

**LEHR**  
**ARCHITECTURE, INC.**  
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Cell: [REDACTED]

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June 27, 2025

**NOTES FROM NEIGHBORHOOD MEETING**

**Re: 669 Lake Havasu Avenue, Fortiline Waterworks – Proposed Planned Development – C2 PD**

The meeting started at 9:00 A.M. and was attended by Don Bradley, Owner of 669 Lake Havasu Avenue; Paul Lehr, AIA, Lehr Architecture, Inc.; John McDonald, General Contractor; Shawn Deitch, Fortiline Northern Arizona General Manager; Dewey White, Fortiline Branch Operations Manager, and Marshall & Kathryn Ronningen, property owners of [REDACTED] e. See sign-in sheet for additional information.

After initial introductions, we presented the project and reviewed the preliminary General Development Plan.

The following are items clarified during the meeting to those present:

- The proposed screen wall/fence facing Lake Havasu Ave. and Industrial Blvd. is intended to be constructed of split face block in "Havasu Brown".
- The proposed fence along the Alley and side property line is chain link with slats.
- Stored material will not exceed the height of the proposed screen wall/fence.
- Trees and shrubs are proposed to be planted in the required front 10'-0" landscape areas facing Lake Havasu Ave. and Industrial Blvd.
- The target completion for the proposed improvements is by the end of 2025.

Neighbors in attendance were agreeable with the General Development Plan and look forward to seeing the completion of the proposed improvements.

The meeting ended at approximately 9:30 A.M.

Sincerely,  
[REDACTED]  
Paul R. Lehr, AIA, Architect  
President  
Lehr Architecture, Inc.

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2000 McCulloch Blvd., Suite C  
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[REDACTED]

June 12, 2025

**Re: Neighborhood Meeting Invitation – 669 Lake Havasu Avenue – Planned Development**

Dear Neighbor,

You are warmly invited to a Neighborhood Meeting to participate and provide public comment regarding a modification to the current C-2 zoning to C-2 PD at 669 Lake Havasu Avenue. A Planned Development (PD) requires approval of a General Development Plan that in turn outlines the proposed use and improvements to accommodate specific requirements for site development.

The current building occupant is in the commercial/industrial piping wholesale business. Conducting this business involves inside warehousing and an outdoor storage yard for a variety of heavy-duty plastic piping.

The requested C-2 PD is intended to provide the building occupant with flexibility for receiving, outdoor storage, and onsite distribution of materials.

**In order to facilitate the desired use, the following exceptions to the underlying C-2 zoning are being requested:**

Outdoor Storage in front, side, and rear yards (screened from view).

- Material storage height shall not exceed the height of the approved screen wall/fence.

8'-0" high perimeter screen walls/fences.

- Walls/fences for yards facing Industrial Boulevard and Lake Havasu Avenue shall be either CMU (stucco finished or split face) with an approved alternate for pre-finished metal panels (sample to be approved by the Planning Department).
- Side and Alley facing yards shall be chain link fence with privacy slats.

**Improvements of note:**

- The required 10'-0" landscape setback will be maintained between the property line and proposed screen wall along Industrial Boulevard and Lake Havasu Avenue. Street trees and shrubs to be provided per LHC requirements.

June 12, 2025

Neighborhood Meeting Invitation – 669 Lake Havasu Avenue

Page 2 of 2

**Improvements of note continued:**


- The existing primary driveway entrance from Lake Havasu Avenue will remain open. Secondary access from the Alley and Lake Havasu Avenue will be gated.
- A new secondary driveway from Lake Havasu Avenue will be constructed (per current LHC requirements) to replace an older style asphalt entrance.
- Traffic impact to adjacent streets is greatly reduced compared to previous property uses that were open to the public. This reduced traffic impact has been acknowledged by LHC Pubic Works.
- Existing onsite paving and permeable surfaces are intended to remain as is. No change to existing stormwater management.
- A concrete apron will be installed as a transition from alley paving to the gated delivery entrance.
- Adequate paved parking is available on site to meet the intended use. A new handicap accessible parking space with access aisle is proposed close to the building main entrance.

The application to the City of Lake Havasu City for the above request begins with an invitation to all neighbors with-in a 300'-0" radius of the subject site to attend a Neighborhood Meeting.

We invite you to this meeting on Friday, June 27, 2025 at 9:00 AM on site at 669 Lake Havasu Avenue under the front corner covered area adjacent to the main driveway entrance.

Please do not hesitate to contact me with any questions or concerns regarding this request.

Since

  
Paul R. Lehr, AIA, Architect  
President  
Lehr Architecture, Inc.

# NEIGHBORHOOD MEETING SIGN-IN SHEET

669 LAKE HAVASU AVENUE

**JUNE 27, 2025 AT 9:00 AM**

[illegible]