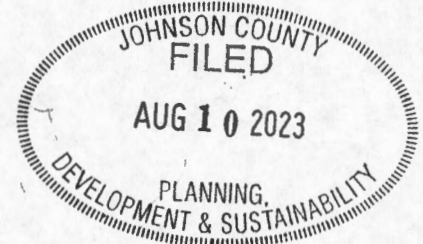


Office Use Only	8/10/23	\$479 ⁶⁰	P20-23-28412
	Date Filed	Fee	Application Number



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 Amendments – Complete This Section:

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

1031 120th St NW, Amana, IA 52203

Parcel Number(s) (legal description must also be attached): 0407226001

The area to be rezoned is comprised of 1.99 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):

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.

Mary A. Halva Estate

Name of Owner

Name of Applicant (if different)

1031 120th St NW, Amana, IA 52203

Applicant Street Address (including City, State, Zip)

240-460-5902 & 864-360-7101

rhalva@hotmail.com Rodney Halva, jeanine.halva-neubauer@prismahealth.org Jeanine Halva Neubauer - Co-Executors

Applicant Phone

Applicant Email

[Signature] AUG 7 2023
Applicant Signature (RODNEY HALVA)

See back page for Application Submittal Requirements and Checklist

Applications should be emailed to planning@johnsoncountyiowa.gov and delivered to the Planning, Development and Sustainability Office (913 South Dubuque Street, Iowa City, IA 52240)

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, but will be accepted until 12:00 p.m. the day after the submittal deadline.

Initial each empty box below to ensure you included all necessary information in the appropriate form for an application to be considered complete. Some items may require both electronic and physical copies.

Items Required – <u>for Map Amendments</u>	Electronic Copy (PDF unless otherwise noted)	Hard Copy
Application Fee (varies based on application. Fee: \$ ^{479.60})		X
This application form with all information completed	gll	(2) gll
Brief cover letter explaining the application and the intended end use.	gll	gll
Word document with the legal description of each area being rezoned by zoning designation requested	gll	
Optional: A rezoning exhibit (submit one hard copy, a PDF, and CAD line work following the guidelines below)	gll	gll
Signed and notarized Resolution Affirming the Stability of the Road System	gll	gll
Proof of application to Johnson County Public Health for a Public Health Zoning Application	gll	gll
<u>For requests to rezone to RE-Renewable Energy:</u> <ul style="list-style-type: none"> Completed "Application Checklist for Utility-Scale Solar Systems (Supplemental Conditions)", accompanied by all information outlined on said checklist. Electronic Submission of all materials is required. 		

Items Required – <u>for Text Amendments</u>	Electronic Copy (PDF unless otherwise noted)	Hard Copy
Application Fee (\$750)		
This application form with all information completed		(2)
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)		
Optional: Any other supporting information the applicant wishes to submit.		

Electronic Submission Requirements for CAD line work:

- Must be in AutoCAD 2017 or older and .dwg format (.dxf is also acceptable, no .zip files will be accepted).
- 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.



MMS Consultants, Inc.

Experts in Planning and Development Since 1975

1917 S. Gilbert Street
Iowa City, Iowa 52240

319.351.8282

mmsconsultants.net
mms@mmsconsultants.net

August 8, 2023

Mr. Josh Busard
Jo. Co. Planning, Development, & Sustainability Dept.
913 S. Dubuque St, Suite 204
Iowa City, IA 52240



RE: Letter of Intent for Mary Halva Estate

Dear Josh:

The Estate of Mary Halva wishes to rezone a portion of their property located at 1031 120th Street NW, Amana, Iowa. The parcel of land is 1.99 acres. It is currently zoned Agricultural and the Estate wishes to rezone it to Residential.

There is an existing house, well, and septic system on the property. There will be no changes to these structures. The existing access from 120th Street will continue to be utilized.

Respectfully submitted,

Gina Landau

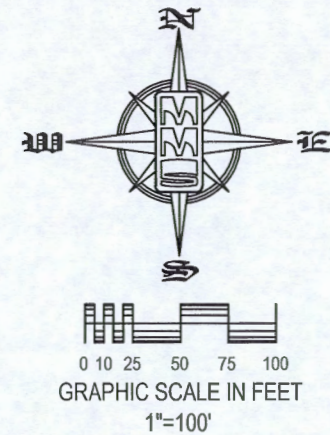
11787-001Letter of Intent_Rezone.docx

REZONING EXHIBIT JOHNSON COUNTY, IOWA

PLAT PREPARED BY:
MMS CONSULTANTS INC.
1917 S. GILBERT STREET
IOWA CITY, IA 52240
NW CORNER
SEC. 7-T81N-R8W
FOUND "MAG" NAIL
IN ASPHALT PAVEMENT
BOOK 865, PAGE 480
(IOWA COUNTY
RECORDER'S OFFICE)

APPLICANTS/REQUESTED BY:
RODNEY HALVA, CO-EXECUTOR
ESTATE OF MARY A. HALVA
4182 E. LAKE SHORE DRIVE
DECATUR, ILLINOIS 62521

JEANINE HALVA-NEUBAUER, CO-EXECUTOR
ESTATE OF MARY A. HALVA
84 WESTVIEW AVENUE
GREENVILLE, SOUTH CAROLINA 29609



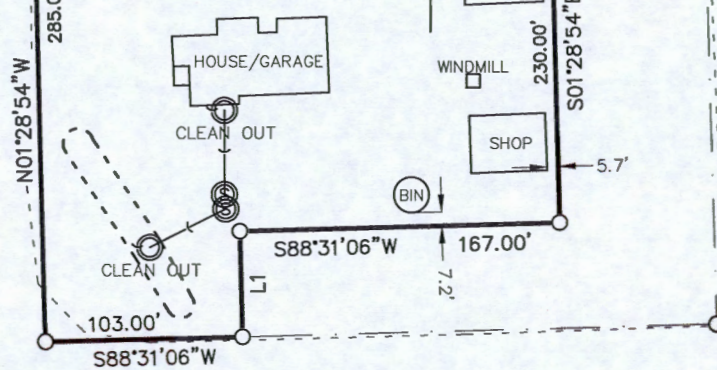
N 1/4 CORNER
SEC. 7-T81N-R8W
FOUND GIN SPINDLE
IN ASPHALT PAVEMENT
MONUMENT PRESERVATION
CERTIFICATE
BOOK 64, PAGE 235

JOHNSON IOWA ROAD NW

120TH STREET NW

REZONING TRACT
AREA = 1.99 ACRES

FRAC. NW 1/4 FRAC. NW 1/4
SEC. 7-T81N-R8W



DESCRIPTION

A PORTION OF THE FRACTIONAL NORTHWEST ONE-QUARTER (NW 1/4) OF THE FRACTIONAL NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 7, TOWNSHIP 81 NORTH, RANGE 8 WEST OF THE 5TH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 81 NORTH, RANGE 8 WEST OF THE 5TH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA; THENCE N88°31'06"E, ALONG THE NORTH LINE OF THE FRACTIONAL NORTHWEST ONE-QUARTER, 370.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING, N88°31'06"E, ALONG SAID NORTH LINE, 270.00 FEET; THENCE S01°28'54"E, 300.00 FEET; THENCE S88°31'06"W, 167.00 FEET; THENCE S01°28'54"E, 55.00 FEET; THENCE S88°31'06"W, 103.00 FEET; THENCE N01°28'54"W, 355.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1.99 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

NOTE: 1) BEARINGS ARE BASED ON THE IOWA STATE PLANE COORDINATE SYSTEM (SOUTH ZONE) LIBRARY CALIBRATION USING THE IOWA REAL TIME NETWORK (RTN) WITH DATUM NAD83(2011) EPOCH 2010.000. THE DISTANCES SHOWN ON THE EXHIBIT ARE HORIZONTAL GROUND DISTANCES AND NOT GRID DISTANCES.

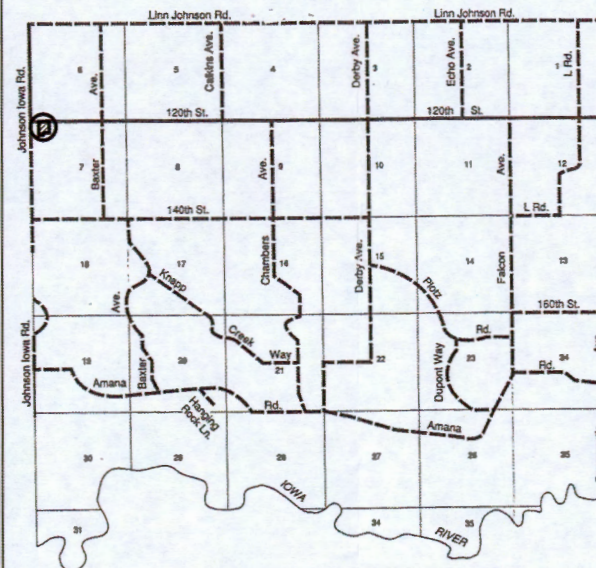
Line Table		
Line #	Direction	Length
L1	S01°28'54"E	55.00'

LEGEND AND NOTES

- △ CONGRESSIONAL CORNER, FOUND
- △ CONGRESSIONAL CORNER, REESTABLISHED
- CONGRESSIONAL CORNER, RECORDED LOCATION
- PROPERTY CORNER(S), FOUND (as noted)
- PROPERTY CORNERS SET (5/8" REBAR PINS WITH YELLOW, PLASTIC CAPS EMBOSSED WITH "MMS 17916")
- ⊗ SET "MAG" NAIL IN ASPHALT PAVEMENT
- PROPERTY &/or BOUNDARY LINES
- - - CONGRESSIONAL SECTION LINES
- - - RIGHT-OF-WAY LINES
- - - CENTER LINES
- - - LOT LINES, INTERNAL
- - - LOT LINES, PLATTED OR BY DEED
- - - EASEMENT LINES, WIDTH & PURPOSE NOTED
- - - EXISTING EASEMENT LINES, PURPOSE NOTED
- (R) RECORDED DIMENSIONS
- (M) MEASURED DIMENSIONS
- C22-1 CURVE SEGMENT NUMBER

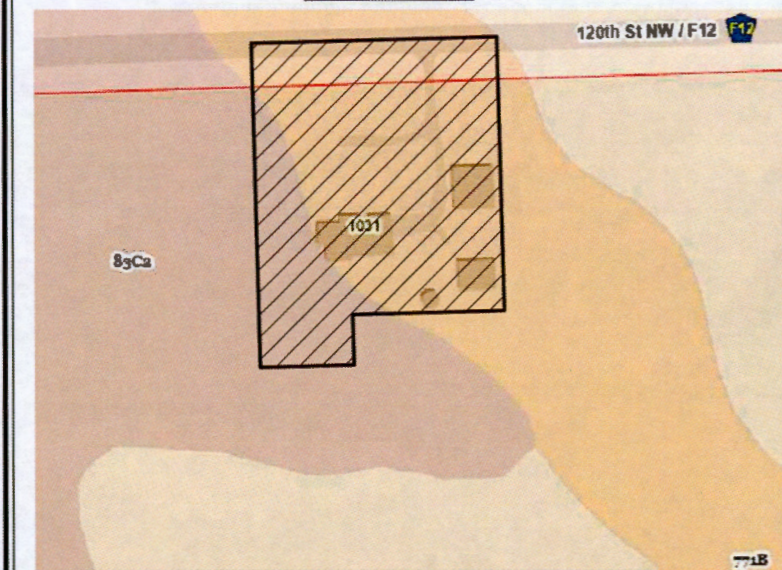
UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS

REZONING EXHIBIT MONROE TWP.



LOCATION MAP NOT TO SCALE

SOILS MAP



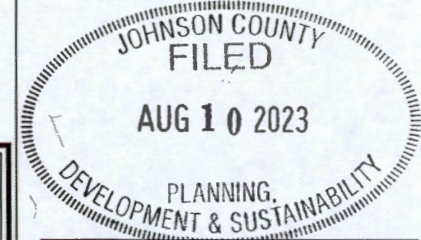
NO.	SOIL TYPE	SLOPES
83C2	KENYON LOAM	5-9 %
771B	WAUBEEK SILT LOAM	2-5 %

CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 351-8282

www.mmsconsultants.net

Date	Revision
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REZONING EXHIBIT JOHNSON COUNTY, IOWA

A PORTION OF THE FRAC.
NW 1/4 OF THE FRAC. NW 1/4
OF SEC. 7-T81N-R8W
OF THE 5TH P.M.,
JOHNSON COUNTY, IOWA

MMS CONSULTANTS, INC.

Date:	6/30/2023
Surveyed by:	RRN
Field Book No:	1367
Drawn by:	MAS
Scale:	1" = 100'
Checked by:	GDM, RRN
Sheet No:	1
Project No:	11787-001
of:	1