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**Ivins City Staff Report**  
**Planning Commission 10/4/16**

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**Agenda Item:** Preliminary Plan Report for Crimson Canyon located at approximately 300 N. 350 E. Applicant-Development Solutions. Owner-Craig Flowers.

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

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

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**BACKGROUND:** The Crimson Canyon Subdivision consists of 13 lots on a total of 5 acres. The property is zoned R-12.5 (Single Family Residential, minimum 12,500 sq ft). The original preliminary plan expired in September. 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 plan.
- TRC reviewed 9/29/16.

**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