

**PLANNING COMMISSION
RESOLUTION NO. 23-01**

**A RESOLUTION OF THE PLANNING COMMISSION OF LAKE HAVASU CITY,
ARIZONA, APPROVING A REQUEST FOR A MAJOR CONDITIONAL USE PERMIT
FOR 201 SWANSON AVENUE, TRACT 2337A, BLOCK 3, LOT 10, TO ALLOW
FOUR MOBILE FOOD VENDORS, A PERMANENT BUILDING, AND A SHADE
STRUCTURE IN THE LIMITED COMMERCIAL (C-1) DISTRICT**

WHEREAS, a request has been made to approve a Major Conditional Use Permit for 201 Swanson Avenue, Tract 2337A, Block 3, Lot 10, to allow four mobile food vendors, a permanent building, and a shade structure in the Limited Commercial (C-1) District, and

WHEREAS, the Lake Havasu City Planning Commission has determined that said application meets the required findings as set forth in 14.05.0.G.4 of the Lake Havasu City Development Code, and

WHEREAS, a public hearing was duly noticed for the Planning Commission meeting of April 5, 2023, in accordance with Lake Havasu Development Code Section 14.05.03H, and

WHEREAS, a public hearing was conducted by the Planning Commission on April 5, 2023, to consider the facts presented in the Staff report and to accept public testimony.

NOW, THEREFORE, BE IT RESOLVED that based on the evidence and testimony presented before the Lake Havasu City Planning Commission, the Lake Havasu City Planning Commission does hereby approve Major Conditional Use Permit for 201 Swanson Avenue, Tract 2337A, Block 3, Lot 10, to Allow Four Mobile Food Vendors, a Permanent Building, and a Shade Structure in the Limited Commercial (C-1) District, with the following conditions:

1. The development shall substantially match the Site Plan submitted with this application,
2. The PIC area of the lot shall be surfaced and striped to match the PIC configuration of the abutting lots,
3. No mobile food units shall be placed on the property until a Certificate of Occupancy is issued for the restaurant/bar/restroom building,
4. The property is limited to four mobile food units located as shown on the Site Plan,
5. The mobile food units shall meet all appropriate City, County, and State requirements, including Business Licensing, Fire, and Health Department regulations,
6. A minimum of one fifteen-gallon trash receptacle shall be provided within fifteen feet of each individual mobile food unit,
7. All lighting shall be designed and shielded in compliance with Lake Havasu City Code Section 14.04.05,

8. The development shall comply with the noise regulations described in Lake Havasu City Chapter 9.30,
9. The Conditional Use Permit shall be reevaluated by the Planning Commission one year after issuance of a Certificate of Occupancy for the restaurant/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.

Temp
CoFO
issued
7-3-25

PASSED AND ADOPTED by the Planning Commission of Lake Havasu City, Arizona, this 5th day of April 2023, by the following roll call vote:

AYES: Harris, Dzero, Medley, Lehr, Stevenson

NOES: Diaz, Wilson

ABSTAIN: None



Jim Harris
Planning Commission Chairman