



IRIS DEVELOPMENT SERVICES
PLLC

Notice of Public Scoping Meeting
Re: The Villas Estates
Lake Havasu City, AZ
APN: 113-01-032

You are invited to participate at a public neighborhood meeting regarding an amendment to Phase II of the Foothills for the Villas Estates. A public scoping meeting, a part of the city's review process to present the proposed amendment and provide opportunity for public comment.

Background

The Havasu Foothills Estates is a 640-acre master-planned community located on the eastern edge of Lake Havasu City approved by City Council in October of 2003. Phase II was approved in September of 2006 with MU/RE/A-1//C-1/PD Commercial/Planned Development District.

Phase I (+/- 255 acres) is currently developed with all improvements done. All the lots have been sold to private individuals with homes already built on most of the sites.

Phase II received approval for a Planned Development Amendment in September 2016 that adjusted re-zoning and boundaries on portions of Phase II residential lots, commercial lots, city park, and school site. This phase is currently in various stages of development and building with several different developers.

Phase III has previously remained undeveloped but currently has several different tracts that are requesting planned area development applications.

Intent

The developer intends to amend the existing planned development to Phase II of the Foothills to make minor adjustments to lot sizes and setbacks in the Villas Estates tract and connect the public sewer, public water, and private roads in Phase II to the Villas Estates. The Villas Estates development consists of 22 single family home lots.

Proposed Planned Development

The Villas Estates is currently zoned as Residential Estates (R-E). The project is designed to tie into the existing look and feel of the adjacent tracts that are currently under construction and development. The neighborhood will consist of approximately 22 single-family homesites with a variety of lot sizes that will yield a slightly higher density than that of the current zoning. The current layout of the subdivision is on a cul-de-sac that will terrace down from the beginning of the street to the end of the cul-de-sac. The east side of the street will back up to State Lands. The first six homesites rear lot lines will back up to the Villas at Havasu Foothills Estates Tract 2381. The remaining lots on the west side of the street will extend out to be partially in the existing wash that will be built up to support the lots. The remainder of the wash that extends to the northwest to the next parcel will remain undeveloped and retain the native vegetation.

Exceptions/Variations

The following exceptions/variances requested as part of the proposed Phase II amendment under the current Residential Estate (R-E) zoning are as follows:

- The minimum lot size for these lots shall be reduced to a minimum of 12,000 square feet

Conclusion

The look and feel of the proposed development will complement the variety of what is the Havasu Foothills area has established for the city of Lake Havasu. With the difference in lots the Villas Estates offers to let the residence to create the look and feel of what Lake Havasu offers to those who call this home.

Meeting Location

When: March 25, 2024

Time: 10 am

Where: On site – East on Paseo De Las Montanas, North on Corte De Los Borregos

Any comments or concerns may be submitted sent to the applicant representative by email to irisdevelopmentservices@gmail.com or call 602-616-6898



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APN: 113-01-032

March 25, 2024

Meeting Minutes

A public scoping meeting was held on Monday March 25, 2024 at 10:00 am the beginning of the property at Paseo De Las Montanas. The meeting was held to present and provide public comment for a proposed Planned Urban Development of 22 single family home sites.

The only participant was Mac Hall and Lisa Pender who facilitated the meeting. The meeting was adjourned at 10:30 am when no other participants came to the meeting.

MEETING SIGN-IN SHEET

Project:	Villas Estate	Meeting Date:	3/25/2024
Facilitator:	Marion Hall	Place/Room:	Avendia De Las Property

Name

Lisa Pender Iris Development Services 928-302-9025

SITE_ADDRESS

8006 CORTE DEL DESIERTO
8014 CORTE DEL DESIERTO
8023 CORTE DEL DESIERTO
8022 CORTE DEL DESIERTO, LAKE HAVASU CITY

8012 CORTE DEL LAGO, LAKE HAVASU CITY
8009 CORTE DEL LAGO
8002 CORTE DEL DESIERTO
8005 CORTE DEL LAGO

8008 CORTE DEL LAGO

8019 CORTE DE LAS FLORES, LAKE HAVASU CITY
8017 CORTE DEL LAGO
8025 CORTE DEL LAGO

8013 CORTE DEL LAGO
8010 CORTE DEL DESIERTO
8018 CORTE DEL DESIERTO
8011 CORTE DEL DESIERTO, LAKE HAVASU CITY
8004 CORTE DEL LAGO, LAKE HAVASU CITY

8019 CORTE DEL DESIERTO, LAKE HAVASU CITY
8001 CORTE DEL LAGO
8026 CORTE DEL DESIERTO

8030 CORTE DEL DESIERTO
CORTE DEL LAGO
7991 Plaza Del Parque, LAKE HAVASU CITY