

**NARRATIVE
AND
PROJECT DESCRIPTION
REZONE
LAKE HAVASU CITY, ARIZONA**

INTRODUCTION

The purpose of this narrative is to provide a detailed overview of the Rezone 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 subject properties are located at assessor parcel numbers 106-12-021A, 106-23-001, 106-23-002, 106-23-003, in Lake Havasu City, Mohave County, and the State of Arizona. Exhibit "A" of this letter includes an aerial image of the subject properties. Parcel 106-12-021A is currently zoned C-2 (General Commercial). Parcel 106-23-001 is currently zoned LI (Light Industrial) and Parcels 106-23-002 and 106-23-003 are currently zoned R-3 (Limited Multiple-Family). Parcel 106-12-021A and 106-23-001 consist of existing administration and campus buildings. Parcel 106-23-002 consist of campus maintenance building.

The applicant is proposing to rezone all parcels from their current zoning classifications to P-1 (Public Lands and Facilities). Currently the College is located in a zoning that is not conforming to the use categories listed in the City's Zoning Code. At our pre-application meeting with the City, the Planning Officials suggested a general rezone that would take the College from a Non-Conforming Use to a Conforming 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.

North Residential Lot – Vacant Lot

██████████
APN: 106-23-004
██████████
████████████████████

Commercial Lot
APN: 106-22-029A
██████████
████████████████████
████████████████████

Commercial Lot
APN: 106-22-030

[REDACTED]
[REDACTED]
[REDACTED]

Commercial Lot
APN: 106-22-031

[REDACTED]
[REDACTED]
[REDACTED]

Multi-Family – Vacant Lot
Mohave Community College
APN: 106-11-001

[REDACTED]
[REDACTED]

Multi-Family – Vacant Lot
Mohave Community College
APN: 106-11-002

[REDACTED]
[REDACTED]

Multi-Family – Vacant Lot
Mohave Community College
APN: 106-11-003

[REDACTED]
[REDACTED]

Multi-Family – Vacant Lot
Mohave Community College
APN: 106-11-004

[REDACTED]
[REDACTED]

Multi-Family – Vacant Lot
Mohave Community College
APN: 106-11-005

[REDACTED]
[REDACTED]

Multi-Family – Vacant Lot
Mohave Community College
APN: 106-11-006

[REDACTED]
[REDACTED]

West Commercial Lot – Auto Body Shop

[REDACTED]

APN: 106-12-020

[REDACTED]

[REDACTED]

County School Property - Vacant Lot

APN: 106-12-019

Mohave County Community College District

[REDACTED]

[REDACTED]

Commercial Lot

[REDACTED]

APN: 106-13-022 & 106-13-21

[REDACTED]

[REDACTED]

Commercial Lot

APN: 106-13-010

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Commercial Lot - Vacant

APN: 106-13-011

[REDACTED]

[REDACTED]

[REDACTED]

Commercial Lot

APN: 106-13-012

[REDACTED]

[REDACTED]

[REDACTED]

South Acoma Blvd. West

East

Residential Lot – Vacant Lot

[REDACTED]

APN: 106-23-005

[REDACTED]

[REDACTED]

Residential Lot – Vacant Lot

[REDACTED]

APN: 106-23-004

[REDACTED]

[REDACTED]

Commercial Lot – Vacant Office/Retail

APN: 106-23-012

[REDACTED]

[REDACTED]

[REDACTED]

Commercial Lot - Duplex

[REDACTED]

APN: 106-23-013

[REDACTED]

[REDACTED]

Commercial Lot

APN: 106-23-066

[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"

