



Lake Havasu City

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

Legislation Text

File #: ID 17-1037, Version: 1

STAFF REPORT

TO: Planning & Zoning Commission Members

FROM: Planning Division Staff

REQUEST:

A Request for a Preliminary Subdivision Plat for a Condominium Subdivision of Airspace at Tract 2182, Block 9, Lot 2, 1120 Catalina Drive

GENERAL INFORMATION:

Application No.:	17-1037
Property Legal:	Tract 2182, Block 9, Lot 2
Lot Size:	13,753 square feet
Applicant:	APL Surveying
Owner:	Barrett Building Development AZ
Staff Project Manager:	Stuart Schmeling
Current/Proposed Zoning:	R-3, Limited Multi-Family
Existing/Proposed Use:	Residential condominiums
Proposed Number of Lots/Units:	3 Units

PROPERTY AND APPLICATION BACKGROUND:

In 2016, the owners submitted building plans including three residential units. The plans were approved and construction is anticipated soon. Once the plans were approved, the applicant/owner submitted a Condominium Subdivision Plat identifying the airspace for each of the units creating a Condominium Association for review and approval. The Preliminary Plat reflecting the three units is provided as Attachment #1.

SITE ANALYSIS:

The property is 110 feet by 125 feet and is located at the intersection of Cloverlawn Drive and Catalina Drive. The property is zoned R-3 (Limited Multi-Family), which allows for the proposed multi-family development.

ATTACHMENTS:

1. Preliminary Plat

STAFF RECOMMENDATIONS:

Staff recommends that land use action ID #17-1037 Preliminary Plat for three residential condominium units be approved.

SUGGESTED MOTION:

I move to approve land use action ID #17-1037 approving the Preliminary Subdivision Plat for a Condominium Subdivision of Airspace for three condominium residential units at 1120 Catalina Drive.