Ivins City Staff Report
Planning Commission Meeting 07/19/16

Agenda Item: Discuss and consider approval of Final Plat with Subdivision Enhancement Overlay (SEO) for Shadow Canyons of Ivins Phase 3. Located at approximately 500 S Main Street. Gary Nelson-Applicant. Saddleback Land Development Inc.-Owner

Submitted by: Kevin Rudd, Building & Zoning Administrator

Recommended Planning Commission Action: Staff recommends approval.

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 TRC has reviewed the final plat and recommends approval

FINDINGS AND ANALYSIS:

- Application is complete.
- The final plat is in compliance with the approved preliminary plan
- TRC reviewed 5/12/16.

SUPPORT MATERIALS:

- Application
- Final Plat/Vicinity map

Respectfully Submitted: Kevin Rudd

Kevin Rudd, Building & Zoning Administrator

Content Review:

Dale Coulam, City Manager