

8/15/25

CF Capital Partners/ The Shops at Lake Havasu
5601 Hwy 95 N, Suite
Lake Havasu City, AZ 86404

Subject: Notice of Proposed Plan Development Amendment – The Shops at Lake Havasu

Dear Property Owner,

We are excited to share our proposal for a new 102-unit housing project at The Shops at Lake Havasu, designed to help meet our community's growing housing needs. The project will include a mix of one- and two-bedroom apartments in a location with direct access to amenities, services, and retail.

To proceed, we will be seeking a Plan Development (PD) amendment for parcel 120-61-003 with the following changes:

- **Height variance** – Increasing the maximum building height from 25 feet to up to 32 feet.
- **Multifamily use allowance** – Adding an exception to the PD to allow for multifamily residential use.
- **Covered parking exemption** – Requesting an exception to the City's current requirement for covered parking for multifamily projects. Given the Shops at Lake Havasu's parking in common across the whole facility covered parking for specific tenants is not feasible.

Our commitment in conjunction with our development partner Come-Together, is to develop a high-quality community that meets City standards, complies with The Shops' CCRs, and provides well-designed, energy-efficient homes at below-market rents. This project will utilize infrastructure that was built for higher usage, but much of the available space has become low usage such as storage, which creates a great opportunity to surplus capacity to house residents. Utilities will be included in monthly rent, and the project is intended for long-term ownership as an apartment community—not condominiums.

Public Meeting Invitation

We invite you to join us for a public meeting to learn more, ask questions, and share feedback:

Date & Time: Tuesday, September 2, 2025, at 1:00 PM (Pacific Standard Time)

In-Person Location: The Shops at Lake Havasu. Community Room located in the center Court adjacent to the mall offices and restroom.

Virtual Option: Microsoft Teams link to be provided prior to the meeting- Please email [REDACTED] to be included in that virtual option.

Included in this communication: The Proposed Site plan, Conceptual Visual Renderings

Your input is important to us, and we encourage you to attend in whichever format is most convenient for you.

Sincerely,

Jarrett Portz
[REDACTED]
[REDACTED]