

PROPOSED EXPRESS CAR WASH FACILITY
12411 E. 104TH AVENUE
COMMERCE CITY, COLORADO

Benefits to Commerce City: The Applicant seeks to improve, build and operate a state-of-the-art express car wash facility at 12411 E. 104th Avenue. The commencement of this project shall greatly increase the property taxes on the parcel, providing a great benefit to the City of Commerce and the public and Citizens of Commerce City. Additionally, the express car wash facility will create a very large taxable revenue in excess of \$1,000,000 in the first year alone, as projected. Additionally, the facility shall engage in the sales of other ancillary products such as wipes and car washing products.

Diversity and Uniqueness of the Operation: This car wash facility shall be one of only two of its kind in the entire State of Colorado. It is an express car wash facility with a touchless option on a conveyor belt. This unique option will serve certain vehicles not serviced by other car wash facilities. Most new vehicles have an enormous amount of exterior sensors. Additionally, newer vehicles have sensitive self-park, self-stop operations. These factors will impact the ability of these vehicles to move through a non-conveyor, non-friction express car wash facilities. Generally, they cannot. A new product is now becoming mainstream with vehicles-ceramic coatings. A ceramic coating provides an added layer of protection to paint from rocks, debris and other items that may come into contact with the vehicles. This ceramic coating can cost between \$300-\$3,000. The first instruction given to a client who obtains a ceramic coating is to never run the vehicle through a friction wash as it will remove the coating. Only frictionless washes can accommodate this coating. It is how this project shall provide a unique service not otherwise available within many miles of Commerce City.