



## Letter of Intent

Planned Development Amendment  
For  
Desert Sky Townhomes

### Background

Lake Havasu City was conceived as a master-planned community in 1963 with a recreational and residential emphasis. Many of McCulloch's original master plan remains intact. Some of these are small commercial zone nodes in residential areas. In 2016, based on community input, the General plan was updated and approved that included infill development opportunities for small lots and redevelopment of underutilized properties including these underdeveloped commercial nodes, and provide opportunities to develop much needed single family and multi family opportunities.

### Intent

The owner/developer of the 10 lots that McCulloch Blvd South and Delta Drive proposes a re-design of the conceptual plan layout that was approved on October 24, 2023, from Limited Commercial (C-1) to Residential Multiple-Family/Planned Development (R-M/PD) with a density of 37.1 units per acre. The intent was to build a 78-unit apartment complex. The proposed re-design is to lower the density from 37.1 units per acre to 23 units per acre with a townhome complex. The owner anticipates no short-term or vacation rentals. The owner is a local construction contractor interested in providing more housing opportunities.

### Conclusion

The look and feel of the proposed development will complement and address the General Plan of 2016 that recognized there is property that is privately owned that needs infilled development on vacant lots in established residential neighborhoods. The townhomes will also help to fill a need of the community to create housing that fits a need for many of our residents as well as a lower density project than originally requested.

If there are any questions or additional information need regarding this Planned Area Development application, please do not hesitate to contact me at 602-616-6898.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Mac Hall IV', with a small square mark at the end.

Mac Hall IV, P.E.  
Iris Development Services, PLLC