



LAKE HAVASU CITY

DEVELOPMENT SERVICES DEPARTMENT

◆ BUILDING ◆ CODE ENFORCEMENT ◆ PLANNING AND ZONING

September 1, 2022

S & L Properties
PO Box 3163
Lake Havasu City, AZ 86405

Re: City Owned Property, Tract 2211, Block 2, Parcel B

Dear Property Owner,

Lake Havasu City initiated a process to determine if the City owned property, described as Tract 2211, Block 2, Parcel B, is still necessary for government use. The property is zoned Commercial Southgate (C-SGD) District and measures 20 feet by 250 feet. Upon completion of our review, Staff has determined the property is no longer needed for public use.

Applying a per square-foot formula, a value of \$50,000 has been assessed to this property. Typically, the property would be split into two identical 10 x 250-foot properties with each half offered for sale to the adjacent property owner. If one of the owners does not express interest in that half of the property, the entire parcel will be offered to the other adjacent owner.

This letter is to determine your interest as an adjacent owner to purchase half the property at our assessed value. The value of a 10' x 250' half portion of this commercial property is \$25,000. Additionally, a \$860.63 application fee shall be paid to the city, and any closing costs and fees for the sale will be paid directly from the purchaser to the title company.

If you are interested in purchasing the property, please sign and notarize this letter and return the original notarized document to our office no later than October 1, 2022. Once the affidavit is received, our office will contact you for the Sale of Public Property Application fee of \$860.63 per property half.

If you have further questions regarding this matter, please contact me at 928-854-0722 or MorrisL@lhcaz.gov.

Sincerely,

Luke W. Morris, AICP
Planning Division Manager
Lake Havasu City

RECEIVED

SEP 28 2022

Building Division
Lake Havasu City

Subject Property: Tract 2211, Block 2, Parcel B

Property Owner Name (Printed):

S+L Properties By: M. Lueskow

Property Owner Address:

P.O. Box 3163 LHC. A2. 86405

Property Owner Signature:

M. Lueskow

NOTARY ACKNOWLEDGMENT:

State of Arizona

County of Mohave

On this 28th day of September, 20 22

before me personally appeared Atom. Lueskow, whose identity was proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and who acknowledged that he/she signed the above/attached document.

Seal:

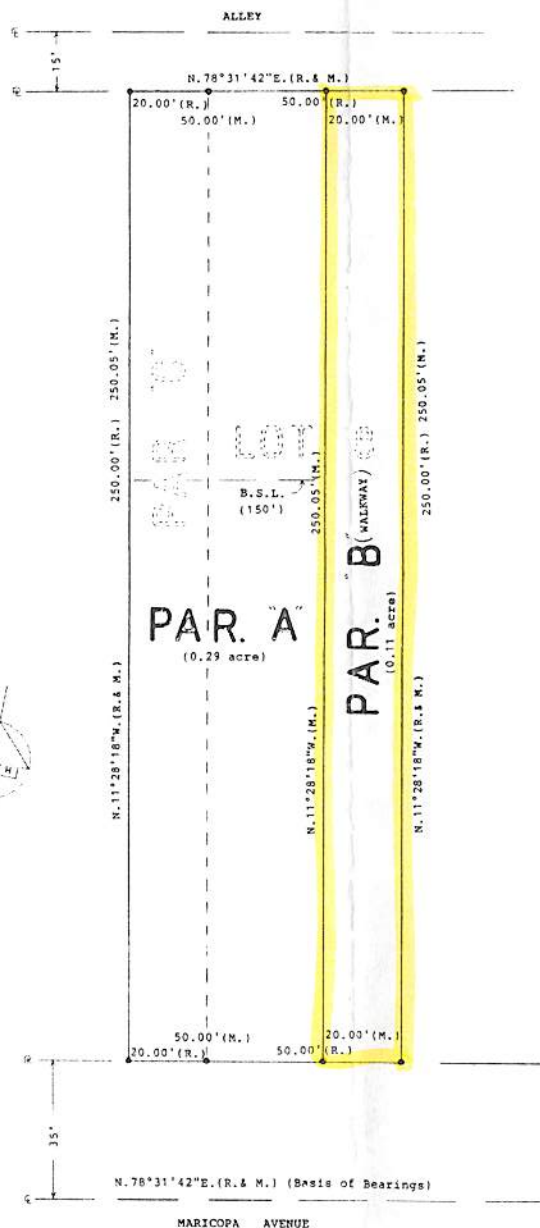


Heather L. Lasick-Toppel
Notary Public

12/7/25
My Commission Expires

PARCEL PLAT

(Adjustment of property lines on Parcel "C" and on Lot 8, Block 2, Tract 2211 (Rec. No. 47724), in Sec. 19, T.13 N., R.19 W., G. & S.R.B. & M., Lake Havasu City, Mohave County, Arizona.)



PLANNING DIRECTOR'S CERTIFICATE

I certify that this Parcel Plat conforms to the Lake Havasu City code.

Bob Dwyer

2-4-92

SURVEYOR'S CERTIFICATE

I, Stephen W. Holdread, a Registered Land Surveyor in the State of Arizona, do hereby certify that this survey was made under my direct supervision and that this plat correctly represents said survey.

Stephen W. Holdread 10-16-91
Stephen W. Holdread, R.L.S. 9429



RECORDER'S CERTIFICATE

Filed and recorded at the request of *City of Lake Havasu*, on *Feb 27 1992* 11:00 AM

in book *6*, page *67*, records of Mohave County, Arizona.

by *John McCally* 3400
DEPUTY RECORDER RECORDER

RECEPTION NUMBER *92-21928*
92-21928

OWNERS CERTIFICATE

Know all men by these presents, that the undersigned are the owners of the land included within the Plat shown hereon. That they are the persons whose consent is necessary to pass clear title to said land and they hereby consent to the making and recording of said plat.

William J. ...

NOTARY ACKNOWLEDGEMENT

STATE OF ARIZONA

COUNTY OF MOHAVE

This Owner's Certificate was acknowledged before me, the undersigned officer, by *William J. ...*

this *15* day of *Feb*, 19 *92*. In witness hereunto I set my hand and official seal.

Charles L. Rogerveld
NOTARY PUBLIC

My commission expires: *1992*, 19 *92*

Charles L. Rogerveld
CHARLES L. ROGERVELD, MAYOR

HOLDREAD SURVEYING
STEPHEN W. HOLDREAD, R.L.S.
BOX 2266, LAKE HAVASU CITY, ARIZONA 86403

PHONE
(602) 859-2441



T-34, R-19, Sec. 19