



2130 mesquite ave.
suite 204
lake havasu city
arizona
86403

ph (928) 855-6544
fx (928) 855-7557

a.i.a.
r.c.a.r.b.
eed 2.0 accredited
architecture
planning

December 23, 2024

Chris Gilbert
Community Investment Department
Planning/Code Enforcement
Lake Havasu City, AZ

RE: Meeting about Rezone and Planned Development at
40 Retail Centre Blvd., Lake Havasu City 86404 - Citizen's Review Report

Dear Chris

On Monday, December 23, 2024 at 11:00am., a public meeting was held at the Selberg Associates, Inc. conference room at 2130 Mesquite Avenue Suite 204 in Lake Havasu City, AZ, to discuss the proposed Rezone and Planned Development overlay to convert the property from RMH Manufactured Home District to MU-G / PD Mixed Use – General / Planned Development overlay.

The meeting was to commence at 11:00am, with me, Rob Sampson, as host from Selberg Associates Inc.

The meeting was closed at 12:00pm after no attendees arrived.

This concludes our summary of the citizens' review meeting.

If you have any questions or concerns, please feel free to contact us at [REDACTED] or [REDACTED]

Sincerely,

Rob Sampson
Senior Project Manager



**SELBERG
ASSOCIATES
INC.**

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December 9, 2024

Property Owner

Re: Meeting about Rezone and Planned Development at
40 Retail Centre Blvd., Lake Havasu City 86404

Dear Property Owner

With this letter, the applicant, Paradyme Investments, accompanied by Selberg Associates Inc. architecture firm are inviting you to an informational meeting regarding a proposed Rezone and Planned Development overlay at 40 Retail Centre Blvd.

The applicant is proposing a total of 97 single-family dwelling units on subdivided parcels that will be sold individually. The zoning for the existing parcel at 40 Retail Centre Blvd is RMH Manufactured Home District. The applicant is proposing a rezone to MU-G / PD Mixed Use – General / Planned Development. The base elevation reference point will be taken from the highest point on Retail Centre Blvd for reference of the maximum height of the buildings. A Planned Development will need to be applied to the MU-G zoning that will allow the exception for Single-Family Detached use in the MU-G zoning in addition to possible minor exceptions.

The general plan for the existing parcel currently is and will remain as MDR Medium Density Residential as the density unit total of 97 units conforms with the lot acreage of 15.92 acres and 4-10 dwelling units per acre.

Exhibit "A" of this letter includes the Site Plan showing the Rezone and Planned Development overlay area.

Prior to submitting a Rezone / Planned Development overlay request to the Lake Havasu City Planning Department, a letter of notice and invite to a public meeting about the project is required to be mailed to adjacent (300' radius) Property Owners.

The location and time of this meeting is as follows:

Date: Monday December 23th, 2024

Time: 11:00am

Location: Selberg Associates, Inc Office
2130 Mesquite Avenue, Suite 204
Lake Havasu City, AZ 86403

If you have any questions or concerns, please feel free to contact us at [REDACTED] or [REDACTED]

Sincerely,

Ivan Betancourt
Senior Project Manager
Selberg Associates Inc.
Architecture & Planning
2130 Mesquite Avenue Suite 204
Lake Havasu City, AZ 86403



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Exhibit "A"

Attached site plan

MEETING SIGN-IN SHEET

Project:	40 Retail Centre Blvd – Rezone, Planned Development Overlay	Meeting Date:	12/23/2024
Facilitator:	Selberg Associates, Inc.	Place/Room:	Selberg Associates, Inc. 2130 Mesquite Avenue Suite 204 Lake Havasu City, AZ 86403

Name	Title	Company	Phone	Fax	E-Mail
Rob Sampson	VP	SAI	928.851 6544		

STATE OF ARIZONA

[REDACTED]

[REDACTED] [REDACTED]

LAKE HAVASU CITY

[REDACTED]

[REDACTED] [REDACTED]

MANUAHI AINA LLC

[REDACTED] [REDACTED]

[REDACTED] [REDACTED]

RIVERA GREGORY F

[REDACTED]

[REDACTED] [REDACTED]

JR MOTORS HOLDINGS LLC

[REDACTED]

[REDACTED] [REDACTED]

STABEN THOMAS

[REDACTED]

[REDACTED] [REDACTED]

40 RETAIL BC LH LLC

[REDACTED]

[REDACTED] [REDACTED]

PF OPPORTUNITY FUNDS LLC

[REDACTED]

[REDACTED] [REDACTED]

COSGROVE DOUGLAS & STEPHANIE

[REDACTED]

[REDACTED] [REDACTED]

CATON FAMILY TRUST 11-8-2018

[REDACTED]

[REDACTED] [REDACTED]

DAVID LAMB LIVING TRUST 11-25-2014

[REDACTED]

[REDACTED] [REDACTED]