Ivins City Staff Report
Planning Commission Meeting June 14, 2022

Agenda Item: Black Desert Resort (Hotel Central) phase 1 final plat application located at Snow Canyon Parkway and Black Desert Drive. Enlaw, LLC—Owner. Patrick Manning—Applicant.

Submitted by: Mike Haycock, Building & Zoning Administrator

Recommended Action: Staff Recommends approval.

As previously reported, Black desert resort (Hotel Central) phase 1 is a resort with 324 lots/units on 17.07 acres, with restaurants, condominiums, hotel, spa, golf shop and parking garage as approved in the Conditional use permit. The land use is RMU (Resort) The zoning is RC (resort commercial) which is consistent with the land use.

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 June 7, 2022 and recommends approval.
- The subdivision complies with the approved Preliminary Plan and is ready for mylar submittal for recording.
- Easements for utilities were added.
- The metes and bounds for the project have all been connected to document ownership.

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