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**Ivins City Staff Report**  
**Planning Commission Meeting 3/1/22**

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**Agenda Item:** Final Plat Report for Indigo Trails 1-I Subdivision, located at approximately 510 South and Kwavasa Drive. AnA Enterprises, LLC-Owner/Applicant.

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**Submitted by:** Mike Haycock, Building & Zoning Administrator

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**Recommended Action:** Staff Recommends approval.

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**FINDINGS OF FACT:** Indigo Trails Phase 1-I Subdivision consists of a total of 3 lots on 1.097 acres. The land use is low density. The property is zoned RE-15 (Single Family Residential Estates, minimum 15,000 sq ft.), which is one of the zones allowed for low density so the proposed density is consistent with the General Plan.

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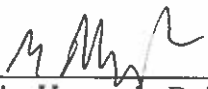
**FINDINGS AND ANALYSIS:**

- Application is complete.
- TRC reviewed the plan on 2/22/22 and recommends approval.

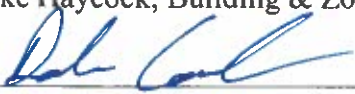
**SUPPORT MATERIALS:**

- Application
- Final Plat/Vicinity map

Respectfully Submitted:

  
Mike Haycock, Building & Zoning Administrator

Content Review:

  
Dale Coulam, City Manager