

**NARRATIVE AND
PROJECT DESCRIPTION
REZONE AND PLANNED DEVELOPMENT OVERLAY
LAKE HAVASU CITY, ARIZONA**

INTRODUCTION

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

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PROJECT NEED AND DESCRIPTION

The project site is located at 40 Retail Centre Blvd, assessor parcel 120-56-002 B2, in Lake Havasu City, Mohave County, and the State of Arizona. The subject property is currently vacant.

The adjacent property to the west of the subject property is a vacant parcel (120-01-019). The lot to the north is a vacant parcel (120-56-001) as zoned C2. The lot to the east is a vacant parcel currently in review to be rezoned to C2 General Commercial and General Plan revised to be CMU Commercial Mixed Use. East adjacent parcels to the subject parcel across from Retail Centre are all C2 zoning. South adjacent parcel is zoned C2.

The applicant is proposing a total of 97 single-family dwelling units on subdivided parcels that will be sold individually. The zoning for the existing parcel at 40 Retail Centre Blvd is RMH Manufactured Home District. The applicant is proposing a rezone to MU-G / PD Mixed Use – General / Planned Development. The base elevation reference point will be taken from the highest point on Retail Centre Blvd for reference of the maximum height of the buildings. A Planned Development overlay will need to be applied to the MU-G zoning that will allow the exception for Single-Family Detached use in the MU-G zoning in addition to possible minor exceptions.

The general plan for the existing parcel currently is and will remain as MDR Medium Density Residential as the density unit total of 97 units conforms with the lot acreage of 15.92 acres and 4-10 dwelling units per acre.

Exhibit "A" of this letter includes the Site Plan showing the Rezone and Planned Development overlay area.

ADJACENT PROPERTY OWNERS

Below is described the location, business type, assessor parcel number and property owner of adjacent properties and uses that surround the properties.

State of Arizona

[REDACTED]
[REDACTED]
[REDACTED]

Lake Havasu City

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

Electrical R/W Dept Attn:

[REDACTED]
[REDACTED] 5702

Manuahu Aina LLC

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Rivera Gregory

[REDACTED]
[REDACTED]
[REDACTED]

Jr Motors Holdings LLC

[REDACTED]
[REDACTED]
[REDACTED]

Staben Thomas

[REDACTED]
[REDACTED]
[REDACTED]

40 Retail BC LH LLC

[REDACTED]
[REDACTED]
[REDACTED]

PF Opportunity Funds LLC

[REDACTED]
[REDACTED]
[REDACTED]

Cosgrove Douglas & Stephanie

[REDACTED]
[REDACTED]
[REDACTED]

Caton Family Trust

[REDACTED]
[REDACTED]
[REDACTED]

David Lamb Living Trust

[REDACTED]
[REDACTED]
[REDACTED]

Paradyme Havasu Storage LLC

[REDACTED]
[REDACTED]
[REDACTED]

BEST MANAGEMENT PRACTICES (BMP's)

BMP's will be applied during construction documents in the "Spill prevention & good housekeeping notes, material, handling, & solid waste management" as noted on the plans.

Exhibit "A"

Attached site plan