



## LAKE HAVASU CITY

### Community Investment Department

ENGINEERING ♦ PROCUREMENT ♦ BUILDING ♦ PLANNING & ZONING ♦ CODE ENFORCEMENT

May 7, 2019

John G. Ritchie  
10764 Sand Point Way NE  
Seattle WA 98125  
[kuchuk@aol.com](mailto:kuchuk@aol.com)

Re: City owned property, Tract 2257, Block 10, Parcel E


Dear Mr. Ritchie,

Lake Havasu City initiated a process to determine if the City owned property, described as Tract 2257, Block 10, Parcel E is still necessary for government use. The property is zoned C-SGD (Commercial Southgate) 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. Once determined unnecessary for government use, a value must be placed on the property. By adding processing costs and the application of a per square-foot formula, a value of \$19,721 has been assessed to this property. Separate closing costs, per buyer, will be paid directly to the title company. Typically, the property would be split into identical 10 x 250 foot properties and sold to the adjacent property owners. If one of the owners does not express interest, both parcels will be offered to the other adjacent owner.

The next step in our process is to inquire the interest of the adjacent property owner in the purchase of the property at our assessed value. Staff sent a letter to Ms. Heidi Ann Rogers in Toronto, Canada who is the owner of record, according to Mohave County Assessor's Office. We received no response. It is our understanding that you are in the process of purchasing the property from Ms. Rogers. Please review the information contained within this letter. If there is interest on your part to purchase a portion of the City owned property, please provide us with the attached notarized form, as well as information confirming your purchase of Ms. Rogers's property. The value of the 10 x 250 commercial property is \$9,860.50. If you are interested in purchasing the property, please sign and have notarized the second page of this letter, and return no later than May 31, 2019.

If you have further questions regarding this matter, please contact me at 928-854-0714.

Sincerely,

  
Stuart Schmeling, AICP  
Zoning Administrator  
Lake Havasu City

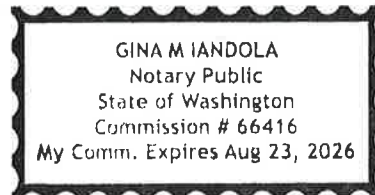
Property Owner Name (Printed): John G. Ritchie  
Property Owner Address: 10764 Sand Point Way NE Seattle, Wa,  
Property Owner Signature: John G. Ritchie 98125

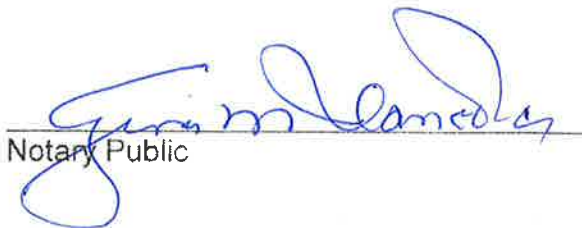
**NOTARY ACKNOWLEDGMENT:**

State of WASHINGTON  
County of King

On this 15<sup>th</sup> day of May, 20 19  
before me personally appeared John G. Ritchie, 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:



  
Notary Public

08-23-2026  
My Commission Expires

JGR

**John G. Ritchie**  
10764 Sand Point Way NE  
Seattle, Washington 98125  
Phone (206) 218-5049

May 15, 2019

Mr. Stuart Schmeling  
Zoning Administrator  
Lake Havasu City  
2330 McCulloch Blvd N.  
Lake Havasu City, AZ. 86403-5950

Re: City owned property Tract 2257, Block 10, Parcel E

Dear Mr. Schmeling:

As per my instructions I have enclosed the notarized letter which reflects my interest in purchasing the above referenced property from Lake Havasu City. I have previously forwarded the requisite documents confirming that I am the owner of the adjacent property. Please advise me if there is anything further that is necessary.

I am unaware if the adjacent property owner on the other side of the subject property has any interest in purchasing the property. In the event that the other adjacent property owner is not interested in purchasing the property, I would be willing to purchase the entire piece.

Thank you for your continuing assistance in this matter.

Very truly yours,

  
John G. Ritchie