

PLANNING AND ZONING COMMISSION

RESOLUTION NO. 26-05

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF LAKE HAVASU CITY, ARIZONA, APPROVING A MAJOR CONDITIONAL USE PERMIT FOR 201 SWANSON AVENUE, TRACT 2337A, BLOCK 3, LOT 10, PERMITTING A FOOD COURT WITH FOUR MOBILE FOOD UNITS, A PERMANENT BUILDING, AND A SHADE STRUCTURE IN THE LIMITED COMMERCIAL (C-1) DISTRICT FOR A PERIOD OF ONE YEAR

RECITALS, a request was made to approve a Major Conditional Use Permit for 201 Swanson Avenue, Tract 2337A, Block 3, Lot 10, permitting the use of the property as a food court with four mobile food vendors, a permanent building, and a shade structure in the Limited Commercial (C-1) District for a period of one year and that said request meets the required findings for a Major Conditional Use Permit as set forth in Section 14.05.04.G.4 of the Lake Havasu City Development Code. A public hearing was duly noticed for the Planning and Zoning Commission meeting of July 15, 2026, in accordance with Lake Havasu Development Code Section 14.05.03.H.

IT IS RESOLVED that based on the evidence and testimony presented, the Lake Havasu City Planning and Zoning Commission hereby approves a Major Conditional Use Permit for 201 Swanson Avenue, Tract 2337A, Block 3, Lot 10, permitting the use of the property as a food court with four mobile food units, a permanent building, and a shade structure in the Limited Commercial (C-1) District, with the following conditions for code compliance:

1. No outdoor entertainment is permitted in the Limited Commercial (C-1) District.
2. The property is limited to four mobile food units located as shown on the original site plan. No vehicles related to the food court operation shall be set up at any time on the property in excess of the approved four and are required to be located behind the screening wall per the approved site plan.
3. The applicant is responsible for ensuring the mobile food vendors that are invited to participate on the property have their individual Mobile Food Vendor Licenses from the City, in compliance with City Code Chapter 5.24, regarding Mobile Food Vendors.
4. At least a 10-foot separation is required between all structures and mobile food units.
5. All cooking shall be performed within the mobile food units permitted to be on the property.
6. A minimum of one thirty-gallon trash receptacle shall be provided within fifteen feet of each individual mobile food unit.
7. The development shall comply with the noise regulations described in Lake Havasu City Chapter 9.30 at all times.

8. As required by City Code Section 5.24.070.F.4.a.i, the Conditional Use Permit shall be reevaluated by the Planning Commission one year after issuance of this continuation approval to gauge the impact of the use on the neighborhood and determine if any of the conditions need modification to assure minimum impact to the neighborhood.

PASSED AND ADOPTED by the Planning and Zoning Commission of Lake Havasu City, Arizona, on July 15, 2026.

Jim Harris
Planning and Zoning Commission Chairperson