



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
11/26/2025	9:00 a.m.	Board of Adjustment Meeting (Canceled)	Lake Havasu City Council Chambers 92 Acoma Boulevard South
12/03/2025	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

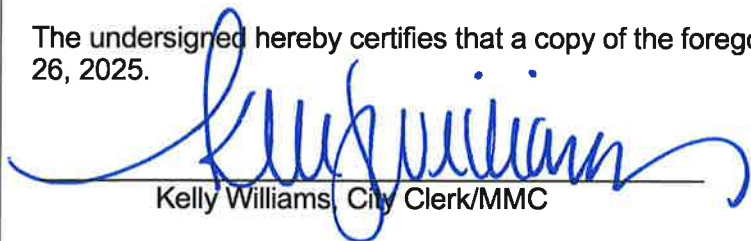
In accordance with Arizona Revised Statutes § 38-431.02, notice is given of the following community meetings and events that the Mayor and City Council may attend at which a quorum of the City Council may be present; however, no formal discussion/action will be taken by members in their role as the Lake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

Date	Time	Function	Location
11/28/2025	6:00 p.m.	Bridgewater Channel Swim/Festival of Lights	London Bridge Resort 1477 Queens Bay
11/30/2025	6:00 p.m.	Holiday Tree Lighting Ceremony	Wheeler Park 1801 McCulloch Boulevard
12/01/2025	6:00 p.m.	London Bridge Republican Women's Meeting	Shugrue's Bridgeview Room 1425 McCulloch Boulevard North
12/02/2025	7:00 a.m.	Lake Havasu Republican Men's Club Meeting	Makai Cafe 1425 McCulloch Boulevard North

12/02/2025	11:00 a.m.	Lake Havasu Republican Women's Meeting	Shugrue's Bridgeview Room 1425 McCulloch Boulevard North
12/04/2025	8:00 a.m.	Annual Employee Milestone Breakfast	Shugrue's Bridgeview Room 1425 McCulloch Boulevard North
12/05/2025	8:30 a.m.	Coffee with the Mayor & City Manager	Lake Havasu City Council Chambers 92 Acoma Boulevard South
12/05/2025	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 Wednesday, November 26, 2025.



Kelly Williams, City Clerk/MMC



PUBLIC NOTICE

The Board of Adjustment regular meeting scheduled for Wednesday, November 26, 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
Council Chambers
92 Acoma Boulevard South
Lake Havasu City, Arizona 86403
www.lhcaz.gov

Planning and Zoning Commission Regular Meeting Agenda

Wednesday, December 3, 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
5. MINUTES

[ID 25-5052](#) Approval of the Minutes of the November 19, 2025, Planning & Zoning Commission Regular Meeting (*Shelby Hennigan*)

6. PUBLIC HEARING

[ID 25-4967](#) 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, 90.5 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 & Citizens'](#)[Meeting Open House Summary](#)[ID 25-4968](#)

A Request for a Planned Development Rezone and General Development Plan of 1040 McCulloch Boulevard North, Metes and Bounds Parcel #107-15-015, 90.5 Acres, From Golf Course (G-C) District to Island Body Beach/Planned Development (I-B/PD) District to Accommodate a Mixed-Use Development With a Combination of Resort, Marina, Commercial, and Residential Uses and Approving Specific Requested Exceptions (*Chris Gilbert*)

Attachments:[Area Map](#)[General Plan Map](#)[Proposed General Plan Amendment Map](#)[Existing Zoning Map](#)[Proposed Zoning](#)[Letter of Intent](#)[Traffic Statement](#)[Proposed General Development Plan](#)[Shoreline and Beach Access Map](#)[Proposed Land Use Categories for Waterfront](#)[Planned Development Exception](#)[Proposed Dimensional Standards for Waterfront](#)[Planned Development Exception](#)[Neighborhood Meeting Invite and Citizen's](#)[Meeting Open House Summary](#)**7. CALL TO PUBLIC****8. FUTURE MEETING**

The regular meeting scheduled for Wednesday, December 17, 2025, has been cancelled. The next regular meeting of the Planning & Zoning Commission is scheduled for Wednesday, January 7, 2026.

9. ADJOURNMENT

**LAKE HAVASU CITY
PUBLIC HEARINGS**

THE LAKE HAVASU CITY PLANNING COMMISSION WILL HOLD PUBLIC HEARINGS ON WEDNESDAY, NOVEMBER 19, 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 PUBLIC HEARINGS ON TUESDAY, DECEMBER 9, 2025, AT 5:30 P.M. IN THE LAKE HAVASU CITY COUNCIL CHAMBERS, 92 ACOMA BLVD S

FOR THE PURPOSE OF CONSIDERING:

PZ2025-00118 - TRACT 135C, BLOCK 3, LOT 1-A; 1955 PALMER DR; A REQUEST FOR A MINOR GENERAL PLAN AMENDMENT REVISING THE FUTURE LAND USE MAP DESIGNATION FOR 1955 PALMER DRIVE, TRACT 135C, BLOCK 3, LOT 1-A, APPROXIMATELY 3,010 SQFT FROM OPEN SPACE AND PARK (OSP) TO LOW DENSITY RESIDENTIAL (LDR). OWNER: MIKE BOLIN; APPLICANT: SCHMELING PD.

AND

PZ2025-00119 - TRACT 135C, BLOCK 3, LOT 1-A; 1955 PALMER DR; A REQUEST FOR A ZONING MAP CHANGE FROM GOLF COURSE (GC) DISTRICT TO RESIDENTIAL ESTATES (RE) DISTRICT FOR A 3,010 SQFT PORTION OF 1955 PALMER DRIVE. OWNER: MIKE BOLIN; APPLICANT: SCHMELING PD.

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, PUBLIC HEARINGS MUST BE CONDUCTED BEFORE THE PLANNING AND ZONING COMMISSION TO CONSIDER THESE APPLICATIONS 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

10-28-25
DATE

**LAKE HAVASU CITY
PUBLIC HEARINGS**

THE LAKE HAVASU CITY PLANNING COMMISSION WILL HOLD PUBLIC HEARINGS ON WEDNESDAY, NOVEMBER 19, 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 PUBLIC HEARINGS ON, TUESDAY, DECEMBER 9, 2025, AT 5:30 P.M. IN THE LAKE HAVASU CITY COUNCIL CHAMBERS, 92 ACOMA BLVD S

FOR THE PURPOSE OF CONSIDERING:

PZ2025-00204 - TRACT 135G, BLOCK 2, LOT 3-A; 2400 WOOD LN; A REQUEST FOR A MINOR GENERAL PLAN AMENDMENT REVISING THE FUTURE LAND USE MAP DESIGNATION FOR 2400 WOOD LN, TRACT 135G, BLOCK 2, LOT 3-A, APPROXIMATELY 2810 SQFT FROM OPEN SPACE AND PARK (OSP) TO LOW DENSITY RESIDENTIAL (LDR). OWNER: DANIEL & HEATHER SHEVITSKI; APPLICANT: SCHMELING PD.

AND

PZ2025-00205 - TRACT 135G, BLOCK 2, LOT 3A; 2400 WOOD LN; A REQUEST FOR A ZONING MAP CHANGE FROM GOLF COURSE (GC) DISTRICT TO RESIDENTIAL ESTATES (RE) DISTRICT FOR A 2810 SQFT PORTION OF 2400 WOOD LN. OWNER: DANIEL & HEATHER SHEVITSKI; APPLICANT: SCHMELING PD.

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, PUBLIC HEARINGS MUST BE CONDUCTED BEFORE THE PLANNING AND ZONING COMMISSION TO CONSIDER THESE APPLICATIONS 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

10-28-25
DATE

**LAKE HAVASU CITY
PUBLIC HEARINGS – CONTINUANCES**

THE LAKE HAVASU CITY PLANNING COMMISSION WILL HOLD A PUBLIC HEARING ON WEDNESDAY, DECEMBER 3, 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, JANUARY 13, 2026, AT 5:30 P.M. IN THE LAKE HAVASU CITY COUNCIL CHAMBERS, 92 ACOMA BLVD SOUTH

FOR THE PURPOSE OF CONSIDERING:

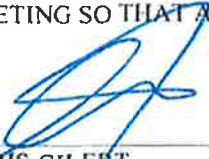
PZ2025-00111 - METES AND BOUNDS; PARCEL # 107-15-015; 1040 MCCULLOCH BLVD N; A REQUEST FOR A MAJOR GENERAL PLAN AMENDMENT ON 88-ACRES OF VACANT LAND CHANGING THE GENERAL PLAN LAND USE MAP CLASSIFICATION FROM OPEN SPACE AND PARK (OSP) TO RESORT-RELATED ISLAND, RESORT-RESIDENTIAL AND COMMERCIAL MIXED-USE. OWNER: ISLAND LAND VENTURE, LLC; APPLICANT: JOHN BERRY, ESQ.

AND

PZ2025-00112 - METES AND BOUNDS; PARCEL # 107-15-015; 1040 MCCULLOCH BLVD N; A REQUEST FOR A PLANNED DEVELOPMENT REZONE OF APPROXIMATELY 88-ACRES OF VACANT LAND FROM GOLF COURSE (GC) DISTRICT TO ISLAND - BODY BEACH/PLANNED DEVELOPMENT (I-B/PD) DISTRICT TO ACCOMMODATE A NEW MASTER PLANNED COMMUNITY TO INCLUDE RESORT, RESIDENTIAL AND COMMERCIAL USES. 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 FOR THE MAJOR GENERAL PLAN AMENDMENT MUST BE CONDUCTED BEFORE THE PLANNING AND ZONING COMMISSION AND ONE PUBLIC HEARING FOR THE PLANNED DEVELOPMENT REZONE MUST BE CONDUCTED BEFORE THE PLANNING AND ZONING COMMISSION FOR THEM TO CONSIDER THESE APPLICATIONS IN ORDER TO PROVIDE RECOMMENDATIONS 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

11-6-25
DATE

ORDINANCE NO. 25-1370

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF LAKE HAVASU CITY, MOHAVE COUNTY, ARIZONA, AMENDING CITY CODE CHAPTER 12.08, BUILDING CODES, TO ADOPT DESIGNATED UPDATED EDITIONS OF PUBLISHED BUILDING CODES, DECLARING AS PUBLIC RECORDS THE LOCAL AMENDMENTS TO THE PUBLISHED BUILDING CODES, AND ADOPTING THE LOCAL AMENDMENTS BY REFERENCE

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

Section 1. That the following amendments to published building codes are declared public records as shown on Exhibits A through H incorporated herein by reference¹:

- “Lake Havasu City Amendments to the 2024 Edition of the International Building Code” (Exhibit A),
- “Lake Havasu City Amendments to the 2024 Edition of the International Residential Code” (Exhibit B),
- “Lake Havasu City Amendments to the 2024 Edition of the International Mechanical Code” (Exhibit C),
- “Lake Havasu City Amendments to the 2024 Edition of the International Fuel Gas Code” (Exhibit D),
- “Lake Havasu City Amendments to the 2024 Edition of the International Plumbing Code” (Exhibit E),
- “Lake Havasu City Amendments to the 2023 Edition of the National Electrical Code” (Exhibit F),
- “Lake Havasu City Amendments to the 2024 Edition of the International Property Maintenance Code” (Exhibit G), and
- “Lake Havasu City Amendments to the 2024 Edition of the International Existing Building Code” (Exhibit H).

Section 2. The following sections of Lake Havasu City Code Chapter 12.08 are amended to adopt by reference the respective international or national code and local amendments as follows: _____

12.08.020 International Building Code.

A. The International Building Code, 2024 Edition, including Appendix Chapters J and K, copyrighted by the International Code Council (ICC), as may be amended, is adopted by reference and made a part of this chapter as though specifically set forth in full in this chapter.

B. City amendments to the International Building Code are contained in the public record “Lake Havasu City Amendments to the 2024 Edition of the International Building Code,” as may be amended, which is adopted by reference and made a part of this chapter as though specifically set forth in full in this chapter.

¹ Exhibits on file at the City Clerk's Office, 2330 McCulloch Boulevard N., Lake Havasu City, AZ, and online at www.lhcaz.gov.

12.08.030 International Residential Code.

A. The International Residential Code, 2024 Edition, copyrighted by the ICC, as may be amended, is adopted by reference and made a part of this chapter as though specifically set forth in full in this chapter.

B. City amendments to the International Residential Code are contained in the public record “Lake Havasu City Amendments to the 2024 Edition of the International Residential Code,” as may be amended, which is adopted by reference and made a part of this chapter as though specifically set forth in full in this chapter.

12.08.040 International Mechanical Code.

A. The International Mechanical Code, 2024 Edition, copyrighted by the ICC, as may be amended, is adopted by reference and made a part of this chapter as though specifically set forth in full in this chapter.

B. City amendments to the International Mechanical Code are contained in the public record “Lake Havasu City Amendments to the 2024 Edition of the International Mechanical Code,” as may be amended, which is adopted by reference and made a part of this chapter as though specifically set forth in full in this chapter.

12.08.050 International Fuel Gas Code.

A. The International Fuel Gas Code, 2024 Edition, copyrighted by the ICC, as may be amended, is adopted by reference and made a part of this chapter as though specifically set forth in full in this chapter.

B. City amendments to the International Fuel Gas Code are contained in the public record “Lake Havasu City Amendments to the 2024 Edition of the International Fuel Gas Code,” as may be amended, which is adopted by reference and made a part of this chapter as though specifically set forth in full in this chapter.

12.08.060 International Plumbing Code.

A. The International Plumbing Code, 2024 Edition, including Appendix Chapter E, copyrighted by the ICC, as may be amended, is adopted by reference and made a part of this chapter as though specifically set forth in full in this chapter.

B. City amendments to the International Plumbing Code are contained in the public record “Lake Havasu City Amendments to the 2024 Edition of the International Plumbing Code,” as may be amended, which is adopted by reference and made a part of this chapter as though specifically set forth in full in this chapter.

12.08.070 National Electrical Code.

A. The National Electrical Code, 2023 Edition, copyrighted by the National Fire Protection Association (NFPA), as may be amended, is adopted by reference and made a part of this chapter as though specifically set forth in full in this chapter.

B. City amendments to the National Electrical Code are contained in the public record “Lake Havasu City Amendments to the 2023 Edition of the National Electrical Code,” as may be amended, which is adopted by reference and made a part of this chapter as though specifically set forth in full in this chapter.

12.08.080 International Property Maintenance Code.

A. The International Property Maintenance Code, 2024 Edition, copyrighted by the ICC, as may be amended, is adopted by reference and made a part of this chapter as though specifically set forth in full in this chapter.

B. City amendments to the International Property Maintenance Code are contained in the public record "Lake Havasu City Amendments to the 2024 Edition of the International Property Maintenance Code," as may be amended, which is adopted by reference and made a part of this chapter as though specifically set forth in full in this chapter.

Section 3. Section 12.08.085 is added to Chapter 12.08 to adopt by reference the International Existing Building Code and local amendments as follows:

12.08.085 International Existing Building Code.

A. The International Existing Building Code, 2024 Edition, copyrighted by the ICC, as may be amended, is adopted by reference and made a part of this chapter as though specifically set forth in full in this chapter.

B. City amendments to the International Existing Building Code are contained in the public record "Lake Havasu City Amendments to the 2024 Edition of the International Existing Building Code," as may be amended, which is adopted by reference and made a part of this chapter as though specifically set forth in this chapter.

Section 4.: All ordinances or parts of ordinances in conflict with the provisions of this Ordinance or any part of the City Code adopted herein by reference, are repealed.

Section 5: If any section, subsection, sentence, clause, phrase, or portion of this Ordinance or any part of the City Code adopted herein by reference 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 thereof.

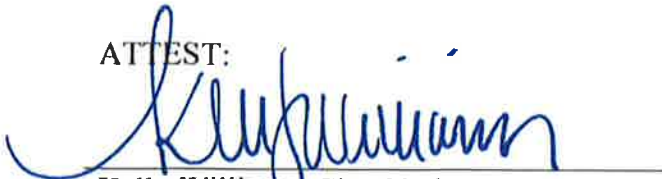
PASSED AND ADOPTED by the City Council of Lake Havasu City, Arizona,
October 28, 2025.

APPROVED:



Cal Sheehy, Mayor

ATTEST:

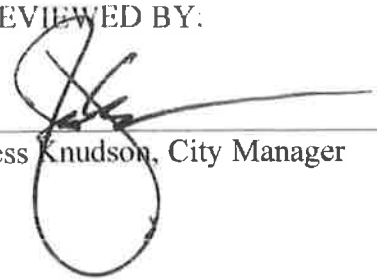

Kelly Williams, City Clerk

APPROVED AS TO FORM:



Kelly Garry, City Attorney

REVIEWED BY:



Jess Knudson, City Manager

ORDINANCE NO. 25-1371

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF LAKE HAVASU CITY, MOHAVE COUNTY, ARIZONA, AMENDING CITY CODE SECTION 12.12.010, ADOPTION OF INTERNATIONAL FIRE CODE, TO ADOPT THE 2024 EDITION OF THE INTERNATIONAL FIRE CODE, DECLARING AS PUBLIC RECORD THE LOCAL AMENDMENTS TO THE 2024 INTERNATIONAL FIRE CODE, AND ADOPTING THE LOCAL AMENDMENTS BY REFERENCE

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

Section 1. That the “Lake Havasu City Amendments to the 2024 Edition of the International Fire Code” is declared a public record as shown on Exhibit A incorporated herein by reference.¹

Section 2. Section 2.12.010 of the Lake Havasu City Code is amended to adopt by reference the 2024 Edition of the International Fire Code and local amendments as follows:

12.12.010 Adoption of International Fire Code.

A. The International Fire Code, 2024 Edition, copyrighted by the International Code Council (ICC), as may be amended, is adopted by reference and made part of this chapter as though specifically set forth in full in this chapter.

B. City amendments to the International Fire Code are contained in the public record “Lake Havasu City Amendments to the 2024 Edition of the International Fire Code,” as may be amended, is adopted by reference and made a part of this chapter as though specifically set forth in full in this chapter.

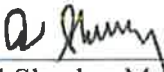
Section 3. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance or any part of the City Code adopted herein by reference, are repealed.

Section 4: If any section, subsection, sentence, clause, phrase, or portion of this Ordinance or any part of the City Code adopted herein by reference 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 thereof.

¹ Exhibit on file at the City Clerk’s Office, 2330 McCulloch Boulevard N., Lake Havasu City, AZ, and online at www.lhcaz.gov.

PASSED AND ADOPTED by the City Council of Lake Havasu City, Arizona,
October 28, 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. 25-1373

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF LAKE HAVASU CITY, ARIZONA, APPROVING THE PLANNED DEVELOPMENT REZONE AND AMENDED GENERAL DEVELOPMENT PLAN OF 5601 HIGHWAY 95 BUILDING I, TRACT 2396, LOT A-3, APPROXIMATELY 4.54 ACRES, FROM GENERAL COMMERCIAL/PLANNED DEVELOPMENT (C-2/PD) DISTRICT TO GENERAL COMMERCIAL/PLANNED DEVELOPMENT (C-2/PD) DISTRICT TO ALLOW MULTI-FAMILY RESIDENTIAL, A MAXIMUM OF 32-FEET ABOVE THE APPROVED DESIGNED BUILDING PAD HEIGHT FOR EACH OF THE BUILDINGS, AND AN EXCEPTION TO THE COVERED PARKING REQUIREMENT

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

Section 1: That the property addressed as 5601 Highway 95 Building I, Lake Havasu City, Arizona, and further described as Tract 2396, Lot A-3, comprised of approximately 4.54 acres and lying within the corporate limits of Lake Havasu City, Arizona, is rezoned from General Commercial/Planned Development (C-2/PD) District to General Commercial/Planned Development (C-2/PD) District, to allow multi-family residential, a maximum 32-foot building height above the approved designed building pad height for each building, and an exception to the residential covered parking requirement, and the district boundary is revised accordingly, with the following conditions:

1. The development of the property shall substantially match the Amended General Development Plan attached as Exhibit A;
2. Multi-family residential is allowed only on the northern half of the subject property as identified on the Amended General Development Plan. A lot alteration is required to create a separate lot for the proposed multi-family project. The lot alteration and parcel plat must be completed prior to any future City approvals;
3. The current shared parking and cross access easements for the subject property and surrounding properties must remain shared; and
4. Building Permits and Design Review for compliance with City Codes, including the Lake Havasu City Public Works Department traffic impact comments, are required prior to development of the property.

Section 2: The Amended 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.

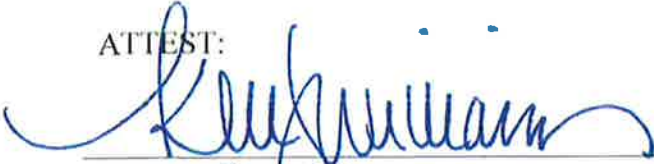
PASSED AND ADOPTED by the City Council of Lake Havasu City, Arizona, on November 25, 2025.

APPROVED:



Cal Sheehy, Mayor

ATTEST:



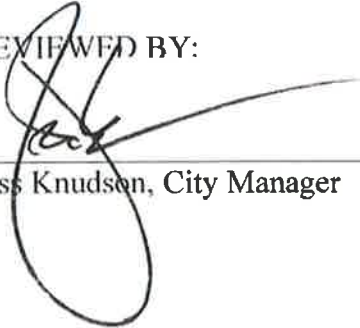
Kelly Williams, City Clerk

APPROVED AS TO FORM:



Kelly Garry, City Attorney

REVIEWED BY:



Jess Knudson, City Manager