



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 18-1625, Version: 1

COUNCIL COMMUNICATION

TO: Honorable Mayor and Council

FROM: Stuart Schmeling, Zoning Administrator

SUBJECT:

Approval of a Final Subdivision Plat for Tract 2399, a 35-Acre Portion of Havasu Riviera Marina View Village to Include 78 Residential Lots, 2 Mixed Use Parcels, Public Right-of-Way, and Private Streets (*Stuart Schmeling*)

FUNDING SOURCE:

N/A

PURPOSE:

To approve a Final Subdivision Plat for Tract 2399, a 35-acre portion of the Havasu Riviera, Marina View Village.

BACKGROUND:

The City adopted the Havasu Riviera Specific Plan for a 250-acre parcel in 2008. On April 10 of this year Council approved the rezoning of this 35-acre portion of the Havasu Riviera. The zoning approval was based on a preliminary plat approved by the Planning and Zoning Commission on March 7. There have been no significant changes from the Preliminary Plat adopted by the Commission for this property.

Engineering staff has expressed the following concerns:

1. Dedication of Public Utility Easements (PUE) shall be added to the Final Plat to allow for future access and maintenance of Water & Sewer infrastructure within the private streets.
2. Water and Sewer Design reports must be reviewed and approved prior to recordation.
3. A Drainage Master Plan, demonstrating that retention/detention and disposal requirements are met, must be reviewed and approved prior to recordation.
4. Confirmation that all proposed street rights-of-way match up appropriately with the public roadway currently under construction.

The Final Plat is provided as an attachment.

COMMUNITY IMPACT:

N/A

FISCAL IMPACT:

N/A

ATTACHMENTS:

Marina View Village Final Plat

SUGGESTED MOTION:

I move to approve the Final Subdivision Plat for Tract 2399, Marina View Village to include 78 Residential Lots, two mixed use parcels, public right-of-way, and private streets with the following conditions:

1. Dedication of Public Utility Easements (PUE) shall be added to the Final Plat to allow for future access and maintenance of Water & Sewer infrastructure within the private streets.
2. Water and Sewer Design reports must be reviewed and approved prior to recordation.
3. A Drainage Master Plan, demonstrating that retention/detention and disposal requirements are met, must be reviewed and approved prior to recordation.
4. Confirmation that all proposed street rights-of-way match up appropriately with the public roadway currently under construction.