

**NARRATIVE
AND
PROJECT DESCRIPTION
Planned Development
LAKE HAVASU CITY, ARIZONA**

INTRODUCTION

The purpose of this narrative is to provide a detailed overview of the Planned Development specifically for the purpose of application and review by the various permitting agencies. The narrative will augment the application process with the following inclusions:

	Page
Project Need and Description	1-2
Adjacent Property Owners	2
Best Management Practices	2
Exhibit "A"	3
Exhibit "B"	4

PROJECT NEED AND DESCRIPTION

The project site is located at 6701 Highway 95 in Lake Havasu City, Mohave County, and the State of Arizona. Exhibit "A" of this letter includes an aerial image of the subject property. The subject property is currently vacant. The adjacent properties to the west of the subject property are vacant parcels 120-01-010 and 120-01-018. The lot to the north is a vacant northern section of parcel 120-01-018. East adjacent to the subject parcel is Highway 95 and the airport development at 5600 Highway 95. South adjacent is N London Bridge, vacant parcel 120-55-010, and Fly-Hi Storage at 6550 Showplace Avenue. The adjacent properties to the North, West and East of the subject property are zoned A-P Agriculture/Preservation. The adjacent properties to the South are zoned C-2/PD General Commercial with Planned Development Overlay

The applicant is proposing a planned development for the commercial node that will allow 1 convenience store gas station, 1 hotel building, 5 restaurant pads, and parking areas as required for each use, as well as an optional walking path. Exhibit "B" of this letter includes a Conceptual Development Plan of the property. The currently approved ordinance for the Centre, Ordinance #02-687, shows 6701 Highway 95 as Commercial Node "C" that is currently zoned C-2/PD and accommodates the proposed uses. **The hotel will be a 3-story building and requires a modification to the current height limit from 25'-0" up to 42'-0". No other exceptions from the existing ordinance are requested as part of this planned development submittal.** This planned development submittal is intended for review as required prior to development of the commercial node.

ADJACENT PROPERTY OWNERS

Below is described the location, business type, assessor parcel number and property owner of adjacent properties and uses that surround the properties.

North

Commercial Lot
APN: 120-01-018
State of Arizona

West

Commercial Lot
APN: 120-01-018
State of Arizona

Commercial Lot
APN: 120-01-010
United State of America

South

Commercial Lot
APN: 120-55-010
Michael and Amy Stewart
6565 Showplace Ave
Lake Havasu City, AZ 86404

Commercial Lot
APN: Multiple parcels
Fly-Hi Storage
6550 Showplace Ave
Lake Havasu City, AZ 86404

East

Commercial Lot
APN: 120-01-033
Lake Havasu City
5600 Highway 95 N
Lake Havasu City, AZ 86404

BEST MANAGEMENT PRACTICES (BMP's)

- BMP's will be applied during construction documents in the "Spill prevention & good housekeeping notes, material, handling, & solid waste management" as noted on the plans.

Exhibit "A"

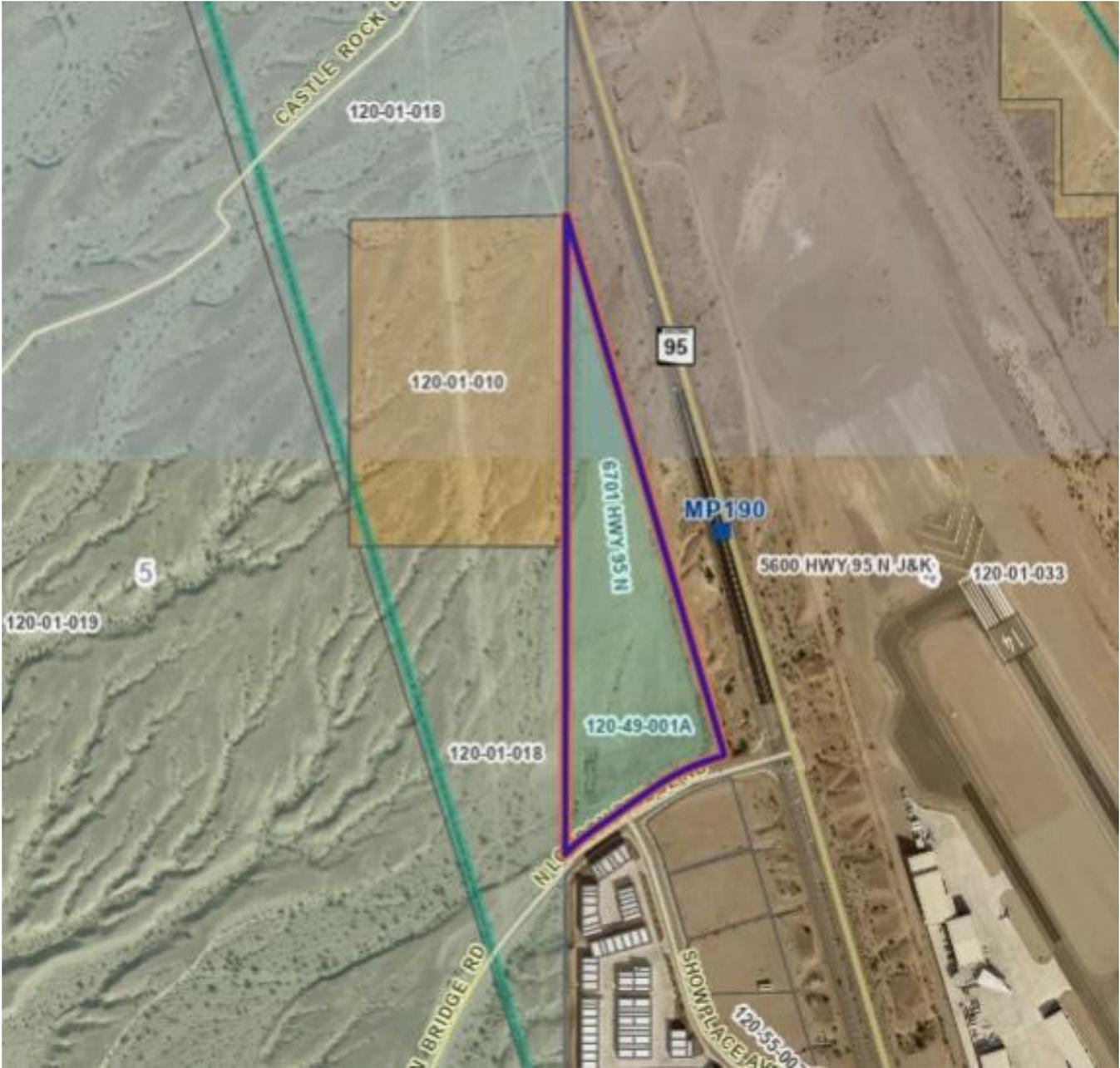


Exhibit "B"

