

**ORDINANCE NO. 08-905**

**AN ORDINANCE OF LAKE HAVASU CITY, ARIZONA  
APPROVING A GENERAL DEVELOPMENT PLAN AND AMENDING THE ZONING  
CLASSIFICATION AND DISTRICT BOUNDARY FOR THE PROPERTY DESCRIBED  
AS TRACT 2252, BLOCK 2, LOTS 3-7 LOCATED WITHIN THE CORPORATE  
LIMITS OF LAKE HAVASU CITY FROM R-4 (MULTI-FAMILY RESIDENTIAL) TO  
C-R/PD (COMMERCIAL RESIDENTIAL/PLANNED DEVELOPMENT)**

**BE IT ORDAINED**, by the Mayor and City Council of Lake Havasu City, Mohave County, Arizona, as follows:

**SECTION 1:** That property described hereto as Tract 2252, Block 2, Lots 3-7 lying within the boundaries of Lake Havasu City, Arizona, shall be and is hereby reclassified from R-4 (Multi-Family Residential) to C-R/PD (Commercial Residential/Planned Development) with the following conditions:

1. A planned development amendment, including a specific development plan, must be approved prior to any development of Lots 6 & 7.
2. A 6-foot masonry screen wall along the rear property line of Lots 3-7 and along the southern property line of Lot 3 will be required. The wall must be located nearest the rear property line.
3. A minimum of a 10-foot landscape buffer along the entire property along Lake Havasu Avenue is required.
4. Standard off-site improvements including street widening, curbs, and sidewalks are required upon development of the properties.
5. Ingress/egress off of Sabino Drive is prohibited.
6. The trash enclosure be located along the northern property line.

**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.

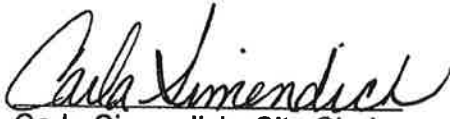
**PASSED AND ADOPTED** by the City Council of Lake Havasu City, Arizona, this 8th day of January, 2008.

**APPROVED** this 8th day of January, 2008 by the affirmative vote of a majority of the members of the Lake Havasu City Council.

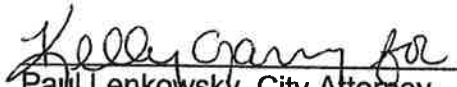
APPROVED:

  
Mark S. Nexsen, Mayor


ATTEST:

  
Carla Simendich, City Clerk

APPROVED AS TO FORM:

  
Paul Lenkowsky, City Attorney

REVIEWED BY:

  
Richard Kaffenberger, City Manager

# PROPOSED HOTEL

