



# 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 18-1474    **Version:** 1    **Name:**

**Type:** Planning Item    **Status:** Passed

**File created:** 12/14/2017    **In control:** Planning and Zoning Commission

**On agenda:** 1/3/2018    **Final action:** 1/3/2018

**Title:** A Request for a Preliminary Subdivision Plat to Create Four Residential Airspace Condominium Units at 2286 Agave Drive Condominiums

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Preliminary Plat

Date	Ver.	Action By	Action	Result
1/3/2018	1	Planning and Zoning Commission	Approved	Pass
1/3/2018	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 2286 Agave Drive Condominiums

**GENERAL INFORMATION:**

Application No.:	18-1474
Property Legal:	Tract 2293, Block 3, Lot 4
Lot Size:	.41 Acres
Applicant:	APL Surveying, Inc.
Owner:	James and Ronda Raemisch
Staff Project Manager:	Stuart Schmeling
Current/Proposed Zoning:	R-3 (Limited Multi-Family Residential )
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 developed four multi-family residential units on the property and decided to create the 2286 Agave Drive Condominiums in order to change from rental units to individual ownership. Each condominium unit is approximately 972 square feet, including patio. Each garage is 713 square feet. The balance of the property, designated as common Parcel A, is approximately 9,220 square feet and will remain common area for the project.

**SITE ANALYSIS:**

The .41-acre property is located at 2286 Agave Drive, just off McCulloch Blvd., west of City Hall. Two adjacent properties have been developed into a four-unit multi-family development by the same owner. The lot includes common area for landscaping and parking. Wastewater staff indicated that each building (duplex) has one sewer lateral. The owner may wish to provide additional laterals to separate sewer service for each future owner.

**ATTACHMENTS:**

Preliminary Plat

**STAFF RECOMMENDATIONS:**

Staff recommends that land use action ID #18-1474 Preliminary Plat for four residential condominium units on Tract 2293, Block 3, Lot 4 be approved.

**SUGGESTED MOTION:**

I move to approve land use action ID #18-1474 Preliminary Plat for four residential condominium units on Tract 2293, Block 3, Lot 4.