

PLANNING APPLICATION COVER SHEET**PROJECT TYPE: Site Plan****NO. SP26-000004****APPLICATION DATE: 06/19/2026****PROPERTY OWNER: TWS BUILDINGS LLC****APPLICANT: Scott Ritter****WORK DESCRIPTION: The Water Shop Lot 2****SITE ADDRESS: 4995 Waterway LN SW****PROPERTY INFORMATION**

Parcel ID (PPN)	Acres in Parcel	Current zoning classification
1312455001	2.23	C - Commercial

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

19 June 2026

Mr. Josh Busard
Johnson County PDS Director

Re: Site Plan - The Water Shop

Dear Josh:

Attached please find the application and accompanying documents for a Site Plan application.

As shown in the attached documents, our client would like to build an additional building on this parcel.

If you have questions or if you require further information you may contact myself or Mr. Miller.

Respectfully Submitted,

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

