

ORDINANCE NO. 12-1076

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF LAKE HAVASU CITY, MOHAVE COUNTY, ARIZONA, APPROVING A MAJOR AMENDMENT TO PLANNED DEVELOPMENT 08-00200001 FOR LOTS 6 & 7, BLOCK 2, TRACT 2252 TO ADOPT A GENERAL DEVELOPMENT PLAN FOR A 57-UNIT HOTEL SUBJECT TO CONDITIONS OF APPROVAL, FULFILLING A CONDITION OF APPROVAL OF C-R/PD (COMMERCIAL RESIDENTIAL/PLANNED DEVELOPMENT) ZONING AND OF THE GENERAL DEVELOPMENT PLAN ON LOTS 6 & 7.

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

Section 1: The General Development Plan for Planned Development 08-00200001 in the C-R/PD (Commercial Residential/Planned Development) zoning district is hereby amended for Lots 6 & 7, Block 2, Tract 2252 within the corporate limits of Lake Havasu City, Arizona, to allow for development of a 57-unit hotel and hotel amenities subject to conditions of approval as provided herein, and by approval of this amendment to the General Development Plan, fulfilling Condition #1 of the approval of C-R/PD zoning and General Development Plan by Ordinance No. 08-905;

Section 2: The conditions of approval adopted in Ordinance No. 08-905 shall remain in effect and application except as modified herein as to Lots 6 & 7, Block 2, Tract 2252.

Section 3: That the revised general development plan for the herein described properties hereby allows for the use approved in this ordinance within the C-R/PD zoning district and is hereby approved as a guide for future development of the site pursuant to Section 14.44.070 of the Lake Havasu City Code with the following conditions:

1. The parking calculation used to determine the minimum parking spaces is one (1) parking space for each unit. The guest parking and RV parking requirements remain as set forth within Section 14.36.030 of the Lake Havasu City Code.

2. A no vehicular access easement along the Sabino Drive property line is dedicated. The easement must be dedicated and recorded prior to any permits being issued for the development.

3. A 6-foot masonry screen wall shall be provided along the rear property line. The wall must be located nearest the rear property line. As required by Condition 2 of Ordinance No. 08-905, construction of the 6-foot masonry wall along the rear property line of Tract 2252, Block 2, Lots 6 & 7 shall allow for integration with the 6-foot masonry wall along the rear property lines of Lots 3 – 5.

Section 4: All ordinances or parts of ordinances in conflict with the provisions of this ordinance or any part of the code adopted herein by reference are hereby repealed.

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 thereof.

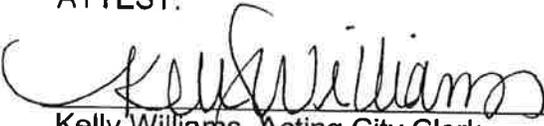
PASSED AND ADOPTED by the City Council of Lake Havasu City, Arizona, this 12th day of June, 2012.

APPROVED:



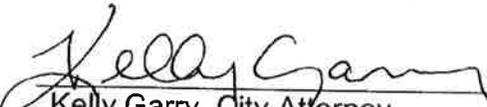
Mark S. Nexsen, Mayor

ATTEST:



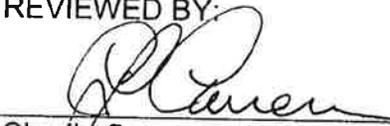
Kelly Williams, Acting City Clerk

APPROVED AS TO FORM:



Kelly Garry, City Attorney

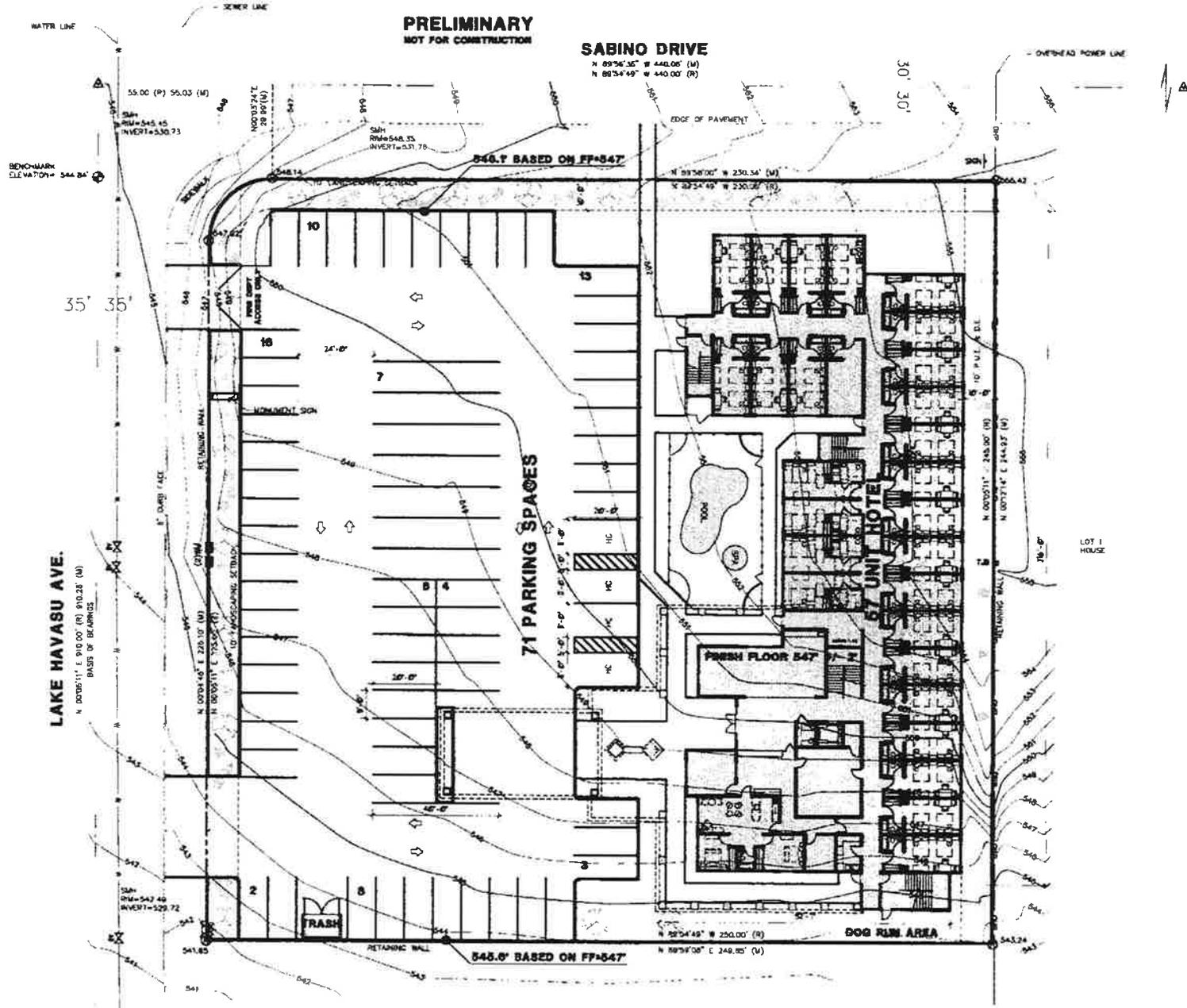
REVIEWED BY:



Charlie Cassens, City Manager

**PRELIMINARY
NOT FOR CONSTRUCTION**

SABINO DRIVE
 N 89°54'35" W 440.00' (L)
 N 88°54'49" W 440.00' (R)



LAKE HAVASU AVE.
 N 00°01'11" E 910.00' (R) 910.28' (L)
 BASE OF BEARINGS

**PROPOSED
SITE PLAN**

1" = 30'-0"