



# Lake Havasu City

Lake Havasu City  
Municipal Courthouse  
Council Chambers  
92 Acoma Boulevard  
Lake Havasu City, Arizona  
86403  
www.lhcaz.gov

## Legislation Details (With Text)

**File #:** ID 17-1158    **Version:** 1    **Name:**  
**Type:** Planning Item    **Status:** Agenda Ready  
**File created:** 4/10/2017    **In control:** Planning and Zoning Commission  
**On agenda:** 5/3/2017    **Final action:**  
**Title:** A Request for a Preliminary Subdivision Plat to Create a Condominium Subdivision of Eleven Airspace Units on Tract 2226, Block 12, Lot 15.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Preliminary Plat

Date	Ver.	Action By	Action	Result
5/3/2017	1	Planning and Zoning Commission	Approved	Pass

## STAFF REPORT

**TO:** Planning & Zoning Commission Members

**FROM:** Planning Division Staff

### REQUEST:

A Request for a Preliminary Subdivision Plat to Create a Condominium Subdivision of Eleven Airspace Units on Tract 2226, Block 12, Lot 15.

### GENERAL INFORMATION:

Application No.:	17-1158
Property Legal:	Tract 2226, Block 12, Lot 15
Lot Size:	.51 Acres
Applicant:	APL Surveying, Inc.
Owner:	Yvonne Woods
Staff Project Manager:	Stuart Schmeling
Current/Proposed Zoning:	R-3 (Residential Estates)
Existing/Proposed Use:	Residential Lots
Proposed Number of Lots/Units:	11 Units, One Common Parcel

### PROPERTY AND APPLICATION BACKGROUND:

In March of 2016, the subject property was rezoned to R-3 (Limited Multi-Family District). Design Review,

allowing eleven residential units, was approved in July. The owner pulled a grading permit and submitted for a building permit. Upon permit submittal, the owner decided to create the Villas Del Sol Condominiums in order to develop the site as condominiums. Each condominium unit is approximately 606 square feet. The balance of the property, designated as Parcel "A," is approximately 15,750 square feet and will remain common area for the project.

**SITE ANALYSIS:**

The .51 acre property is located at the intersection of Havasupai Boulevard and Kiowa Boulevard North. Design Review was approved and construction has begun.

**ATTACHMENTS:**

1. Preliminary Plat

**STAFF RECOMMENDATIONS:**

Staff recommends that land use action ID #17-1158 Preliminary Plat for eleven residential condominium units on Tract 2226, Block 12, Lot 15 be approved.

**SUGGESTED MOTION:**

I move to approve land use action ID #17-1158 approving the Preliminary Plat for eleven residential condominium units on Tract 2226, Block 12, Lot 15.