

PROJECT NARRATIVE

Date: 5-9-22

Subject: GENIE CAR WASH REMODEL
2831 E Mckellips Road, Mesa, AZ

Genie Car Wash wishes to capitalize on the increased demand for fast, efficient, self-serve car wash service in the North Mesa area.

As a successful tenant at this location for 16 years, continuing to serve their clientele with new, faster equipment and free vacuums is a top priority.

Thus, the owner wishes to replace the washing equipment in the drive tunnel with new, faster equipment. The existing water recovery and reverse osmosis systems will remain unchanged. A new 1,200 amp electric service will be installed.

In addition, the owner wishes to add 20 vacuum stations in the lot adjacent (east) of his existing facility.

Two new automated kiosks will be added to streamline credit card sales service.

Several of the existing canvas canopies will be removed.

An additional 20 feet of right-of-way will be deeded to the City on the Mckellips Road frontage.

The attached Site and Landscape Plans and Elevations indicate the proposed design, current land conditions, surrounding properties, circulation of vehicles, ADA access, and other features of the project.

There will be no phasing of the project.

Water, sewer and refuse, fire and police protection are currently serviced by the City of Mesa.

The owner is asking that no trees be required in the vacuum area since leaves falling on freshly washed vehicles pose a liability for damaging paint, wax and other finishes on vehicles. Trees were minimized on the current site.

Lastly, the Owner wishes to occupy and engage in this business with a minimum cost to re-open. Since this is an up-grade of an established business, avoiding being treated as a new development would be highly desirable. Expediting the review process would also be appreciated.

With low traffic and neighborhood impacts, we anticipate continuing to serve our established clientele with up-dated equipment, faster service and free vacuums—all desirable assets to the Mesa Community.

Chris Doran, Architect

Ref: Site plan, Landscape Plan, Elevations