

ORDINANCE NO. 02-687

AN ORDINANCE OF LAKE HAVASU CITY, ARIZONA,  
APPROVING A GENERAL DEVELOPMENT PLAN AND  
PLANNED DEVELOPMENT REZONING OF A PARCEL OF  
LAND WITHIN THE CORPORATE LIMITS OF LAKE  
HAVASU CITY DESCRIBED AS THE CENTRE

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

SECTION 1: That property described as The Centre and better described in Exhibit A, lying within the boundaries of Lake Havasu City, Arizona, shall be and is hereby reclassified from A-1/C-O/C-R/C-2/M1-P/PD (Mixed Use) to C-2/PD (General Commercial) with the following conditions:

1. Prior to the recording of any future final subdivision plat with Mohave County 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. Any future street names be approved by the Lake Havasu City Fire Department prior to recording of the final subdivision plat.
3. The applicant comply with all provision of the development agreement to be executed between Lake Havasu City and the Centre.
4. Prior to development of the any of the proposed commercial nodes that a planned development submittal be submitted for review and approval by the City Council including design review and subdivision elements.
5. That a location for a fire station site be included in one of the proposed development nodes in a size and location approved by the Lake Havasu City Fire Department. The timing of when the station's site will be required will be determined by the Lake Havasu City Fire Department as each commercial node is developed and reviewed via subsequent land-use application submittals.
6. Appropriate studies be submitted and approved for water, sewer, drainage, traffic, etc. at such time subsequent planned development land-use applications are made and specific uses are identified.

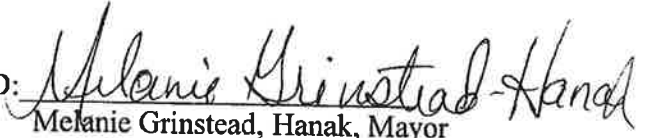
SECTION 2: That the amended General Development Plan for the herein described property is hereby approved as a guide for future development of the site pursuant to Chapter 14.67 of the Lake Havasu City Zoning Code.

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 10th day of September, 2002.

APPROVED this 10th day of September 2002, by the affirmative majority vote of the Lake Havasu City Council.

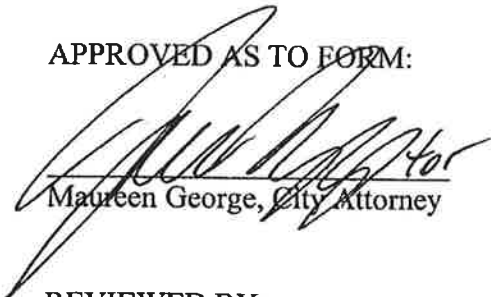
APPROVED:

  
Melanie Grinstead, Hanak, Mayor


ATTEST:

  
Carla Simendich, City Clerk

APPROVED AS TO FORM:

  
Maureen George, City Attorney

REVIEWED BY:

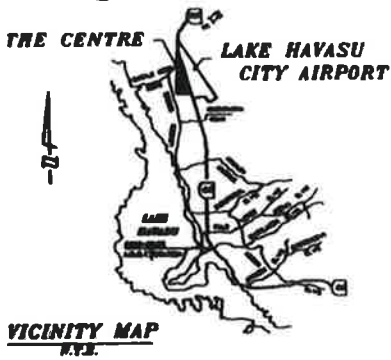
  
Bruce Williams, City Manager

# GENERAL DEVELOPMENT PLAN FOR THE CENTRE

PORTIONS OF SECTION 4 & 9, T.14N., R.20W., C.S.R.M.  
JULY, 2002

## SUMMARY:

- TOTAL PLANNED DEVELOPMENT AREA; 215 ACRES
- PROPOSED C-2 GENERAL COMMERCIAL ZONE AREA; 215 ACRES  
(W/ POTENTIAL AUTO GAS STATION/SERVICE STATION SITES)
- EXISTING ZONING; MIXED USE PLANNED DEVELOPMENT  
(SEE ORDINANCE 97-522)

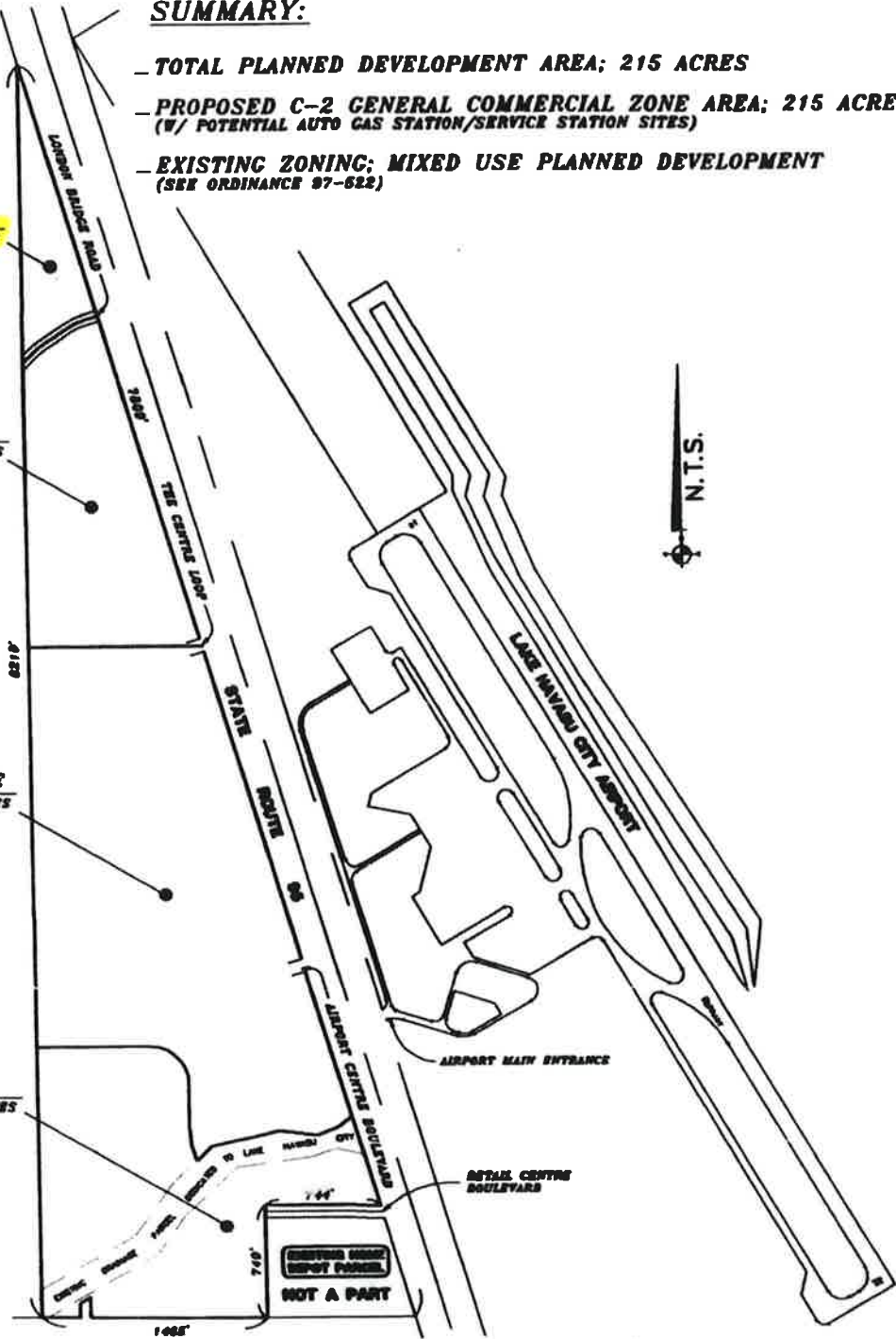


**COMMERCIAL NODE "C"**  
POTENTIAL AUTO GAS STATION/SERVICE STATION SITES  
11 Ac.

**COMMERCIAL NODE "B"**  
POTENTIAL AUTO GAS STATION/SERVICE STATION SITES  
39 Ac.

**REGIONAL MALL COMMERCIAL NODE**  
POTENTIAL AUTO GAS STATION/SERVICE STATION SITES  
105 Ac.

**COMMERCIAL NODE "A"**  
POTENTIAL AUTO GAS STATION/SERVICE STATION SITES  
60 Ac.



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