

**NARRATIVE
AND
PROJECT DESCRIPTION
REZONE AND GENERAL PLAN AMENDMENT
LAKE HAVASU CITY, ARIZONA**

INTRODUCTION

The purpose of this narrative is to provide a detailed overview of the Rezone and General Plan Amendment 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. in Lake Havasu City, Mohave County, and the State of Arizona. The subject property is currently vacant.

Exhibit "A" of this letter includes the parcel proposed for the Rezone and Minor General Plan Amendment.

Exhibit "B" of this letter includes a Conceptual Site Plan of the property.

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. 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 the rezone and general plan amendment that will allow uses for outdoor pickleball courts, (1) 2 level gymnasium building with an exterior pool, and parking areas as required for each use.

The current zoning for the existing parcel at 40 Retail Centre Blvd is RMH Manufactured Home District. We are proposing the rezone for the subdivided parcel B1 to be zoned as C2 General Commercial.

The current general plan for the existing parcel is MDR Medium Density Residential. We are proposing the minor general plan amendment for the subdivided parcel B1 to be CMU Commercial Mixed Use.

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
(120-01-019)
1616 W Adams St
Phoenix, AZ 85007

Lake Havasu City
(120-01-035)
2330 McCulloch Blvd. N
Lake Havasu City, AZ 86403

(120-01-050)
Electrical R/W Dept Attn:
[REDACTED]

Manuahu Aina LLC
(120-52-003A)

[REDACTED]
[REDACTED]
[REDACTED]

Rivera Gregory
(120-54-013A)

[REDACTED]
[REDACTED]

Jr Motors Holdings LLC
(120-54-013B)

[REDACTED]
[REDACTED]

Staben Thomas
(120-56-001)

[REDACTED]
[REDACTED]

40 Retail BC LH LLC
(120-56-002)

[REDACTED]
[REDACTED]

PF Opportunity Funds LLC
(120-66-011)

[REDACTED]
[REDACTED]

Cosgrove Douglas & Stephanie
(120-69-007)

[REDACTED]
[REDACTED]

Caton Family Trust
(120-69-008)

[REDACTED]
[REDACTED]

David Lamb Living Trust
(120-69-009)

[REDACTED]
[REDACTED]

Paradyne Havasu Storage LLC
(120-72-046)

[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.