



MEMORANDUM

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

Circle K is the proposed developer of approximately 0.98 net acres located at 51 Riviera Drive, at the northwest corner of Mesquite Avenue and Riviera Drive (the “Site” or “Property”). The Site comprises the western portion of parcel 107-30-003. Circle K requests 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 Clean Freak express car wash, including a 4,980-square-foot car wash tunnel and associated facilities.

This proposal is a companion to the Circle K rezoning application for the adjacent eastern 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 within an existing commercial and medical services corridor. The addition of the Clean Freak Car Wash will provide a convenient service to the community by offering quick, high-quality car washes to area residents, employees, and visitors to the nearby medical offices and businesses. This use complements existing services in the area and supports the continued growth and vitality of the commercial district.

The Planned Development Overlay is requested to establish site-specific development standards that respond to the Property’s unique characteristics while maintaining compatibility with adjacent uses. The proposed development standards for the Site include:

Minimum Building Setbacks	
Front	10’
Street Side	10’
Side	0’
Rear	0’
Maximum Building Height	30’
Site Coverage	±11.63% ¹

¹ based on a 4,980 SF car wash tunnel and ±0.98-acre site area

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The City Code does not establish specific parking requirements for car wash facilities. The site layout has been thoughtfully designed to accommodate the operational needs of the car wash, including queuing lanes, vacuum areas, and customer areas that provide opportunities for temporary parking while using the facility. The design ensures safe vehicle movement and supports the functionality of the use, while maintaining a site layout that minimizes potential conflicts and integrates seamlessly with the surrounding development.

Landscaping, lighting, and screening will be designed in accordance with City Code and best practices to minimize off-site impacts and ensure compatibility with surrounding uses. A Landscape Plan and Photometric Plan are included with this submittal.

The proposed development is designed with safe and efficient access points from Mesquite Avenue and Riviera Drive, and internal circulation has been carefully planned to accommodate vehicle stacking and operations. A Traffic Impact Analysis has been prepared and is included in this submittal to evaluate the proposed access and circulation plan and ensure 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 service to the community.