



Zoning Division

Communications Tower Conditional Use Permit Application

Owner Information: Owner _____ Address _____ Phone _____	Applicant Information: Applicant _____ Address _____ Phone _____
Surveying Co: _____	E-Mail _____
Engineer: _____	Phone _____
Property Address or Address Range (block)	
Brief legal(s) (Sec./Twp./Range)	
GPN(s)	
Rural Land Use Map Designation	
Current Zoning _____	Total Acres _____
Proposed Development Information _____	
Submittal Requirements: See attached pages for additional submittal requirements	
<p>The undersigned is/are the owner(s) of the described property on this application, located in the unincorporated area of Linn County, Iowa, assuring that the information provided herein is true and correct. I hereby give my consent for the office of Linn County Planning and Development to conduct a site visit and photograph the subject property.</p> <p>This development is subject to and shall be required, as a condition of final development approval, to comply with all Unified Development Code policies, requirements, and standards that are in effect at the time of final development approval. Conditional Use Permits granted by the Board of Adjustment do not supersede deed restrictions, restrictive covenants, or rules adopted by a homeowners' association.</p>	
Owner _____	Applicant _____
Date _____	Date _____
Case # _____	Date Received
Receipt# _____	

The following information shall be provided with the application. If more space is needed, please attach additional pages to this application.

1. Type of tower to be constructed:

- Broadcast/Common Carrier Communications Tower. Defined as a tower used for communications services for commercial gain or public reception.
- Private Business/Government Communications Tower. Defined as a tower used for purposes to augment or facilitate the primary function of a business or government agency.
- Non Commercial Communications Tower. Defined as a tower used for purposes in which there is no commercial gain, i.e., amateur radio, Civil Air Patrol, Red Cross, etc.

2. Height of proposed tower _____ 3. Will the parcel/lot be purchased or leased? _____

4. Tower Type: Guy wired Mono-pole Lattice

5. What type of tower lighting will be required? _____

6. How many co-locations will the tower accommodate? _____

7. How much traffic will the proposed use generate? _____

8. Types of equipment to be utilized on the site. _____

9. Provide a short explanation of what the applicant has done to verify that other accommodations on another tower could not be made. If other accommodations cannot be made due to the uniqueness of the coverage area that is to be provided by the allotted FCC license, or because of the unique nature of the technology used, please state this in the explanation (i.e., RF interference).

Required Information on a Communications Tower Conditional Use Permit Major Site Plan

Six (6) copies of the site plan are required, which are drawn to a scale of not less than 1" = 50' unless otherwise approved by the Zoning Administrator. The scale must be marked on the overall site plan. The site plan must be prepared by an engineer, landscape architect, architect, or other similar licensed professional.

All existing site conditions shall be shown including:

- ☒☒ Watercourse, floodways, floodplains, and wetlands
- ☒☒ Any unique natural features
- ☒☒ Proposed parking spaces (number, dimension and class including handicapped) and drives with a notation of the number of spaces required and the number provided.
- ☒☒ All utility easements
- ☒☒ Radius of curvature of ingress and egress drives.
- ☒☒ Circulation patterns of traffic.
- ☒☒ Access to all public or private streets
- ☒☒ Property lines, dimensions, existing and proposed right-of-way lines, building setback lines.
- ☒☒ Location and dimensions of existing and proposed structures. Each structure must be labeled (e.g. proposed warehouse), and its use must be labeled as well (e.g. storage of contractor's equipment). Each structure must delineate its square footage and dimensions to existing and/or proposed lot lines. Structures include:
 - wells
 - fences
 - septic tank and septic field locations
 - retaining walls
 - utility poles
 - trees/bushes
 - walkway
 - streets
- ☒☒ Proposed contour lines at intervals of five (5) feet
- ☒☒ Location and size (both freestanding and attached) of signs and illumination technique
- ☒☒ Location, intensity, height, spacing, efficiency, and shielding of all exterior lighting
- ☒☒ Locations of outside refuse collection areas, and the type of screen to be provided. Refuse containers must be enclosed from the public view.

The following information shall also be noted on the site plan:

- ☒☒ Location map showing relationship to surrounding roads, streams, and public facilities
- ☒☒ North arrow and scale of drawings
- ☒☒ Address and legal description of parcel or lot
- ☒☒ Title block including the name, address and phone number of the development, and the architect's/engineer's seal, date the site plan was prepared or surveyed, and the date of all revisions.
- ☒☒ Existing and requested zoning classification, use of property, number of employees if applicable
- ☒☒ For non-residential uses, a description of the general use for which any structure is intended.
- ☒☒ Ownership, land-use, and zoning of adjoining properties
- ☒☒ Type of water supply and sewage disposal and if storm sewer is available