

---

**Ivins City Staff Report  
Planning Commission Meeting 07/19/16**

---

**Agenda Item:** Discuss and consider approval of Final Plat with Subdivision Enhancement Overlay (SEO) for Shadow Canyons of Ivins Phase 3. Located at approximately 500 S Main Street. Gary Nelson-Applicant. Saddleback Land Development Inc.-Owner

---

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

---

**Recommended Planning Commission Action:** Staff recommends approval.

---

**BACKGROUND:** The Shadow Canyon 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 TRC has reviewed the final plat and recommends approval

---

**FINDINGS AND ANALYSIS:**

- Application is complete.
- The final plat is in compliance with the approved preliminary plan
- TRC reviewed 5/12/16.

**SUPPORT MATERIALS:**

- Application
- Final Plat/Vicinity map

Respectfully Submitted:



Kevin Rudd, Building & Zoning Administrator

Content Review:



Dale Coulam, City Manager