Ivins City Staff Report
Planning Commission Meeting 8/15/23

Agenda Item: Final Plat Report for Mojave Flats Phase 1-B, located at approximately Foxtail between Guy Land and Mojave Way. Kayenta Development, Inc-Owner/Applicant.

Submitted by: Mike Haycock, Building & Zoning Administrator

Recommended Action: Staff Recommends approval.

DISCUSSION: Mojave Flats 1-B Subdivision consists of 3 lots on 3.286 acres. The property is zoned R-1-5 (Single Family Residential, minimum lot size 5,000 sq ft.), and R-1-7.5 (Single Family Residential, minimum lot size 7,500 sq ft), which are the zones allowed for High-Density and Medium Density Residential. 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 8/1/23 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