



## MEMORANDUM

To: Lake Havasu City Planning Division  
From: Brennan Ray  
Date: June 11, 2025  
RE: **Letter of Intent – Circle K – 51 Riviera Drive**

Circle K is the proposed developer of approximately 1.43 net acres of land located at 51 Riviera Drive, the northwest corner of Mesquite Avenue and Riviera Drive (the “Site”). The Site is the east side of parcel 107-30-003. Circle K is requesting a rezone from C-CHD (Commercial-Commercial and Health District) to C-CHD PD (Commercial-Commercial and Health District with a Planned Development Overlay) to allow for the development of a new Circle K convenience store and fuel station, including a 5,200-square-foot retail building and a fuel canopy with six fuel pumps.

This proposal is a companion to the Clean Freak rezoning application for the adjacent western portion of the Site; however, each development is being submitted as a separate application for independent review and approval.

The Site is currently undeveloped and is located in an existing commercial and medical services corridor. The proposed Circle K development will provide a valuable amenity to the community by offering convenient access to fuel, food, and daily essentials for residents, employees, and patients of the surrounding medical offices. This use will complement existing services in the area and contribute to the overall vibrancy and functionality of the neighborhood.

The Planned Development Overlay is requested to establish site-specific development standards that respond to the property’s unique context and ensure a high-quality design consistent with the intent of the PD-O district. The proposed development standards for the Site include:

Minimum Building Setbacks	
Front	5’
Street Side	5’
Side	0’
Rear	0’
Maximum Building Height	24’
Site Coverage	±15.71% <sup>1</sup>



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Parking Required	21 spaces
Parking Provided	27 spaces

<sup>1</sup> based on 5,200 SF convenience store building and 4,608 SF fuel canopy)

Landscaping, lighting, and screening will be designed in accordance with City Code and best practices to minimize off-site impacts and enhance compatibility with neighboring uses. Landscaping and Photometric Plans have been included in the submittal package.

The proposed development is designed with safe access points from Mesquite Avenue and Riviera Drive, along with internal circulation that supports functional vehicle movement throughout the Site. A Traffic Impact Analysis has been prepared and included with this submittal to evaluate the proposed access and circulation plan and ensure that the development appropriately considers existing traffic patterns in the area.

Thank you for your consideration of this request. We look forward to working with the City to bring this development to fruition and provide a valuable amenity to the community.