# Ivins City Staff Report
# Planning Commission Meeting 3/30/21

**Agenda Item:** Final Plat Report for Mojave Flats Phase 1-A, located at approximately Guy Lane, Fitness Way and Mojave Way. AnA Enterprises, LLC-Owner. Lance Anderson-Applicant.

**Submitted by:** Cody Mitchell, Building & Zoning Administrator

**Recommended Action:** Staff recommends approval

**BACKGROUND:** The applicant wishes to subdivide his 4.318 acre parcel into 14 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. There are three zoning districts that encompass Mojave Flats; R-1-5, R-1-7.5 and R-1-10. The proposed lots attached to this application fall within the R-1-7.5 and R-1-10 areas of the approved preliminary plat. The final plat is consistent with the preliminary plan as represented. The preliminary plan was approved by Planning Commission and City Council in February, 2021.

**FINDINGS AND ANALYSIS:**

- Application is complete.
- The proposed lots and improvements appear to be in compliance with City Ordinances.
- TRC Reviewed 3/18/21.

**SUPPORT MATERIALS:**

- Application
- Final Plat/Vicinity map

Respectfully Submitted: Cody Mitchell, Building & Zoning Administrator

Content Review: Dale Coulam, City Manager