

# MEETING INVITATION

November 14, 2024

From: Ron & Tracy Kutil [REDACTED]

## NOTICE OF CITIZEN'S REVIEW MEETING

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

Dear Neighbors,

As a landowner within 300 feet of our property, we are inviting you to a meeting on our above mentioned lot (1719 Magnolia Dr. Lake Havasu City, AZ) on Friday, November 29<sup>th</sup> at 10 AM (MST). The purpose of meeting is to let you submit comments, ask questions and/or voice opinion on our purposed rezoning and making a general plan amendment on our property. We purchased the above property in 2015 with the intent of building our personal retirement home duplex, which it was zoned for at that time. We wish to now build that duplex on the property so 3 family members (Parents & Daughter) can reside on the property and care for each other. On May 24<sup>th</sup> 2022 the City Council changed the zoning standards so we must now change the zoning to R-CHD/PD and make the necessary general plan amendment so we can move forward with our original plans of building a duplex.

<b>Project Name:</b>	Kutil Duplex
<b>Project Location:</b>	1719 Magnolia Dr. Lake Havasu City, Az. 86403
<b>Our Objective:</b>	This property was originally zoned and designed for 1-4 residences to be built upon it. All the current homes are Single Family, Duplex or a Four-plex's. As explained, we wish to build a duplex that with meets our personal needs and also fit in better with the location of our property.
<b>Pros</b>	A Duplex will blend with all the current homes around us. A Duplex will meet the needs of the property owners (Us) A Duplex will have less impact on traffic and infrastructure.
<b>Cons</b>	None
<b>Scope of Work:</b>	Build 2 – 2,420 sq. ft. units, incl. all garages and patios. A common RV garage of 842 sq. ft. for a total building sq. footage of 5,882.
<b>Additional Structures and/or Improvements</b>	Pool and Fences will be included

### MEETING TIME & LOCATION

When – Friday November 29, 2024

Time – 10 AM

Where – 1719 Magnolia Dr. Lake Havasu City, AZ.

Should you have any questions or concerns regarding this proposed project, please contact:

Ron Kutil, Co- Owner/Project Coordinator at [REDACTED]

Sincerely,

**11-29-24**

**LIST OF ATTENDEES:**

**#1-JEFFREY & RENEE HILL** [REDACTED] [REDACTED]

**#2 (CALL-IN) FRANK & LORI BLACK** [REDACTED] [REDACTED]

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# CITIZEN'S REVIEW MEETING

## MEETING MINUTES

DATE -NOVEMBER 29, 2024

LOCATION - 1719 Magnolia Dr. Lake Havasu City, AZ. Parcel #107-27-038

REASON FOR MEETING- Change 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.

CALL TO ORDER; 09:56 AM

### MEET, GREET AND DISCUSS OBJECTIVES

BUSINESS/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.

### ATTENDEES

Jeffrey & Renee Hill

[REDACTED]  
[REDACTED]  
[REDACTED]

Frank & Lori Black (Called – In)

[REDACTED]  
[REDACTED]  
[REDACTED]

### COMMENTS

Hill – Fully support our plan.  
Black – No problem, willing to help if needed.

CORRESPONDENCE None

ADJOURNMENT 11 AM

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

Ron Kutil, Co-Owner/Project Coordinator at [REDACTED]