



CITIZEN REVIEW & NEIGHBORHOOD INVOLVEMENT REPORT
Waterfront at Lake Havasu
April 22, 2025

Overview

This Citizen Review Report is being performed in association with a request for a Major General Plan Amendment from Open Space & Park (OSP) to Resort-Related Island (RE-ISL), Resort Residential (RE-RES), and Commercial Mixed Use (CMU) land use designations as well as a rezoning from Golf Course (GC) to Island Body Beach Planned Development Overlay (I-B/PD) to an approximately 91.09+/- gross acre site located in the vicinity of the eastern portion of the Island at the intersection of Beachcomber Boulevard and McCulloch Boulevard (south of the Nautical Inn Beachfront Resort). This request would result in a unique resort community that will include a hotel with resort villas, upscale townhomes, retail/commercial uses (i.e. restaurants, coffee shop, a small grocery store, etc.), as well as a public boat ramp and public shoreline access. This Citizen Review Report will be updated throughout the process.

The entire project team is sensitive to the importance of neighborhood involvement and creating a positive relationship with property owners, residents, business owners, homeowners associations, and other interested parties. Communication with these parties will be ongoing throughout the process. Work on compiling a list of impacted and interested stakeholders and neighborhood outreach began prior to the application filing and will also continue throughout the process. Communication with impacted and interested parties has taken place with verbal, written, and electronic contact.

Community Involvement

The outreach team has been communicating with neighboring property owners, HOAs, businesses, and community members by telephone, and one-on-one meetings since May 2024.

Surrounding property owners and HOAs were noticed via first class mail regarding the project. The distribution of this notification adhered to the City's mailing requirements provided to the applicant. This notification contained information about the project, as well as contact information for the development team and City Staff.

The notification also contained information regarding two different neighborhood Open Houses that were held on March 19, 2025 and March 27, 2025 for those who wished to learn more about the project.

Additionally, the date and times of these neighborhood Open Houses were posted in an article in the Today's News-Herald Havasu News multiple times prior to the Open Houses.

More than 131 interested people attended the Open House (please see attached Sign-In Sheets). Attendees were generally positive about the project. Specific questions arose regarding the timing of the second bridge to the Island, heights of the buildings, traffic, shoreline access, pedestrian access, and the timing of construction. The development team answered these questions to the best of their ability. They will continue to be accessible by phone or email to answer questions through the remainder of this process.

Following the neighborhood meetings, continued conversations have been held with the Lake Havasu Light House Club, residents of the Nautical Estates, and residents of the Islander Community. As a result of this ongoing feedback, the development team has made a number of revisions to the site plan including increasing the open space and adding additional landscaping in the areas located next to existing residential, reducing the height of the proposed multifamily residential, and reducing the square footage as well as increasing the building setbacks of the proposed retail land uses. In addition, the team has added an enhanced pedestrian crossing at Beachcomber and McCulloch Boulevard, as well as a secured pedestrian access gate between the Nautical Estates and the adjacent pocket park.

The development team will be accessible by phone and email to ensure that surrounding property owners and neighbors have ongoing opportunities to comment and ask questions. A vital part of the outreach process is to allow people to express their concerns and for the development team to understand those issues and attempt to address them in a professional and timely manner. Again, the entire team realizes

the importance of the neighborhood involvement process and is committed to communication and outreach for the project.

Attachments:

Notification Letter

Notification List

Sign-in Sheets

Comment Cards



February 28, 2025

Notice of Neighborhood Meeting

Dear Neighbor:

We are very pleased to inform you of an upcoming request by FalconEye Ventures to redevelop the 91.09 acre abandoned golf course located in the vicinity of the eastern portion of the Island at the intersection of Beachcomber Boulevard and McCulloch Boulevard (south of the Nautical Inn Beachfront Resort). This proposal is for a unique resort community that will include a hotel with resort villas, upscale townhomes, retail/commercial uses (i.e. restaurants, coffee shop, a small grocery store, etc.), as well as a public boat ramp and public shoreline access. With the vision of bringing a variety of housing, hospitality and water sport opportunities to The Island, we are looking forward to creating an iconic resort and recreation community in one of Arizona's most spectacular and unique locations.

The official request is for a Major General Plan Amendment from Open Space & Park (OSP) to Resort-Related Island (RE-ISL), Resort Residential (RE-RES), and Commercial Mixed Use (CMU) land use designations. The request also includes a rezoning from Golf Course (GC) to Island Body Beach Planned Development Overlay (I-B/PD).

As we look forward to presenting our vision to the residents of Lake Havasu, we want to invite you to attend one (or both) of two "come and go" style open houses to discuss this revitalization proposal. The open houses will be held on **Wednesday, March 19, 2025 from 2 p.m. to 4 p.m.** and **Thursday, March 27, 2025 from 4 p.m. to 6 p.m.** in the Convention Center Rooms C, D, & E of the nearby Nautical Inn Beachfront Resort, located at **1000 McCulloch Boulevard**.

If you have any questions, please contact the neighborhood outreach team at 602-957-3434 or info@technicalsolutionsaz.com. The Lake Havasu City staff contact for this project is Chris Gilbert- Planning Manager, who can be reached at 928-854-0722 or GilbertC@lhcaz.gov.

Thank you.

Sincerely,

Susan Bitter Smith
President



PROPOSED PUBLIC BOAT LAUNCH AND RESORT

Waterfront at Lake Havasu
 Neighborhood Meeting Sign-In Sheet
 Wednesday, March 19, 2025

First Name	Last Name	Street Address	City, State & Zip	Phone	Email
WAYNE GILMAN					
GARY MEYERS	MEYERS				
DAVID V. DIAZ					
CHRIS	DOWAHUE				
Amberlee	Fisher				
Dinah	Lutz				
TOM & KAREN	WATERMON				
VARENIE DORNEY					
VICKIE ANDER	Anders				
Donna	Dorenberger				
Serry	Dorenberger				
Steve Greeley					
molly	HOLT				
ITRANY	Wilson				
Bo	Cunningham				
Michelle	Leaf				
Jess	Knudson				

Waterfront at Lake Havasu
 Neighborhood Meeting Sign-In Sheet
 Wednesday, March 19, 2025

First Name	Last Name	Street Address	City, State & Zip	Phone	Email
TRUDY HERN	HERNANDEZ				
Kelly	Collins				
Lee	Reese				
Monique	Enoch				
Jeannette	Clayton				
Tony	Monica				
C	Gilbert				
Dick	Pentecost				
Martine	Guth				
Sandoz	Rodriguez				
Strawn	Boswell				
Michelle	OTstot				
Barb	Reynolds				
Taylor	Schwartz-Olsen				
Sheryl	Baumeister				
Lesah	Castorina				
Dan & Mary	Delasantos				

Wednesday, March 19, 2025

[illegible]

Waterfront at Lake Havasu

Neighborhood Meeting Sign-In Sheet

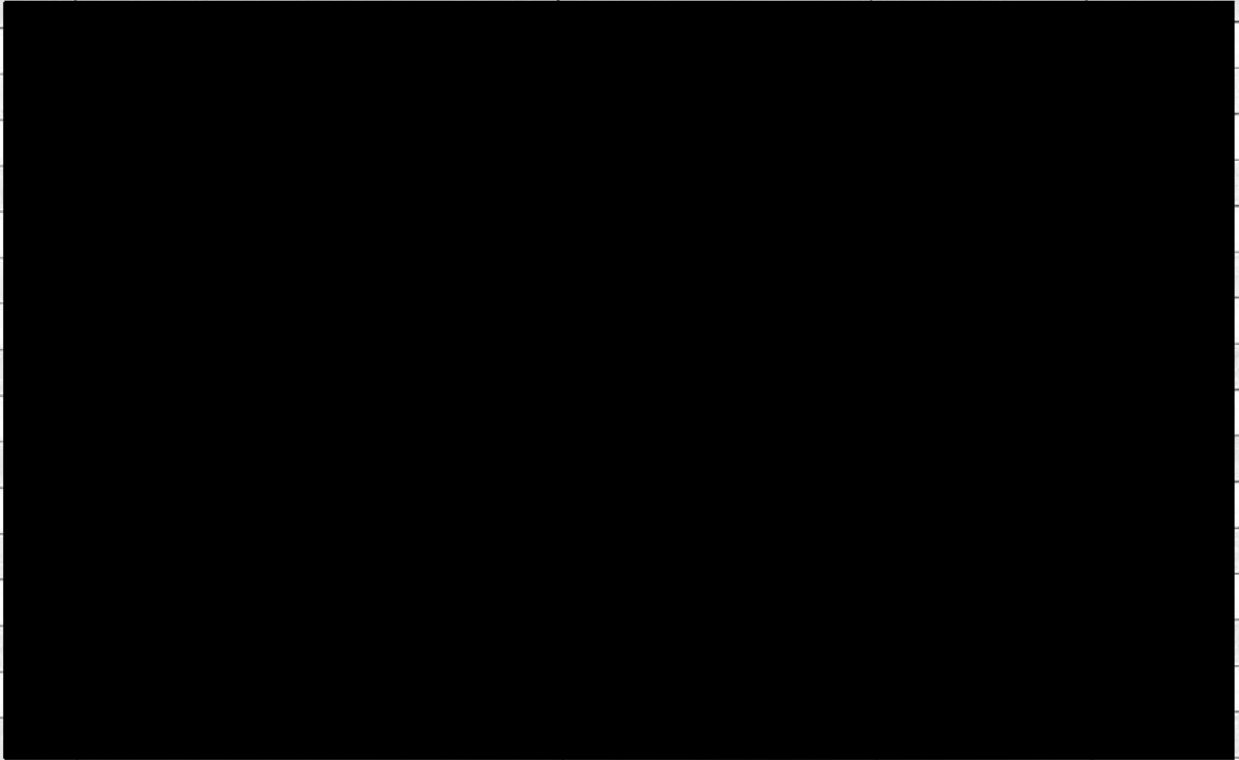
Wednesday, March 19, 2025

[illegible]

Wednesday, March 19, 2025

[illegible]

Waterfront at Lake Havasu
 Neighborhood Meeting Sign-In Sheet
 Thursday, March 27, 2025

First Name	Last Name	Street Address	City, State & Zip	Phone	Email
Wayne Gelineau					
CHARLIE HARMON					
Bob Peasley					
Danise Peasley					
Susan Williams					
PATRICIA SAUBERER					
TIM COULTER					
Kristina Horton					
JIM SNEILA LIEBETRAH					
Angela Rindus					
Brian Newton					
JEFF THUMMANN					
DANIELLE BRIDGEMAN					
Chris Gilbert					

Waterfront at Lake Havasu

Neighborhood Meeting Sign-In Sheet

Thursday, March 27, 2025

[illegible]

Waterfront at Lake Havasu
Neighborhood Meeting Sign-In Sheet
Thursday, March 27, 2025

[illegible]

Waterfront at Lake Havasu
Neighborhood Meeting Sign-In Sheet
Thursday, March 27, 2025

[illegible]

Waterfront at Lake Havasu
Neighborhood Meeting Sign-In Sheet
Thursday, March 27, 2025

[illegible]

Waterfront at Lake Havasu
Community Input Card

PRINT NAME

BRIAN ANDERS

ADDRESS

PHONE

EMAIL

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

WE PURCHASED A PARK MODEL AT THE BEACHCOMBER 2 YEARS
AGO WITH A BEAUTIFUL VIEW OF THE CITY LIGHTS AT NIGHT.
IF YOU BUILD ANYTHING IN FRONT OF ME IT WILL TAKE
AWAY OUR VIEW AND DECREASE THE VALUE OF OUR
PLACE. WE THOUGHT THERE WOULD BE A GOLF COURSE
PUT IN THERE. AND WE WOULD KEEP OUR VIEW

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BA

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Community Input Card

PRINT NAME

VICKIE ANDERS

ADDRESS

PHONE

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

We are concerned on the height of the homes.
as we now have a City View at this point.
Also the concern of the Sewer/Power issues
the new homes might bring. Value of our
Park Model will be affected.

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Community Input Card

PRINT NAME Joel Guth

ADDRESS [REDACTED] CITY [REDACTED]

PHONE [REDACTED]

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

The overall layout is very nice,
The density is lower than expected
The city of Lake Havasu needs this type of development.

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Community Input Card

PRINT NAME Tina Brodie

ADDRESS [REDACTED]

PHONE [REDACTED]

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

Very interested, I am a Realtor.
Also I have more questions on traffic.

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Community Input Card

PRINT NAME Sandee Roberts

ADDRESS First Carbo Club CITY LHC ZIP _____

PHONE _____

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

Same was helpful and answered all of our
questions- We like Jamie

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Community Input Card

PRINT NAME James Drolet

ADDRESS _____ CITY _____ ZIP _____

PHONE _____ EMAIL _____

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

Great Looking Project, we may be a very interested
buyer when you get to that point

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Community Input Card

PRINT NAME Tom Carter

ADDRESS

PHONE

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

IT LOOKS LIKE AN EXCELLENT PROJECT TO ME

THANKS!

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Community Input Card

PRINT NAME _____

ADDRESS _____ CITY _____ ZIP _____

PHONE _____ EMAIL _____

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

Pickleball courts.

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Community Input Card

PRINT NAME Kyle
ADDRESS _____ CITY _____ ZIP _____
PHONE _____ EMAIL _____

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

check and see if the owner wants to sell, I think this is really cool

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Community Input Card

PRINT NAME Dinah Lutz
ADDRESS _____
PHONE _____

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

(1) Concierge ~~boat~~ storage & launch
boat

(2) Bathrooms at beach access points for
day visitors (vs. using hotel bathrooms)

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PRINT NAME DONAHUE, CHRIS

ADDRESS

PHONE

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

VERY INTERESTED IN THE WATERFRONT
LOTS. READY TO PURCHASE & BUILD
IMMEDIATELY.

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Community Input Card

PRINT NAME David

ADDRESS

CITY

ZIP

86404

PHONE

EMAIL

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

Spoke to planners on resort
and plans its very exciting come
and see.

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Community Input Card

PRINT NAME Wade + Barb Aanderud

ADDRESS

PHONE

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

Since the island trail is only "walkable" in one direction
+ only "bikeable" in the opposite direction, we'd like to
suggest a continual sidewalk from the south side of
the street (McCulloch) from the Boat House Grill + onto
your retail. We live in Nautical Estates + would love
to have easy access to the retail side of things w/out
driving our car. A gate back by the green area would

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be greatly appreciated as well. Thank you!
* Prefer the area between Nautical + retail be OPEN.

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PRINT NAME Leonard + Kathy Staley

ADDRESS

PHONE

EMAIL

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

1. We like what we see. It would be nice
to turn the natural cove into the
marina. Good Luck!

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Community Input Card

PRINT NAME

Row GAHAN

ADDRESS

PHONE

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

Lanch Ramp + other concerns
Please send me info
TRAFFIC

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PRINT NAME

Danielle BRODEUR

ADDRESS

PHONE

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

Would love to see a resort style day spa and
water facility. Lazy river, multiple pools
for multiple reasons. Salt rooms and other
TREATMENTS

I would love to be apart and share my
ideas.

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PRINT NAME Scott McGarrigle

ADDRESS

PHONE

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

Provide bike path, racks etc for locals to
come visit. Also accommodate for golf carts, too!

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Community Input Card

PRINT NAME Michelle Ostot

ADDRESS

PHONE

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

1) Please consider beautiful green trees to line
the Islander homes. NO WALL PLEASE.

2) Consider 5 less storage units that become
a concrete view to the Islander residents

3) You are welcome to come to my home
to see my perspective.

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**Waterfront at Lake Havasu
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PRINT NAME Kim Muddford

ADDRESS

PHONE

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

- prefer not to have multi-family apts!!
- prefer emergency services on island - fire, etc.

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PRINT NAME Bob Strasbaugh

ADDRESS

PHONE

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

Airport Commercial Passenger Service
Gas Station on the island.

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PRINT NAME Robert & Denise Peasley

ADDRESS

PHONE

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

- ☐ Traffic plan improvement with 300 add'l units
- ☐ Plan for needed infrastructure upgrade
- ☐ How is project to be phased & time duration?
- ☐ What is cities plan to accomodate load on infrastructure & road improvements?
- ☐ How does construction start coincide with new bridge completion?
- ☐ When do 1st units go on sale?

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Community Input Card

PRINT NAME

Teri Blankinbush

ADDRESS

PHONE

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

- I thought the storage units were not to be built in front homes / park models. There are 4-5 boat storage garages in front of my Islander Park Model.
- ~~There~~ Have electrical / water infrastructure is improved prior to build. But looks like it will be a beautiful build.

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Community Input Card

PRINT NAME

ADDRESS

PHONE

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

STREETS BUFFER
Biggest concerns — BRIDGE, WATER, SEWER
OPEN SPACE RIGHT NOW —
LIABILITY FOR trespassing