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

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**Agenda Item:** Concept Plan Report for Red Desert Phase 1 Subdivision located at approximately 400 East to 500 East and 350 North to 400 North Ivins Roush Enterprises, LLC-Owner/Applicant.

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

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**Recommended Planning Commission Action:** No action is required for concept plans

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**BACKGROUND:** The Red Desert Phase 1 Subdivision consists of 8 lots on a total acreage of 4.3. The property is zoned RE-15 (Single Family Residential, minimum 15,000 sq ft). This is a conventional subdivision with a "Lot Averaging Overlay". The proposed improvements and lots appear to be in compliance with city ordinances.

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**FINDINGS AND ANALYSIS:**

- Application is complete.
- The proposed lots and improvements appear to be in compliance with City Ordinances.
- TRC Reviewed 9/29/16

**SUPPORT MATERIALS:**

- Application
- Concept Plan/Vicinity map

Respectfully Submitted:

  
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Kevin Rudd, Building & Zoning Administrator

Content Review:

  
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Dale Coulam, City Manager