



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 17-1329 **Version:** 1 **Name:**
Type: Planning Item **Status:** Agenda Ready
File created: 8/9/2017 **In control:** Planning and Zoning Commission
On agenda: 9/6/2017 **Final action:**
Title: A Request for a Preliminary Subdivision Plat to Create Four Residential Airspace Condominium Units at Avenida Laredo and Jamaica Boulevard S.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Preliminary Plat

Date	Ver.	Action By	Action	Result
11/13/2017	1	Planning and Zoning Commission		
9/6/2017	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 Four Residential Airspace Condominium Units at Avenida Laredo and Jamaica Boulevard S.

GENERAL INFORMATION:

Application No.:	17-1329
Property Legal:	Tract 2271, Block 6, Lot 10
Lot Size:	.35 Acres
Applicant:	APL Surveying, Inc.
Owner:	Warren and Julie Birchett
Staff Project Manager:	Stuart Schmeling
Current/Proposed Zoning:	R-3 (Residential Estates)
Existing/Proposed Use:	Multi-Family Residential
Proposed Number of Lots/Units:	4 Units, Common Areas

PROPERTY AND APPLICATION BACKGROUND:

The subject property is zoned R-3 (Limited Multi-Family District). The owner plans to build four multi-family residential units on the property. They decided to create the Avenida Laredo Condominiums in order to develop the site as condominiums. Each condominium unit is approximately 1,862 square feet including patio and garage. The balance of the property, designated as common Parcels A through E, are approximately 7,883 square feet and will remain common area for the project.

SITE ANALYSIS:

The .35 acre property is located at the intersection of Avenida Laredo and Jamaica Boulevard S.

ATTACHMENTS:

Preliminary Plat

STAFF RECOMMENDATIONS:

Staff recommends that land use action ID #17-1329 Preliminary Plat for four residential condominium units, on Tract 2271, Block 6, Lot 10 be approved.

SUGGESTED MOTION:

I move to approve land use action ID #17-1329 Preliminary Plat for four residential condominium units, on Tract 2271, Block 6, Lot 10.