

## DUE DILIGENCE INFO SHEET

Property Address: 4156 Peruvian Drive, Lake Havasu City, AZ

Legal Description: Lake Havasu City, Lot 28 86406

Lot Size and Measurements: 0.25 Acre/10,840 SF/135'x75'

Property Parcel Number/APN: 111-11-202 County Mohave

County Assessor's Office Phone Number: 928-753-0703 (8/9/21)

Planning/Zoning/Dev Services Phone Number/Email: 928-854-0722-Luke

What is the zoning code? R1 What is the elevation? 1218'

How many dwelling units are allowed on the property? 1

What type of structures are allowed to be built? Site built

Are manufactured homes allowed? (6/15/76 or newer) No

Are mobile homes allowed? (6/15/76 or older) No

Are RV's allowed? No

Is camping allowed in an RV or tent? No

What are the setbacks and building height requirements? 25' to garage, 20' to house, 20' rear, 5' sides

Are there any city or county impact fees? No

Is it in a flood plain? No - FEMA Zone X

Does it have public water or sewer service? Yes

Does it have public electric or gas service? Yes

Are there HOA rules or CC&R's? No

How much are the property taxes per year? \$596

Are any back taxes owed? No

County Treasurer's Phone Number: 928-753-0737