



Tyler Hendon
Project Manager
Engineering & Permitting
1880 Southpark Drive
Birmingham, Alabama 35244
Direct Dial: 205-533-1724
Tyler.Hendon@expressoil.com
www.expressoil.com

January 23, 2026

City of Mesa, AZ
55 N. Center St.
Mesa, AZ 85201

Re: Brakes Plus Mesa, Arizona

Brakes Plus is under contract to purchase referenced facility, a single parcel unit located on the Southwest corner of the intersection of S Ellsworth Rd. and E Peterson Avenue. The site is Lot 5 of the SWC Peterson Avenue and Ellsworth Road Plat, parcel number 304-03-996. This is currently a vacant lot being mass graded with additional sites developing around Brakes Plus.

Our company is proposing to develop the location into a Brakes Plus. Brakes Plus specializes in the following:

- Brake Pads
- Rotors
- Minor Auto Services
- Oil Changes
- Alignments
- Other ancillary auto services specialties.

Our company strives to have customers in and out of the facility within a 2 hour window. Vehicles are not typically kept overnight for repairs, the facility does not service major repairs, only minor automotive work. The average car count per day for a Brakes Plus is 19.6 cars, which Brakes down to an average of +/- 2 cars per hour. In the case that a vehicle needs to be kept in, Brakes Plus, always stores vehicles inside the bays, locked and secured, with cameras monitoring.

We believe our proposal supports the Mesa Gateway Strategic Development Plan. With an anticipated increase in transportation in the 32 square mile area, Brakes Plus provides a logistical and necessary service at a convenient location. Brakes Plus brings with it a prominent national brand and reputation that we believe embodies the planned growth promoted by the Phoenix-Mesa Gateway Airport. By including Brakes Plus into this development customers will have a full array of retailers and service providers at their disposal which in turn will increase traffic and revenue to the city.

We acknowledge that sound attenuation will be reviewed during permitting. For this proposed project, all sound equipment is placed inside the store and should not negatively impact the surrounding area.

Our company strives to have customers in and out of the facility within a 2 hour window. Vehicles are not typically kept overnight for repairs, the facility does not service major repairs, only minor automotive work. The average car count per day for a Brakes Plus is 19.6 cars, which Brakes down to an average of +/- 2 cars per hour. In the case that a vehicle needs to be kept in, Brakes Plus, always stores vehicles inside the bays, locked and secured, with cameras monitoring.

Brakes Plus is based in Denver, CO provides an upscale experience for the customer, with 135 locations nationwide. Hours of operation are M-Sat 8-6, closed on Sunday. We look forward to presenting to your community and bringing a Brakes Plus to Mesa.

Kindest regards,

Tyler Hendon



Know what's below.
Call before you dig.
CALL 811 SEVENTY-TWO
HOURS PRIOR TO DIGGING,
GRADING OR EXCAVATING
FOR THE MARKING OF
UNDERGROUND MEMBER
UTILITIES

REV. NO.	DATE	DESCRIPTION	BY

REVISIONS

REV. NO.	DATE	DESCRIPTION	BY

2026

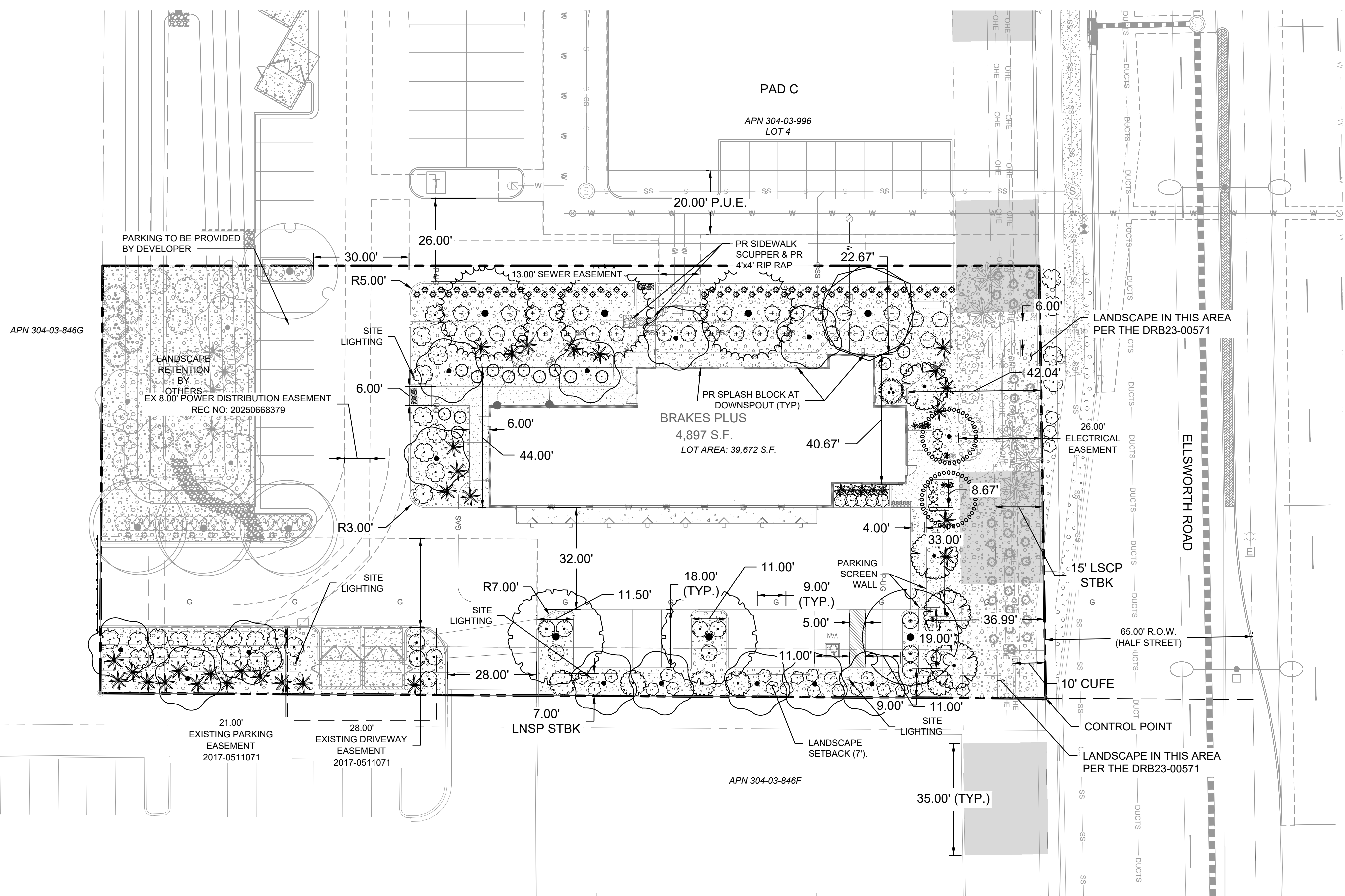
LANDSCAPE PLAN
BRAKES PLUS - LOT 5 ELLSWORTH LAND LP
MESA, AZ

0' 10' 20'
SCALE IN FEET
contour interval: _____
drawn by: JIC
designed by: PA
city project no.: _____
project no.: 025-02327
date: 1/28/2026

SHEET
10 of 12

PLANT SCHEDULE PER ZON23-00174

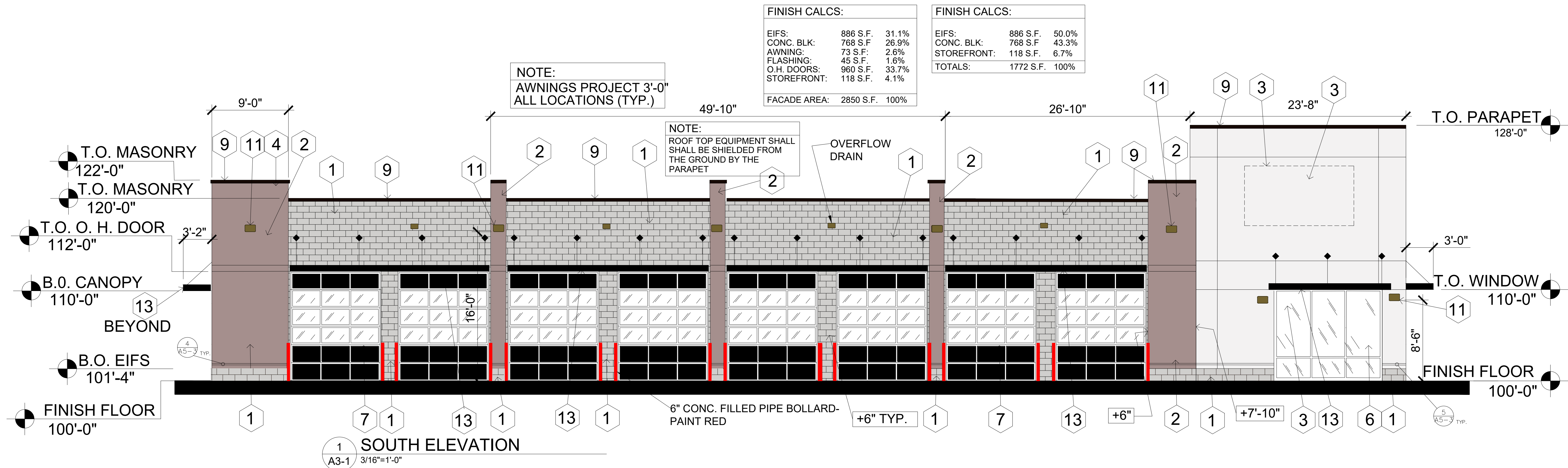
SYMBOL	BOTANICAL / COMMON NAME
EVERGREEN TREES	
	ACACIA SALICINA WILLOW ACACIA
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK
SHADE TREES	
	PISTACIA X 'RED PUSH' RED PUSH PISTACHE
EVERGREEN GROUNDCOVER	
	EREMOPHILA GLABRA 'MINGENEW GOLD' OUTBACK SUNRISE EMU BUSH
LARGE SHRUBS	
	CHAMAEROPS HUMILIS MEDITERRANEAN FAN PALM
	DODONAEA VISCOSA HOPSEED BUSH
	HESPERALOE FUNIFERA GIANT HESPERALOE
	TECOMA X 'ORANGE JUBILEE' ORANGE JUBILEE YELLOW BELLS
MEDIUM SHRUBS	
	EREMOPHILA HYGROPHANA 'BLUE BELLS' BLUE BELLS EMU BUSH LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY' LYNN'S LEGACY LANGMAN'S SAGE LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' RIO BRAVO LANGMAN'S SAGE RUELLIA PENINSULARIS DESERT RUELLIA
SMALL SHRUBS	
	HESPERALOE PARVIFLORA 'PERPA' BRAKELIGHTS@RED YUCCA
	MUHLENBERGIA RIGIDA 'NASHVILLE' NASHVILLE PURPLE MUHLY
INERTS	
	DECOMPOSED GRANITE
	1/2" SCREENED 'MAHOGANY BROWN'



PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SYMBOL	BOTANICAL / COMMON NAME	SYMBOL	BOTANICAL / COMMON NAME
EVERGREEN TREES					
	ACACIA SALICINA WILLOW ACACIA		EREMOPHILA GLABRA 'MINGENEW GOLD' OUTBACK SUNRISE EMU BUSH		ALOE X 'BLUE ELF' BLUE ELF ALOE
	ULMUS PARVIFOLIA LACEBARK ELM		LANTANA MONTEVIDENSIS PURPLE TRAILING LANTANA		HESPERALOE PARVIFLORA 'PERPA' BRAKELIGHTS@RED YUCCA
ORNAMENTAL TREES					
	CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE	LARGE SHRUBS			MYRTUS COMMUNIS 'COMPACTA' DWARF COMMON MYRTLE
	SOPHORA SECUNDFLORA TEXAS MOUNTAIN LAUREL		DODONAEA VISCOSA HOPSEED BUSH	INERTS	
SHADE TREES					
	PISTACIA X 'RED PUSH' RED PUSH PISTACHE		HESPERALOE FUNIFERA GIANT HESPERALOE		DECOMPOSED GRANITE
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK		TECOMA X 'ORANGE JUBILEE' ORANGE JUBILEE YELLOW BELLS		1/2" SCREENED 'MAHOGANY BROWN' 2" DEPTH IN ALL PLANTING AREAS
	ULMUS PARVIFOLIA LACEBARK ELM	MEDIUM SHRUBS			ROW DECOMPOSED GRANITE 1/2" SCREENED 'MAHOGANY BROWN' 2" DEPTH IN ALL PLANTING AREAS
	ULMUS PARVIFOLIA LACEBARK ELM		LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY' LYNN'S LEGACY LANGMAN'S SAGE		
	ULMUS PARVIFOLIA LACEBARK ELM		OLEA EUROPAEA 'MONTRA' LITTLE OLLIE@OLIVE		
	ULMUS PARVIFOLIA LACEBARK ELM		PEDILANTHUS MACROCARPUS LADY'S SLIPPER		
	ULMUS PARVIFOLIA LACEBARK ELM		RUELLIA PENINSULARIS DESERT RUELLIA		

F:\2025\02001-02500\025-02327\40-Design\AutoCAD\Preliminary Plans\Sheets\LARL_LSC01_02502327.dwg
DATE: Mar 16, 2026 7:33pm USER: ddaz



FINISH CALCS:

EIFS:	886 S.F.	31.1%
CONC. BLK:	768 S.F.	26.9%
AWNING:	73 S.F.	2.6%
FLASHING:	45 S.F.	1.6%
O.H. DOORS:	960 S.F.	33.7%
STOREFRONT:	118 S.F.	4.1%
TOTALS:	1772 S.F.	100%

NOTE:
AWNINGS PROJECT 3'-0"
ALL LOCATIONS (TYP.)

FINISH CALCS:

EIFS:	886 S.F.	50.0%
CONC. BLK:	768 S.F.	43.3%
STOREFRONT:	118 S.F.	6.7%
TOTALS:	1772 S.F.	100%

NOTE:
ROOF TOP EQUIPMENT SHALL
SHALL BE SHIELDED FROM
THE GROUND BY THE
PARAPET

1 SOUTH ELEVATION
A3-1 3/16"=1'-0"

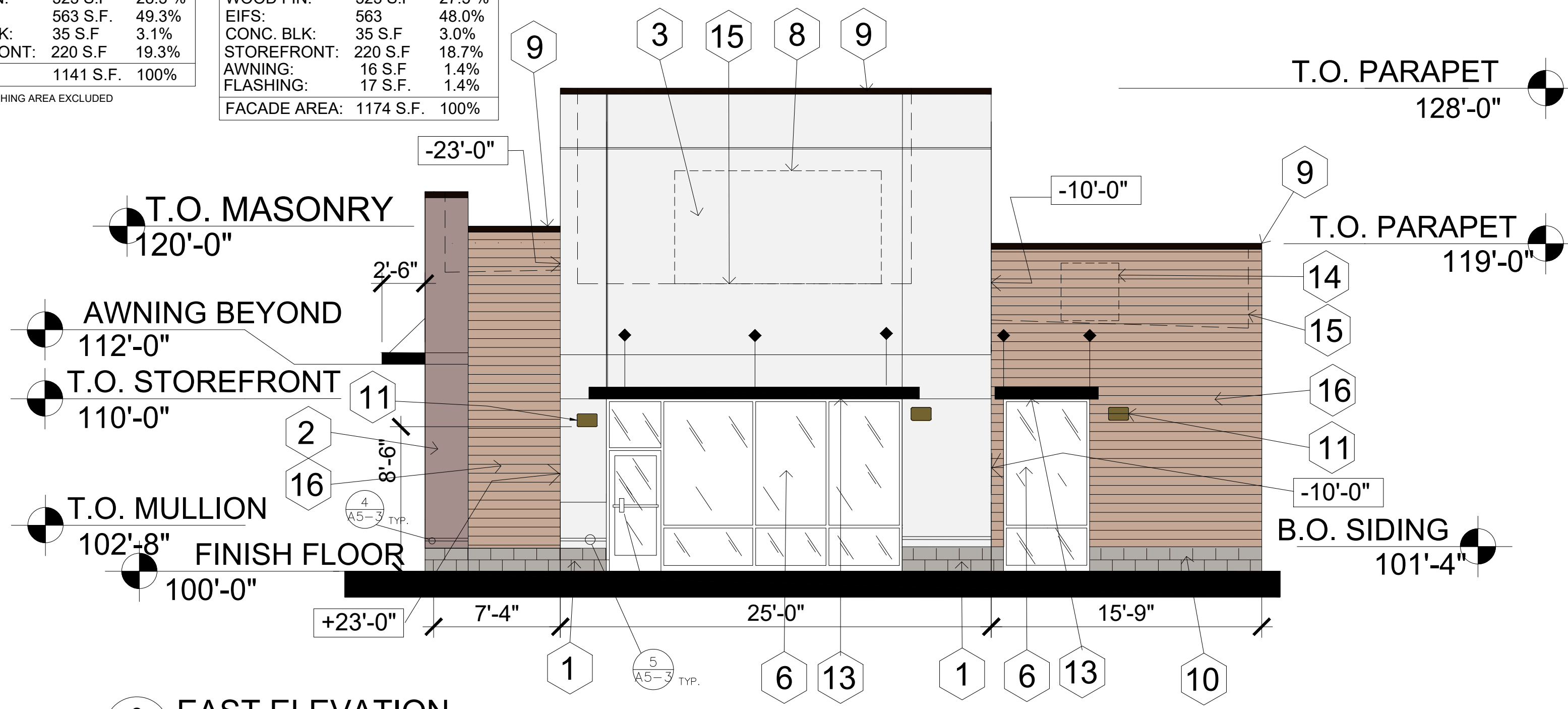
FINISH CALCS:

WOOD FIN.	323 S.F.	28.3%
EIFS:	563 S.F.	49.3%
CONC. BLK:	35 S.F.	3.1%
STOREFRONT:	220 S.F.	19.3%
TOTALS:	1141 S.F.	100%

AWNING & FLASHING AREA EXCLUDED

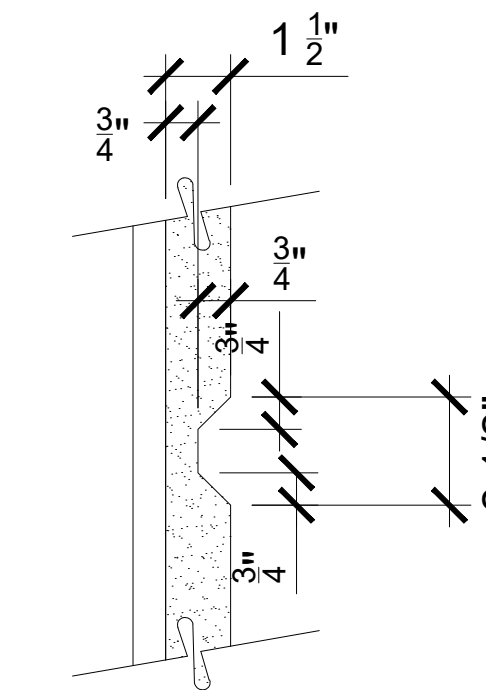
FINISH CALCS:

WOOD FIN.	323 S.F.	27.5%
EIFS:	563 S.F.	48.0%
CONC. BLK:	35 S.F.	3.0%
STOREFRONT:	220 S.F.	18.7%
AWNING:	16 S.F.	1.4%
FLASHING:	17 S.F.	1.4%
TOTALS:	1174 S.F.	100%

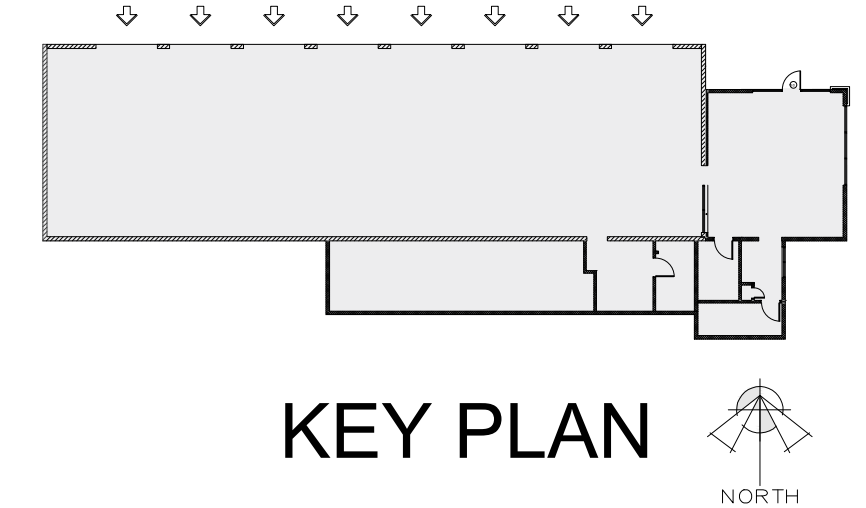


2 EAST ELEVATION
A3-1 3/16"=1'-0"

- KEY NOTES:
1. OLD CASTLE CONC. BLOCK - SMOOTH FINISH #8816 MW (PEPPERCORN) WITH IWR
 2. EIFS - MATCH SHERWIN-WILLIAMS #SW-7642 PAVESTONE
 3. EIFS - MATCH SHERWIN-WILLIAMS #SW-7666 FLEUR de SEL
 4. EIFS - MATCH SHERWIN-WILLIAMS #SW -9173 SHIITAKE
 5. METAL DOOR - PAINT COLOR TO MATCH ADJACENT MATERIAL
 6. ALUMINUM/GLASS STOREFRONT BLACK ANODIZED ALUMINUM FINISH
 7. ALUMINUM SECTIONAL OVERHEAD DOORS - BLACK ANODIZED ALUMINUM FINISH
 8. SIGN AREA - UNDER SEPARATE CONTRACT
 9. METAL FLASHING TO MATCH STOREFRONT COLOR
 10. NOT USED
 11. EXTERIOR LIGHT - BLACK ANODIZED FINISH
 12. NOT USED
 13. METAL AWNING - BERRIDGE BLACK
 14. HVAC BEHIND PARAPET
 15. LINE OF ROOF
 16. NICHHA WOOD SIMULATED FIBER SIDING - COLOR: VINTAGEWOOD -POPLAR INSULATED BLACK SPANDREL GLASS IN BLACK ANODIZED FRAME



1 EIFS REVEAL DETAIL
NO SCALE



KEY PLAN

BRAKES PLUS
3508 ELLSWORTH ROAD
MESA, ARIZONA 85212

ARCHITECT OF RECORD

REVISION	DATE	COMMENTS
	02.11.26	SUBMITTED TO PLANNING DEPT.

ARCOCODEV JOB #:
CLIENT JOB #:
DRAWN BY: NLH
CHECKED BY: NLH
DATE OF ISSUE: 02.21.26



45 SPYGLASS DRIVE
LITTLETON, CO 80123
VOICE: 303.881-8925

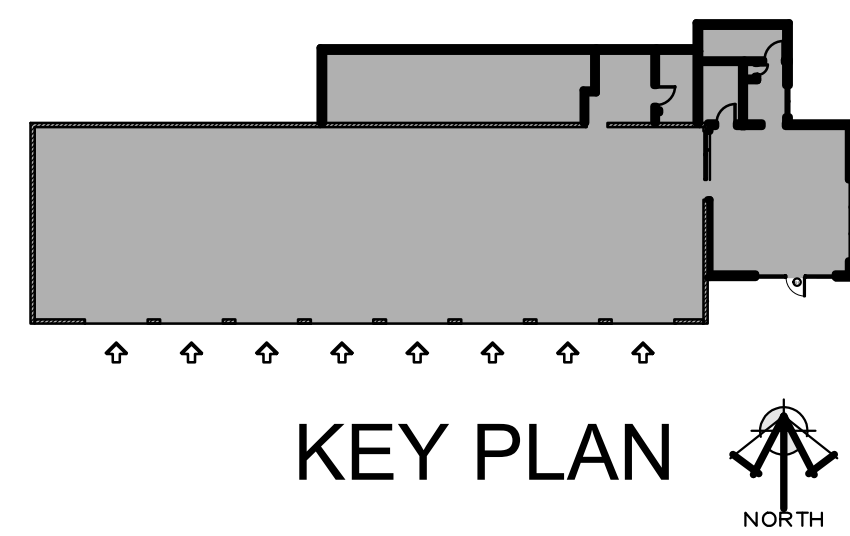
SHEET

A3-1a

EXTERIOR ELEVATIONS



VIEWING SOUTHWEST AT THE BLDG.



VIEWING NORTHEAST AT THE BLDG.

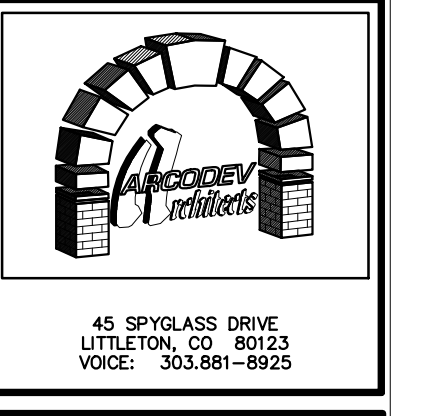
BRAKES PLUS

3508 ELLSWORTH ROAD
MESA, ARIZONA 85212

ARCHITECT OF RECORD

REVISION	DATE	COMMENTS
	02.11.26	SUBMITTED TO PLANNING. DEPT.

ARCODEV JOB #: -
 CLIENT JOB #: -
 DRAWN BY: NLH
 CHECKED BY: NLH
 DATE OF ISSUE: 02.21.26



SHEET

A3-1b

RENDERINGS

Citizen Participation Plan for Brakes Plus-Mesa, AZ

Case # ZON-00081

3/24/2026

Purpose: The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighborhood associations, agencies, schools, and businesses in the vicinity of the site of an application for the Brakes Plus. This site is located at parcel number 304-03-996 on Lot 5 at the Southwest corner of the intersection of S Ellsworth Rd. and E Peterson Avenue. This document is an application for Planning and Zoning for the development of a minor automobile repair facility, and this plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposal.

Contact:

Tyler Hendon
1880 Southpark Drive
Birmingham, AL 35244
205-553-1724
Tyler.Hendon@expressoil.com

David Pendleton
1880 Fall River Drive, Suite 200
Loveland, CO 80538
970-635-3745
dpendleton@olsson.com

Pre-Submittal Conference: The Pre-submittal Conference with City of Mesa Development Services staff was held on November 04, 2025. Staff reviewed the application and recommended that adjacent residents, the Mesa School District, and nearby registered neighborhoods be contacted.

Public Hearing: A public hearing will be held on April 8, 2026, at 4 p.m. at the Mesa City Hall located at 20 East Main Street to request a major site plan modification. This request will allow for an approximately 4,897± square foot minor auto repair development.

Action Plan: In order to provide effective citizen participation in conjunction with this application, the following actions will be taken to provide opportunities to understand and address any real or perceived impacts that members of the community may have.

1. Public Hearing Notification Letter Mailing. The letter will be mailed on or before March 24, 2026. The letter will include the following:
 - a. A general description of the proposed project.
 - b. The location of the project site.
 - c. The identity of the hearing body or officer (i.e., Planning and Zoning Board).
 - d. The names of the applicant or the owner of the property that is the subject of the application.

- e. A copy of the site plan and elevations (if applicable).
 - f. A statement that any interested person or authorized agent may provide written comment.
 - g. The date written comment must be provided by.
 - h. A statement describing how to submit written comments.
2. Public Hearing Site Posting. The project site will be posted with a public notice signage on or before March 24, 2026. The sign will include the following:
- a. The words “Zoning Hearing”
 - b. Date and time of hearing
 - c. Case number
 - d. Request
 - e. Applicant
 - f. Applicant phone number
 - g. Planning Division phone number

All comments and petitions received shall be included as an attachment in the finalized Citizen Participation Report.

Schedule:

Pre-Submittal Conference– 11/04/2025

Application Submittal – 01/26/2026

Public Hearing – 04/08/2026

Submittal of Citizen Participation Report and Notification- 03/24/2026

Planning and Zoning Board Hearing – Date TBD

Citizen Participation Plan for Brakes Plus-Mesa, AZ

Case # ZON-00081

3/24/2026

Purpose: The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighborhood associations, agencies, schools, and businesses in the vicinity of the site of an application for the Brakes Plus. This site is located at parcel number 304-03-996 on Lot 5 at the Southwest corner of the intersection of S Ellsworth Rd. and E Peterson Avenue. This document is an application for Planning and Zoning for the development of a minor automobile repair facility, and this plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposal.

Contact:

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1880 Southpark Drive
Birmingham, AL 35244
205-553-1724
Tyler.Hendon@expressoil.com

David Pendleton
1880 Fall River Drive, Suite 200
Loveland, CO 80538
970-635-3745
dpendleton@olsson.com

Pre-Submittal Conference: The Pre-submittal Conference with City of Mesa Development Services staff was held on November 04, 2025. Staff reviewed the application and recommended that adjacent residents, the Mesa School District, and nearby registered neighborhoods be contacted.

Public Hearing: A public hearing will be held on April 8, 2026, at 4 p.m. at the Mesa City Hall located at 20 East Main Street to request a major site plan modification. This request will allow for an approximately 4,897± square foot minor auto repair development.

Action Plan: In order to provide effective citizen participation in conjunction with this application, the following actions will be taken to provide opportunities to understand and address any real or perceived impacts that members of the community may have.

1. Public Hearing Notification Letter Mailing. The letter will be mailed on or before March 24, 2026. The letter will include the following:
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 - b. The location of the project site.
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 - d. The names of the applicant or the owner of the property that is the subject of the application.

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- a. The words “Zoning Hearing”
 - b. Date and time of hearing
 - c. Case number
 - d. Request
 - e. Applicant
 - f. Applicant phone number
 - g. Planning Division phone number

Results: No public outreach has been received at this time. If comments or petitions are received, the applicant will provide a response, and both the comments and applicant responses will be included as an attachment to the finalized Citizen Participation Report.

Schedule:

Pre-Submittal Conference– 11/04/2025

Application Submittal – 01/26/2026

Public Hearing – 04/08/2026

Submittal of Citizen Participation Report and Notification- 03/24/2026

Planning and Zoning Board Hearing – 04/14/2026



Tyler Hendon
Project Manager
Engineering & Permitting
1880 Southpark Drive
Birmingham, Alabama 35244
Direct Dial: 205-206-9006
Tyler.Hendon@expressoil.com
www.expressoil.com

Dear Neighbor,

We have applied for a Major Site Plan Modification for the property located at the Southwest corner of Peterson Avenue & Ellworth Road, Lot 5. This request is for the development of an approximately 4,897± square foot minor auto repair development. The case number assigned to this project is ZON26-00081.

This letter is being sent to all property owners within 1000 feet of the property at the request of the City of Mesa Planning Division. Enclosed for your review is a copy of the site plan and elevations of the proposed development. If you have any questions regarding this proposal, please call me at 205-206-9006 or e-mail me at Tyler.Hendon@expressoil.com.

This application will be scheduled for consideration by the Mesa Planning and Zoning Board at their meeting held on April 08, 2026 in the Mesa City Hall located at 20 East Main Street. The meeting will begin at 4:00 p.m. You are invited to attend this meeting and provide any input you may have regarding this proposal.

The public can attend the meeting either in-person or electronically and telephonically. The live meeting may be watched on local cable Mesa channel 11, online at Mesa11.com/live or www.youtube.com/user/cityofmesa11/live, or listened to by calling 888-788-0099 or 877-853-5247 (toll free) using meeting ID 825 0808 5605 and following the prompts.

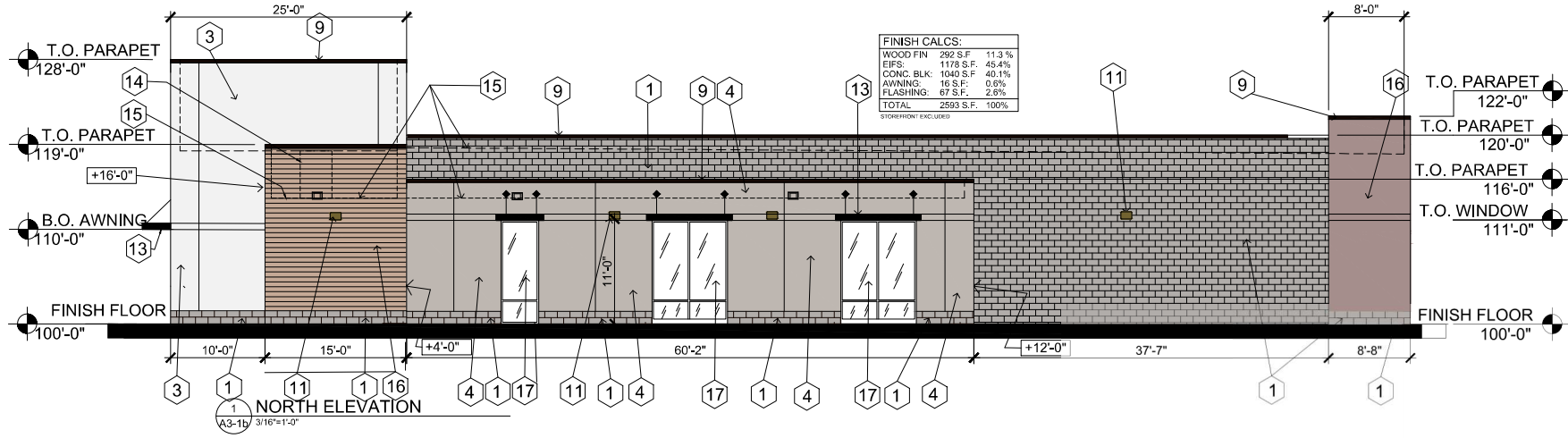
If you want to provide a written comment or speak telephonically at the meeting, please submit an online comment card by scanning the QR code below or visiting <https://www.mesaaz.gov/government/advisory-boards-committees/planning-zoning-board/online-meeting-comment-card> at least 1 hour prior to the start of the meeting. If you want to speak at the meeting, you will need to indicate on the comment card that you would like to speak during the meeting, and you will need to call 888-788-0099 or 877-853-5247 (toll free) using meeting ID 825 0808 5605 and following the prompts, prior to the start of the meeting. You will be able to listen to the meeting; and when the item you have indicated that you want to speak on is before the Board, your line will be taken off mute and you will be given an opportunity to speak. For help with the online comment card, or for any other technical difficulties, please call 480-644-2099.

The City of Mesa has assigned this case to Emily Johnson of their Planning Division staff. She can be reached at 480-644-3952 or Emily.Johnson@mesaaz.gov, should you have any questions regarding the public hearing process. If you have sold this property in the interim, please forward this correspondence to the new owner.

Sincerely,

Tyler Hendon



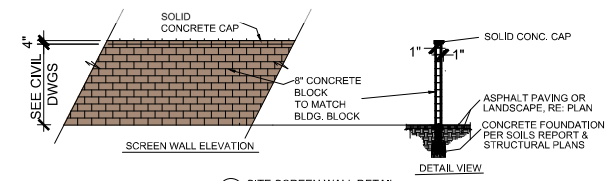
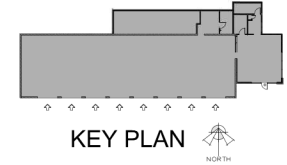
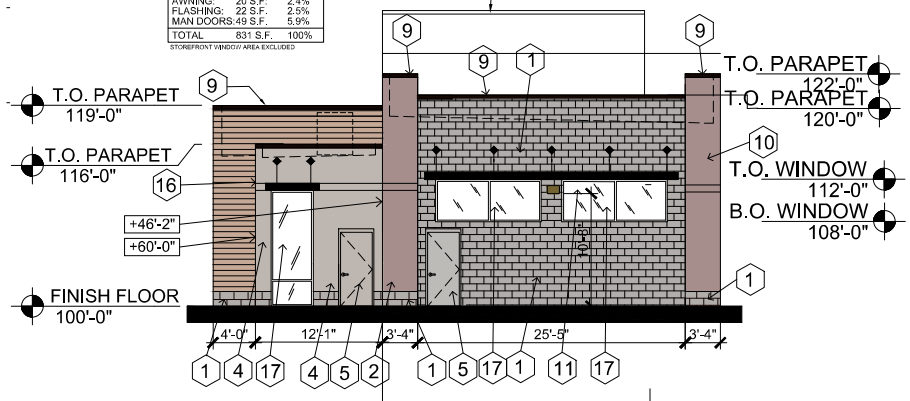


- KEY NOTES:**
1. OLD CASTLE CONC. BLOCK - SMOOTH FINISH #8516 MW WITH IWR
 2. EIFS - MATCH SHERWIN-WILLIAMS #SW-7642 PAVESTONE
 3. EIFS - MATCH SHERWIN-WILLIAMS #SW-7666 FLEUR DE SEL
 4. EIFS - MATCH SHERWIN-WILLIAMS #SW -9173 SHITAKE
 5. METAL DOOR - PAINT COLOR TO MATCH ADJACENT MATERIAL
 6. ALUMINUM GLASS STOREFRONT BLACK ANODIZED ALUMINUM FINISH
 7. ALUMINUM SECTIONAL OVERHEAD DOORS - BLACK ANODIZED ALUMINUM FINISH
 8. SIGN AREA - UNDER SEPARATE CONTRACT
 9. METAL FLASHING TO MATCH STOREFRONT COLOR
 10. NOT USED
 11. EXTERIOR LIGHT - BLACK ANODIZED FINISH
 12. NOT USED
 13. METAL AWNINGS - BERRIDGE BLACK
 14. HVAC BEHIND PARAPET
 15. LINE OF ROOF
 16. NICHIIHA WOOD SIMULATED FIBER SIDING - COLOR
 17. VINTAGEWOOD-POPLAR BLACK SPANDREL GLASS IN BLACK ANODIZED FRAME

FINISH CALCS:

WOOD FIN	108 S.F.	13.0%
EIFS	241 S.F.	29.0%
CONC. BLK	391 S.F.	47.1%
AWNING	20 S.F.	2.4%
FLASHING	22 S.F.	2.5%
MAN DOORS	49 S.F.	5.9%
TOTAL	831 S.F.	100%

STORFRONT WINDOW AREA EXCLUDED



BRAKES PLUS
3506 ELLSWORTH ROAD
MESA, ARIZONA 85207

ARCHITECT OF RECORD

REVISION	DATE	COMMENTS

ARCHITECT:

AS SUPPLIERS DRIVE UTILITY OF THIS WORK, SEE PLAN SHEET

A3-1b
EXTERIOR ELEVATIONS

City of Mesa Planning Division

AFFIDAVIT OF NOTIFICATION LETTER MAILINGS

To be submitted to the Planning Division by **March 24, 2026**.

Date: 03/23/2026

I, Juel Rae, being the owner or authorized applicant for the zoning case below, do hereby affirm that I have mailed notification letters regarding Case **ZON26-00081** on the 23rd day of March, 20 26.

These notifications were mailed to all property owners within the required radius of the subject site, as specified by City of Mesa Planning Division regulations.

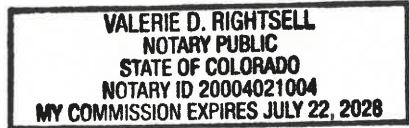
Applicant's/Representative's signature: Juel Rae

SUBSCRIBED AND SWORN before me this 23rd day of March, 20 26.

Valerie D. Rightsell
Notary Public

*My Commission expires:
July 22, 2028*

Case Number: **ZON26-00081**
Project Name: Brakes Plus Major Site Plan Modification



City of Mesa Planning Division

AFFIDAVIT OF PUBLIC POSTING

To be submitted to the Planning Division by **March 24, 2026**.

Date: 03/24/2026

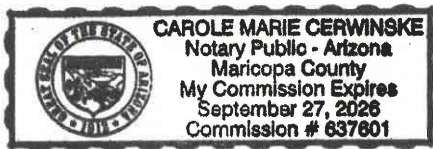
I, JuelRae, being the owner or authorized applicant for the zoning case below, do hereby affirm that I have posted the property related to Case **ZON26-00081** on the 24th day of March, 2026.

At least one notice for each quarter mile of frontage along perimeter right-of-way so that the notices were visible from the nearest public right-of-way.

Applicant's/Representative's signature: JuelRae

SUBSCRIBED AND SWORN before me this 24th day of March, 2026.

Carole Marie Cerwinske
Notary Public



Case Number: **ZON26-00081**

Project Name: _____

FIRST MESA COMMIEF
PARK PHASE 2
MCR: 1187-44

304-04-915

304-04-914

E Peterson Ave

304-04-991

304-04-990
FIRST MESA COMMERCE
PARK LOT 2
MCR: 1706-23

304-04-925

MESA

SELL

304-03-991

Ord # 2482
1/22/1990

304-03-993

FINAL PLAT SWC PETERSON
AVE AND ELLSWORTH RD
MCR: 1849-21

304-03-994

304-03-985

ELLIOT 202
MCR: 1658-37

304-03-984

304-03-992

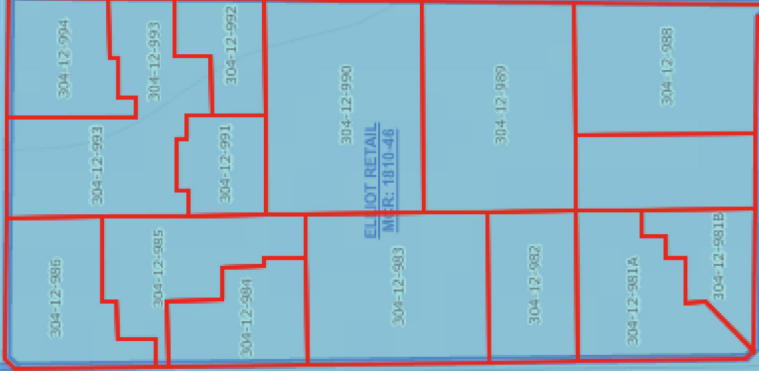
304-03-846G

304-03-995

304-03-996

304-03-846F

304-03-989



E ELLIOT RD

Vice Mayor Scott Somers
PO Box 1466
Mesa, AZ 85211-1466

Alicia Martinez
PO Box 1466
Mesa, AZ 85211-1466

City of Mesa Development Services
Department
ATTN: Nana Appiah
PO Box 1466
Mesa, AZ 85211-1466

City of Mesa Development Services
Department
ATTN: Emily Johnson
PO Box 1466
Mesa, AZ 85211-1466

City of Mesa
ATTN: Marc Hershberg
20 E Main St Ste 750
Mesa, AZ 85211-1466

24MESA LLC
5711 S 1475 E STE 101
OGDEN, UT 84403

AGH MESA LLC
3200 N CENTRAL AVE FL 23
PHOENIX, AZ 85012

AHG MESA LLC
17682 MITCHELL N STE 206
IRVINE, CA 92614

DIGNITY HEALTH
3400 DATA DR
RANCHO CORDOVA, CA 95670

ELLIOT & ELLSWORTH INVESTMENT
PROPERTIES LLC
7500 E MCDONALD DR STE 100A
SCOTTSDALE, AZ 85250

ELLIOT 94 LLC
1707 E HIGHLAND AVE STE 100
PHOENIX, AZ 85016

ELLIOT AND ELLSWORTH PADS MESA AZ
LLC
4950 N 46TH ST
PHOENIX, AZ 85018

ELLSWORTH LAND LP
124 GOVERNMENT RD.
ETOBICOKE, ON M8X1W5

ELLSWORTH LAND LP
2701 E CAMELBACK RD SUITE 170
PHOENIX, AZ 85016

MESA CITY OF
PO BOX 1466
MESA, AZ 85211

MESA DEVELOPMENT SUB LLC
14400 METCALF AVE
OVERLAND PARK, KS 66223

QUIKTRIP CORPORATION
5725 FOXRIDGE DR
MISSION, KS 66202

REDALE LLC
1 META WAY
MENLO PARK, CA 94025

SOUTHWEST GAS CORPORATION
5241 SPRING MOUNTAIN RD
LAS VEGAS, NV 89146

SUNBELT LAND HOLDINGS LP
8095 OTHELLO AVE
SAN DIEGO, CA 92111

TC ELLIOT GATEWAY VENTURE LLC
2575 E CAMELBACK RD STE 400
PHOENIX, AZ 85016

Arizona Skyline Community Association
Michelle Hodges
9124 E Plata Ave
Mesa, AZ 85212

Augusta Ranch Community Master
Association
Kamin Havens
2401 S Lansing
Mesa, AZ 85209

Augusta Ranch Community Master
Association
Monte McCall
2256 S Faith
Mesa, AZ 85209

Eastmark Community Alliance, Inc.
Kessalee Ogren
10100 E Ray Road
Mesa, AZ 85212

Eastmark Community Alliance, Inc.
Payton Welter
10100 E Ray Road
Mesa, AZ 85212

Eastmark Community Alliance, Inc.
Chris Gonzalez
10100 East Ray Road
Mesa, AZ 85212

Eastridge Homeowners Association
Mike Nielson
8737 E Obispo
Mesa, AZ 85212

Las Palmas Grand
Christie Canan
2550 S Ellsworth Rd
Mesa, AZ 85209

Mesquite Canyon Community Association
Bob Brown
7255 E Hampton Ave Ste 101
Mesa, AZ 85209

**CITY OF MESA
PUBLIC NOTICE**

ZONING HEARING

**PLANNING & ZONING BOARD
20 EAST MAIN STREET
MESA, ARIZONA**

DATE: 04/08/2026

TIME: 4:00 PM

CASE NO: ZON26-00081

REQUEST: Major Site Plan Modification

APPLICANT: Brakes Plus, Tyler Hendon

PHONE: 205-206-9006

Planning Division (480) 644-2385

Posting date: 03/24/2026