Ivins City Staff Report
Planning Commission Meeting 11/1/16

Agenda Item: Amended Concept Plan Report for Red Desert Phase 1 Subdivision located at approximately 400 East to 500 East and 350 North to 400 North Ivins Roush Enterprises, LLC-Owner/Applicant.

Submitted by: Kevin Rudd, Building & Zoning Administrator/Dale Coulam-City Manager/Attorney

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

BACKGROUND: The Red Desert Phase 1 Subdivision consists of 18 lots on a total acreage of 9.67. The property is zoned 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.

FINDINGS AND ANALYSIS:

- Application is complete.
- The proposed lots and improvements appear to be in compliance with City Ordinances.
- TRC Reviewed 10/27/16

SUPPORT MATERIALS:

- Application
- Concept Plan/Vicinity map

Respectfully Submitted:

Dale Coulam-City Manager/Attorney