Ivins City Staff Report
City Council Meeting 8/2/18

Agenda Item: Preliminary Plan Report for Arrowhead Subdivision located at approximately 600 West Center. Temting, LLC-Owner. Jake Meng-Applicant.

Submitted by: Mike Rodriguez, Building & Zoning Administrator

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

BACKGROUND: The Arrowhead Subdivision consists of 23 lots on a total acreage of 11.03 acres. The property is zoned RE-15 (Single Family Residential, minimum 15,000 sq ft) with a Subdivision Enhancement Overlay, and is located at the NW corner of 600 West and Center Street. 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 7/12/18.
- Planning Commission voted three to one for approval on 7/17/18.

SUPPORT MATERIALS:

- Application
- Preliminary Plan
- Vicinity map

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
APR 19 2018
PAID

Rec'd By: Laurel Hill
Filing Fee: $ 1015.00
Receipt #: 264437
Date: 4/19/18
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

ARROWHEAD SUBDIVISION
Subdivision Name

JAKE MENG
Applicant/Agent

I-SB-11-A-3-B
Tax ID

714-313-9853
Phone Fax

TENTING LLC
Property Owner

11.03 Acreage | 23 Lots | RE-15.0 Zone

PO BOX 1364 ST. GEORGE UTAH 84771
Address of Property Owner

600 WEST CENTER STREET
Address of subject property

APPLICANT AFFIDAVIT

I, JAKE MENG, **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.**

Jake Meng — 4-19-18
Signature of applicant **Date**

Jake Meng — 4-19-18
Signature of property owner **Date**

Date received: **Application complete:**

4-19-18
Signature of Building and Zoning Administrator **Date**

ARROWHEAD SUBDIVISION

LOCATED IN SECTION 31, TOWNSHIP 41 SOUTH, RANGE 16 WEST OF THE SALT LAKE BASE & MERIDIAN IN THE CITY OF IVINS, WASHINGTON COUNTY, UTAH.

ACREAGE: 480,249 SQ. FT. - 11.025 ACRES
OPEN SPACE: 57,258 SQ. FT. - 1.31 ACRES = 11.92%

BASE DENSITY: 25.61 UNITS

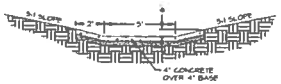
PROJECT DENSITY: 23 UNITS
(2.1 UNITS PER ACRE)

TAX ID NUMBER:
I-SH-11-A-3-B

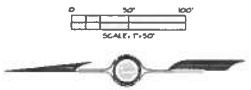
PROPERTY ADDRESS:
600 WEST AND CENTER STREET

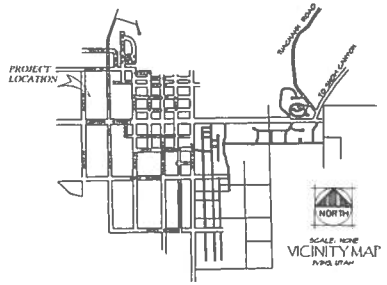
LEGEND

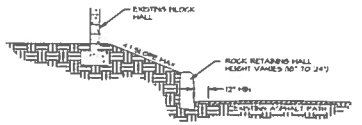
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- EXISTING SEWER MANHOLE
- EXISTING SEWER LINE
- EXISTING SEWER LATERAL
- EXISTING WATER LINE
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING 6" FIRE HYDRANT
- EXISTING IRRIGATION LINE
- EXISTING IRRIGATION VALVE
- EXISTING STORM DRAIN (SIZE AS NOTED)
- EXISTING CURB INLET CATCH BASIN
- EXISTING DOUBLE CURB INLET CATCH BASIN
- DIRECTION OF DRAINAGE FLOW
- EXISTING MASONRY PRIVACY WALL
- PROPOSED CONCRETE RETAINING WALL
- PROPOSED STREET LIGHT
- EXISTING ASPHALT PAVEMENT
- PROPOSED LANDSCAPE AREA



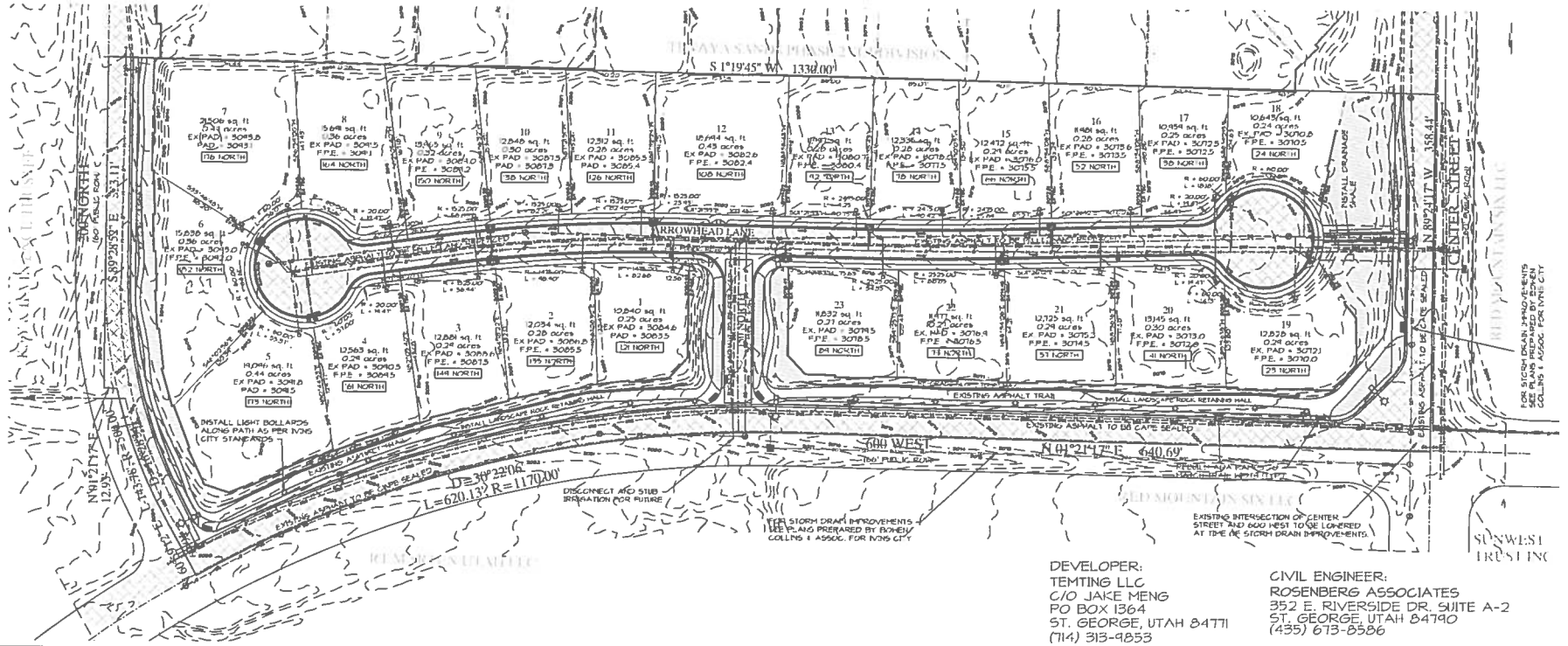
DRAINAGE SWALE
N.T.S







LANDSCAPE ROCK RETAINING WALL
N.T.S



DEVELOPER:
TEMTING LLC
C/O JAKE MENG
PO BOX 1364
ST. GEORGE, UTAH 84771
(714) 313-9853

CIVIL ENGINEER:
ROSENBERG ASSOCIATES
352 E. RIVERSIDE DR. SUITE A-2
ST. GEORGE, UTAH 84790
(435) 673-8586

DATE 7/8/15
JOB NO. 4546.15-005
DRAWN BY AMH
CHECKED BY JWR
SCALE Pre Plan

ROSENBERG ASSOCIATES
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PRELIMINARY PLAN
FOR
ARROWHEAD SUBDIVISION
IVINS
UTAH

JARED W. TOOLSON
7/8/2015

SHEET
1
1 OF 1 SHEETS