Ivins City Staff Report
City Council Meeting 05/07/15

Agenda Item: Concept Plan Report for Cantera Cliffs Subdivision located at approximately 200 N. and 400 W. Ivins VWMW Inv LLC-Owner. Faction LLC-Applicant.

Submitted by: Kevin Rudd, Building & Zoning Administrator

Recommended Planning Commission Action: No action is required for concept plans

BACKGROUND: The Cantera Cliffs Subdivision consists of 14 lots on a total acreage of 4.813. The property is zoned R-1-10 (Single Family Residential, minimum 10,000 sq ft). This is a conventional subdivision. The proposed improvements and lots appear to be in compliance city ordinances.

The TRC reviewed this plan on April 23. 2015.

FINDINGS AND ANALYSIS:

- Application is complete.
- The proposed lots and improvements appear to be in compliance with City Ordinances.

SUPPORT MATERIALS:

- Application
- Concept Plan/Vicinity map

Respectfully Submitted: Kevin Rudd

Kevin Rudd, Building & Zoning Administrator

Content Review:

Dale Coulam, City Manager

IVINS CITY
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CONCEPT PLAN APPLICATION

Please print clearly above the line.
If the application and checklist are not complete, the application will be returned to the applicant.

Fee: $500 + $12 per lot

Cantera Cliffs Subdivision Name	Faction LLC Applicant/Agent
I-SB-11-B Tax ID	(435) 652-5557 Phone Fax
VWMW Inv. LLC Property Owner	200 North 400 West Address of subject property
294 Painted Hills Dr, Ivins UT 84738 Address of Property Owner	4.813 14 R-1-10 Acreage Lots Zone

APPLICANT AFFIDAVIT

I, Faction, LLC by Troy Ence, do hereby say that I am the owner/agent of the subject property of this application. The statements, information, exhibits and any and all plans herein or attached or submitted present the intentions of the applicant and are in all respects true and correct to the best of my knowledge and belief. I do hereby agree to pay all adopted and customary fees of Ivins City relating to this application.

Signature of applicant — Troy Ence — Date 3-16-15

Agent: Signature of property owner — Date 3-16-15

Date received: — Application complete: 4/15/15

Signature of Building and Zoning Administrator — Date