

**ORDINANCE NO. 07- 883**

**AN ORDINANCE OF LAKE HAVASU CITY, ARIZONA, A MAJOR AMENDMENT TO THE CENTRE PLANNED DEVELOPMENT, PDA-97-005, ADOPTING A GENERAL DEVELOPMENT PLAN FOR A 37.38-ACRE AUTO MALL/COMMERCIAL DEVELOPMENT DESCRIBED IN EXHIBIT "A" WITHIN THE COMMERCIAL NODE "B" OF THE 215-ACRE CENTRE DEVELOPMENT WITHIN THE CORPORATE LIMITS OF LAKE HAVASU CITY**

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

SECTION 1: The General Development Plan PDA-97-005 as adopted by City Council on 9/10/02 (Ord. 02-687) is hereby amended to adopt a 37.38-acre Auto Mall/Commercial Development as described within Exhibit "A";

SECTION 2: That the revised General Development Plan for The Centre will allow the proposed use and is hereby approved as a guide for future development of the site pursuant to Chapter 14.44.070 of the Lake Havasu City Development Code with the following exceptions and conditions:

1. The building height for the development be allowed up to 36 feet in height to accommodate the architectural features of the buildings.
2. The development be limited to the two accesses shown on the General Development Plan. No direct access from Highway 95 will be permitted.
3. The proposed properties adjacent to the ADOT right-of-way provide a minimum of a 10-foot landscape buffer along the rear property lines and provide a diversity of vegetation that includes, trees, large shrubs, and small ground cover plants within the landscape buffer.
4. The buildings facing Highway 95 shall have architectural character that avoids large, unadorned facades and monotonous repetition of unrelated or inappropriate detail.
5. Building height for all parcels be limited to 36 feet measured from the benchmark of the proposed right-of-way centerline.
6. The proposed street be dedicated to the City as public right-of-way. The applicant is responsible for submitting the necessary documentation for the dedication of the right-of-way. In addition, all improvements to be dedicated to Lake Havasu City for ownership and maintenance must be constructed in accordance with Lake Havasu City Standards and located within easements or Rights-of-Way.
7. The developer will be responsible for all necessary off-site improvements along Centre Loop and London Bridge Road.

8. A Traffic Impact Analysis is required for review by the Arizona Department of Transportation (ADOT). The extent of the report is to be coordinated through ADOT and incorporated within their permitting requirements.


9. The layout of each proposed parcel does not necessarily reflect adherence to Development Code standards, thus each proposed parcel will be required to go through design review prior to development. The proposed parcels will be required to meet all applicable Development Code standards, including but not limited to, parking and landscaping.

10. Adhere to all the requirements of the Development Agreement between the City and developer.


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 11<sup>th</sup> day of September, 2007.


**APPROVED** this 11<sup>th</sup> day of September, 2007, by the affirmative vote of a majority of the members of the Lake Havasu City Council.

APPROVED:   
Mark S. Nexsen, Mayor

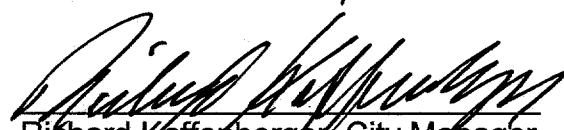
ATTEST:

  
Carla Simendich, City Clerk

APPROVED AS TO FORM:

  
Paul Lenkowsky, City Attorney

REVIEWED BY:

  
Richard Kaffenberger, City Manager

775

**EXHIBIT "A"**

**PARCEL NO. 1 OF 2 LEGAL DESCRIPTION  
NORTH OF MALL SITE  
(30.00 ACRES)**

BEING A PORTION OF SECTIONS 4 & 9, TOWNSHIP 14 NORTH, RANGE 20 WEST, G. & S.R.M., LAKE HAVASU CITY, MOHAVE COUNTY, STATE OF ARIZONA.

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 9, THENCE PROCEEDING NORTHERLY ALONG THE WEST SECTION LINE N 00°04'09" W 2632.54 FEET; THENCE N 00°03'20" W 1809.32 FEET TO THE TRUE POINT OF BEGINNING; THENCE N 00°03'20" W 630.87 FEET TO THE SOUTHWEST SECTION CORNER OF SAID SECTION 4; THENCE CONTINUING NORTHERLY ALONG THE WEST SECTION LINE N 00°06'52" E 611.78 FEET; THENCE S 89°53'08" E 693.57 FEET TO THE WESTERLY RIGHT-OF-WAY OF STATE ROUTE 95, 400.00 FEET WIDE AS DESCRIBED IN B.L.M. GRANT NO. A-4315; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY S 16°25'43" E 1501.49; THENCE S 89°56'43" W 1118.64 FEET TO THE TRUE POINT OF BEGINNING.

THIS PARCEL CONTAINS 1,306,800 Sq. Ft. OR 30.00 ACRES MORE OR LESS

**PARCEL NO. 2 OF 2 LEGAL DESCRIPTION  
NORTH OF MALL SITE -  
(7.38 ACRES)**

BEING A PORTION OF SECTION 4, TOWNSHIP 14 NORTH, RANGE 20 WEST, G. & S.R.M., LAKE HAVASU CITY, MOHAVE COUNTY, STATE OF ARIZONA.

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 9, THENCE PROCEEDING NORTHERLY ALONG THE WEST SECTION LINE N 00°04'09" W 2632.54 FEET; THENCE N 00°03'20" W 2640.19 FEET TO THE SOUTHWEST SECTION CORNER OF SAID SECTION 4; THENCE CONTINUING NORTHERLY ALONG THE WEST SECTION LINE N 00°06'52" E 611.78 FEET TO THE TRUE POINT OF BEGINNING; THENCE N 00°06'52" E 324.61 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF LONDON BRIDGE ROAD AS SHOWN ON THE RECORD PLAT FOR THE CENTRE, TRACT NO. 2368, RECEPTION NO. 2004-19258 RECORDS OF MOHAVE COUNTY, ARIZONA; THENCE N 40°50'25" E 30.55 FEET TO A TANGENT CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 537.96 FEET, THENCE EASTERLY 142.37 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°09'47"; THENCE N 56°00'12" E 220.37 FEET TO A TANGENT CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 537.96 FEET, THENCE EASTERLY 164.95 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°34'05"; THENCE N 73°34'17" E 45.77 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF STATE ROUTE 95, 400.00 FEET WIDE AS DESCRIBED IN B.L.M. GRANT NO. A-4315; THENCE SOUTH ALONG SAID WESTERLY RIGHT-OF-WAY S 16°25'43" E 677.11 FEET; THENCE N 89°53'08" W 693.57 FEET TO THE TRUE POINT OF BEGINNING.

THIS PARCEL CONTAINS 321,472.80 Sq. Ft. OR 7.38 ACRES MORE OR LESS

**PARCELS 1 & 2 COMBINED TOTAL 37.38 ACRES**

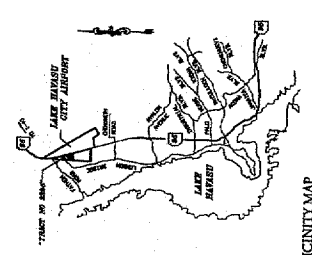
# GENERAL DEVELOPMENT PLAN FOR TRACT NO. 2395

BEING A SUBDIVISION OF PARCEL 2, THE CENTRE PARCEL PLAT NORTH,  
RECORDED NOVEMBER 17, 2005 AT RECEPTION NO. 2005 128586, OFFICIAL RECORDS OF  
MOHAVE COUNTY, STATE OF ARIZONA

JUNE, 2007  
A.E.N. 100-49-0018

CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	31.07	310.00	173.00	173.00
C2	31.07	310.00	173.00	173.00
C3	31.07	310.00	173.00	173.00
C4	31.07	310.00	173.00	173.00
C5	31.07	310.00	173.00	173.00
C6	31.07	310.00	173.00	173.00
C7	31.07	310.00	173.00	173.00
C8	31.07	310.00	173.00	173.00
C9	31.07	310.00	173.00	173.00
C10	31.07	310.00	173.00	173.00
C11	31.07	310.00	173.00	173.00
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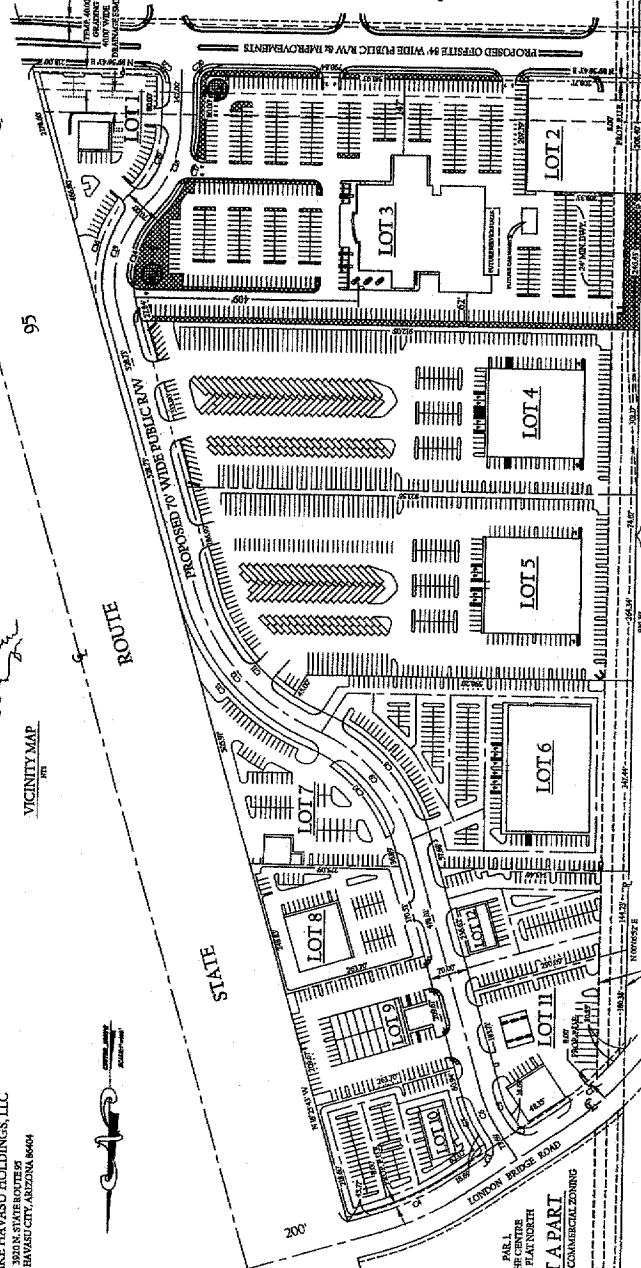
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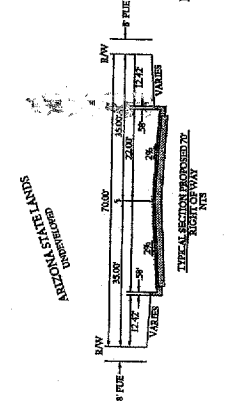
PREPARED FOR:  
NORTH LAKE HAVASU HOLDINGS, LLC  
3500 N. STATE ROUTE 89  
LAKE HAVASU CITY, ARIZONA 86404



THE SHOPS  
AT  
LAKE HAVASU  
MALL SITE  
PAR. 3  
THE CENTRE  
PAR. PLAT NORTH  
NOT A PART  
GENERAL COMMERCIAL ZONING



PREPARED BY:  
**DOUBLER**  
ENGINEERING SERVICES, INC.  
1801 N. LAKE HAVASU AVENUE  
LAKE HAVASU CITY, ARIZONA 86404  
(928) 854-8800

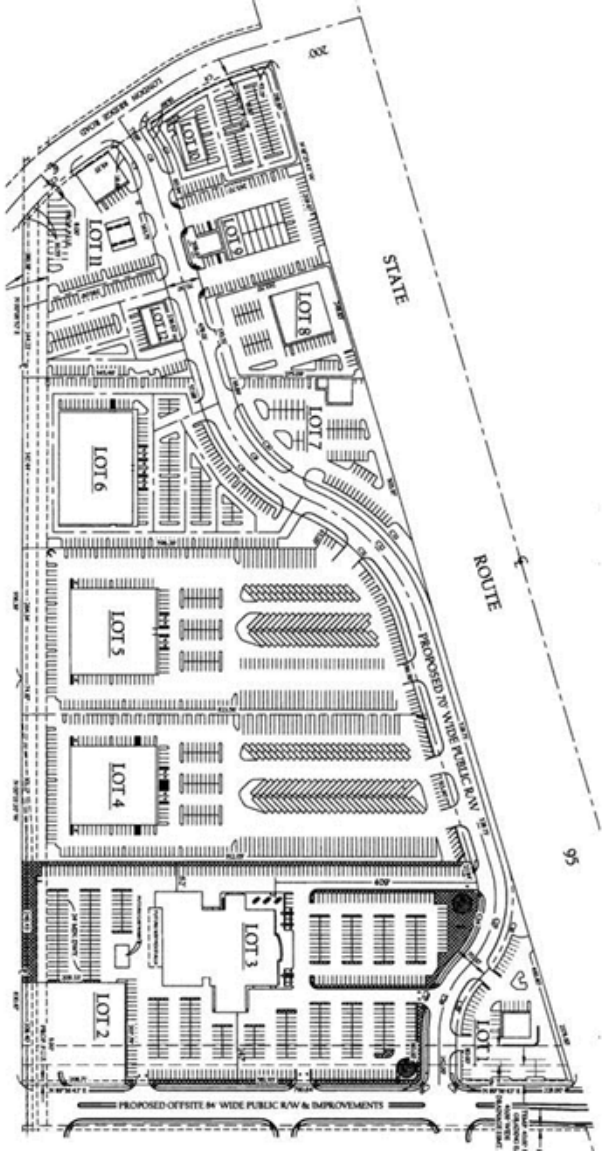


**LEGEND:**  
INDICATES LANDSCAPE AREA

**DEVELOPMENT NOTES:**

- LOT 1 (0.23 AC) LAKE HAVASU FREE SAFETY FACILITY. THIS LOT IS CREATED FOR A LAKE HAVASU CITY FREE SAFETY FACILITY AND WILL BE TRANSFERRED TO THE CITY OF LAKE HAVASU CITY AT THE TIME THE FINAL SUBDIVISION PLAT IS RECORDED. THIS TRANSFER IS TO BE SATISFIED BY THE LAND TRANSFER OBLIGATIONS AS AGREED TO IN A WRITTEN AGREEMENT BY THE ENROLLING LAND OWNERS OF THE CENTRE PROJECT.
- LOT 2 (0.23 AC) COMMERCIAL DEVELOPMENT LOT. COMMERCIAL DEVELOPMENT OF THIS LOT SHALL BE IN CONFORMANCE WITH ALL APPLICABLE ZONING REGULATIONS AND REQUIREMENTS OF THE DEVELOPMENT CODE FOR THE ZONING DISTRICT IN WHICH THIS LOT IS SITUATED. THIS PLAN SHOWS CONCEPTUAL DEVELOPMENT THROUGHOUT THIS LOT IS INTENDED TO BE FUTURE DEVELOPMENT.
- LOT 3 (0.23 AC) LAKE HAVASU AUTO DEALERSHIP. 40,000 S.F. SALES, SERVICE & PARTS BUILDING. 1,500 S.F. FUTURE DETACHED CAR WASH/AUTO DETAIL. 100% COVERAGE 95% COVERAGE AT TOTAL BUILD-OUT. LANDSCAPE SHALL BE PROVIDED. VEHICLE PARKING STALLS PROVIDED. CUSTOMER PARKING - 74. ENCLOSED PARKING - 73. NEW VEHICLE DETAIL STALLS - 305. USED VEHICLE DETAIL STALLS - 200-225. TOTAL SPACES PROVIDED - 605-627 (INCL. 7 ACCESSIBLE). NOTE: AT A MINIMUM, VEHICLE PARKING ALLOCATIONS WILL BE ESTABLISHED TO MEET ALL DEVELOPMENT CODE REQUIREMENTS.
- LOT 4 (0.23 AC) COMMERCIAL DEVELOPMENT LOT. COMMERCIAL DEVELOPMENT OF THESE LOTS SHALL BE IN CONFORMANCE WITH ALL APPLICABLE ZONING REGULATIONS AND REQUIREMENTS OF THE DEVELOPMENT CODE FOR THE ZONING DISTRICT IN WHICH THESE LOTS ARE SITUATED. THIS PLAN SHOWS CONCEPTUAL DEVELOPMENT THROUGHOUT THESE LOTS ONLY AND MEET FUTURE DEVELOPMENT.

**BASE OF MEASUREMENT:**  
THE BASIS OF MEASUREMENT FOR THIS MAP IS THE ORIGINAL SURVEY OF PARCEL 2, THE CENTRE PARCEL PLAT NORTH, RECORDED NOVEMBER 17, 2005 AT RECEPTION NO. 2005 128586, OFFICIAL RECORDS OF MOHAVE COUNTY, STATE OF ARIZONA.



STATE

ROUTE

95

PROPOSED OFF-SITE 64' WIDE PUBLIC R/W & IMPROVEMENTS

PROPOSED 10' WIDE PUBLIC R/W & IMPROVEMENTS