Ivins City Staff Report
City Council Meeting 2/16/17

Agenda Item: Public Hearing on Planning Commission's recommendation of approval for Preliminary Plan for Santarra Estates Subdivision located at approximately 400 West Center. Alpha Engineering/Applicant. New Trend Construction LLC-Applicant.

Submitted by: Dale Coulam-City Manager/Attorney

Recommended City Council Action: Planning Commission and Staff recommend approval.

BACKGROUND: The Santarra Estates Subdivision consists of 14 lots on a total acreage of 4.5. The property is zoned R-1-10 (Single Family Residential, minimum 10,000 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
- Planning Commission Public Hearing was held 1/31/17.

SUPPORT MATERIALS:

- Application
- Preliminary Plan/Vicinity map

Respectfully Submitted:

Dale Coulam-City Manager/Attorney

IVINS CITY
55 N. Main St. Ivins, UT 84738
Tel. 435-628-0606 Fax 435-674-5486
www.ivins.com

IVINS CITY
NOV 28 2016
PAID

Rec'd By:	KRL
Filing Fee:	$828.00
Receipt #:	205116
Date:	
Code: 403	

PRELIMINARY PLAN APPLICATION

Please print clearly above the line. If the application and checklist are not complete, the application will be returned to the applicant.

Fee: $500 + $20 per lot plus
Mailing Fee: $.75 per mailing label

Santarra Estates Subdivision Subdivision Name	Alpha Engineering, Jared Madsen Applicant/Agent
I-SB-35-A-1-A Tax ID	435-628-6500 Phone Fax
New Trend Construction LLC Property Owner	4.5 ac 14 R-1-10 Acreage Lots Zone
1185 E Bramble Way, Washington, Utah Address of Property Owner	400 West Center Street Address of subject property

APPLICANT AFFIDAVIT

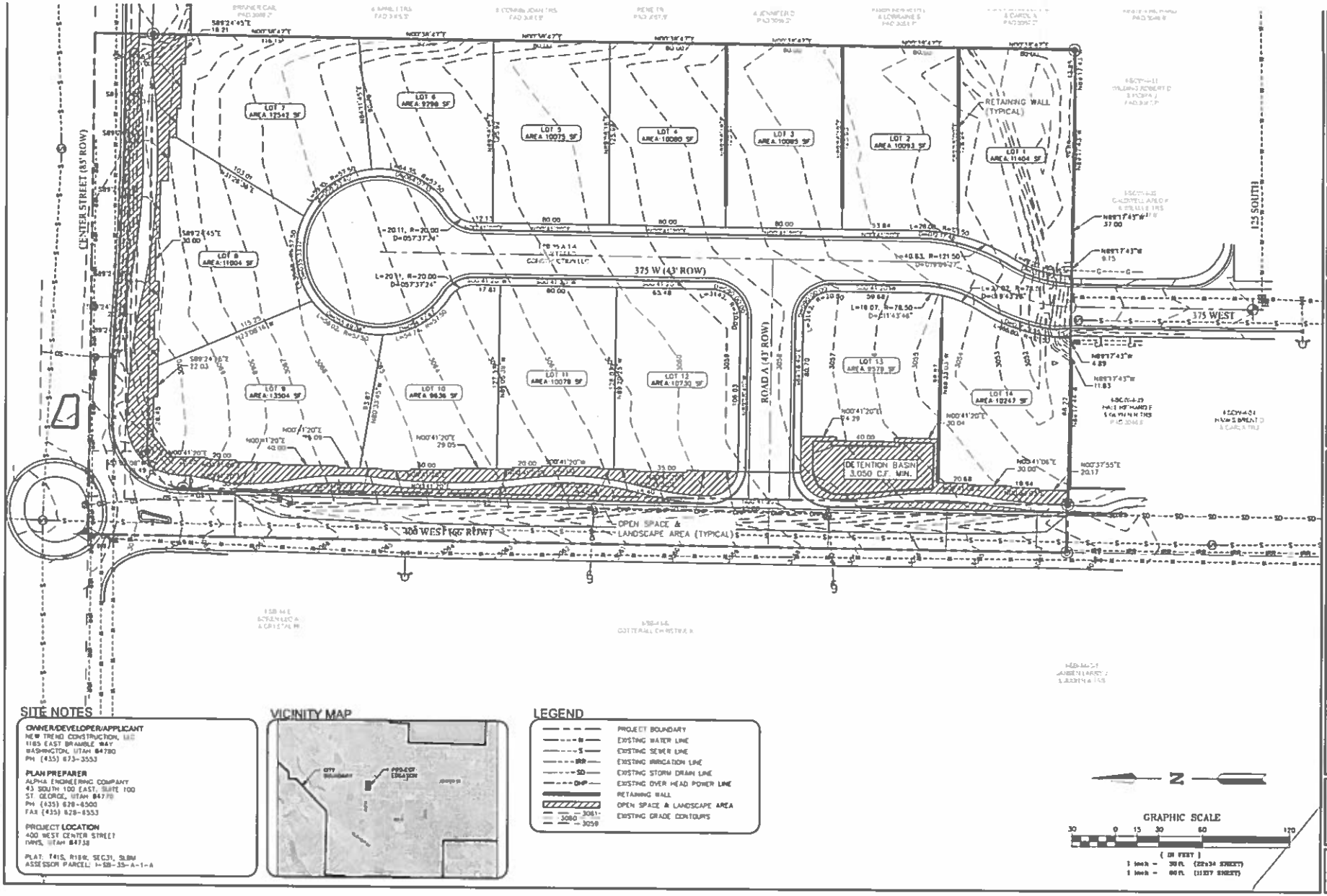
I, Jared Madsen, do hereby say that I am the owner/agent of the subject property of this application. The statements, information, exhibits and any and all plans herein or attached or submitted present the intentions of the applicant and are in all respects true and correct to the best of my knowledge and belief. I do hereby agree to pay all adopted and customary fees of Ivins City relating to this application.

Signature of applicant — **Date** 11/22/16

Signature of property owner — **Date** 11-22-16

Date received: 11/28/16 — **Application complete:**

Signature of Building and Zoning Administrator — **Date** 11/28/16



SITE NOTES

OWNER/DEVELOPER/APPLICANT
NEW TREND CONSTRUCTION, LLC
1165 EAST BRAMBLE WAY
WASHINGTON, UTAH 84780
PH (435) 673-3553

PLAN PREPARER
ALPHA ENGINEERING COMPANY
43 SOUTH 100 EAST, SUITE 100
ST. GEORGE, UTAH 84770
PH (435) 628-6500
FAX (435) 628-6553

PROJECT LOCATION
400 WEST CENTER STREET
IVINS, UTAH 84738

PLAT: 7415, R18W, SEC31, SLBM
ASSESSOR PARCEL: I-SB-35-A-1-A

VICINITY MAP

LEGEND

- PROJECT BOUNDARY
- W — EXISTING WATER LINE
- S — EXISTING SEWER LINE
- IRR — EXISTING IRRIGATION LINE
- SD — EXISTING STORM DRAIN LINE
- OHP — EXISTING OVER HEAD POWER LINE
- RETAINING WALL
- OPEN SPACE & LANDSCAPE AREA
- 3080 — 3081 — 3050 — EXISTING GRADE CONTOURS

N

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft. (22x34 SHEET)
1 inch = 60 ft. (11X17 SHEET)

NO	DATE	BY	DESCRIPTION
REVISIONS			

ALPHA ENGINEERING
43 South 100 East, Suite 100 - St George, Utah 84770
T 435.628.6500 - F 435.628.6553 - alphaengineering.com

PRELIMINARY PLAN

SANTARRA ESTATES
IVINS, UTAH

912-15
JTM
JANUARY 27, 2017
AS NOTED
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1 of 1

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