

**NARRATIVE
AND
PROJECT DESCRIPTION
SUITES REMODEL PROJECT
FOR THE HEAT HOTEL
LAKE HAVASU CITY, ARIZONA**

INTRODUCTION

The purpose of this narrative is to provide a detailed overview of the proposed project specifically for the purpose of application and review by the various permitting agencies. The narrative will augment the application process with the following inclusions:

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PROJECT NEED AND DESCRIPTION

The project need and description is located in Lake Havasu City, Mojave County and the State of Arizona. The project site is known as the Heat Hotel (Complex) is located on the Waterway known as the London Bridge Channel on Lake Havasu. The physical address of the Heat Hotel is 1420 McCulloch Blvd. N., Lake Havasu City, AZ 86403. This location is adjacent and abuts the Southwest shore of the London Bridge. The Heat Hotel enjoys oversees 368'± of channel frontage overlooking the London Bridge and the Eastern developed shore of the channel. The hotel also fronts on the channel walk easement that extends under the bridge that connects with other commercial properties. The Heat Hotel complex includes Restaurant / Cantina, Guest Hotel, Heat Bar, Commercial Stores, Condominiums and Condominium Rentals. The site takes in about 2 acres.

The Heat Hotel currently offers 25 guestrooms. Two of the existing 25 guestrooms are ADA accessible.

The Heat Hotel is proposing the remodel of existing retail units for (4) new hotel units. The total number of guestrooms would be increased to 29 units total.

PROJECT CONSTRUCTION

The project consists of the remodel of the (3) existing shop units, numbered L123, L124, and L125. L123 was previously a convenience food store, L124 was previously vacant, and L125 was most recently a retail clothing store. Construction will consist of the demolition of the existing restrooms in each unit, as well as a portion of the store front glass and removal of existing finishes. Walls will be repainted/resurfaced where necessary, as well as ceiling grid to be replaced with a hard lid ceiling. New bathrooms will be constructed, with a shower, water closet, and lavatory, along with Hotel provided amenities. L125 will be divided into (2) suites, for a total of (4) new Hotel units once the project is completed.

START & END DATE OF PROJECT

The project start date is predicated upon Agency Approvals. Project expected start is in November 2018 and Completion January 2019.

HISTORICAL ARCHITECTURAL SURVEY AND VISUAL ASSESSMENT

Under section 106 of the National Historic Preservation Act of 1966 an architectural survey and visual assessment of the proposed project may be required. The assessment would consider the effect of the permit may have on Historic Properties which may include prehistoric or historic districts, sites, buildings, structures, objects, sacred sites and traditional cultural places, these may be included or eligible for inclusion in, the National Register or Historic Places. Lake Havasu City has indicated from prior approvals for the project site (Heat Hotel) a Historical assessment will not be necessary.

ADJACENT PROPERTY OWNERS

Below is described the location, business type, assessor parcel number and property owner of adjacent properties and uses that surround the Heat Hotel Complex.

North of Heat Hotel

London Bridge

Lake Havasu City Bridge

1451 McCulloch Blvd. N.

Lake Havasu City, Arizona 86403

Northwest of Heat Hotel

Mall

Island Fashion Mall

1415 McCulloch Blvd. N.

Lake Havasu City, Arizona 86403

Condominiums

The Isle Condominiums

1401 McCulloch Blvd. N.

Lake Havasu City, Arizona 86403

Southwest of Heat Hotel

Condominiums

The Isles Condominiums

1401 McCulloch Blvd. N.

Lake Havasu City, Arizona 86403

South of Heat Hotel

Park/Concession Area

Lake Havasu State Park

699 London Bridge Road

Lake Havasu City, Arizona 86403

East (Across – Channel) of Heat Hotel

Time Share Condominiums, Restaurant & Shops

London Bridge Resorts

1477 Queens Bay

Lake Havasu City, Arizona 86403

BEST MANAGEMENT PRACTICES (BMP's)

- BMP's shall be applied during construction and should follow the guidelines per "Tenant improvement spill prevention & good housekeeping notes, material, handling, & solid waste management" as noted on the construction plans.