

Mesquite and Riviera

Citizen Review Report

Submitted to:
Lake Havasu City
Planning Department
2330 McCulloch Boulevard North
Lake Havasu, Arizona, 86403

Submitted on Behalf of:
Circle K Stores
1130 W. Warner Rd.
Tempe, AZ 85284

Prepared by:
Ray Law Firm
Brennan Ray/Lisa Gage
2325 E. Camelback Rd, Ste 400, Phoenix, AZ 85016

Case Number:
Submitted: May 2, 2025

Neighborhood Meeting Letter

Ray Law Firm
2325 E Camelback Rd. Ste 400
Phoenix, AZ 85016
Office: 602-536-8983
Email: bray@raylawaz.com

TO: Area Neighbors
FROM: Brennan Ray
DATE: March 21, 2025
RE: Proposed Development – Northwest Corner Mesquite Avenue & Riviera Drive
April 7, 2025, Neighborhood Meeting

Dear Property Owner or Neighborhood Association Representative:

On behalf of Circle K Stores, Inc., (“Circle K”), you are cordially invited to a neighborhood meeting to discuss a proposed Circle K convenience store and Clean Freak car wash on approximately 2.44 net acres located at 51 Riviera Drive, the northwest corner of Mesquite Avenue and Riviera Drive (the “Site”). The proposed convenience store building is approximately 5,200 square feet with fuel pumps. Enclosed is an aerial of the Site, Site Plan, and Building Elevations. Circle K anticipates filing a Planned Development Rezone and Development Plan with Lake Havasu City to develop the convenience store and car wash. Circle K also anticipates requesting modifications to the building, landscape setbacks, and the parking requirements.


A neighborhood meeting will be held at the time and place listed below to discuss the proposed development and to answer questions you may have. The neighborhood meeting will be held:

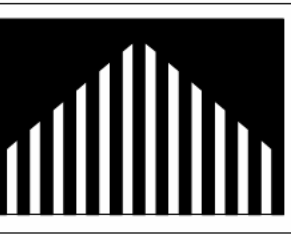
Monday, April 7, 2025, at 6:00pm
Quality Inn and Suites
271 S. Lake Havasu Avenue, Lake Havasu City, AZ 86403

No applications have been submitted to the City at this time and this development is not scheduled for any public hearings.

If you have any questions regarding this proposal or are unable to attend the neighborhood meeting, please contact Lisa Gage, lgage@raylawaz.com or me at 602-536-8983, bray@raylawaz.com.

Thank you.

Sincerely,

Brennan Ray



Castles Design Group

A Professional Architectural Corporation
3801 Kirby Drive, Suite 600
Houston, Texas 77098
Tel: (713) 664-7974
Fax: (713) 664-9756
COPYRIGHT

This drawing is the property of the above referenced Professional and is not to be used for any purpose other than the specific project and site named herein, and cannot be reproduced in any manner without the express written permission from the professional.
PROFESSIONAL

REVISION	
Δ ISSUE	DATE

PROFESSIONAL IN CHARGE
JS
PROJECT MANAGER
RR
QUALITY CONTROL
JS
DRAWN BY
RR
PROJECT NAME

CIRCLE K STORES, INC.

51 RIVIERA DRIVE
LAKE HAVASU CITY, AZ 86403

PROTOCOL # R0 03/21/2025



CIRCLE K STORES, INC.
PROJECT NUMBER:
202407-141

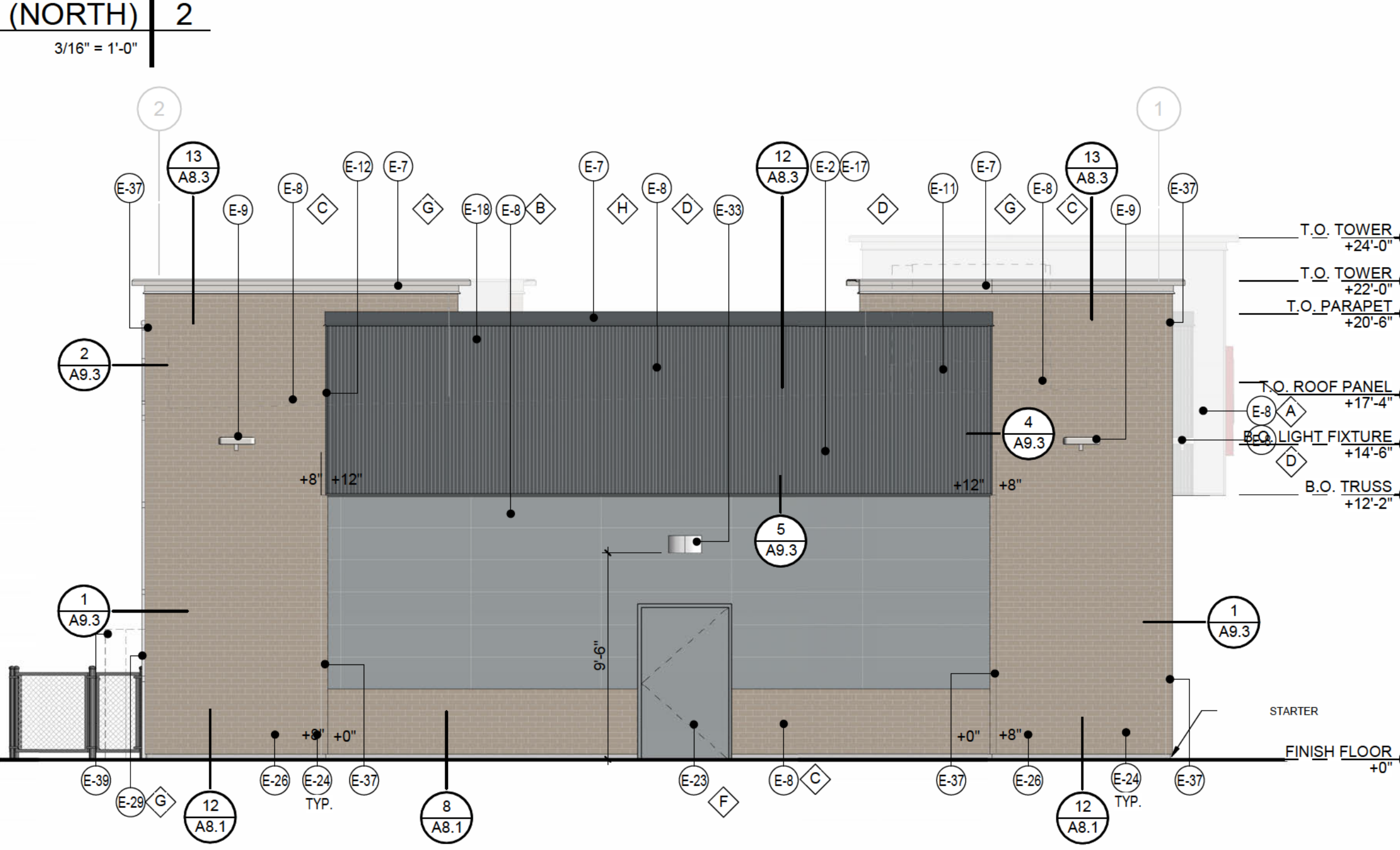
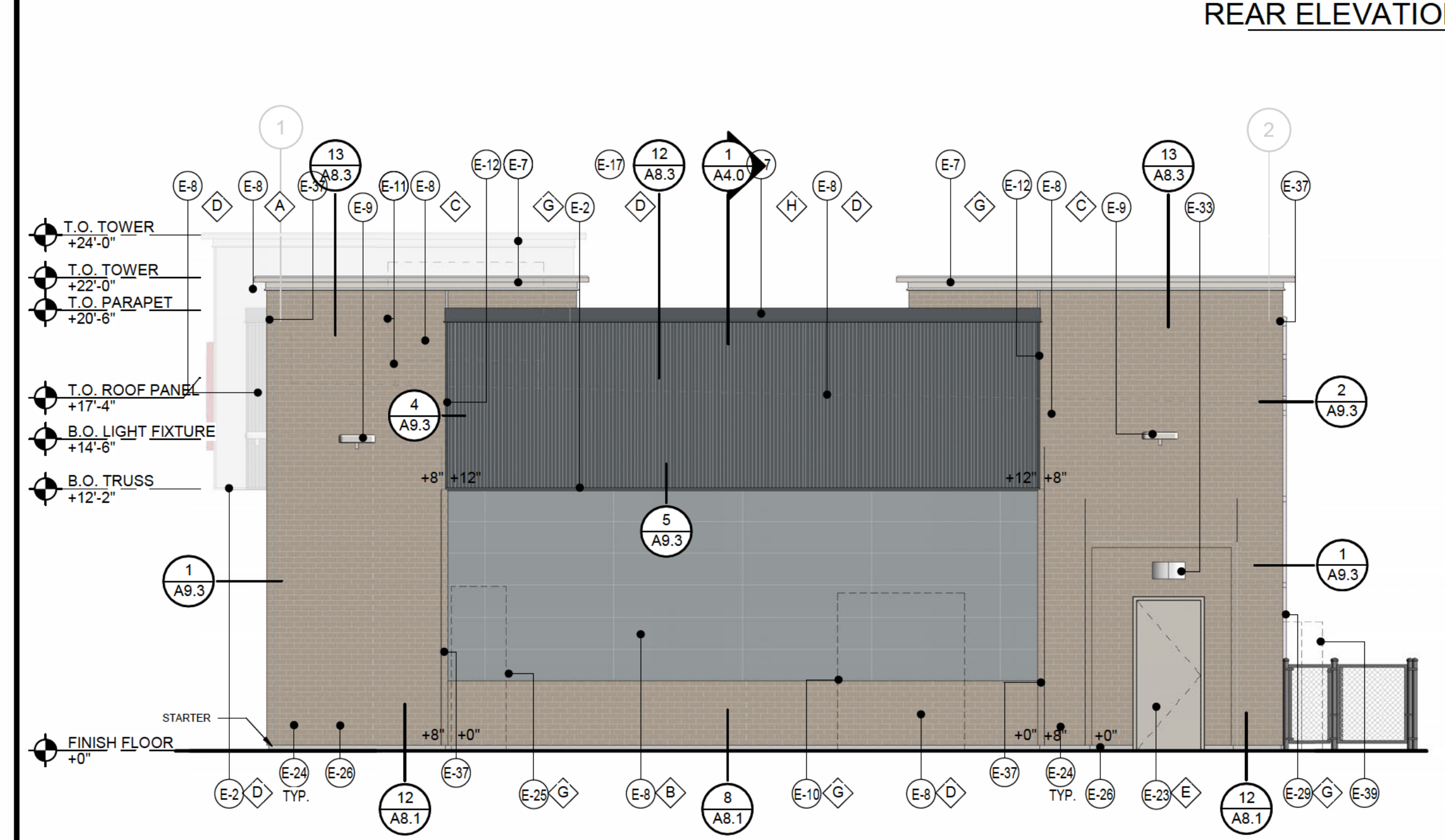
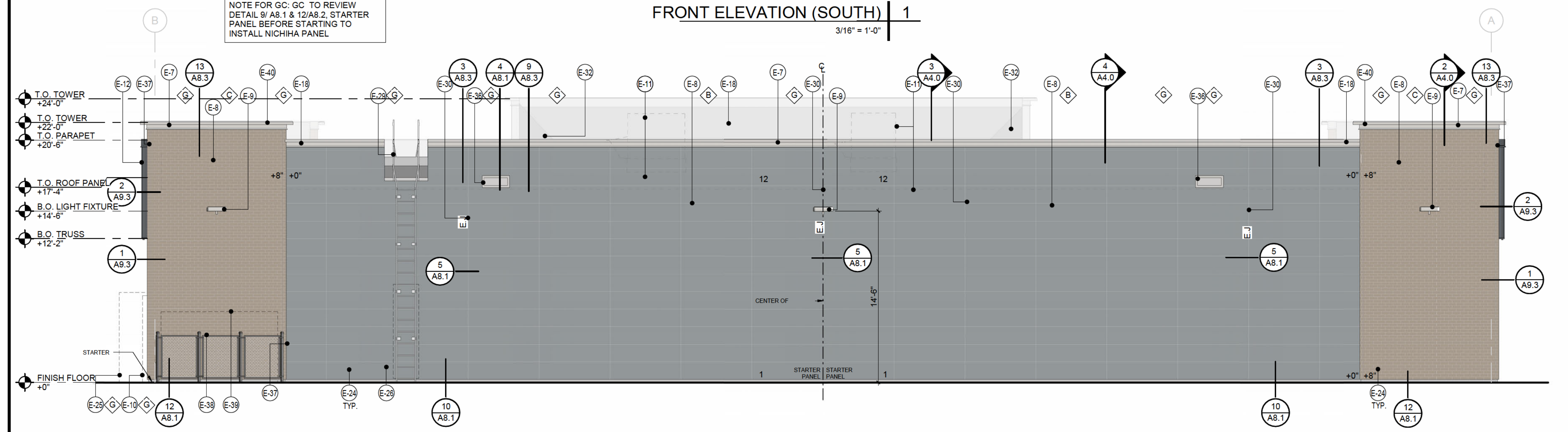
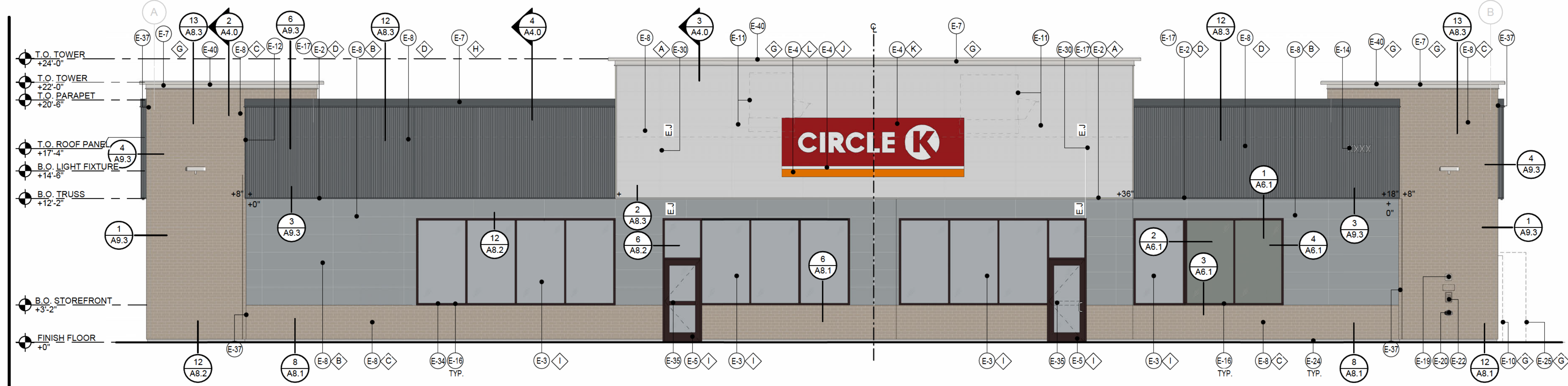
EXTERIOR ELEVATIONS

A2.1

KEY	
NUMBER	DESCRIPTION
E-2	LINE OF CANOPY/SOFFIT
E-3	DARK BRONZE ANODIZED WINDOW FRAME W/ GRAY TINTED GLASS PER SOLARBAN SOLARGRAY SPECS. SEE GLAZING SCHEDULE ON SHEET A8.0.
E-4	INTERNALLY ILLUMINATED SIGN (UNDER SEPERATE PERMIT) GC TO PROVIDE COMPRESSION SLEEVES AND BLOCKING FOR THRU-BOLT CONNECTIONS. SEE SIP PLANS AND COORDINATE WITH SIGNAGE VENDOR AS REQ.
E-5	DARK BRONZE ANODIZED DOOR W/ CLEAR GLASS STOREFRONT SYSTEM
E-7	PRE-FINISHED METAL FASCIA
E-8	NICHIHA FIBER CEMENT WALL PANEL SYSTEM
E-9	WALL MOUNTED LIGHT FIXTURE. COLOR: WHITE. SEE ELECTRICAL PLANS
E-10	SERVICE DISCONNECT LOCATION. SEE ELECTRICAL PLAN
E-11	ROOF LINE AND HVAC UNITS
E-12	1-1/2" NICHIHA CORNER KEY EDGE. TYP. TO ALL CORNERS.
E-14	ADDRESSING LOCATION: 8" TALL INCH WHITE NUMBERS. FINAL AREA LOCATION TO BE DETERMINED BY FIRE DEPARTMENT.
E-16	HEMMED EDGE FLASHING. INSTALL PER MFR. SPECS. COLOR TO MATCH #SW 6255 "MORNING FOG".
E-17	NICHIHA OVERHANG FLASHING. SEE DETAIL 2/A8.3. COLOR TO MATCH #SW 9166 "DRIFT OF MIST".
E-18	PARAPET WALL BEYOND
E-19	(KNOX) KEY-BOX AT 6'-0" AFF (IF REQUIRED BY FIRE DEPARTMENT).
E-20	FIRE DEPARTMENT CONNECTION (IF REQUIRED).
E-22	EMERGENCY FUEL SHUT-OFF SWITCH. LOCATE PER FUEL SHEETS
E-23	INSULATED METAL DOOR.
E-24	NICHIHA ESSENTIAL "STARTER" FLASHING 3" FROM THE HARD SURFACE.
E-25	CO2 TANK WITH METAL LOUVERED CONTAINER.
E-26	EXTERIOR FINISH TO EXTEND ABOVE SIDEWALK/GRADE. SEE DET. 8/A8.1.
E-28	METAL ROOF ACCESS LADDER (#SW 7004 "SNOWBOUND"), SEE DETAIL 7/A8.3.
E-29	CONTROL/EXPANSION JOINT "E.J." LOCATION. SEE DETAIL 5/A8.1.
E-30	PARAPET BRACING. SEE SIP VENDOR SHEETS.
E-33	WALL MOUNTED EMERGENCY LIGHT FIXTURE. COLOR: WHITE. SEE ELECTRICAL.
E-34	DARK BRONZE ANODIZED WINDOW FRAME WITH SPANDREL GLASS.
E-35	DOOR DECAL PROVIDED AND INSTALL BY GRAPHIC VENDOR.
E-36	SCUPPER AND OVER FLOW DRAIN. SEE A1.7 & DETAIL 4/A8.1 & 9/A8.3 FOR SIZE.
E-37	NICHIHA FIBER CEMENT PANEL CORNER SYSTEM
E-38	4'-0" CHAINLINK FENCE. INSTALL PER MANUFACTURER REQUIREMENTS. SEE SHEET SD.1.
E-39	EXTERIOR SWITCHGEARS. SEE ELECTRICAL DRAWINGS.
E-40	LIGHT BAR FOR LED LINEAR LIGHTING. SEE DETAIL 13/A8.3.

FINISH	
Δ	***NICHIHA TUFF BLOCK - COLOR TO MATCH #SW 9166 "DRIFT OF MIST"
Β	***NICHIHA TUFF BLOCK - COLOR TO MATCH #SW 6255 "MORNING FOG"
Γ	***NICHIHA CANYONBRICK - SHALE BROWN
Δ	***NICHIHA RIBBED - COLOR TO MATCH #SW 7075 "WEB GRAY"
Ε	- "SHERWIN WILLIAMS #SW 9166 "DRIFT OF MIST"
Ϝ	- "SHERWIN WILLIAMS #SW 6255 "MORNING FOG"
Ζ	- "SHERWIN WILLIAMS #SW 7004 "SNOWBOUND" - ELEVATE BONE WHITE SR (USE FOR PRE-FINISHED METAL FASCIA/COPING)
Η	- "SHERWIN WILLIAMS #SW 7075 "WEB GRAY" - ELEVATE CHARCOAL GRAY SR (USE FOR PRE-FINISHED METAL FASCIA/COPING)
Θ	- 1" INSULATED, DOUBLE PANED GRAY TINTED GLASS
Ι	- "SHERWIN WILLIAMS #SW 7005 - CIRCLE K WHITE
Κ	- "SHERWIN WILLIAMS #SW 4081 - "SAFETY RED
Λ	- CIRCLE K ORANGE #PMS 144
*	USE SHERWIN WILLIAMS MANUFACTURER ONLY
**	COLOR TO BE PRE-ORDERED TO ENSURE AVAILABILITY AT TIME OF CONSTRUCTION
***	TO BE PURCHASED BY CIRCLE K/INSTALLED BY G.C. G.C. TO COORDINATE WITH CK CM AND OWNER'S REP circlek@nicaha.com

FASTENING SCHEDULE FOR NICHIHA PANEL	
5 FASTENERS PER ULTIMATE CLIP @ 6" O.C.	
#8 OR #10 FULLY THREADED WOOD SCREW, 1" LONG FASTEN STARTER TRACK @ 12" O.C.	
#8 OR #10 FULLY THREADED WOOD SCREW, 1" LONG FACE FASTENERS TO CDX PLYWOOD @ 8" O.C.	
#8 OR #10 FULLY THREADED WOOD SCREW, 1-1/2" LONG FACE FASTENERS BACK TO STUDS @ 16" O.C.	
#8 OR #10 FULLY THREADED WOOD SCREW, 3-1/2" LONG.	



1. NICHIHA CANYONBRICK "SHALE BROWN"	2. NICHIHA TUFFBLOCK SHERWIN WILLIAMS #SW "MORNING FOG"	3. METAL COPING, CORNICE AND GUTTER SHERWIN WILLIAMS #SW "SNOWBOUND"	4. 1" INSULATED CLEAR GLASS	5. ANODIZED WINDOW AND DOOR FRAMING COLOR: DARK BRONZE	6. NICHIHA RIBBED SHERWIN WILLIAMS #SW "WEB GRAY"	7. SPANDREL GLASS	8. NICHIHA TUFFBLOCK SHERWIN WILLIAMS #SW "DRIFT OF MIST"	9. METAL COPING, CORNICE AND GUTTER SHERWIN WILLIAMS #SW "WEB GRAY"

MATERIAL LEGEND
N.T.S.

EXTERIOR FINISH SCHEDULE				
MARK	MATERIAL	MANUFACTURER	COLOR	NOTES
ACM-1	ACM PANEL	ALPOLIC/HD	COLOR TO MATCH PMS 15-4706 GRAY MIST	
ACM-2	ACM PANEL	ALPOLIC/HD	COLOR TO MATCH PMS 2757C	
CAP-1	PARAPET CAP		COLOR TO MATCH PMS 2757C	20 GA. METAL
CMU-1	8"X8"X16" SMOOTH FACE CMU	OLDCASTLE	WHITE LIMESTONE	MORTAR - SPEC MIX - SM250 ANTIQUE WHITE -INTEGRAL WATER REPELLANT CMU AND MORTAR
EIF-3	EXTERIOR INSULATION FINISH SYSTEM	DRYVIT	COLOR TO MATCH PMS 2757C	
PT-1	PAINT	DUNN EDWARDS	FOGGY DAY DE2228	HM DOORS
PT-2	PAINT	DUNN EDWARDS	COLOR TO MATCH PMS 2757C	HM DOORS
TPO	MEMBRANE ROOFING	FIRESTONE	ULTRA PLY TPO 60 MIL - WHITE	15 YEAR WARRANTY OR EQUAL

STIPULATION FOR REUSE
THE DRAWINGS WERE PREPARED FOR USE ON A SPECIFIC SITE AT THE LOCATION AND DATE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OF THESE DRAWINGS WITHOUT THE WRITTEN CONSENT OF HFA-AE, LTD. IS PROHIBITED. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REFERENCES TO THE ORIGINAL DRAWINGS. HFA-AE, LTD. IS NOT RESPONSIBLE FOR ANY REUSE OF THESE DRAWINGS.

CLEAN FREAK CARWASH
JOB NUMBER:

ISSUE BLOCK	

CHECKED BY: JMC
DRAWN BY: MND
DOCUMENT DATE: 03/15/24

NOT FOR CONSTRUCTION

EXTERIOR COLOR ELEVATIONS

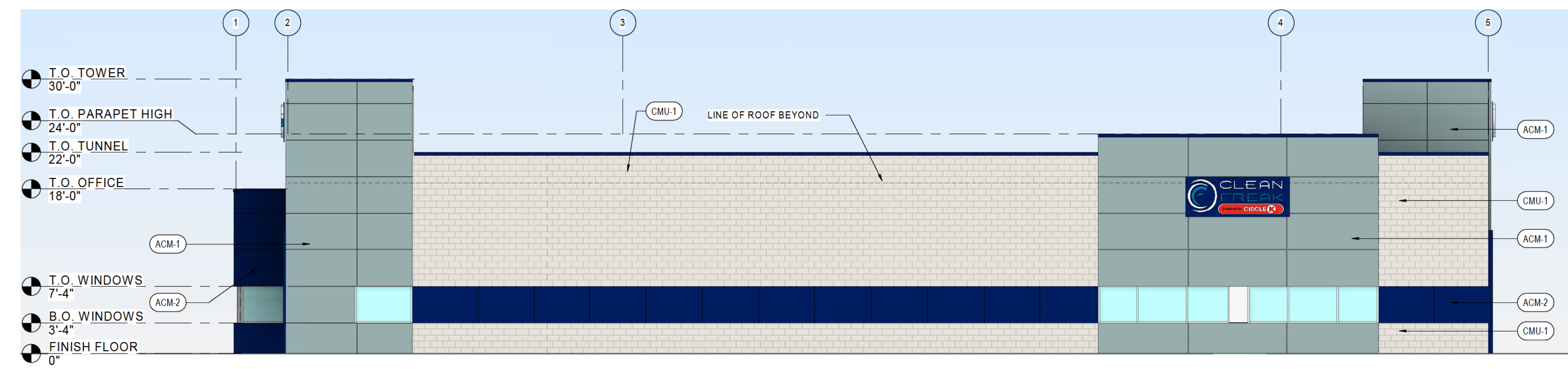
SHEET: **A201**



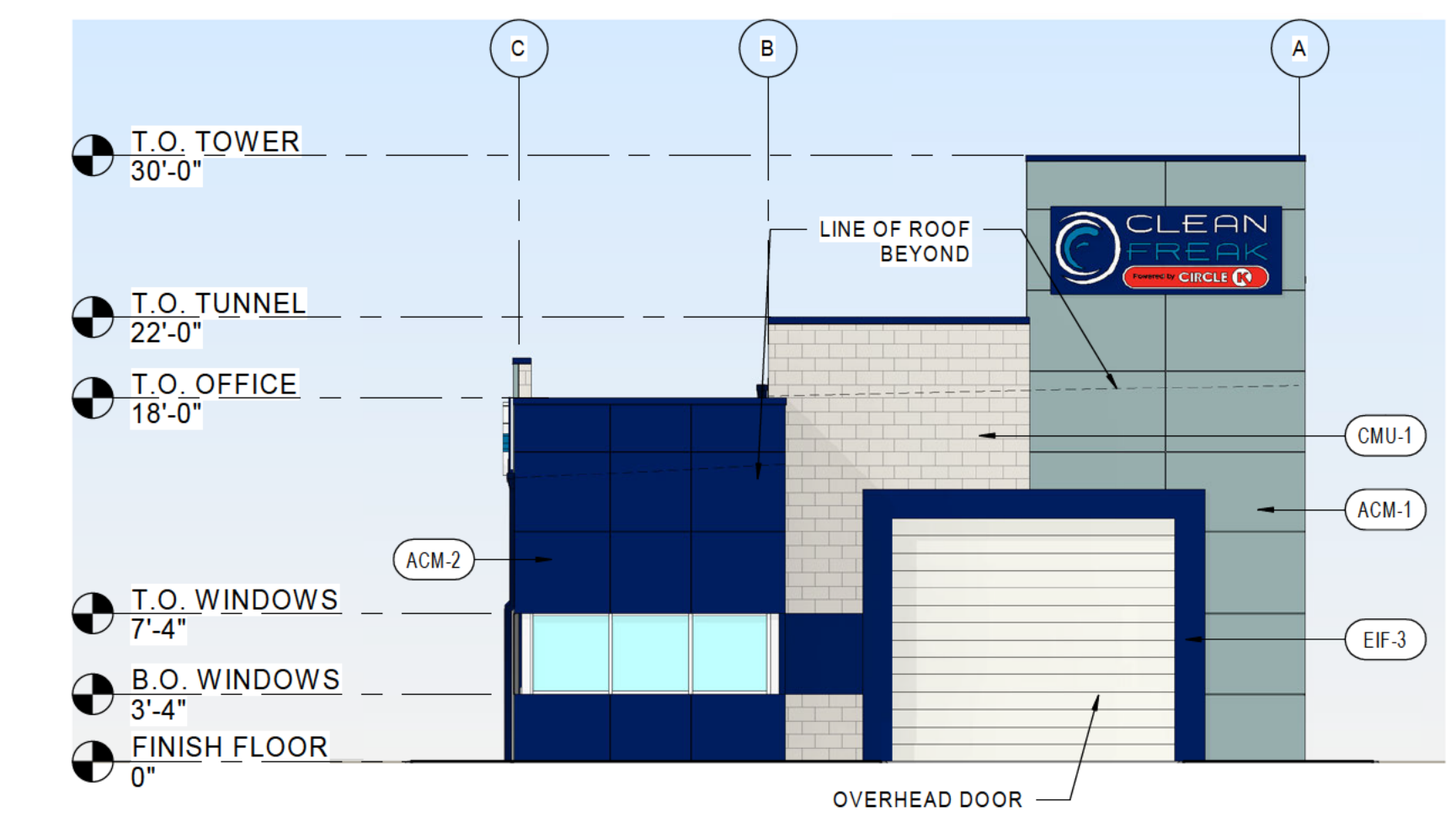
6 ENTRY - TUNNEL



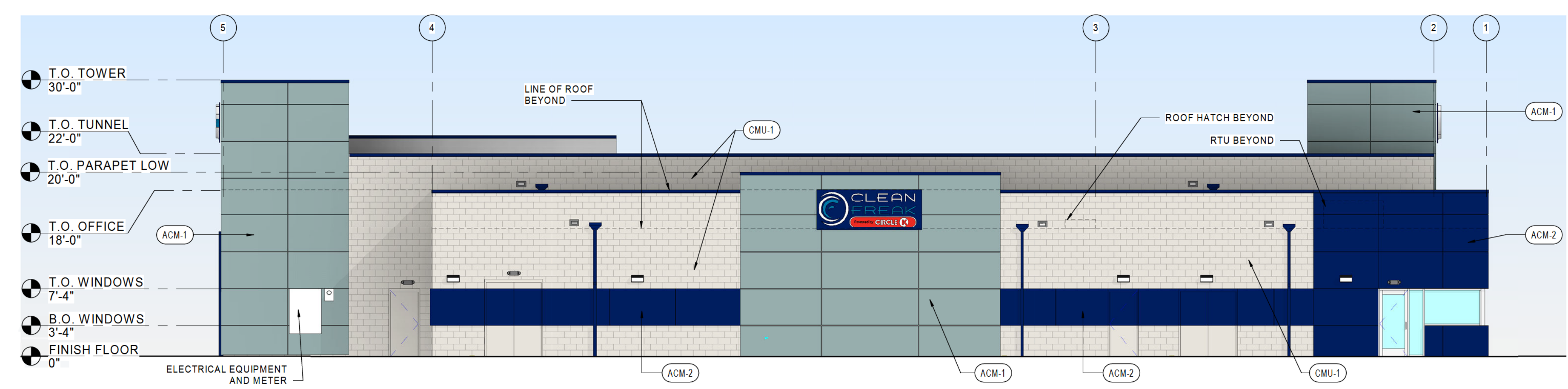
5 EXIT - TUNNEL



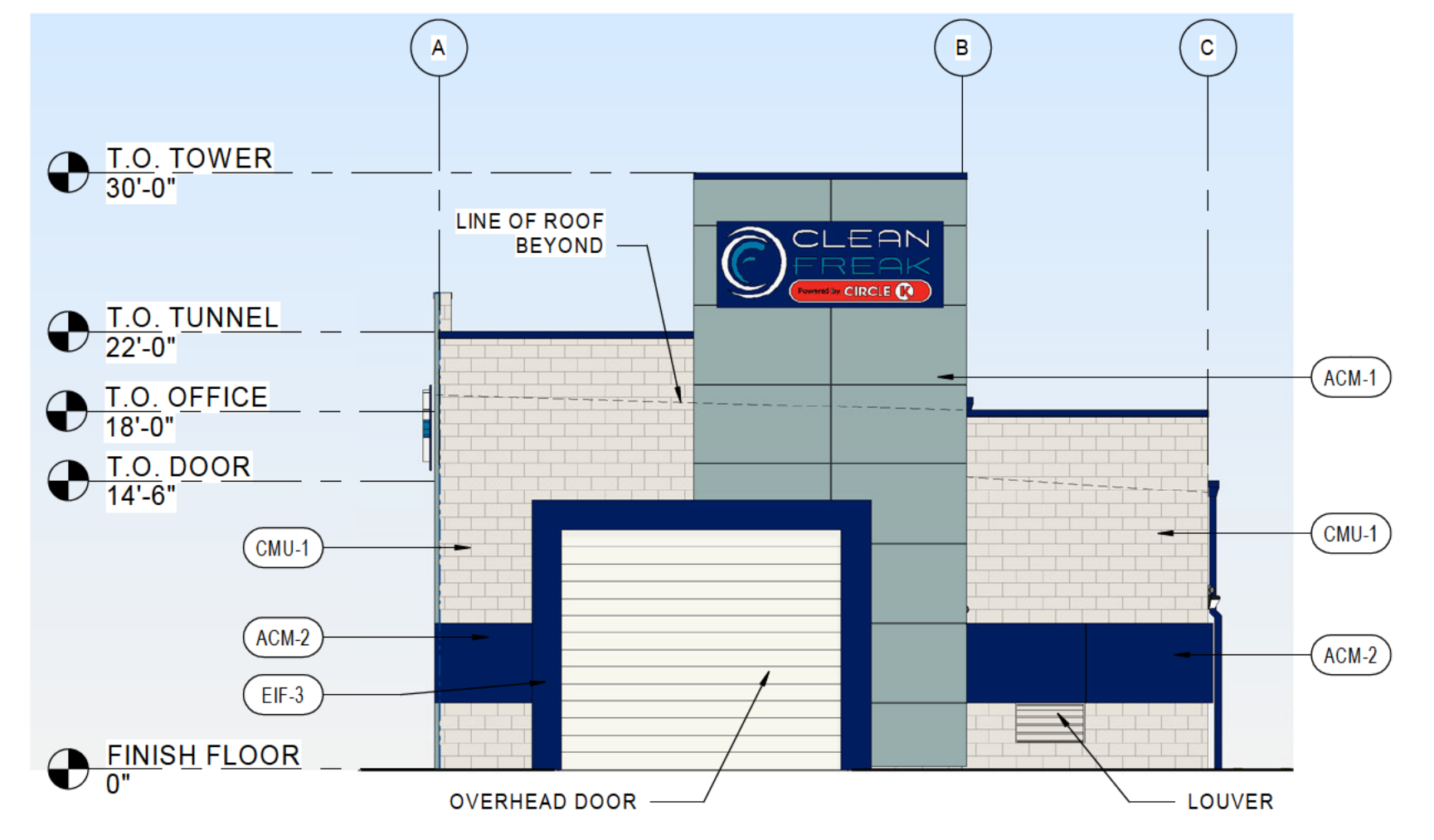
4 EAST-FACING ELEVATION
1/8" = 1'-0"



3 TUNNEL ENTRANCE ELEVATION
1/8" = 1'-0"



2 WEST-FACING ELEVATION
1/8" = 1'-0"



1 TUNNEL EXIT ELEVATION
1/8" = 1'-0"

7/20/2024 10:46:59 AM
 C:\Users\mgilman\OneDrive\Documents\2024 Revd Project\06-24-2024 Clean Freak Carwash - Tower_AZ_ARCH\122_HFA_Meghan.Dwg.rvt
 -3201-EXTERIOR COLOR ELEVATIONS

Sign-In Sheets

Monday, April 7, 2025 at 6:00pm - Neighborhood Meeting, Quality Inn and Suites
Proposed Development – Circle K Stores / NWC Mesquite Avenue & Riviera Drive, Lake Havasu City

SIGN-IN SHEET (PLEASE PRINT)

NAME (Please Print)	ADDRESS (please include Zip Code)	PHONE NO.
Paul Wilkinson	[REDACTED]	[REDACTED]
Donna + Dan Nelson	LHC	[REDACTED]
Bret Binkoff	LHC	[REDACTED]

Neighborhood Meeting Minutes

Mesquite and Riviera Neighborhood Meeting Report
Monday, April 7, 2025, at 6:00pm
Quality Inn and Suites
271 S. Lake Havasu Avenue, Lake Havasu City, AZ 86403

Attendees:

Lisa Gage- Ray Law Firm
Brian Dahlke – Circle K

Overview:

Four members of the community attended the meeting. Exhibits on easels were set up around the conference room and Ms. Gage gave a brief overview of the proposed Circle K convenience store with fueling station and Clean Freak carwash while walking them through the exhibits. Community members asked questions and shared concerns throughout the brief presentation.

Questions and comments:

Answers, if required, are directly below each comment or question in italics.

1. There was a concern raised regarding whether a wall will be constructed at the corner of the proposed development, and if so, whether it could obstruct visibility for drivers at the stop sign attempting to see oncoming traffic traveling east on Mesquite.

***Response:** A wall is not currently proposed at the corner of the site.*

2. Recently a stop sign was put on Riviera Drive north of the proposed development and this has altered traffic patterns at the Mesquite & Riviera intersection.
3. Traffic between 10:00am-2:00pm is the craziest of people going to medical appointments.
4. Residents had questions about the security at the convenience store.

***Response:** It was noted that Circle K utilizes an advanced security system, including over 20 cameras strategically placed throughout the interior and exterior of the store. The interior layout has also been redesigned to enhance staff visibility across all aisles and toward the front entrance. As a committed member of the community, Circle K actively collaborates with local law enforcement agencies to help ensure a safe environment for both customers and employees.*

5. Concerns over cut through traffic from people going south on Riviera and don't want to stop at the stop sign to turn right onto Mesquite.
6. One resident asked how many customers per hour will visit the c-store?

Response: *The number of visitors to the c-store varies from location to location and hour to hour so we could not accurately provide that information.*

7. Residents expressed concerns about the existing intersection, noting that frequent accidents occur due to multiple lanes being managed solely by stop signs. They asked how traffic from the proposed development might further impact the situation. They asked for a copy of the TIA to be emailed to them when it becomes available.

Response: *We agreed to share the TIA when it is completed.*

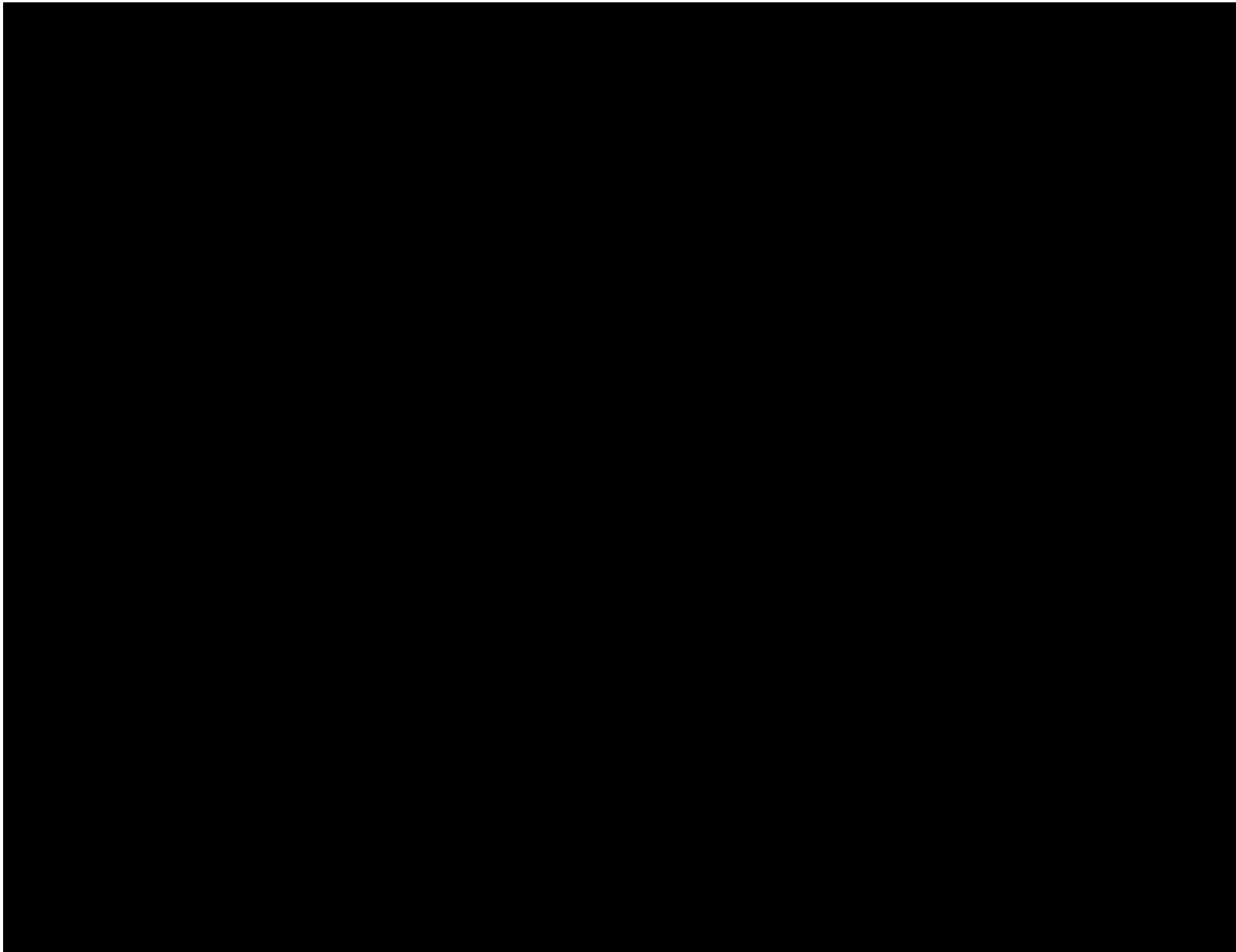
300' Mailing List

OWNER

STREET ADDRESS

CITY_STATE_ZIP

COUNTY PAN



107-09-004
107-92-004
107-09-033
108-09-138
107-09-034
107-30-016
108-09-137
107-30-015
107-30-007
107-30-008
107-30-009
107-30-005
107-34-014
107-30-006
107-30-011A
107-92-005
107-92-002
107-09-032
107-30-002A
107-30-001
107-30-002B
107-02-016
107-02-035
107-92-001
107-92-003
107-92-007
107-30-003
107-30-013A
107-34-013
107-30-014
107-34-012