

Office Use Only	5/7/25 <i>Date Filed</i>	\$ <i>Fee</i>	P2C-25-28710 <i>Application Number</i>
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**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):

2740 250th St. NW

**Parcel Number(s)** (legal description must also be attached): 0609152001

The area to be rezoned is comprised of 0.70 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.

Harold Cameron

*Name of Owner*

*Name of Applicant (if different)*

2051 Melrose Ave. Iowa City, IA. 52246

*Applicant Street Address (including City, State, Zip)*

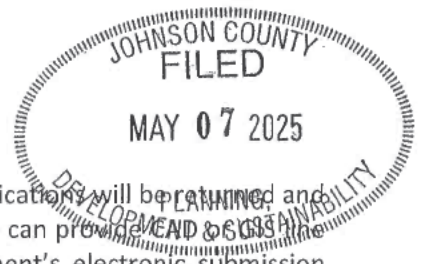
*Applicant Phone*

*Applicant Email*

*Applicant Signature*

**See back page for Application Submittal Requirements and Checklist**

**Applications should be emailed to [planning@johnsoncountyiowa.gov](mailto: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 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: \$ 428 )		
This application form with all information completed	JSL	(2)
Brief cover letter explaining the application and the intended end use.	JSL	
Word document with the legal description of each area being rezoned by zoning designation requested	JSL	
Optional: A rezoning exhibit (submit one hard copy, a PDF, and CAD line work following the guidelines below)	JSL	
Signed and notarized Resolution Affirming the Stability of the Road System	JSL	
Proof of application to Johnson County Public Health for a Public Health Zoning Application	JSA	
For requests to rezone to RE-Renewable Energy: <ul style="list-style-type: none"> <li>Completed "Application Checklist for Utility-Scale Solar Systems (Supplemental Conditions)", accompanied by all information outlined on said checklist.</li> <li>Electronic Submission of all materials is required.</li> </ul>	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

5 May 2025

Mr. Josh Busard  
Johnson County Zoning Director

Re: Rezoning A to R, for Harold Cameron, a Residential Parcel Split

Dear Josh:

Attached please find the application and accompanying documents for a Rezoning application for Harold Cameron.

At this time the Harold would like to rezone this portion of his property for the existing house and area around. This parcel has access to 250<sup>th</sup> ST. NW, water and sewer systems are established.

If you have questions or if you require further information you may contact myself, Attorney: Jay Sigafoose or Harold Cameron.

Respectfully Submitted,

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

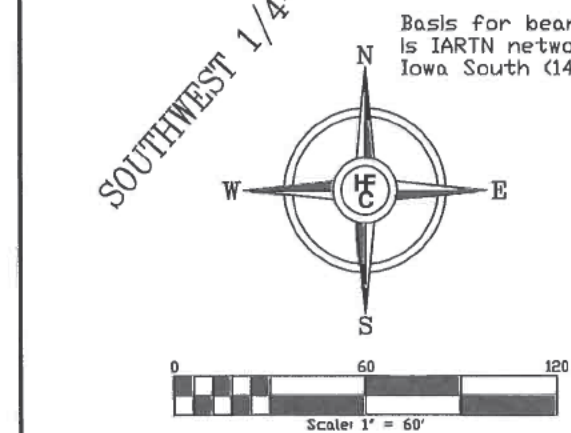
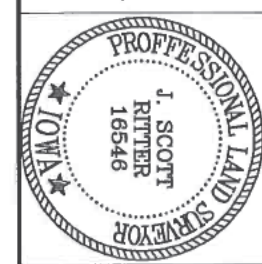
C: Mr. Harold Cameron  
Mr. Jay Sigafoose  
HFCfile



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.

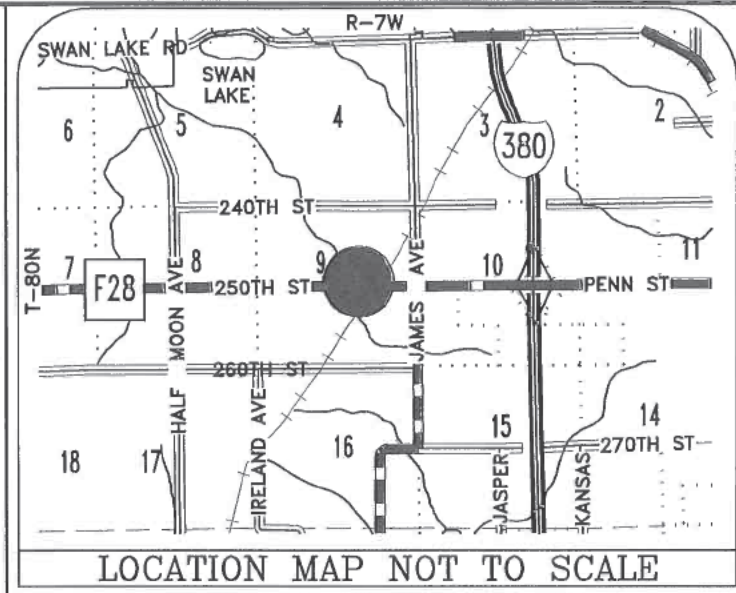
J. Scott Ritter, P.L.S.  
Iowa License Number: 16546  
My license renewal date is December 31, 2026.  
Pages covered by this seal: THIS SHEET ONLY

Date



REZONING EXHIBIT  
A PART OF LOT 1 OF  
CABIN CREEK ADDITION  
SW 1/4-NE 1/4, SEC. 9-80-7  
JOHNSON COUNTY, IOWA

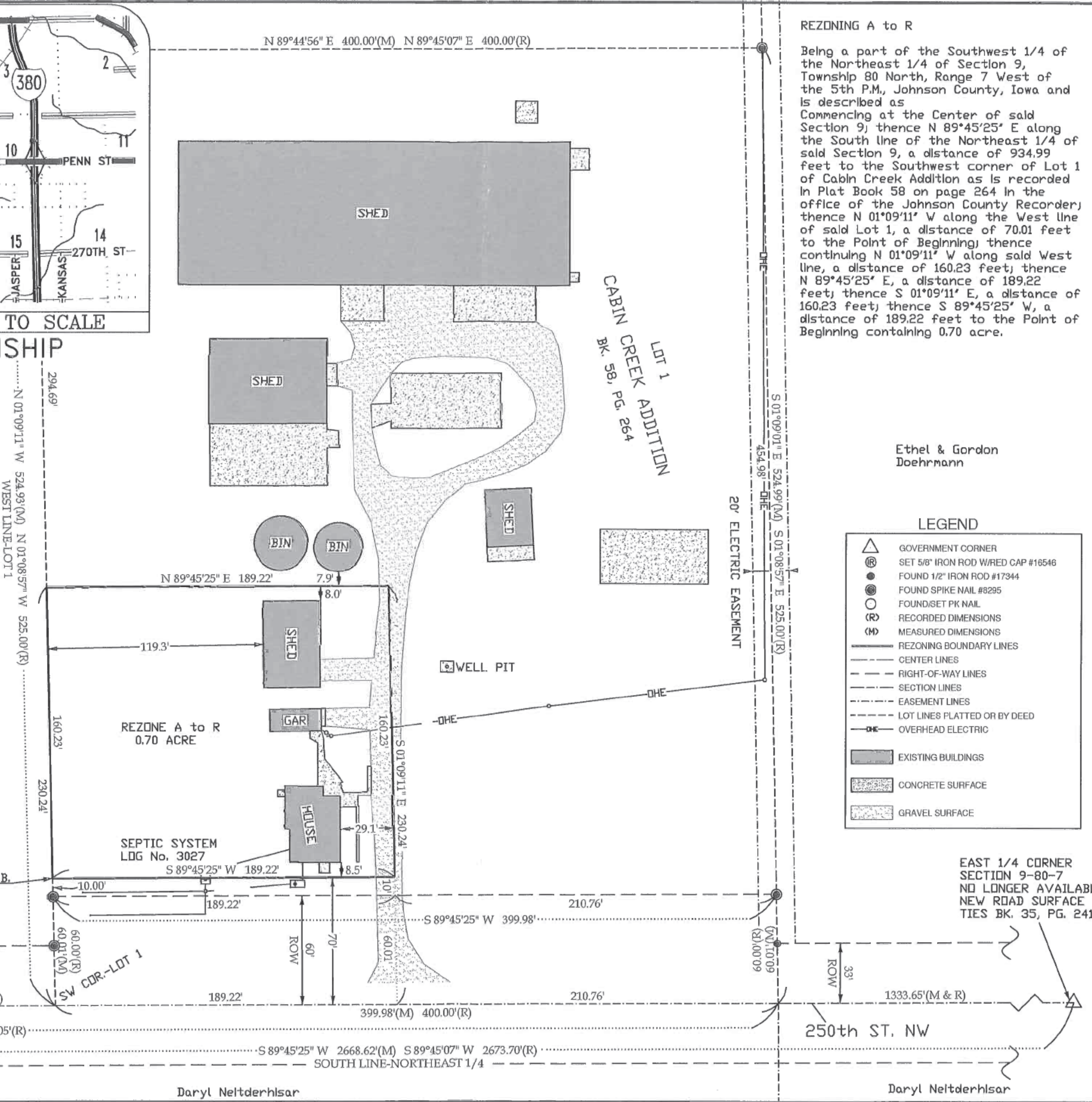
DATE: 05/25    DRN: JSR    APP:  
FLD BK: GPS    PROJ. NO: 257070



**SOUTHWEST 1/4-NORTHEAST 1/4**

PARCEL #2005168  
BK. 50, PG. 179  
Ethel & Gordon Doehrmann

Basis for bearing  
is IARTN network  
Iowa South (1402)



REZONING A to R

Being a part of the Southwest 1/4 of the Northeast 1/4 of Section 9, Township 80 North, Range 7 West of the 5th P.M., Johnson County, Iowa and is described as

Commencing at the Center of said Section 9; thence N 89°45'25" E along the South line of the Northeast 1/4 of said Section 9, a distance of 934.99 feet to the Southwest corner of Lot 1 of Cabin Creek Addition as is recorded in Plat Book 58 on page 264 in the office of the Johnson County Recorder; thence N 01°09'11" W along the West line of said Lot 1, a distance of 70.01 feet to the Point of Beginning; thence continuing N 01°09'11" W along said West line, a distance of 160.23 feet; thence N 89°45'25" E, a distance of 189.22 feet; thence S 01°09'11" E, a distance of 160.23 feet; thence S 89°45'25" W, a distance of 189.22 feet to the Point of Beginning containing 0.70 acre.

LEGEND	
	GOVERNMENT CORNER
	SET 5/8" IRON ROD W/RED CAP #16546
	FOUND 1/2" IRON ROD #17344
	FOUND SPIKE NAIL #8295
	FOUND/SET PK NAIL
	RECORDED DIMENSIONS
	MEASURED DIMENSIONS
	REZONING BOUNDARY LINES
	CENTER LINES
	RIGHT-OF-WAY LINES
	SECTION LINES
	EASEMENT LINES
	LOT LINES PLATTED OR BY DEED
	OVERHEAD ELECTRIC
	EXISTING BUILDINGS
	CONCRETE SURFACE
	GRAVEL SURFACE

Ethel & Gordon Doehrmann

EAST 1/4 CORNER  
SECTION 9-80-7  
NO LONGER AVAILABLE  
NEW ROAD SURFACE  
TIES BK. 35, PG. 241

HART-FREDERICK CONSULTANTS P.C.  
510 State Street P.O. Box 560 Tiffin, Iowa 52590-0560 Phone: (319) 545-7215 www.hart-frederick.com



Daryl Neltderhlsar

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