Ivins City Staff Report
Planning Commission Meeting 10/16/18

Agenda Item: Final Plat Report for Padre Canyon Estates Unit 1 Phase 3 Amended 2, located at the approximate corner of Posado Street and Otra Drive. Jake Burton and Tim Bryan-Owner. Eric McFadden-Applicant.

Submitted by: Mike Rodriguez-Building and Zoning Administrator

Recommended Planning Commission Action: Staff recommends approval of the final plat.

BACKGROUND: Padre Canyon Estates Unit 1 Phase 3 Amended 2 Subdivision consists of 1 existing lot on a total acreage of 1.78. This plat was previously amended in 2015 when the two platted lots that were on the original subdivision plat were combined into one lot. It is now proposed to divide this property back to the two previously platted lots and retain the original parcel and tax ID numbers. The final plat complies with the approved Preliminary Plan. The TRC reviewed the plat on 10/11/18 and recommends approval.

FINDINGS AND ANALYSIS:

- Application is complete.
- The proposed lot and improvements appear to be in compliance with City Ordinances.
- TRC Reviewed 10/11/18.

SUPPORT MATERIALS:

- Application
- Final Plat

Respectfully Submitted:

Mike Rodriguez, Building and Zoning Administrator

Content Review:

Dale Coulam, City Manager