

LETTER OF INTENT

December 12, 2024

Lake Havasu City
2330 McCulloch Blvd N.
Lake Havasu City, AZ 86403

RE: Rezone 1719 Magnolia Dr. Lake Havasu City, AZ. Parcel #107-27-038 from current zoning of R-CHD to a R-CHD/PD and a minor General plan Amendment from HDR (High Density residential) to MDR (Medium Density Residential) so we can build a duplex on it.

To whom it may concern,

We purchased the above property in 2015 with the intent of building a personal retirement home duplex, which is was zoned for at that time (R4 limited). We wish to now build that duplex on the property so 3 family members (Parents and Daughter) can reside of property and care for each other. On May 24th 2022 the City Council changed our zoning without our knowledge (Due to living in Kingman, AZ) and we now want to change the zoning so we can move forward with our original plans.

Project Name:	Kutil Duplex
Project Location:	1719 Magnolia Dr. Lake Havasu City, Az. 86403
Our Objective:	This property was originally zoned and designed for 1-4 residences to be built upon it. All the current homes in that area are either Single Family, Duplex or a Four-plex. As explained, we wish to build a duplex that with meets our personal needs and also fit better in the location of our property.
Pros	A Duplex with blend with all the current homes around us. A Duplex will meets the needs of the property owners (Us) A Duplex will have less impact on traffic and infrastructure.
Cons	None
Scope of Work:	Build 2 - 1700 sq. ft. units, both with 2 car garages and a common RV garage.
Additional Structures and/or Improvements	Pool and fences will be included

Should you have any questions or concerns regarding this proposed project, please contact Ron Kutil, Co-Owner/Project Coordinator at [REDACTED]

Sincerely,