Ivins City Staff Report
Planning Commission Meeting 12/02/14

Agenda Item: Public Hearing on a Preliminary Plan for Red Cliff Estates located on the southeast corner of 600 South and Main Street. J & S Investments (owner) and Mike Stewart (applicant).

Submitted by: Kevin Rudd, Building & Zoning Administrator

Recommended Planning Commission Action: Staff recommends approval

BACKGROUND: Red Cliff Estates consists of 19 lots. It is zoned R-1-7.5 (Single Family Residential (7,500 minimum sq ft lots). Red Cliffs is a conventional subdivision. All of the proposed lots and streets comply with Ivins City Land Use Ordinances. The TRC reviewed the plan on November 13, 2014 and recommends approval.

FINDINGS AND ANALYSIS:

- Application is complete.
- Red Cliffs Estates complies with Land Use Ordinances
- TRC reviewed 11/13/14 and recommends approval.

SUPPORT MATERIALS:

- Application
- Vicinity Map
- Neighborhood Notice
- Preliminary Plan

Respectfully Submitted: Kevin Rudd

Kevin Rudd, Building & Zoning Administrator

Content Review:

Dale Coulam, City Manager