



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.

Date	Time	Meeting	Location
09/24/2025	9:00 a.m.	Board of Adjustment Meeting (Canceled)	Lake Havasu City Council Chambers 92 Acoma Boulevard South
10/01/2025	9:00 a.m.	Planning and Zoning Commission Meeting Agenda Attached	Police Facility Meeting Room 2360 McCulloch Boulevard North

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

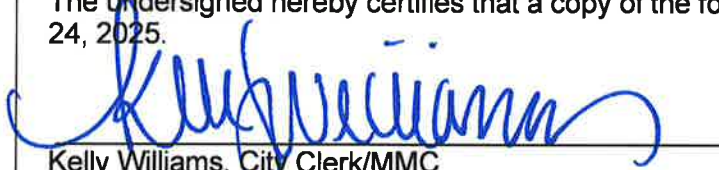
In accordance with Arizona Revised Statutes § 38-431.02, notice is given of the following community meetings and events that the Mayor and City Council may attend at which a quorum of the City Council may be present; however, no formal discussion/action will be taken by members in their role as the Lake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

Date	Time	Function	Location
09/24/2025	9:00 a.m.	Supervisory Excellence Academy Graduation (By Invitation Only)	Mohave College 1977 Acoma Boulevard West Building #600
09/24/2025	10:00 a.m.	Mohave College Advanced Manufacturing Training Center Grand Opening (By Invitation Only)	Kingman Airport Industrial Park 4415 Windrose Lane Kingman, Arizona
09/25/2025	5:30 p.m.	Havasu Residents Academy (By Invitation Only)	Lake Havasu City Council Chambers 92 Acoma Boulevard South

09/26/2025	5:00 p.m.	Chamber of Commerce Legislative Retreat 2025 (By Invitation Only)	London Bridge Resort Convention Center 1477 Queens Bay
09/27/2025	8:00 a.m.	Chamber of Commerce Legislative Retreat 2025 (By Invitation Only)	London Bridge Resort Convention Center 1477 Queens Bay
09/30/2025	12:00 p.m.	Lake Havasu Republican Men's Club Meeting	Makai Cafe 1425 McCulloch Boulevard North
10/02/2025	5:30 p.m.	Havasu Residents Academy (By Invitation Only)	Lake Havasu City Council Chambers 92 Acoma Boulevard South
10/03/2025	7:00 a.m.	Chamber of Commerce AM Exchange	The Foundry Plates & Spirits 210 Swanson Avenue
10/03/2025	8:30 a.m.	Coffee with the Mayor & City Manager	Lake Havasu City Council Chambers 92 Acoma Boulevard South

CERTIFICATION OF POSTING

The undersigned hereby certifies that a copy of the foregoing notice was duly posted on Wednesday, September 24, 2025.



Kelly Williams, City Clerk/MMC



PUBLIC NOTICE

The Board of Adjustment regular meeting scheduled for Wednesday, September 24, 2025, at 9:00 a.m. has been canceled.

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
Police Facility
2360 McCulloch Blvd North
Lake Havasu City, Arizona 86403
www.lhcaz.gov

Planning and Zoning Commission Regular Meeting Agenda

Wednesday, October 1, 2025

9:00 AM

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**
- 6. PUBLIC HEARING**

[ID 25-4947](#)

A Request for a Major General Plan Amendment Revising the Future Land Use Map Designations for 1040 McCulloch Boulevard North, Metes and Bounds Parcel #107-15-015, 87.9 Acres, from Open Space and Park (OSP) to Commercial Mixed Use (CMU), Resort Residential (RE-RES), and Resort Related Island (RE-ISL)
(Chris Gilbert)

Attachments:[Area Map](#)[General Plan Map](#)[Requested General Plan Amendment Map](#)[Zoning Map](#)[Letter of Intent](#)[Proposed General Development Plan](#)[Applicant's Project Goals Exhibit](#)[Neighborhood Meeting Invite and Citizens'](#)[Meeting Open House Summary](#)**7. CALL TO PUBLIC****8. FUTURE MEETING**

The next regular meeting of the Planning & Zoning Commission is scheduled for Wednesday, October 15, 2025, at 9:00 a.m. in the City Council Chambers, 92 Acoma Blvd S.

9. ADJOURNMENT

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.

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.


CHRIS GILBERT
PLANNING DIVISION MANAGER
ZONING ADMINISTRATOR

8-12-25
DATE

**LAKE HAVASU CITY
PUBLIC HEARINGS**

THE LAKE HAVASU CITY PLANNING COMMISSION WILL HOLD A PUBLIC HEARING ON WEDNESDAY, OCTOBER 1, 2025, AT 9:00 A.M. IN THE LAKE HAVASU CITY POLICE DEPARTMENT FACILITY MEETING ROOM, 2360 MCCULLOCH BOULEVARD NORTH

AND

THE LAKE HAVASU CITY PLANNING COMMISSION WILL HOLD A PUBLIC HEARING ON WEDNESDAY, NOVEMBER 5, 2025, AT 9:00 A.M. IN THE LAKE HAVASU CITY COUNCIL CHAMBERS, 92 ACOMA BLVD SOUTH

AND

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

FOR THE PURPOSE OF CONSIDERING:

PZ2025-00111 - METES AND BOUNDS: PARCEL # 107-15-015: A REQUEST FOR A MAJOR GENERAL PLAN AMENDMENT ON 88-ACRES OF VACANT LAND CHANGING THE GENERAL PLAN LAND USE MAP CLASSIFICATION FROM OPEN SPACE AND PARK (OSP) TO RESORT-RELATED ISLAND, RESORT-RESIDENTIAL AND COMMERCIAL MIXED-USE. OWNER: ISLAND LAND VENTURE, LLC; APPLICANT: JOHN BERRY, ESQ.

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, TWO PUBLIC HEARINGS 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.



CHRIS GILERT
PLANNING DIVISION MANAGER
ZONING ADMINISTRATOR

9/9/2025

DATE

**LAKE HAVASU CITY
PUBLIC HEARINGS**

THE LAKE HAVASU CITY PLANNING & ZONING COMMISSION WILL HOLD A PUBLIC HEARING ON WEDNESDAY, OCTOBER 15, 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, NOVEMBER 25, 2025, AT 5:30 P.M. IN THE LAKE HAVASU CITY COUNCIL CHAMBERS, 92 ACOMA BLVD S

FOR THE PURPOSE OF CONSIDERING:

PZ2025-00194 - TRACT 2396 LOT A-3; 5601 HIGHWAY 95 N; A REQUEST FOR A PLANNED DEVELOPMENT MAJOR AMENDMENT TO ALLOW MULTI-FAMILY RESIDENTIAL. ALLOW A 32-FOOT BUILDING HEIGHT AND AN EXCEPTION FOR THE RESIDENTIAL COVERED PARKING REQUIREMENT IN THE GENERAL COMMERCIAL/PLANNED DEVELOPMENT (C-2/PD) DISTRICT. OWNER; PF CAPITAL PARTNERS LLC; APPLICANT: COMMUNITY CONSTRUCTION & 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.

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.



CHRIS GILBERT
PLANNING DIVISION MANAGER
ZONING ADMINISTRATOR

9-23-25
DATE

ORDINANCE NO. 25-1368

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF LAKE HAVASU CITY, ARIZONA, APPROVING THE PLANNED DEVELOPMENT REZONE AND GENERAL DEVELOPMENT PLAN OF 669 LAKE HAVASU AVENUE N, TRACT 115, BLOCK 2, LOTS 1-4, FROM GENERAL COMMERCIAL (C-2) DISTRICT TO GENERAL COMMERCIAL/PLANNED DEVELOPMENT (C-2/PD) DISTRICT TO ALLOW THE OUTDOOR STORAGE USE TO BE LOCATED IN FRONT OF THE PRIMARY STRUCTURE AND ALLOW THE OUTDOOR STORAGE AREA TO EXCEED THE AREA OF THE PRIMARY STRUCTURE

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

Section 1: That the property addressed as 669 Lake Havasu Avenue N, Lake Havasu City, Arizona, and further described as Tract 115, Block 2, Lots 1-4, comprised of approximately 1.66 acres and lying within the corporate limits of Lake Havasu City, Arizona, is rezoned from General Commercial District to General Commercial/Planned Development District, to allow the outdoor storage use to be located in front of the primary structure and to allow the outdoor storage area to exceed the area of the primary structure, 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 perimeter screening device shall be a 6-foot-tall concrete unit wall;
3. Storage materials shall be stored at a maximum height of 6-feet; and
4. 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).

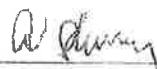
Section 3: All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are repealed.

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

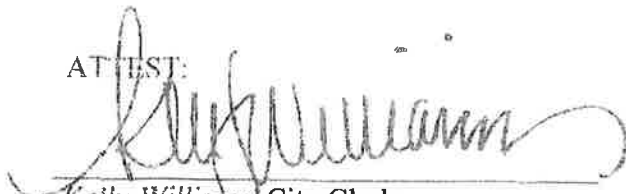
Section 5: If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions.

PASSED AND ADOPTED by the City Council of Lake Havasu City, Arizona, on September 9, 2025.

APPROVED:


Cal Sheehy, Mayor


ATTEST:


Kelly Williams, City Clerk

APPROVED AS TO FORM:


Kelly Garry, City Attorney

REVIEWED BY:


Jess Knudson, City Manager

*Ordinances are available for public
inspection in the City Clerk's Office at
City Hall PHONE: 928-453-4142

ORDINANCE NO. 25-1369

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF LAKE HAVASU CITY, MOHAVE COUNTY, ARIZONA, APPROVING 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

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

Section 1: That 2015 Moyo Drive, Tract 100, Block 1, Lots 1 and 2, 0.82 acres, lying within the corporate limits of Lake Havasu City, Arizona, is rezoned 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, and the district boundary is revised accordingly, with the following conditions:

1. The development shall substantially match the General Development Plan contained in the attached Exhibit A.
2. Building Permits and Design Review for compliance with City Codes will be 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).

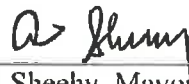
Section 3: All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are repealed.

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.

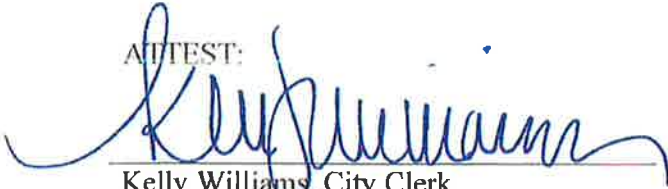
PASSED AND ADOPTED by the City Council of Lake Havasu City, Arizona, on September 23, 2025.

APPROVED:



Cal Sheehy, Mayor

ATTEST:



Kelly Williams, City Clerk

APPROVED AS TO FORM:



Kelly Garry, City Attorney

REVIEWED BY:



Jess Knudson, City Manager

*Ordinances are available for public inspection in the City Clerk's Office at City Hall. PHONE: 928-453-4142