



**SELBERG
ASSOCIATES
INC.**

2130 mesquite ave.
suite 204
lake havasu city
arizona
86403

ph (928) 855-6544
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a.i.a.
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leed 2.0 accredited
architecture
planning

October 10, 2024

Property Owner

Re: Meeting about Rezone and Minor General Plan Amendment at
40 Retail Centre Blvd., Lake Havasu City 86404

Dear Property Owner

With this letter, Paradyme Investments and Selberg Associates Inc. are inviting you to an informational meeting regarding a proposed Rezone at 40 Retail Centre Blvd. The applicant is proposing a Rezone and Minor General Plan Amendment that will allow for a 2-story gymnasium building with an exterior pool, outdoor picket ball courts, and parking areas.

Exhibit "A" of this letter includes the parcel proposed for the Rezone and Minor General Plan Amendment.

Exhibit "B" of this letter includes a Conceptual Site Plan of the property.

The current zoning for the existing parcel at 40 Retail Centre Blvd is RMH Manufactured Home District. We are proposing the rezone for the subdivided parcel B1 to be zoned as C2 General Commercial.

The current general plan for the existing parcel is MDR Medium Density Residential. We are proposing the minor general plan amendment for the subdivided parcel B1 to be CMU Commercial Mixed Use.

Prior to submitting a Rezone 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: October 25th, 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 (928) 855-6544 or [REDACTED]

Sincerely,

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

Exhibit "A"

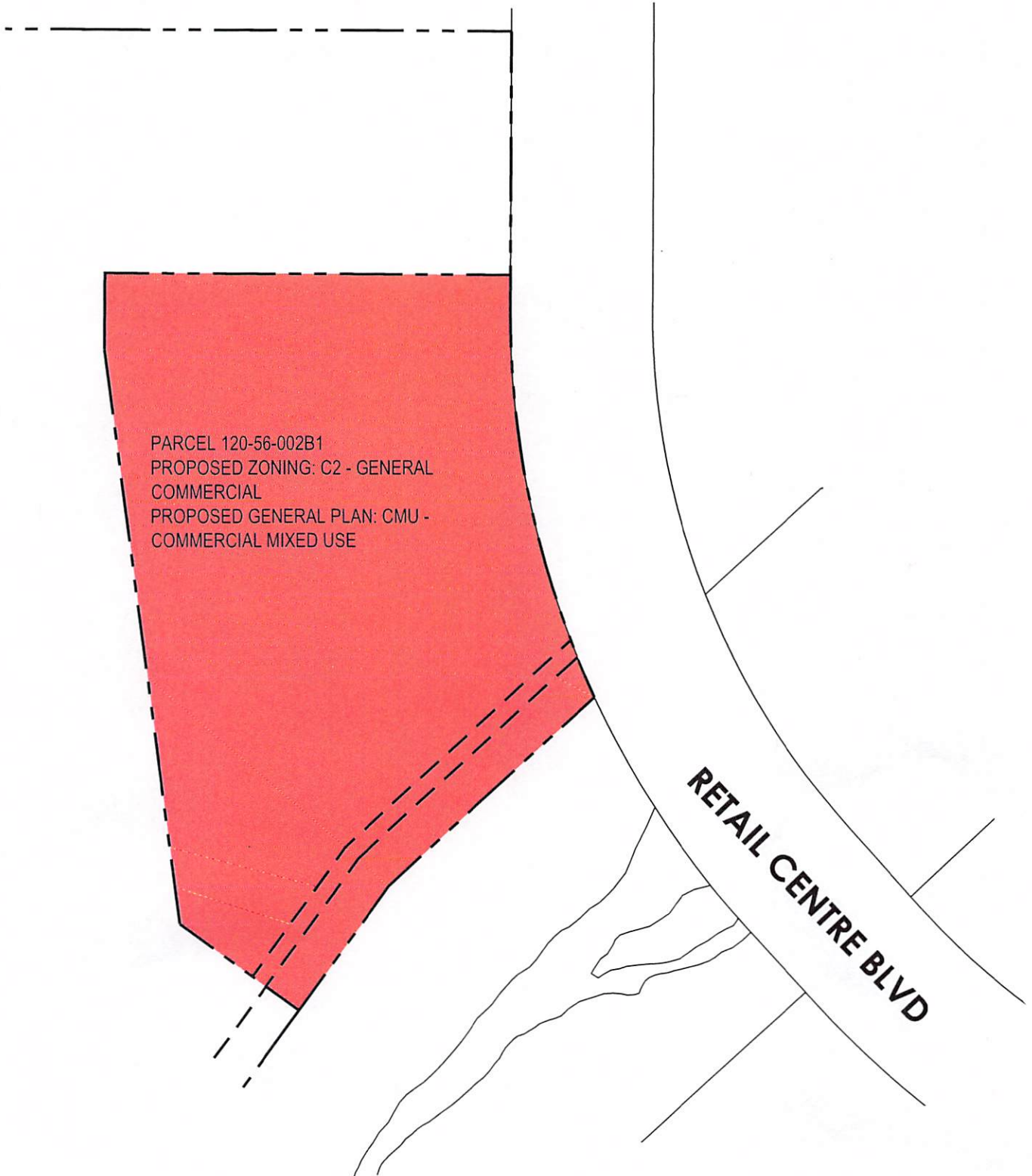
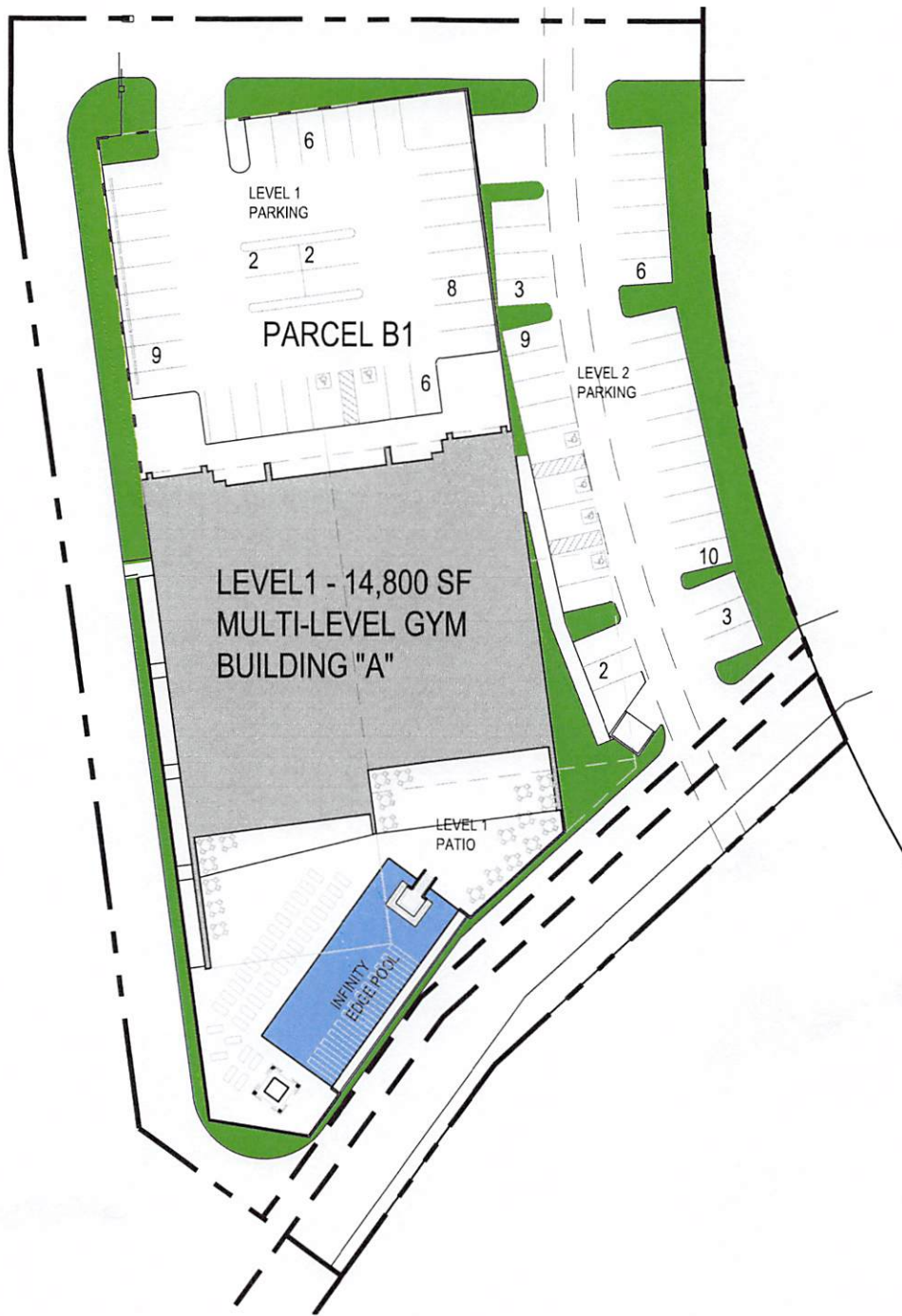


Exhibit "B"





2130 mesquite ave.
suite 204
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86403
phone (928) 855-6544
fax (928) 855-7557

October 25, 2024

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

RE: Meeting about Proposed Rezone and General Plan Amendment at
40 Retail Centre Blvd in Lake Havasu City, AZ - Citizen's Review Report

Dear Chris

On Friday, October 25th 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 Minor General Plan Amendment that will allow for a 2-story gymnasium building with an exterior pool, outdoor pickleball courts, and parking areas.

The meeting was to commence at 11:00am, with me, Ivan Betancourt, 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 (928) 855-6544 or [REDACTED]

Sincerely,

Ivan Betancourt
Senior Project Manager

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