



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 18-1754 **Version:** 1 **Name:**
Type: Planning Item **Status:** Agenda Ready
File created: 8/16/2018 **In control:** Planning and Zoning Commission
On agenda: 9/5/2018 **Final action:**
Title: A Request for a Preliminary Subdivision Plat, Havasu Villas Condominiums, Creating 10 Residential Condominium Units
Sponsors:
Indexes:
Code sections:
Attachments: 1. Preliminary Plat

Date	Ver.	Action By	Action	Result
9/5/2018	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, Havasu Villas Condominiums, Creating 10 Residential Condominium Units

GENERAL INFORMATION:

Application No.:	18-1754
Property Legal:	Tract 2305, Block 2, Lots 8 and 9
Lot Size:	1.14 Acres
Applicant:	APL Surveying
Owner:	Robert Mannschreck
Staff Project Manager:	Stuart Schmeling
Current/Proposed Zoning:	RM (Residential Multi-Family)
Existing/Proposed Use:	Multi-Family
Proposed Number of Lots/Units:	10 Residential Condos

PROPERTY AND APPLICATION BACKGROUND:

The property is zoned RM (Residential Multi-Family). The original condo development approved in 1984,

included Lots 8-11 with a total of 40 units. Phase I, Lots 8 and 9, were partially developed including nine units and associated parking. The balance of the condominium project was never completed and the plat was abandoned.

In 2017, the new owner constructed a single family home and four garages to the property. This request for a new condominium plat includes the original nine units, the newly constructed home, four RV garages, and common area to be shared by the association.

SITE ANALYSIS:

The 1.14-acre property is located along the west side of Lake Havasu Avenue. Adjacent properties have the same zoning and have been developed in a similar manner. Lots 8 and 9 have been married and the multi-family development is now complete.

Zoning: The property is developed per the RM zoning standards and the condominium plat provides an opportunity for the owner to sell the individual units.

Building Division: The newly constructed RV garages were constructed as accessory to the single-family residential unit. Therefore, if they are to be designated as units on the condominium plat allowing for outside ownership, they must be modified to meet design standards within the International Building Code.

ATTACHMENTS:

Preliminary Plat

STAFF RECOMMENDATIONS:

Staff recommends approval of land use action ID #18-1754 a Preliminary Plat for Havasu Villas Condominiums with the following condition:

1. Garages currently labeled C-101, 102, 103 and 104 be relabeled as C-100 to assure the ownership stays with Unit C-100.

SUGGESTED MOTION:

I move to approve land use action ID #18-1754 approving a Preliminary Plat for Havasu Villas Condominiums with the following condition:

1. Garages currently labeled C-101, 102, 103 and 104 be relabeled as C-100 to assure the ownership stays with Unit C-100.