

**NARRATIVE
AND
PROJECT DESCRIPTION
SUITES REMODEL PROJECT
FOR THE HEAT HOTEL
LAKE HAVASU CITY, ARIZONA**

INTRODUCTION

The purpose of this narrative is to provide a detailed overview of the proposed project specifically for the purpose of application and review by the various permitting agencies. The narrative will augment the application process with the following inclusions:

	Page
Project Need and Description	1
Project Construction	1
Start & End Date of Project	1
Historical Architectural Survey & Visual Assessment	2
Adjacent Property Owners	2
Best Management Practices	2

PROJECT NEED AND DESCRIPTION

The project need and description is located in Lake Havasu City, Mojave County and the State of Arizona. The project site is known as the Heat Hotel (Complex) is located on the Waterway known as the London Bridge Channel on Lake Havasu. The physical address of the Heat Hotel is 1420 McCulloch Blvd. N., Lake Havasu City, AZ 86403. This location is adjacent and abuts the Southwest shore of the London Bridge. The Heat Hotel enjoys and oversees 368'± of channel frontage overlooking the London Bridge and the Eastern developed shore of the channel. The hotel also fronts on the channel walk easement that extends under the bridge that connects with other commercial properties. The Heat Hotel complex includes Restaurant / Cantina, Guest Hotel, Heat Bar, Commercial Stores, Condominiums and Condominium Rentals. The site takes in about 2 acres.

The applicant is proposing an amendment of the existing Planned Development 00-007 by revising the General Development plan to allow the addition of eight hotel suites. An amendment was passed and adopted by City Council on October 9, 2018 by Ordinance No. 00-592, which allowed three commercial suites to be converted into four hotel suites, resulting in a total number of 29 guestrooms. Two of the existing 29 guestrooms are ADA accessible as required by the accessibility code.

The Heat Hotel is proposing the remodel of the existing convenience store, Shop #10, for two new hotel units as well as the addition of a new structure to replace the existing outdoor bar area for six new hotel units. The total number of guestrooms would be increased to 37 units total. No exceptions from the existing ordinance are requested as part of this planned development submittal.

PROJECT CONSTRUCTION

The project consists of the remodel of the existing Shop #10 building, which is located below the London Bridge at channel level and was previously a convenience store, as well as ground-up construction of the six hotel units building to replace the existing outdoor bar area. Construction will consist of the demolition of non-bearing walls and the addition of a dividing wall to create the two separate hotel units. Walls will be repainted/resurfaced where necessary. New bathrooms will be constructed, with a shower, water closet, and lavatory, along with hotel provided amenities.

START & END DATE OF PROJECT

The project start date is predicated upon Agency Approvals. Phase 1 of the project's expected start is in April 2024 and completion June 2024 and would consist of the Shop #10 remodel to convert the building into two hotel units. Phase 2 of the project will consist of the six remaining hotel units and is anticipated to start in October 2024 with completion in March 2025.

HISTORICAL ARCHITECTURAL SURVEY AND VISUAL ASSESSMENT

Under section 106 of the National Historic Preservation Act of 1966 an architectural survey and visual assessment of the proposed project may be required. The assessment would consider the effect of the permit may have on Historic Properties which may include prehistoric or historic districts, sites, buildings, structures, objects, sacred sites and traditional cultural places, these may be included or eligible for inclusion in, the National Register or Historic Places. Lake Havasu City has indicated from prior approvals for the project site (Heat Hotel) a Historical assessment will not be necessary.

ADJACENT PROPERTY OWNERS

Below is described the location, business type, assessor parcel number and property owner of adjacent properties and uses that surround the Heat Hotel Complex.

North of Heat Hotel

London Bridge

Lake Havasu City Bridge
1451 McCulloch Blvd. N.
Lake Havasu City, Arizona 86403

Northwest of Heat Hotel

Mall

Island Fashion Mall
1415 McCulloch Blvd. N.
Lake Havasu City, Arizona 86403
Condominiums
The Isle Condominiums
1401 McCulloch Blvd. N.
Lake Havasu City, Arizona 86403

Southwest of Heat Hotel

Condominiums

The Isles Condominiums
1401 McCulloch Blvd. N.
Lake Havasu City, Arizona 86403

South of Heat Hotel

Park/Concession Area

Lake Havasu State Park
699 London Bridge Road
Lake Havasu City, Arizona 86403

East (Across – Channel) of Heat Hotel

Time Share Condominiums, Restaurant & Shops

London Bridge Resorts
1477 Queens Bay
Lake Havasu City, Arizona 86403

BEST MANAGEMENT PRACTICES (BMP's)

- BMP's shall be applied during construction and should follow the guidelines per "Tenant improvement spill prevention & good housekeeping notes, material, handling, & solid waste management" as noted on the construction plans.