Ivins City Staff Report
City Council Meeting 06/02/16

Agenda Item: Preliminary Plan Report for Public Hearing 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 Planning Commission Action:

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. Chuck Gillette has reviewed and applicant has presented corrections. Planning Commission bring this forward for approval.

FINDINGS AND ANALYSIS:

- Application is complete.
- The proposed lots and improvements appear to be in compliance with the original SEO plan.
- TRC reviewed 5/12/16.

SUPPORT MATERIALS:

- Application
- Preliminary Plan/Vicinity map

Respectfully Submitted: Kevin Rudd

Kevin Rudd, Building & Zoning Administrator

Content Review:

Dale Coulam, City Manager