



LAKE HAVASU CITY

1795 CIVIC CENTER BOULEVARD
LAKE HAVASU CITY, ARIZONA 86403

NOTICE OF LAND USE ACTION

CASE NUMBER: PD-97-005

DATE OF NOTICE: 04/24/97

REQUEST: A REQUEST FOR PLANNED DEVELOPMENT REZONING AND SUBDIVISION OF 229 ACRE AIRPORT CENTRE PROPERTY.

SUBJECT PROPERTY:
TRACT-BLOCK-LOT: 0000 - 04 - 03
STREET ADDRESS: 5601 HIGHWAY 95 N

APPLICANT:
NAME: TODD BREMNER
ADDRESS: 5600 N. HWY 95 #12, LAKE HAVASU CITY, AZ 86404

OWNER:
NAME: AIRPORT CENTRE PROP., LTD.
ADDRESS: P. O. BOX 3207, LAKE HAVASU CITY, AZ 86405

THIS IS TO NOTIFY YOU OF THE FOLLOWING ACTION ON THE ABOVE REFERENCED REQUEST.

REVIEW BODY	DATE OF ACTION	ACTION
PLANNING COMMISSION	03/17/97	RECOMMEND APPROVAL W/ STIPS
BOARD OF ADJUSTMENT	//	
BUILDING BOARD OF APPEALS	//	
CITY COUNCIL	04/23/97	APPROVED W/STIPS (ORD 97-522)

THE FOLLOWING ARE CONDITIONS IF APPROVED. ALL OF THE CONDITIONS MUST BE MET PRIOR TO APPROVAL BECOMING EFFECTIVE.

1. Prior to the recording of the final subdivision map with Mohave County the developer satisfy the needs of the public and private utility providers by providing public utility easements as deemed necessary to service the site;
2. Airport Center Boulevard and Airport Avenue street names be amended in accordance with the Fire Department;
3. The applicant label those elements of the submittal that comprise the general development plan to be codified into a single document including the driveway location exhibit, development plan for Lots 30 to 33, development plan for Lots 47 to 57, development plan for Lots 61 to 74, and the vehicular line of sight. This document will become the development of master parking-in-common and grading plans; and
4. The applicant comply with all provisions of the development agreement executed between The Centre and Lake Havasu City.

Zoning Administrator

Area Code 520

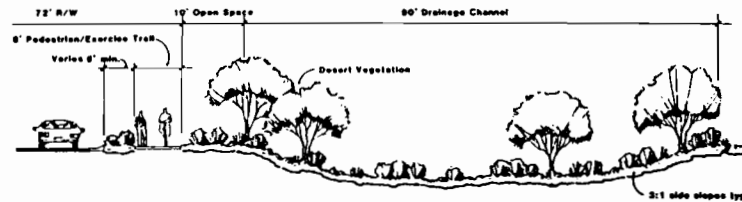
Mayor.....453-4140	City Manager.....453-4141	City Magistrate.....453-0711	Police Department...855-1171
City Council.....453-4140	Engineer.....453-6336	Mgmt. Services.....453-4147	Fire Department....855-1141
City Clerk.....453-4142	Attorney.....453-4144	Human Resources...453-4143	Materials Mgmt....680-4145
Community Dev....453-4148	Public Works Adm..453-6660	Parks & Rec.....453-8686	Transit Services...453-5479
Customer Service..453-4146	City Hall855-2116	FAX 520-855-0551	TDD855-3945

The Centre

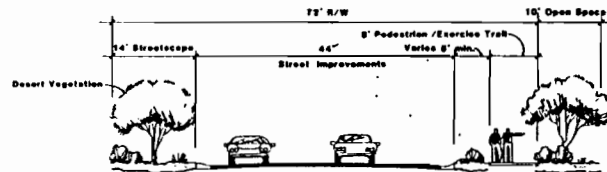
Lake Havasu City, Arizona

Conceptual Land Use Plan

OPEN SPACE CONCEPT



A. Typical Drainage Element Cross Section



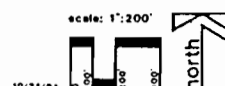
B. Typical Street Cross Section

GENERAL DEVELOPMENT PLAN

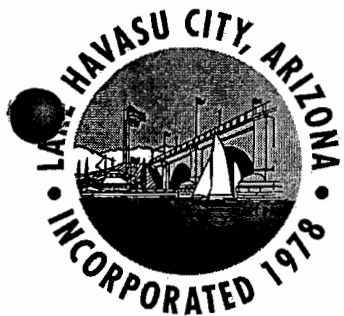
PARCEL	LAND USE	PROPOSED ZONING	GROSS AC.
1	OPEN SPACE	A-1	3.4
2	OFFICE	C-O	6.7
3	COMMERCIAL	C-2	9.9
4	HOTEL/CONF. CTR.	C-R	9.0
5	INDUSTRIAL PARK	M-I-P	27.1
6	INDUSTRIAL PARK	M-I-P	23.0
7	INDUSTRIAL PARK	M-I-P	12.4
8	OFFICE	C-O	11.9
9	HOTEL	C-R	7.5
10	COMMERCIAL	C-2	11.5
11	COMMERCIAL	C-2	59.8
12	HOTEL	C-R	5.5
13	HOTEL	C-R	7.5
14	COMMERCIAL	C-2	21.5
15	OFFICE	C-O	12.4
TOTAL			229.2

prepared for:
 Airport Centre Properties Limited &
 Airport West Properties Limited
 14962 Riverside Drive • Apple Valley, California

prepared by:
 G. William Larson Associates, Inc.
 16212 Red Mountain Trail • Fountain Hills, Arizona



#4



Lake Havasu City
COMMUNITY DEVELOPMENT DEPARTMENT
2330 McCULLOCH BOULEVARD NORTH
LAKE HAVASU CITY, AZ 86403
cdd@ci.lake-havasu-city.az.us

NOTICE OF PLANNED DEVELOPMENT ACTION

Case No.: 97-005

Project No.: 02-00013066

REQUEST:

A REQUEST FOR A MAJOR AMENDMENT TO PD-97-005, A MIXED USE PLANNED DEVELOPMENT KNOWN AS "THE CENTRE". THE REQUEST INCLUDES AMENDING THE APPROVED GENERAL DEVELOPMENT PLAN TO INCLUDE THREE COMMERCIAL AREAS WITH AUTO GAS STATION/SERVICE STATION AND REGIONAL MALL ELEMENTS AND PLANNED DEVELOPMENT REZONING FROM THE EXISTING A-1/C-O/M-1P/C-2/C-R/PD (MIXED USE PLANNED DEVELOPMENT) ZONING TO C-2/PD (GENERAL COMMERCIAL/ PLANNED DEVELOPMENT) ZONING. AIRPORT WEST PROPERTIES LTD., OWNERS/GLENN D. GAVAGAN, APPLICANT.

Subject Property:

TRACT/BLOCK/LOT
0000-04-03

ADDRESS
5601 HWY 95 N

OWNER: AIRPORT WEST PROPERTY LTD, P. O. BOX 3207, LAKE HAVASU CITY, AZ, 86405,
(928) 505-3243

APPLICANT: GLENN D. GAVAGAN, P. O. BOX 3207, LAKE HAVASU CITY, AZ, 86405,
(928) 505-3243

THIS IS TO NOTIFY YOU OF THE ACTION ON THE ABOVE REFERENCED REQUEST. IF YOU HAVE ANY QUESTIONS PLEASE CONTACT YOUR PROJECT REPRESENTATIVE, LARRY DIDION, AT (928) 453-4148.

REVIEW BODY

DATE OF ACTION

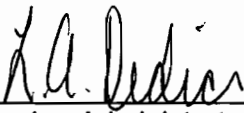
ACTION

Zoning Administrator		
Planning Commission	08/21/02	APPROVED WITH CONDITIONS
Board of Adjustment		
Building Board of Appeals		
City Council	09/10/02	APPROVED (ORDINANCE 02-687)

THE FOLLOWING CONDITIONS SHALL BE MET PRIOR TO APPROVAL BECOMING EFFECTIVE.

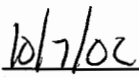
1. Prior to the recording of any future final subdivision plat with Mohave County the developer satisfy the needs of the public and private utility providers by providing public utility easements as deemed necessary to service the site.
2. Any future street names be approved by the Lake Havasu City Fire Department prior to recording of the final subdivision plat.

3. The applicant comply with all provisions of the development agreement executed between Lake Havasu City and the Centre.
4. Prior to development of any of the proposed commercial nodes that a planned development submittal be submitted for review and approval by the City Council including design review and subdivision elements.
5. That a location for a fire station site be included in one of the proposed development nodes in a size and location approved by the Lake Havasu City Fire Department. The timing of when the station's site will be required will be determined by the Lake Havasu City Fire Department as each commercial node is developed and reviewed via subsequent land-use application submittals.
6. Appropriate studies be submitted and approved for water, sewer, drainage, traffic, etc. at such time subsequent planned development land-use applications are made and specific uses are identified.



Zoning Administrator

Project Representative



Date

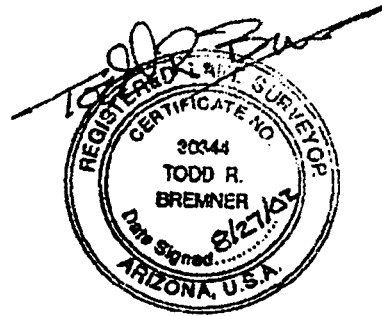
EXHIBIT "A"

LEGAL DESCRIPTION FOR REZONING

BEING A PORTION OF SECTION 4 AND SECTION 9, TOWNSHIP 14 NORTH, RANGE 20 WEST, G. & S.R.M., LAKE HAVASU CITY, MOHAVE COUNTY, STATE OF ARIZONA

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 9, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE PROCEEDING NORTHERLY ALONG THE WEST SECTION LINE N 00°03'48" W 2632.59 FEET TO THE QUARTER CORNER OF SAID SECTION 9; THENCE N 00°03'17" W 2640.24 FEET TO THE SOUTHWEST SECTION CORNER OF SAID SECTION 4; THENCE CONTINUING NORTH ALONG THE WEST SECTION LINE N 00°08'57" E 2640.64 FEET TO THE QUARTER CORNER OF SAID SECTION 4; THENCE N 00°07'37" E 305.44 FEET TO THE WESTERLY RIGHT-OF-WAY OF STATE ROUTE 95, 400.00 FEET WIDE AS DESCRIBED IN B.L.M. GRANT NO. A-4315; THENCE SOUTH ALONG SAID WESTERLY RIGHT-OF-WAY S 16°25'43" E 7808.59 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF RETAIL CENTRE BOULEVARD AS SHOWN ON "RETAIL CENTRE-1" SUBDIVISION PLAT, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 158.00 FEET AND SUBTENDING A CENTRAL ANGLE OF 06°52'39"; THENCE WESTERLY ALONG SAID CURVE TO THE RIGHT FROM A RADIAL BEARING OF N 03°47'00" W, AN ARC DISTANCE OF 18.97 FEET; THENCE N 86°54'18" W, TANGENT TO THE LAST CURVE, A DISTANCE OF 132.99 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 242.00 FEET AND SUBTENDING A CENTRAL ANGLE OF 03°04'35"; THENCE WESTERLY ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 12.99 FEET; THENCE N 89°58'53" W, TANGENT TO THE LAST CURVE, A DISTANCE OF 525.26 FEET TO THE BEGINNING OF A TANGENT CURVE, BEING CONCAVE NORTHERLY HAVING A RADIUS OF 450.00 FEET, AND SUBTENDING A CENTRAL ANGLE OF 06°49'46"; THENCE WESTERLY ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 53.64 FEET; THENCE S 00°00'47" W 740.37 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID SECTION 9; THENCE N 89°58'53" W 1148.95 FEET; THENCE N 00°01'07" E 135.34 FEET; THENCE S 60°01'07" W 80.83 FEET; THENCE S 00°01'07" W 94.93 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID SECTION 9; THENCE N 89°58'53" W 248.38 FEET TO THE TRUE POINT OF BEGINNING.

THIS PARCEL CONTAINS 9,352,528.66 Sq. Ft. OR 214.705 ACRES MORE OR LESS



ORDINANCE NO. 02-687

AN ORDINANCE OF LAKE HAVASU CITY, ARIZONA,
APPROVING A GENERAL DEVELOPMENT PLAN AND
PLANNED DEVELOPMENT REZONING OF A PARCEL OF
LAND WITHIN THE CORPORATE LIMITS OF LAKE
HAVASU CITY DESCRIBED AS THE CENTRE

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

SECTION 1: That property described as The Centre and better described in Exhibit A, lying within the boundaries of Lake Havasu City, Arizona, shall be and is hereby reclassified from A-1/C-O/C-R/C-2/M1-P/PD (Mixed Use) to C-2/PD (General Commercial) with the following conditions:

1. Prior to the recording of any future final subdivision plat with Mohave County the developer satisfy the needs of the public and private utility providers by providing public utility easements as deemed necessary to service the site.
2. Any future street names be approved by the Lake Havasu City Fire Department prior to recording of the final subdivision plat.
3. The applicant comply with all provision of the development agreement to be executed between Lake Havasu City and the Centre.
4. Prior to development of the any of the proposed commercial nodes that a planned development submittal be submitted for review and approval by the City Council including design review and subdivision elements.
5. That a location for a fire station site be included in one of the proposed development nodes in a size and location approved by the Lake Havasu City Fire Department. The timing of when the station's site will be required will be determined by the Lake Havasu City Fire Department as each commercial node is developed and reviewed via subsequent land-use application submittals.
6. Appropriate studies be submitted and approved for water, sewer, drainage, traffic, etc. at such time subsequent planned development land-use applications are made and specific uses are identified.

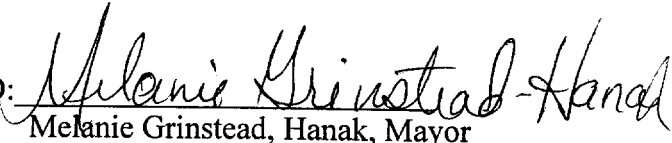
SECTION 2: That the amended General Development Plan for the herein described property is hereby approved as a guide for future development of the site pursuant to Chapter 14.67 of the Lake Havasu City Zoning Code.

SECTION 3: The official copy of the General Development Plan as hereby approved shall be kept in the office of the Zoning Administrator until such time as the plan has been fully implemented.

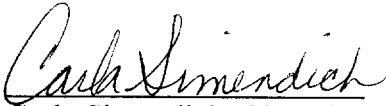
PASSED AND ADOPTED by the City Council of Lake Havasu City, Arizona, this 10th day of September, 2002.

APPROVED this 10th day of September 2002, by the affirmative majority vote of the Lake Havasu City Council.

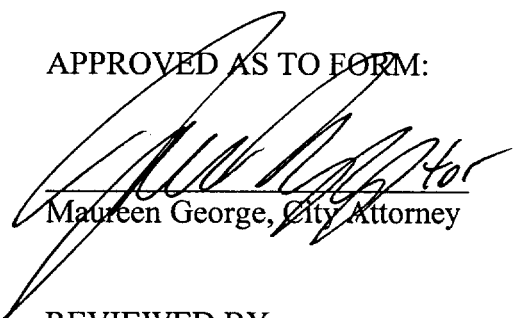
APPROVED:


Melanie Grinstead, Hanak, Mayor

ATTEST:


Carla Simendich, City Clerk

APPROVED AS TO FORM:


Maureen George, City Attorney

REVIEWED BY:


Bruce Williams, City Manager



Lake Havasu City
DEVELOPMENT SERVICES DEPARTMENT
2330 McCULLOCH BOULEVARD NORTH
LAKE HAVASU CITY, AZ 86403
www.lhcaz.gov

NOTICE OF PLANNED DEVELOPMENT AMENDMENT MAJOR ACTION

Project No.: 05-00200008

REQUEST:

05-00200008 – TRACT 2366; 5601 HWY 95 NORTH. A REQUEST FOR A MAJOR AMENDMENT TO THE CENTRE PLANNED DEVELOPMENT (PDA-97-005) IN THE C-2/PD (GENERAL COMMERCIAL/PLANNED DEVELOPMENT) ZONING DISTRICT FOR THE APPROVAL OF A GENERAL DEVELOPMENT PLAN FOR A 105-ACRE REGIONAL MALL DEVELOPMENT WITHIN THE REGIONAL MALL COMMERCIAL NODE OF THE 215-ACRE CENTRE DEVELOPMENT. WOLFORD DEVELOPMENT INC., OWNERS/LARRY BLUNT, APPLICANT. THE APPLICANT IS SEEKING THE FOLLOWING EXCEPTIONS TO THE LAKE HAVASU CITY ZONING CODE:

SECTION 14.45.030 TO ALLOW FOR 46 FEET OF BUILDING HEIGHT WHEREAS THE CODE ALLOWS A MAXIMUM OF 25 FEET.

SECTION 14.84.200(C) OF THE LAKE HAVASU CITY ZONING CODE TO ALLOW FOR 9'X18' DIMENSIONAL PARKING SPACES WHEREAS THE CODE REQUIRES 9'X20' DIMENSIONAL PARKING SPACES AND TO ALLOW FOR 70 DEGREE ANGLED PARKING WHEREAS THE CODE ALLOWS A MAXIMUM OF 60 DEGREE ANGLED PARKING.

Subject Property:

TRACT/BLOCK/LOT
0000-04-03

ADDRESS
5601 HWY 95 N

OWNER: WOLFORD DEVELOPMENT, INC., 1200 MOUNTAIN CREEK RD., SUITE 102, CHATTANOOGA, TN, 37405, (423) 874-0811

APPLICANT: LARRY BLUNT, ARCHITECTURE +, 300 WASHINGTON ST., MONROE, LA, 71201, (318) 387-2800

THIS IS TO NOTIFY YOU OF THE ACTION ON THE ABOVE REFERENCED REQUEST. IF YOU HAVE ANY QUESTIONS PLEASE CONTACT YOUR PROJECT REPRESENTATIVE, DAN KASSIK, AT (928) 453-4148.

REVIEW BODY

Zoning Administrator
Planning Commission
Board of Adjustment
Building Board of Appeals
City Council

DATE OF ACTION

7/6/05

8/9/05

ACTION


APPROVED W/CONDITIONS

APPROVED (ORDINANCE 05-767)

SEE ATTACHED ORDINANCE NO. 05-767 FOR CONDITIONS OF APPROVAL.



Zoning Administrator



Project Representative

8/22/05
Date

ORDINANCE NO. 07-878

**AN ORDINANCE OF LAKE HAVASU CITY, ARIZONA
APPROVING A MAJOR AMENDMENT TO THE GENERAL DEVELOPMENT PLAN
OF THE SHOPS AT LAKE HAVASU (05-00200008), 5601 HIGHWAY 95 NORTH,
ADOPTING A SIGN ELEMENT FOR THE ENTIRE 105-ACRE DEVELOPMENT
WITHIN THE CORPORATE LIMITS OF LAKE HAVASU CITY**

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

SECTION 1: The General Development Plan (05-00200008) as adopted by City Council on 8/9/05 (Ord. 05-767) is hereby amended to adopt a sign element for the entire 105-acre development with the following conditions:

1. The main entrance sign be limited to 35 feet overall height.
2. Wolford Development furnish executed copies of agreements between Wolford Development and the owners and developers of the out-parcels that restrict the out-parcels from placing freestanding signs along Highway 95.

SECTION 2: That the revised General Development Plan for the herein described property will allow the proposed use and is hereby approved as a guide for future development of the site pursuant to Chapter 14.44.070 of the Lake Havasu City Development Code.

SECTION 3: The official copy of the General Development Plan as hereby approved shall be kept in the office of the Zoning Administrator until such time as the plan has been fully implemented.


PASSED AND ADOPTED by the City Council of Lake Havasu City, Arizona, this 12th day of June, 2007.

APPROVED this 12th day of June, 2007 by the affirmative vote of a majority of the members of the Lake Havasu City Council.

APPROVED: 

Mark S. Nexsen, Mayor

ATTEST:


Carla Simendich, City Clerk

APPROVED AS TO FORM:



Paul Lenkowsky, City Attorney

REVIEWED BY:



Richard Kaffenberger, City Manager

ORDINANCE NO. 19-1225

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF LAKE HAVASU CITY, MOHAVE COUNTY, ARIZONA, AMENDING THE ZONING CLASSIFICATION AND DISTRICT BOUNDARY OF PD 05-00200008 BY REMOVING AND REZONING TRACT 2396 LOT A-2, APN 120-61-002, INCLUDING PETSMART, BEALLS AND CACTUS RV, FROM C-2/PD (GENERAL COMMERCIAL PLANNED DEVELOPMENT DISTRICT) TO C-2 (GENERAL COMMERCIAL DISTRICT) AND REMOVING AND REZONING TRACT 2392, BLOCK 1, LOTS 5, 6, AND 8, APNS 120-54-005, 006, AND 008, THREE UNDEVELOPED OUTPARCELS FROM C-2/PD TO A NEW C-2/PD EXCEPTING STORAGE UNITS, WAREHOUSING AND WHOLESALE DISTRIBUTION, AND OUTDOOR STORAGE UNITS

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

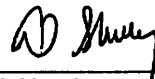
Section 1: That Tract 2396, Lot A-2 (APN 120-61-002), including PetSmart, Bealls, and Cactus RV, are rezoned from C-2/PD to the C-2; and Tract 2392, Block 1, Lots 5, 6, & 8 (APNs 120-54-005, 006, and 008), are rezoned from C-2/PD to a new C-2/PD allowing all C-2 uses except Storage Units, Warehousing and Wholesale Distribution, and Outdoor Storage Uses, and restricting the placement of freestanding signs on the outparcels, Lots 5, 6, and 8, along Highway 95, and the district boundary is revised accordingly.

Section 2: All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are repealed.

Section 3: 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.

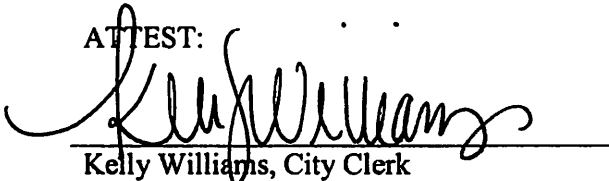
PASSED AND ADOPTED by the City Council of Lake Havasu City, Arizona, on October 22, 2019.

APPROVED:



Cal Sheehy, Mayor

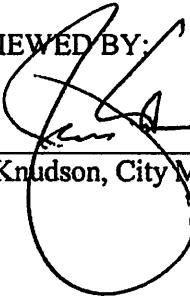
ATTEST:


Kelly Williams, City Clerk

APPROVED AS TO FORM:


Kelly Garry, City Attorney

REVIEWED BY:


Jess Knudson, City Manager

ORDINANCE NO. 19-1217

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF LAKE HAVASU CITY, MOHAVE COUNTY, ARIZONA, AMENDING PLANNED DEVELOPMENT 05-00200008. THE SHOPS AT LAKE HAVASU, BY REMOVING PARCEL APN 120-61-004, 5601 HWY. 95 N., AND REZONING THE PROPERTY FROM C-2/PD (GENERAL COMMERCIAL PLANNED DEVELOPMENT DISTRICT) TO C-2 (GENERAL COMMERCIAL DISTRICT)

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

Section 1: That APN 120-61-004, at 5601 Highway 95 North, lying within the corporate limits of Lake Havasu City, Arizona, is removed from Planned Development 05-00200008 by rezoning the property from C-2/PD (General Commercial Planned Development District) to C-2 (General Commercial District), and the district boundary is revised accordingly.

Section 2: All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are repealed.

Section 3: 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.

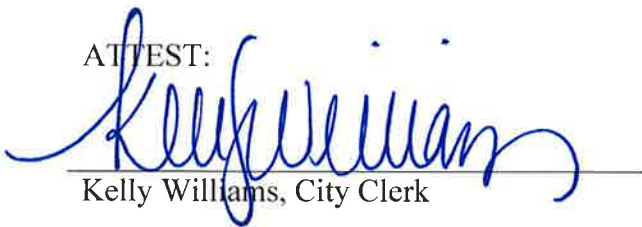
PASSED AND ADOPTED by the City Council of Lake Havasu City, Arizona, on April 23, 2019.

APPROVED:

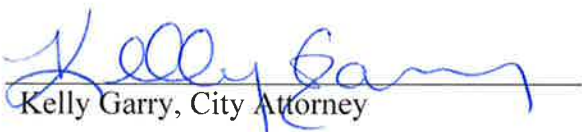


Cal Sheehy, Mayor

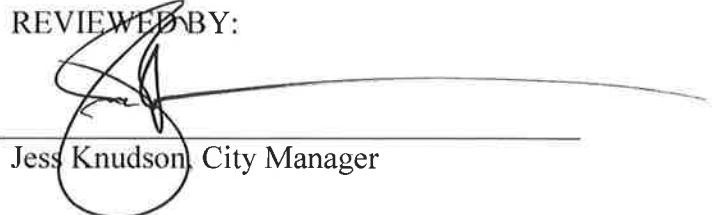
ATTEST:


Kelly Williams, City Clerk

APPROVED AS TO FORM:


Kelly Garry, City Attorney

REVIEWED BY:


Jess Knudson, City Manager