



UNITED STATES  
DEPARTMENT OF THE INTERIOR  
OFFICE OF THE SECRETARY

LOWER COLORADO RIVER LAND USE OFFICE  
BOX 1648  
YUMA, ARIZONA 85364

June 5, 1968

Mr. Walter Johnson, President  
Havasu Palms  
3541 Chaparro Road  
Covina, California 91722

Dear Mr. Johnson:

Mr. Pulliam's revised preliminary sketch of the General Development Plan for Havasu Palms concession has been reviewed. Unfortunately a series of emergencies arose at the time it was received on May 1, 1968. We sincerely regret the inconvenience this delay has probably caused you.

We believe that the sketch reflects considerable improvement over earlier studies. Although there remain some areas of question, these primarily concern design details which will be worked out during the preparation of larger scale design and construction drawings covering specific areas or phases of proposed development.

The final area-wide development plan to be submitted for our approval should contain an approval panel, with signature and date lines, for 1) the appropriate responsible officer of the concession firm, 2) the Administrator, Lower Colorado River Land Use Office and 3) the San Bernardino County Planning Department.

Prior to our approval to construct any of the new features contained in the General Development Plan, which is presently being completed, it will be necessary for this office to review and approve the design and construction drawings of the features being proposed for construction. If it is anticipated that construction will be accomplished in phases over a period of several years, the detailed plans for each phase of development can be submitted, reviewed and approved independently of each other as a result of the overall guidance provided by an approved General

Development Plan. The General Development Plan, which Mr. Pulliam is completing now, will permit various phases of the total project to be scheduled for detailed planning, design, approval and construction.

On several occasions during conferences in this office with you and your co-owners of the concession, we have discussed the need for establishing a program schedule to effect a transition from permanently occupied mobile homes in the existing development to the transient or vacation use of those facilities. Prior to our approval of any new construction it will be necessary to execute an agreement which will accomplish this transition on a scheduled basis. The schedule for transition from permanent to transient occupancy needs to be accomplished within the next four to five years. Such a schedule could involve between six and eight of the existing 29 mobile home spaces each year. The spaces, on which permanent occupancy is to be terminated each year should be identified by their lot numbers and shown on a sketch map to be attached to the agreement.

We will be looking forward to receiving the completed original transparency of the General Development Plan presently in preparation for our final review and approval.

Please do not hesitate to call us if you have any questions.

Sincerely yours,

A handwritten signature in cursive script, appearing to read "Albert Romeo".

Albert Romeo  
Administrator

cc: Mr. James G. Pulliam  
Director, Program Support Staff  
Attention: Truman P. Price, Jr.

McCORMICK, MORDOFF & KERCKHOFF

ATTORNEYS AT LAW

140 WEST COLLEGE STREET, SUITE 400

COVINA, CALIFORNIA 91722

TELEPHONE AREA CODE 213

EDGEWOOD 1-8291

EDGEWOOD 2-0411

GEORGE L. McCORMICK, JR.  
JOHN R. MORDOFF  
ANTON W. KERCKHOFF

June 14, 1968

United States Government  
Department of the Interior  
Lower Colorado River  
Lease Use Office  
P. O. Box 1648  
Yuma, Arizona 85634

Attention: Mr. Albert Romeo, Officer in Charge

Re: Havasu Palms, Inc.

Dear Sir:

This letter will advise you that we represent the above Havasu Palms, Inc. As you are aware the stockholders of Havasu Palms, Inc. consists of Walter C. Johnson, Luanne P. King, and L. A. Moffett.

Among the assets of the corporation is a concession contract entered into on July 1, 1964 by and between the United States of America and Havasu Palms, Inc., being contract number 14-16-0002-403. The present stockholders purchased all of the common stock of the corporation from Noel L. Keefer, Sr., Noel L. Keefer, Jr., Homer R. Willis and Melvin F. Wooley. At the time of the purchase of the stock by the present stockholders, the approval of the Department of the Interior of the present stockholders was procured by the sellers of the stock.

Since the acquisition of the stock of Havasu Palms, Inc. by the present stockholders it has been determined that sound practices dictate that the corporation be dissolved and the lease be distributed to the present stockholders who will continue to operate the concession as a partnership.

However, prior to our commencing dissolution of the corporation and the formation of a partnership, we must determine that the federal government will permit a transfer of the lease from Havasu Palms, Inc. to Walter C. Johnson, Luanne P. King and L. A. Moffett as individuals.

In addition, since the purchase of the stock by the present stockholders was not a cash purchase, it will be necessary that we give the former stockholders of Havasu Palms, Inc. a security interest in the assets. This means that we would give them in essence a mortgage on the lease in addition to a mortgage on the

security interest on the other assets. It is essential that we determine our ability to do this before we attend to dissolution of the corporation.

It is our request that you indicate to us your approval of the foregoing plan and indicate that there will be no objection on the part of the Department of the Interior to:

1. Assignment of the lease of the above mentioned concession contract to Walter C. Johnson, L. A. Moffett and Luanne P. King.
2. Granting a security interest in the lease by Walter C. Johnson, L. A. Moffett and Luanne P. King to Noel L. Keefer, Sr., Noel L. Keefer, Jr., Homer R. Willis and Melvin F. Wooley.

It is understood that in the event of default on payments arranged between the present stockholders and the former stockholders, the former stockholders would have the right to take over the lease rights of the present stockholders of Havasu-Palms, Inc.

If the foregoing meets with your approval as indicated and the approval of the Department of the Interior, we would appreciate your advising us of the same. If your approval and the approval of the Department may be indicated by your signing the enclosed copy of this letter we would prefer that method. Should you desire to reflect your approval in this way would you please return the signed copy of this letter to us.

Thank you.

Yours truly,

**MCCORMICK, MORDOFF & KERCKHOFF**

Anton W. Kerckhoff

AWK:pc

comment. Following receipt of these approvals we will circulate the original plan for signature.

If you have any questions concerning the proposed project, please call us.

Sincerely yours,

Albert Romeo  
Administrator

enclosures - 2

cc: Pulliam, Zimmerman and Matthews

✓ Walter Johnson, President, Havasu Palms, Inc.





UNITED STATES  
DEPARTMENT OF THE INTERIOR  
OFFICE OF THE SECRETARY

LOWER COLORADO RIVER LAND USE OFFICE  
BOX 1648  
YUMA, ARIZONA 85364

August 9, 1968

MEMORANDUM

**To:** Regional Director, Southwest Region, Federal Water  
Pollution Control Administration, San Francisco

**From:** Administrator, Lower Colorado River Land Use Office

**Subject:** General Development Plan - Havasu Palms, Lake Havasu,  
San Bernardino County, California

Enclosed is the subject plan prepared by Pulliam, Zimmerman and Matthews, Architects and Planners, which sets forth the general development objectives for the Havasu Palms resort located in Sections 31 and 32, Township 4 North, Range 26 East, San Bernardino Meridian. This area is under a twenty-year concession contract to Havasu Palms in accordance with the provisions of the Lower Colorado River Land Use Plan.

Site development plans, construction drawings and a phase development program will be prepared following the approval of these general proposals by your office and others having responsibilities in this area.

The development plans call for a sewage treatment plant to be located about 800 feet from the open water in the vicinity of the service buildings. It is anticipated that the treated outflow from the sewage treatment plant will be used to irrigate planting areas such as the proposed golf course.

We are enclosing an additional copy of this print for your referral to the State of California Water Pollution Control Board. We are also sending copies to the San Bernardino County Planning Director and the Regional Director of the Bureau of Reclamation for their review and



UNITED STATES  
DEPARTMENT OF THE INTERIOR  
OFFICE OF THE SECRETARY

LOWER COLORADO RIVER LAND USE OFFICE  
BOX 1648  
YUMA, ARIZONA 85364

August 9, 1968

**MEMORANDUM**

**To: Regional Director, Region 3, Bureau of Reclamation**

**From: Administrator, Lower Colorado River Land Use Office**

**Subject: General Development Plan, Havasu Palms, Lake Havasu,  
San Bernardino County, California**


Enclosed herewith is a copy of the General Development Plan for Havasu Palms resort located in Sections 31 and 32, Township 4 North, Range 26 East, San Bernardino Meridian for your review and comment.

Copies of this plan are also being sent to the Planning Director, San Bernardino County and the Federal Water Pollution Control Administration. Following the receipt of review comments on these general proposals by your office and the others having responsibility in this area, we will be able to advise the concessioner of any revisions which may be needed prior to approval. If you have any questions concerning the proposed project, please call on us.

Albert Romo

enclosure - 1

cc: Palliam, Zimmerman & Matthews, Architects  
✓ Walter Johnson, President, Havasu Palms, Inc.



UNITED STATES  
DEPARTMENT OF THE INTERIOR  
OFFICE OF THE SECRETARY

LOWER COLORADO RIVER LAND USE OFFICE  
BOX 1648  
YUMA, ARIZONA 85364

August 9, 1968

Mr. Neil B. Pfulb  
Planning Director  
San Bernardino County  
317 Mountain View  
San Bernardino, California 92401

Dear Neil:

Enclosed herewith is a copy of the general development plan prepared by Pulliam, Zimmerman and Matthews, Architects and Planners, which sets forth the general objectives for the Havasu Palms resort located in Sections 31 and 32, Township 4 North, Range 26 East, San Bernardino Meridian for your review and comment. This area is under a twenty-year concession contract to Havasu Palms in accordance with the provisions of the Lower Colorado River Land Use Plan.

Site development plans, construction drawings and a phase development program will be prepared following the approval of these general proposals by your office and others having responsibilities in this area.

Copies of the plan are being sent to the Regional Director, Bureau of Reclamation and the Federal Water Pollution Control Administration. Upon the receipt of these review remarks, we will circulate the original plan for signature.

If you have any questions concerning the proposed project, please call on us.

Sincerely yours,

Albert Romeo  
Administrator

enclosure - 1

cc: Pulliam, Zimmerman & Matthews, Architects  
✓Walter Johnson, President, Havasu Palms, Inc.



NEIL B. PFULB  
Director of Planning

PLANNING DEPARTMENT



Phone Turner 9-0111, Ext. 250 & 251  
Area Code 714

316 Mt. View Avenue  
SAN BERNARDINO, CALIFORNIA  
92401

August 20, 1968

Mr. Albert Romeo, Administrator  
Lower Colorado River Land Use Office  
Box 1648  
Yuma, Ariz. 85364

Dear Ab:

This is in reply to your letter of August 9, 1968, in which you ask for comments regarding the plan for "Havasus Palms".

We have reviewed the plan submitted and feel that it complies with the intent of the previously published Lower Colorado River Land Use Plan. There is insufficient detail to determine whether or not the plan complies with San Bernardino County's mobilehome park regulation, County Ord. 1074. In view of the fact that it is being prepared by a qualified architectural firm, it seems quite reasonable to assume they intend to design the entire development to meet our standards.

We are enclosing copies of our Ord. 1074 and the formal trailer park application forms to enable the developer and architect to provide all the materials needed as well as being sure the applicant is properly informed of the necessary requirements within San Bernardino County.

If we can be of further assistance to you on this matter, please feel free to contact us.

Sincerely,

COUNTY PLANNING DEPARTMENT

Neil B. Pfulb, Director

Paul E. Neal, Chief  
Advance Planning Div.

PEN:nh

L. C. R.

Rec'd	AUG 25 1968
NR	8-23
MSC	7/28/23
ADH	8-23
DGN	DM/23
WIS	
DFW	8-26
TAO	MV
JGJ	8/26
FMP	8/26

8-29



UNITED STATES  
DEPARTMENT OF THE INTERIOR  
OFFICE OF THE SECRETARY

LOWER COLORADO RIVER LAND USE OFFICE  
BOX 1648  
YUMA, ARIZONA 85364

September 18, 1968

Mr. Walter C. Johnson, President  
Havasu Palms, Inc.  
P. O. Box 78  
Parker Dam, California 92267

Dear Mr. Johnson:

The review of your general development plan for the expansion of facilities at Havasu Palms concession area, Contract 14-16-0002-403, appears to be sufficiently complete to permit us to continue with the approval procedures.

Prior to sending or bringing the original plan sheet or a transparency of the original to us for our approval signature, please insert after the word "Houseboat" the words "not approved as a part of this plan, separate approval for houseboats required." Also, please label the lease area boundary line and identify the Chemehuevi Indian Reservation land and the Bureau of Reclamation lands which lie on either side of the lease boundary.

In order to expedite further the approval procedure, please secure the approval signature for the San Bernardino County Planning Department. Enclosed is a copy of Mr. Paul E. Neal's letter of August 23 which indicates that the present plan is acceptable to the County. However, he points out areas of concern with regard to the travel trailer area portion of the proposed developments.

Sincerely yours,

Melvin S. Crosby  
Acting Administrator

Enclosure - 1

cc: James G. Pulliam, A.I.A.



UNITED STATES  
DEPARTMENT OF THE INTERIOR  
BUREAU OF LAND MANAGEMENT

LOWER COLORADO RIVER OFFICE  
2450 Fourth Avenue  
YUMA, ARIZONA 85364

March 20, 1969

Mr. James G. Pulliam  
Pulliam, Zimmerman & Matthews  
622 South Westmoresland  
Los Angeles, California 90005

Dear Mr. Pulliam:

Thank you very much for your letter of March 13, 1969, and the transmittal of the (master plan) general development plan for Havena Palms concession area. The features of the plan appear to be in order, and we will so advise Mr. Walter C. Johnson. However, there are some conditions relative to his concession contract agreement, which we believe should be clarified and agreed upon prior to our formal approval of the "master plan". We will be in contact with Mr. Johnson shortly to work out these other matters.

When these other matters have been resolved, we will be in a position to approve the plan and the preparation of subsequent drawings for the development envisioned therein.

Sincerely yours,

Albert Romeo  
Manager

cc: Mr. Walter C. Johnson



UNITED STATES  
DEPARTMENT OF THE INTERIOR  
BUREAU OF LAND MANAGEMENT

LOWER COLORADO RIVER ~~OFFICE~~ OFFICE  
2450 Fourth ~~Street~~ Avenue  
YUMA, ARIZONA 85364

March 20, 1969

Mr. Walter C. Johnson, President  
Havasut Palms, Inc.  
Box 78  
Parker Dam, California 92267

Dear Mr. Johnson:

As you are aware, we have received the original drawing of the master plan for the redevelopment of your concession area. The plan meets our requirements in all respects and can be approved in its present form.

You will recall that we met in this office prior to your acquisition of the concession and discussed, among other things, a plan for phasing out residential use of house trailers and an extension of the contract term. We believe this is an appropriate time to finalize these matters in the form of an amendment to your contract. We believe approval of the new master plan and amendment of the contract should be simultaneous.

Please contact me at your earliest convenience, and we will arrange a meeting place and date.

Sincerely yours,

  
Albert Romeo  
Manager



UNITED STATES  
DEPARTMENT OF THE INTERIOR  
BUREAU OF LAND MANAGEMENT

LOWER COLORADO RIVER ~~LAND USE~~ OFFICE  
2450 Fourth ~~REXMARK~~ Avenue  
YUMA, ARIZONA 85364

March 20, 1969

Mr. Walter C. Johnson, President  
Havasu Palms, Inc.  
Box 78  
Parker Dam, California 92267

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You will recall that we met in this office prior to your acquisition of the concession and discussed, among other things, a plan for phasing out residential use of house trailers and an extension of the contract term. We believe this is an appropriate time to finalize these matters in the form of an amendment to your contract. We believe approval of the new master plan and amendment of the contract should be simultaneous.

Please contact me at your earliest convenience, and we will arrange a meeting place and date.

Sincerely yours,

  
Albert Romeo  
Manager