Ivins City Staff Report
Planning Commission Meeting 2/2/21

Agenda Item: Preliminary Plan Report for Mojave Flats, located at approximately Palo Verde Way and Foxtail Way. Teancum Properties, LLC-Owner. Lance Anderson-Applicant.

Submitted by: Mike Rodriguez, Building & Zoning Administrator

Recommended Action: Staff recommends approval

BACKGROUND: The applicant wishes to subdivide his 9.24 acre parcel into 29 lots for single family homes. The project is located off of Guy Lane and Fitness Way south of Ryder's and the Sage Villas Townhomes and is consistent with the current R-1-5 and R-1-7.5 zoning. The proposed improvements will 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 1/28//21.

SUPPORT MATERIALS:

- Application
- Concept Plan/Vicinity map

Respectfully Submitted:

Mike Rodriguez, Building & Zoning Administrator

Content Review:

Dale Coulam, City Manager