

**ORDINANCE NO. 06- 814**

**AN ORDINANCE OF LAKE HAVASU CITY, ARIZONA  
ADOPTING A GENERAL DEVELOPMENT PLAN FOR A 205-ACRE PARCEL AS  
DESCRIBED IN EXHIBIT "A" LOCATED WITHIN THE CORPORATE LIMITS OF  
LAKE HAVASU 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 for 07-00200001 is hereby adopted for a 205 acre parcel with the following conditions:

1. The maximum building height for the 14.19 acres known as the Foothills Town Center be 36 feet.
2. The minimum lot size for the portion known as the Arroyo Homesites to include 115 lots, be 11,250 square feet and the setbacks be 25 feet front and rear and five feet on each side.
3. The proposed park be improved by the developer and deeded to the City prior to the issuance of any Certificate of Occupancy for Phase II. A park improvement plan must be submitted for review and approval by the Lake Havasu City Parks & Recreation Department prior to the issuance of any permits. The developer is responsible for the cost of the park improvements per the development agreement.
4. Adhere to all the requirements of the Amended and Restated Development Agreement for Havasu Foothills Estates between the developer and the City and all applicable conditions of Ordinance 03-717.

**SECTION 2:** That the General Development Plan for the herein described property 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.

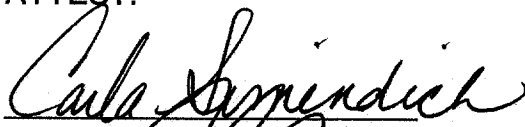
**PASSED AND ADOPTED** by the City Council of Lake Havasu City, Arizona, this 26<sup>th</sup> day of September, 2006.

**APPROVED** this 26<sup>th</sup> day of September, 2006 by the affirmative vote of a majority of the members of the Lake Havasu City Council.

APPROVED: \_\_\_\_\_

  
Harvey Jackson, Mayor

ATTEST:



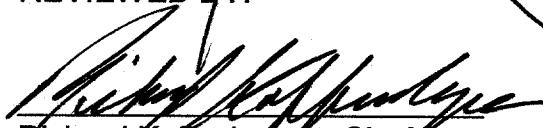
Carla Simendich, City Clerk

APPROVED AS TO FORM:



Paul Lenkowsky, Interim City Attorney

REVIEWED BY:



Richard Kaffenberger, City Manager

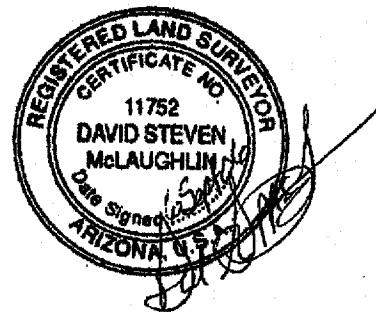
Exhibit "A"

That portion of Section 33, T. 14N., R.19W., G. & S.R.M., Mohave County, Arizona being more particularly described as follows:

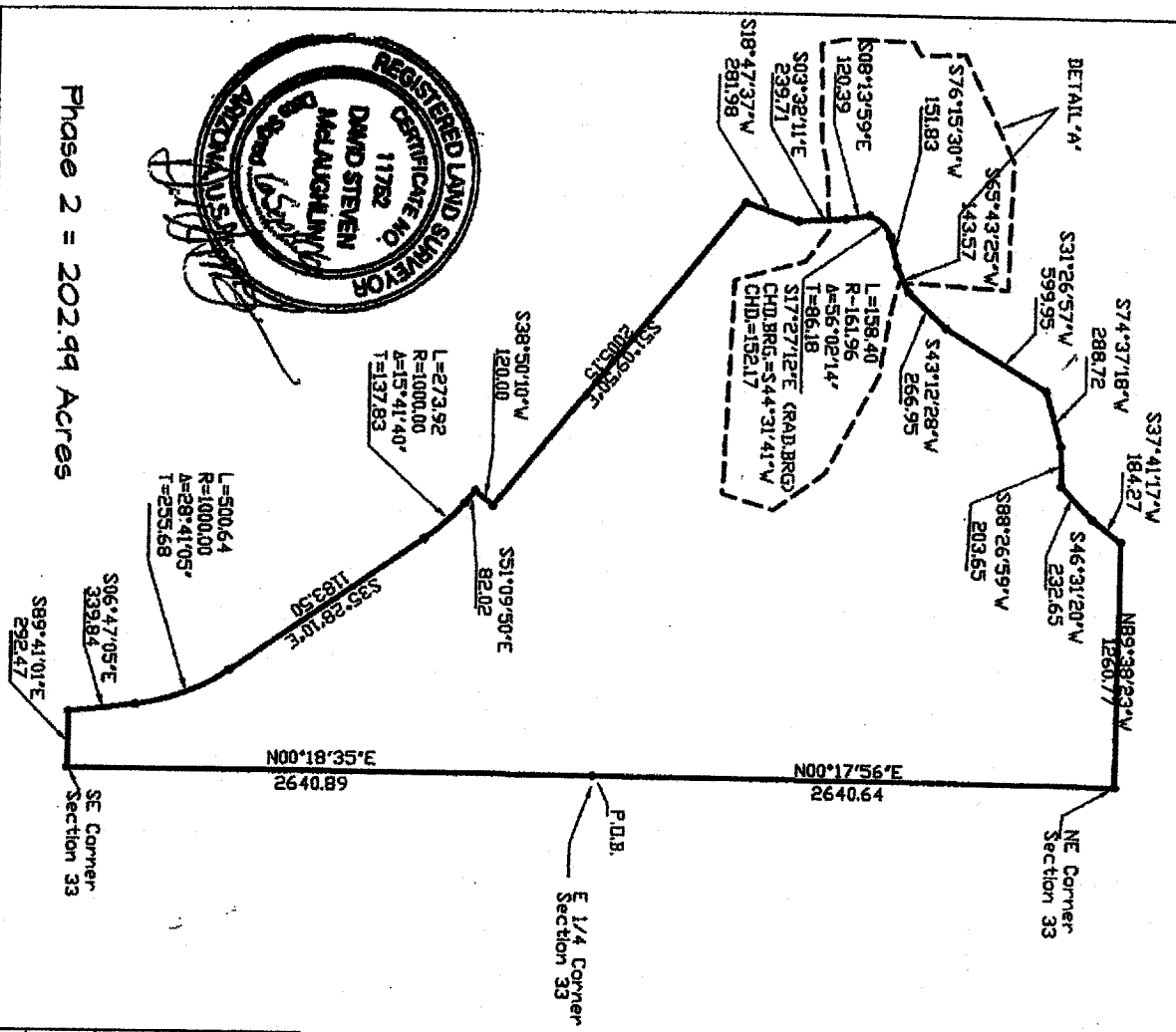
Commencing at the East  $\frac{1}{4}$  corner of said Section 33 said point being to the True Point of Beginning; thence Northerly along the East line of said Section 33, N.  $00^{\circ}17'56''$ E., (Basis of Bearings), 2640.64 feet to the Northeast corner of said Section 33; thence Westerly along the North line of said Section 33, S.  $89^{\circ}38'23''$ E., 1260.77 feet; thence S.  $37^{\circ}41'17''$ W., 184.27 feet; thence S.  $46^{\circ}31'20''$ W., 232.65 feet; thence S.  $88^{\circ}26'59''$ W., 203.65 feet; thence S.  $74^{\circ}37'18''$ W., 288.72 feet; thence S.  $31^{\circ}26'57''$ W., 599.95; thence S.  $43^{\circ}12'28''$ W., 266.95 feet; thence S.  $65^{\circ}43'25''$ W., 143.57 feet; thence S.  $76^{\circ}15'30''$ W., 151.83 feet to the beginning of a non-tangent curve concave to the Southeast having a radius of 161.96 feet, the cord of said curve bears S.  $44^{\circ}31'41''$ W.; thence Southwesterly along said curve through a central angle of  $56^{\circ}02'14''$  an arc distance of 158.40 feet; thence non-tangent to last said curve S.  $08^{\circ}13'59''$ E., 120.39 feet; thence S.  $03^{\circ}32'11''$ E., 239.71 feet; thence S.  $18^{\circ}47'37''$ W., 281.98 feet; thence S.  $51^{\circ}09'50''$ E., 2005.15 feet; thence S.  $38^{\circ}50'10''$ W. 120.00 feet; thence S.  $51^{\circ}09'50''$ E., 82.02 feet to the beginning of a curve concave to the Southwest having a radius of 1000.00 feet; thence along said curve through a central angle of  $15^{\circ}41'40''$  an arc distance of 273.92 feet; thence S.  $35^{\circ}28'10''$ E., 1183.50 feet to the beginning of a curve concave to the Southwest having a radius of 1000.00 feet; thence along said curve through a central angle of  $28^{\circ}41'05''$  an arc distance of 500.64 feet; thence S.  $06^{\circ}47'05''$ E., 339.84 feet; thence S.  $89^{\circ}41'01''$ E., 292.47 feet; thence N.  $00^{\circ}18'35''$ E., 2640.89 feet to the True Point of Beginning.

The above described parcel of land contains 202.99 acres

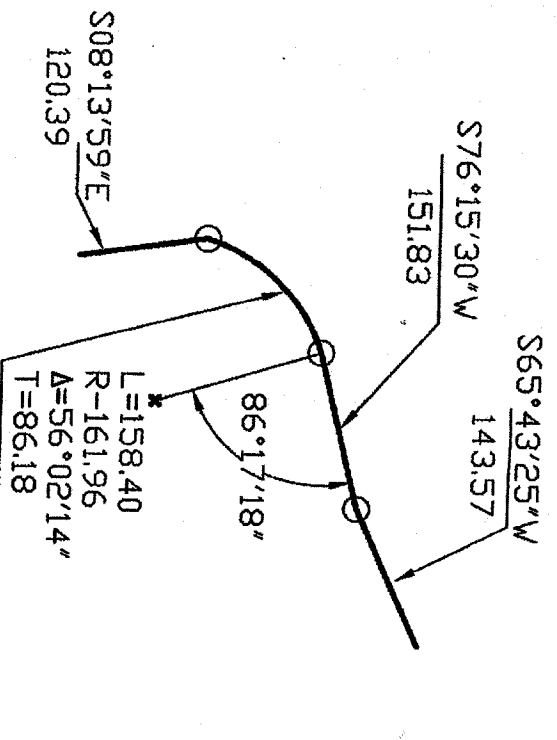
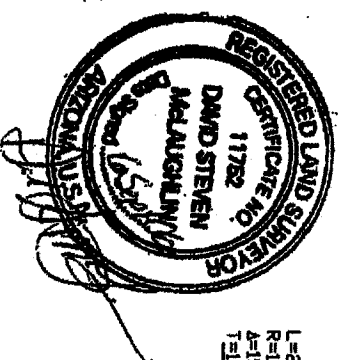
See Exhibit "B"



FILE NAME:



Phase 2 = 202.99 Acres



DETAIL "A"  
 S17°27'12"E (RAD.BRG)  
 CHD.BRG.=S44°31'41"W  
 CHD.=152.17



<b>Havasu Foot Hills Estates</b>			
Phase 2			
Legal Description Exhibit "B"			
SIZE	DATE	DWG	
	08/31/2006	HFE_PROPOSED Phase 2	
SCALE N.T.S.		SHEET	1 OF 1