Ivins City Staff Report
City Council Meeting 11/07/19

Agenda Item: Concept Plan Report for Anasazi Vista, located at approximately 700 West 150 South. Frei 6 LLC-Owner. James and Devin Sullivan S&S Homes-Applicant.

Submitted by: Mike Rodriguez, Building & Zoning Administrator

Recommended Action: No action is required for concept plans

BACKGROUND: Anasazi Vista Subdivision is an approximate 20.56 acre lot being subdivided into 58 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 10/24//19.
- Staff reported to Planning Commission on 10/29/19.

SUPPORT MATERIALS:

- Application
- Concept Plan/Vicinity map

Respectfully Submitted: _____
Mike Rodriguez, Building & Zoning Administrator

Content Review: _____
Dale Coulam, City Manager

DocuSign Envelope ID: 0AFFCC72-B827-4439-A819-2E6EA3C6A282

IVINS CITY

IVINS CITY OCT 23 2019 PAID

Rec'd By:	
Filing Fee:	$
Receipt #:	332341
Date:	10/23/19
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.

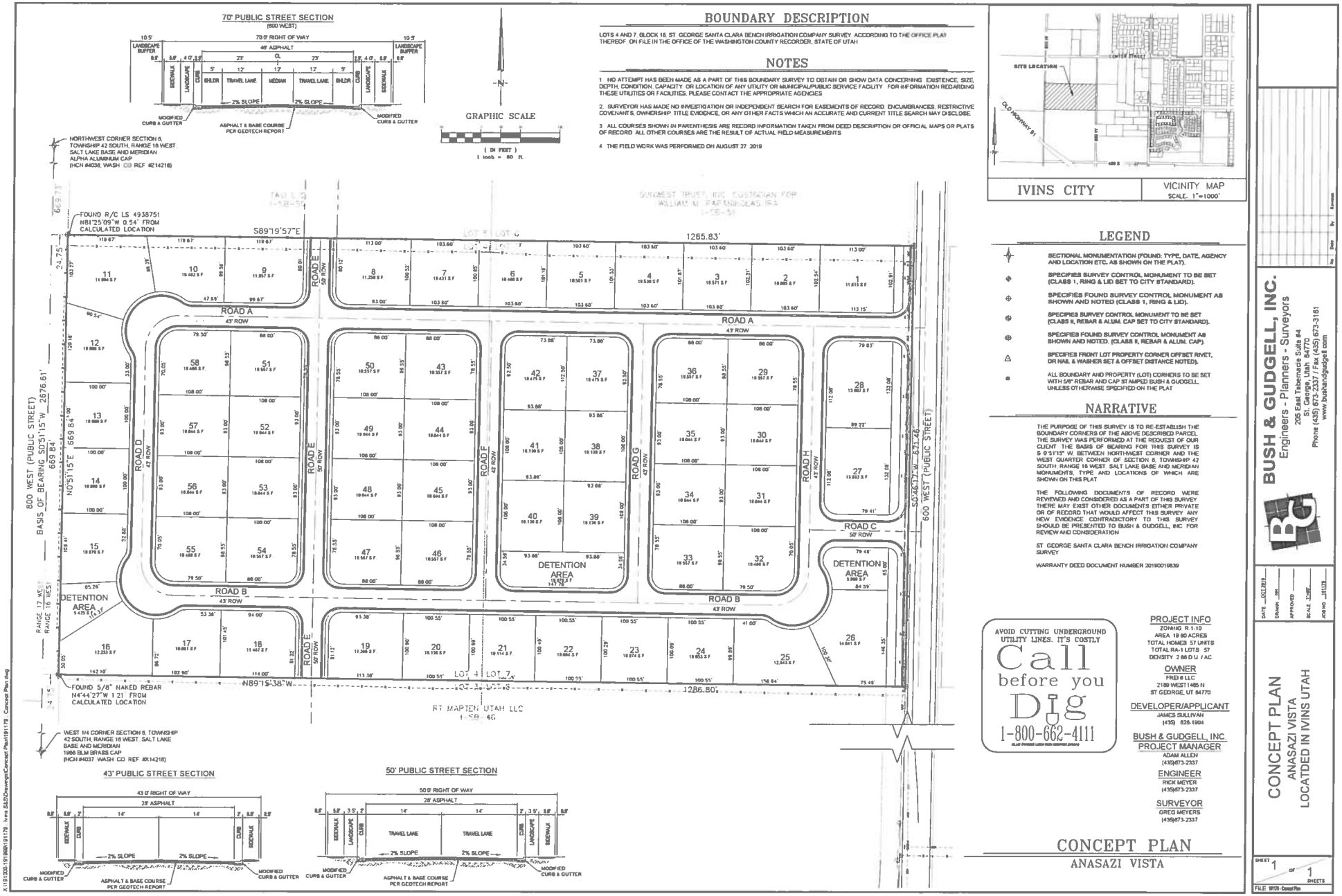
Fee: $500 + $12 per lot

Anasazi Vista	James Sullivan / S&S Homes / Devin Sullivan
Subdivision Name	Applicant/Agent
I-SB-49	435-628-1904
Tax ID	Phone Fax
FREI 6 LLC	Approximately 700 West 150 South
Property Owner	Address of subject property
2189 W 1465 N, St. George. UT 84770	20.56 58 R-1-10
Address of Property Owner	Acreage Lots Zone

APPLICANT AFFIDAVIT

I, Devin Sullivan, **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.**

D Sull	10-22-19
Signature of applicant	**Date**
[redacted]	10/22/2019 | 9:57 AM MDT
Signature of property owner	**Date**
Date received:	**Application complete:**
	10-23-19
Signature of Building and Zoning Administrator	**Date**



BOUNDARY DESCRIPTION

LOTS 4 AND 7, BLOCK 16, ST. GEORGE SANTA CLARA BENCH IRRIGATION COMPANY SURVEY ACCORDING TO THE OFFICE PLAT THEREOF, ON FILE IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, STATE OF UTAH

NOTES

1. NO ATTEMPT HAS BEEN MADE AS A PART OF THIS BOUNDARY SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES.

2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

3. ALL COURSES SHOWN IN PARENTHESIS ARE RECORD INFORMATION TAKEN FROM DEED DESCRIPTION OR OFFICIAL MAPS OR PLATS OF RECORD. ALL OTHER COURSES ARE THE RESULT OF ACTUAL FIELD MEASUREMENTS.

4. THE FIELD WORK WAS PERFORMED ON AUGUST 27, 2019.

LEGEND

- SECTIONAL MONUMENTATION (FOUND: TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT).
- SPECIFIES SURVEY CONTROL MONUMENT TO BE SET (CLASS I, RING & LID SET TO CITY STANDARD).
- SPECIFIES FOUND SURVEY CONTROL MONUMENT AS SHOWN AND NOTED (CLASS I, RING & LID).
- SPECIFIES SURVEY CONTROL MONUMENT TO BE SET (CLASS II, REBAR & ALUM. CAP SET TO CITY STANDARD).
- SPECIFIES FOUND SURVEY CONTROL MONUMENT AS SHOWN AND NOTED. (CLASS II, REBAR & ALUM. CAP).
- SPECIFIES FRONT LOT PROPERTY CORNER OFFSET RIVET, OR NAIL & WASHER SET & OFFSET DISTANCE NOTED).
- ALL BOUNDARY AND PROPERTY (LOT) CORNERS TO BE SET WITH 5/8" REBAR AND CAP STAMPED BUSH & GUDGELL, UNLESS OTHERWISE SPECIFIED ON THE PLAT

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO RE-ESTABLISH THE BOUNDARY CORNERS OF THE ABOVE DESCRIBED PARCEL. THE SURVEY WAS PERFORMED AT THE REQUEST OF OUR CLIENT. THE BASIS OF BEARING FOR THIS SURVEY IS S 0°51'15" W, BETWEEN NORTH-WEST CORNER AND THE WEST QUARTER CORNER OF SECTION 8, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN MONUMENTS. TYPE AND LOCATIONS OF WHICH ARE SHOWN ON THIS PLAT.

THE FOLLOWING DOCUMENTS OF RECORD WERE REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY. THERE MAY EXIST OTHER DOCUMENTS EITHER PRIVATE OR OF RECORD THAT WOULD AFFECT THIS SURVEY. ANY NEW EVIDENCE CONTRADICTORY TO THIS SURVEY SHOULD BE PRESENTED TO BUSH & GUDGELL, INC. FOR REVIEW AND CONSIDERATION.

ST GEORGE SANTA CLARA BENCH IRRIGATION COMPANY SURVEY

WARRANTY DEED DOCUMENT NUMBER 20190019839

AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY
Call before you Dig
1-800-662-4111

PROJECT INFO
ZONING R-1-10
AREA 19.80 ACRES
TOTAL HOMES 57 UNITS
TOTAL RA-1 LOTS 57
DENSITY 2.86 D.U. / AC

OWNER
FREI 8 LLC
2189 WEST 1485 N
ST GEORGE, UT 84770

DEVELOPER/APPLICANT
JAMES SULLIVAN
(435) 826-1904

BUSH & GUDGELL, INC.
PROJECT MANAGER
ADAM ALLEN
(435)673-2337

ENGINEER
RICK MEYER
(435)673-2337

SURVEYOR
GREG MEYERS
(435)673-2337

CONCEPT PLAN
ANASAZI VISTA

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle Suite #4
St. George, Utah 84770
Phone (435) 673-2337 / Fax (435) 673-3161
www.bushandgudgell.com

DATE: OCT 2019
DRAWN: JM
APPROVED:
SCALE: 1"=80'
JOB NO: 191179

CONCEPT PLAN
ANASAZI VISTA
LOCATDED IN IVINS UTAH

SHEET 1 OF 1 SHEETS

FILE: 191179 - Concept Plan

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