Ivins City Staff Report
City Council Meeting 2/1/18

Agenda Item: Concept Plan Report for Ivins Townhomes, located at approximately 560 South 150 E. JLB3S LLC-Owner. Jason Smith-Applicant.

Submitted by: Mike Rodriguez, Building & Zoning Administrator

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

BACKGROUND: Ivins Townhomes consist of 12 units on a total of .918 acres. The property is zoned R-M (High Density Residential Multi-Family). The proposed improvements 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 1/18//18.
- Planning Commission gave Concept Plan Report 1/30/18

SUPPORT MATERIALS:

- Application
- Concept Plan/Vicinity map
- Elevations

Respectfully Submitted:

Mike Rodriguez, Building & Zoning Administrator

Content Review:

Dale Coulam, City Manager

IVINS CITY

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

IVINS CITY JAN 26 2018 PAID

Rec'd By:	
Filing Fee:	$ 644.00
Receipt #:	
Date:	1/26/18
Code: 403	

CONCEPT 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 + $12 per lot

Townhomes S-Sixty
Subdivision Name

Jason Smith
Applicant/Agent

I-SIX-69-E
Tax ID

435 619 2109
Phone Fax

JLB35 LLC
Property Owner

560 South 150 East
Address of subject property

1149 N. 1400 W. Ste 15 St. George 84770
Address of Property Owner

.918 12 units 12-M
Acreage Lots Zone

APPLICANT AFFIDAVIT

I, Jason Smith, **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.**

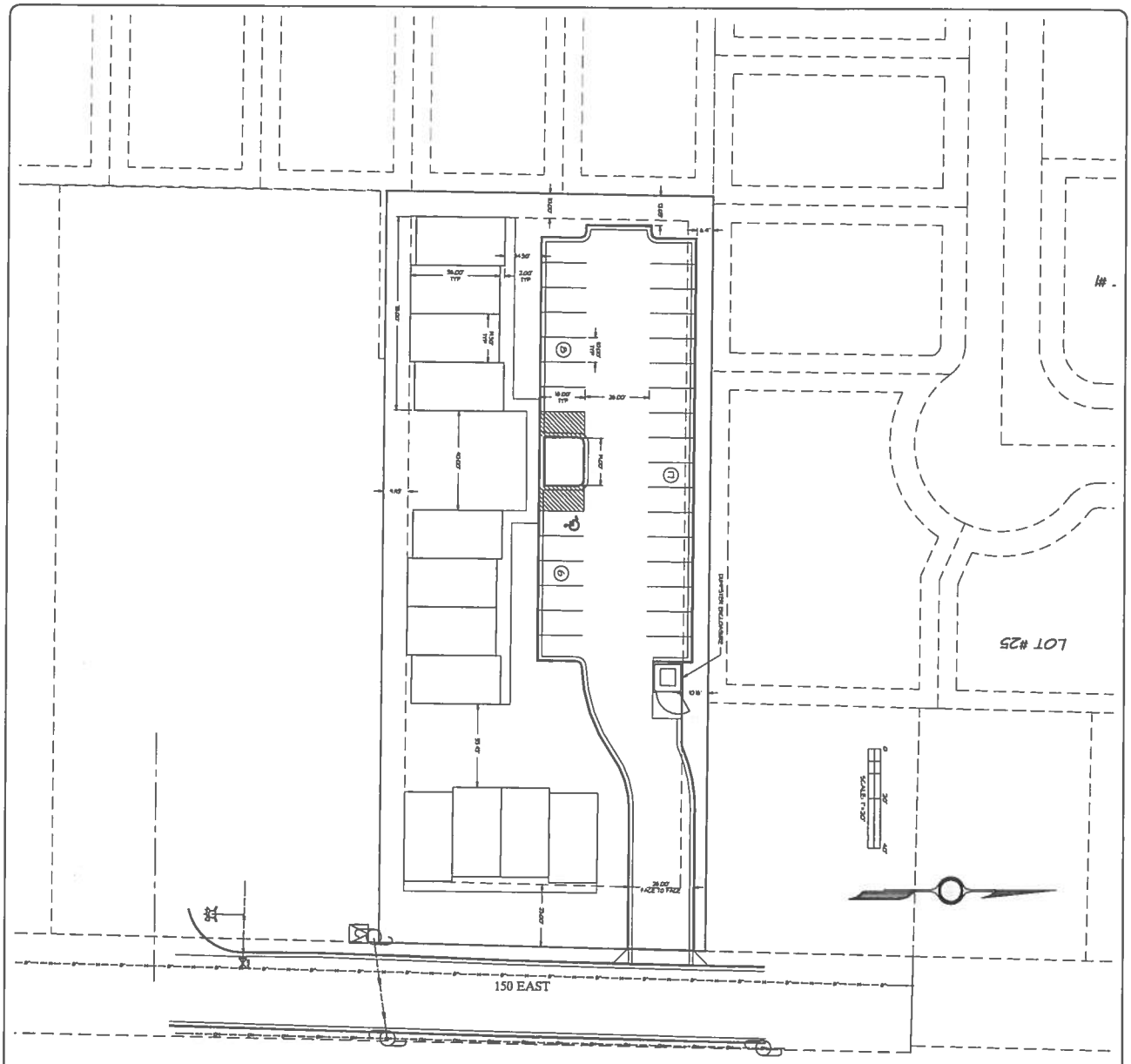
Jason S Smith — **Signature of applicant** — 1/26/18 **Date**

Jason S Smith — **Signature of property owner** — 1/26/18 **Date**

Date received:

Application complete: 1-26-18

Signature of Building and Zoning Administrator **Date**



Concept Plan
FOR
Ivins Townhomes
JLB35 LLC
Ivins, Utah

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS

SHEET 1.0
1 OF 1 SHEETS