



# Lake Havasu City

Lake Havasu City  
Municipal Courthouse  
Council Chambers  
92 Acoma Boulevard  
Lake Havasu City, Arizona  
86403  
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## Legislation Details (With Text)

**File #:** ID 17-1340    **Version:** 1    **Name:**

**Type:** Action Item    **Status:** Agenda Ready

**File created:** 8/16/2017    **In control:** City Council

**On agenda:** 9/12/2017    **Final action:**

**Title:** Approval of a Final Subdivision Plat for River Ranch Villas, a Re-plat of Tract 2376-A, Reducing the Number of Developable Lots From 32 to 23, Including Common Parcels for Swimming Pool and Guest Parking

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. River Ranch Villas Final Plat

Date	Ver.	Action By	Action	Result
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## COUNCIL COMMUNICATION

**TO:** Honorable Mayor and Council

**FROM:** Stuart Schmeling, Zoning Administrator

**SUBJECT:**

Approval of a Final Subdivision Plat for River Ranch Villas, a Re-plat of Tract 2376-A, Reducing the Number of Developable Lots From 32 to 23, Including Common Parcels for Swimming Pool and Guest Parking

**FUNDING SOURCE:**

N/A

**PURPOSE:**

To approve a Final Subdivision Plat for River Ranch Villas, being a re-plat of Tract 2376-A, reducing the number of developable lots from 32 to 23 and including common parcels for swimming pool and guest parking.

**BACKGROUND:**

River Ranch Villas is a multi-family development originally proposed in August of 2005 by a different ownership group. The development, a completely walled subdivision, included private streets with one access from Kearsage Drive and one from Outpost Drive. The lots were too small to accommodate two-story townhomes with one side setback of zero feet and the other at five feet. The new owner proposes a reduction in the number of lots allowing wider single-story homes with three feet side yard setbacks. The Final Plat is provided as an attachment.

**COMMUNITY IMPACT:**

N/A

**FISCAL IMPACT:**

N/A

**ATTACHMENTS:**

River Ranch Villas Final Plat

**SUGGESTED MOTION:**

I move to approve the Final Plat for River Ranch Villas, a re-plat of Tract 2376-A, reducing the number of developable lots from 32 to 23 and including common parcels for swimming pool and guest parking.