

PLANNING APPLICATION COVER SHEET**PROJECT TYPE: Subdivision****SUBTYPE: Combined****NO. SD25-000011****APPLICATION DATE: 12/03/2025****PROPERTY OWNER: JEFF & GRETCHEN SWAN****APPLICANT: Scott Ritter****WORK DESCRIPTION: Residential Subdivision****SITE ADDRESS: 2729 Newport Rd NE****PARCEL NUMBER: 0713328001****PROPOSED SUBDIVISION NAME: Blue Stem Place****PROPERTY INFORMATION****Planning, Development and Sustainability****913 S. Dubuque St. Iowa City, IA 52240****planning@johnsoncountyiowa.gov. 319-356-6083****<https://www.johnsoncountyiowa.gov/pds>**



2 December 2025

Mr. Josh Busard
Johnson County Zoning Director

Re: Blue Stem Place, for Blue Stem Properties LLC, Jeff Swan,
a Residential Subdivision

Dear Josh:

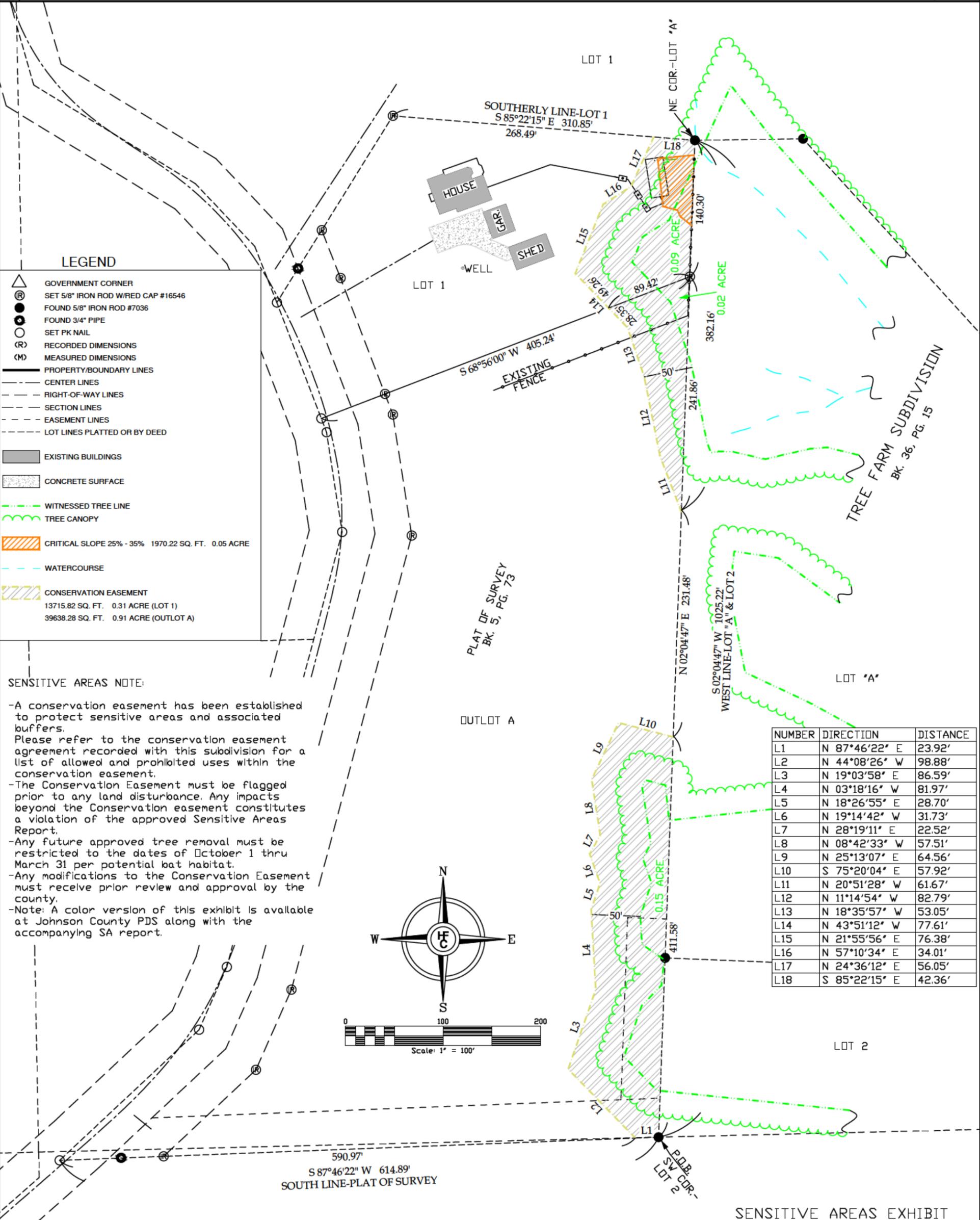
Attached please find the application and accompanying documents for a Residential Subdivision application for the Blue Stem Properties LLC. At this time they would like to split off these portions of their property for this existing residence and area around Lot 1 and a Outlot A to the south. These lots have access to Newport Rd NE with water and septic established on Lot 1.

If you have questions or if you require further information you may contact myself, Attorney: Patrick Ford or Jeff Swan.

Respectfully Submitted,

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

C: Mr. Jeff Swan
Mr. Pat Ford
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. _____ Date _____
 Iowa License Number: 16546
 My license renewal date is December 31, 2026.
 Pages covered by this seal: THIS SHEET ONLY



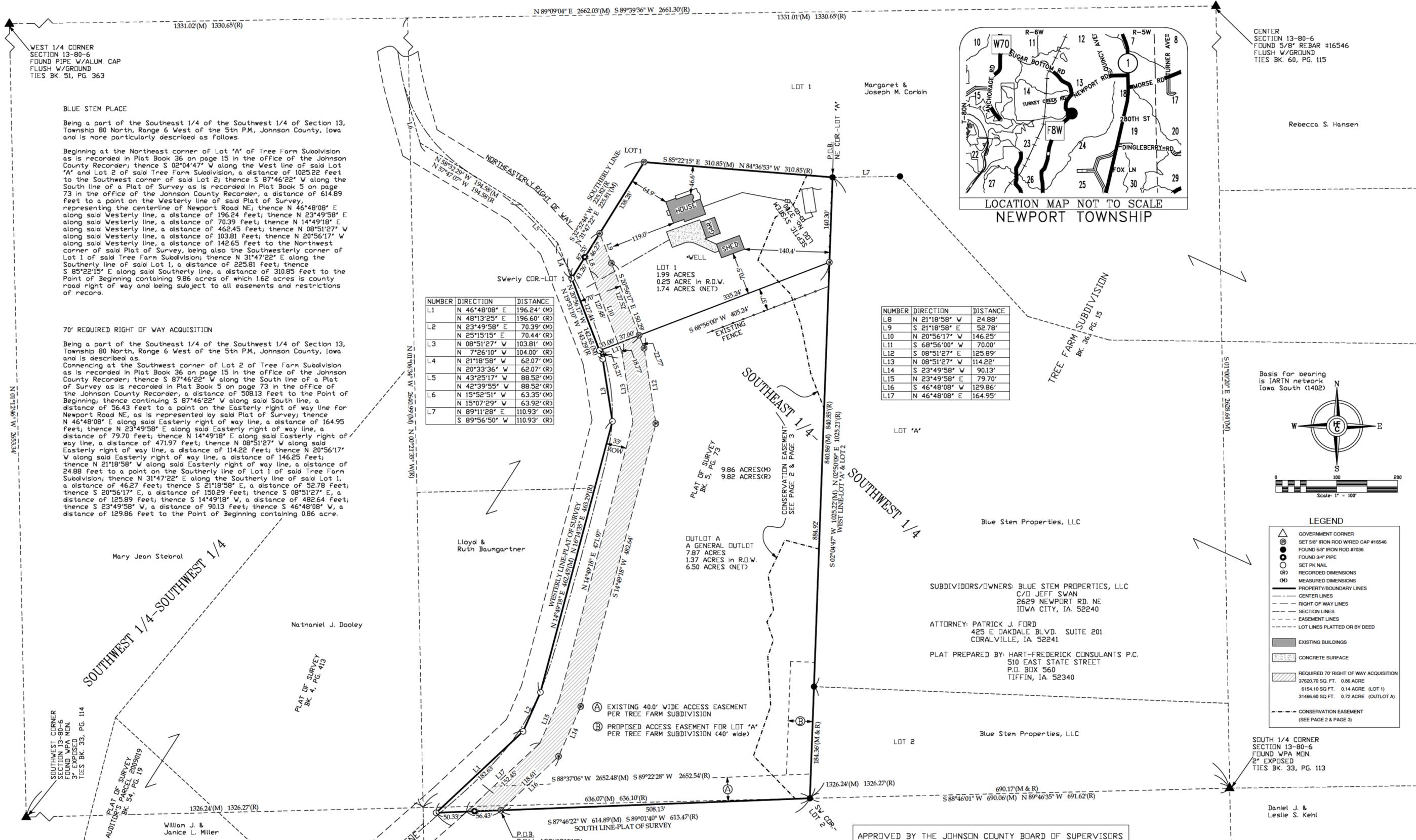
SENSITIVE AREAS EXHIBIT

PRELIMINARY & FINAL PLAT
 (PAGE 2 OF 3)
BLUE STEM PLACE
 PART OF THE SE 1/4-SW 1/4
 OF SECTION 13, T-80-N, R-6-W
 JOHNSON COUNTY, IOWA

DATE: 12/25	DRN: JSR	APP:
FLD BK: GPS	PROJ. NO: 257191	

INDEX LEGEND
 LOCATION: SOUTHEAST 1/4-SOUTHWEST 1/4
 SECTION 13, T-80-N, R-6-W
 REQUESTOR: JEFF SWAN
 PROPRIETOR: BLUE STEM PROPERTIES, LLC
 SURVEYOR: J. SCOTT RITTER, PLS #16546
 COMPANY: HART-FREDERICK CONSULTANTS P.C.
 510 STATE ST. PO BOX 560 TIFFIN, IA 52340
 RETURN TO: sritter@hart-frederick.com (319) 545-7215

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



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APPROVED BY THE JOHNSON COUNTY BOARD OF SUPERVISORS

CHAIRPERSON _____ DATE _____

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