Ivins City Staff Report
City Council Meeting 05/19/16

Agenda Item: Concept Plan Report for Shadow Canyon Phase 3, located at approximately 500 S Main Street. Applicant-Gary Nelson. Owner-Saddleback Land Development Inc.

Submitted by: Kevin Rudd, Building & Zoning Administrator

Recommended City Council Action: No action is required for concept plans

BACKGROUND: The Shadow Canyon Phase 3 Subdivision consists of 22 lots on a total acreage of 6.77 acres. The property is zoned R-1-10 (Single Family Residential, minimum 10,000 sq ft). This is a SEO subdivision. The original final plat for phase 3 was not recorded and has expired. This plan is consistent with the original plan and has been reviewed by the TRC.

FINDINGS AND ANALYSIS:

- Application is complete.
- The proposed lots and improvements appear to be in compliance with the original SEO plan.

SUPPORT MATERIALS:

- Application
- Concept Plan/Vicinity map

Respectfully Submitted: Kevin Rudd

Kevin Rudd, Building & Zoning Administrator

Content Review:

Dale Coulam, City Manager