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July 29, 2025

Zoning Board / Planning Department
Lake Havasu City
2330 McCulloch Blvd N.
Lake Havasu City, AZ 86403

Subject: Letter of Intent on Variance Application to Merge Parcels 109-17-128 and 109-17-132B for 2130 Burke Drive – T136, B7, L24

Dear Members of the Zoning Board / Planning Commission,

I am writing to formally submit my intent to apply for a variance concerning the merger of two adjacent parcels owned by Steven Brownell, identified as Assessor's Parcel Numbers 109-17-128 and 109-17-132B, located in Lake Havasu City, AZ.

The purpose of this request is to legally combine these parcels into a single lot. The consolidation is intended to declutter and clean up the lot with parking vehicles in the detached garage. Due to existing zoning regulations, a variance is required to allow the proposed lot combination to proceed.

Merging these parcels will enhance the usability of the land, reduce potential nonconformities, and align with the character and development pattern of the surrounding neighborhood. It is our belief that this variance request supports the intent of the zoning ordinance and poses no adverse impact to neighboring properties or the community.

Included with this letter are all the necessary application materials, including property surveys, ownership documentation, and site details. I respectfully request that this application be scheduled for review at the next available hearing.

Thank you for your time and consideration. I am available to provide any additional information and welcome the opportunity to present this request in person.

Sincerely,

Steve Palmieri
President
Palmieri Construction, Inc.