

PLANNING AND ZONING COMMISSION

RESOLUTION NO. 23-05

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF LAKE HAVASU CITY, ARIZONA, APPROVING A REQUEST FOR A MAJOR CONDITIONAL USE PERMIT FOR 2894 JAMAICA BOULEVARD AND 2895 CHEMEHUEVI BOULEVARD, TRACT 2271, BLOCK 13, PARCELS 2 AND 3, TO ALLOW SEVEN MOBILE FOOD VENDORS, A PERMANENT BUILDING, AND AN OUTDOOR SEATING AREA WITH SHADE STRUCTURE IN THE LIMITED COMMERCIAL (C-1) DISTRICT

RECITALS, a request was made to approve a Major Conditional Use Permit for 2894 Jamaica Boulevard and 2895 Chemehuevi Boulevard, Tract 2271, Block 13, Parcels 2 and 3, to allow seven mobile food vendors, a permanent building, and an outdoor seating area with shade structure in the Limited Commercial (C-1) District. The Lake Havasu City Planning and Zoning Commission determined that said request meets the required findings as set forth in Section 14.05.0.G.4 of the Lake Havasu City Development Code. A public hearing was duly noticed for the Planning and Zoning Commission meeting of October 18, 2023, in accordance with Lake Havasu Development Code Section 14.05.03H. A public hearing was conducted by the Planning Commission on October 18, 2023, to consider the facts presented in the Staff report and to accept public testimony.

IT IS RESOLVED that based on the evidence and testimony presented before the Lake Havasu City Planning and Zoning Commission, it does hereby approve a Major Conditional Use Permit for 2894 Jamaica Boulevard and 2895 Chemehuevi Boulevard, Tract 2271, Block 13, Parcels 2 and 3, to allow seven mobile food vendors, a permanent building, and an outdoor seating area with shade structure in the Limited Commercial (C-1) District with the following conditions:

1. The final plans submitted for Design Review shall substantially match the concept Site Plan submitted with this application. The driveway constructed with this site shall connect with the existing cross access driveways into the adjacent Texaco station, requiring relocation of the proposed Dumpster location.
2. No outdoor entertainment is permitted in the C-1, Limited Commercial District.
3. No mobile food units shall be placed on the property until a Certificate of Occupancy is issued for the bar/restroom building.
4. The property is limited to seven mobile food units located as shown on the Site Plan.
5. Provide Public Works requested traffic analysis of site with Design Review documents.

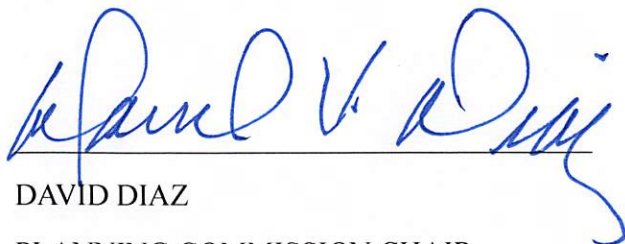
6. The mobile food vendors shall individually meet all appropriate City, County, and State requirements, including Business Licensing, Fire, and Health Department regulations contained in City Code Chapter 5.24, regarding Mobile Food Vendors.
7. A minimum of one thirty-gallon trash receptacle shall be provided within fifteen feet of each individual mobile food unit.
8. All lighting shall be designed and shielded in compliance with Lake Havasu City Code Section 14.04.05, with detailed lighting specifications provided with the Design Review submittal.
9. The development shall comply with the noise regulations described in Lake Havasu City Chapter 9.30.
10. The Conditional Use Permit shall be reevaluated by the Planning Commission one year after issuance of a Certificate of Occupancy for the bar/restroom building 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.
11. Combine parcels 2 and 3 into one parcel prior to issuance of a Certificate of Occupancy for the principal structure.

PASSED AND ADOPTED by the Planning Commission of Lake Havasu City, Arizona, on October 18, 2023, as follows:

AYES: Dzuro, Harris, Lehr, Medley

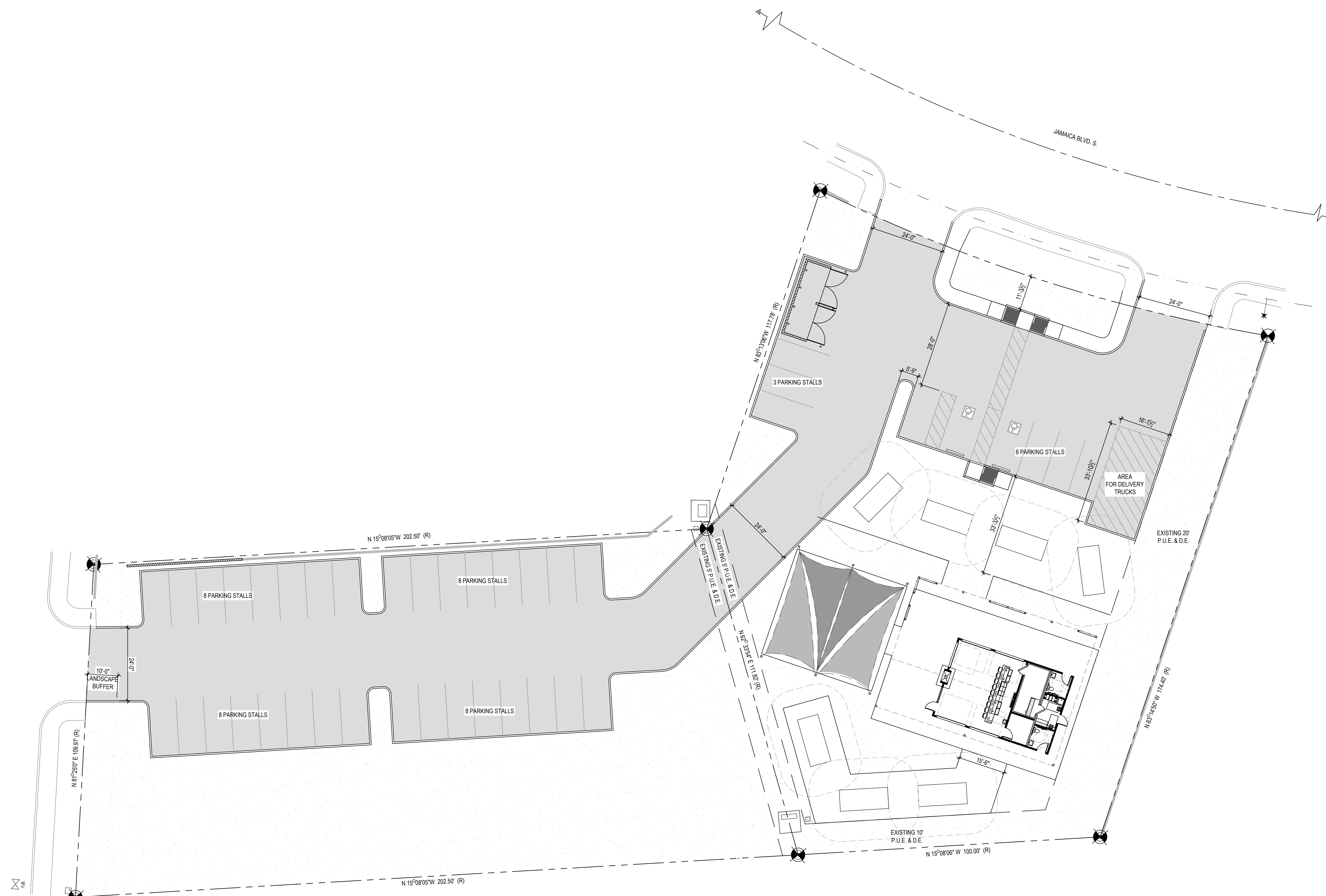
NOES: Ballard, Diaz, Wilson

ABSTAIN: None



DAVID DIAZ

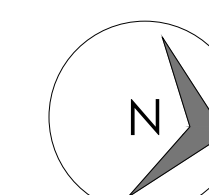
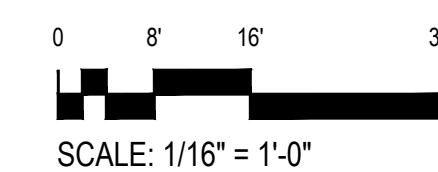
PLANNING COMMISSION CHAIR



SITE PLAN

PENA FOOD TRUCK DEVELOPMENT
LAKE HAVASU CITY | ARIZONA

09.20.2023
23060



PRELIMINARY - NOT FOR CONSTRUCTION

PARCEL PLAT

BEING A DIVISION OF A PORTION OF LOT 1, BLOCK 13,
TRACT 2271 LAKE HAVASU CITY, PER THE DEED, RECORDED AS
DOCUMENT NO. 9610028, RECORDED IN BOOK 2692 PAGE 16,
IN THE OFFICE OF THE COUNTY RECORDER, AND ALSO BEING
A PORTION OF SECTION 31 T. 14 N., R. 20 W., G. & S. R. B. M.,
COUNTY OF MOHAVE, STATE OF ARIZONA

DECEMBER, 1998

OWNER'S CERTIFICATE:

I, DWIGHT KRAMER, GENERAL MANAGER OF SOUTHSIDE DEVELOPMENT GROUP, LLC, HEREBY CERTIFY THAT SOUTHSIDE DEVELOPMENT GROUP IS THE CURRENT OWNER OF A PORTION OF LOT 1, BLOCK 13, TRACT 2271, LAKE HAVASU CITY, ARIZONA. THAT ON BEHALF OF SAID GROUP, I HAVE REVIEWED THE PARCEL PLAT CONTAINED HEREON AND BY SIGNING MY NAME BELOW, AS GENERAL MANAGER OF SAID GROUP, INDICATE THAT SAID GROUP APPROVES THE LOT CONFIGURATION SHOWN AND AUTHORIZES THE RECORDING OF SUCH.

SOUTHSIDE DEVELOPMENT GROUP, LLC, A LIMITED LIABILITY COMPANY

BY Dwight Kramer
DWIGHT KRAMER, GENERAL MANAGER

12/22/98
DATE

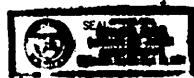
NOTARY ACKNOWLEDGMENT

STATE OF Arizona } S.S.
COUNTY OF Maricopa

ON THIS 22nd DAY OF Dec, 1998 BEFORE ME, PERSONALLY APPEARED, DWIGHT KRAMER, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS GENERAL MANAGER, ON BEHALF OF THE LIMITED LIABILITY COMPANY THEREIN NAMED AND ACKNOWLEDGED TO ME THAT THE LIMITED LIABILITY COMPANY EXECUTED THE SAME.

NOTARY PUBLIC

9-30-2001
MY COMMISSION EXPIRES



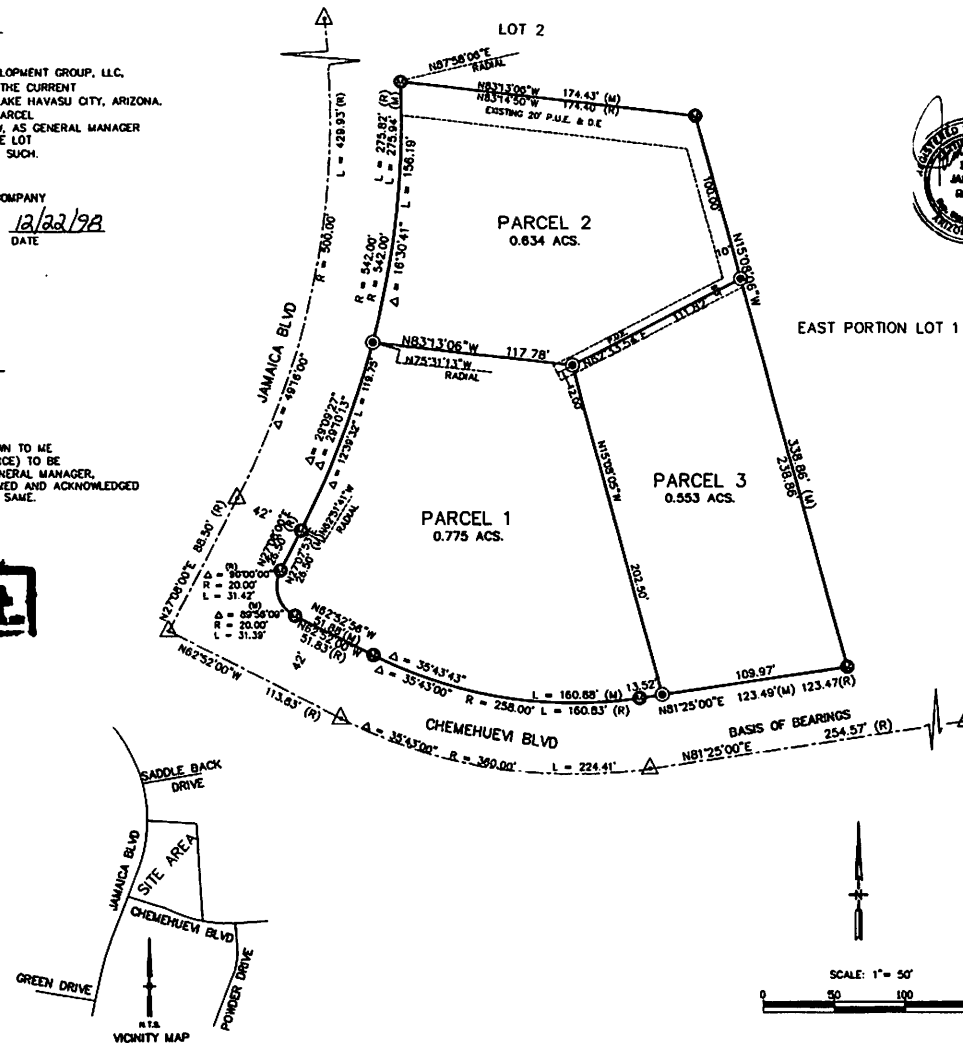
LEGEND

- △ INDICATES FD. CENTERLINE SPIKE
- ⊙ INDICATES SET REBAR W/CAP RLS 11659
- ⊕ INDICATES FD. REBAR W/CAP RLS 11752
- (R) INDICATES RECORD DATA PER TR-2271
- (M) INDICATES FIELD MEASURED DATA
- PUE INDICATES PUBLIC UTILITY EASEMENT
- DE INDICATES DRAINAGE EASEMENT

BASIS OF BEARINGS

THE BEARING SHOWN AS N81°25'00"E ALONG THE CENTERLINE OF CHEMEHUEV BLVD. PER TRACT NO. 2271 WAS USED AS THE BASIS OF BEARINGS FOR THIS PLAT.

ZONING IS C-1



SURVEYOR'S CERTIFICATION

I, JAMES C. ROACH, A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, HEREBY CERTIFY THAT THIS SURVEY AND MONUMENTATION OF THE PARCELS DELINEATED BY THIS PARCEL PLAT, WAS MADE BY ME OR UNDER MY DIRECTION AND SUPERVISION IN DECEMBER 1998. THAT THIS PLAT ACCURATELY DEPICTS SAID SURVEY, AND THAT ALL MONUMENTATION SHOWN WERE IN PLACE AT THE TIME OF THE SURVEY.

James C. Roach
JAMES C. ROACH R.L.S. 11659

12-22-98
DATE

PLANNING DIRECTOR'S CERTIFICATE

THIS DIVISION CONFORMS TO THE SUBDIVISION ORDINANCE OF THE CITY CODE, AND IS SUITABLE FOR THE PURPOSE FOR WHICH THE DIVISION WAS PROPOSED.

Lee Armon
PLANNING DIRECTOR
LEE ARMON

1-12-99
DATE

RECORDER'S CERTIFICATE

THIS PARCEL PLAT WAS RECORDED AT THE REQUEST OF Southside Development Group, LLC ON THE 22nd DAY OF Dec 1998 IN BOOK 146 OF PARCEL PLATS PAGE 10.

Joan McCall
DEPUTY RECORDER
RECEIPT NO. 99-2075
99-2075

Joan McCall
RECORDER



JSR

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