Ivins City Staff Report
Planning Commission Meeting 1/31/17

Agenda Item: Public Hearing for Preliminary Plan for Red Desert Phase 1 Subdivision located at approximately 350 North to 600 East Ivins Roush Enterprises, LLC-Owner/Applicant.

Submitted by: Dale Coulam-City Manager/Attorney

Recommended Planning Commission Action: Staff recommends approval.

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 1/19/16

SUPPORT MATERIALS:

- Application
- Concept Plan/Vicinity map

Respectfully Submitted:

Dale Coulam-City Manager/Attorney