

PLANNING AND ZONING COMMISSION
RESOLUTION NO. 26-03

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF LAKE HAVASU CITY, ARIZONA, APPROVING A CONDITIONAL USE PERMIT FOR THE OPERATION OF THREE MOBILE FOOD UNITS FOR A PERIOD OF ONE YEAR AT 2138 AND 2142 McCULLOCH BOULEVARD NORTH IN THE MIXED USE-UPTOWN McCULLOCH MAIN STREET (MU-UMS) DISTRICT

RECITALS, a request was made to approve a Major Conditional Use Permit for 2138 and 2142 McCulloch Boulevard N., Tract 1056, Block 1, Lots 1-3, to allow three mobile food units in the Mixed Use-Uptown McCulloch Main Street (MU-UMS) District, in accordance with City Code Chapter 5.24. The Lake Havasu City Planning and Zoning Commission determined 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 June 3, 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 2138 and 2142 McCulloch Boulevard N., Tract 1056, Block 1, Lots 1-3, granting approval to Alex and Regan Ross to permit three mobile food units to operate in a portion of the designated parking in common area at 2138 and 2142 McCulloch Boulevard N. in the MU-UMS District with the following conditions for code compliance:

1. This Conditional Use Permit shall expire on June 3, 2027, requiring a renewal application to be filed to continue operating beyond this date. The mobile food unit operation shall then be reevaluated by the Planning Commission to gauge the impact of the use on the surrounding area and determine if any of the conditions need modifications to assure minimum impact to the surrounding area.
2. The property is limited to three mobile food units located as shown on the Site Plan attached as Exhibit A.
3. There shall be maintained an average of 9 parking spaces within the parking in common area across the two subject properties during the period of validity of this Permit.
4. All 3 mobile food units are required to be located 10 feet from any adjacent structure and 10 feet from any other mobile food unit.
5. The mobile food vendors shall individually meet all City, County, and State requirements, including Business Licensing, Fire, and Health Department regulations contained in City Code Chapter 5.24, regarding Mobile Food Vendors. These licensing requirements shall be completed prior to placement of the mobile food unit on the subject properties listed in this Resolution.

6. All operational requirements contained in City Code Chapter 5.24 shall be complied with at all times.
7. A minimum of one thirty-gallon trash receptacle shall be provided within fifteen feet of each individual mobile food unit.
8. All additional lighting required for the operation of the 3 mobile food units shall be designed and shielded in compliance with Lake Havasu City Code Section 14.04.05.
9. The use shall comply with the noise regulations described in Lake Havasu City Chapter 9.30.

PASSED AND ADOPTED by the Planning and Zoning Commission of Lake Havasu City, Arizona, on June 3, 2026.

Jim Harris
Planning and Zoning Commission Chairperson

EXHIBIT A

McCulloch Blvd N

