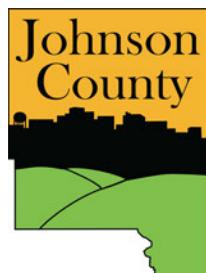


PLANNING APPLICATION COVER SHEET**PROJECT TYPE: Subdivision** **SUBTYPE: Combined****NO. SD26-000002****APPLICATION DATE: 02/04/2026****PROPERTY OWNER: PRAIRIE CONEFLOWER RANCH LLC****APPLICANT: Lacey Stutzman****WORK DESCRIPTION: Prairie 2020 - Farmstead Split****SITE ADDRESS:****PARCEL NUMBER: 0235127001****PROPOSED SUBDIVISION NAME: Prairie 2020****PROPERTY INFORMATION**

Parcel ID (PPN)	Acres in Parcel	Current zoning classification
0226376002	1.75	A - Agricultural
0235201001	40	A - Agricultural
0235276001	39	A - Agricultural
0235127001	19	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>



February 4, 2026

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

RE: Prairie 2020 (Farmstead Split)

Dear Josh,

On behalf of Prairie Coneflower Ranch, LLC, we are submitting a combined Preliminary and Final Plat for Prairie 2020 (a Farmstead Split), consisting of 1 lot, 5.00 acres in size, and located to the west of Quincy Road NE.

A ROW permit has been submitted and approved to utilize an existing field entrance to the southeast onto Quincy Road NE. A 40.00' Wide Access and Utility Easement has been provided on the plat to facilitate access to the lot across the unplatte farm ground. The property is currently being used for row crops, a new well and septic system will be installed at building time.

Stormwater Management has been waived until Building Permit time, a Sensitive Areas Report waiver has been approved.

The parent farm of ±100 acres consists of the following parcels via the deed recorded in Book 545, Page 287 on June 11th, 1979:

- 0226376002
- 0235201001
- 0235276001
- 0235127001

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

Respectfully submitted,

Lacey S. Stutzman

