# Ivins City Staff Report
# Planning Commission Meeting 11/16/21

**Agenda Item:** Final Plat for Mojave Flats, Phase 1-B, located at approximately Palo Verde, Fox Tail and Guy Lane. Custom Contracting Corp—Owner. Lance Anderson-Applicant.

**Submitted by:** Mike Haycock, Building & Zoning Administrator

**Recommended Planning Commission Action:** Staff recommends approval.

**BACKGROUND:** Mojave Flats Phase 1-B Subdivision consists of 20 lots on a total acreage of 6.830. The property is zoned R-1-7.5 (Single Family Residential, minimum 7,500 sq ft). The proposed improvements and lots are in compliance with city ordinances. City Council approved the Preliminary Plan on February 18, 2021.

**FINDINGS AND ANALYSIS:**

- Application is complete.
- The proposed lots and improvements are in compliance with City Ordinances.
- TRC reviewed on 11/10/21.

**SUPPORT MATERIALS:**

- Application
- Final Plat/Vicinity map

Respectfully Submitted: _____
Mike Haycock, Building & Zoning Administrator

Content Review: _____
Dale Coulam, City Manager