



**COBBLESTONE CAR WASH  
GOOD NEIGHBOR POLICY**

**GOOD NEIGHBOR POLICY FOR:  
PROPOSED COBBLESTONE CAR WASH FACILITY**

Location: SEC Ellsworth Rd & Pecos Pkwy  
Mesa, AZ



## **COBBLESTONE CAR WASH GOOD NEIGHBOR POLICY**

Our Proposed Development located at SEC Ellsworth & Pecos is Zoned L1-AF with Employment District as outlined in General Plan as well as part of the Logistics & Commerce District of Strategic Development Plan which encourages a diversified and broad range of Uses including Light and Heavy Industrial, Manufacturing, Business as well as giving same importance to Retail to support said Employment Districts and currently under-served Community.

Cobblestone Auto Spa is an AZ Family-Owned Multi-Service Car Wash Company that has been in the Valley since 1997 with Headquarters in Phoenix, starting with 1 of 2 Facilities in North Phoenix (36<sup>th</sup> St and Bell Rd) and today we have over 20 Facilities, all here in the Valley, growing alongside with each of the communities we serve. We Employ local team members generating local community employment as well as City Tax revenue. Cobblestone has become the undisputed Leader in the Car Wash Industry in Phoenix Metro area, which provides us the opportunity to also become the leader in giving back to each and every one of our Communities we serve. Our proposed South-East Mesa development represents a long road of searching for viable retail area that is currently under-served with the highest Quality Design and Customer Service we are known for throughout the Valley.

Our Proposed Cobblestone Facility will entail Service Station/Convenience/Car Wash and will be 1<sup>st</sup> Phase of an overall 37 acre Master Plan development with future phases coming on line in the near future.

In the even there is ever an issue that needs Site Manager's attention, He/She will do their absolutely best to address said concern(s) on site and if unresolved, it will be relegated to Upper Management consisting of General Mgr and ultimately with Owners. Owner's Contact information is listed below for your information:

Cobblestone Auto Spa  
Mr Tuck Bettin, General Manager  
3739 E Bell Rd.  
Phoenix AZ 85032  
602-787-0808

Complaints requiring the attention of the staff and procedural changes on site are addressed during morning staff meetings until the operations are sufficiently revised to address the complaint. Each complaint is followed by a personal response to the individual filing the complaint from the owner of the company.

### **On Site Operations and Design:**

Cobblestone is a National and Local Architecture Excellence Award winner and our proposed Site and Building will have the highest Quality and sustainable Design. The building is secured with roll down doors at both ends of the tunnel opening to prevent illegal, non-business hour, occupancy. Security cameras will be installed on-site and within the car wash tunnel and building. The footage from the cameras will be made available to police and neighbors should



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such footage prove helpful to them. The Convenience/Service Station will be 24 Hour Operation with Car Wash Operating from 7am to 8pm seven days a week.

A minimum of 2 employees are on site during operational hours. Employees arrive 30 minutes before opening to clean the site and test the equipment and staff will be present 24 Hours a day. Employees are required to walk the site before their shift to ensure that the site is in a clean and presentable manner free from debris, trash, etc. One employee will be focused on assisting the customer at the pay station and being available for customer issues or concerns. A second employee will be focused on the car wash tunnel (guiding customers onto the conveyor and making sure the equipment is operating correctly). Additional employees are occasionally on site to maintain the equipment and assist with the operations. Each parking stall will be provided with a trash can on the canopy structure to aid the staff in controlling litter on the site. Noise and lighting will both be controlled as a courtesy to the community. The noise will be mitigated by installing the central vacuum equipment inside a Masonry enclosure and running the main feeds to the vacuum stanchions underground and the lighting will be mitigated by having all light sources being shielded so as not to have any FootCandle spillage over Property Lines.

Thank you again for the opportunity to provide Good Neighbor Policy and we look forward to the opportunity to serving the local community.

Please let us know if you have any questions or need any additional information