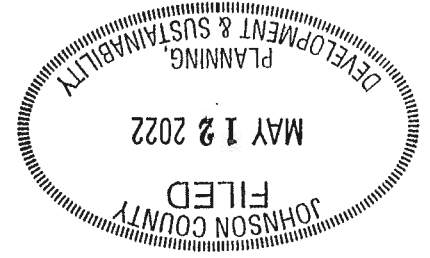


Office Use Only	5/12/2022	\$ 475 ⁰⁰	P20-22-28222
	Date Filed	Fee	Application Number



JOHNSON COUNTY, IOWA

APPLICATION FOR: ZONING AMENDMENT

Application is hereby made to:

- Reclassify certain property on the Johnson County Zoning Map.**
- Amend the text of the Johnson County Unified Development Ordinance (UDO)**

For Map Changes – Complete This Section

The property to be rezoned is located at (street address if available or layman's description):
6505 Sioux Ave. SE

Parcel Number(s) (legal description must also be attached): 1824176003

The area to be rezoned is comprised of 1.88 total acres.

Current Zoning Classification(s): A Proposed Zoning Classification(s): R

For Text Amendments – Complete This Section:

The amendment(s) propose changes to the following sections of the UDO (please be as specific as possible, and provide the specific code reference):

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.


Kevin & Deborah Westfall
Name of Owner

Amber McCullough
Name of Applicant (if different)

258²/₂ Hwy 70 Conesville, IA. 52739
Applicant Street Address (including City, State, Zip)

319-325-5774
Applicant Phone

amccullough99@gmail.com
Applicant Email


Applicant Signature

See back page for Application Submittal Requirements and Checklist

The following items must be submitted for the application to be complete. Incomplete applications will be returned and will not be considered until the next submission deadline. If working with an engineer who can provide CAD or GIS line work, electronic submissions should be submitted in accordance with the PDS department's electronic submission guidelines (see below). Preference is that electronic submission is provided prior to hard copy submission, or the day after the posted submission deadline.

Initial each item below to confirm that you are aware of the submittal requirements for an application to be considered complete.

For Text Amendments – Complete This Section:

- _____ A brief cover letter explaining the requested code change and outlining the reasoning of why the change is being requested.
- _____ The proposed code changes indicating the specific sections and wording to added, deleted, and/or changed. This must be in a format which staff can clearly and accurately interpret and translate into official ordinance amendment format (Contact the office with questions or for more detail).
- _____ Application Fee (\$750) is due at the time of submittal.
- _____ (Optional) Any other supporting information you may wish to submit.

For Map Changes – Complete This Section

- ✓ ✓ _____ A brief cover letter explaining the application and outlining the intended end use. If the request includes multiple proposed zoning classifications, the letter should include a breakdown of the number of acres being changed to each zoning designation requested.
- ✓ ✓ _____ Resolution Affirming the Stability of the Road System (signed and notarized).
- ✓ ✓ _____ Ten (10) copies of the rezoning exhibit (and any other sheets larger than 11x17).
- ✓ ✓ _____ The names and addresses of owners of all property within five hundred (500) feet of the parcel being rezoned.
- ✓ ✓ _____ A map of sufficient size to show the property for rezoning out-lined in red and the property within 500 feet of the property for rezoning outlined in blue.
- ✓ ✓ _____ Application Fee (varies based on nature of application) is due at the time of submittal.
Fee submitted: \$475.20
- ✓ ✓ _____ Proof of application to Johnson County Public Health for a Public Health Zoning Application.

(Optional) Electronic Submission Requirements – If an electronic submission of a rezoning exhibit is being submitted, it should conform with the following:

- _____ Electronic or digitized copy (CAD line work or GIS geodatabase) of proposed plat in .dwg format (.dxf is also acceptable if .dwg is not an option. No .zip files will be accepted).
 - Submission must be saved in AutoCAD 2007 or older format
 - Submissions must use Coordinate System: NAD_1983_StatePlane_Iowa_South_FIPS_1402_Feet
 - If applicable, submission should include information for Sensitive Areas Analysis/Mapping and Stormwater/Soil Erosion Control infrastructure on the site. This includes any limits of disturbance or other impact areas.
 - Submission should NOT include legends, legal descriptions, location maps, signature blocks, etc.



HART-FREDERICK CONSULTANTS P.C.

ENGINEERS & SURVEYORS

4 May 2022

Mr. Josh Busard
Johnson County Zoning Director

Re: Rezoning A to R, for Amber McCullough, a Historic Residence Parcel Split

Dear Josh:

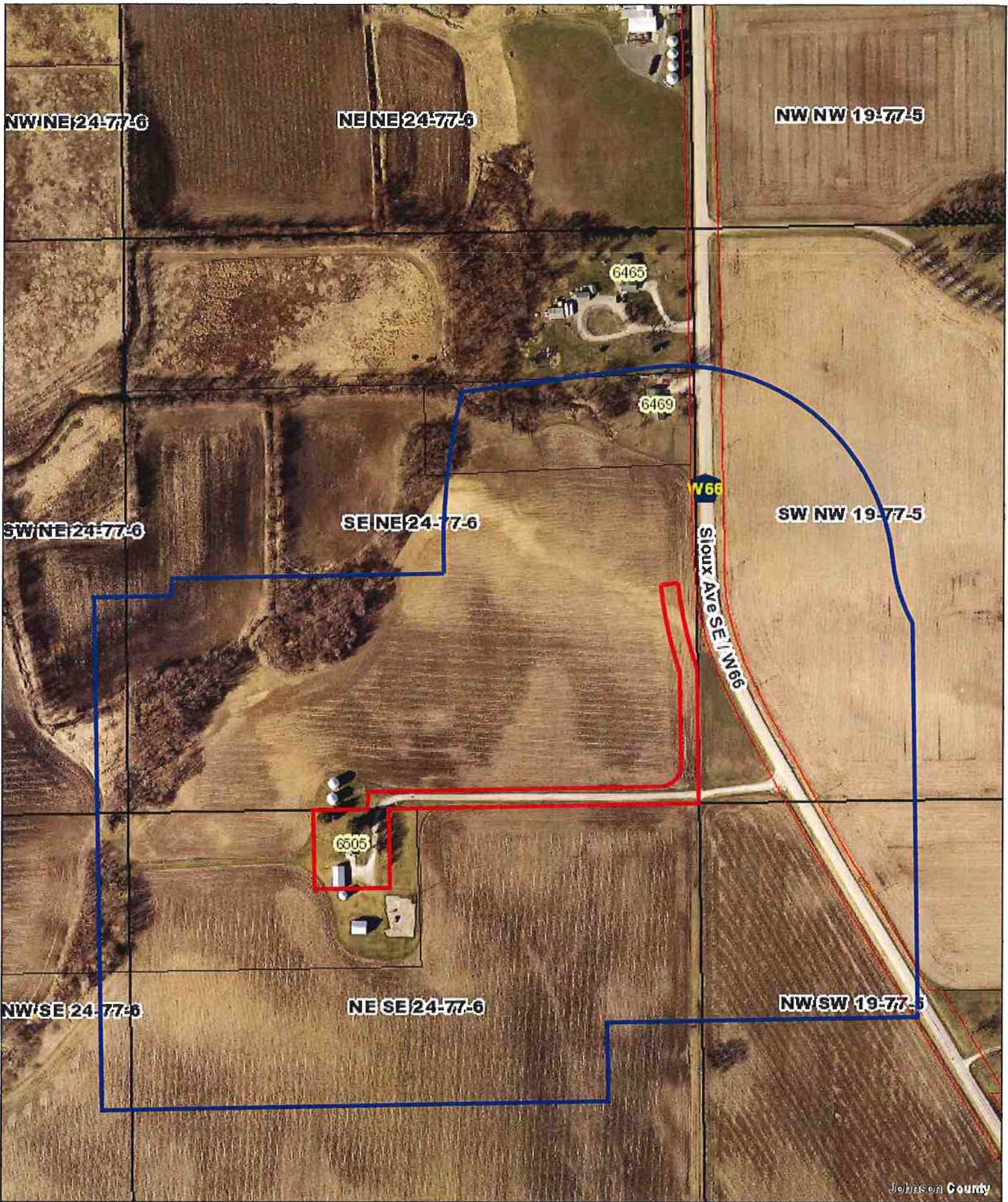
Attached please find the application and accompanying documents for a Rezoning application for Amber McCullough and her family. This property is currently owned by her parents Kevin & Deborah Westfall and this house was her grandmothers, Madonna Westfall. At this time the Westfall family would like to rezone this portion of their property for their daughter to take over this existing residence and area around. This parcel has access to Sioux Ave. SE. There is an existing well. As soon as a septic system is installed we will proceed with the final plat.

If you have questions or if you require further information you may contact myself or Amber McCullough.

Respectfully Submitted,

J. Scott Ritter, LLS
Hart-Frederick Consultants P.C.

C: Ms. Amber McCullough
Mr. & Mrs. Westfall
HFCfile



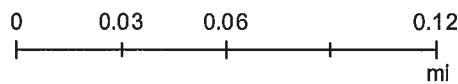
Johnson County



**Johnson County GIS
Web Printing**

REZONING EXHIBIT

Printed: 5/4/2022



1 inch = 293 feet



The information presented herein is intended to be an accurate representation of existing records. Johnson County assumes no liability for errors or omissions. Users relying on this information do so at their own risk.

<u>MailingName</u>	<u>MailingAddress2</u>	<u>MailingAddress3</u>	<u>MailingZipCode</u>	<u>Parcel</u>
Jason M. Chown	6465 Sioux Ave. SE	Lone Tree, IA.	52755	1824176001
Kevin L. & Deborah L. Westfall	6469 Sioux Ave. SE	Lone Tree, IA.	52755	1824176003
				1824176004
Keith D. Dodson	6452 Sioux Ave. SE	Lone Tree, IA.	52755	1719251001
Andrea L. Brenneman	6526 Sioux Ave. SE	Lone Tree, IA.	52755	1719326003
Cynthia S. & Ryan G. Yoder	6543 Sioux Ave. SE	Lone Tree, IA.	52755	1719327001
Madonna W. Westfall	6505 Sioux Ave. SE	Lone Tree, IA.	52755	1824401003
				1824426002

**RESOLUTION 04-19-90-2
AFFIRMING THE STABILITY OF THE ROAD SYSTEM**

Whereas Johnson County is one of the counties in the State of Iowa that is increasing in its population; and

Whereas there is a growing tendency for persons in Johnson County to prefer to develop lots for building purposes; and

Whereas improvement of currently non-improved roads to standards dictated by the state of Iowa for Secondary roads is expensive;

Now, therefore be it resolved that any person who develops a rezoned and subdivided lot in Johnson County should first be aware of the existing secondary road conditions serving that tract of land, and should act under the presumption that said road in all probability will continue in its present condition. Private interests or adjacent landowners may underwrite the costs to bring said road up to minimum state standards which includes providing the necessary right-of-way, moving fences, grading, culverts, surfacing, and other items that may be needed to provide an improved road. These improvements can be achieved by permission of Johnson County per the Iowa Code, Section 319.14, and by Johnson County Resolution 08-10-89-2. However, if this tract of land is located on a road that has been designated as a Level B road per Resolution 04-05-90-1, Johnson County will provide no more services than stated in Johnson County Ordinance 02-08-90-1. If possible, consideration should be given to the prospect of agreeing that said road be closed by Johnson County and maintained by the residents owning land abutting said road to county subdivision standards as a private lane.

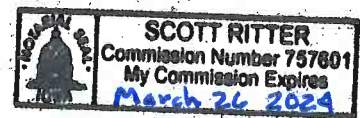
My (our) signature on this document indicates that I have read the above road policy of Johnson County, Iowa, and understand the contents of the above shown policy, and that the zoning, or subdivision, action that is being taken by me (us) would be subject to the above Resolution by the Johnson County Board of Supervisors.

Amber McCullough 
Signature of Owner, Contract Owner, Option Purchaser

2583 Hwy 70 Conesville, IA. 52739 319-325-5774
Address and Phone Number

Subscribed and sworn to before me on this 11th day of May, 2022.

Scott Ritter
Notary Public, in & for the State of Iowa.





SECONDARY ROAD DEPARTMENT

JOHNSON COUNTY ENGINEER *ASSISTANT COUNTY ENGINEER* *ASSISTANT COUNTY ENGINEER* *ASSISTANT COUNTY ENGINEER*
Greg S. Parker, P.E. Rob Winstead, P.E. & P.L.S. Ed Bartels, P.E. & P.L.S. Neil Shatek, P.E.

ASSISTANT TO THE ENGINEER *MAINTENANCE SUPERINTENDENT* *ASST. MAINTENANCE* *ROADSIDE VEGETATION MANAGER/
SUPERINTENDENT* *WEED COMMISSIONER*
Paul Wittau, E.I. Kevin Braddock Shannon Smith Chris Henze

4810 MELROSE AVE. WEST, IOWA CITY IOWA 52246 TEL (319) 356-6046 FAX (319) 339-6133 www.johnsoncountyiowa.gov

4/11/2022

Kevin Westfall
6469 Sioux Ave. SE
Lone Tree, IA 52755

Your Permit To Work With In The County Right Of Way (2022-14) for a new driveway has been approved. In that location you will be able to have a dry fill driveway no culvert required. If you have any questions call 319-356-6046.

Shannon Smith
Assistant Maintenance Superintendent
ssmith@johnsoncountyiowa.gov



SECONDARY ROAD DEPARTMENT
4810 MELROSE AVENUE WEST
IOWA CITY, IOWA 52246
TEL (319) 356-6046 FAX (319) 339-6133

Permit #	2022-014
Fee	\$285.00
Cash/Check	Credit Card accepted by contacting our office
1050 RA	

*Permit Fee is Non-Refundable

PERMIT TO PERFORM WORK WITHIN COUNTY RIGHT OF WAY

PLEASE PRINT

APPLICANT NAME: Kevin Westfall
 MAILING ADDRESS: 6469 Sioux Ave SE
 CITY, STATE, ZIP: Lone Tree, IA. 52755
 PHONE NUMBER(S): 330-5358

ADDRESS/LOCATION OF PROPOSED WORK: 6506 Sioux Ave. SE

SECTION 2A TOWNSHIP 77 RANGE 6 1/4 SECTION NE
 SUBDIVISION NAME: Proposed McCullough - Westfall Sub. LOT #: 1
 ZONING APPLICATION #: Not applied yet

DETAILED DESCRIPTION OF PROPOSED WORK (driveway entrance, field entrance, pave driveway, clean ditch, cut brush, 50-50 rock sharing, etc.) Per sketch enclosed, in order to satisfy county ordinance a proposed lot 1 will need 40' road frontage. Westfall does not own current access to Sioux Ave. SE

DATE THE SITE WILL BE MARKED WITH A FLAG: _____

PERSON/CONTRACTOR DOING PROPOSED WORK: self

I, (Print Full Name) Kevin L. Westfall, do solemnly swear that I have read the entire permit application and have fully completed all statements and provided all data called for herein truthfully and correctly and I agree to abide by all General Provisions and Special Provisions set forth herein.

SIGNATURE OF APPLICANT Kevin L. Westfall

DATE 2-24-2022

FOR COUNTY USE

PRELIMINARY INSPECTION BY: SS

DATE: 3/31/22

FINAL INSPECTION BY: _____

DATE: _____

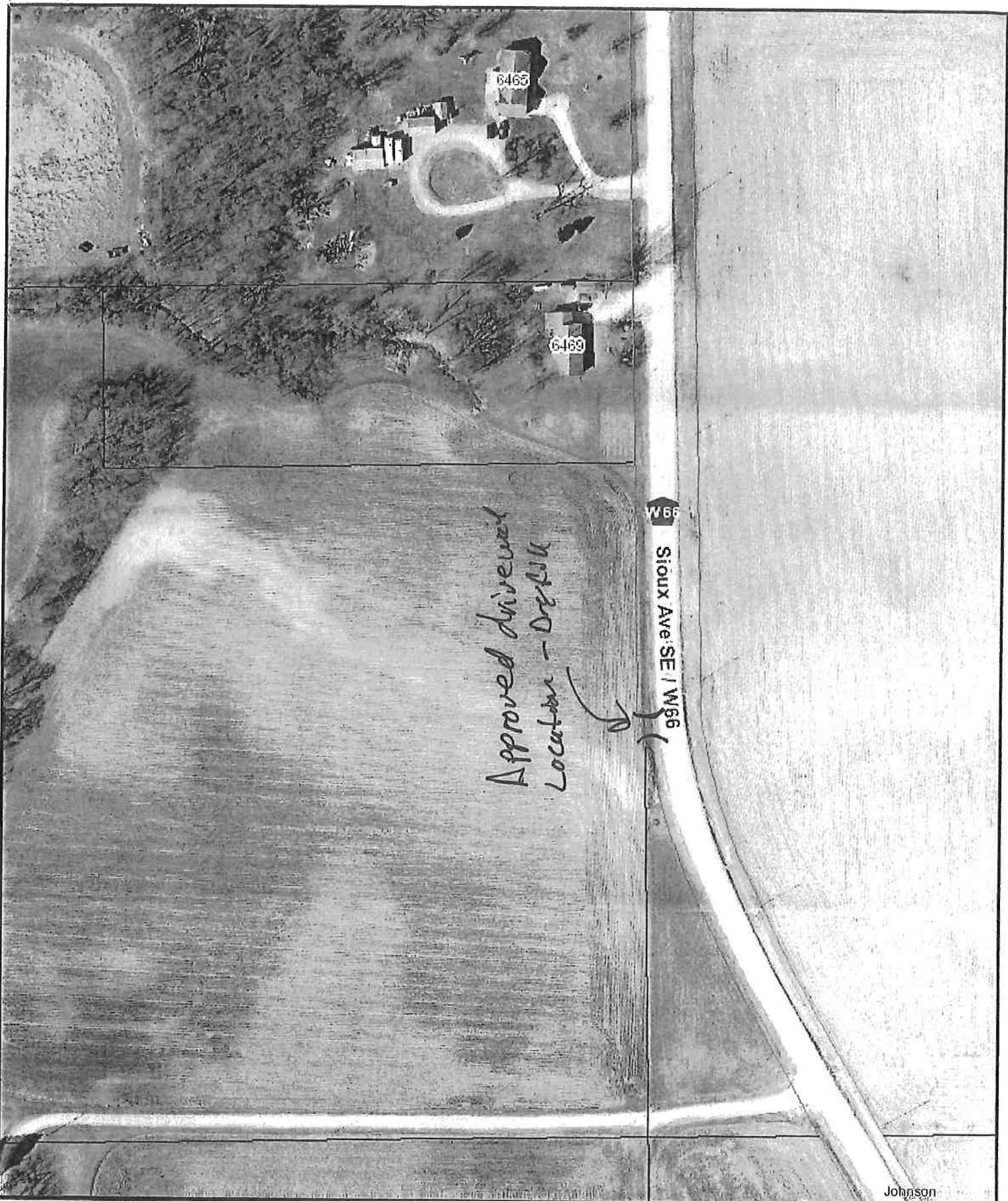
THE CULVERT DIAMETER REQUIRED AT THIS LOCATION IS NA INCHES.

THE FOLLOWING SIGNATURE IS YOUR AUTHORITY TO PROCEED WITH THE WORK AS STATED ABOVE AND WITH REGARD TO THE SPECIAL PROVISIONS.

APPROVED BY: [Signature]
 COUNTY ENGINEER

DATE: 4/5/22

*APPLICATION IS VALID FOR ONE (1) CALENDAR YEAR FROM APPROVAL DATE



*Approved driveway
Location - Draft*

W 66
Sioux Ave SE / W 66

6465

6489

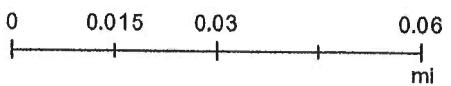
Johnson



**Johnson County GIS
Web Printing**

My Map

Printed: 4/5/2022



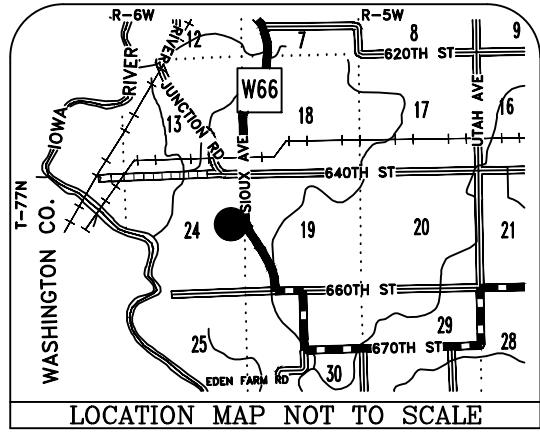
1 inch = 147 feet



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AUDITOR'S PARCEL 2012064
 BK. 57, PG. 21
 John R. Rummelhart Jr.



REZONE A-AGRICULTURAL to R-RESIDENTIAL

Being a part of Auditor Parcel 2021078 as is recorded in Plat Book 65 on page 128 in the office of the Johnson County Recorder, being located in the Southeast 1/4 of the Northeast 1/4 and a part of the Northeast 1/4 of the Southeast 1/4 of Section 24, Township 77 North, Range 6 West of the 5th P.M., Johnson County, Iowa and is more particularly described as follows.

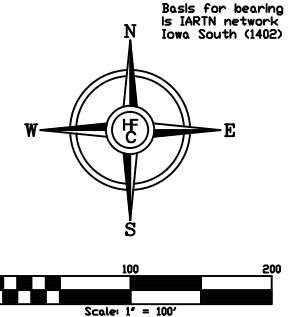
Beginning at the East 1/4 corner of Section 24, Township 77 North, Range 6 West; thence S 88°54'46" W along the North line of the Southeast 1/4 of said Section 24, a distance of 729.49 feet; thence S 01°05'14" E, a distance of 181.68 feet; thence S 88°54'46" W, a distance of 175.02 feet; thence N 01°05'14" W, a distance of 181.68 feet to a point on said North line of the Southeast 1/4 of Section 24; thence N 88°54'46" E along said North line, a distance of 135.02 feet; thence N 05°18'43" E, a distance of 40.25 feet; thence N 88°54'46" E, a distance of 675.20 feet; thence Northeasterly 78.43 feet along the arc of a 50.00 foot radius curve, concave Northwesterly, whose 70.63 foot chord bears N 43°58'36" E; thence N 00°57'35" W, a distance of 213.49 feet; thence Northerly 205.32 feet along the arc of a 924.46 foot radius curve, concave Easterly, whose 204.90 foot chord bears N 12°30'21" W; thence N 82°36'59" E, a distance of 40.01 feet; thence Southerly 203.54 feet along the arc of a 884.46 foot radius curve, concave Easterly, whose 203.09 foot chord bears S 12°40'47" E to a point on the East line of the Northeast 1/4 of said Section 24; thence S 00°57'35" E along said East line, a distance of 309.66 feet to the Point of Beginning containing 1.88 acres.

MATCH LINE ← → MATCH LINE

AUDITOR PARCEL 2021078
 BK. 65, PG. 128

COUNTY ACCEPTED ACCESS POINT
 PERMIT # 2022-014

NORTHEAST CORNER
 SECTION 24-77-6
 FOUND 1/2" REBAR
 14" DEEP
 TIES BK. 56, PG. 255



SOUTHWEST 1/4-NORTHEAST 1/4

SOUTHEAST 1/4-NORTHEAST 1/4

SW FRAC'L 1/4-NW FRAC'L 1/4

LEGEND

- △ GOVERNMENT CORNER
- ⊙ SET 5/8" IRON ROD W/RED CAP #16546
- FOUND 5/8" IRON ROD #16546
- FOUND 5/8" IRON ROD #8165
- FOUND 5/8" IRON ROD #15749
- (R) RECORDED DIMENSIONS
- (M) MEASURED DIMENSIONS
- PROPERTY/BOUNDARY LINES
- CENTER LINES
- - - RIGHT-OF-WAY LINES
- - - SECTION LINES
- - - EASEMENT LINES
- - - LOT LINES PLATTED OR BY DEED
- - - GRASS LINE
- ▭ EXISTING BUILDINGS
- ▨ CONCRETE SURFACE

Kevin L. & Deborah L. Westfall

Keith D. Dodson

AUDITOR PARCEL 2021079
 BK. 65, PG. 127

MATCH LINE ← → MATCH LINE

N 88°54'46" E 675.20'

Kevin L. & Deborah L. Westfall

CENTER SECTION 24-77-6
 FOUND STONE
 8" DEEP
 TIES BK. 57, PG. 26

Kevin L. & Deborah L. Westfall

REZONING A to R
 1.88 ACRES

AUDITOR PARCEL 2021078
 BK. 65, PG. 128

NUMBER	DIRECTION	DISTANCE
L1	S 88°54'46" W	175.02'
L2	N 05°18'43" E	40.25'
L3	N 82°36'59" E	40.01'

EAST 1/4 CORNER
 SECTION 24-77-6
 FOUND 5/8" REBAR #15749
 3" DEEP
 TIES BK. 64, PG. 11

COMMON ACCESS EASEMENT
 (SEE AUDITOR PARCEL 2021078 - BK. 65, PG. 128)

COMMON ACCESS EASEMENT
 (SEE AUDITOR PARCEL 2021079 - BK. 65, PG. 127)

NUMBER	ARC LENGTH	DELTA ANGLE	RADIUS	CHORD LENGTH	CHORD DIRECTION
C1	78.43	89°52'22"	50.00	70.63	N 43°58'36" E
C2	205.32	12°43'31"	924.46	204.90	N 12°30'21" W
C3	203.54	13°11'07"	884.46	203.09	S 12°40'47" E
C4	415.12	28°03'57"	847.46	410.98	S 16°05'41" E
C5	98.72	06°40'27"	847.46	98.66	S 05°23'55" E
C6	316.41	21°23'31"	847.46	314.57	S 19°25'54" E

Madonna W. Westfall

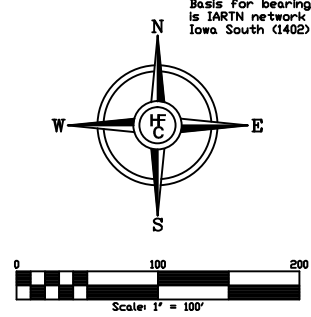
Cynthia S. & Ryan G. Yoder

APPROVED BY THE JOHNSON COUNTY BOARD OF SUPERVISORS

CHAIRPERSON _____ DATE _____

MATCH LINE ← → MATCH LINE

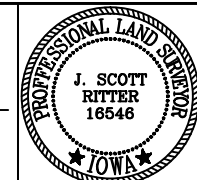
I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.



REZONING EXHIBIT (PAGE 2 of 2)
 REZONE A to R
 A HISTORIC RESIDENCE PARCEL SPLIT
 PART OF THE SE 1/4-NE 1/4 &
 PART OF THE NE 1/4-SE 1/4
 OF SECTION 24, T-77-N, R-6-W
 JOHNSON COUNTY, IOWA

DATE: 05/04/22 DRN: JSR APP: _____
 FLD BK: GPS PROJ. NO: 217257

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.



J. Scott Ritter, P.L.S. Date _____
 Iowa License Number: 16546
 My license renewal date is December 31, 2022.
 Pages covered by this seal: THIS SHEET ONLY

REZONING EXHIBIT (PAGE 1 of 2)
 REZONE A to R
 A HISTORIC RESIDENCE PARCEL SPLIT
 PART OF THE SE 1/4-NE 1/4 &
 PART OF THE NE 1/4-SE 1/4
 OF SECTION 24, T-77-N, R-6-W
 JOHNSON COUNTY, IOWA

DATE: 05/04/22 DRN: JSR APP: _____
 FLD BK: GPS PROJ. NO: 217257

SOUTHEAST CORNER
 SECTION 24-77-6
 FOUND 5/8" REBAR
 3" DEEP
 TIES BK. 40, PG. 101