Ivins City Staff Report
City Council Meeting 08/20/15

Agenda Item: Concept Plan Report for Silver Sage Subdivision located on the south side of Center Street at approximately 495 W. and Center. Ivins. Development Solutions-Applicant.

Submitted by: Kevin Rudd, Building & Zoning Administrator

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

BACKGROUND: The Silver Sage Subdivision consists of 25 lots on a total acreage of 11.19 acres. The zoning of this property is RE-15 (Single Family Residential, minimum 15,000 sq ft). This is a conventional subdivision with a 'Lot Averaging Overlay." The proposed improvements and lots appear to be in compliance with city ordinances and the 'Lot Averaging Overlay' requirements.

The TRC reviewed this plan on August 13, 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
55 N. Main St. Ivins, UT 84738
Tel. 435-628-0606 Fax 435-674-5486
www.ivins.com

Rec'd By:	CRaine
Filing Fee:	$ 500 -
Receipt #:	151697
Date:	8.11.2015
Code: 403	

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 500 + 120 = 620

Silver Sage ~~Heights Property's Zoons~~
Subdivision Name

Development Solutions
Applicant/Agent

I-SB-40, I-SB-42
Tax ID

628-2121
Phone Fax

LeGrande Haden, Douglas Haden, Tr.
Property Owner

500 west between Center St. & 200 S.
Address of subject property

c/o Development Solutions, Inc.
120 E. St. George Blvd #300
St. George, UT 84770
Address of Property Owner

11.21 25 RE ~~RR~~ R20
Acreage Lots Zone

APPLICANT AFFIDAVIT

I, Ken Rudd, **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 — **Date** 7/7/15

Signature of property owner — **Date** 8/11/15

Date received: Ken Rudd — **Application complete:** 8/11/15

Signature of Building and Zoning Administrator — **Date**