

Office Use Only	9/8/22	\$ 600 <sup>00</sup>	P2C-22-28279
	Date Filed	Fee	Application Number



JOHNSON COUNTY, IOWA

**APPLICATION FOR: SUBDIVISION PLAT APPROVAL**



Application is hereby made for approval of a (circle): **PRELIMINARY / FINAL / COMBINED** subdivision plat on property located at (street address if available or layman's description):

Auditor's Parcel 99055, east of James Avenue NE

Parcel Number(s): 0310351003

Proposed Subdivision Name: Roeder First Subdivision

The subdivision contains 10.00 total acres divided into 4 total lots as follows:

Buildable Lots: 1

Non-buildable outlots: 3

Total buildable acres: 1.99

Total non-buildable acres: 8.01

Current Zoning: A

Proposed Use of the Subdivision: Residential, Agricultural, & Future Development

Gina Landau, Mark Stein

g.landau@mmsconsultants.net, m.stein@mmsconsultants.net, 319-351-8282

Name of Engineer/Surveyor

Contact Email and Phone

Walter Steggall

waltsteggall@holden-steggall.com, 319-363-7401

Name of Attorney

Contact Email and Phone

**PLEASE PRINT OR TYPE**

The undersigned 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 application 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.

Roger Roeder

Name of Owner

Name of Applicant (if different)

1388 James Avenue NE, Swisher, IA 52338

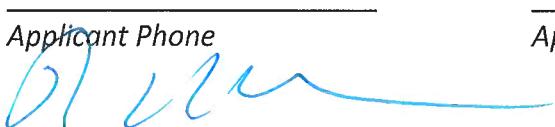
Applicant Street Address (including City, State, Zip)

319-560-7906

roederrl@gmail.com

Applicant Phone

Applicant Email

  
Applicant Signature

**See back page for Application Submittal Requirements and Checklist**



# MMS Consultants, Inc.

Experts in Planning and Development Since 1975

1917 S. Gilbert Street  
Iowa City, Iowa 52240  
**319.351.8282**  
[mmsconsultants.net](http://mmsconsultants.net)  
[mms@mmsconsultants.net](mailto:mms@mmsconsultants.net)

Environmental Specialists

Landscape Architects

Land Planners

Land Surveyors

Civil Engineers

August 8, 2022

Mr. Josh Busard  
Jo. Co. Planning, Development, & Sustainability Dept.  
913 S. Dubuque St, Suite 204  
Iowa City, IA 52240

RE: Letter of Intent for Roger Roeder

Dear Josh:

Roger Roeder desires to complete a four lot subdivision from parcel 0310351003. The intention is to plat a new buildable lot (Lot 1) with accompanying preservation outlot (Outlot C), a large outlot for future development (Outlot B), and an outlot for the existing outbuilding (Outlot A).

Lot 1 has frontage on Deer Woods Drive, a private subdivision road. Access to the buildable lot will be from an easement crossing through Outlot B.

There is an existing field access that will become the driveway for a new residence. The ROW permit is included with the submittal documents. There is no well or septic on this parcel.

A rezoning exhibit is being submitted as well to correct the dual zoning on Lot 1 Roemar's First Subdivision. We are requesting 10.0 acres to be rezoned from A to R, 1.06 acres from R to R2, and 1.04 acres from A to R2.

Respectfully submitted,

Gina Landau

1501-002Letter of Intent 4 lot SD.docx



Adjacent Property Owners List  
Roeder First Subdivision  
Within 500'  
MMS Project #1501-002

ADAM M & ERIN E BALK  
1420 GOLDFINCH CT NE  
SWISHER, IA 52338

ALGONQUIN HILLS INC  
2779 140TH ST NE  
SWISHER, IA 52338

ANDREW D MATHENY  
1410 JAMES CT NE  
SWISHER, IA 52338

BRIENNE A WILSON & BRIAN L EAS  
1418 JAMES CT  
SWISHER, IA 52338

CHAD O STREIT  
2793 WILFORD WAY NE  
SWISHER, IA 52338

DAVID D & PATRICIA L SCHULLER  
1355 JAMES AVE NE  
SWISHER, IA 52338

DEBORAH K OCKENFELS  
1370 DEER WOODS DR NE  
SWISHER, IA 52338

DONOVAN & DIANNA YOUNG  
1375 JAMES AVE NE  
SWISHER, IA 52338

DOUGLAS B & SHERI L MOYLAN  
1363 JAMES AVE NE  
SWISHER, IA 52338

DOUGLAS E TRASK  
1371 JAMES AVE NE  
SWISHER, IA 52338

ELLEN MARIE BLACK  
1416 GOLDFINCH CT NE  
SWISHER, IA 52338

FRANCIS J STEPHEN JR  
1415 GOLDFINCH CT NE  
SWISHER, IA 52338

GEORGE H & MARIE N CHALHOUB  
PO BOX 370  
HIAWATHA, IA 52233

JEFF & ANGELA ULFERTS  
1406 GOLDFINCH CT NE  
SWISHER, IA 52338

JOHN J PETERKA JR  
1347 JAMES AVE NE  
SWISHER, IA 52338

JOYCE MYERS  
1160 LYNDHURST DR  
HIAWATHA, IA 52233

LINDSEY ESTATES INC  
1119 CHEYENNE RD NW  
CEDAR RAPIDS, IA 52405

LINDSEY ESTATES INC  
1425 DEER WOODS DR NE  
SWISHER, IA 52338

PAUL E & MARTHA M KIECKSEE  
1359 JAMES AVE NE  
SWISHER, IA 52338

RANDY & BARBARA BUNGE  
1412 GOLDFINCH CT NE  
SWISHER, IA 52338

ROGER L ROEDER  
1388 JAMES AVE NE  
SWISHER, IA 52338

TRENT E & SUSAN L VILETA  
1367 JAMES AVE  
SWISHER, IA 52338

WILLIAM E & DONNA R WILFORD  
2764 140TH ST NE  
SWISHER, IA 52338





**SECONDARY ROAD DEPARTMENT**  
**4810 MELROSE AVENUE WEST**  
**IOWA CITY, IOWA 52246**  
**TEL (319) 356-6046 FAX (319) 339-6133**  
**EMAIL roads@johnsoncountyiowa.gov**

Permit # <u>2022-050</u>	
Fee	\$285.00
Cash/Check <u>100%</u>	Credit Card accepted by contacting our office

\*Permit Fee is Non-Refundable

## **PERMIT TO PERFORM WORK WITHIN COUNTY RIGHT OF WAY**

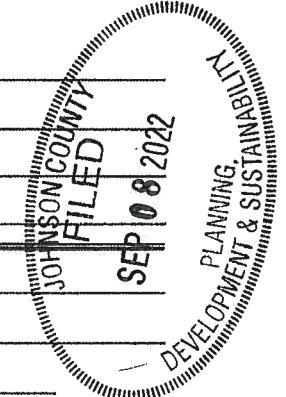
PLEASE PRINT

APPLICANT NAME: Roger Roeder

MAILING ADDRESS: 1388 James Avenue NE

CITY, STATE, ZIP: Swisher, IA 52338

PHONE NUMBER(S): 319-560-7906



ADDRESS/LOCATION OF PROPOSED WORK: Immediately across the street from 1371 James Ave.

SECTION 10 TOWNSHIP 81 N RANGE 7 W 1/4 SECTION SW

SUBDIVISION NAME: not known at this time LOT #:

ZONING APPLICATION #: not been submitted yet, see concept

DETAILED DESCRIPTION OF PROPOSED WORK (driveway entrance, field entrance, pave driveway, clean ditch, cut brush, 50-50 rock sharing, etc.) This is currently an existing field entrance. The intention is to plat one new buildable lot, one outlot around the existing outbuilding, and one large outlot for future development. So this driveway will be used for one new house.

DATE THE SITE WILL BE MARKED WITH A FLAG: July 16, 2022

PERSON/CONTRACTOR DOING PROPOSED WORK: N/A Driveway will be built by new owner, no work is planned now

I, (Print Full Name) Roger Roeder, do solemnly swear that I have read the entire permit application and have fully completed all statements and provided all data called for herein truthfully and correctly and I agree to abide by all General Provisions and Special Provisions set forth herein.

Roger Roeder  
SIGNATURE OF APPLICANT

7-15-22  
DATE

FOR COUNTY USE

PRELIMINARY INSPECTION BY: SS DATE: 8/3/22

FINAL INSPECTION BY: \_\_\_\_\_ DATE: \_\_\_\_\_

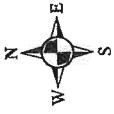
**THE CULVERT DIAMETER REQUIRED AT THIS LOCATION IS \_\_\_\_\_ INCHES.**

THE FOLLOWING SIGNATURE IS YOUR AUTHORITY TO PROCEED WITH THE WORK AS STATED ABOVE AND WITH REGARD TO THE SPECIAL PROVISIONS.

APPROVED BY: W. D. Johnson  
COUNTY ENGINEER

DATE: 8/3/22

The information presented herein is intended to be an accurate representation of existing records. Johnson County assumes no liability for errors or omissions. Users relying on this information do so at their own risk.



JOHNSON COUNTY  
FILED  
SEP 08 2022  
DEVELOPMENT & SUSTAINABILITY  
1 inch = 147 feet

Johnson County GIS  
Web Printing  
My Map

Printed: 8/8/2022



James Ave NE

1359

1363

1367

1371

1375

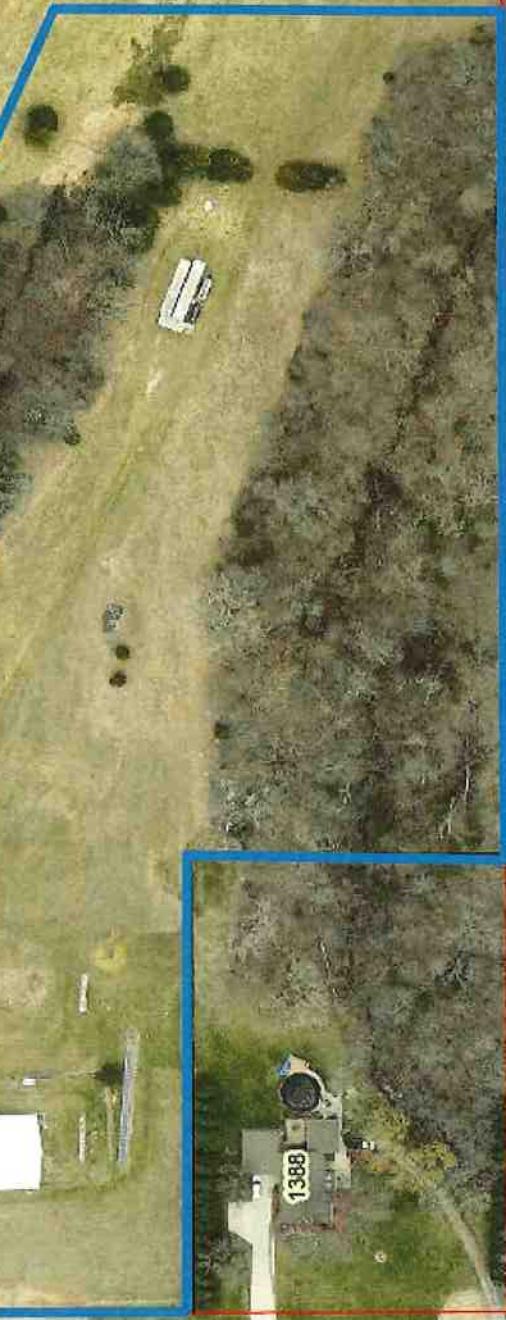
140th St NE

James Ct NE

Deer Woods Dr NE

1409

1388



Johnson County

