



## NOTICE OF MEETINGS AND EVENTS

Lake Havasu City endeavors to ensure the accessibility of all of its programs, facilities, and services to all persons with disabilities in accordance with the Americans with Disabilities Act. If you need an accommodation for a meeting, please contact the City Clerk at 453-4142 at least 24 hours prior to the meeting so that an accommodation can be arranged.

### CITY COUNCIL, BOARD, COMMITTEE & COMMISSION MEETINGS

In accordance with Arizona Revised Statutes § 38-431.02, notice is given of the following City meetings. Meeting agendas are available at [www.lhcaz.gov](http://www.lhcaz.gov).

Date	Time	Meeting	Location
09/03/2025	9:00 a.m.	Planning and Zoning Commission Meeting Agenda Attached	Lake Havasu City Council Chambers 92 Acoma Boulevard South

### PUBLIC NOTICE

In accordance with Arizona Revised Statutes § 38-431.02, notice is given of the following meetings that Boards, Committees, and Commissions may attend at which a quorum may be present; however, no formal discussion/action will be taken by the members in their role as Board Members.

Date	Time	Meeting	Location
(No Meetings Scheduled)			

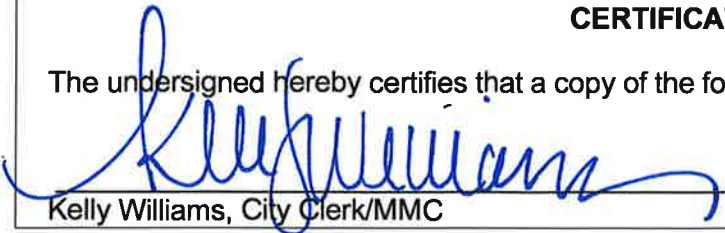
### COMMUNITY MEETINGS AND EVENTS

In accordance with Arizona Revised Statutes § 38-431.02, notice is given of the following community meetings and events that the Mayor and City Council may attend at which a quorum of the City Council may be present; however, no formal discussion/action will be taken by members in their role as the Lake Havasu City Council.

Date	Time	Function	Location
09/02/2025	7:00 a.m.	Lake Havasu Republican Men's Club Meeting	Makai Cafe 1425 McCulloch Boulevard North
09/02/2025	11:30 a.m.	Lake Havasu Republican Women's Meeting	Shugrue's Bridgeview Room 1425 McCulloch Boulevard North
09/05/2025	7:00 a.m.	Chamber of Commerce AM Exchange	Havasus Community Credit Union 1871 Kiowa Avenue
09/05/2025	1:30 p.m.	Veterans Treatment Court	Municipal Courthouse 92 Acoma Boulevard South

### CERTIFICATION OF POSTING

The undersigned hereby certifies that a copy of the foregoing notice was duly posted on Friday, August 29, 2025.

  
Kelly Williams, City Clerk/MMC

Jim Harris, Chair  
Tiffany Wilson, Vice Chair  
Suzannah Ballard  
Joan Dzuro  
Paul Lehr  
Gabriele Medley  
JP Thornton  
Phil Annett, Alternate  
Mary Costa, Alternate  
Lonnie Stevenson, Alternate



Lake Havasu City  
Council Chambers  
92 Acoma Boulevard South  
Lake Havasu City, Arizona 86403  
[www.lhcaz.gov](http://www.lhcaz.gov)

## **Planning and Zoning Commission**

### **Regular Meeting Agenda**

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**Wednesday, September 3, 2025**

**9:00 AM**

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One or more members may be participating and voting via remote conferencing.

In accordance with A.R.S. § 38-431.02, the public will have physical access to the meeting place fifteen (15) minutes prior to the start time as noticed on the meeting agenda.

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The Commission may vote to hold an executive session for the purpose of obtaining legal advice from the Commission's attorney on any matter listed on the agenda under A.R.S. § 38-431.03(A)(3).

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. CORRESPONDENCE AND ANNOUNCEMENTS**
- 5. MINUTES**

[ID 25-4915](#) Approval of the Minutes of the August 6, 2025, Planning & Zoning Commission Regular Meeting (*Shelby Hennigan*)

#### **6. PUBLIC HEARING**

[ID 25-4913](#) Request for a Planned Development Rezone and General Development Plan for 2015 Moyo Drive, Tract 100, Block 1, Lots 1 and 2, 0.82 Acres, from Residential-Commercial Health District (R-CHD) to Residential-Commercial Health District/Planned Development (R-CHD/PD), to Decrease the Minimum Density From 15 Dwelling Units Per Acre to 10 Dwelling Units Per Acre (*Chris Gilbert*)

Attachments:

[Area Map](#)

[Zoning Map](#)

[Recorded Re-Plat of La Fortuna](#)

[Letter of Intent](#)

[General Development Plan](#)

[Architectural Rendering](#)

[Facade Elevations](#)

[Neighborhood Meeting Summary](#)

**7. CALL TO PUBLIC**

**8. FUTURE MEETING**

The next regular meeting of the Planning & Zoning Commission is scheduled for Wednesday, September 17, 2025.

**9. ADJOURNMENT**

**LAKE HAVASU CITY  
PUBLIC HEARINGS**

THE LAKE HAVASU CITY PLANNING COMMISSION WILL HOLD A PUBLIC HEARING ON WEDNESDAY, AUGUST 6, 2025, AT 9:00 A.M. IN THE LAKE HAVASU CITY COUNCIL CHAMBERS, 92 ACOMA BLVD S

AND

THE LAKE HAVASU CITY COUNCIL WILL HOLD A PUBLIC HEARING ON TUESDAY, SEPTEMBER 9, 2025. AT 5:30 P.M. IN THE LAKE HAVASU CITY COUNCIL CHAMBERS, 92 ACOMA BLVD S

FOR THE PURPOSE OF CONSIDERING:

**PZ2025-00160** - TRACT 115, BLOCK 2, LOTS 1-4; 669 LAKE HAVASU AVE N; A REQUEST FOR A PLANNED DEVELOPMENT REZONE FROM GENERAL COMMERCIAL (C-2) DISTRICT TO GENERAL COMMERCIAL/PLANNED DEVELOPMENT (C-2/PD) DISTRICT TO ALLOW THE OUTDOOR STORAGE AREA TO EXCEED THE AREA OF THE PRIMARY STRUCTURE AND ALLOW STORAGE MATERIALS IN FRONT OF THE PRIMARY STRUCTURE. APPLICANT: PAUL LEHR; OWNER: MICHELLE BRADLEY.

FOR ADDITIONAL INFORMATION OR QUESTIONS, CONTACT THE DEVELOPMENT SERVICES DEPARTMENT LOCATED AT 2330 MCCULLOCH BLVD. N., PHONE NUMBER 928-854-0722. IN ACCORDANCE WITH LAKE HAVASU CITY CODE, A PUBLIC HEARING MUST BE CONDUCTED BEFORE THE PLANNING AND ZONING COMMISSION TO CONSIDER THIS APPLICATION IN ORDER TO PROVIDE A RECOMMENDATION TO THE CITY COUNCIL, WHICH WILL MAKE THE FINAL DETERMINATION. THE FULL PROCEDURES FOR THE CONDUCT OF HEARINGS AND DECISIONS ARE SET FORTH IN SECTIONS 2.04 AND 14.05.03 OF THE LAKE HAVASU CITY CODE.

LAKE HAVASU CITY ENDEAVORS TO ENSURE THE ACCESSIBILITY OF ALL OF ITS PROGRAMS, FACILITIES AND SERVICES TO ALL PERSONS WITH DISABILITIES IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT. IF YOU NEED AN ACCOMMODATION FOR A MEETING, PLEASE CONTACT THE CITY CLERK'S OFFICE AT 928-453-4142 AT LEAST 24 HOURS PRIOR TO THE MEETING SO THAT AN ACCOMMODATION CAN BE ARRANGED.

  
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CHRIS GILBERT  
PLANNING DIVISION MANAGER  
ZONING ADMINISTRATOR

7-15-25  
DATE

**LAKE HAVASU CITY  
PUBLIC HEARINGS**

THE LAKE HAVASU CITY PLANNING & ZONING COMMISSION WILL HOLD A PUBLIC HEARING ON WEDNESDAY, SEPTEMBER 3, 2025, AT 9:00 A.M. IN THE LAKE HAVASU CITY COUNCIL CHAMBERS, 92 ACOMA BLVD S

AND

THE LAKE HAVASU CITY COUNCIL WILL HOLD A PUBLIC HEARING ON TUESDAY, SEPTEMBER 23, 2025, AT 5:30 P.M. IN THE LAKE HAVASU CITY COUNCIL CHAMBERS, 92 ACOMA BLVD S

FOR THE PURPOSE OF CONSIDERING:

**PZ2025-00163** - TRACT 100, BLOCK 1, LOTS 1 & 2; 2015 MOYO DRIVE; A REQUEST FOR A PLANNED DEVELOPMENT REZONE FROM RESIDENTIAL - COMMERCIAL HEALTH (R-CHD) DISTRICT TO RESIDENTIAL - COMMERCIAL HEALTH/PLANNED DEVELOPMENT (R-CHD/PD) DISTRICT TO ALLOW LESS THAN 15 DWELLING UNITS PER ACRE. OWNER: SORBON DEVELOPMENT LLC.

FOR ADDITIONAL INFORMATION OR QUESTIONS, CONTACT THE DEVELOPMENT SERVICES DEPARTMENT LOCATED AT 2330 MCCULLOCH BLVD. N., PHONE NUMBER 928-854-0722. IN ACCORDANCE WITH LAKE HAVASU CITY CODE, A PUBLIC HEARING MUST BE CONDUCTED BEFORE THE PLANNING AND ZONING COMMISSION TO CONSIDER THIS APPLICATION IN ORDER TO PROVIDE A RECOMMENDATION TO THE CITY COUNCIL, WHICH WILL MAKE THE FINAL DETERMINATION. THE FULL PROCEDURES FOR THE CONDUCT OF HEARINGS AND DECISIONS ARE SET FORTH IN SECTIONS 2.04 AND 14.05.03 OF THE LAKE HAVASU CITY CODE.

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CHRIS GILBERT  
PLANNING DIVISION MANAGER  
ZONING ADMINISTRATOR

8-12-25  
DATE

## **ORDINANCE NO. 25-1366**

**AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF LAKE HAVASU CITY, ARIZONA, APPROVING THE PLANNED DEVELOPMENT REZONE AND GENERAL DEVELOPMENT PLAN OF 2415 & 2425 KIOWA BOULEVARD N, TRACT 2182, BLOCK 8, LOTS 1 & 2, APPROXIMATELY 0.76 ACRES, FROM LIMITED COMMERCIAL/NORTH KIOWA OVERLAY DISTRICT (C-1/NK-O) TO LIMITED COMMERCIAL/NORTH KIOWA OVERLAY PLANNED DEVELOPMENT DISTRICT (C-1/NK-OPD) TO INCREASE THE ALLOWED OUTDOOR STORAGE HEIGHT FROM 6-FEET TO 10-FEET AND TO ALLOW THE OUTDOOR STORAGE AREA TO EXCEED THE AREA OF THE PRIMARY BUILDING**

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

Section 1: That the property addressed as 2415 & 2425 Kiowa Boulevard N, Lake Havasu City, Arizona, and further described as Tract 2182, Block 8, Lots 1 & 2, comprised of approximately 0.76 acres and lying within the corporate limits of Lake Havasu City, Arizona, is rezoned from Limited Commercial/North Kiowa Overlay District to Limited Commercial/North Kiowa Overlay Planned Development District, to increase the allowed outdoor storage height from 6-feet to 10-feet and to allow the outdoor storage area to exceed the area of the primary building, and the district boundary is revised accordingly, with the following conditions:

1. The development of the property shall substantially match the General Development Plan;
2. The two properties shall be combined into one property prior to Design Review approval;
3. The perimeter fence shall be an 8-foot-tall concrete masonry unit wall;
4. The existing driveway located on lot 2, shall be shared future access for properties to the east; and
5. Building Permits and Design Review for compliance with City Codes are required prior to development of the property.

Section 2: The General Development Plan, attached as Exhibit A, is approved as a guide for the future development of the property pursuant to City Code § 14.02.06(D).

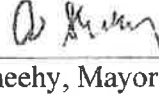
Section 3: All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are repealed.

Section 4: The City Council has considered the probable impact of this ordinance on the cost to construct housing for sale or rent.

Section 5: If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions.

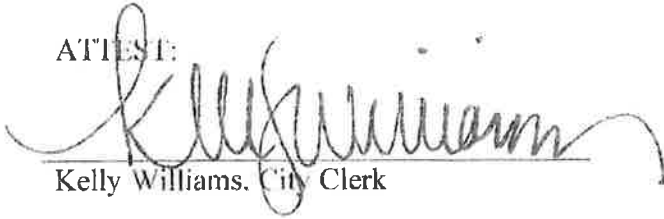
**PASSED AND ADOPTED** by the City Council of Lake Havasu City, Arizona, on August 12, 2025.

APPROVED:



Cal Sheehy, Mayor

ATTEST:



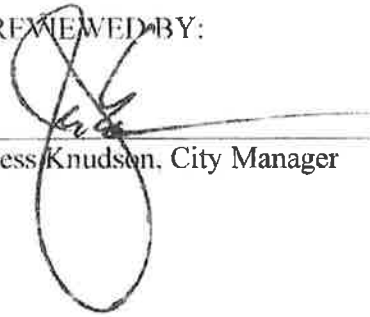
Kelly Williams, City Clerk

APPROVED AS TO FORM:



Kelly Garry, City Attorney

REVIEWED BY:



Jess Knudson, City Manager

**ORDINANCE NO. 25-1367**

**AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF LAKE HAVASU CITY, ARIZONA, APPROVING THE REZONE OF 720 ENTERPRISE DRIVE (TRACT 141, AMENDED BLOCK 7, LOT 1), 1977 ACOMA BOULEVARD W (TRACT 144, AMENDED BLOCK 2, LOT 4), 2007 AND 2013 CHAPARRAL DRIVE (TRACT 2199, BLOCK 1, LOTS 1 THROUGH 3), 15.29 ACRES, FROM GENERAL COMMERCIAL DISTRICT (C-2), LIGHT INDUSTRIAL DISTRICT (LI), AND LIMITED MULTIPLE FAMILY DISTRICT (R-3) TO PUBLIC LANDS AND FACILITIES DISTRICT (P-1) DISTRICT**

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

Section 1: That 720 Enterprise Drive (Tract 141, Amended Block 7, Lot 1), 1977 Acoma Boulevard W (Tract 145, Block 2, Lot 4), and 2007 and 2013 Chaparral Drive (Tract 2199, Block 1, Lots 1 through 3), 15.29 acres, lying within the corporate limits of Lake Havasu City, Arizona, is rezoned from General Commercial District (C-2), Light Industrial District (LI), and Limited Multiple Family District (R-3) to Public Lands and Facilities District (P-1) District and the district boundary is revised accordingly.


Section 2: All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are repealed.

Section 3: The City Council has considered the probable impact of this Ordinance on the cost to construct housing for sale or rent.

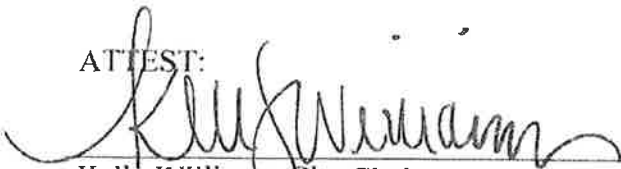
Section 4: If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions.

**PASSED AND ADOPTED** by the City Council of Lake Havasu City, Arizona, on, August 12, 2025.


APPROVED:

  
\_\_\_\_\_  
Cal Sheehy, Mayor


ATTEST:

  
\_\_\_\_\_  
Kelly Williams, City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Kelly Garry, City Attorney

REVIEWED BY:

  
\_\_\_\_\_  
Jess Knudson, City Manager