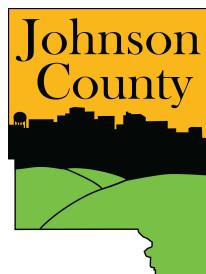


PLANNING APPLICATION COVER SHEET**PROJECT TYPE: Subdivision****SUBTYPE: Combined****NO. SD25-000014****APPLICATION DATE: 12/03/2025****PROPERTY OWNER: JERRY E & VICKI D WEAR****APPLICANT: Lacey Stutzman****WORK DESCRIPTION: Sunset Ridge West****SITE ADDRESS: 1210 Chambers Ave NW****PARCEL NUMBER: 0409126004****PROPOSED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



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.

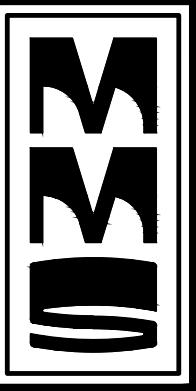
A ROW permit has been submitted and approved to install a new driveway to the Northeast of the site onto 120th Street NW with the *Sunset Ridge East* subdivision. A 40.00' Access Easement has been provided on the plat to facilitate continued access to Lot 1 if there is a desire for a shared drive to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

Lacey S. Stutzman



PLAT OF SURVEY

RIGHT-OF-WAY ACQUISITION

SUNSET RIDGE WEST

JOHNSON COUNTY, IOWA

FOR COUNTY RECORDER'S USE

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

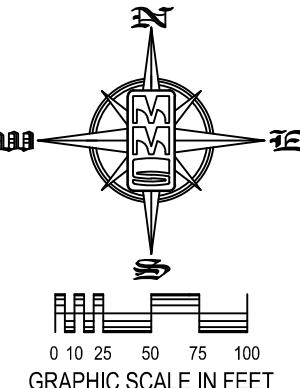
SE 1/4 - SW 1/4
SECTION 4-T81N-R8W

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

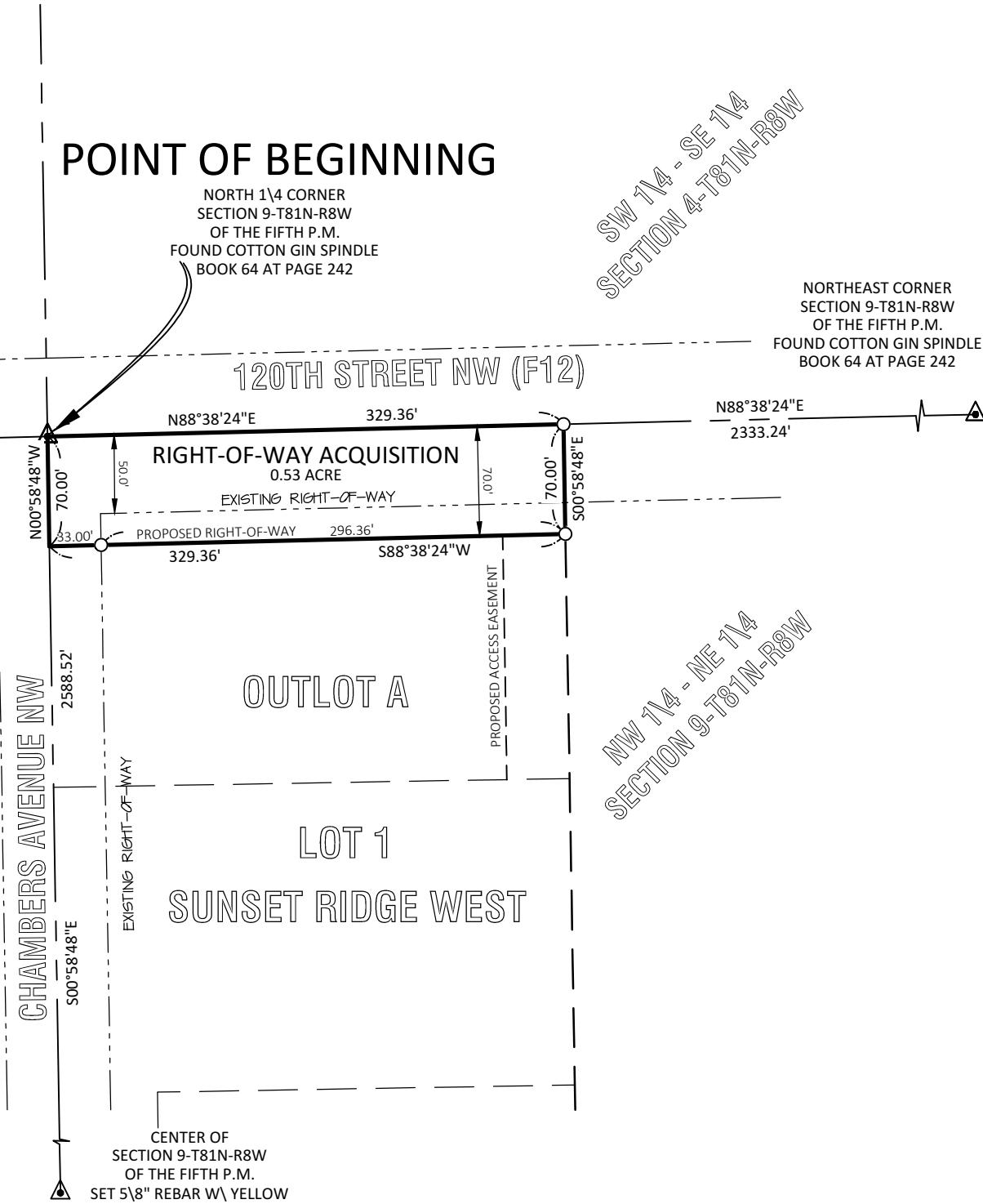
NORTHEAST CORNER
SECTION 9-T81N-R8W
OF THE FIFTH P.M.
FOUND COTTON GIN SPINDLE
BOOK 64 AT PAGE 242



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

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



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
- (R) - RECORDED DIMENSIONS
- (M) - MEASURED DIMENSIONS
- C22-1 - CURVE SEGMENT NUMBER

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDS

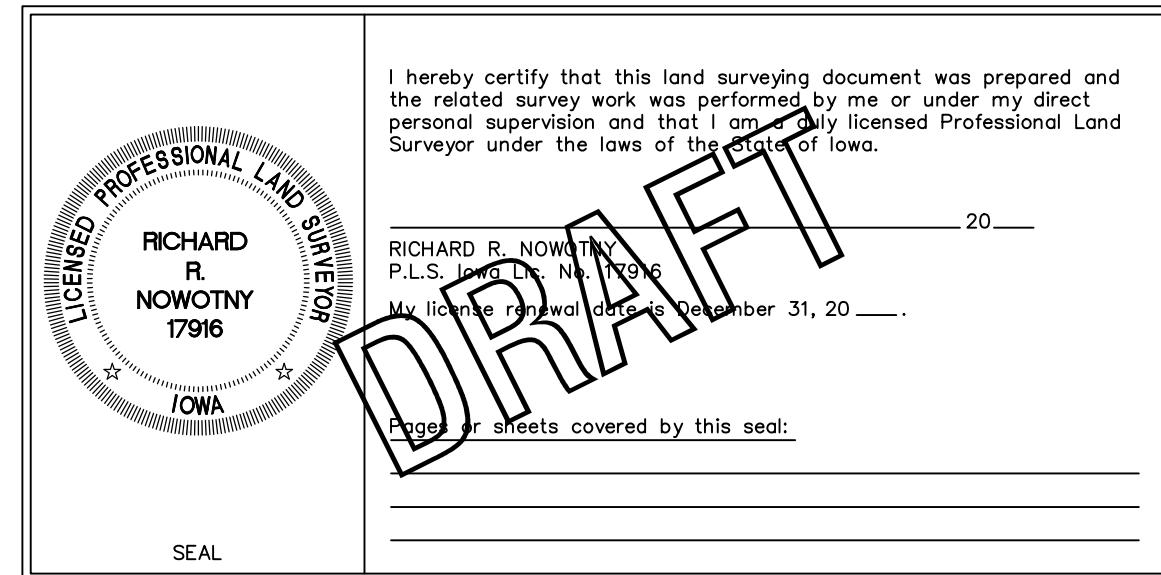
Date Revision

PLAT OF SURVEY RIGHT-OF-WAY ACQUISITION

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.



JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

Date: 11-25-2025

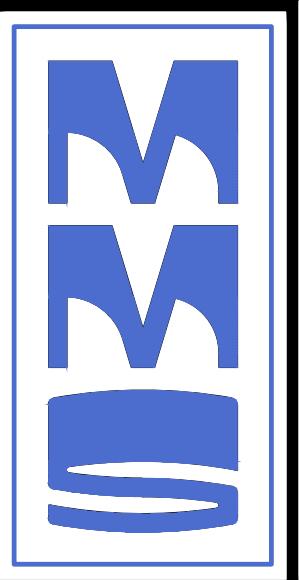
Designed by: LSS Field Book No: 1427

Drawn by: RLW Scale: 1"=100'

Checked by: RRN Sheet No: 1

Project No: IC 10876-002 of: 1

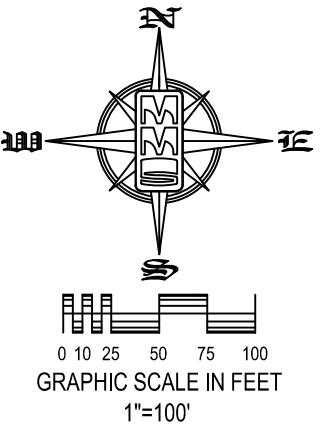
CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS
1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 351-8282
www.mmsconsultants.net



PRELIMINARY AND FINAL PLAT SUNSET RIDGE WEST HISTORIC RESIDENTIAL SPLT JOHNSON COUNTY, IOWA

FOR COUNTY RECORDER'S USE

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



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

120TH STREET NW (F12)

OUTLOT A
AGRICULTURAL

LOT 1
1.99 ACRES INCLUDING ROAD RIGHT-OF-WAY
1.63 ACRES EXCLUDING ROAD RIGHT-OF-WAY

BECICKA SUBDIVISION

IN ACCORDANCE WITH THE PLAT THEREOF
RECORDED IN PLAT BOOK 44 AT PAGE 34
OF THE RECORDS OF THE JOHNSON COUNTY
RECORDER'S OFFICE

AUDITOR'S PARCEL
2002093

IN ACCORDANCE WITH THE PLAT THEREOF
RECORDED IN PLAT BOOK 45 AT PAGE 16
OF THE RECORDS OF THE JOHNSON COUNTY
RECORDER'S OFFICE

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

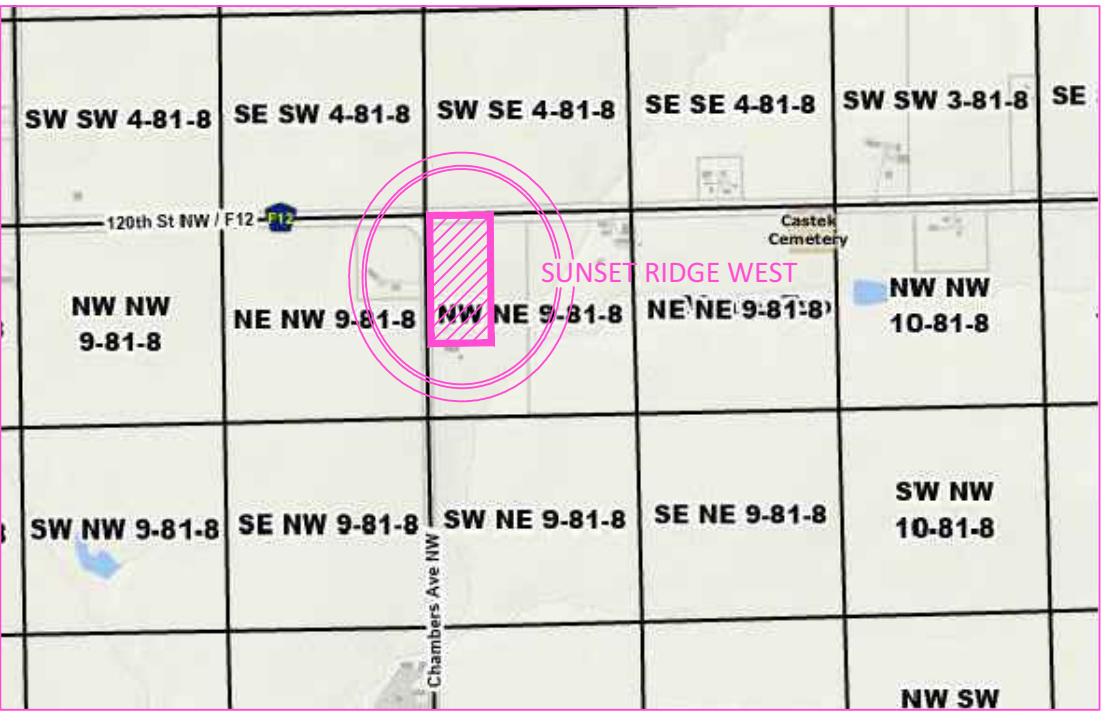
NOTES:
ALL BEARINGS ARE BASED ON IOWA STATE PLANE
COORDINATES (SOUTH ZONE), LIBRARY CALIBRATION
USING THE IOWA REAL TIME NETWORK (RTN). THE
DISTANCES SHOWN ON THE PLAT ARE GROUND
DISTANCES AND NOT GRID DISTANCES.

PLEASE SEE THE SENSITIVE AREAS EXHIBIT WHICH IS
RECORDED WITH THE LEGAL DOCUMENTS FOR THIS
SUBDIVISION IN THE RECORDS OF THE JOHNSON COUNTY
RECORDER'S OFFICE.

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

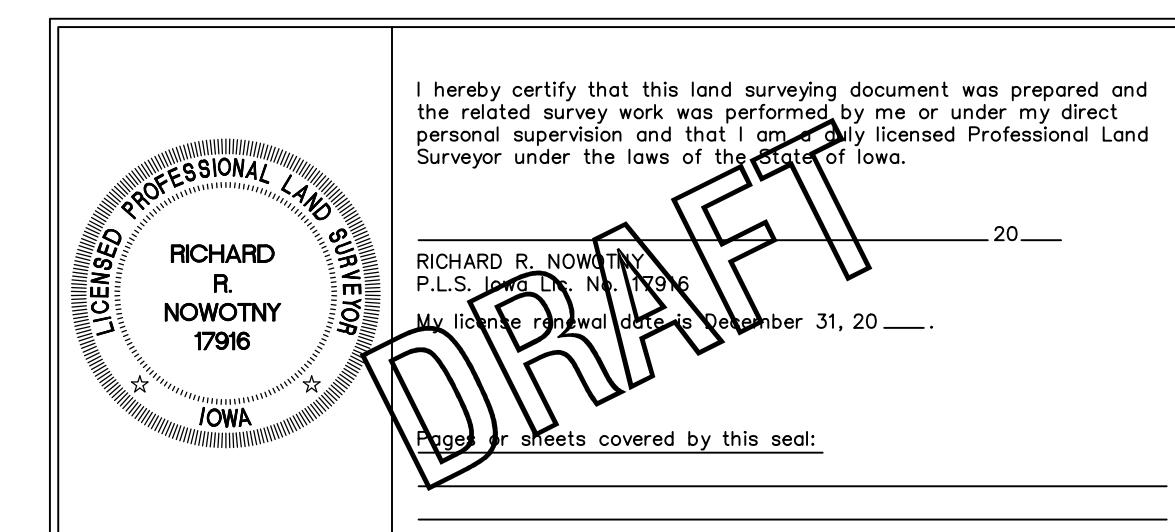
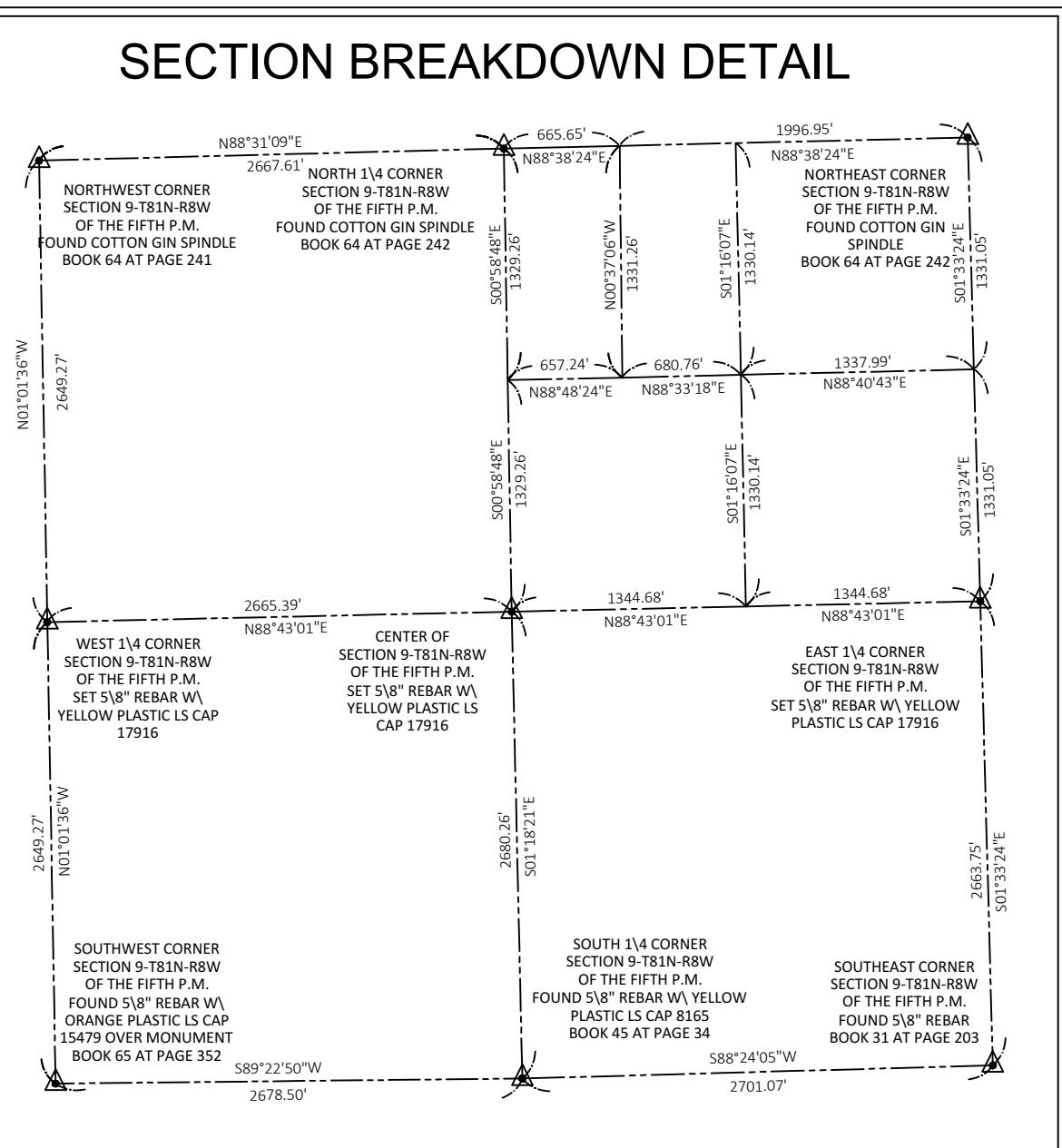
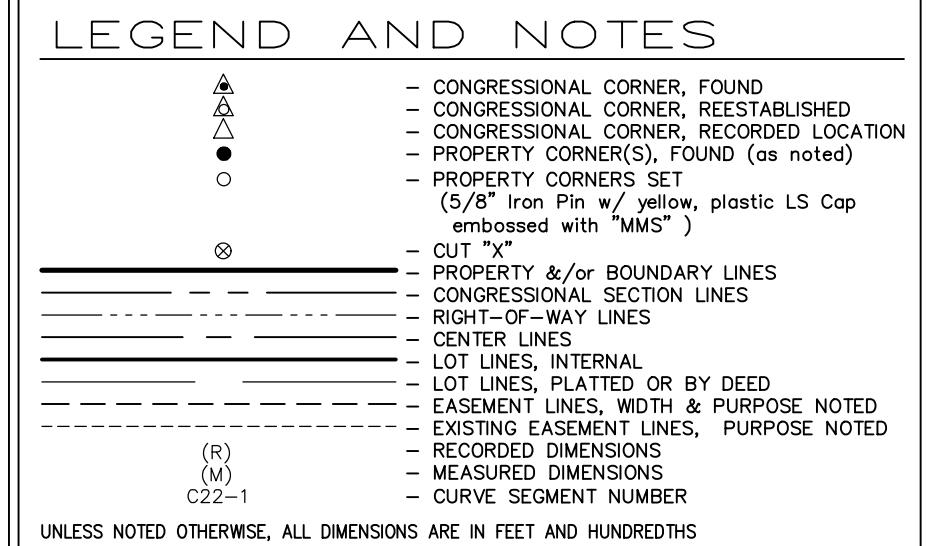


DESCRIPTION - 25.0' ACCESS EASEMENT

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, 89.27 feet, to the POINT OF BEGINNING; Thence N00°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.



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



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
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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"/> 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 aerials 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

[Redacted]

Name of Applicant

[Redacted]

Applicant Email Address

Applicant Phone

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.