Ivins City Staff Report
City Council Meeting 2/7/19

Agenda Item: Concept Plan Report for Turner Subdivision, 1.61 acres located at approximately 375 North 200 West. Harold Turner—Owner/Applicant.

Submitted by: Mike Rodriguez, Building & Zoning Administrator

Recommended City Council Action: No action is required for concept plans

BACKGROUND: Turner Subdivision is a 1.61 acre lot being subdivided into 2 lots. 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 1/17//19.

SUPPORT MATERIALS:

- Application
- Concept Plan/Vicinity map

Respectfully Submitted:

Mike Rodriguez, Building & Zoning Administrator

Content Review:

Dale Coulam, City Manager

IVINS CITY
JAN 24 2019
Check #168

UTAH
IVINS CITY

Rec'd By:	
Filing Fee:	$ 512.00
Receipt #:	# 298546
Date:	01/24/19
Code: 403	

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

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

TURNER MINOR SUBDIVISION	Harold A. Turner
Subdivision Name	Applicant/Agent
I-SB-15-A-1-J	435-632-2994 Matt 435-632-6778
Tax ID	Phone Fax
HAROLD TURNER	375 N 200 W, IVINS, UT. 84738
Property Owner	Address of subject property
375 N 200 W, IVINS, UT. 84738	1.62 2 RE-12.5
Address of Property Owner	Acreage Lots Zone

APPLICANT AFFIDAVIT

I, Harold A Turner, **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.**

Harold A Turner — 01/24/19
Signature of applicant **Date**

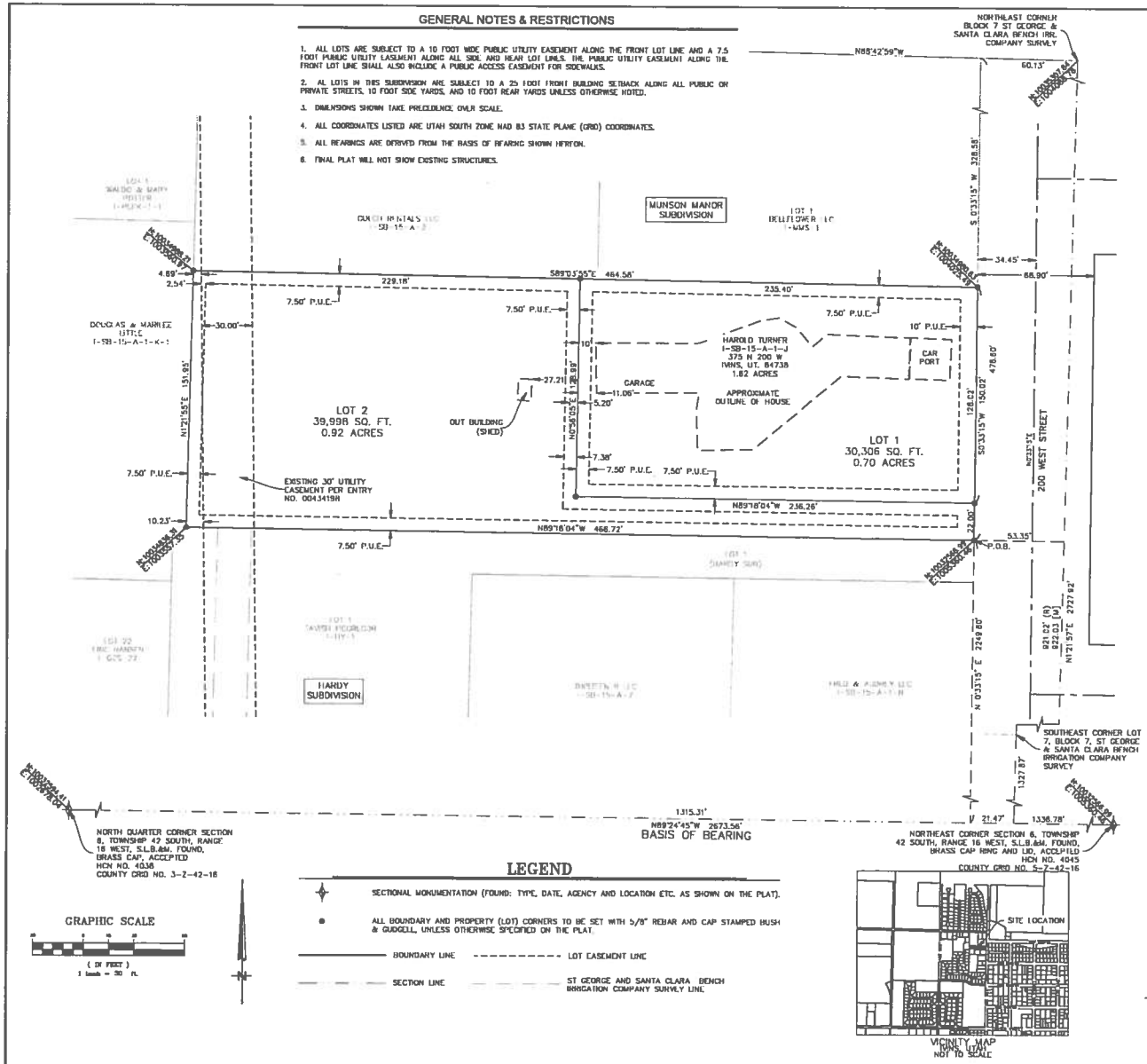
Harold A Turner — 01/24/19
Signature of property owner **Date**

Date received: **Application complete:**

1-24-19
Signature of Building and Zoning Administrator **Date**

GENERAL NOTES & RESTRICTIONS

1. ALL LOTS ARE SUBJECT TO A 10 FOOT WIDE PUBLIC UTILITY EASEMENT ALONG THE FRONT LOT LINE AND A 7.5 FOOT PUBLIC UTILITY EASEMENT ALONG ALL SIDE AND REAR LOT LINES. THE PUBLIC UTILITY EASEMENT ALONG THE FRONT LOT LINE SHALL ALSO INCLUDE A PUBLIC ACCESS EASEMENT FOR SIDEWALKS.
2. ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO A 25 FOOT FRONT BUILDING SETBACK ALONG ALL PUBLIC OR PRIVATE STREETS, 10 FOOT SIDE YARDS, AND 10 FOOT REAR YARDS UNLESS OTHERWISE NOTED.
3. DIMENSIONS SHOWN TAKE PRECEDENCE OVER SCALE.
4. ALL COORDINATES LISTED ARE UTAH SOUTH ZONE NAD 83 STATE PLANE (GRID) COORDINATES.
5. ALL BEARINGS ARE DERIVED FROM THE BASIS OF BEARING SHOWN HEREON.
6. FINAL PLAT WILL NOT SHOW EXISTING STRUCTURES.



LEGEND

- SECTIONAL MONUMENTATION (FOUND: TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT).
- ALL BOUNDARY AND PROPERTY (LOT) CORNERS TO BE SET WITH 5/8" REBAR AND CAP STAMPED BUSH & GUDGELL, UNLESS OTHERWISE SPECIFIED ON THE PLAT.
- BOUNDARY LINE
- LOT EASEMENT LINE
- SECTION LINE
- ST GEORGE AND SANTA CLARA BENCH IRRIGATION COMPANY SURVEY LINE

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

VICINITY MAP NOT TO SCALE

TURNER MINOR CONCEPT PLAN

LOCATED IN

SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 41 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
90 South 400 West, Suite 100
St. George, Utah 84770
Phone: (435) 673-3331 Fax: (435) 673-4111
www.bushandgudgell.com

TURNER MINOR CONCEPT PLAN
SE 1/4 OF SECTION 31, TOWNSHIP 41 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN

SHEET 1
1 SHEETS
FILE: 181191FP