

PLANNING AND ZONING COMMISSION

RESOLUTION NO. 26-06

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF LAKE HAVASU CITY, ARIZONA, APPROVING A MAJOR CONDITIONAL USE PERMIT FOR 2995 KIOWA BOULEVARD NORTH, TRACT 2226, BLOCK 6, LOT 10, ALLOWING A CAR WASH IN THE LIMITED COMMERCIAL DISTRICT - NORTH KIOWA OVERLAY (C-1/NKO)

RECITALS: A request to approve a Major Conditional Use Permit for 2995 Kiowa Boulevard North, Tract 2226, Block 13, Lot 10, allowing a car wash in the Limited Commercial District - North Kiowa Overlay (C-1/NKO). The request meets the required findings for a Major Conditional Use Permit as set forth in Section 14.05.04.G.4 of the Lake Havasu City Development Code. A public hearing was duly noticed for the Planning and Zoning Commission meeting of August 19, 2026, in accordance with Lake Havasu Development Code Section 14.05.03.H.

IT IS RESOLVED that based on the evidence and testimony presented, the Lake Havasu City Planning and Zoning Commission hereby approves a Major Conditional Use Permit for 2995 Kiowa Boulevard North, Tract 2226, Block 13, Lot 10, allowing a car wash in the C-1/NKO, with the following conditions:

1. All business-related detailing, washing, or service activities shall occur only within Suite 110 as shown on the attached Site Plan.
2. All customer and employee vehicles shall be parked only in designated parking spaces and shall not block drive aisles or shared access points. Blocking or restricting access to shared parking spaces is strictly prohibited.
3. Any outdoor portable vacuum or portable wash equipment shall be maintained to prevent excessive noise, odor, or overspray impacts on adjacent properties and shared parking areas, and business operations shall be limited to detailing services only.
4. All wash-related water runoff shall be contained onsite and prevented from entering shared parking areas or flowing onto adjacent parcels.
5. Watercraft and vehicles awaiting service shall be stored within the suite's rear storage area and shall not encroach into shared parking areas, alleyways, or adjacent properties.
6. No overnight storage of business-related equipment, trailers, or accessories shall occur within shared parking areas.
7. Deliveries or towing related to the business shall be conducted in a manner that does not obstruct shared parking areas, alleyways, or access to adjacent properties.

PASSED AND ADOPTED by the Planning and Zoning Commission of Lake Havasu City, Arizona, on August 19, 2026.

Jim Harris
Planning and Zoning Commission Chairperson