Ivins City Staff Report
Final Plat Review Authority Meeting 4/16/24

Agenda Item: Final Plat Report for Desert Cove, located at approximately 200 North Kwavasa Drive-Peakland Ventures/Ryan Money-Owner/Applicant.

Submitted by: Mike Haycock, Building & Zoning Administrator

Recommended Action: Staff Recommends approval.

DISCUSSION: Desert Cove Subdivision consists of 28 lots on 10.27 acres. The property is zoned RE-12-5 (Residential Estates, minimum lot size 12,500 sq ft.), which is the zone allowed for Medium-Density. 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 4/2/24 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