# Ivins City Staff Report
# Planning Commission Meeting 11/01/22

**Agenda Item:** Final Plat Report for Black Desert Village Phase 1-B Subdivision, located at approximately Weiskopf Way and Black Desert Drive. Enlaw, LLC-Owner/Applicant.

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

**Recommended Action:** Staff Recommends approval.

**DISCUSSION:** Black Desert Village Phase 1-B Subdivision consists of 44 condo lots on 6.64 acres. The land use is Resort Mixed Use. The property is zoned RC (Resort Commercial) which is the zones allowed for Resort Mixed Use. The proposed density and use is consistent with the Land Use Map.

**FINDINGS AND ANALYSIS:**

- The Final Plat application is complete.
- The subdivision complies with City ordinances by obtaining and satisfying any documentation requested by City engineer or other appropriate City Staff member regarding agreements with adjacent owners, agreements for the provisions of utilities and easements, encumbrances, traffic impacts, and compliance with Federal, State and local requirements.
- TRC reviewed the plan on 10/18/22 and recommends approval.

**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