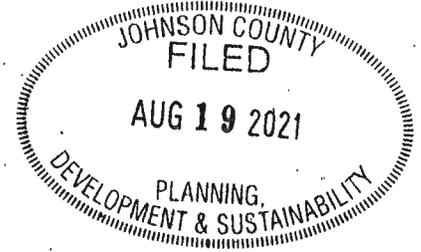


Office Use Only	8-19-21	\$	BOA-21-28114
	Date Filed	Fee	Application Number



JOHNSON COUNTY, IOWA

APPLICATION FOR: CONDITIONAL USE PERMIT

Application is hereby made for approval of a (official use as listed in the Johnson County UDO, and briefly describe the proposed use [e.g. Home Industry for Antique shop, Special Events for Corn Maze, etc.]):

Home Industry for Landscaping Business with no ~~on site~~ sales on site

Address of Location: 2365 Highway 6 NW Tiffin, IA 52340

Subdivision name and lot number (if applicable):

Current Zoning: AG Parcel Number: 0630177004

PLEASE PRINT OR TYPE

The undersigned affirms that the information provided herein is true and correct. If applicant is not the owner, applicant affirms that the owner(s) of the property described on this application consent to this application being submitted, and said owners hereby give their consent for the office of Johnson County Planning, Development, and Sustainability to conduct a site visit and photograph the subject property.

NJN Enterprises, LLC
Name of Owner

Nolan Navara
Name of Applicant (if different)

2365 Highway 6 NW Tiffin, IA 52340
Applicant Street Address (including City, State, Zip)

319-325-9190
Applicant Phone

nolanslawn@gmail.com
Applicant Email

Applicant Signature

See back page for Application Submittal Requirements and Checklist

12 August 2021

Mr. Josh Busard
Johnson County Zoning Director

Re: Conditional Use Request for NJN Enterprises, LLC / Nolan Navara

Attached is our application and additional documents for the Conditional Use Permit application for my residence in Tiffin.

I am applying for the CUP with plans to be able to run and operate my small landscape business out of my personal property.

We have hopes of constructing a pole building, for both personal and business use on the property, east of the existing buildings. We know we will need to work with Johnson County Public Health to add an additional septic system to this property in order to have the desired bathroom located inside the shop space.

We also plan to build a pond on the northeast portion of the property, this will help with stormwater runoff from both the new building and the property itself. After pond construction we plan to line the levee/berm with evergreen trees and shrubs to screen the property from the highway. Being a small landscape company and completing many stormwater and landscape planting projects for both public and private entities, we understand the importance of proper stormwater runoff practices and plan to implement them on my property.

Upon shop completion, we plan to start conducting business at this location.

Monday through Friday we plan to have two to three employees, with two to three parking spots available (see site plan) that arrive in the morning around 7am, leave for their job sites, and return in the afternoon around 4 - 5pm. This location will not be open to the public or make any on-site landscape sales.

We will use the existing entrance driveway from Highway 6.

We typically receive one or two deliveries per month. Most of our material is delivered directly to the jobsite.

Our business has various pick-up trucks, equipment trailers, a skid steer and a mini excavator, which often stay at the jobsite where we have a current project. When equipment and material does arrive at the property, it will be stored indoors and/or screened appropriately from the highway and neighboring properties.

We do not plan to add any sort of business sign.

We do not store any hazardous materials onsite.

Respectfully,

Nolan Navara, Owner
Nolan's Lawn Care LLC
NJN Enterprises, LLC

Location Map:



Site Plan

★ Drawing not to exact scale. ★



→ Pond area built with required setbacks from property line.

US Highway 6

Property Entrance

Proposed Evergreen Screening

Proposed Pond Area

Proposed Drive

Proposed Rock Area

Existing Storage Area

Proposed Storage Area

Proposed Shop Area

Simplified Rocked Parking Areas