Ivins City Staff Report
City Council Meeting 2/3/22

Agenda Item: Preliminary Plan Report for Serenity Estates Subdivision, located at approximately 600 South Main. Rasmussen Properties, LLC-Owner. Frank Allen-Applicant.

Submitted by: Mike Haycock, Building & Zoning Administrator

Recommended Planning Commission Action: Staff recommends approval.

BACKGROUND: Serenity Estates Subdivision consists of a total of 19 lots on acreage of 6.12. The property is zoned R-1-10 (Single Family Residential, minimum 10,000 sq ft.) The proposed improvements are in compliance with city ordinances. TRC Reviewed the Preliminary Plan on 1/4/22 and recommends approval. Planning Commission reviewed and recommended approval on 1/18/22.

FINDINGS AND ANALYSIS:

- Application is complete.
- The proposed lots and improvements are in compliance with City Ordinances.
- TRC reviewed on 1/4/22.
- Planning Commission reviewed and recommended approval on 1/18/22

SUPPORT MATERIALS:

- Application
- Preliminary Plan/Vicinity map

Respectfully Submitted:

Mike Haycock, Building & Zoning Administrator

Content Review:

Dale Coulam, City Manager

IVINS CITY
55 N. Main St. Ivins, UT 84738
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www.ivins.com

IVINS CITY DEC 21 2021 PAID

Rec'd By:	
Filing Fee:	$ 880.00
Receipt #:	
Date:	12/21/21
Code: 403	CK 0023

PRELIMINARY 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 + $20 per lot plus $880
Mailing Fee: $.75 per mailing label NA

Serenity Estates	Frank Allen	
Subdivision Name	Applicant/Agent	
I-SB-65	435-680-5811	
Tax ID	Phone	Fax
Rasmussen Properties, LLC	6.12 / 19	R-1-10
Property Owner	Acreage / Lots	Zone
1473 E 1710 S, St. George, UT 84790	600 South Main	
Address of Property Owner	Address of subject property	

APPLICANT AFFIDAVIT

I, Frank Allen, **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.**

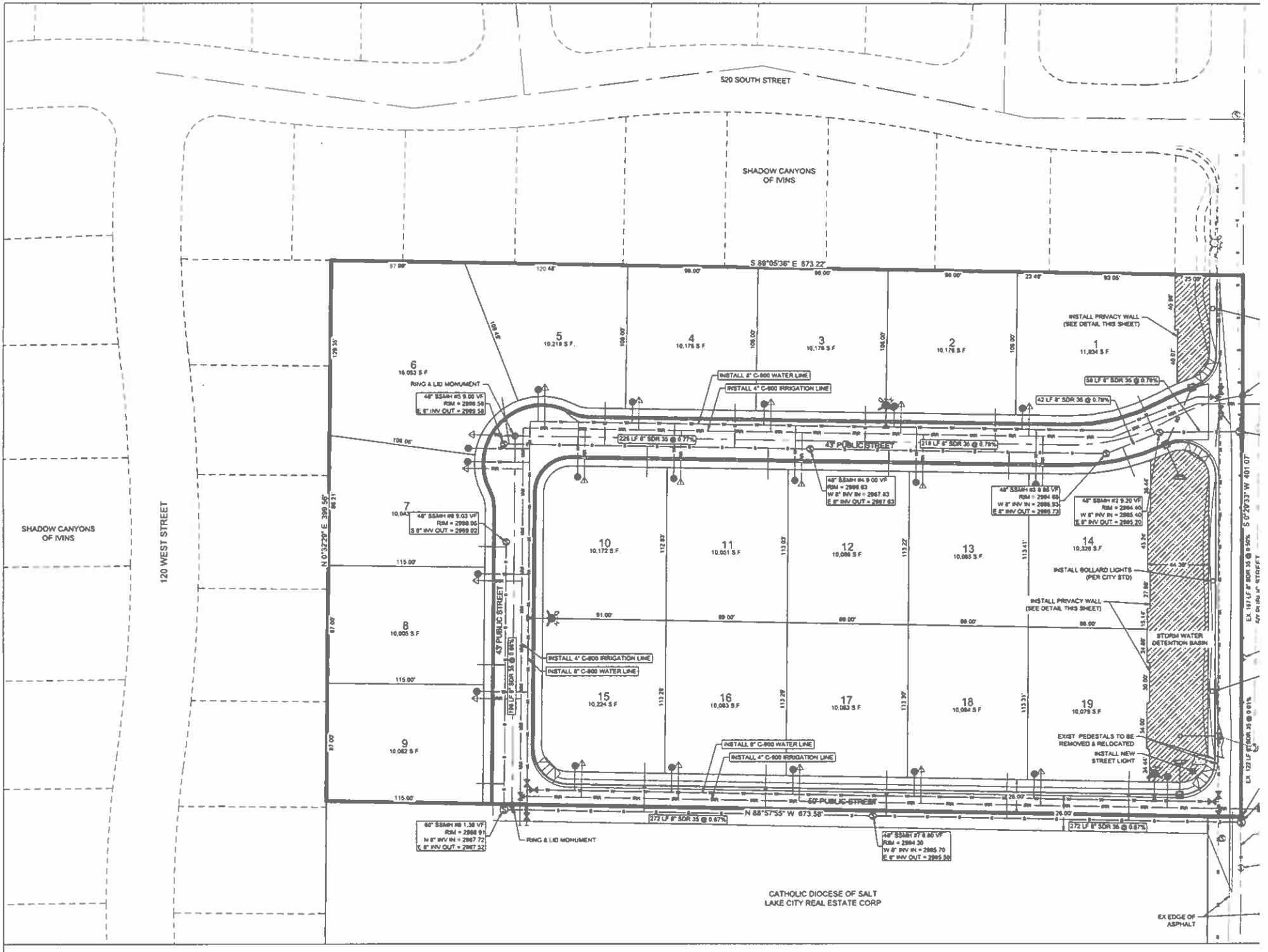
Frank Allen — 12-2-21
Signature of applicant — **Date**

Frank Allen — 12-2-21
Signature of property owner — **Date**

12/21/21
Date received:

M Mylan — 21 Dec 21
Signature of Building and Zoning Administrator — **Date**

Application complete:



VICINITY MAP

43' PUBLIC STREET

600 SOUTH (HALF-WIDTH)