

ORDINANCE NO. 97-522

AN ORDINANCE OF LAKE HAVASU CITY, ARIZONA, APPROVING
A GENERAL DEVELOPMENT PLAN FOR A PARCEL OF LAND
WITHIN THE CORPORATE LIMITS OF LAKE HAVASU CITY
LOCATED AT 5601 NORTH HIGHWAY 95, PORTIONS
OF SECTIONS 4 & 9, T14N, R20W, THE CENTRE

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

SECTION 1: That general development plan for the property located at 5601 North Highway 95 lying within the boundaries of Lake Havasu City, Arizona, shall be amended as depicted in the attachment labeled Development Plan for Tract 2361, The Centre, with the following conditions:

1. The developer satisfy the needs of the public and private utility providers by providing public utility easements as deemed necessary to service the site.
2. Airport Center Boulevard and Airport Avenue street names be amended in accordance with the Fire Department requirements.
3. The applicant label those elements of the submittal that comprise the general development plan to be codified into a single document including the driveway location exhibit, development plan for Lots 30 to 33, development plan for Lots 47 to 57, development plan for Lots 61 to 74, and the vehicular line of sight. This document will become the development of master parking-in-common and grading plans.
4. Applicant comply with all provisions of the development agreement executed between The Centre and Lake Havasu City.

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 14.67 of the Lake Havasu City Zoning 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 23rd day of April, 1997.

APPROVED this 23rd day of April, 1997, by the affirmative majority vote of the Lake Havasu City Council.

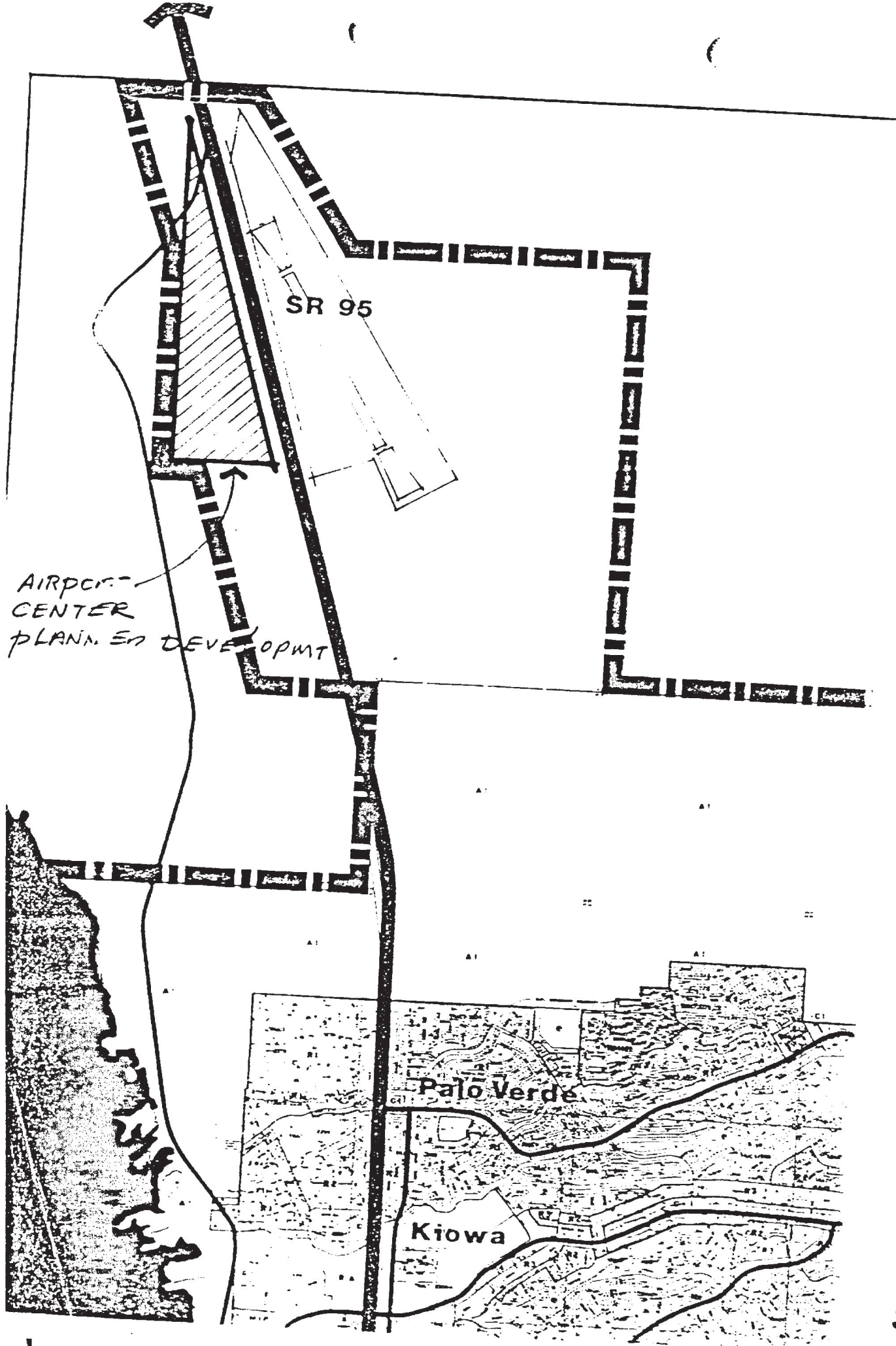
APPROVED: Richard Hileman
Richard Hileman, Mayor

ATTEST:

Ann R. Sayne
Ann R. Sayne, City Clerk

APPROVED AS TO FORM:

Maureen George
Maureen George, City Attorney



#1

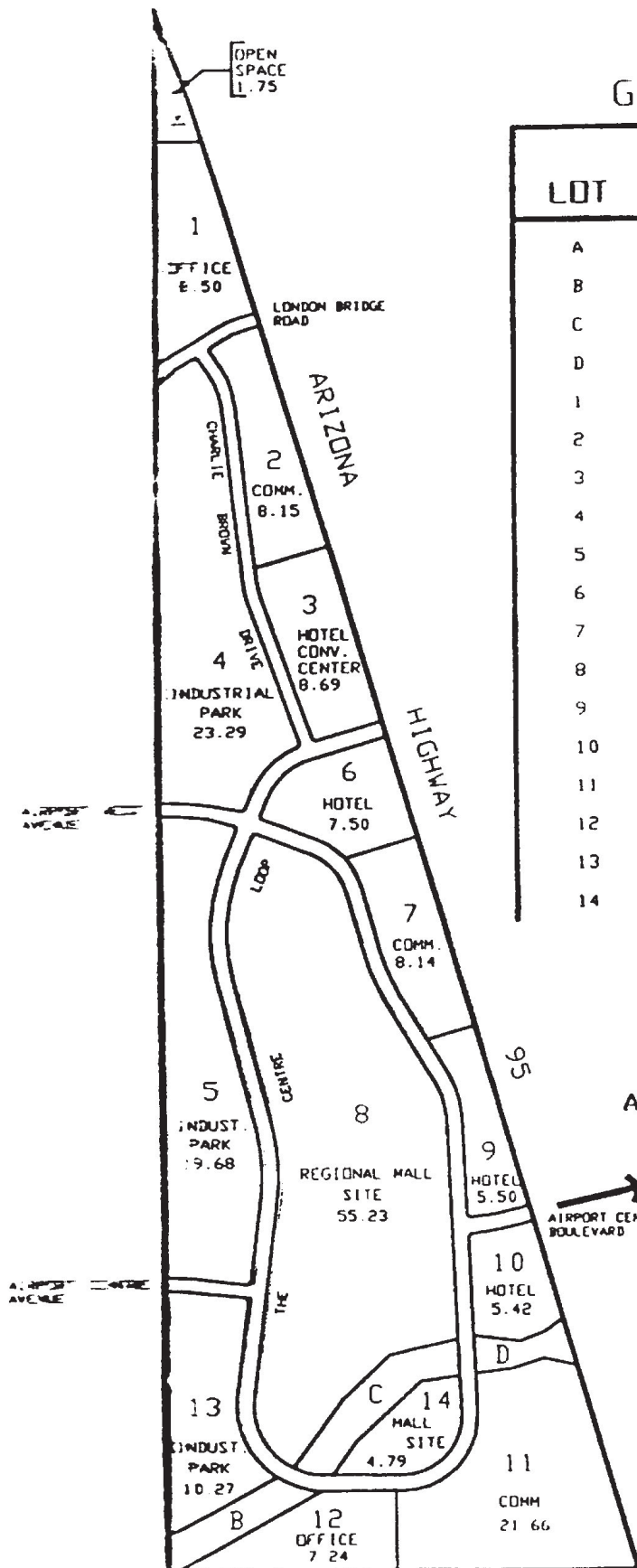
The Centre

Lake Havasu City, Arizona

GENERAL DEVELOPMENT PLAN

LOT	LAND USE	PROPOSED ZONING	NET ACRES
A	OPEN SPACE	A-1	1.75
B	OPEN SPACE	A-1	2.97
C	OPEN SPACE	A-1	4.58
D	OPEN SPACE	A-1	1.93
1	OFFICE	C-O	8.50
2	COMMERCIAL	C-2	8.15
3	HOTEL/CONV. CTR.	C-R	8.69
4	INDUSTRIAL PARK	M-I-P	23.29
5	INDUSTRIAL PARK	C-O	19.68
6	HOTEL	C-R	7.50
7	COMMERCIAL	C-2	8.14
8	MALL SITE	C-2	55.23
9	HOTEL	C-R	5.50
10	HOTEL	C-R	5.42
11	COMMERCIAL	C-2	21.66
12	OFFICE	C-O	7.24
13	INDUSTRIAL PARK	M-I-P	10.27
14	MALL SITE	C-2	4.79

TOTAL NET ACREAGE = 205.29



THE CENTRE



Airport West Properties, Ltd.
Airport Centre Properties, Ltd.



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