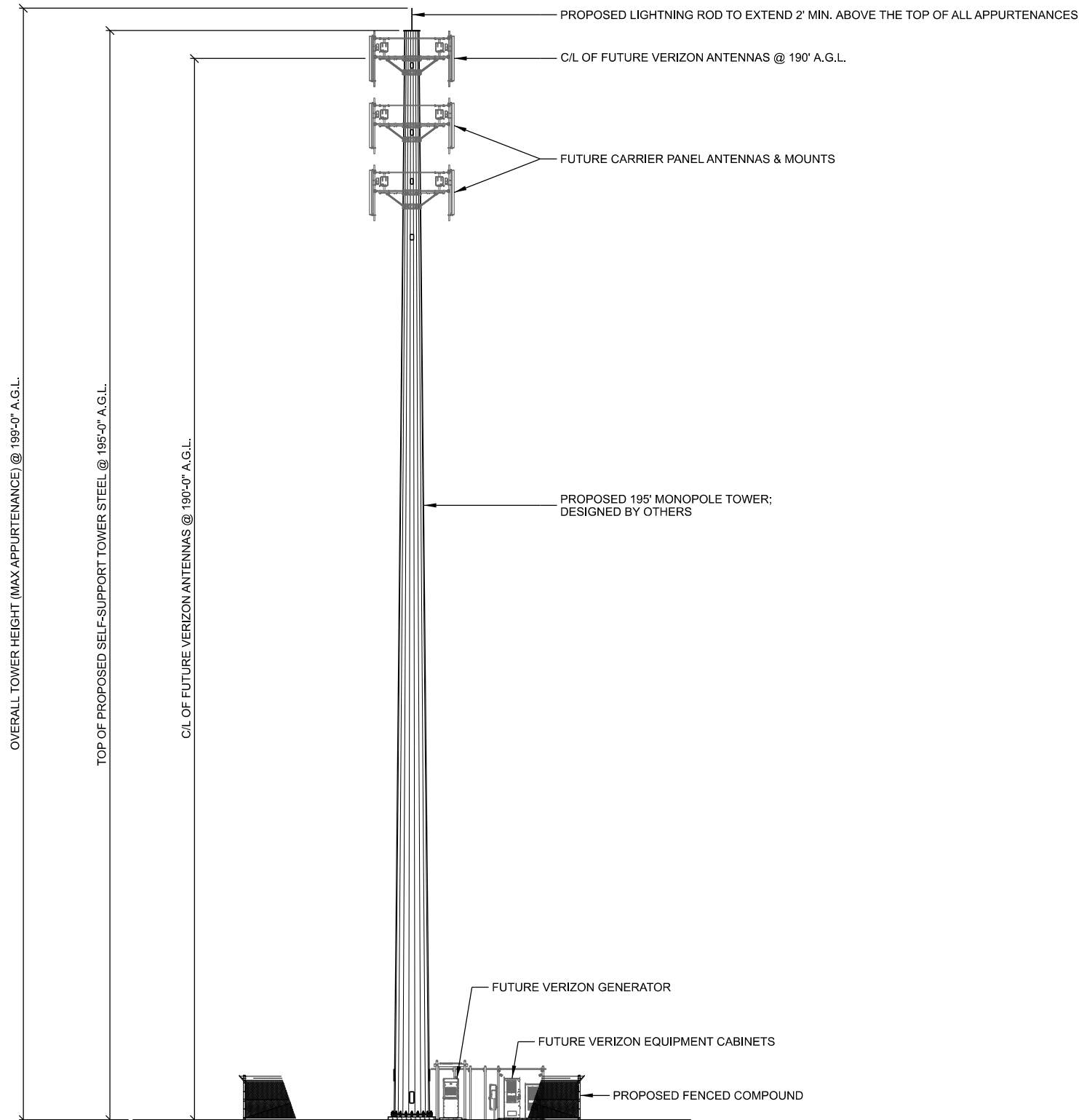
REMOVE ALL ORGANIC MATERIAL, SOFT AREAS, AND POOR SOILS BENEATH CONCRETE PAD TO A DEPTH OF ATLEAST 2'-0" BELOW CONCRETE PAD



A KOHLER 30REOZK DIESEL GENERATOR FOUNDATION LAYOUT

TOP OF LIGHTNING ROD (MAX APPURTENANCE)
ELEV: 867.1 = 199.0' A.G.L.
TOP OF TOWER STEEL
ELEV: 863.1' = 195.0' A.G.L.

TOP OF CONCRETE (T.O.C.)
ELEV: 668.6' = 0.5' A.G.L.
PROPOSED GRADE
ELEV: 668.1'



VERTICAL WAVEGUIDE LADDER NOTE:
- G.C. TO INSTALL WAVEGUIDE LADDER FOR VERIZON CABLES & COMES WITH THE TOWER
- VERTICAL BRIDGE TO PROVIDE TOWER WAVEGUIDE LADDER ALONG WITH TOWER STEEL

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608.644.1449 /VOICE
www.edgeconsult.com

TOWER OWNER:
verticalbridge
THE TOWERS, LLC

LESSEE:
verizon

ENGINEER SEAL:
NOT FOR CONSTRUCTION

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UTILITY PROVIDER INFO:

ELECTRIC PROVIDER: TBD
FIBER OPTIC PROVIDER: TBD



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THE TOWERS, LLC

LESSEE:
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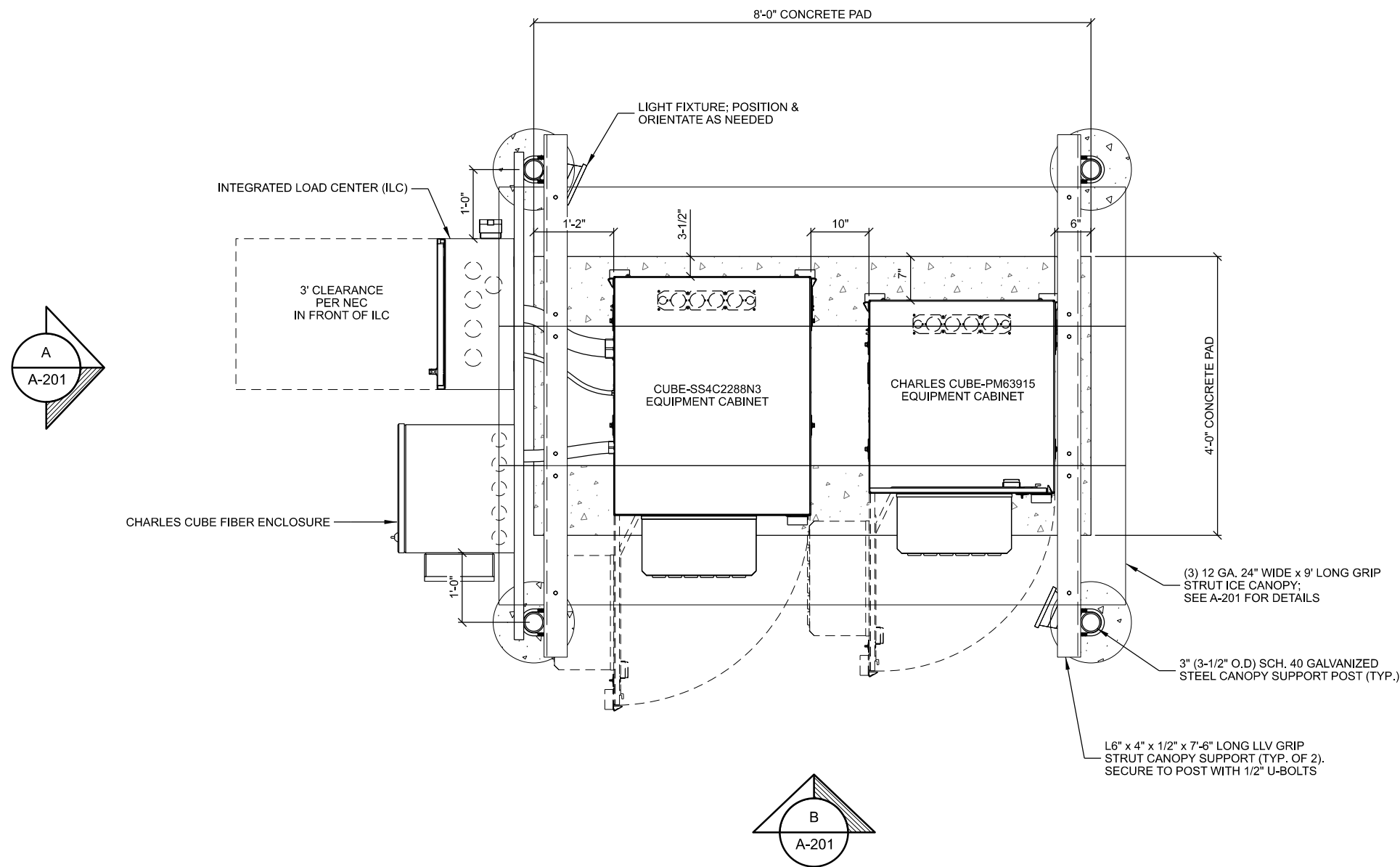
ENLARGED UTILITY PLAN
COLGATE (VB #: US-1A-5260)
IAC COLGATE (VZW #: 17590424)
IOWA CITY, IOWA

SUBMITTAL:		
INT.	DATE:	DESCRIPTION:
NAT	01/29/26	REV. A
NAT	02/18/26	REV. B
DBS	07/06/26	REV. C

CHECKED BY: PCM

EDGE SITE ID: S17854

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A EQUIPMENT PAD LAYOUT
SCALE: 11" x 17" - 1/2" = 1'-0"
22" x 34" - 1" = 1'-0"

CONSULTANT:

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