



Consulting Services, LLC.

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## **Project Narrative**

### **324 N Country Club Drive**

Quick N Clean is proposing to redevelop the existing Carwasher, located at 324 N Country Club Drive in Mesa, Arizona, to an express Quick N Clean car wash facility with vacuum canopies. Quick N Clean (QNC) currently operates 2 locations in Mesa and is excited about adding this location to their offering.



The site is currently zoned DB-1 and will need to be rezoned to ID-1 with a base zoning of DB-2 in order to permit the modifications to the existing, non-conforming, full service car wash. QNC proposes to complete a tenant improvement of the existing carwash facility including a partial demolition of the existing building with remodel, remove a portion of the concrete canopy deck on the west side of the building, retrofit the existing carwash tunnel to house equipment for a fully self-serve Express Car Wash, and replace and expand the covered parking to install vacuum canopies. Customers, upon entering the site, will have the opportunity to complimentary vacuum their vehicle before or after they exit the car wash. Payment for the car wash service will be via a point of sale (ATM style) machine with two lanes. Hours of operation are generally 7AM to 7PM (sunrise to sunset) every day of the week.

The proposed site will be well landscaped, well-lit and will provide adequate on-site circulation. No offsite improvements are proposed as part of this development outside of closing 2 driveways on 3<sup>rd</sup> Street.