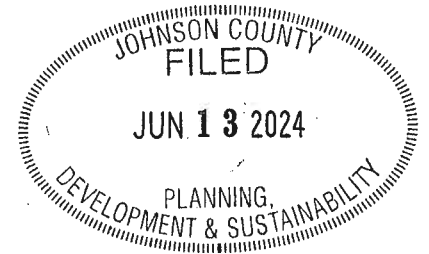


Office Use Only	6/13/24	\$668 ⁰⁰	P2C-24-28533
	Date Filed	Fee	Application Number



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):

2365 Highway 6 NW

Parcel Number(s) (legal description must also be attached): 0630177004

The area to be rezoned is comprised of 6.70 total acres.

Current Zoning Classification(s): A Proposed Zoning Classification(s): C-AG

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.

Nolan Navara

Name of Owner

Name of Applicant (if different)

110 E 2nd St. Tiffin, IA. 52340

Applicant Street Address (including City, State, Zip)

319-325-9190

Applicant Phone

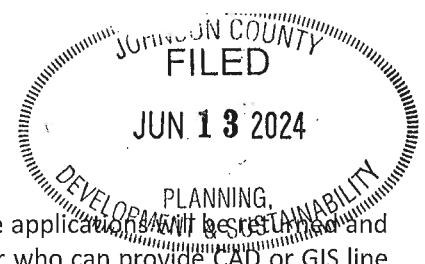
nolanslawn@gmail.com

Applicant Email

Applicant Signature

See back page for Application Submittal Requirements and Checklist

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 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: \$ <u>668.00</u>)		
This application form with all information completed	JSR	(2)
Brief cover letter explaining the application and the intended end use.	JSR	
Word document with the legal description of each area being rezoned by zoning designation requested	JSR	
Optional: A rezoning exhibit (submit one hard copy, a PDF, and CAD line work following the guidelines below)	JSR	
Signed and notarized Resolution Affirming the Stability of the Road System	JSR	
Proof of application to Johnson County Public Health for a Public Health Zoning Application	JSR	
For requests to rezone to RE-Renewable Energy: <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. 	N/A	

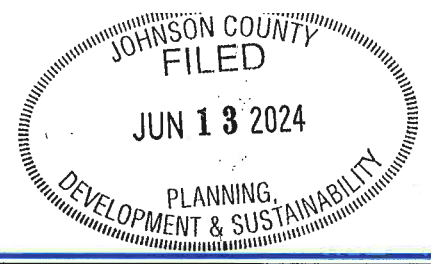
Items Required – <u>for Text Amendments</u>	Electronic Copy (PDF unless otherwise noted)	Hard Copy
Application Fee (\$750)		
This application form with all information completed		(2)
Brief cover letter explaining the requested code change and outlining the reasoning of why the change is being requested		
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.



HART-FREDERICK CONSULTANTS P.C.



ENGINEERS & SURVEYORS

23 May 2024

Mr. Josh Busard
Johnson County Zoning Director

Re: Rezoning A to C-AG, for NJN Enterprises

Dear Josh:

Attached please find the application and accompanying documents for a Rezoning application for the NJN Enterprises, LLC.

At this time they would like to rezone their property to conform with Johnson County Ordinance with their property. This parcel has access to Highway 6 NW, water and sewer systems are established.

If you have questions or if you require further information you may contact myself or Nolan Navara.

Respectfully Submitted,

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

C: Mr. Nolan Navara
HFCfile



HART-FREDERICK CONSULTANTS P.C.
 510 State Street P.O. Box 560 TIFFIN, IOWA 52340-0560
 www.hart-frederick.com
 Phone: (319) 545-7215 www.hart-frederick.com

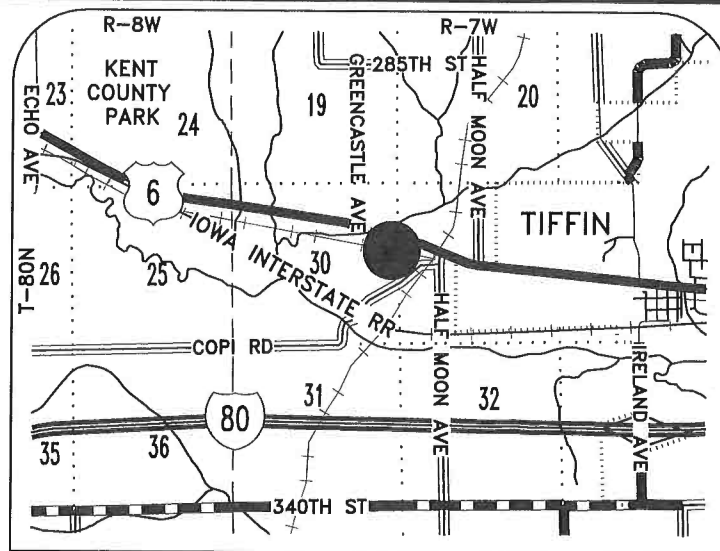


NUMBER	ARC LENGTH	DELTA ANGLE	RADIUS	CHORD LENGTH	CHORD DIRECTION
C1	368.51	14°00'26"	1507.40	367.60	S 74°08'01" E (M)
C2	124.45	04°43'49"	1507.40	124.41	N 78°46'19" W (M)
	124.12	04°43'04"	1507.40	124.08	S 78°46'25" E (R)
C3	244.07	09°16'37"	1507.40	243.80	S 71°46'06" E (M)
	244.40	09°17'22"	1507.40	244.13	S 71°46'12" E (R)

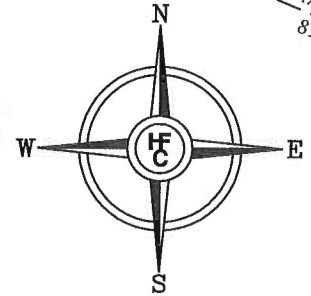
NUMBER	DIRECTION	DISTANCE
L1	N 81°08'14" W	449.90' (M)
	N 80°04' W	451.40' (R)
L2	S 67°07'48" E	30.97' (M)
	N 66°04' W	31.4' (R)

NORTHEAST CORNER
 SECTION 30-80-7
 FOUND SCM
 3' EXPOSED
 TIES BK. 63, PG. 290

EAST 1/4 CORNER
 SECTION 30-80-7
 FOUND SCM
 6' EXPOSED
 TIES BK. 37, PG. 105

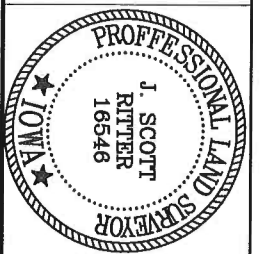


LOCATION MAP NOT TO SCALE
 CLEAR CREEK TOWNSHIP



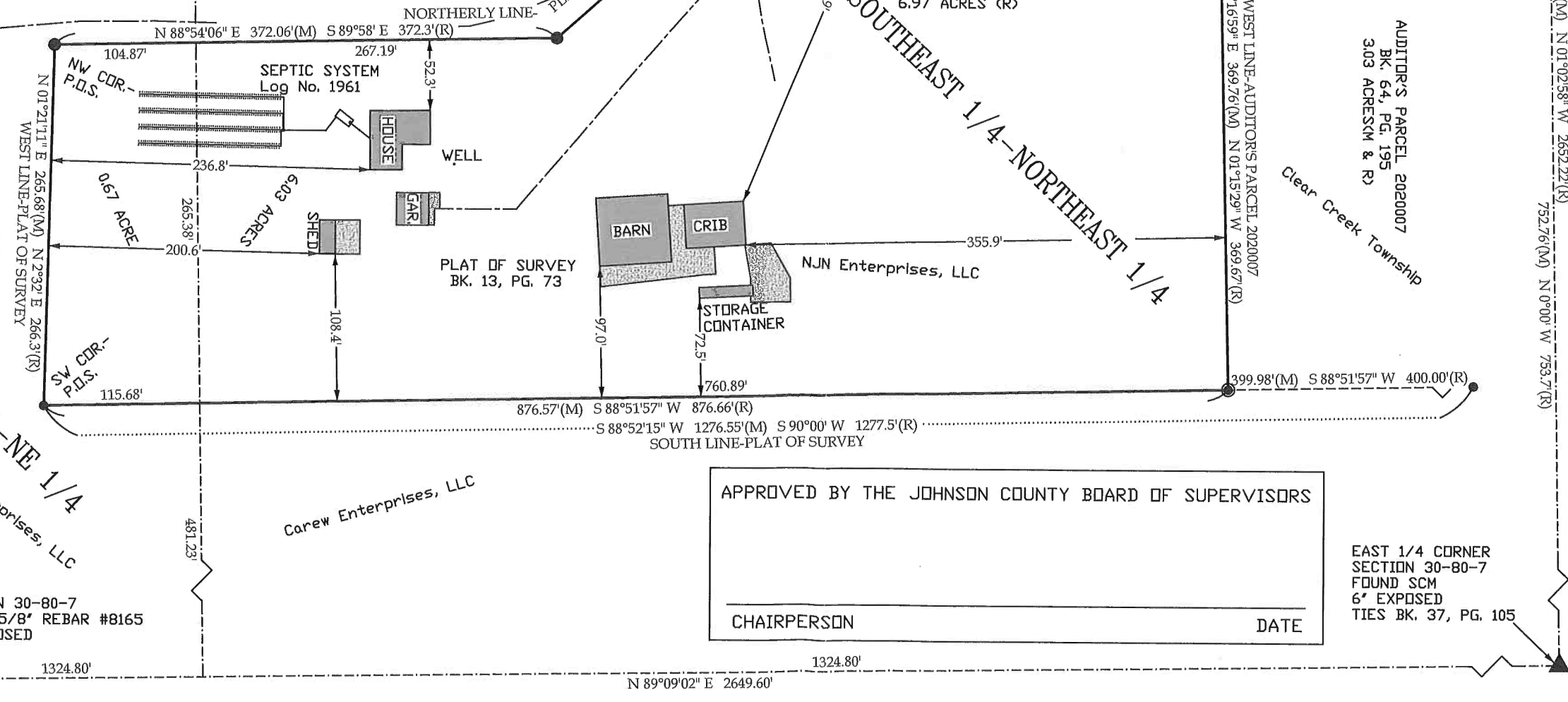
I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

J. Scott Ritter, P.L.S.
 Iowa License Number: 16546
 My license renewal date is December 31, 2024.
 Pages covered by this seal: THIS SHEET ONLY



ORIGINAL PLAT OF SURVEY
 MEASURES 9.73 ACRES AS FOUND,
 RECORDED AS 10.0 ACRES +/-

- LEGEND
- GOVERNMENT CORNER
 - SET 5/8" IRON ROD W/RED CAP #16546
 - FOUND 5/8" IRON ROD
 - FOUND 1/2" IRON ROD
 - FOUND RIGHT OF WAY RAIL
 - FOUND 5/8" IRON ROD MMS CAP
 - RECORDED DIMENSIONS
 - MEASURED DIMENSIONS
 - PROPERTY/BOUNDARY LINES
 - CENTER LINES
 - RIGHT-OF-WAY LINES
 - SECTION LINES
 - EASEMENT LINES
 - LOT LINES PLATTED OR BY DEED
 - EXISTING BUILDINGS
 - CONCRETE SURFACE



APPROVED BY THE JOHNSON COUNTY BOARD OF SUPERVISORS

CHAIRPERSON _____ DATE _____

REZONING EXHIBIT
 PAGE 1 of 2
 REZONE A TO C-AG
 PART OF THE SOUTHEAST 1/4 OF THE
 NORTHWEST 1/4
 SECTION 30, T-80-N, R-7-W
 JOHNSON COUNTY, IOWA

DATE: 05/24 DNR: JSR APP:
 FLD BK: GPS PROJ. NO: 247091



HFC HART-FREDERICK CONSULTANTS P.C.



510 State Street P.O. Box 560 Tiffin, Iowa 52340-0560 Phone: (319) 545-7215
 www.hart-frederick.com

REZONE A to C-AG

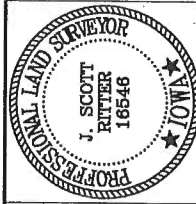
Being a part of the Southeast 1/4 of the Northeast 1/4 of Section 30, Township 80 North, Range 7 West of the 5th P.M., Johnson County, Iowa and is described as:

Commencing at the East 1/4 corner of Section 30, Township 80 North, Range 7 West; thence N 01°03'16" W along the East line of the Northeast 1/4 of said Section 30, a distance of 752.76 feet; thence N 81°08'14" W along the Southerly line of U.S. Highway No. 6 and its extension thereof, a distance of 449.90 feet; thence Northwesterly along said Southerly line 124.45 feet along the arc of a 1507.40-foot radius curve, concave Northeasterly, whose 124.41 foot chord bears N 78°46'19" W to the Northwest corner of Auditor's Parcel 2020007 as is recorded in Plat Book 64 on page 195 in the office of the Johnson County Recorder, being the Point of Beginning; thence S 01°16'59" E along the West line of said Auditor's Parcel 2020007, a distance of 369.76 feet to a point on the South line of a Plat of Survey as is recorded in Plat Book 13 on page 73 in the office of the Johnson County Recorder; thence S 88°25'15" W along said South line, a distance of 876.57 feet to the Southwest corner of said Plat of Survey; thence N 01°21'11" E along the West line of said Plat of Survey, a distance of 265.68 feet to the Northwest corner of said Plat of Survey; thence N 88°54'06" E along the Northerly line of said Plat of Survey, a distance of 372.06 feet; thence N 48°36'27" E along said Northerly line, a distance of 306.27 feet to a point on said Southerly line of U.S. Highway No. 6; thence S 67°07'48" E along said Southerly line, a distance of 30.97 feet; thence Southeasterly along said Southerly line 244.07 feet along the arc of a 1507.40 foot radius curve, whose 243.80 foot chord bears S 71°46'06" E to the Point of Beginning containing 6.70 acres.

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.
 Iowa License Number: 16546
 My license renewal date is December 31, 2024.
 Pages covered by this seal: **THIS SHEET ONLY**

Date



REZONING EXHIBIT
 PAGE 2 of 2

REZONE A to C-AG
 PART OF THE SOUTHEAST 1/4 OF
 THE NORTHEAST 1/4
 OF SECTION 30, T-80-N, R-7-W
 JOHNSON COUNTY, IOWA

DATE: 05/24 | DRN: JSR | APP:

FLD BK: GPS | PROJ. NO: 247091