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**Ivins City Staff Report**  
**Planning Commission Meeting 05/17/16**

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**Agenda Item:** Preliminary Plan Report for Shadow Canyons of Ivins Phase 3, located at approximately 500 S Main Street. Applicant-Gary Nelson. Owner-Saddleback Land Development Inc.

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**Submitted by:** Kevin Rudd, Building & Zoning Administrator

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**Recommended Planning Commission Action:**

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**BACKGROUND:** The Shadow Canyons of Ivins Phase 3 Subdivision consists of 22 lots on a total acreage of 6.77 acres. The property is zoned R-1-10 (Single Family Residential, minimum 10,000 sq ft). This is a SEO subdivision. The original final plat for phase 3 was not recorded and has expired. This plan is consistent with the original plan and has been reviewed by the TRC.

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**FINDINGS AND ANALYSIS:**

- Application is complete.
- The proposed lots and improvements appear to be in compliance with the original SEO plan.
- TRC reviewed 5/12/16.

**SUPPORT MATERIALS:**

- Application
- Preliminary Plan/Vicinity map

Respectfully Submitted:

  
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Kevin Rudd, Building & Zoning Administrator

Content Review:

  
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Dale Coulam, City Manager