

ORDINANCE NO. 25-1365

**AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF LAKE HAVASU CITY,
MOHAVE COUNTY, ARIZONA, APPROVING A PLANNED DEVELOPMENT
REZONE AND AMENDED GENERAL DEVELOPMENT PLAN FOR 700 DELTA
DRIVE, TRACT 2222, BLOCK 5, LOTS 1 THROUGH 9, FROM MULTI-
FAMILY/PLANNED DEVELOPMENT DISTRICT (R-M/PD) TO MULTI-
FAMILY/PLANNED DEVELOPMENT DISTRICT (R-M/PD), TO PERMIT A
MAXIMUM DENSITY INCREASE FROM 20 DWELLING UNITS PER ACRE TO 22
DWELLING UNITS PER ACRE**

IT IS ORDAINED, by the Mayor and City Council of Lake Havasu City, Arizona, as follows:

Section 1: That 700 Delta Drive, Tract 2222, Block 5, Lots 1 through 9, lying within the corporate limits of Lake Havasu City, Arizona, is rezoned from Multi-Family/Planned Development District (R-M/PD) to Multi-Family/Planned Development District (R-M/PD), to permit a maximum density increase from 20 dwelling units per acre to 22 dwelling units per acre, and the district boundary is revised accordingly, with the following conditions:

1. The development shall substantially match the General Development Plan contained in Exhibit A.
2. Address all outstanding comments from outside agencies, utility providers, and City internal reviewers.
3. Building Permits and Design Review for compliance with City Codes, including the Lake Havasu City Public Works Department comments, will be required prior to development of the property.

Section 2: The General Development Plan, attached as Exhibit A, is approved as a guide for the future development of the property pursuant to City Code § 14.02.06(D).

Section 3: All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are repealed.

Section 4: The City Council has considered the probable impact of this ordinance on the cost to construct housing for sale or rent.

Section 5: If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions.

PASSED AND ADOPTED by the City Council of Lake Havasu City, Arizona, on July 22, 2025.

APPROVED:

Cal Sheehy, Mayor

ATTEST:

Kelly Williams, City Clerk

APPROVED AS TO FORM:

REVIEWED BY:

Kelly Garry, City Attorney

Jess Knudson, City Manager