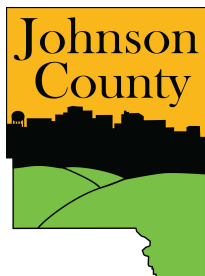


PLANNING APPLICATION COVER SHEET**PROJECT TYPE: Subdivision****SUBTYPE: Combined****NO. SD25-000014****APPLICATION DATE: 12/03/2025****PROPERTY OWNER: JERRY E & VICKI D WEAR****APPLICANT: Lacey Stutzman****WORK DESCRIPTION: Sunset Ridge West****SITE ADDRESS: 1210 Chambers Ave NW****PARCEL NUMBER: 0409126004****PROPOSED SUBDIVISION NAME: Sunset Ridge West****PROPERTY INFORMATION**

Parcel ID (PPN)	Acres in Parcel	Current zoning classification
0409126004	5.26	A - Agricultural

**Planning, Development and Sustainability****913 S. Dubuque St. Iowa City, IA 52240****planning@johnsoncountyiowa.gov. 319-356-6083****<https://www.johnsoncountyiowa.gov/pds>**



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

December 3, 2025

Josh Busard
Johnson County Planning, Development, & Sustainability Dept.
913 S. Dubuque St, Suite 204
Iowa City, IA 52240

RE: Sunset Ridge West – Historic Residential Split

Dear Josh,

On behalf of the Wears, we are submitting a rezoning application and a 1 lot + 2 outlot subdivision for a portion of their property located at 1210 Chambers Ave NW. The zoning application requests rezoning a portion of ground 1.99 ac in size from A – Agriculture to R – Residential around the existing home. The remaining ground contained in the outlots will remain A – Agriculture.

We are submitting a combined Preliminary and Final Plat for a 1 Lot + 2 Outlot subdivision, the lot will match the requested R – Residential zoning boundary. There is an existing home on the property, an existing septic and well that service said home. The intent is to remove the home and the unpermitted septic system, a demolition agreement has been provided for review with the legal documents. The intent is to build a new home and install a new septic system at that time.

A ROW permit has been submitted and approved to install a new driveway to the Northeast of the site onto 120th Street NW with the *Sunset Ridge East* subdivision. A 40.00' Access Easement has been provide on the plat to facilitate continued access to Lot 1 if there is a desire for a shared drive to 120th Street. A 25.00' Access Easement has been provided for access to Outlot B for agricultural purposes.

Stormwater Management has been waived until Building Permit time, a Sensitive Areas Report has been provided with this application.

Please let us know if you have any questions or concerns.

Respectfully submitted,

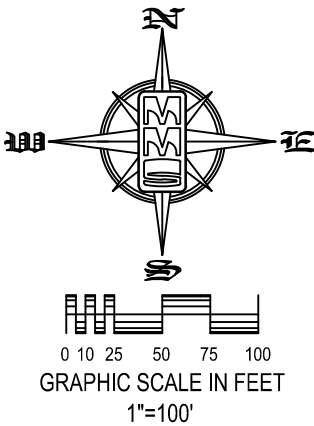
A handwritten signature in black ink, appearing to read 'Lacey S. Stutzman'.

Lacey S. Stutzman

PLAT OF SURVEY
RIGHT-OF-WAY ACQUISITION
SUNSET RIDGE WEST
JOHNSON COUNTY, IOWA

LOCATION:	SUBDIVIDER:
A PORTION OF THE WEST ONE-HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 81 NORTH, RANGE 8 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA.	JERRY E & VICKI D WEAR PO BOX 17 NORTH LIBERTY, IOWA 52317
LAND SURVEYOR:	SUBDIVIDER'S ATTORNEY:
RICHARD R. NOWOTNY P.L.S. MMS CONSULTANTS INC. 1917 SOUTH GILBERT STREET IOWA CITY, IOWA, 52240 PHONE: 319-351-8282	JAMES D. HOUGHTON ANDERSON & HOUGHTON PLLC 568 HIGHWAY 1 W IOWA CITY, IA 52246
DATE OF SURVEY:	PROPRIETOR OR OWNER:
11-21-2025	JERRY E & VICKI D WEAR PO BOX 17 NORTH LIBERTY, IOWA 52317

LEGEND AND NOTES	
	- CONGRESSIONAL CORNER, FOUND
	- PROPERTY CORNER(S), FOUND (as noted)
	- PROPERTY CORNERS SET (5/8" Iron Pin w/ yellow, plastic LS Cap embossed with "MMS")
	- CUT "X"
	- 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
	- RECORDED DIMENSIONS
	- MEASURED DIMENSIONS
	- CURVE SEGMENT NUMBER
(R)	
(M)	
C22-1	
UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS	



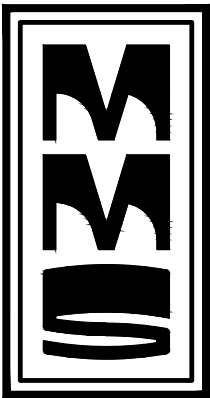
NOTE:
ALL BEARINGS ARE BASED ON IOWA STATE PLANE COORDINATES (SOUTH ZONE), LIBRARY CALIBRATION USING THE IOWA REAL TIME NETWORK (RTN), THE DISTANCES SHOWN ON THE PLAT ARE GROUND DISTANCES AND NOT GRID DISTANCES.

DESCRIPTION - RIGHT-OF-WAY ACQUISITION

BEGINNING at the North Quarter Corner of Section 9, Township 81 North, Range 8 West, of the Fifth Principal Meridian, Johnson County, Iowa; Thence N88°38'24"E, along the North Line of the Northeast Quarter of said Section 9, a distance of 329.36 feet; Thence S00°58'48"E, 70.00 feet; Thence S89°38'24"W, 329.36 feet, to a Point on the West Line of said Northeast Quarter of Section 9; Thence N00°58'48"W, along said West Line, 70.00 feet, to the POINT OF BEGINNING. Said Right-of-Way Acquisition contains 0.53 Acre, and is subject to easements and restrictions of record.

Including 0.39 Acre of Existing Road Right-of-Way.

	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.
	_____, 20____ RICHARD R. NOWOTNY P.L.S. Iowa Lic. No. 17916 My license renewal date is December 31, 20____.
	Pages or sheets covered by this seal: _____ _____ _____
	SEAL



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
------	----------

PLAT OF SURVEY

RIGHT-OF-WAY
ACQUISITION

JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

Date:	11-25-2025
Designed by:	Field Book No:
LSS	1427
Drawn by:	Scale:
RLW	1"=100'
Checked by:	Sheet No:
RRN	1
Project No:	of:
IC 10876-002	1

POINT OF BEGINNING

NORTH 1/4 CORNER
SECTION 9-T81N-R8W
OF THE FIFTH P.M.
FOUND COTTON GIN SPINDLE
BOOK 64 AT PAGE 242

NORTHEAST CORNER
SECTION 9-T81N-R8W
OF THE FIFTH P.M.
FOUND COTTON GIN SPINDLE
BOOK 64 AT PAGE 242

120TH STREET NW (F12)

RIGHT-OF-WAY ACQUISITION
0.53 ACRE
EXISTING RIGHT-OF-WAY

PROPOSED RIGHT-OF-WAY
296.36'

OUTLOT A

LOT 1

SUNSET RIDGE WEST

CENTER OF
SECTION 9-T81N-R8W
OF THE FIFTH P.M.
SET 5/8" REBAR W/ YELLOW
PLASTIC LS CAP 17916

SE 1/4 - SW 1/4
SECTION 4-T81N-R8W

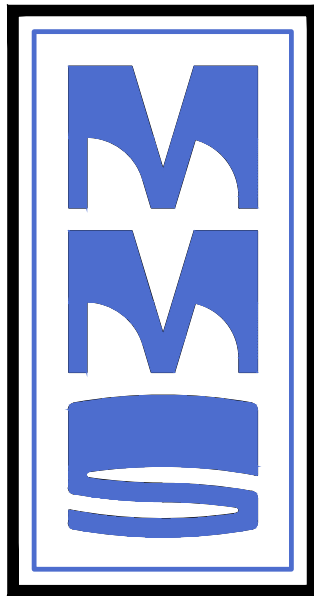
SW 1/4 - SE 1/4
SECTION 4-T81N-R8W

NW 1/4 - NE 1/4
SECTION 9-T81N-R8W

BECICKA
SUBDIVISION

NE 1/4 - NW 1/4
SECTION 9-T81N-R8W

FOR COUNTY RECORDER'S USE



CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

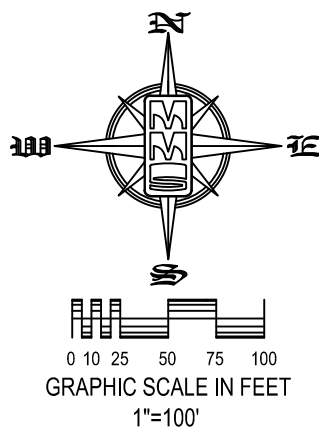
1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 351-8282
www.mmsconsultants.net

PRELIMINARY AND FINAL PLAT

SUNSET RIDGE WEST

HISTORIC RESIDENTIAL SPLT

JOHNSON COUNTY, IOWA



DESCRIPTION - SUNSET RIDGE WEST

BEGINNING at the North Quarter Corner of Section 9, Township 81 North, Range 8 West, of the Fifth Principal Meridian, Johnson County, Iowa; Thence N88°38'24"E, along the North Line of the Northeast Quarter of said Section 9, a distance of 329.36 feet; Thence S00°58'48"E, 696.96 feet; Thence S89°01'12"W, 329.35 feet, to a Point on the West Line of said Northeast Quarter of Section 9; Thence N00°58'48"W, along said West Line, 694.77 feet, to the POINT OF BEGINNING. Said Sunset Ridge West contains 5.26 Acres, and is subject to easements and restrictions of record.

LOCATION MAP - NOT TO SCALE



DESCRIPTION - 25.0' ACCESS EASEMENT

COMMENCING at the Southwest Corner of Lot 1, Sunset Ridge West, Johnson County, Iowa; Thence S89°01'12"W, along the South Line of said Lot 1, a distance of 33.00 feet, to a point on the Easterly Right-of-Way Line of Chambers Ave NW; Thence N00°58'48"E, along said Easterly Right-of-Way Line, 89.27 feet, to the POINT OF BEGINNING; Thence N00°58'48"W, continuing along said Easterly Right-of-Way Line, 25.00 feet; Thence N89°01'12"E, 30.00 feet; Thence S00°58'48"E, 25.00 feet; Thence S89°01'12"E, 30.00 feet, to the POINT OF BEGINNING. Said 25.0' Access Easement contains 750 SF, and is subject to easements and restrictions of record.

DESCRIPTION - 40.0' ACCESS EASEMENT

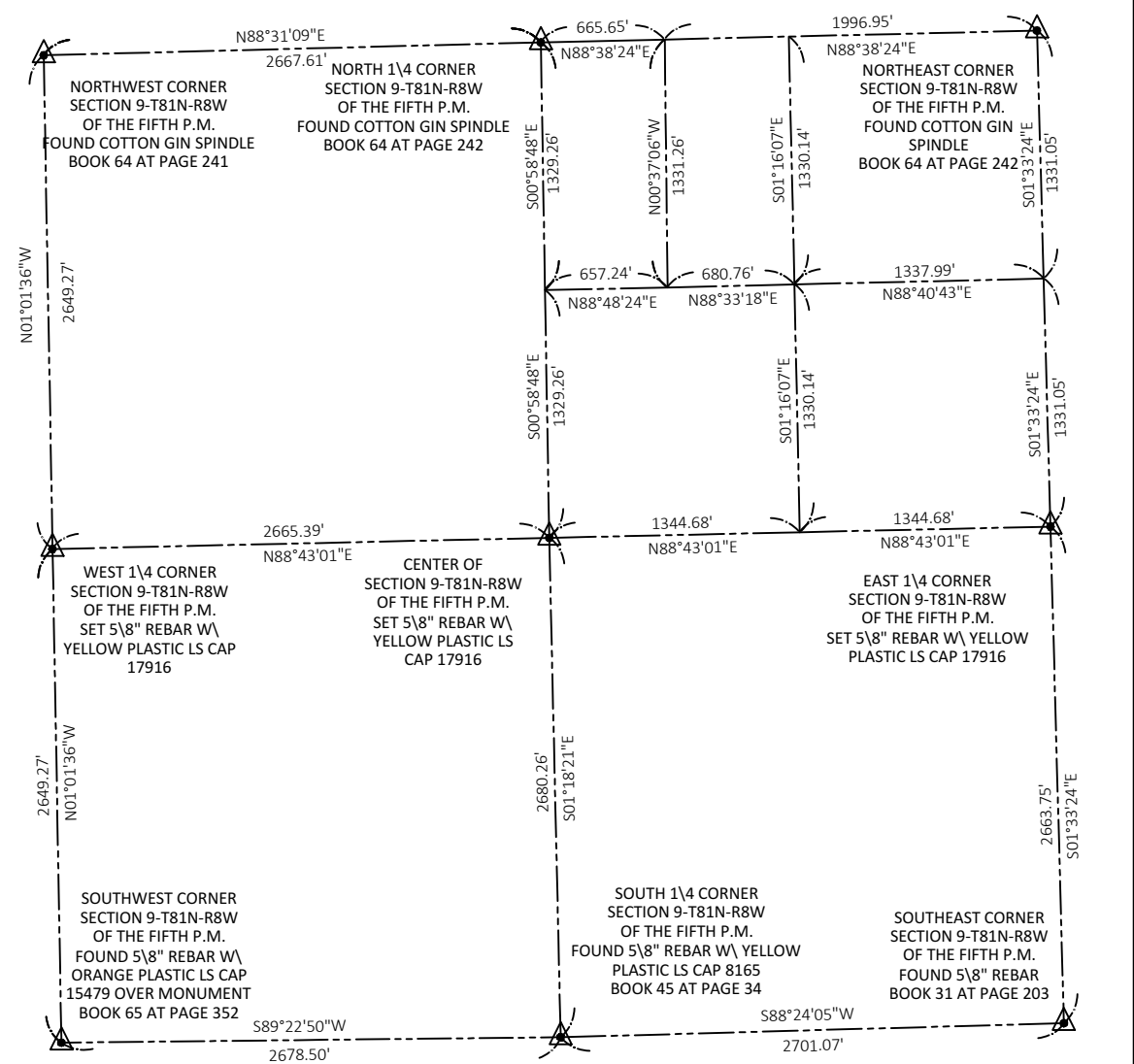
COMMENCING at the North Quarter Corner of Section 9, Township 81 North, Range 8 West, of the Fifth Principal Meridian, Johnson County, Iowa; Thence N88°38'24"E, along the North Line of the Northeast Quarter of said Section 9, a distance of 329.36 feet; Thence S00°58'48"E, 70.00 feet, to the POINT OF BEGINNING; Thence S00°58'48"E, 156.06 feet; Thence S89°01'12"W, 40.00 feet; Thence N00°58'48"W, 155.80 feet; Thence N88°38'24"E, 40.00 feet, to the POINT OF BEGINNING. Said 40.0' Access Easement contains 0.14 Acre, and is subject to easements and restrictions of record.

LEGEND AND NOTES

- CONGRESSIONAL CORNER, FOUND
- CONGRESSIONAL CORNER, REESTABLISHED
- CONGRESSIONAL CORNER, RECORDED LOCATION
- PROPERTY CORNER(S), FOUND (as noted)
- PROPERTY CORNERS SET (5/8" Iron Pin w/ yellow, plastic LS Cap embossed with "MMS")
- CUT "X"
- 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
- RECORDED DIMENSIONS
- MEASURED DIMENSIONS
- CURVE SEGMENT NUMBER

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS

SECTION BREAKDOWN DETAIL



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.

Richard R. Nowotny, P.L.S., Iowa License No. 17916
My license renewal date is December 31, 20____.

Pages or sheets covered by this seal: _____

SEAL

Signed before me this _____ day of _____, 20____.

Notary Public, in and for the State of Iowa.

PLAT APPROVED BY:
JOHNSON COUNTY BOARD OF SUPERVISORS:

CHAIRPERSON _____ DATE _____

LOCATION: A PORTION OF THE WEST ONE-HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 81 NORTH, RANGE 8 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA.	SUBDIVIDER: JERRY E & VICKI D WEAR PO BOX 17 NORTH LIBERTY, IOWA 52317
LAND SURVEYOR: RICHARD R. NOWOTNY P.L.S. MMS CONSULTANTS INC. 1917 SOUTH GILBERT STREET IOWA CITY, IOWA, 52240 PHONE: 319-351-8282	SUBDIVIDER'S ATTORNEY: JAMES D. HOUGHTON ANDERSON & HOUGHTON PLLC 568 HIGHWAY 1 W IOWA CITY, IA 52246
DATE OF SURVEY: 11-21-2025	PROPRIETOR OR OWNER: JERRY E & VICKI D WEAR PO BOX 17 NORTH LIBERTY, IOWA 52317

FOR COUNTY RECORDER'S USE

SE 1/4 - SW 1/4
SECTION 4-T81N-R8W

POINT OF BEGINNING

NORTH 1/4 CORNER
SECTION 9-T81N-R8W
OF THE FIFTH P.M.
FOUND COTTON GIN SPINDLE
BOOK 64 AT PAGE 242

SW 1/4 - SE 1/4
SECTION 4-T81N-R8W

BECICKA SUBDIVISION

IN ACCORDANCE WITH THE PLAT THEREOF
RECORDED IN PLAT BOOK 44 AT PAGE 341
OF THE RECORDS OF THE JOHNSON COUNTY
RECORDER'S OFFICE.

AUDITOR'S PARCEL 2002093

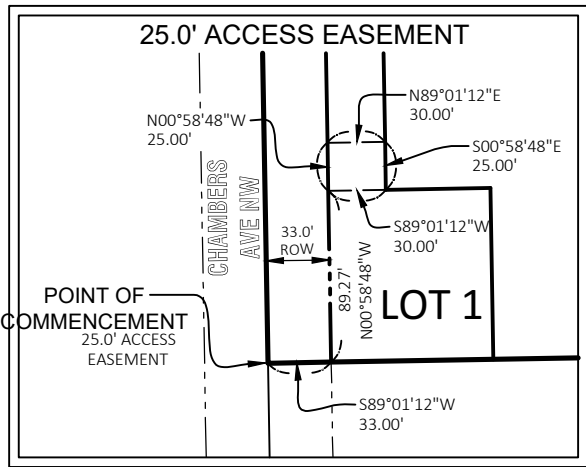
IN ACCORDANCE WITH THE PLAT THEREOF
RECORDED IN PLAT BOOK 44 AT PAGE 341
OF THE RECORDS OF THE JOHNSON COUNTY
RECORDER'S OFFICE.

NE 1/4 - NW 1/4
SECTION 9-T81N-R8W

NOTES:
ALL BEARINGS ARE BASED ON IOWA STATE PLANE COORDINATES (SOUTH ZONE), LIBRARY CALIBRATION USING THE IOWA REAL TIME NETWORK (RTN). THE DISTANCES SHOWN ON THE PLAT ARE GROUND DISTANCES AND NOT GRID DISTANCES.

PLEASE SEE THE SENSITIVE AREAS EXHIBIT WHICH IS SUBDIVISION IN THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE.

NW 1/4 - NE 1/4
SECTION 9-T81N-R8W



CENTER OF
SECTION 9-T81N-R8W
OF THE FIFTH P.M.
SET 5/8" REBAR W/ YELLOW
PLASTIC LS CAP 17916



PLANNING, DEVELOPMENT AND SUSTAINABILITY

PLANNING DIVISION

JOSH BUSARD
AICP, LEED-AP, CFM
DIRECTOR

NATHAN MUELLER, AICP, CFM
ASSISTANT DIRECTOR

WAIVER RESPONSE

Date: November 25, 2025
To: MMS Consultants; Attn. Lee Swank
From: Kasey Hutchinson, Environmental Regulations Coordinator
Re: Waiver Request, PPN 0409126004

Recently, your firm submitted a request to waive the Sensitive Areas requirements for a subdivision, PPN 0409126004. After review, the PDS Administrative Officer has issued the following decision regarding the request:

Request to waive Sensitive Areas: Approved

- Waiver has been requested and approved for all sensitive areas.
- This subdivision is exempt from the Historic Properties Requirements.

Please contact me at khutchinson@johnsoncountyiowa.gov if you have any questions.

Respectfully,

Kasey Hutchinson
Environmental Regulations Coordinator

Office Use Only		
	Date Filed	Application Number



JOHNSON COUNTY, IOWA
REQUEST FOR WAIVER: Sensitive Areas Ordinance

Type of Development Application: _____

Street Address or Layman's Description: _____

Parcel Number(s): _____

Please check all sensitive areas for which waiver is being requested:

- | | | | | |
|---|--|--|--|---|
| <input type="checkbox"/> Critical Wildlife Habitat | <input type="checkbox"/> Historic Properties | <input type="checkbox"/> Prairie & Prairie Remnant | <input type="checkbox"/> Savanna & Savanna Remnant | <input type="checkbox"/> Significant Slopes |
| <input type="checkbox"/> Stream Corridors, Watercourses, and Surface Water Bodies | <input type="checkbox"/> Floodplain & Floodway | <input type="checkbox"/> Wetlands | <input type="checkbox"/> Woodlands | |

Justification for granting this waiver request should be attached hereto. See back of this page.

The undersigned hereby requests waiver from the Sensitive Areas Ordinance requirements of the Johnson County Unified Development Ordinance in connection with this project, and 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 waiver 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.

Name of Applicant

Applicant Email Address

Applicant Phone

Name of Owner (if different)

Owner Email Address

Owner Mailing Address (include City, State, Zip)

Applicant Signature

Date

ADMINISTRATIVE OFFICER'S DECISION: ☒ **APPROVE** ☐ **PARTIAL APPROVAL**** ☐ **DENY**

11/25/25

 ADMINISTRATIVE OFFICER

 DATE

**See accompanying letter for explanation for specific requirements.

Initial or check each item below to confirm that you are aware of the submittal requirements for a waiver request application to be considered complete.

A waiver request fee of \$50 due at time of submittal.

A written narrative explaining the request.

Supporting documentation to justify waiver approval for each sensitive area for which waiver is being requested (see below).

Examples of supporting information for each of the sensitive areas is listed below. Information additional to this may be necessary to sufficiently illustrate the absence of sensitive areas. If provided information does not confirm the absence of the sensitive area(s), the waiver request will be denied. The list below is meant to illustrate *potential* supporting information, and should not be construed as a complete list, or that including the provided items will guarantee waiver approval. **Please initial or check each sensitive area for which material has been provided in support of the waiver request.**

Critical Wildlife Habitat: documentation, such as aerial photographs, showing absence of potential habitat for Threatened and Endangered species.

Floodplain and Floodway: FEMA map showing absence of floodplain and floodway.

Historic Properties: letter from the Office of the State Archaeologist indicating that survey is not warranted. Residential subdivisions which propose no more than one buildable lot and no more than three outlots are exempt from Historic Properties requirements.

Prairie and Prairie Remnant: aerial photographs showing history of row crops.

Savanna and Savanna Remnant: aerial photographs showing absence of open-grown trees.

Significant Slopes: soil survey map showing absence of soils characterized by excessive slopes and/or contour map showing slopes less than 25%.

Stream Corridors, Watercourses, and Surface Water Bodies: U.S. Geological Survey Quadrangle Map showing absence of a blue line river, stream, or drainageway, and aeriels showing the absence of watercourses and surface water bodies.

Wetlands: National Wetlands Inventory (NWI) map showing absence of wetlands, soil survey map showing absence of hydric soils, and contour map showing absence of a geomorphic setting supportive of wetlands (e.g. depression, drainageway, surface water body, etc.).

Woodlands: aerial photographs showing absence or sparse distribution of trees.



PLANNING, DEVELOPMENT AND SUSTAINABILITY

PLANNING DIVISION

JOSH BUSARD
AICP, LEED-AP, CFM
DIRECTOR

NATHAN MUELLER, AICP, CFM
ASSISTANT DIRECTOR

WAIVER RESPONSE

Date: November 13, 2025
To: MMS Consultants; Attn. Lacey Stutzman
From: Kasey Hutchinson, Environmental Regulations Coordinator
Re: Waiver Request, PPN 0409126004

Recently, your firm submitted a request to waive the Stormwater Management requirements for a subdivision, PPN 0409126004. After review, the PDS Administrative Officer has issued the following decision regarding the request:

Request to waive Stormwater Management: **With Building Permit**

Stormwater management planning will be required with any future building permit.

Please contact me at khutchinson@johnsoncountyiowa.gov if you have any questions.

Respectfully,

Kasey Hutchinson
Environmental Regulations Coordinator

Office Use Only		
	Date Filed	Application Number



JOHNSON COUNTY, IOWA
REQUEST FOR WAIVER: Storm-water Management Requirements

Type of Development Application: 1 Lot Historic Residential Split
Street Address or Layman's Description: 1210 Chambers Ave NW, Fairfax
Parcel Number(s): 0409126004

A written narrative explaining justification for granting this waiver request should be attached hereto.

The undersigned hereby requests waiver from the Stormwater Management Ordinance requirements of the Johnson County Unified Development Ordinance in connection with this project, and 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 waiver 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.

Ryan Wear wear.apartments@gmail.com
Name of Applicant Applicant Email Address
319-331-4795

Applicant Phone

PO Box 17, North Liberty, IA 52317
Name of Owner (if different) Owner Email Address
Owner Mailing Address (include City, State, Zip)

11/13/2025
Applicant Signature Date

ADMINISTRATIVE OFFICER'S DECISION: ☐ APPROVE ☒ WITH BUILDING PERMIT** ☐ DENY

11/13/2025
ADMINISTRATIVE OFFICER DATE

**Sediment and Erosion control, and Stormwater Management compliance will not be required with this development application, but will be required with any future building permits on this site.

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

LSS A waiver request fee of \$50 due at time of submittal.

LSS A written narrative explaining the request.