

9-7-2021

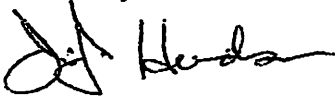
Dear Property Owner or Resident,

This letter is being sent to you to let you know about a proposal for the Simitan Home build, and to invite you to a neighborhood information meeting where you can learn about the proposed project and ask questions of the applicant. Hudson Home is an application for a home and garage build. Also to discuss a rezoning of the 5.1 acres of land from P-1 to R-1.

We welcome and encourage your participation, as your input is an important part of the development review process. Please join us for a neighborhood meeting to discuss the proposal on 09/23/2021. The meeting will be held 10:00am at 2970 Amigo Dr. Lake Havasu City, AZ 86404 .

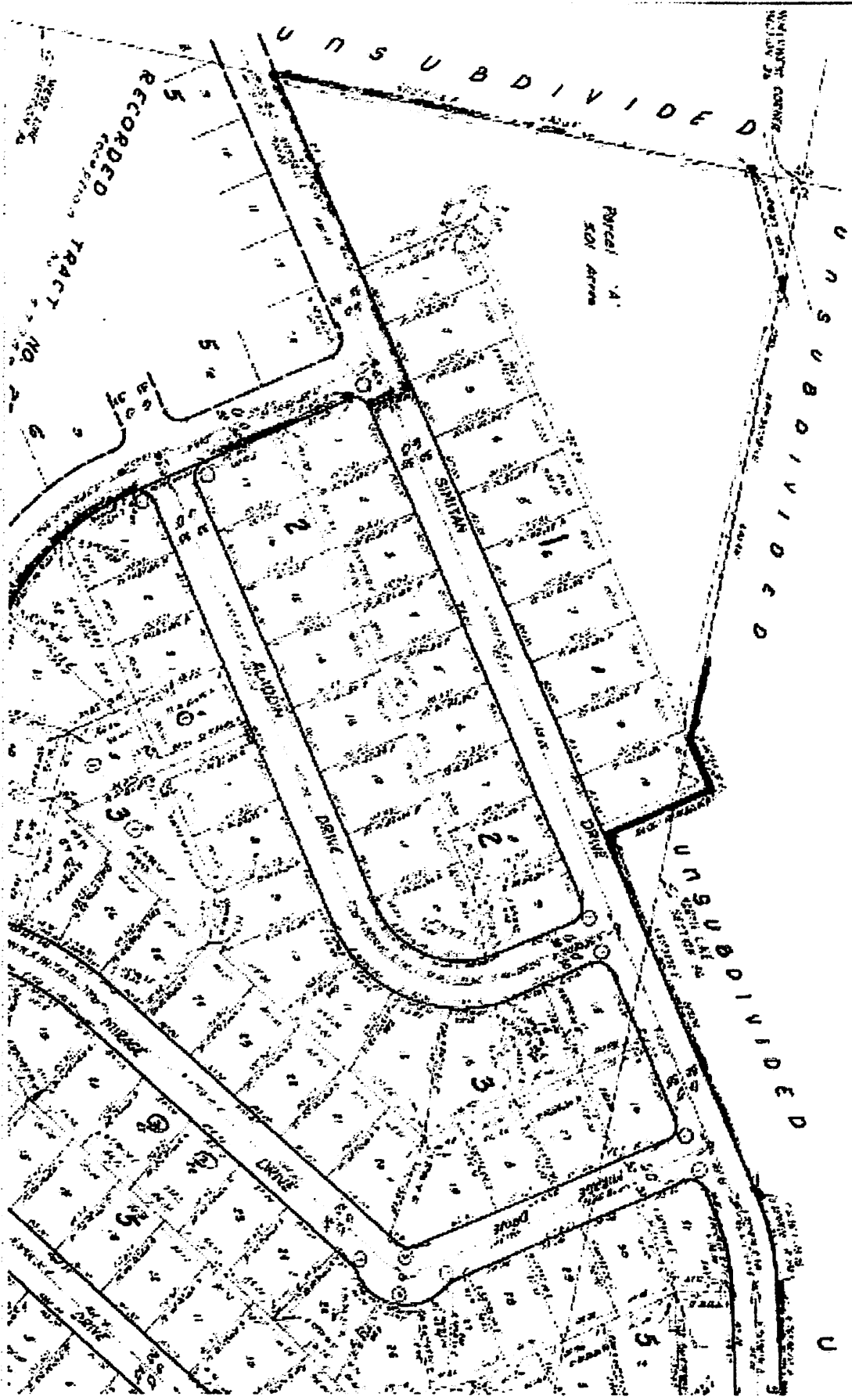
We look forward to seeing you at the meeting.

Sincerely,

A handwritten signature in black ink, appearing to read "J.J. Hudson", with a stylized, cursive script.

J.J. Hudson

TRI-COUNTY ENGINEERING CORPORATION



# **Neighborhood Rezoning and Lot Split Meeting Minutes**

**APN 112-13-320, Parcel A, Tract 2240, Block 1**

**Property Owner: James Hudson**

**Date of meeting: September 23, 2021 at 10:00 a.m.**

**Meeting Location: 2970 Amigo Drive, Lake Havasu City AZ 86404**

**September 23, 2021**

## **MEETING MINUTES**

The meeting was started by James Hudson at 10:03 a.m. on September 23, 2021 with all interested neighbors in attendance. Everyone was asked to sign in and the sign in log will be attached for review. Fourteen neighbors were in attendance.

James Hudson first discussed his intention to rezone the above listed 5.1 acre parcel from P1 to R1 and to split a portion of the parcel on Amigo Drive, after a commissioned survey and after Lake Havasu City official approval. The intention of the parcel split is to sell a portion of the lower property to the [REDACTED], owners of the property at 2970 Amigo Drive, to protect their lake view and prevent anyone from building above or beside them.

James Hudson further said that his intention was to build a home on the Simitan Drive portion of the property and maintain the portion of the parcel that extends onto Amigo Drive. He told the neighbors that he would like to explore the possibility of building a garage on the Amigo Drive side of the parcel but had no immediate plans to do so. He added that all building projects would be closely following the Lake Havasu City rules and regulations. He further said that no builder or contractor has been selected for this project yet.

During the 30 minute meeting there was an active dialog between the attendees and owner about the rezoning and proposed lot split. After those interested individuals examined a provided copy of the parcel configuration, the meeting migrated down Amigo Drive to visually explain the parcel size and potential plan. At the meeting, Ms. Daley asked about the P1 and R1 designation. James Hudson shared that he was the prevailing bidder in 2018, of a publically held city process, to purchase the parcel. The final purchase approval came from the City Council on July 10, 2018 under agenda ID 18-1680.

To purchase the property, the Lake Havasu City, required that the parcel be converted from public land to a residential parcel. He said that this was the primary reason for this rezoning meeting. The city required the meeting, a sign in log and minutes to accompany Hudson's request, along with a fee of \$2000.

Mrs. Burrage asked about if the building would cause water run off to flood her property. James Hudson told her that he would follow any directives from city officials that would prevent water run off issues. He further said that his current thoughts and proposed plan did not appear to affect her [REDACTED] property.

There were many general questions including the state of the planning of the parcel and if official plans had been created. The answer to this question was "no". James Hudson did share that in 2018, the company that was commissioned by the city (LS Appraisal Services) to provide the value of the parcel for city sale, proposed that the parcel be divided into four separate parcels. He further said that his plan to split the lower Amigo Drive lot was according to the recommendation from this company.

Another Simitan Drive resident voiced her concern about house and landscaping lights invading upon her stargazing abilities. She asked for James Hudson's plans for lighting. He answered by saying that his plan was to light his proposed residence and landscaping in the same manner as others in the neighborhood.

The meeting was ended at 10:35 a.m. only after all those in attendance were given the chance to ask questions. When asked if anyone had an objection to the plan moving forward, no one voiced any objection or concern.

Addition Information:

At approximately 7:30 p.m. on September 21, 2021, James Hudson received a telephone call from Jerry Haywood, owner of [REDACTED]. Haywood's personal cellular [REDACTED]. He could not make the meeting date and time and was out of town. He wanted to know about the rezoning and future plan. James Hudson informed him of the rezoning and plan and Haywood seemed content with Hudson's response. Hudson encouraged Haywood to call back if he had any questions or issues.

Meeting minutes by Mike Handfield

09-23-2021

# Neighborhood Rezoning and Lot Split Meeting

APN: 112-13-320

Parcel A, Tract 2240, Block 1

Owner: James Hudson

Date of meeting: September 23, 2021 at 1000 am

Location of meeting: 2970 Amigo Drive, Lake Havasu City AZ 86404

## Attendees

*Please print clearly*

Name	Address	Telephone or email address
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1. <u>James "JT" Hudson</u>		
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2. <u>Suzanne Schuda</u>		
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3. <u>Mike Handfield</u>		
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4. <u>Tansy Handfield</u>		
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5. <u>WILLIAM C. Weist</u>		
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6. <u>JACKIE MRCOTTE</u>		
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7. <u>CORLY FRIER</u>		
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## Attendees

Please print clearly

	<u>Name</u>	<u>Address</u>	<u>Telephone or email address</u>
8.	Denny + Shana Stewart		
9.	Jim + Carolyn Tarsio		
10.	Scott Sawyerby		
11.	PATTY DALEY		
12.	Betty Hodges		
13.	Diane Blackman		
14.	MICHELLE BURRAGE		
15.			
16.			
17.			
18.			
19.			