

John Reddell Architects, Inc.

Architecture Interiors Land Planning

Francis and Sons CarWash
5020 E. Main Street
Mesa, Arizona 85205

JUSTIFICATION AND COMPATIBILITY STATEMENT

The project is located at 5020 E. Main Street. The existing car wash has been operational for years as a full service with detailing. We are request the addition of self serve vacuums and elevation modifications to develop a flex service which is express car wash option along with the full service car wash service. There will be a 3 lane entrance along the east property line with a clear access for sanitation truck, which will provide a queuing of 3 lanes of 150 feet, entering the tunnel at the north and exiting at the south. The express customer has the option of drying and vacuuming their vehicle at the covered parking stalls with complimentary vacuums on the west side of the tunnel.

The car wash is located adjacent to other auto related services on the east and shopping / retail on the west. The car wash equipment and vacuums are all located within building structure for visibility screening and elimination of noise. This eliminates the noise, vibration, dust and odor that could be a concern if the equipment is exposed. The existing detail bays on the north side will remain as is for screening of operation to the existing residences. The hours of operation would be at the maximum during the summer months where it could be from 7:00 am to 7:00 pm depending on the demand of service for this area which also limits the operation of equipment.