



November 10, 2020

Dear property owner,

This letter is to inform you that our company Speed UTV is seeking a zoning change for 321 Lake Havasu Avenue N. Currently this property is zoned C-1 limited commercial and our company Speed UTV is requesting a zoning change to C-2/Planned Development to allow us to sell utility terrain vehicles.

Lake Havasu City and Arizona presents our company with a great opportunity for growth. Robby Gordon is the owner of Speed UTV, a manufacturer and influential member of the off-road community. A long history of success in the racing community and most recently with his own brand of side by side vehicles. This underutilized building will become the pinnacle of recreation dealerships, owned directly by the manufacturer of Speed UTV. This destination will have a fun family atmosphere.

We are holding a special meeting for all property owners within 300 feet to discuss our utilization of this property and our intent to invest in this facility. We will have a small presentation of our proposed zoning change, our company, and our vision for expanding our company in Lake Havasu City. This will include site maps and detailed information on all changes.

We look forward to meeting all our potential neighbors and share our vision and answering any questions you might have.

Meeting: December 2, 2020 | 4–5P at 321 Lake Havasu Avenue N.

A handwritten signature in blue ink, appearing to read "Robby Gordon", written over a large, stylized blue scribble.

Robby Gordon

President/Owner | Speed UTV

Speed UTV Public Applicant Meeting Minutes

December 2, 2020, 4-5P

321 Lake Havasu Ave N

Rezone from C1 to C1/Planned Development

- Minutes of Applicant Meeting
- Questions and Comments
- List of Attendees

Speed UTV Public Applicant Meeting Minutes

December 2, 2020, 4-5P

321 Lake Havasu Ave N

Rezone from C1 to C1/Planned Development

Attendees

James Gray, PED

Amy Spitzer, PED

Max Gordon, representing Speed UTV

Jason Morgan, representing Speed UTV

Robby Gordon (virtual)

Luke Morris, LHC Planning and Zoning

Rick Hoekwater, property owner

Carroll Hoekwater

Ted Reinstra, property owner

Dave Maxwell, property owner

Dr Michael Simental, property owner

Agenda

Partnership for Economic Development | James Gray

1. Retail Transition
2. Unique Site Restrictions
3. Job Creation/Regional Sales
4. Rezoning Timeline

Speed UTV | Robby Gordon

1. Vision for their Arizona Expansion

This location would be the Arizona distribution location

This would be show room and destination point, high end retail. "Home Depot" for off-road industry.

Bolt on accessories, light customization in facility

Heavy modifications and fabrication go to Jason Morgan's facility at a different location on College St.

Questions

1. What are the hours of operation?
Standard= 9:30A-7:30/8:30P
Special events up to 10P
Hastings was open 7days/week until 10:30
Would like to stay open after work hours for shoppers after work
2. When is the lease time frame?
Next 25 years

3. Are you planting large trees like the last tenant?
Will clean up the landscaping and make it presentable. Adding security, paint, wrought iron fence on top of existing pony wall. Robby will address any issues that come up.
4. What kind of noise?
Speed UTV is CARB and EPA compliant. Noise will be neutral.
Traffic and volume of traffic is on a smaller scale than book/media store.
5. What is the Delivery schedule?
UTVs arrive in boxes, not fully assembled. 47' trailer can enter and exit through the main entrance, to the two large garage doors.
Delivery times during standard business hours.
Gates are locked after store closes
6. What benefit will the City receive from the sales tax?
Sales tax, Licensing fees, jobs. Son Max will learn the trade through this job.
Tax collection will go to City services since merchandise will be sold directly here.
7. No underground tanks?
No.
8. Any emissions from the building?
No manufacturing in this location. Final assembly only. This is a high end flagship retail sales building.
9. Are you giving autographs to neighbors for their nephews?
We want this to be a fun family atmosphere. Indy cars will be on display inside, videos playing.

General Comments

1. Comment about blocking views to lake from apartments behind, with new modifications.
2. Noise level of the previous tenant's maintenance/landscaping crew at 2am is a concern.

No additional comments or correspondence was received after this meeting

List of Attendees

Speed UTV Public Meeting Attendee List		
First Name	Last Name	Email
Rick	HoeKwater (Carroll)	
Ted	REINSTR	
	SAUR	
LUKE	MORRIS UHC ZOMBIE 2330 McCulloch Blvd N	MORRISL@LHAZ.GOV
DR MICHAEL	SIMENTAL	
"	"	