Ivins City Staff Report
Planning Commission Meeting 3/15/22

Agenda Item: Final Plat Report for Sentierre Padre Canyon Phase 1-C Subdivision, located at approximately 800 Tuacahn Drive. Padre Canyon Resort, LC-Owner. David Case-Applicant.

Submitted by: Mike Haycock, Building & Zoning Administrator

Recommended Action: Staff Recommends approval.

As previously reported, Sentierre Padre Canyon Phase 1-C Subdivision consists of a total of 9 lots on 5.597 acres. The land use is Commercial resort. The property is zoned R-C (Resort Commercial), which is one of the zones allowed for Commercial Resort. The proposed density and use is consistent with the General Plan. The Final Plat was reviewed on 3/1/22 and staff recommends approval.

PURPOSE OF FINAL PLAT: A Final Plat is the final application in the subdivision process. Its purpose is to show Staff and the Planning Commission that the Final Plat application has been reviewed to make sure it conforms to the approved Preliminary Plan and to verify that it is ready for recording before preparing the final mylar for signature and recording.

FINDINGS AND ANALYSIS:

- The final plat application is complete.
- The subdivision complies with City ordinances by obtaining and satisfying all department staff corrections and utility requirements requested at Preliminary Plan.
- TRC reviewed the plan on 3/1/22 and recommends approval.
- The subdivision complies with the approved Preliminary Plan and is ready for mylar submittal for recording.
    1. A conditional use is in place
    2. Construction drawings have been approved.

SUPPORT MATERIALS:

- Application
- Land Use Map
- County Map
- Final Plat/Vicinity map

Respectfully Submitted: _____
Mike Haycock, Building & Zoning Administrator

Content Review: _____
Dale Coulam, City Manager