

Narrative and Project Description
Planned Development
Lake Havasu City, Arizona

Introduction

The purpose of this narrative is to provide a detailed overview of the proposed Planned Development specifically for the purpose of application and review of the various permitting agencies. The narrative will augment the application process for a Conditional Use Permit with the following inclusions:

- Project Needs and Description
- Adjacent Property Owners
- Exhibit "A"
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Project Needs and Description

The applicant will be combining the properties at 2894 Jamaica Blvd with APN: 105-15-113D & 2895 Chemehuevi Blvd. with APN: 105-15-113E, in the jurisdiction of Lake Havasu City, Arizona. Exhibit "A" includes an aerial image of the properties. The applicant is proposing to have a new 1095 SF steel framed building structure for a bar. The development will also have space for seven food trucks and a canopy area. In addition to these elements, the project includes some utility work such as the connection of a new water, sewer, and fire line to the building, food truck locations, and as well as a grease interceptor and site lighting for the development. No outdoor entertainment is being proposed.

Adjacent Property Owners

North

2898 Jamaica Blvd S, Lake Havasu City, Az (Multiple)

2916 Jamaica Blvd S, Lake Havasu City, Az

2900 Saddleback Dr, Lake Havasu City, Az

2901 Saddleback Dr, Lake Havasu City, Az

2910 Saddleback Dr, Lake Havasu City, Az

2919 Saddleback Dr, Lake Havasu City, Az

2939 Saddleback Dr, Lake Havasu City, Az

2949 Saddleback Dr, Lake Havasu City, Az

South

2890 Jamaica Blvd S, Lake Havasu City, Az
2878 Jamaica Blvd S, Lake Havasu City, Az
2950 Chemehuevi Blvd, Lake Havasu City, Az
2942 Chemehuevi Blvd, Lake Havasu City, Az
2934 Chemehuevi Blvd, Lake Havasu City, Az
2926 Chemehuevi Blvd, Lake Havasu City, Az
776 Powder Dr, Lake Havasu City, Az
786 Powder Dr, Lake Havasu City, Az
791 Powder Dr, Lake Havasu City, Az
785 Powder Dr, Lake Havasu City, Az
781 Powder Dr, Lake Havasu City, Az

East

2901 Chemehuevi, Lake Havasu City, Az
2975 Gypsy Dr, Lake Havasu City, Az
2967 Gypsy Dr, Lake Havasu City, Az
2966 Gypsy Dr, Lake Havasu City, Az
2963 Gypsy Dr, Lake Havasu City, Az
2955 Gypsy Dr, Lake Havasu City, Az
2956 Gypsy Dr, Lake Havasu City, Az
2954 Gypsy Dr, Lake Havasu City, Az

West

2998 Jamaica Blvd S, Lake Havasu City, Az
2895 Jamaica Blvd S, Lake Havasu City, Az

Exhibit “A”

