

San Antonio Tire Shop

Rezone, Minor General Plan Amendment, BIZ Overlay, Site Plan Review

Project Narrative

Case No. ZON25-00110

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3rd Submittal: March 23, 2026



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TABLE OF CONTENTS

A. PROJECT OVERVIEW	4
B. RELATIONSHIP TO ADJACENT PROPERTIES	4
C. GENERAL PLAN AND ZONING	4
D. PROPOSED DEVELOPMENT	5
E. BIZ OVERLAY	6
F. GENERAL PLAN AMENDMENT CRITERIA	11
G. ADHERENCE WITH SITE PLAN REVIEW CRITERIA	15
H. SUMMARY.....	17

LIST OF EXHIBITS

AERIAL CONTEXT MAP	A
GENERAL PLAN MAP	B
STRATEGIC PLAN MAP	C
ZONING MAP	D
CONCEPTUAL SITE PLAN	E
PERSPECTIVE RENDERINGS	F
LANDSCAPE PLAN.....	G

A. Introduction and Project Overview

On behalf of Eliseo Guadarrama Ramirez (the Applicant), this application is a request for approval of a rezone, minor General Plan amendment, Bonus Intensity Zone (BIZ) overlay, and Site Plan Review for the approximately 0.39 net acre property located at the southwest corner of University Drive and Longmore, otherwise commonly known as Maricopa County Assessor's Parcel Number 135-64-116 (the Property) (See **Tab A, Aerial Map**). The Property is currently operated as the San Antonio Tire Shop and was previously utilized for a gas station.

The Property is an undersized parcel that presents numerous development challenges. As detailed herein, the intent of the BIZ Overlay is to establish site-specific development standards and design criteria for development and operation of the Property for a high-quality minor auto repair business. The proposed development will substantially improve the existing condition of the site and support small business growth within the City of Mesa.

B. Relationship to Adjacent Properties

The Property is bounded by right of way on the north and east. To the north is University Drive, across which is a strip retail center zoned LC. To the east is Longmore, across which is an existing auto repair business zoned LC. To the south and west are single-family residential uses zoned RS-6.

Direction	Existing Land Use	Existing Zoning
North	Mixed Use - Restaurants & Retail Stores	LC
East	Pineda Tire Shop/Auto Repair	LC
South	Residential separated by alley	RS-6
West	Residential	RS-6

C. General Plan and Zoning

The City of Mesa 2050 General Plan, which was adopted in November 2024, includes substantial changes to the City's land use categories and corresponding planning requirements and guidelines. The updated General Plan Land Use Map designates the Property as Urban Residential with an Evolve Growth Strategy. (See **Tab B, General Plan Map**). The Urban Residential placetype

contemplates a diverse mixture of uses where commercial, residential, and public/semi-public uses co-exist. However, the General Plan classifies the proposed minor auto repair use as “Convenience Services”, which is not identified as a principal or supporting use in the Urban Residential placetype. Accordingly, this application requests a minor General Plan amendment to change the Property’s placetype to Urban Center with an Evolve growth strategy. This change is consistent with the General Plan amendment criteria as detailed in Section F below.

The Property is also located within the West Main Street Area Plan, the intent of which is to provide for transit-oriented development that contains mixed use. (See **Tab C, Area Plan Map**). However, the Property is located on the northern perimeter of the Area Plan within the Neighborhood Opportunity Area and is not located within the TOD Station Area or the TOD Corridor Area. The Property is already zoned for commercial uses and the proposed rezone will allow for redevelopment of a dilapidated infill site, which is consistent with the goals of the Area Plan.

The existing zoning for the Property is Office Commercial (OC). (See **Tab D, Zoning Map**). This district is intended for small scale medical and professional offices. Given the small size of the parcel and the parking requirements associated with such uses, the OC district is not practical for the Property. Accordingly, this application requests to rezone the Property to Limited Commercial (LC) to accommodate the proposed use.

D. Proposed Development

The Applicant proposes development of the Property with a minor auto repair shop. The footprint of the building, which is existing and will be repurposed and refurbished, encompasses approximately 4,015 square feet. (See **Tab E, Conceptual Site Plan**). The building is located in the rear half of the property with an existing canopy (dating from the Property’s use as a gas station) that extends northward towards University Drive. The building features a smooth stucco surface and a refurbished rectilinear massing that reinforces a professional commercial appearance. The front (north) elevation incorporates upgraded glazing at the customer entrance and clearly defined pedestrian access points, giving the building a more aesthetic street presence. (See **Tab F, Conceptual Renderings**).

The site design introduces organized parking areas, including striped customer stalls, accessible parking, and a more efficient circulation pattern for vehicle entry and exit. New landscaping, including shrubs, trees, decorative gravel areas, and landscape islands, softens the edges of the site and enhances the curb appeal while better accommodating the City’s modern landscaping standards. Updated screening elements, including low CMU walls and strategic plant placement, help buffer operational areas without obstructing visibility or compromising site functionality. (See **Tab G, Landscape Plan**).

Primary access to the site is via an entry-only driveway from University Drive. Vehicles exit the site to Longmore via an exit-only driveway in the southeast corner of the Property. A total of seven (7) parking spaces are provided with one (1) space designed for ADA compliance. A total of eleven (11) parking spaces are required per Mesa Zoning Ordinance (MZO) ratios. Accordingly, a parking reduction is requested as detailed below in Section E.

E. BIZ Overlay

The proposed development shall comply with the applicable MZO development standards for the LC district, except as modified below. The Project also meets the criteria for the requested BIZ Overlay by providing Superior Design per Section 11-31-32 of the MZO and addressing environmental performance standards as detailed below. Though limited substantially by the Property's small size and two street frontages, the proposed development takes a responsive approach to the site and site context to significantly improve the aesthetic and functional qualities of the Property.

Superior Design

a. High-quality materials, building form, and cohesive site design

The project incorporates high-quality, context appropriate materials and architectural detailing that create a cohesive and visually distinctive development. The existing building will be fully refurbished with smooth stucco finishes, upgraded glazing, and refreshed architectural detailing that reinforce a clean and professional commercial appearance.

The design integrates public art with a desert landscape mural along the Longmore frontage, which adds visual interest, reinforces local character, and creates a recognizable identity for the corner. The mural, combined with enhanced landscaping, decorative screening walls, and updated architectural finishes, creates a significantly enhanced site design.

b. Compatibility with character of surrounding area and creation of a sense of place

The project reflects the existing development pattern along this section of University Drive, which consists primarily of small-scale commercial and some automotive service uses serving adjacent neighborhoods. The proposed improvements elevate the architectural and landscape quality of the site while maintaining compatibility with adjacent development.

The redevelopment also incorporates design features that contribute to a unique sense of place, including the custom mural, enhanced street landscaping, and improved pedestrian interface along both street frontages.

c. Site design, architecture, and landscaping features that address local climate

The site design incorporates several features that respond to the desert climate and promote pedestrian comfort and sustainability. The existing canopy structure, which will be retained and refurbished, provides shade coverage that reduces summer sun exposure for vehicles and pedestrians within the site. A shaded customer waiting area with seating is also provided at the building entrance to create a comfortable space for customers.

The landscape design emphasizes low-water-use desert-adapted plant materials, including native trees, shrubs, and drought-tolerant ground cover that minimize irrigation demand while enhancing the visual quality of the site. The redevelopment also repurposes the existing building rather than demolishing it, reducing construction waste and supporting the City's goals for adaptive reuse and sustainable infill development.

d. Design features exceeding minimum ordinance standards

Although several development standards are modified through the BIZ overlay due to the unique constraints of the property, the project nonetheless exceeds the qualitative design objectives of the Mesa Zoning Ordinance through significant site and architectural upgrades. The redevelopment introduces:

- Substantial new landscaping and streetscape improvements along both street frontages
- Decorative screening walls and landscape buffering to soften operational areas
- Public art and architectural enhancements not required by code
- Improved site organization and circulation compared to the existing condition

Collectively, these elements produce a significantly higher-quality built environment than currently exists on the property and demonstrate the enhanced design approach contemplated by the BIZ overlay.

e. Attractive and comfortable pedestrian environment

The redevelopment significantly improves the pedestrian experience along the street frontages and within the site by introducing new landscaping, shade elements, pedestrian seating, and a visually engaging streetscape anchored by the Longmore mural.

Low masonry screening walls combined with landscaping help define the street edge while maintaining visibility and safety. The pedestrian pathway connecting the building entrance to the public sidewalk provides clear and convenient access for customers arriving on foot.

These improvements create a more attractive and comfortable environment for pedestrians, replacing the current underutilized and visually degraded site with a welcoming commercial corner.

Environmental Performance Standards

The project incorporates several design elements that reduce environmental impacts while supporting sustainable site development consistent with Section 11-21-3(B)(2) of the MZO.

a. Site Selection – Redevelopment of Economically Distressed Property

The project represents the redevelopment and rehabilitation of an aging commercial property, originally developed as a gas station. The proposed investment revitalizes a long-standing commercial corner that has experienced physical deterioration and underinvestment. Through building refurbishment, site improvements, landscaping upgrades, and architectural enhancements, the project transforms a commercial property into a productive and attractive neighborhood-serving business, consistent with the ordinance’s encouragement of redevelopment and reinvestment in existing developed areas.

b. Bicycle storage

The site design provides safe and convenient bicycle parking located near the building entrance, allowing customers and employees arriving by bicycle to securely store bicycles within a short and direct walking distance of the building entrance.

c. Restoration with native or adapted vegetation

The Property is a previously developed commercial site, formerly used as a gas station and later as a commercial service use. The proposed redevelopment includes substantial new landscaping with native and desert-adapted vegetation, including trees, shrubs, and ground cover materials appropriate to the environment. These improvements replace existing underutilized and minimally landscaped areas with enhanced planting areas that soften the visual character of the site and create a more attractive environment for customers and pedestrians.

BIZ OVERLAY TABLE		
LC Development Standards	Proposed Standard	Justification
<u>Parking Area Design</u> – <i>MZO Section 11-32-4(A)</i> -Minimum 50’ setback for parking spaces along main drive aisles connecting directly to a street and drive aisles that cross such main drive aisles	12’-10”	The small scale of this site makes compliance with this standard practically infeasible. The Property is only 133’ by 125’ and providing a 50’ setback would severely limit the developable area. The proposed standard allows for productive use of the Property with an efficient parking and circulation plan.
<u>Parking Reduction</u> – <i>MZO Section 11-32-3</i> - General Auto Repair (1/375 sf) 11 parking spaces required	4 parking spaces provided (includes 1 ADA space)	See additional discussion below.

<u>Parking Lot Landscape Islands</u> MZO Section 11-33-4(B) - Parking lot landscape islands required at each end of a row of stalls. Minimum dimensions: 8' wide and 15' long	4 landscape islands provided in varying sizes	Though parking lot landscaping is provided with trees and shrubs, it is impossible to achieve the full landscape island dimensions per the MZO without severely limiting site circulation and functionality.
<u>Building/Parking Area Setback –</u> MZO Section 11-6-3.A -Minimum 15' (Front- North) -Minimum 25' (Side adjacent RS - West) -Minimum 25' (Rear adjacent RS - South) -Minimum 15' (Street facing side - east)	North: 15' to parking lot West: 5'-1" to parking lot 23'-2" to building South: 22'-3" to building East: 10'-8" to building 14'-6" to parking lot	Because the existing building will remain and be repurposed, achieving the full setbacks required by the MZO is not feasible on this small infill site. The proposed setbacks accommodate the practical limitations of the site and enable adequate parking and circulation. Nevertheless, the proposed redevelopment will drastically improve the existing site conditions and create a more attractive streetscape while maintaining adequate buffers from adjacent uses.
<u>Landscape Setback Adjacent RS or RSL district–</u> MZO Section 11-33-3(B)(1) - Minimum 20' required	Varies - 5'-0" to 5'-8"	
<u>Foundation Base –</u> MZO Section 11-33-5(A)(1) -Required 15 feet along exterior wall with public entrance	0'	Given the nature of the proposed use, the location of the existing building, and the location of the drive aisles and pedestrian connections, the minimum
<u>Foundation Base –</u> MZO Section 11-33-5(A)(2) -Required 5 feet along exterior wall with no public entrance	West: 4'-10" East: 11'2" South: 2'-10"	foundation base required by code is not achievable on all elevations. A shaded customer waiting area with seating is provided at the building entrance and landscaping provided in the parking area and along the street frontages will provide an aesthetic customer experience. Notably, the provided percentage of landscape material exceeds the minimum required in the foundation bases provided on the south, east, and west elevations. The east elevation also
<u>Plant Material in Foundation Base –</u> MZO Section 11-33-5(B)(3)(a) Landscape area equal in length to 33% of adjacent exterior wall visible from right of way or public parking area	No landscape area provided in foundation base visible from right of way or public parking area along north elevation	

		provides an enhanced foundation base.
<u>Minimum Lot Size – Minor Automobile/Vehicle Service and Repair</u> MZO Section 11-31-6 - Minimum 1 acre required	0.39 acres	The project's scale, design, and operational characteristics are compatible with surrounding commercial uses and will not create any functional or aesthetic impacts that a larger site would otherwise mitigate. Granting this relief allows productive reuse of an existing small lot while advancing the City's goals for reinvestment, small-business support, and revitalization of older commercial corridors.
<u>Bay Door Screening -</u> MZO Section 11-30-9(F)(2) - When bay doors are less than 200' from an adjacent street and less than perpendicular to street, 6' screen wall required	3' 4" screen wall provided along University Drive	Because the project is repurposing the existing building and University Drive driveway, a 6' screen wall along the frontage is not practical without impacting site visibility, access, and circulation. The provided screen wall and landscaping will improve the current condition and ensure sufficient site aesthetics
<u>Screen Wall Setback –</u> MZO Section 11-30-(H)(7) - Minimum 10' setback required between screen wall and right of way	0'	The Property's small size and two street frontages make conformance with this standard impractical. The provided landscaping and low screen wall ensure adequate separation and drastically improves the current condition.
<u>One-Way Drive Aisle Width –</u> MZO Section 11-32-2(J) - one way drive aisles that do not provide access to parking spaces must be at least 12-feet wide	11'-9"	The proposed minor deviation allows for improved site circulation while enabling adaptive reuse of the existing building.

Pedestrian Connection – <i>MZO Section 11-30-8(A)</i> - On-site walkway required from primary entry to public sidewalk on each street frontage	5' wide pedestrian walkway provided from public entrance to public sidewalk on Longmore	With only approximately 260' of street frontage, the 5' wide walkway from Longmore provides adequate pedestrian access without further limiting site functionality.
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Parking Reduction

The proposed use requires a limited number of employees on-site at any given time. Typical staffing levels include two to three technicians and one service manager or owner. Customer visitation is short in duration, staggered throughout the day, and generally limited to drop-offs and pick-ups rather than extended stays. Most customers leave their vehicles on-site temporarily for service rather than remaining parked for extended periods. Because the nature of the use does not generate high customer turnover or prolonged customer parking demand, the practical parking needs of the business are substantially lower than the typical ratios applied to higher-intensity commercial uses. The four (4) provided spaces (including one ADA space) sufficiently accommodate both employees and customer turnover.

The Property is also constrained, with only 0.39 net acres and two street frontages. These conditions severely limit where parking can be located while still maintaining safe site circulation, required landscape buffers, access spacing requirements, and separation between pedestrian and vehicle movements. Achieving the full required number of parking spaces would necessitate redesigning the site in a way that would compromise circulation, eliminate required landscaping, or create unsafe vehicular access patterns. The BIZ overlay is explicitly intended to resolve such site-specific constraints by allowing flexibility while still achieving safe and functional design outcomes.

F. General Plan Amendment Criteria

1. Whether the proposed amendment will result in a shortage of land or other planned uses, such as, whether the change will result in a substantial and undesirable reduction in the amount of available land for employment.

The Property is already zoned for non-residential uses and the proposed General Plan amendment and rezone will not change that. The existing Urban Residential placetype contemplates a diverse mixture of uses where commercial, residential, and public/semi-public uses co-exist. The amendment will simply allow for a broader range of neighborhood commercial services available under the Urban Center placetype, including Convenience Services. The Urban Center placetype is prominent in the broader vicinity of the Property, most notably along Main Street.

2. Whether events after the adoption of the General Plan have changed the character or condition of the area, making the proposed amendment appropriate.

The proposed use is compatible with the character of the area, as evidenced by similar existing uses in the immediate vicinity. The proposed LC zoning district and specific use were compatible with the Property's General Plan character type in the 2040 General Plan, which was the General Plan of record when this entitlement process began. The proposed amendment will simply continue to permit the compatible uses.

3. The degree to which the proposed amendment will impact the whole community or a portion of the community by:
 - a. Altering acceptable existing land use patterns in a significant way that is contrary to the Vision, Guiding Principles, or Strategies identified in the General Plan.

The proposed amendment will not significantly alter the land use patterns in the area. The Property is already designated for non-residential uses. However, the small size of the parcel makes it incompatible with the uses contemplated by its existing zoning. The proposed amendment will simply allow a broader range of neighborhood commercial uses, including "Convenience Services". These uses are appropriate along a major arterial road such as University Drive.

- b. Requiring larger or more extensive improvements to roads, sewer, or water systems than are necessary to support the prevailing land uses which may negatively impact development of other lands.

The Property is less than one half of an acre and the scope of the proposed development and corresponding general plan amendment will not require any improvements to existing infrastructure.

- c. Adversely impacting existing uses due to increased traffic congestion that is not accommodated by planned roadway improvements or other planned transportation improvements such as nonmotorized transportation alternatives and transit.

As described above, the small scale of the Property and the proposed use will not cause any meaningful increases in traffic or adversely impact any existing uses.

4. Whether the proposed amendment is consistent with the Vision, Guiding Principles, or Strategies of the General Plan.

The proposed amendment is consistent with the following Guiding Principles and Strategies in the General Plan:

Guiding Principle: Our Economy is Innovative and Prosperous

Strategy ED2: Sustain a business climate that fosters entrepreneurs and small businesses.

The proposed General Plan amendment directly supports Strategy ED2 by facilitating the operation and long-term viability of a locally owned small business. The San Antonio Tire Shop is owned and operated by a local business owner and provides neighborhood-serving automotive services and local employment within an established commercial corridor. Allowing the Property to transition from the Urban Residential to the Urban Center placetype ensures that this small, service-oriented business, operating on a uniquely constrained parcel, can remain competitive and continue contributing to Mesa's economic diversity.

The requested rezone and BIZ overlay enable reinvestment and revitalization of this commercial corner. Supporting the reinvestment of capital into site upgrades, façade improvements, and landscaping, the City is affirming its commitment to creating an environment where small businesses can modernize, operate safely, and thrive. This approach is fully consistent with the General Plan's emphasis on cultivating homegrown businesses and removing barriers to entrepreneurial success.

Guiding Principle: Our Neighborhoods are Vibrant, Diverse, and Safe Places Where Our People Thrive.

Strategy N2: Promote adaptive reuse and infill as tools to rejuvenate and revitalize established neighborhoods.

The Property is a small parcel with unique challenges that limit its development potential. It was previously developed as a gas station and later housed a commercial carpet wholesaling business. Rather than leaving the aging structure underutilized or pursuing demolition for speculative redevelopment, the Applicant proposes to repurpose, refurbish, and significantly upgrade the existing building and surrounding site development.

The project improves the appearance, function, and compatibility of the site through enhanced landscaping, new screening, improved circulation, pedestrian-oriented features, and professional façade treatments, including a new mural on the Longmore frontage. These investments revitalize a long-standing commercial corner and eliminate blighted conditions while maintaining a scale appropriate to the surrounding residential and commercial context. The proposed redevelopment will provide a more attractive streetscape along University Drive.

Guiding Principle: Our City Offers Integrated and Balanced Land Uses with a Variety of Neighborhoods and Business Opportunities

Strategy LU2: Encourage infill and redevelopment to meet the community's strategic needs.

The Property is less than half an acre and constrained by two street frontages. Thus, it is not well suited for the types of residential or office uses contemplated under the Urban Residential placetype. Redevelopment of such a site requires flexible zoning tools to unlock its economic potential and accommodate physical constraints.

The project provides a strategic infill solution by modernizing an existing commercial building, improving site conditions, and delivering a conveniently located, neighborhood-serving business along a major arterial. It also prevents the parcel from becoming underutilized or falling into disrepair, which is an outcome the General Plan seeks to avoid through proactive infill and reinvestment policies.

By enabling a meaningful upgrade to an existing commercial corner without requiring additional infrastructure or expansion into adjacent residential areas, the amendment supports a more efficient land-use pattern and reinforces the City's commitment to sustainable redevelopment.

5. Whether the proposed amendment constitutes an overall improvement to the General Plan and the City of Mesa.

The proposed amendment constitutes an overall improvement to the General Plan by aligning the Property's placetype designation with its physical characteristics, historic use, and surrounding land-use context. The existing Urban Residential designation does not reflect the long-established commercial pattern along University Drive nor the constrained size and configuration of the parcel, which make it unsuitable for residential or office-centered intensities. Shifting the placetype to Urban Center more accurately captures the Property's existing role as a neighborhood-serving commercial site and permits a realistic range of uses that can operate successfully on such a uniquely constrained parcel.

6. The extent to which the benefits of the proposed amendment outweigh any of the impacts identified by these criteria.

The benefits of the proposed amendment substantially outweigh any potential impacts. The project enables meaningful reinvestment in an aging commercial property, supports a locally owned business, improves streetscape aesthetics, upgrades landscaping and screening, and preserves an appropriate buffer between commercial activity and adjacent single-family homes. The proposed use is small in scale, generates minimal traffic, and is compatible with both the existing zoning pattern and surrounding land uses, including other commercial and auto-service businesses along University Drive.

No public infrastructure improvements are required, and the project does not adversely impact traffic flow, utility capacity, or neighborhood character.

G. Adherence with Site Plan Review Criteria

The Project has been designed to adhere to the Site Plan Review (SPR) criteria specifically noted in Ordinance Section 11-69-5.A as follows:

- A. The project is consistent with and conforms to the adopted General Plan and any applicable sub-area or neighborhood area plans (except no analysis of the use if it is permitted in the zoning district on the property), is consistent with the development standards of this Ordinance, and is consistent with and meets the intent of any applicable design guidelines.

Response: The proposed development is consistent with the requested Urban Center place type and the Main Street Area Plan. The project provides a strategic infill solution by modernizing an existing commercial building, improving site conditions, and delivering a conveniently located, neighborhood-serving business along a major arterial.

- B. The project is consistent with all conditions of approval imposed on the property whether by ordinance, resolution or otherwise.

Response: The Project will comply with all conditions of approval associated with the requested rezone and BIZ Overlay.

- C. The overall design of the project, including but not limited to the site layout, architecture of the buildings or structures, scale, massing, exterior design, landscaping, lighting, and signage, will enhance the appearance and features of the site and surrounding natural and built environment.

Response: The project enables meaningful reinvestment in an aging commercial property, supports a locally owned business, improves streetscape aesthetics, upgrades landscaping and screening, and preserves an appropriate buffer between commercial activity and adjacent single-family homes.

- D. The site plan is appropriate to the function of the project and will provide a suitable environment for occupants, visitors, and the general community.

Response: The site plan vastly improves the existing appearance and functionality of the Property. The site design is appropriate for the proposed use and will provide a quality environment for customers and employees.

- E. Project details, colors, materials, and landscaping are internally consistent, fully integrated with one another, and used in a manner that is visually consistent with the proposed architectural design.

Response: The Project provides details, colors, materials, and landscaping that are internally consistent and integrated in a manner visually consistent with the architectural design, creating a cohesive aesthetic throughout.

- F. The project is compatible with neighboring development by avoiding big differences in building scale and character between developments on adjoining lots in the same zoning district and providing a harmonious transition in scale and character between different districts.

Response: The project maintains appropriate scale at this commercial corner in a manner compatible with the existing commercial development along University Drive. It also maintains a scale appropriate to the surrounding residential to the south and east.

- G. The project contributes to the creation of a visually interesting built environment that includes a variety of building styles and designs with well-articulated structures that present well designed building facades, rooflines, and building heights within a unifying context that encourages increased pedestrian activity and promotes compatibility among neighboring land uses within the same or different districts.

Response: The project improves the appearance, function, and compatibility of the site through improved landscaping, new screening, improved circulation, pedestrian-oriented features, and professional façade treatments, including a new mural on the Longmore frontage. These investments revitalize a long-standing commercial corner and eliminate blighted conditions while maintaining a scale appropriate to the surrounding residential and commercial context. The proposed redevelopment will provide a more attractive streetscape along University Drive.

- H. The streetscapes, including street trees, lighting, and pedestrian furniture, are consistent with the character of activity centers, commercial districts, and nearby residential neighborhoods.

Response: Street trees, lighting, and pedestrian amenities will be incorporated as part of the project's frontage improvements to create a cohesive and attractive streetscape. These elements will complement existing features along University Drive and enhance the pedestrian experience for nearby residents and businesses. Together, these enhancements ensure the project's streetscape is consistent with the visual and functional quality of the development.

- I. Street frontages are attractive and interesting for pedestrians and provide for greater safety by allowing for surveillance of the street by people inside buildings and elsewhere.

Response: The proposed redevelopment will provide a more attractive streetscape along both University Drive and Longmore. Improved landscaping and site design, including the

installation of a new mural along Longmore, will create more interesting pedestrian experience.

- J. The proposed landscaping plan is suitable for the type of project and site conditions and will improve the appearance of the community by enhancing the building and site design; and the landscape plan incorporates plant materials that are drought-tolerant, will minimize water usage, and are compatible with Mesa's climate.

Response: The landscape design features native desert plants and appropriate trees, shrubs, and ground cover materials to accentuate the natural environment. The plants require minimal irrigation beyond establishment, and as native varieties should thrive with naturally occurring rainfall. Parking areas are screened with patterned masonry walls and landscape trees and shrubs.

H. Summary

This proposed rezone and BIZ Overlay represents an opportunity for reinvestment in a challenging property, transforming a dilapidated and underutilized site into a productive small-business operation. By activating the parcel with a locally owned service use, the project supports Mesa's small-business economy and adds skilled employment opportunities to the area. The redevelopment will revitalize the Property with a clean, functional design that enhances curb appeal and the character of this corridor.

TAB A

Aerial Map



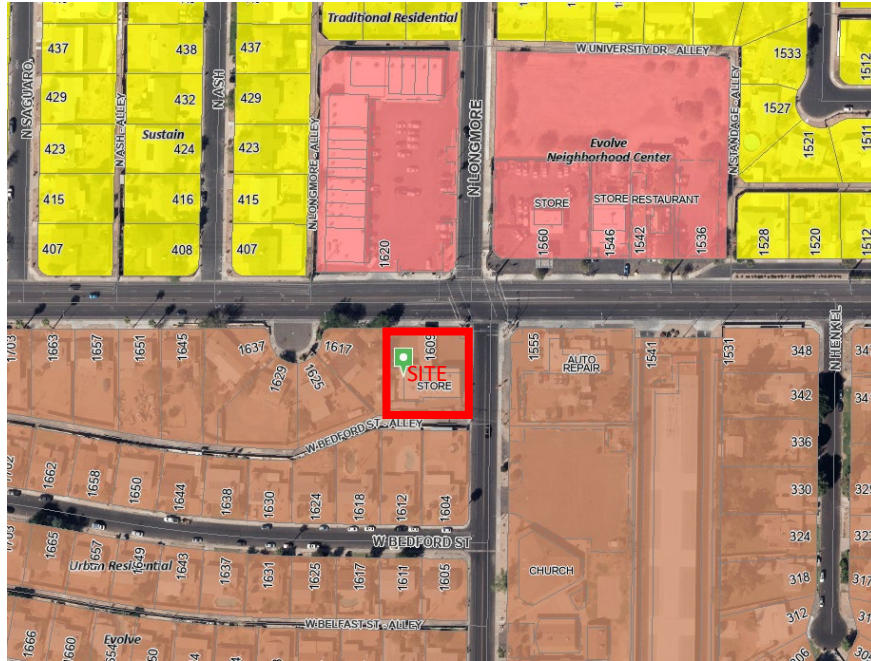
SWC University Dr and Longmore, Mesa



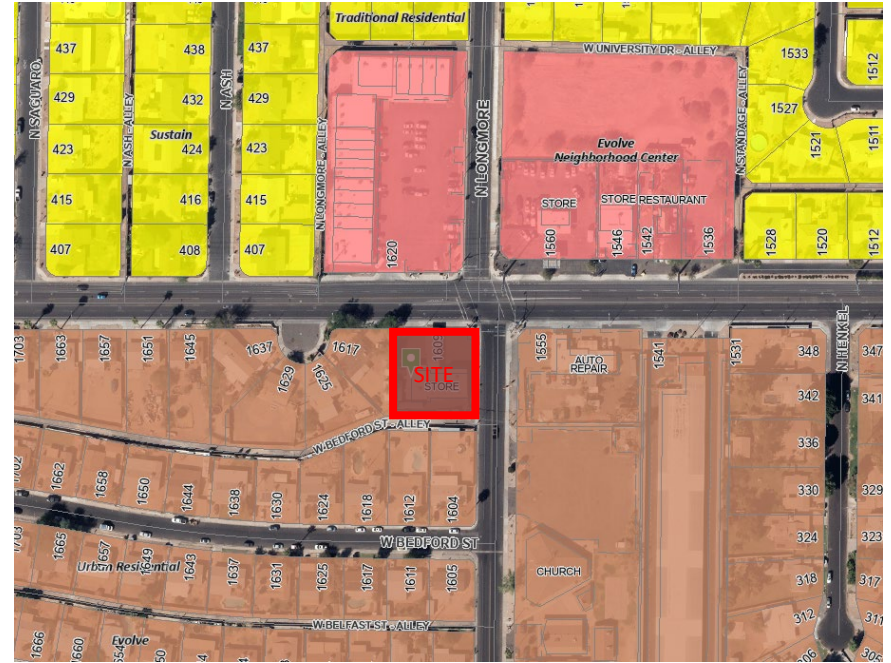
TAB B

General Plan Map

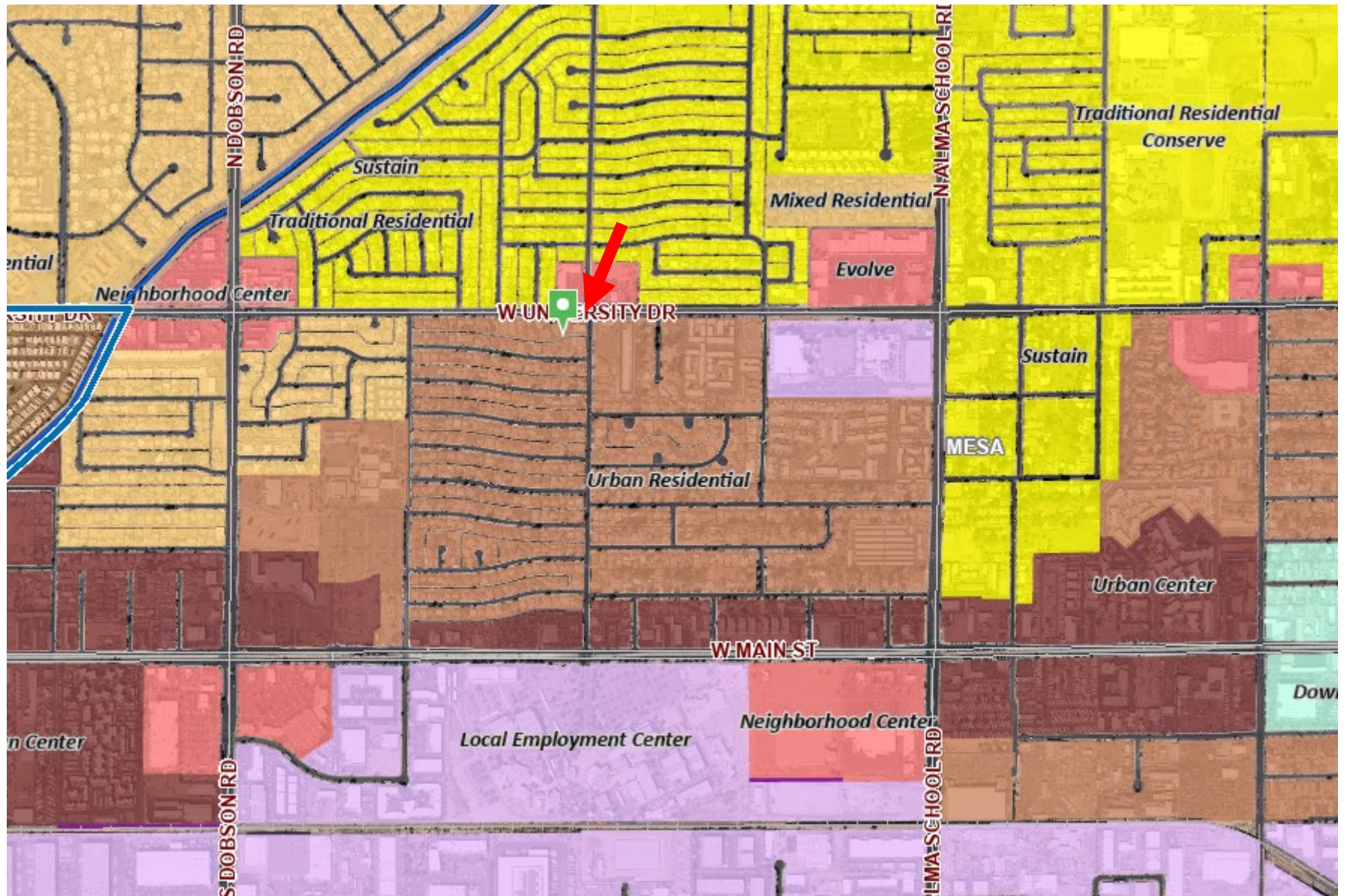
Existing General Plan: Urban Residential



Proposed General Plan: Urban Center



General Plan Context Map

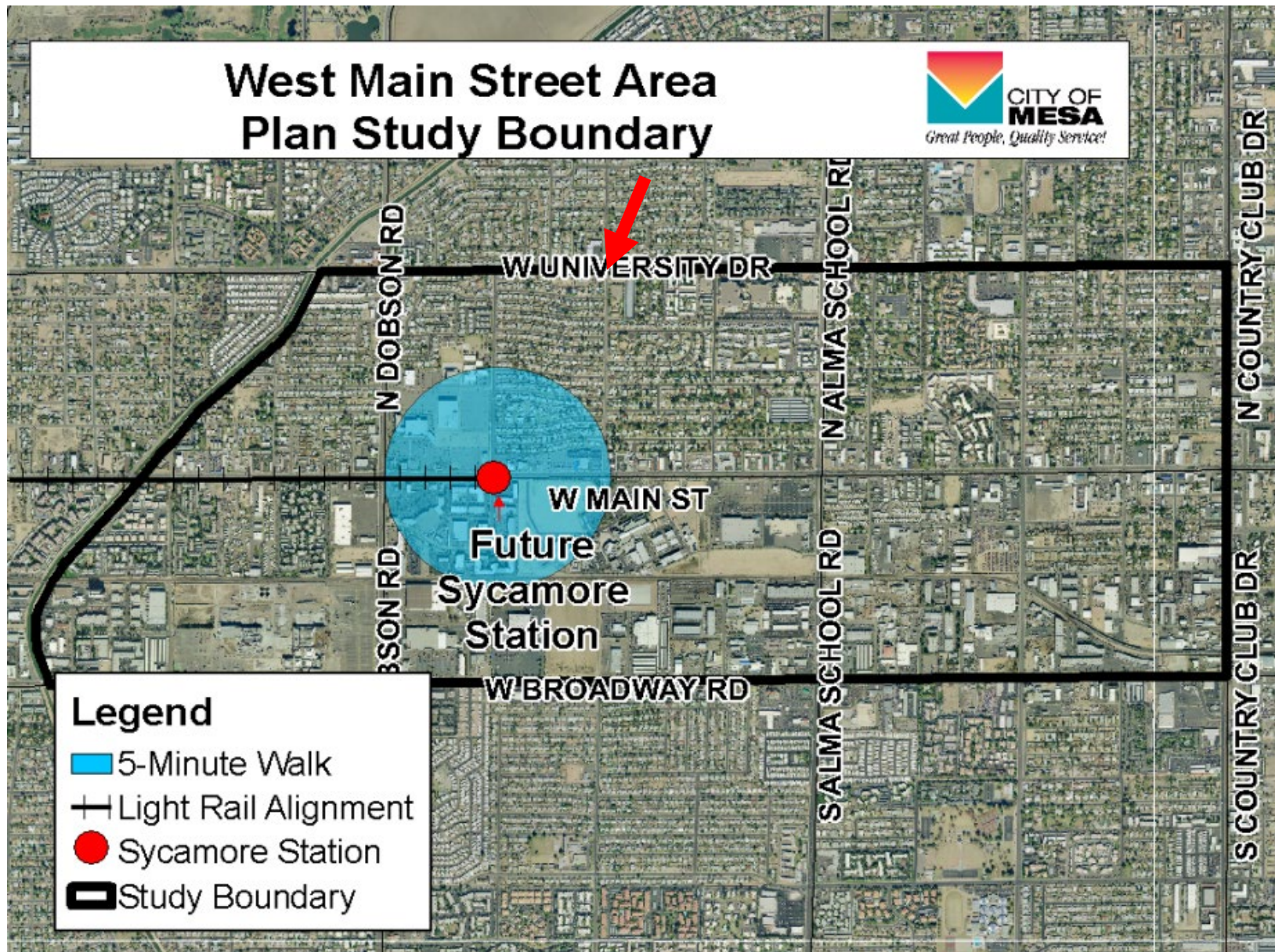


SWC University Dr and Longmore, Mesa



TAB C

West Main Street Area Plan



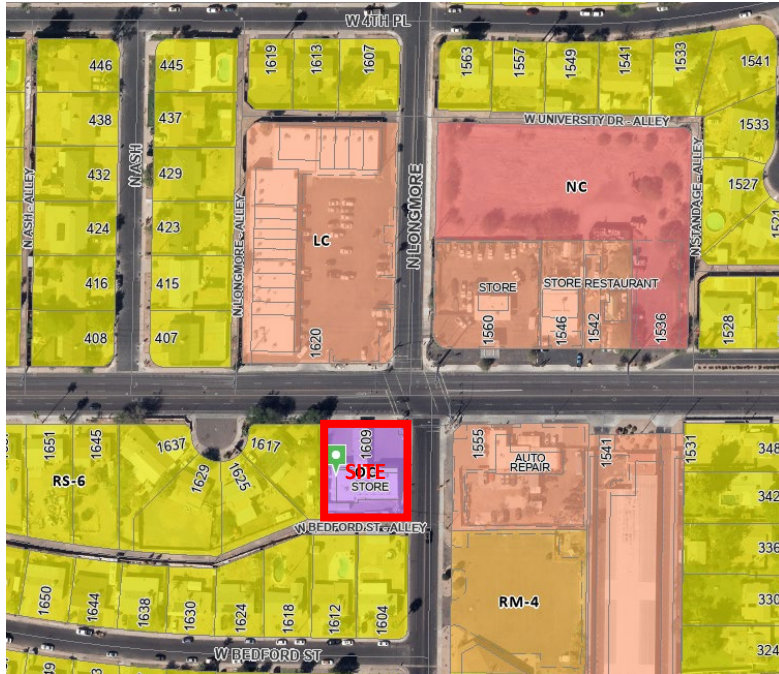
SWC University Dr and Longmore, Mesa



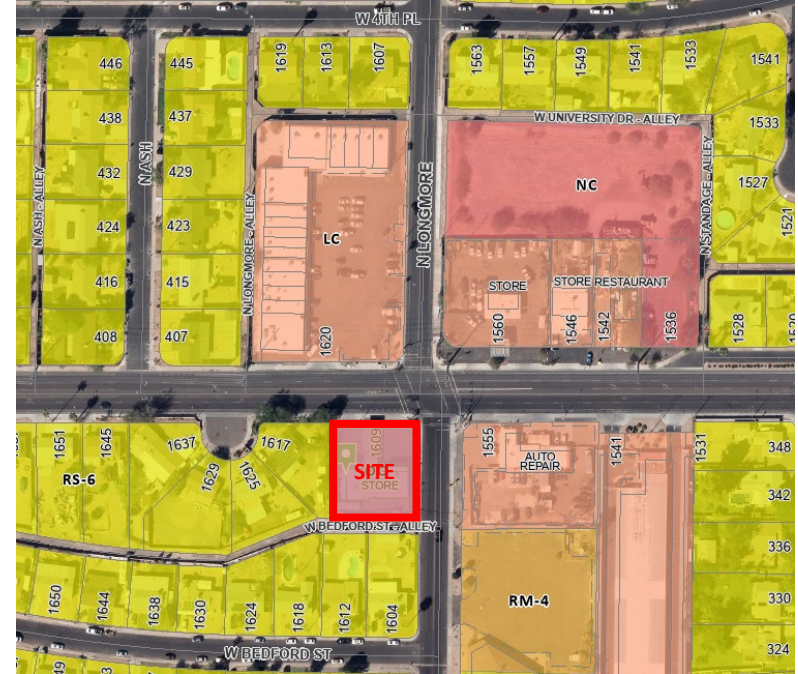
TAB D

Zoning Map

Existing Zoning: Office Commercial (OC)



Proposed Zoning: Limited Commercial (LC)



TAB E

COVER SHEET

FOR THE PROPERTY OF
1609 W. UNIVERSITY DRIVE, MESA, AZ. 85201

"SAN ANTONIO TIRE SHOP"

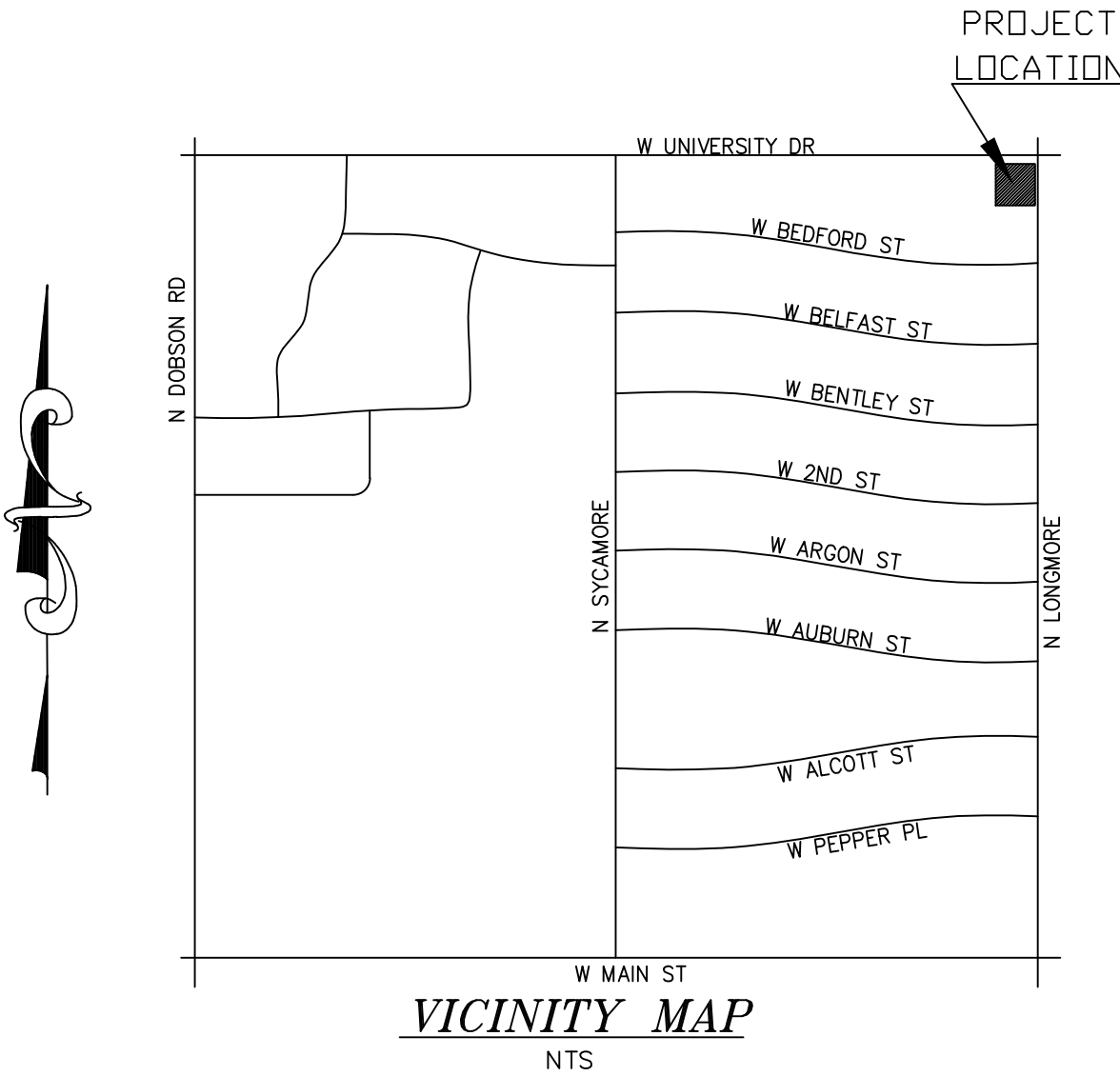
LOCATED IN A PORTION OF THE
SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 4 EAST, GILA AND SALT
RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

CITY OF MESA GENERAL NOTES

- ALL WORK AND MATERIALS SHALL CONFORM TO THE CURRENT UNIFORM STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION AS FURNISHED BY THE MARICOPA ASSOCIATION OF GOVERNMENTS AND AS AMENDED BY THE CITY OF MESA. ALL WORK AND MATERIALS NOT IN CONFORMANCE WITH THESE AMENDED SPECIFICATIONS AND DETAILS ARE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
- SEPARATE RIGHT-OF-WAY PERMITS ARE REQUIRED FOR ALL PUBLIC UTILITIES, PUBLIC STREET IMPROVEMENTS, AND RIGHT-OF-WAY LANDSCAPING. FOR INFORMATION REGARDING AVAILABILITY AND COST OF RIGHT-OF-WAY PERMITS, CONTACT THE DEVELOPMENT SERVICES DEPARTMENT AT (480) 644-4273 OR AT [HTTP://WWW.MESAAZ.GOV/DEVSUSTAIN/CONSTRUCTIONPERMITS.ASPX](http://www.mesaaz.gov/devsustain/constructionpermits.aspx). THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED UNLESS OTHERWISE NOTED. CONTRACTORS MUST HOLD THE APPROPRIATE CLASS OF LICENSE AND SHALL HAVE ON FILE WITH THE PERMIT SERVICES SECTION PROOF OF INSURANCE COVERAGE. PERMITS BECOME INVALID AND MUST BE UPDATED IF WORK HAS NOT BEGUN WITHIN NINETY (90) DAYS. PERMITS ALSO BECOME INVALID IF THE CONTRACTOR'S INSURANCE LAPSES OR IS VOIDED.
- TWENTY FOUR (24) HOURS PRIOR TO THE COMMENCEMENT OF ANY WORK, CONSTRUCTION OR INSTALLATIONS ASSOCIATED WITH THIS PERMIT, THE PERMITTEE SHALL NOTIFY CITY OF MESA ENGINEERING DEPARTMENT AT (480) 644-2251 OF INTENT TO BEGIN AND REQUEST/SCHEDULE PRELIMINARY FIELD REVIEW AT THE PROJECT SITE WITH THE CITY OF MESA ENGINEERING DEPARTMENT CONSTRUCTION INSPECTOR (CITY INSPECTOR). FAILURE TO PROVIDE PROPER INSPECTION NOTIFICATION AS PRESCRIBED ABOVE SHALL RESULT IN THIS PERMIT BECOMING INVALID AND WORK BEING STOPPED.
- CONTRACTOR'S SHALL COMPLY WITH THE REQUIREMENTS TO OBTAIN THE NECESSARY RIGHT-OF-WAY PERMITS AND SHALL COMPLY WITH THE RIGHT-OF-WAY PERMIT CONDITIONS AS FOUND ON THE BACK OF THE PERMIT FORM.
- THE CITY OF MESA PARKS & RECREATION DIVISION IS NOT REPRESENTED BY BLUE STAKE. WHEN THE CONTRACTOR EXCAVATES NEAR OR ADJACENT TO A CITY PARK, THE CONTRACTOR SHALL CONTACT THE PARKS & RECREATION ADMINISTRATION SECTION AT (480) 644-2354 TO REQUEST ASSISTANCE IN LOCATING ALL THEIR UNDERGROUND FACILITIES.
- THE CONTRACTOR SHALL OBTAIN AN EARTH-MOVING PERMIT FROM THE MARICOPA COUNTY ENVIRONMENTAL SERVICES DEPARTMENT AND SHALL COMPLY WITH ITS REQUIREMENTS FOR DUST CONTROL.
- THE ENGINEER HEREBY CERTIFIES AS EVIDENCED BY A PROFESSIONAL SEAL & SIGNATURE, THAT ALL AFFECTED UTILITY COMPANIES BOTH PUBLIC AND PRIVATE HAVE BEEN CONTACTED AND ALL EXISTING AND/OR PROPOSED UTILITY LINES AND OTHER RELATED INFORMATION HAVE BEEN TRANSFERRED ONTO THESE PLANS.
THE ENGINEER OR ARCHITECT ALSO HEREBY CERTIFIES THAT ALL EXISTING AND/OR PROPOSED PUBLIC RIGHT-OF-WAY AND EASEMENTS HAVE BEEN CORRECTLY PLOTTED/SHOWN.

CITY OF MESA PUBLIC STREET/RIGHT-OF-WAY IMPROVEMENT NOTES

- THE DEVELOPER AND THE CONTRACTOR ARE REQUIRED TO COORDINATE THE PLACEMENT OR INSTALLATION OF DRIVEWAYS IN ORDER TO AVOID CONFLICT WITH UTILITY SERVICES.
- ALL FRAMES, COVERS, VALVE BOXES, MANHOLES, ETC., SHALL BE INSTALLED TO FINISH GRADE OR SHALL BE ADJUSTED TO FINISH GRADE AFTER PLACING OF ASPHALTIC SURFACE COURSE BY THE CONTRACTOR PER M.A.G. STANDARD DETAIL 270 AND 422.
- THE CONTRACTOR SHALL ADJUST ALL FRAMES, COVERS, VALVE BOXES, MANHOLES, ETC. THAT ARE LOCATED WITHIN THE PARKWAY AREA AFTER FINAL GRADING AND INSTALLATION OF LANDSCAPING.
- ALL LANDSCAPING IMPROVEMENTS, INCLUDING IRRIGATION SYSTEMS WITHIN THE PUBLIC RIGHT-OF-WAY OR RETENTION BASINS THAT ARE TO BE MAINTAINED BY THE CITY OF MESA, SHALL BE IN ACCORDANCE WITH THE LANDSCAPING AND IRRIGATION STANDARDS BOOKLET.
- THE STREET PAVING PERMITTEE/CONTRACTOR IS HEREBY NOTIFIED THAT IN THE EVENT THAT ACCEPTANCE OF THE PUBLIC STREET PAVING IS DELAYED; SIX MONTHS OR MORE AFTER THE PAVEMENT WAS INSTALLED, THE PERMITTEE/CONTRACTOR SHALL APPLY A SEAL COAT TO THE PAVEMENT. TYPE OF MATERIAL AND RATE OF APPLICATION WILL BE DIRECTED BY THE CITY OF MESA ENGINEERING DEPARTMENT.
- A STANDARD RESIDENTIAL DRIVEWAY APPROACH SHALL BE CONSTRUCTED TO A MAXIMUM WIDTH OF 30 FEET UNLESS SPECIAL APPROVAL HAS BEEN OBTAINED.



PROJECT INFORMATION

PROJECT NAME: SAN ANTONIO TIRE SHOP
PROJECT DESCRIPTION: EXISTING TIRE REPAIR & SERVICE
PROJECT ADDRESS: 1609 W. UNIVERSITY DRIVE, MESA AZ 85201
OWNER/DEVELOPER: TRES HERMANOS LLC
OWNER CONTACT INFO: 734 E. MOBILE LANE,
PHOENIX AZ 85040
CONTRACTOR: ALL RIGHT BUILDERS, INC.
MR. LEE PRICE
allrightbuilders@cox.net
135-63-116
APN: 16,911 SF / 0.39 ACRE
TOTAL LAND AREA: LC (C-2) (COMMERCIAL/DISTRICT)
ZONING: 8" BLOCK/BRICK
CONSTRUCTION TYPE: 89-05
MCR: CASA MESA AMENDED LOT 1-58, 135-191, TR A
SUBDIVISION: LOT:
BUILDING SIZE: 4,015 SF
BUILDING SETBACKS: 15' FRONT (ST), 25' REAR, 25' SIDE & 15' SIDE (ST)
LANDSCAPE SETBACKS: 5' FRONT, 5' REAR AND 5' SIDES
BUILDING HEIGHT: MAXIMUM 2 STORIES AND 30FT TALL
LOT COVERAGE: 13,050/ 16,911 SF = 77% - ALLOWED=80%

PARKING REQUIREMENTS

PER CITY OF MESA
- 1.0 SPACE PER 375 SF
- 1 ADA PARKING PER 1-25 PARKING SPACES
- TOTAL REQUIRED: 11 PARKING SPACES INCLUDING 1 ADA SPACE
- TOTAL PROVIDED: 4 PARKING SPACES INCLUDING 1 ADA SPACE

LANDSCAPE REQUIREMENTS

PER CITY OF MESA
- LANDSCAPE SETBACK(S) 5' FRONT, 5' REAR AND 5' SIDES
- LANDSCAPE PROVIDED - AREA = 3,456 SF OR 20.49%

ENGINEER

SAIF ENGINEERING LLC
8011 S Avenida del Yaqui
Guadalupe, AZ 85283
(602) 954-2161
(602) 773-1833 FAX

APPLICABLE CODE:

2018 INTERNATIONAL RESIDENTIAL CODE (IRC)
2018 INTERNATIONAL BUILDING CODE (IBC)
2018 INTERNATIONAL FIRE CODE (IFC)
2018 INTERNATIONAL MECHANICAL CODE (IMC)
2018 INTERNATIONAL PLUMBING CODE (IPC)
2018 INTERNATIONAL FUEL GAS CODE (IFGC)
2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2018 INTERNATIONAL SWIMMING POOL AND SPA CODE (ISPSA)
2018 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
2017 NATIONAL ELECTRIC CODE (NEC)
A117.1 2009 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
CITY OF MESA -AMENDED FIRE CODE

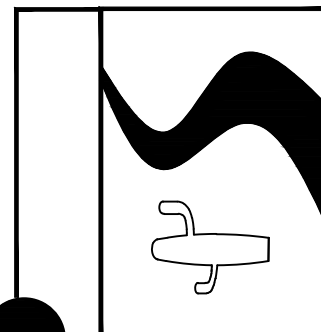
SHEET INDEX

A1 COVER SHEET
A2 EXISTING SITE PLAN
A3 PROPOSED SITE PLAN



PROJECT MANAGER:	BY
DATE	REVIEW
DESIGN BY: R.M.S.	DRAWN BY: N.S.Q
CHECKED BY: R.M.S.	DATE:

SAIF ENGINEERING L.L.C.
Engineering, Surveying & Construction Administration
8011 S Avenida del Yaqui
Guadalupe, AZ 85283, Tel 954-2161 Fax (602) 773-1833



EXPIRES 09/30/26

COVER
NEW TENANT IMPROVEMENT PLANS
TRES HERMANOS LLC'S
"SAN ANTONIO TIRE SHOP"
1609 W. UNIVERSITY DRIVE, MESA, AZ

SECTION: 30 TWNSHP: 1N RANGE: 2E
JOB NO.:
SHEET A1 OF A4

FOR THE PROPERTY OF
1609 W. UNIVERSITY DRIVE, MESA, AZ. 85201
"SAN ANTONIO TIRE SHOP"

FOR THE PROPERTY OF
1609 W. UNIVERSITY DRIVE, MESA, AZ. 85201
"SAN ANTONIO TIRE SHOP"



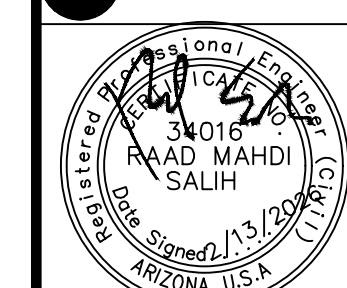
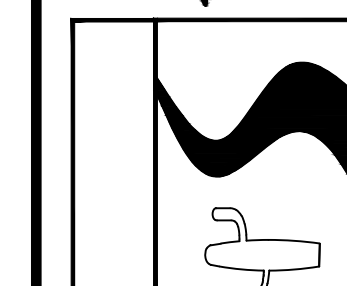
1. Existing Property Line.
2. Existing 5' High Block Property Wall.
3. Existing 14' Wide Driveway.
4. Existing 30' Wide Driveway, to be Removed.
5. Existing 35' Wide Driveway, to be Removed.
6. Existing 26' Wide Driveway, to be Removed & Replaced.
7. Existing Utility Pole, to Remain.
8. Existing Trash Enclosure, to Remain in Place as is.
9. Existing 6" Vertical Curb & Gutter.
10. Existing 5' Wide Concrete Sidewalk.
11. Existing Street Light & Pole, to Remain.
12. Existing Site's Water Meter, to Remain.
13. Existing Overhead Property Sign, to Remain in Place.
14. Existing Concrete Irrigation Box, to Remain in Place.
15. Existing Traffic Signal Pole, to Remain in Place.
16. Existing Traffic Signal Box, to Remain in Place.
17. Existing PED Traffic Signal Button, to be Relocated per COM's Direction.
18. Existing Site/Parking Light & Pole, to Remain in Place.
19. Existing Concrete Walkway, to be Removed & Replaced.
20. Existing 6" Vertical Concrete Curb, to Remain in Place.
21. Existing 6' Vertical Concrete Curb Section, to be Removed.
22. Existing 6' High Metal & Wood Gate, to be Removed.
23. Existing 6' High Wood Fence, to be Removed.
24. Existing Electrical Panel & Meter, to Remain in Place.
25. Existing Pavement Area to be Removed for New L.S. & Retention Area.
26. Existing L.S. Gravel Area to be Removed for New L.S. & Retention.
27. Existing 2' Wide Street Section Removal & Replacement Sawcut/Area, per C.O.M. StdI Dtl M-19.01.
28. Existing 6" Vertical Curb & Gutter Section, to be Removed & Replaced.
29. Existing Pavement to be Removed & Replaced.

LOT 1
APN: 135-64-001
ROMAN FAUSTO/MENDOZA MARIA
DEED: 2006-1512812, MCR

4'x25' ANCHOR EASEMENT
BOOK 89 OF MAPS, PAGE 05, MCR

DESIGN BY: R.M.S.	PROJECT MANAGER:	
DRAWN BY: N.S.Q	DATE	REVIEW
CHECKED BY: R.M.S.		
DATE:		

AIF ENGINEERING L.L.C.
Engineering, Surveying & Construction Administration
8011 S Avenida del Yaqui
Guadalupe, AZ 85283, Tel 954-2161 Fax (602) 773-1833



EXPIRES 09/30/20

EXISTING SITE PLAN

**TRES HERMANOS LLC'S
"SAN ANTONIO TIRE SHOP"**

1609 W. UNIVERSITY DRIVE, MESA, AZ

SCALE:
NOTED

SECTION: 30
TWNSHIP: 1N
RANGE: 2E

JOB NO.:

—

SHEET
A2 OF A



PROPOSED SITE PLAN

FOR THE PROPERTY OF
1609 W. UNIVERSITY DRIVE, MESA, AZ. 85201
"SAN ANTONIO TIRE SHOP"

W. UNIVERSITY DRIVE

PROJECT INFORMATION

PROJECT NAME: SAN ANTONIO TIRE SHOP
PROJECT DESCRIPTION: EXISTING TIRE REPAIR & SERVICE
PROJECT ADDRESS: 1609 W. UNIVERSITY DRIVE, MESA AZ 85201
OWNER/DEVELOPER: TRES HERMANOS LLC
OWNER CONTACT INFO: 734 E. MOBILE LANE, PHOENIX AZ 85040
CONTRACTOR: ALL RIGHT BUILDERS, INC. MR. LEE PRICE
allrightbuilders@cox.net
135-63-116
16,911 SF / 0.39 ACRE
LC (C-2) (COMMERCIAL DISTRICT)
8" BLOCK/BRICK
89-05
CASA MESA AMENDED LOT 1-58, 135-191, TR 4,015 SF
BUILDING SETBACKS: 15' FRONT (ST), 25' REAR, 25' SIDE & 15' SIDE (ST)
LANDSCAPE SETBACKS: 5' FRONT, 5' REAR AND 5' SIDES
BUILDING HEIGHT: MAXIMUM 2 STORIES AND 30FT TALL
LOT COVERAGE: 13,050/ 16,911 SF = 77% - ALLOWED=80%

PARKING REQUIREMENTS

PER CITY OF MESA
- 1.0 SPACE PER 375 SF
- 1 ADA PARKING PER 1-25 PARKING SPACES
- TOTAL REQUIRED: 11 PARKING SPACES INCLUDING 1 ADA SPACE
- TOTAL PROVIDED: 4 PARKING SPACES INCLUDING 1 ADA SPACE

LANDSCAPE REQUIREMENTS

PER, CITY OF MESA
- LANDSCAPE SETBACK(S) 5' FRONT, 5' REAR AND 5' SIDES
- LANDSCAPE PROVIDED - AREA = 3,456 SF OR 20.49%

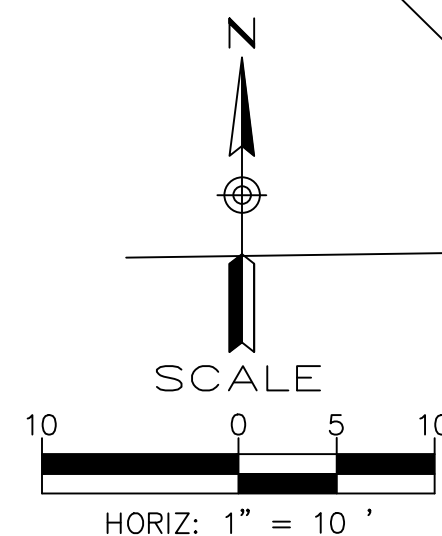
NEW "SPLIT-FACE" BLOCK SCREEN WALLS				
DETAIL #	W. HEIGHT	W. LENGTH	LOCATION(S)	
(N)	3'-4" to 3'-4"	14'-9"	Along UNIVERSITY - from 10' E/O Drwy, EAST	
(N)	3'-4" to 3'-4"	10'-0"	Along University dr - from 8.5 W/O Drwy, WEST	
(N)	3'-4" to 3'-4"	4'-0"	Along University dr - WEST TO N3	
(N)	3'-4" to 3'-4"	2'-0"	From end of N2 - SOUTH 2.00' to N4	
(N)	3'-4" to 3'-4"	20'-0"	From end of N3 - WEST 20.00' to N5	
(N)	3'-4" to 3'-4"	2'-0"	From end of N4 - SOUTH 2.00' to N6	
(N)	3'-4" to 3'-4"	20'-0"	From end of N5 - WEST 20.00' to N7	
(N)	3'-4" to 3'-4"	2'-0"	From end of N6 - SOUTH 2.00' to N8	
(N)	3'-4" to 3'-4"	4'-9"	From end of N4 - WEST 4.80' to the end	
(E)	3'-4" to 3'-4"	7'-1"	6'-0" SW/o& parallel to Curb-L21 - SOUTHEAST 7.08' to N	
(E)	3'-4" to 3'-4"	7'-0"	From end of SE1 - SOUTH 7.00' to SE3	
(E)	3'-4" to 3'-4"	11'-9"	From end of SE2 - SOUTHEAST 11.75' to End	
(E)	3'-4" to 3'-4"	9'-7"	6'-0" W/o& Parallel to Curb- L18 - SOUTH 9.75' to S2	
(E)	3'-4" to 3'-4"	2'-0"	From end of S1 - EAST 2.00' to S3	
(E)	3'-4" to 3'-4"	20'-11"	From end of S2 - SOUTH 20.92' to S4	
(E)	3'-4" to 3'-4"	2'-0"	From end of S3 - WEST 2.00' to S5	
(E)	3'-4" to 3'-4"	9'-0"	From end of S4 - SOUTH 9.00' to End.	

KEY NOTES

- Existing Property Line.
- Existing 5' High Block Property Wall to be raised to 6'.
- Existing 14' Wide Driveway.
- Existing 30' Wide Driveway, to be Removed.
- Existing 35' Wide Driveway, to be Removed.
- Existing 26' Wide Driveway, to be Removed & Replaced.
- Existing Utility Pole, to Remain in Place.
- Existing Trash Enclosure, to Remain in Place as is.
- Existing Concrete Vertical Curb & Gutter.
- Existing 5' Wide Concrete Sidewalk.
- Existing Street Light & Pole, to Remain in Place.
- Existing Site's Water Meter, to Remain in Place.
- Existing Overhead Property Sign, to Remain in Place.
- Existing Concrete Irrigation Box, to Remain in Place.
- Existing Traffic Signal Pole, to Remain in Place.
- Existing Traffic Signal Box, to Remain in Place.
- Existing PED Traffic Signal Button, to be Relocated per COM's Direction.
- Existing Site/Parking Light & Pole, to Remain in Place.
- Existing Concrete Walkway, to be Removed & Replaced.
- Existing 6" Vertical Concrete Curb, to Remain in Place.
- Existing 6" Vertical Concrete Curb Section, to be Removed..
- Existing Electrical Panel & Meter, to Remain in Place.
- Existing 2' Wide Street Section Removal & Replacement Sawcut/Area, per C.O.M. Std Dtl M-19.01.
- New 6" Vertical Curb & Gutter Section, per M.A.G. Std. Dtl. 220-1, Type "A".
- New 6" Concrete Single Curb, per M.A.G. Std. Dtl. 222, Type "A".
- New 2' Wide Curb Opening, per Curb Opening Detail on Sht-CX.
- New 3' Wide Rip-Rap Spillway, per Spillwat Detail on Sht-CX.
- New 5' Wide Sidewalk Section, per M.A.G. Std. Dtl. 230.
- New 5' Wide Walkway Section, per M.A.G. Std. Dtl. 230.
- New 25'-0" Wide Driveway Entrance/Exit, per C.O.M. Std. Dtl. M-40.01.
- New 6" Dia. Steel Guard Bollard, per M.A.G. Std. Dtl. 140, Type 2-Removable.
- New Accessible Parking Stripping, per Accessible Parking Detail on Sht-C6
- New 6" Dia. PVC Drainage Equalizer Pipe.
- New Retention Basin.
- New Asphalt Pavement Driveway, @ 3" Thick/8" A.B.C.
- New 8" Thick Concrete Section.
- New EXIT Driveway Sight Visibility Triangle.
- New Pavement Section, to match Existing & Proposed Grades.
- NEW 40" HIGH CMU BREEZE BLOCK SCREEN WALL., see Screen Wall Schedule.
- Install New ADA Ramp Per MAD STD DET 238-1
- New Bike Rack.
- Existing wall reduced to 3.5 ft within 15 ft of street property line to comply with MZO Section 11-30-9(F)(2)(d).
- EXISTING CANOPY
- INTERNAL PEDESTRIAN CROSSWALKS TO BE RAISED A MINIMUM OF 3 INCHES ABOVE THE VEHICULAR PAVEMENT AND TO BE CONSTRUCTED OF PAVERS, COLORED CONCRETE, OR STAMPED CONCRETE PER CITY REQUIREMENTS (TYP.).
- ALLEY TO BE SURFACED WITH A MINIMUM OF 4" AGGREGATE BASE COURSE (A.B.C.) PER MAG STANDARD DETAIL 202.
- 40" HIGH METAL SCREEN WALL

LINE TABLE - CONCRETE PAVEMENT		
LINE	DISTANCE	REMARKS
L0	7'-0"	PARALLEL TO P.L.
L1	11'-7"	90° TO P.L.
L2	20'-2"	60° TO P.L.
L3	22'-0"	PARALLEL TO P.L.
L4	21'-0"	60° TO P.L.
L5	6'-0"	PARALLEL TO P.L.
L6	18'-10"	60° TO P.L.
L7	11'-3"	PARALLEL TO P.L.
L8	47'-8"	PARALLEL TO P.L.
L9	54'-3"	PARALLEL TO WALL
L10	24'-3"	19° TO WALL
L11	12'-3"	PARALLEL TO WALL
L12	11'-9"	PERPEND. TO BLDG
L13	14'-6"	BACK OF BLDG
L14	23'-8"	19° TO BLDG
L15	54'-5"	PARALLEL TO BLDG
L16	46'-0"	PARALLEL TO BLDG
L17	39'-2"	PARALLEL TO BLDG
L18	38'-6"	PARALLEL TO P.L.
L19	16'-0"	90° TO P.L.
L20	18'-0"	45° TO P.L.
L21	4'-6"	45° TO P.L.
L22	14'-0"	45° TO P.L.
L23	NOT USED	NOT USED
L24	NOT USED	NOT USED
L25	NOT USED	NOT USED
L26	NOT USED	NOT USED
L27	37'-10"	PARALLEL TO P.L.
L28	13'-7"	90° TO P.L.
TOTAL 588 L.F.		

CURVE TABLE - CONCRETE PAVEMENT		
CURVE	RADIUS	ARC LENGTH
C1	5'-0"	5'-2"
C2	16'-9"	26'-9"
C3	3'-0"	4'-8"
C4	5'-0"	5'-2"
C5	5'-0"	3'-7"
C6	-	-



1609 - PROPOSED SITE PLAN
SCALE: 1" = 10'-0"



PROJECT MANAGER: _____
DESIGN BY: R.M.S. _____
DRAWN BY: N.S.Q. _____
CHECKED BY: R.M.S. _____
DATE: _____
DATE: _____

PAVING & DRAINAGE PLANS
TRES HERMANOS LLC'S
"SAN ANTONIO TIRE SHOP"
1609 W. UNIVERSITY DRIVE, MESA, AZ

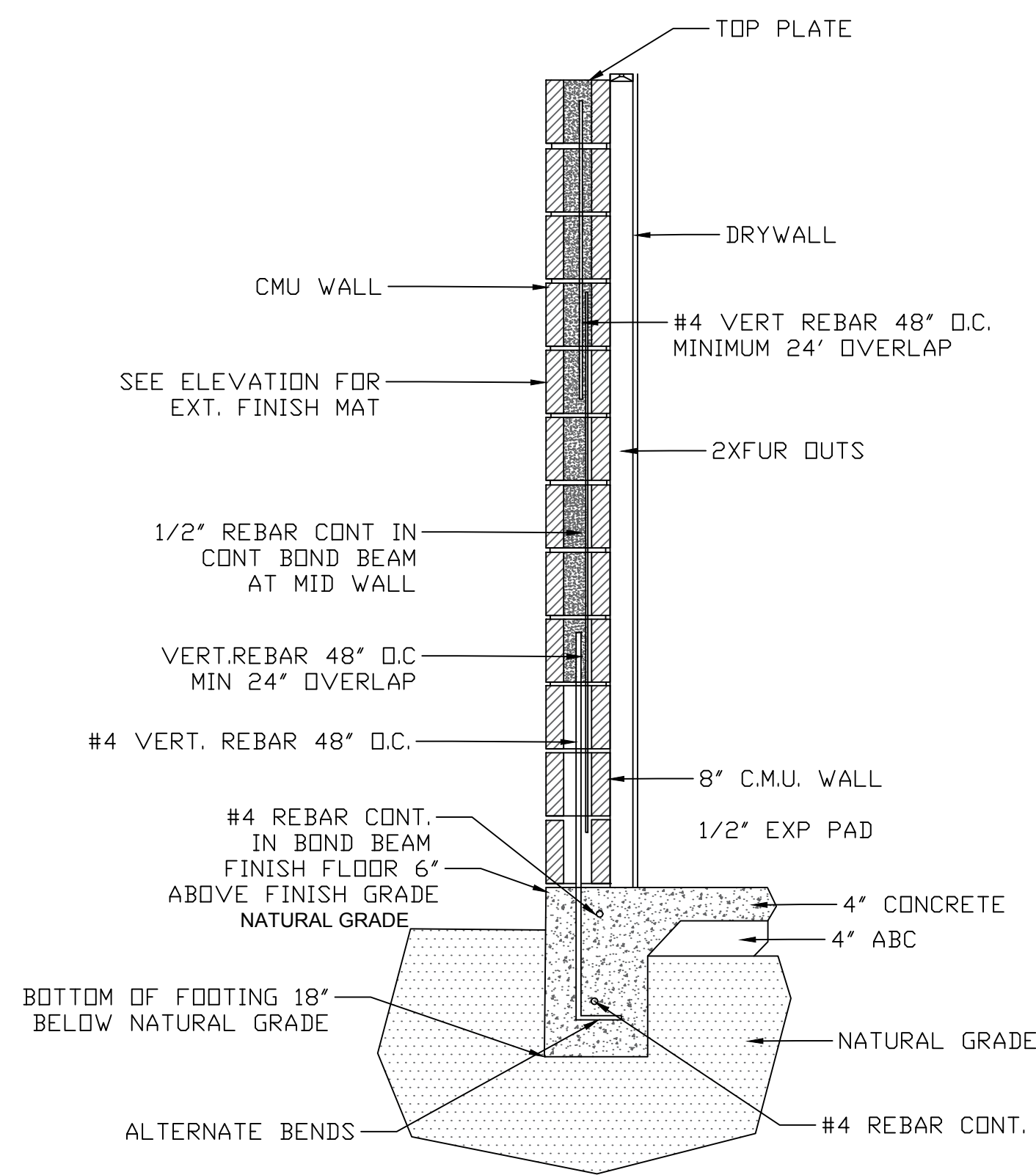
SCALE: NOTED
SECTION: 30
TWNHP: 1N
RANGE: 2E
JOB NO.: _____
SHEET OF A4

AI ENGINEERING L.L.C.
Engineering, Surveying & Construction Administration
8011 S Avenida del Yacui
Guadalupe, AZ 85283, Tel 954-2161 Fax (602) 773-1833

EXPIRES 09/30/26

WALL DETAILS

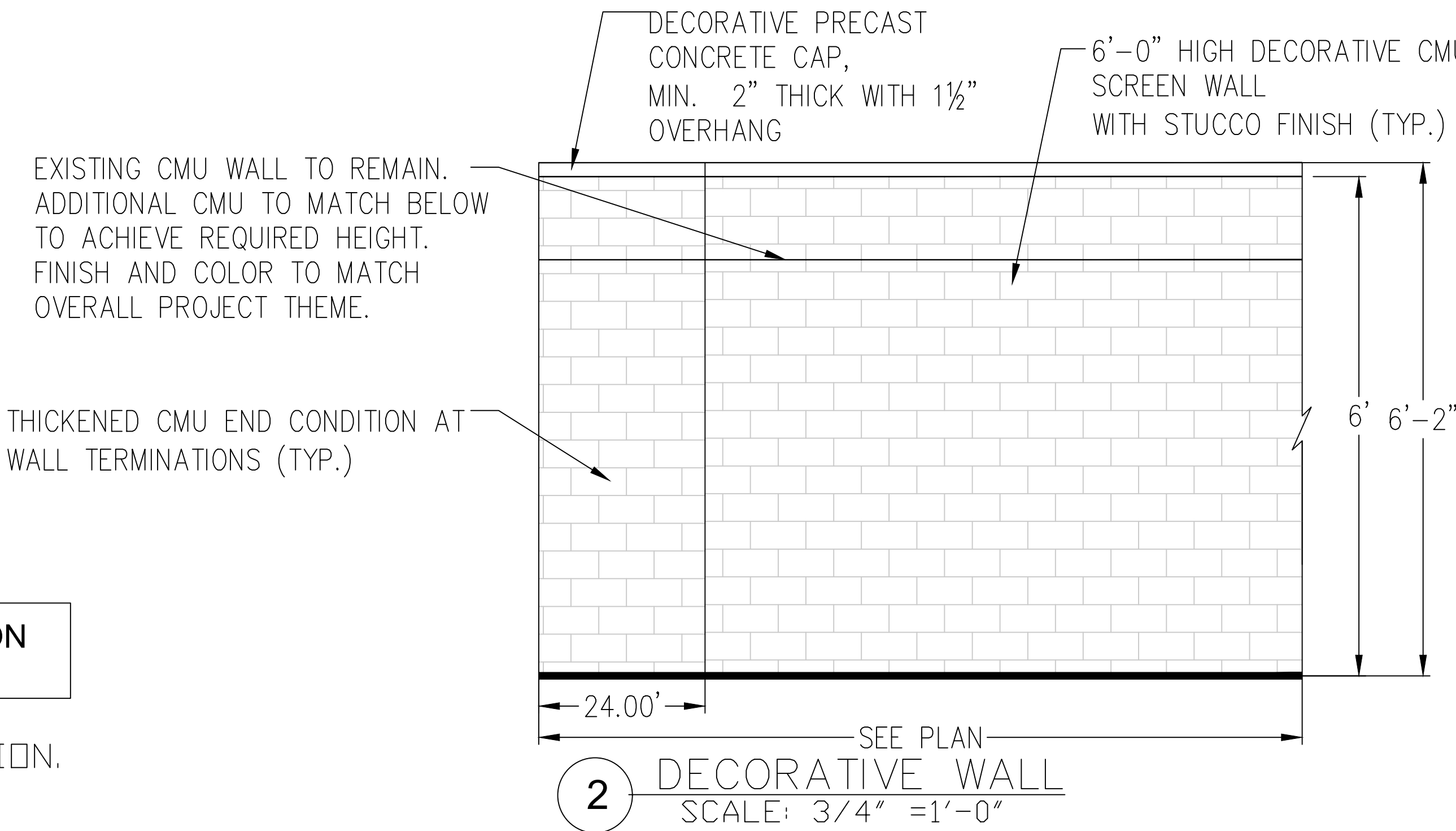
FOR THE PROPERTY OF
1609 W. UNIVERSITY DRIVE, MESA, AZ. 85201
"SAN ANTONIO TIRE SHOP"



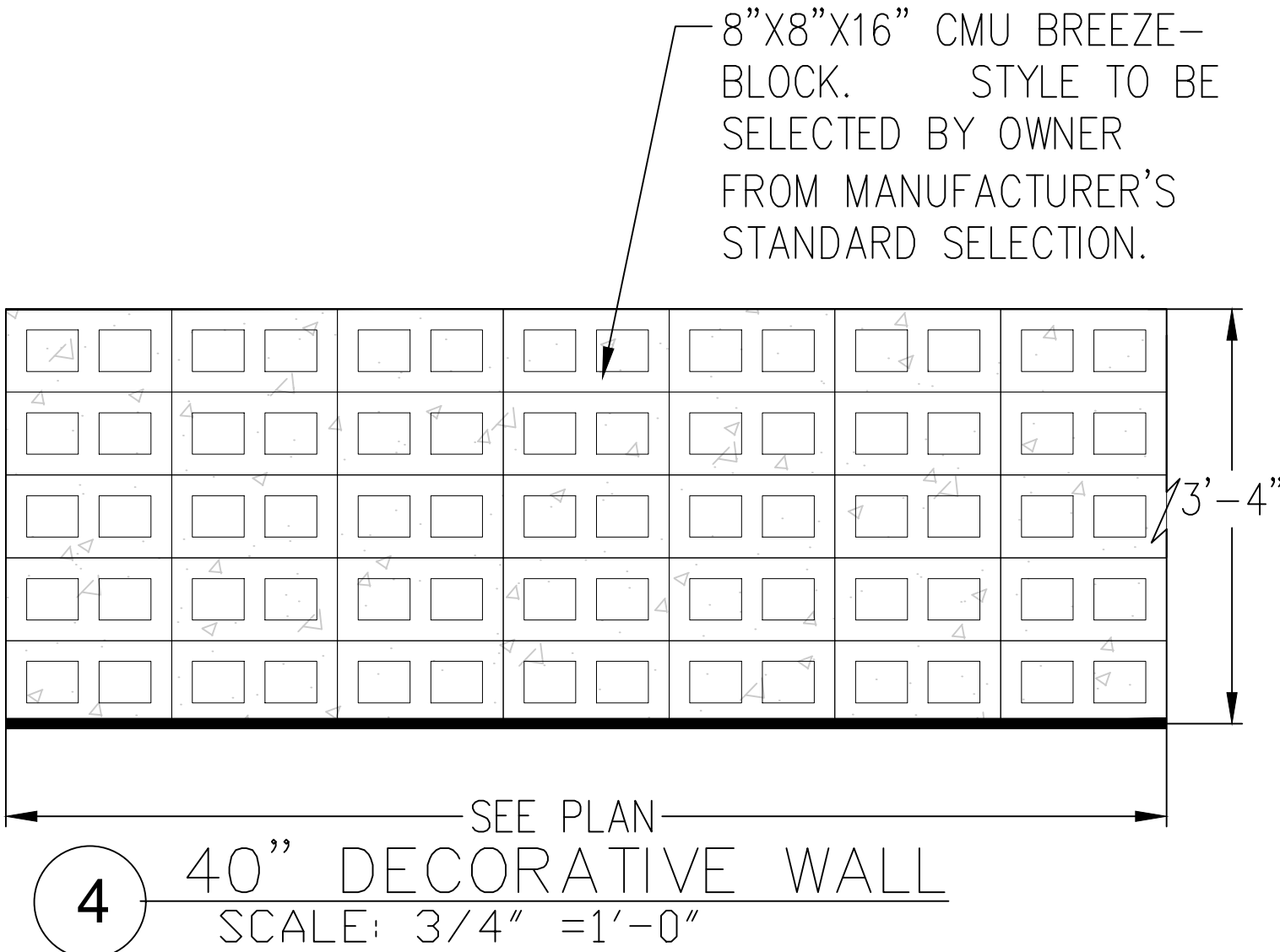
1 EXISTING EXTERIOR CMU WALL SECTION
SCALE: 3/4"=1'-0"

NOTE: EXISTING CMU WALL CONSTRUCTION.
DETAIL SHOWN DIAGRAMMATICALLY FOR
CODE COMPLIANCE AND SOUND
ATTENUATION VERIFICATION (MIN. 25 dB).
NO NEW WALL CONSTRUCTION PROPOSED.

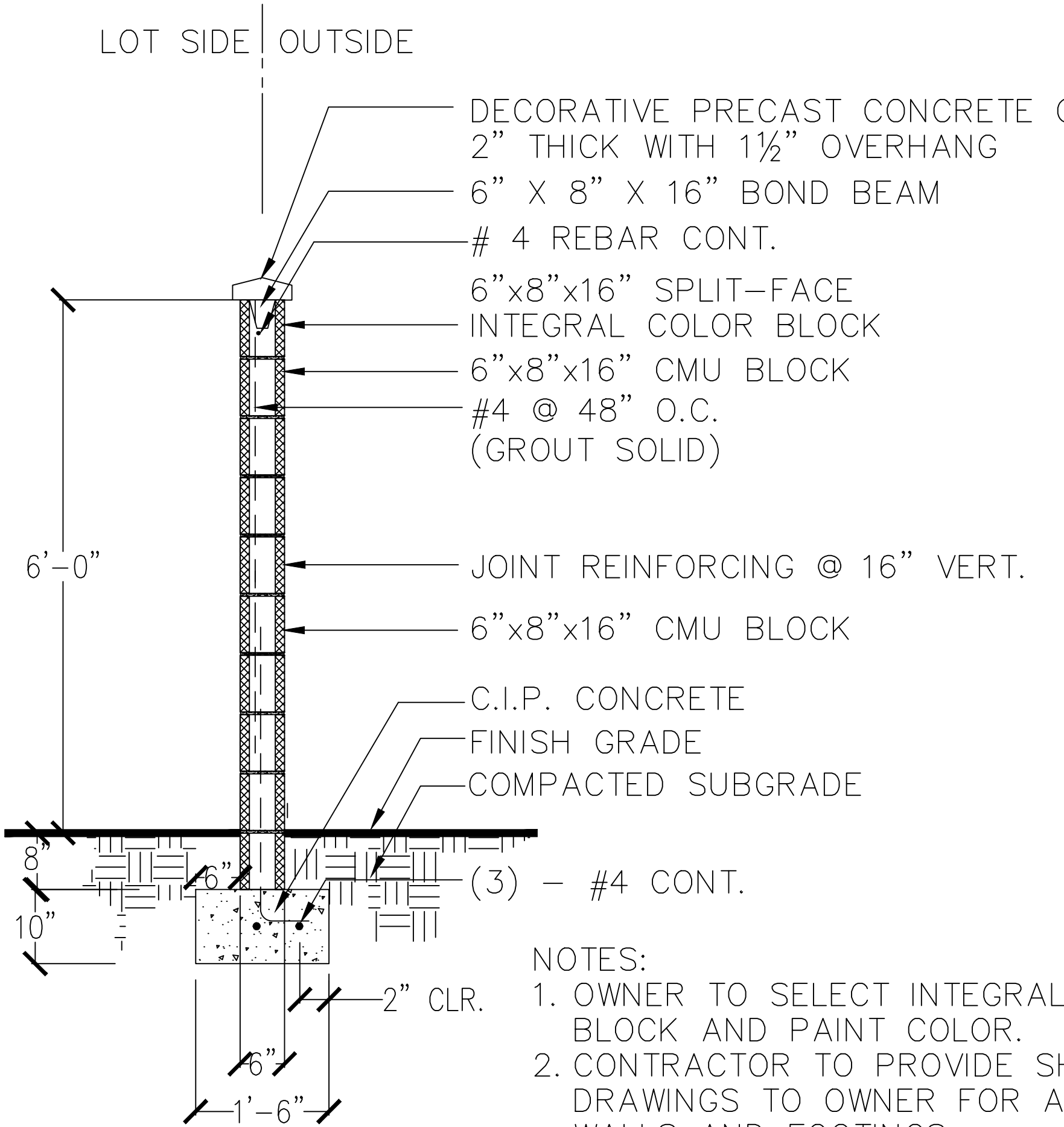
- EXISTING CMU WALL ALONG INTERIOR LOT LINES TO BE
RAISED TO 6 FT WHERE FEASIBLE.
- MAXIMUM HEIGHT OF 3.5 FT APPLIES WITHIN FIRST 15 FT OF
STREET-FACING SIDE YARDS PER MZO SECTIONS 11-30-4(B)
AND 11-30-9(I).



2 DECORATIVE WALL
SCALE: 3/4" =1'-0"



4 40" DECORATIVE WALL
SCALE: 3/4" =1'-0"

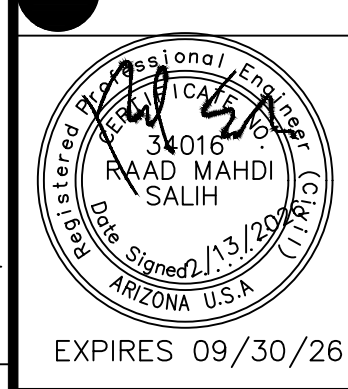
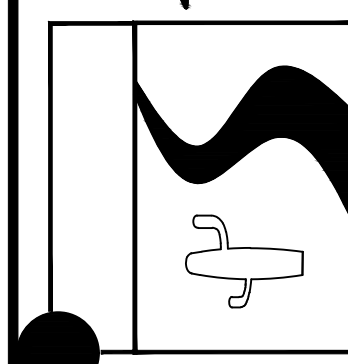


3 DECORATIVE WALL SECTION
SCALE: 3/4" =1'-0"

- NOTES:
- OWNER TO SELECT INTEGRAL
BLOCK AND PAINT COLOR.
 - CONTRACTOR TO PROVIDE SH
DRAWINGS TO OWNER FOR A
WALLS AND FOOTINGS.
 - STEP FOOTING WHERE
APPROPRIATE.

PROJECT MANAGER:	DESIGN BY: R.M.S.	DRAWN BY: N.S.Q	CHECKED BY: R.M.S.	DATE:
BY	DATE	REVIEW		

SAIF ENGINEERING L.L.C.
Engineering, Surveying & Construction Administration
8011 S Avenida del Yacui
Gandalaria, AZ 85283, Tel 954-2161 Fax (602) 773-1833



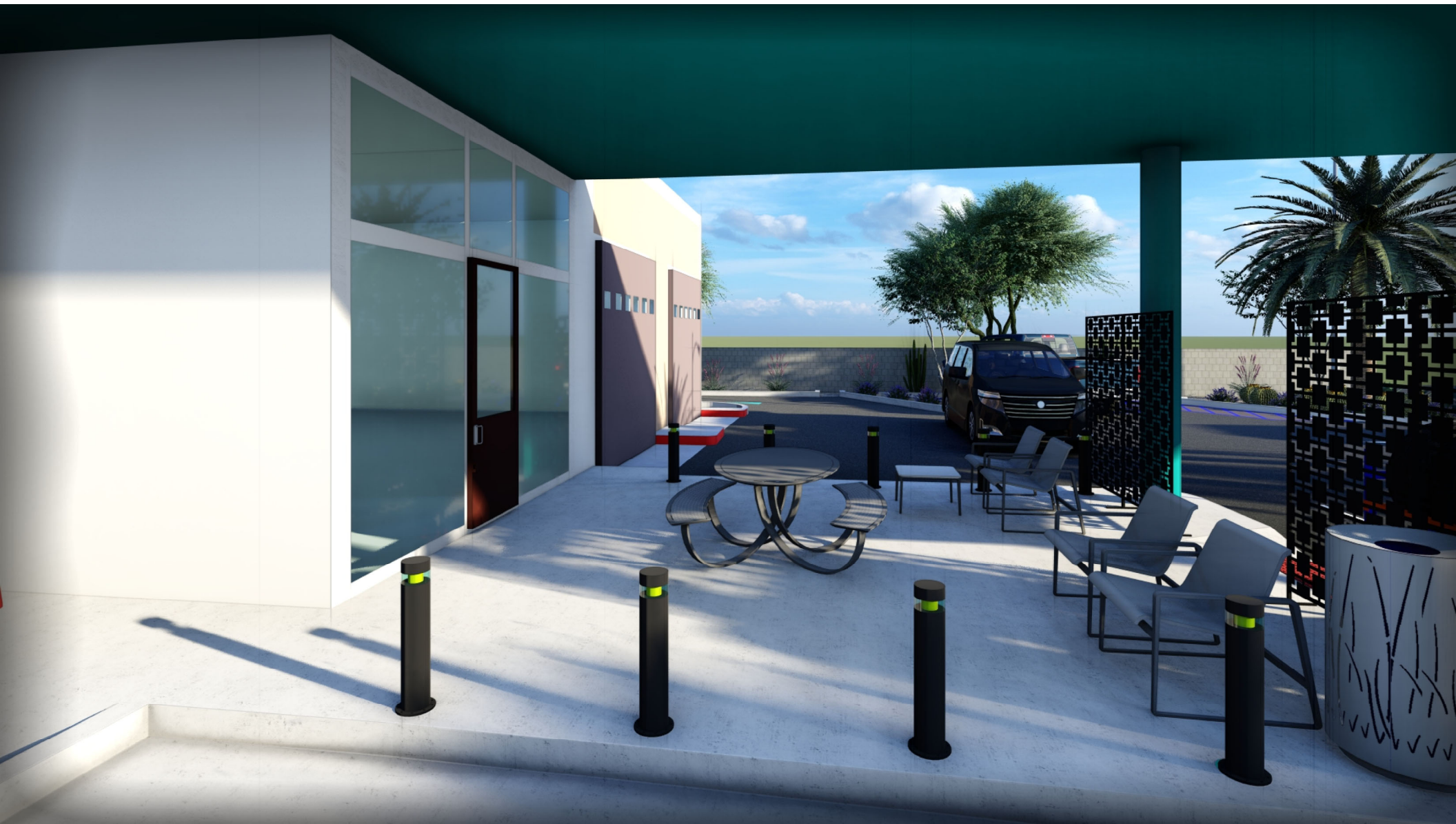
WALL DETAILS
TRES HERMANOS LLC'S
"SAN ANTONIO TIRE SHOP"
1609 W. UNIVERSITY DRIVE, MESA, AZ

SCALE: NOTED
SECTION: 30 TWNHP: 1N RANGE: 2E
JOB NO.: —
SHEET A4 OF A4



TAB F







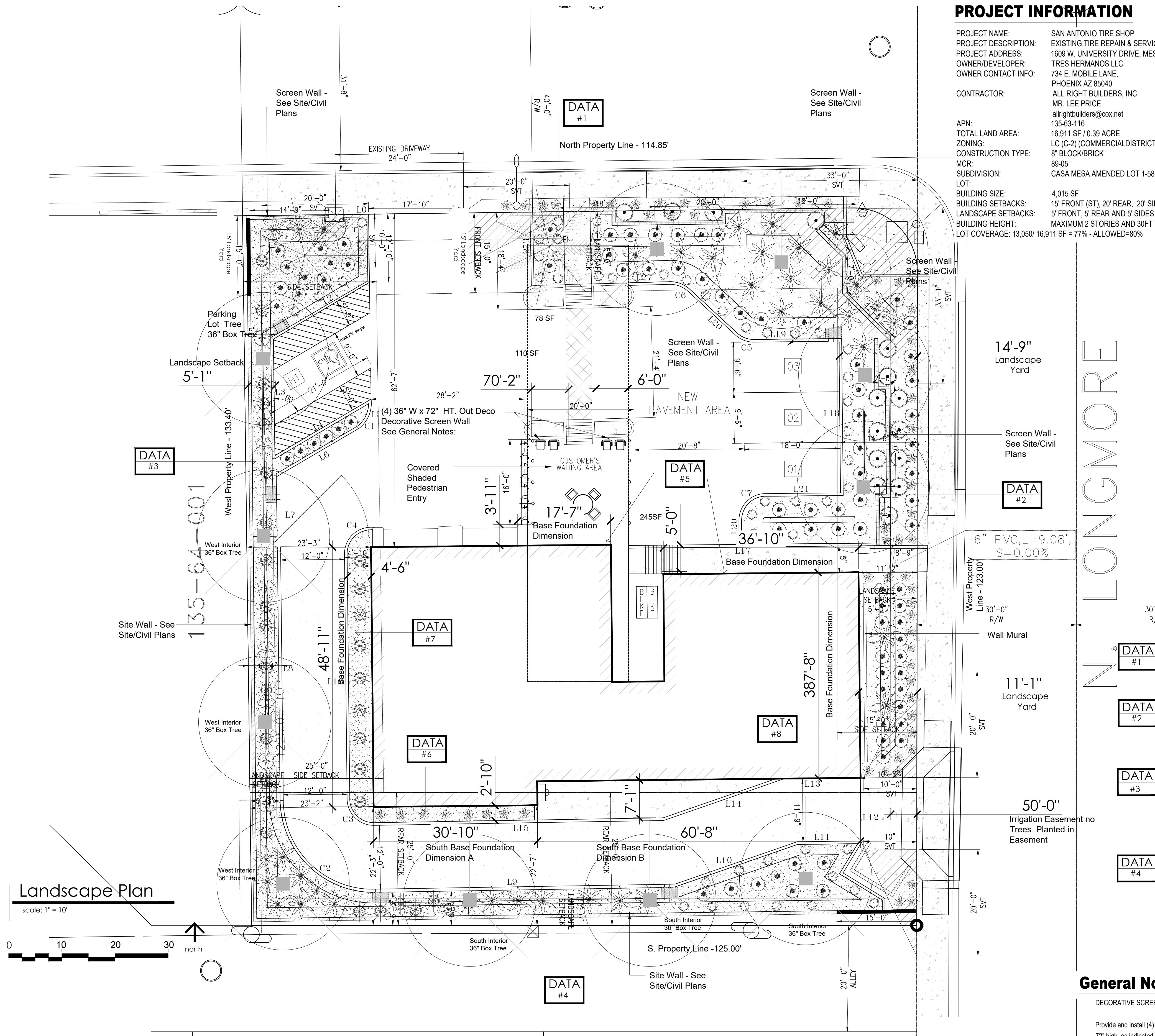








TAB G



PROJECT INFORMATION

PROJECT NAME: SAN ANTONIO TIRE SHOP
PROJECT DESCRIPTION: EXISTING TIRE REPAIR & SERVICE
PROJECT ADDRESS: 1609 W. UNIVERSITY DRIVE, MESA AZ 85201
OWNER/DEVELOPER: TRES HERMANOS LLC
OWNER CONTACT INFO: 734 E. MOBILE LANE, PHOENIX AZ 85040
CONTRACTOR: ALLRIGHTBUILDERS, INC. MR. LEE PRICE allrightbuilders@cox.net 135-63-116
APN: 16911 SF / 0.39 ACRE
TOTAL LAND AREA: LC (C-2) (COMMERCIAL/DISTRICT)
ZONING: 8" BLOCK/BRICK
CONSTRUCTION TYPE: 89-05
MCR: CASA MESA AMENDED LOT 1-58, 135-191, TR A
SUBDIVISION: LOT:
BUILDING SIZE: 4,015 SF
BUILDING SETBACKS: 15' FRONT (ST), 20' REAR, 20' SIDE & 15' SIDE (ST)
LANDSCAPE SETBACKS: 5' FRONT, 5' REAR AND 5' SIDES
BUILDING HEIGHT: MAXIMUM 2 STORIES AND 30FT TALL
LOT COVERAGE: 13,050/ 16,911 SF = 77% - ALLOWED=80%

PARKING REQUIREMENTS

- PARKING REQUIREMENTS
- PER, CITY OF MESA
- 1.0 SPACE PER 375 SF
- 1 ADA PARKING PER 1-25 PARKING SPACES
- TOTAL REQUIRED: 11 PARKING SPACES INCLUDING 1 ADA SPACE
- TOTAL PROVIDED: 4 PARKING SPACES INCLUDING 1 ADA SPACE

LANDSCAPE LEGEND

Trees	Plant Name	Size	Qty	Max Tree Canopy Size	Type of Plant Material	Credit in SF	Total Credit in SF
	Parkinsonia hybrid	36" Box	11	25'	Shade Tree	50	550
	Desert Museum Palo Verde						
	Phoenix canariensis	36" Box	2	25' HT	Non Deciduous Tree	200	200
	Canary Island Palm						
Shrubs/Cactus	Plant Name	Size	Qty				
	Agave vilmoriniana	5 gal.	21		Large Shrub	50	1,050
	Octopus Agave						
	Stenocereus thurberi	3'-4'	7		Medium Shrub	25	175
	Organ Pipe						
	Agave parryi	5 gal.	27		Small Shrub	10	270
	Parry's Agave						
	Hesperaloe parviflora	5 gal.	31		Small Shrub	10	310
	Red Hesperaloe						
	Fouquieria splendens	5'-6'	2		Columnar Evergreen	10	20
	Ocotillo						
	Kroenleinia grusonii	5 gal.	78		Small Accent	5	390
	Golden Barrel Cactus						
	Delosperma cooperi	1 gal.	59		Herbaceous perennial ground cover	5	295
	Ice Plant						
	Tradescantia pallida	1 gal.	54		Perennial ground cover	5	270
	Purple Heart						
Inerts	Description	Qty					
	Decomposed Granite	3,420 SF.					
	Screened Desert Brown 3/4"						
	Rip Rap	30 SF.					
	Per Civil						
				Max Tree Canopy Size SF Total	225 SF	Total Credit in SF	3,530
				6.5% of the site landscape			

LANDSCAPE CALCULATIONS

W. University Street Landscape 114.85 LF
Required Trees 1 Tree Per 25 LF ($114.85/25 = 4.6$) (2) 36" Box & (3) 24" Box Trees Required
Provided Trees (4) 36" Box= (8) 24" Box Trees
Required Shrubs 6 Shrubs Per 25LF ($114.85/25 = 4.6 \times 6 = 27.6$) 28 Shrubs Required
Provided Shrubs (58) 5 gal

N. Longmoore Street Landscape 123.00 LF
Required Trees 1 Tree Per 25 LF ($123/25 = 4.9$) (2) 36" Box & (3) 24" Box Trees Required
Provided Trees (2) 36" Box = (4) 24" Box Trees & (2) Ocotillo = (1) 24" Box Tree
Required Shrubs 6 Shrubs Per 25 LF ($123/25 = 4.9 \times 6 = 29.4$) 30 Shrubs Required
Provided Shrubs (80) 5 gal

W. Property Line Interior Landscape 133.40 LF
Required Trees - Four (4) non-deciduous trees Per 100 LF
($133/100 = 1.33 \times 4 = 5.32$) (6) 24" Box Trees Required
Provided Trees (3) 36" Box Trees Provided = (6) 24" Box Trees
Required Shrubs - 20 Shrubs Per 100 LF ($133/100 = 1.33 \times 20 = 26.68$) 27 Shrubs Required
Provided Shrubs (27) 5 gal

S. Property Line Interior Landscape 125 LF
Required Trees - Four (4) non-deciduous trees Per 100 LF
($125/100 = 1.25 \times 4 = 4.96$) (5) 24" Box Trees Required
Provided Trees (3) 36" Box Trees Provided = (6) 24" Box Trees
Required Shrubs - 20 Shrub Per 100 LF ($125/100 = 1.25 \times 20 = 25$) (25) Shrubs Required
Provided Shrubs (31) 5 gal

Foundation Base Landscape Area on the North Side of the Building Exterior
Walls Visible From Public Parking or Right-of-Way with Public Entrances
54'-2" Base Foundation LF x 15' Minimum = 782.5'33% = 253.23 SF Required
0 SF Landscape Area Provided - 340 SF of Concrete Sidewalk Provided

Tree Requirements - minimum 1 tree per 50 linear feet
Provided (1) 36" BOX Tree Provided 30' from Building

Public Entrance has been shaded with a Canopy. A foundation base is not required along exterior walls of overhead doors.

Landscape Area on the West Side of the Building No Public Access - Not Visible From Public Parking or Right-of-Way without Public Entrances
91'-4" Base Foundation LF x 5' Minimum = 457.5'100% = 45.75 SF Required
89.93 SF Plant Area Provided. 243 SF of Concrete Sidewalk Provided

Foundation Base Landscape Area on the South Side of the Building - Not Visible From Public Parking or Right-of-Way without Public Entrances
48'-10" Base Foundation LF x 5' Minimum = 244.14'100% = 24.42 SF Required
215.68 SF Plant Area Provided.

Foundation Base Landscape Area on the East Side of the Building - Exterior Wall Visible From Public Parking or Right-of-Way without Public Entrances
38'-8" Base Foundation LF x 5' Minimum = 133.58'25% = 48.33 SF Required
502.27 SF Plant Area Provided.

Parking Lot Trees

(4) Total spaces provided (1 ADA Space) - No Parking Island

Parking Lot Trees Required Trees 1 shade tree and 6 shrubs shall be provided for every 8 parking spaces $4/8 = (0.5)$ (1) 24" Box Tree Required.
Provided Trees (1) 36" Box Tree = (2) 24" Box Tree
Required 6 shrubs shall be provided for every 8 parking spaces ($7/8 = 0.875 \times 6$) 5.25 Shrubs Required. Provided Shrubs (6) 5 Gal

General Notes:

DECORATIVE SCREEN WALL - CONSTRUCTION NOTE

Provide and install (4) decorative screen wall panels, each measuring 36" wide x 72" high, as indicated on the plans.

Decorative screen panels shall be Outdeco Screen (or approved equal) and shall be surface-mounted to existing concrete. Panels shall be attached using manufacturer-recommended mounting brackets and corrosion-resistant mechanical anchors suitable for concrete installation. Anchors shall be sized and spaced per structural requirements and manufacturer guidelines to ensure stability and wind-load compliance.

Concrete surface shall be verified to be sound and capable of supporting the installation. Contractor shall field-verify dimensions and conditions prior to fabrication.

Contractor shall supply shop drawings for review and approval prior to fabrication. Shop drawings shall include panel layout, surface-mount attachment details, anchor specifications, base plate details (if applicable), and finish information.



DATA #5

DATA #6

DATA #7

DATA #8

DATA #1

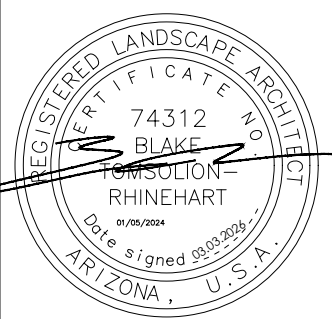
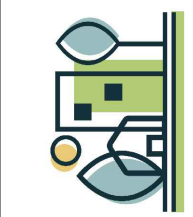
DATA #2

DATA #3

DATA #4

PROJECT MANAGER:	BY	REVIEW
DATE		

Landscape Architect
Mac Design Studio
1525 South Higley Road Suite # 104
Gilbert, Arizona 85296
Contact: Steven McLeod, Principal
steven@macdesignstudio.net
602.345.0525



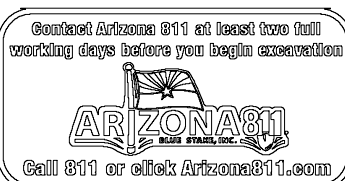
EXPIRES 09/30/27

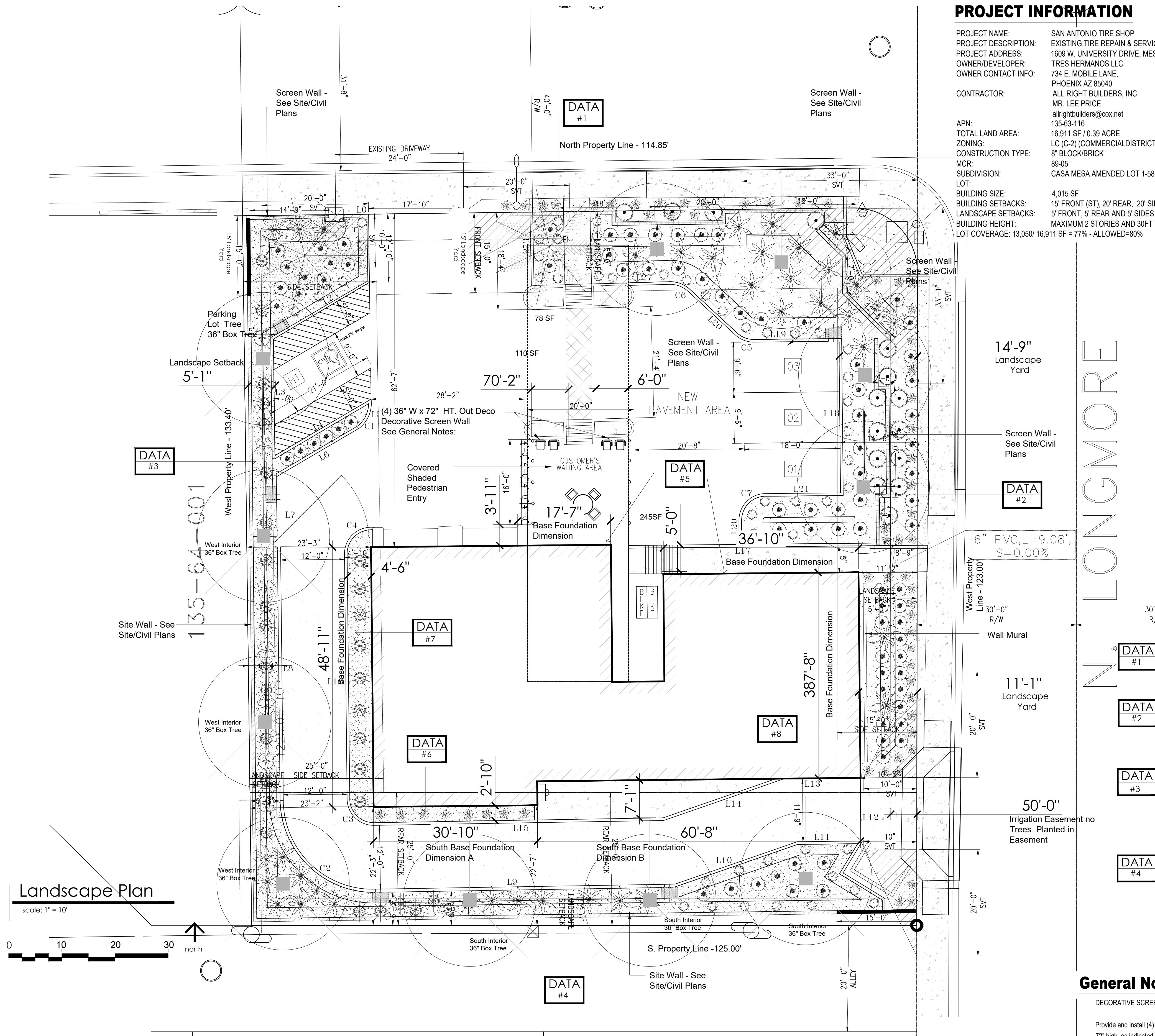
NEW TENANT IMPROVEMENT PLAN
TRES HERMANOS LLC'S
"SAN ANTONIO TIRE SHOP"
1609 W. UNIVERSITY DRIVE, MESA, AZ

SECTION: 30
TWSHP: 1N
RANGE: 2E

JOB NO.:
Landscape Plan
Zoning

SHEET
OF





PROJECT INFORMATION

PROJECT NAME: SAN ANTONIO TIRE SHOP
PROJECT DESCRIPTION: EXISTING TIRE REPAIR & SERVICE
PROJECT ADDRESS: 1609 W. UNIVERSITY DRIVE, MESA AZ 85201
OWNER/DEVELOPER: TRES HERMANOS LLC
OWNER CONTACT INFO: 734 E. MOBILE LANE, PHOENIX AZ 85040
CONTRACTOR: ALLRIGHTBUILDERS, INC. MR. LEE PRICE allrightbuilders@cox.net 135-63-116
APN: 16911 SF / 0.39 ACRE
TOTAL LAND AREA: LC (C-2) (COMMERCIAL/DISTRICT)
ZONING: 8" BLOCK/BRICK
CONSTRUCTION TYPE: 89-05
MCR: CASA MESA AMENDED LOT 1-58, 135-191, TR A
SUBDIVISION: LOT:
BUILDING SIZE: 4,015 SF
BUILDING SETBACKS: 15' FRONT (ST), 20' REAR, 20' SIDE & 15' SIDE (ST)
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DATA #2

DATA #3

DATA #4

PROJECT MANAGER:	BY	REVIEW
DATE		

Landscape Architect
Mac Design Studio
1525 South Higley Road Suite # 104
Gilbert, Arizona 85296
Contact: Steven McLeod, Principal
steven@macdesignstudio.net
602.345.0525



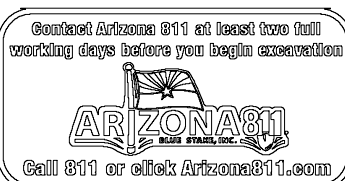
EXPIRES 09/30/27

NEW TENANT IMPROVEMENT PLAN
TRES HERMANOS LLC'S
"SAN ANTONIO TIRE SHOP"
1609 W. UNIVERSITY DRIVE, MESA, AZ

SECTION: 30
TWSHP: 1N
RANGE: 2E

JOB NO.:
Landscape Plan
Zoning

SHEET
OF



MATERIAL/ COLOR LEGEND

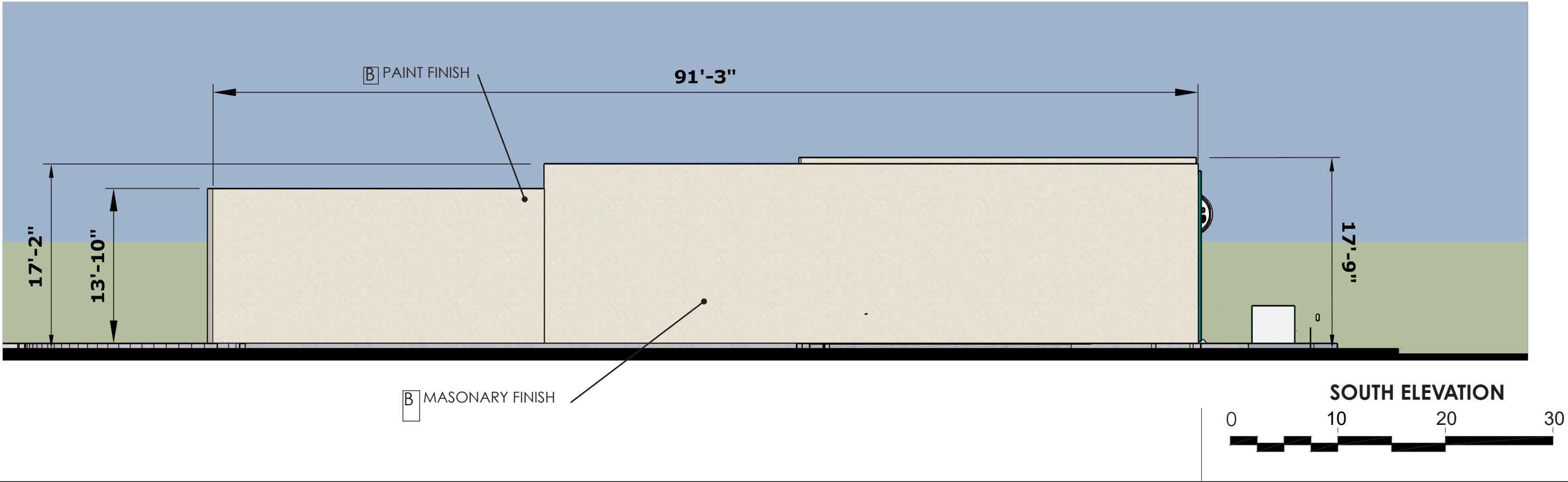
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FINISH: STUCCO
PAINT COLOR: KILIM BEIGE (SW 6106)
- B

FINISH: STUCCO/MASONRY PAINT
PAINT COLOR: DOVER WHITE (SW 638S)
- C

FINISH: PAINT
PAINT COLOR: CLOAK GRAY SW 6278
- D

FINISH: EXISTING CANOPY
PAINT COLOR: BLUE BAUBLE (SW 6942)



CONCEPTUAL BUILDING ELEVATION

NEW TENANT IMPROVEMENT PLAN TRES HERMANOS LLC'S "SAN ANTONIO TIRE SHOP"

MATERIAL/ COLOR LEGEND

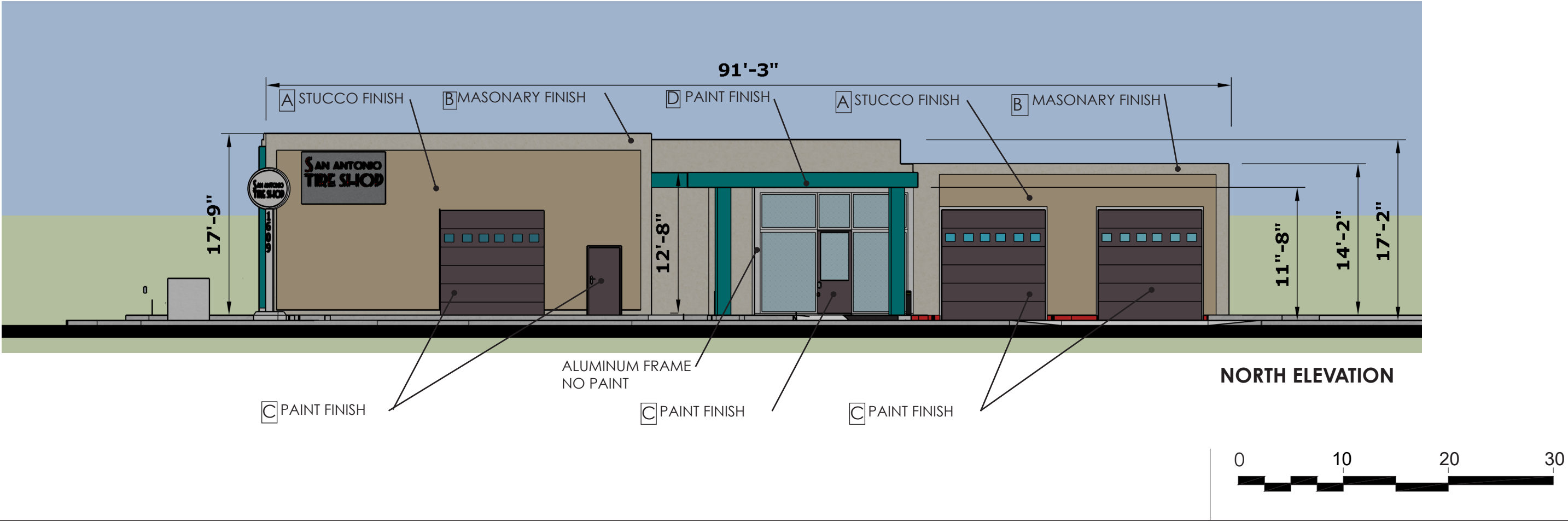
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FINISH: PAINT
PAINT COLOR: CLOAK GRAY SW 6278
- D

FINISH: EXISTING CANOPY
PAINT COLOR: BLUE BAUBLE (SW 6942)



CONCEPTUAL BUILDING ELEVATION

NEW TENANT IMPROVEMENT PLAN TRES HERMANOS LLC’S “SAN ANTONIO TIRE SHOP”

MATERIAL/ COLOR LEGEND

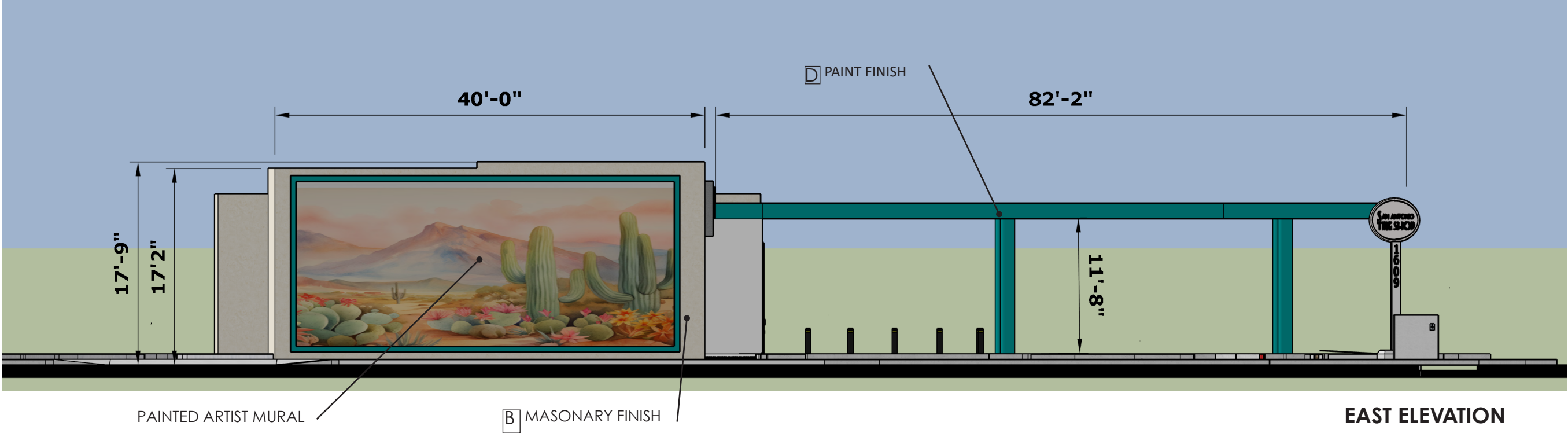
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FINISH: PAINT
PAINT COLOR: CLOAK GRAY SW 6278
- D

FINISH: EXISTING CANOPY
PAINT COLOR: BLUE BAUBLE (SW 6942)



CONCEPTUAL BUILDING ELEVATION

NEW TENANT IMPROVEMENT PLAN TRES HERMANOS LLC'S "SAN ANTONIO TIRE SHOP"

MATERIAL/ COLOR LEGEND

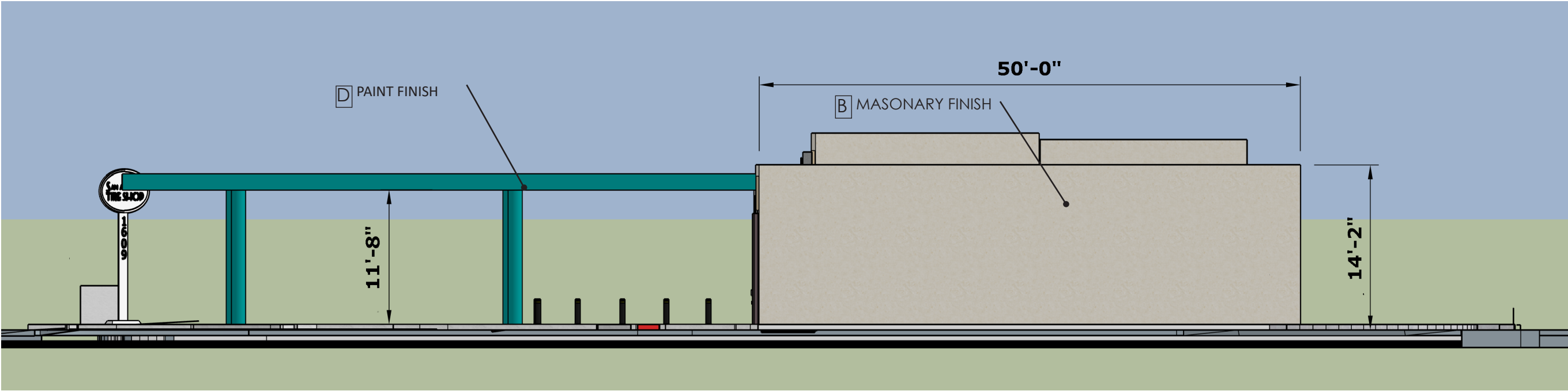
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- C

FINISH: PAINT
PAINT COLOR: CLOAK GRAY SW 6278
- D

FINISH: EXISTING CANOPY
PAINT COLOR: BLUE BAUBLE (SW 6942)



WEST ELEVATION



CONCEPTUAL BUILDING ELEVATION

NEW TENANT IMPROVEMENT PLAN TRES HERMANOS LLC’S “SAN ANTONIO TIRE SHOP”

1609 W. UNIVERSITY DRIVE, MESA, AZ

San Antonio Tire Shop

SWC University Drive and Longmore

ZON25-00110

Good Neighbor Policy

Purpose:

The purpose of this Policy is to establish the Good Neighbor guidelines for the San Antonio Tire Shop proposed at the southwest corner of University Drive and Longmore.

Operations:

The San Antonio Tire Shop provides tire services for a variety of vehicles, including tire sales, installations, rotations, and repairs. It is anticipated that during business operations there will be anywhere from 2-4 employees on site at any given time. The site will be maintained per the City of Mesa code at all times.

Typical business hours are 8:00 am – 8:00 pm. Outside of typical business hours, San Antonio Tire Shop may perform customer service work within the enclosed building and may receive customers on a limited basis for emergency service. On-site management will be present during all hours of operation.

San Antonio Tire Shop also provides mobile tire repair services, which significantly reduces the need for vehicles to be transported to the site. The addition of this mobile service component minimizes tow truck traffic and limits the need for on-site vehicle staging.

Noise Control:

All noise generating operations, including tire installations and repairs, will be conducted within the fully enclosed building to mitigate potential impacts to adjacent properties. The building construction meets or exceeds the minimum 25 dB sound attenuation requirement per Section 11-30-9(F)(4) of the Mesa Zoning Ordinance. Additionally, on-site operational tools have been upgraded to electric-powered equipment, which results in significantly reduced noise impact compared to traditional air compressor-based tools. This transition further reduces operational noise at the source and enhances compatibility with nearby residential uses.

Lighting:

Exterior lighting will be designed and installed in compliance with City of Mesa standards and will incorporate shielded, downward-directed fixtures to minimize light trespass onto adjacent properties.

Litter Control Measures:

Maintaining a clean outside appearance not only provides a higher level of customer service, it also is an effective tool for employees to continuously monitor onsite activities. No used or discarded tires, automotive parts or equipment or disabled, junked, or wrecked vehicles will be stored outside of the building. New tire inventory will be stored off-site and within the enclosed building.

Complaint Response Procedures:

Customer service and community responsiveness is a top priority for the San Antonio Tire Shop. On-site managers will be responsive to any comments or complaints from customers, neighboring residents, or City Inspectors to remedy any situation. The contact information provided below may be utilized for prompt and professional resolution.

Contact:

Joaquin Guadarrama, joaquir20193008@gmail.com, (480) 819-2586

Citizen Participation Plan for San Antonio Tire Shop

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 San Antonio Tire Shop. This site is located at 1609 W University Dr, on the southwest corner of Longmore Rd and University Drive and is an application for the rezoning of 0.39 acres from Office Commercial (OC) to Limited Commercial (LC) for a minor auto repair shop. This plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposal.

Contact

All Right Builders, Inc.

Contact: Lee Price / Tami Price

Phone: (480) 466-8997 / (602) 770-5651

Email: allrightbuilders@gmail.com

Pre-Submittal Conference

The Pre-submittal Conference with City of Mesa Development Services staff was held on June 4, 2024. Staff reviewed the application and recommended that adjacent residents, nearby HOA'S and registered neighborhoods be contacted.

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. A contact list will be developed for citizens and agencies in this area including:
 - a. All registered neighborhood associations within one mile of the project.
 - b. Homeowners Associations within one half mile of the project.
 - c. Surrounding property owners within 500-feet from site

2. All persons listed on the contact list will receive a letter describing the project, project schedule, site plan, and invitation to a series of two neighborhood meetings to be held at Sheraton/Courtyard Mesa Hotel at Wrigleyville West located at 860 N Riverview, Mesa, AZ 85201.
 - a. The first meeting will be an introduction to the project, and opportunity to ask questions and state concerns. A sign-in list will be used and comment forms provided. Copies of the sign-in list and any comments will be given to the City of Mesa Planner assigned to this project.
 - b. The second meeting will be held two weeks later and will include responses to questions and concerns of the first meeting. A sign-in list and comment cards will be copied to the City of Mesa Planner.
3. Presentations will be made to groups of citizens or neighborhood associations upon request.

[All materials such as sign-in lists, comments, and petitions received shall be uploaded to the record for the case.]

Schedule

Date	Event
June 4, 2024	Pre-Submittal Conference
February 10, 2025	Application Submittal
April 14, 2025	First Neighborhood Meeting
April 28, 2025	Second Neighborhood Meeting
April 30, 2025	Submittal for Citizen Participation Report and Notification Materials
June 11, 2025	Planning and Zoning Board Hearing

Citizen Participation Report

Case # ZON25-00110 / GPA26-00111

April 30, 2026

Overview: This report provides results of the implementation of the Citizen Participation Plan for the San Antonio Tire Shop. This site is located at 1609 W University Dr. on the southwest corner of Longmore Rd and University Drive and is an application for the rezoning of 0.39 acres from Office Commercial (OC) to Limited Commercial (LC) with a Minor General Plan Amendment and Bonus Intensity Zone Overlay (BIZ) for a minor auto repair shop. This report provides evidence that citizens, neighbors, public agencies, and interested persons have had adequate opportunity to learn about and comment on the proposed plans and actions addressed in the application. Comments, sign-in lists, petitions, letters, summary sheets and other materials are attached.

Contact:

All Right Builders, Inc.

Contact: Tami Price

Phone: (602) 770-5651

Email: allrightbuilders@gmail.com

Neighborhood Meetings:

The following are dates and locations of all meetings where citizens were invited to discuss the proposal (comments, sign-in lists and other feedback are attached);

1. 06/12/2025 - Webster Elementary School, 202 N Sycamore, Mesa, AZ 85201, 06:00 PM to 07:00 PM - 0 citizens in attendance. (See **Tab B, 06/12/2025 Meeting Sign-In List**)
2. 04/29/2026 - Webster Elementary School, 202 N Sycamore, Mesa, AZ 85201, 06:00 PM to 07:00 PM - 12 citizens in attendance. (See **Tab D, 04/29/2025 Meeting Sign-In List**)

Correspondence and Telephone Calls:

1. 1st letters mailed to contact list (1,000 feet of the subject site; 326 citizens) on 06/02/2025 (See **Tab A, 06/12/2025 Meeting Notice & Enclosures**).
2. 2nd letters mailed to contact list (1,000 feet of the subject site; 326 citizens and 50 registered neighborhood entities) including homes, apartments, HOAs,

schools and Neighborhood Associations on 04/10/2026. (See **Tab C, 04/26/2026 Meeting Notice & Enclosures**)

3. ZON25-00110 Meeting notice mailed to contact list (500 feet of the subject site; 81 citizens) on 04/27/2026. (See **Tab G, ZON25-00110 Meeting Notice Affidavit, Meeting Notice & Enclosures, Contact List**)
4. GPA26-00111 Meeting notice mailed to contact list (500 feet of the subject site; 81 citizens) on 04/27/2026. (See **Tab H, GPA2600111 Meeting Notice Affidavit, Meeting Notice & Enclosures, Contact List**)
5. Public Notice signage posted at site on 04/28/2026. (See **Tab I, Affidavit of Public Posting**)
6. Letter of Support received from the adjacent property owner, Fausto Roman located at 1617 W University Dr, Mesa, AZ 85201 on 04/28/2026. (See **Tab J, Letter of Support**)

Results (June 12, 2025 Neighborhood Meeting):

There were 326 persons (See **Tab E, Citizen Contact List Within 1,000 Feet**) and 50 entities (See **Tab F, Registered Neighborhood Contact List**) on the contact list as of the date of this Citizen Participation Report.

1. Summary of concerns, issues and problems:
 - a. None; no citizen attendance at the June 12, 2025 Neighborhood Meeting
2. How concerns issues and problems were addressed:
 - a. Not applicable; no citizen attendance at the June 12, 2025 Neighborhood Meeting
3. Concerns, issues, and problems not addressed and why:
 - a. Not applicable; no citizen attendance at the June 12, 2025 Neighborhood Meeting

Results (April 29, 2026 Neighborhood Meeting):

There were 326 persons (See **Tab E, Citizen Contact List Within 1,000 Feet**) and 50 entities (See **Tab F, Registered Neighborhood Contact List**) on the contact list as of the date of this Citizen Participation Report. A Neighborhood Meeting was held on April 29, 2026, with 12 citizens in attendance. The following summarizes the concerns, questions, and feedback received, along with the Applicant's responses:

1. Summary of concerns, issues, and problems:
 - a. Parking reduction to four (4) spaces and potential for off-site parking impacts
 - b. Noise and light pollution associated with a 24-hour operation

- c. Need for an additional tire shop given an existing similar business across Longmore Ave
- d. Tow truck traffic and adequacy of the site for loading/unloading vehicles
- e. Potential for future expansion of services beyond tire repair
- f. General compatibility of the project with the surrounding neighborhood

In addition to concerns, several attendees expressed support for the project, noting that redevelopment of the site would improve the area and contribute to neighborhood revitalization.

2. How concerns, issues, and problems were addressed:

a. Parking Reduction / Off-Site Parking Concerns

The Applicant explained that the operational characteristics of a tire service business differ from typical retail uses. The business operates with a limited number of employees (approximately 2–4 on-site at any time), and customer visits are short in duration and staggered throughout the day. Most customers drop off vehicles and leave rather than remaining on-site.

Based on these factors, the four (4) on-site parking spaces are sufficient to meet actual demand. The site has been designed to maximize functionality within the constraints of the 0.39-acre parcel, and no off-site parking is proposed or anticipated.

b. Noise and Light Pollution (24-Hour Operation)

The Applicant confirmed that all noise-generating activities, including tire installation and repair, will be conducted entirely within a fully enclosed building designed to meet or exceed the City of Mesa's minimum 25 dB sound attenuation requirements.

In addition, the majority of the operational tools used at this site have been upgraded to **electric-powered equipment**, which results in significantly lower noise levels compared to traditional air compressor-based tools. This transition further reduces operational noise at the source and enhances compatibility with nearby residential uses.

To further ensure compatibility with surrounding properties, the Applicant will implement a Good Neighbor Policy that includes on-site management during all hours of operation, proactive site monitoring, and a formal complaint response procedure to promptly address any concerns.

Exterior lighting will be designed and installed in compliance with City of Mesa standards and will incorporate shielded, downward-directed fixtures to minimize glare and prevent light trespass onto adjacent properties.

Collectively, these measures are intended to effectively mitigate potential noise and lighting impacts and ensure the operation remains compatible with the surrounding neighborhood, including during nighttime hours.

c. Existing Tire Shop Across the Street

The Applicant explained that the proposed use is consistent with the established commercial and automotive service character of the University Drive corridor. The presence of similar businesses in the area demonstrates that the location is appropriate for this type of neighborhood-serving use.

The project represents reinvestment into an aging and underutilized property and is intended to complement existing businesses while improving site aesthetics, safety, and functionality.

d. Tow Truck Traffic and Site Size Constraints

The Applicant clarified that the business is not intended to function as a high-volume towing or vehicle storage facility. Tow truck activity, if any, would be limited and incidental to the primary tire service operations.

Additionally, the Applicant provides **mobile tire repair services**, which significantly reduce the need for vehicles to be transported to the site. Many service calls—particularly during nighttime hours—originate from stranded motorists traveling along the nearby Loop 202 freeway corridor. In these cases, service is typically performed on-site at the customer's location, allowing the vehicle to return to operation without being brought to the property.

This mobile service component reduces site congestion, minimizes tow truck traffic, and limits the need for on-site vehicle staging.

The site design includes controlled ingress (University Drive) and egress (Longmore Road), along with internal circulation improvements to safely accommodate occasional service vehicles.

e. Potential Expansion of Services

The Applicant explained that the current request is specifically for a minor

auto repair/tire service use. Any future expansion or change in use would be subject to review and approval by the City of Mesa in accordance with zoning regulations and applicable conditions of approval.

This ensures that the use remains consistent with the approved entitlement and compatible with surrounding properties.

3. Concerns, issues, and problems not addressed and why

One meeting attendee expressed opposition to the project based on a general preference that no commercial businesses be located in proximity to residential neighborhoods.

The Applicant and development team respectfully acknowledge this concern. However, this objection is based on a broader land use preference rather than specific operational or site-related impacts of the proposed project.

The subject property is located along University Drive, a major arterial corridor, and is already designated and developed for commercial use under the property's existing OC zoning. As such, the proposed neighborhood-serving commercial use at this location is consistent with the City's General Plan, existing development patterns, and zoning regulations.

While the Applicant has incorporated multiple design features, operational controls, and Good Neighbor Policy measures to ensure compatibility with adjacent residential uses—including noise mitigation, lighting controls, and site improvements—these measures cannot fully address a position that is opposed to commercial land uses in general.

General Compatibility with Neighborhood:

The Applicant emphasized that the project includes significant site and building improvements, including enhanced landscaping, upgraded architecture, screening elements, and improved site organization. These improvements are intended to create a clean, professional, and visually appealing development that is compatible with both the adjacent residential uses and the commercial corridor.

Letters of Support and Positive Feedback:

The Applicant received a formal Letter of Support from the adjacent property owner located directly west of the subject site (1617 W University Drive). The property owner

stated they have no objection to the proposed rezoning and expressed support for the project.

The letter indicates that, after reviewing the proposal and Good Neighbor Policy, the adjacent owner is confident that the project will operate in a manner compatible with surrounding properties, with minimal impacts related to noise, operations, and site maintenance.

In addition, several attendees at the April 29, 2026 Neighborhood Meeting expressed verbal support for the project. Supportive comments noted that the redevelopment would:

- Improve the appearance of a currently underutilized site
- Contribute to the revitalization of the surrounding neighborhood and corridor
- Provide a useful, neighborhood-serving business in an appropriate location

Conclusion:

The Applicant has actively engaged with the surrounding community and provided detailed responses to all concerns raised. The project incorporates operational controls, site design improvements, and a Good Neighbor Policy to ensure compatibility with adjacent residential and commercial uses.

Feedback received includes both concerns—which have been addressed—and expressions of support, including a formal letter from the directly adjacent property owner. Overall, the project represents a reinvestment opportunity that will enhance the site, improve neighborhood aesthetics, and support a locally owned small business.

TAB A

06/12/2025 Meeting Notice & Enclosures

June 2, 2025

Notice of Application for Rezone, Minor General Plan Amendment, and Bonus Intensity Zone Overlay (BIZ)
+/-0.39-acre Property Located at the southwest corner of Longmore and University Drive in Mesa
Case No ZON25-00110

Dear Property Owner (or) Interested Party:

Tres Hermanos, LLC has recently filed applications with the City of Mesa to allow an auto service center and tire shop at the southwest corner of Longmore and University Drive (the Property), as seen on the attached aerial map. The applications include a Minor General Plan Amendment, Rezone, and Bonus Intensity Zone Overlay. The purpose of this letter is simply to introduce ourselves and the project. You should be receiving future notifications regarding the City's planned review of these applications.

The application requests to rezone the Property from Office Commercial (OC) to Limited Commercial (LC) with a BIZ Overlay to accommodate the San Antonio Tire Shop. A Minor General Plan amendment is also requested to change the Property's General Plan Place Type from Urban Residential to Urban Center. The use is appropriate given the Property's location at the corner of an arterial street and will provide important services to residents in the surrounding area. As seen in the included renderings, the project will significantly improve the existing condition of the Property and enhance the aesthetics of the streetscape along both University Drive and Longmore.

We would like to invite you to a neighborhood meeting to learn about the project and provide an opportunity for comments or feedback. The property owner and development team will share details about the project design and operations and will be available to answer any questions you may have. The meeting will be held as follows:

Neighborhood Meeting

Date: Thursday, June 12, 2025
Time: 6:00 pm
Location: Webster Elementary School
Multi-Purpose Room
202 N Sycamore
Mesa, AZ

This letter is being sent to the neighboring property owners within 1000-feet, HOA's within 1/2-mile and City registered neighborhoods within 1-mile, as provided by the City. I would be happy to speak with you regarding these pending applications and any questions you may have. Feel free to contact me at (602) 770-5651 or e-mail at allrightbuilders@gmail.com. You may also contact the City of Mesa Planner assigned to this case, Emily Johnson, at (480) 644-3952 or emily.johnson@mesaAZ.gov. You will also receive future mailing notifications regarding the City's planned hearing schedule for review of these applications. Signs will also be posted on site with hearing information. Please note, no meetings or hearings are scheduled currently to review this project.

Sincerely yours,

Tami Price
Vice President
All Right Builders, Inc

Enclosure(s): Site Aerial, Project Renderings

2 de junio de 2025

Aviso de Solicitud de Rezonificación, Enmienda del Plan General Menor y Superposición de Zona de Intensidad de Bonificación (BIZ)

+/- 0.39 acre Propiedad ubicada en la esquina suroeste de Longmore y University Drive en Mesa
Caso N° ZON25-00110

Estimado Propietario (o) Parte Interesada:

Tres Hermanos, LLC ha presentado recientemente solicitudes ante la Ciudad de Mesa para permitir un centro de servicio de automóviles y una tienda de neumáticos en la esquina suroeste de Longmore y University Drive (la propiedad), como se ve en el mapa aéreo adjunto. Las solicitudes incluyen una Enmienda del Plan General Menor, una Rezonificación y una Superposición de Zona de Intensidad de Bonificación. El propósito de esta carta es simplemente presentarnos a nosotros mismos y al proyecto. Debería recibir notificaciones futuras sobre la revisión planificada de estas solicitudes por parte de la Ciudad.

La solicitud solicita rezonificar la propiedad de Oficina Comercial (OC) a Comercial Limitada (LC) con una superposición de BIZ para acomodar la tienda de neumáticos de San Antonio. También se solicita una enmienda menor al Plan General para cambiar el Tipo de Lugar del Plan General de la Propiedad de Residencial Urbano a Centro Urbano. El uso es apropiado dada la ubicación de la propiedad en la esquina de una calle arterial y proporcionará servicios importantes a los residentes de los alrededores. Como se ve en las representaciones incluidas, el proyecto mejorará significativamente la condición existente de la propiedad y mejorará la estética del paisaje urbano a lo largo de University Drive y Longmore.

Nos gustaría invitarlo a una reunión del vecindario para aprender sobre el proyecto y brindarle la oportunidad de hacer comentarios o retroalimentación. El propietario de la propiedad y el equipo de desarrollo compartirán detalles sobre el diseño y las operaciones del proyecto y estarán disponibles para responder cualquier pregunta que pueda tener. La reunión se llevará a cabo de la siguiente manera:

Reunión Vecinal

Fecha: Jueves, 12 de junio de 2025
Hora: 18:00 horas
Ubicación: Escuela Primaria Webster
Salón de usos múltiples
202 N Sicomoro
Mesa, AZ

Esta carta se envía a los propietarios vecinos dentro de los 1000 pies, a las asociaciones de propietarios dentro de 1/2 milla y a los vecindarios registrados en la Ciudad dentro de 1 milla, según lo dispuesto por la Ciudad. Estaré encantado de hablar con usted sobre estas solicitudes pendientes y cualquier pregunta que pueda tener. No dude en ponerse en contacto conmigo al (602) 770-5651 o enviar un correo electrónico a allrightbuilders@gmail.com. También puede comunicarse con la planificadora de la ciudad de Mesa asignada a este caso, Emily Johnson, al (480) 644-3952 o emily.johnson@mesaAZ.gov. También recibirá notificaciones futuras por correo sobre el calendario de audiencias planificado por la Ciudad para la revisión de estas solicitudes. También se colocarán letreros en el sitio con información sobre la audición. Tenga en cuenta que actualmente no hay reuniones ni audiencias programadas para revisar este proyecto.

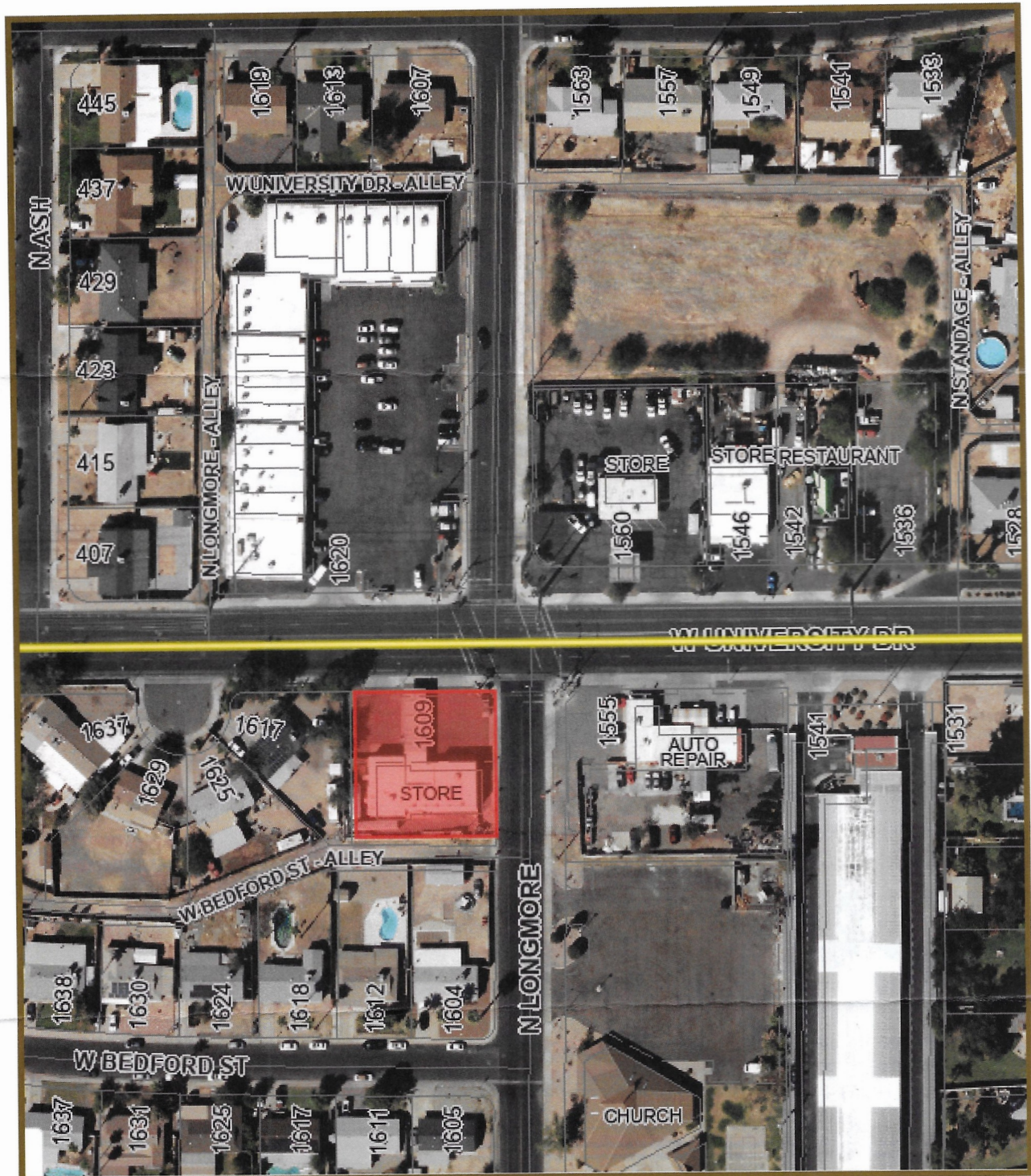
Atentamente,

Precio de Tami
Vicepresidente
Todos los Constructores Correctos, Inc

Recinto(s): Antena del sitio, Representaciones del proyecto

Site Aerial Map

Case No ZON25-00110



Project Renderings

Case No ZON25-00110

Proposed Site (Southwest Corner of University Dr & Longmore Rd)



Proposed Site (University Dr)



Proposed Site (Longmore Rd)



TAB B

06/12/2025 Meeting Sign-In List

Date / Time:
06/12/2025 / 06:00 PM

Event:
Neighborhood Meeting
San Antonio Tire Shop
Case No. ZON25-00110

Location:
Webster Elementary School
Multi-Purpose Room
202 N Sycamore, Mesa, AZ 85201

	PRINTED NAME	PHONE	STREET ADDRESS	CITY/STATE/ZIP	EMAIL ADDRESS
1	Joaquin G.	480-819-2586			
2	Eliseo G.	480-781-9159			
3	Lee Price	(602) 466-8997	12389 W Highland Ave	Avondale, AZ 85393	allrightknikers@gmail.com
4	Tami Price	(602) 770-565	12389 W Highland Ave	Avondale, AZ 85392	allrightknikers@gmail.com
5					
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TAB C

04/29/2026 Meeting Notice & Enclosures

April 10, 2026

Notice of Application for Rezone, Minor General Plan Amendment, and Bonus Intensity Zone Overlay (BIZ)
+/-0.39-acre Property Located at the southwest corner of Longmore and University Drive in Mesa
Case No ZON25-00110

Dear Property Owner (or) Interested Party:

Tres Hermanos, LLC has recently filed applications with the City of Mesa to allow an auto service center and tire shop at the southwest corner of Longmore and University Drive (the Property), as seen on the attached aerial map. The applications include a Minor General Plan Amendment, Rezone, and Bonus Intensity Zone Overlay. The purpose of this letter is simply to introduce ourselves and the project. You should be receiving future notifications regarding the City's planned review of these applications.

The application requests to rezone the Property from Office Commercial (OC) to Limited Commercial (LC) with a BIZ Overlay to accommodate the San Antonio Tire Shop. A Minor General Plan amendment is also requested to change the Property's General Plan Place Type from Urban Residential to Urban Center. The use is appropriate given the Property's location at the corner of an arterial street and will provide important services to residents in the surrounding area. As seen in the included renderings, the project will significantly improve the existing condition of the Property and enhance the aesthetics of the streetscape along both University Drive and Longmore.

We would like to invite you to a neighborhood meeting to learn about the project and provide an opportunity for comments or feedback. The property owner and development team will share details about the project design and operations and will be available to answer any questions you may have. The meeting will be held as follows:

Neighborhood Meeting

Date: Wednesday, April 29, 2026
Time: 6:00 pm
Location: Webster Elementary School
Multi-Purpose Room
202 N Sycamore
Mesa, AZ

This letter is being sent to the neighboring property owners within 1000-feet, HOA's within 1/2-mile and City registered neighborhoods within 1-mile, as provided by the City. I would be happy to speak with you regarding these pending applications and any questions you may have. Feel free to contact me at (602) 770-5651 or e-mail at allrightbuilders@gmail.com. You may also contact the City of Mesa Planner assigned to this case, Emily Johnson, at (480) 644-3952 or emily.johnson@mesaAZ.gov. You will also receive future mailing notifications regarding the City's planned hearing schedule for review of these applications. Signs will also be posted on site with hearing information. Please note, no meetings or hearings are scheduled currently to review this project.

Sincerely yours,

Tami Price
Vice President
All Right Builders, Inc

Enclosure(s): Site Aerial, Project Renderings

10 de abril de 2026

Aviso de Solicitud de Rezonificación, Enmienda del Plan General Menor y Superposición de Zona de Intensidad de Bonificación (BIZ)

+/- 0.39 acre Propiedad ubicada en la esquina suroeste de Longmore y University Drive en Mesa
Caso N° ZON25-00110

Estimado Propietario (o) Parte Interesada:

Tres Hermanos, LLC ha presentado recientemente solicitudes ante la Ciudad de Mesa para permitir un centro de servicio de automóviles y una tienda de neumáticos en la esquina suroeste de Longmore y University Drive (la propiedad), como se ve en el mapa aéreo adjunto. Las solicitudes incluyen una Enmienda del Plan General Menor, una Rezonificación y una Superposición de Zona de Intensidad de Bonificación. El propósito de esta carta es simplemente presentarnos a nosotros mismos y al proyecto. Debería recibir notificaciones futuras sobre la revisión planificada de estas solicitudes por parte de la Ciudad.

La solicitud solicita rezonificar la propiedad de Oficina Comercial (OC) a Comercial Limitada (LC) con una superposición de BIZ para acomodar la tienda de neumáticos de San Antonio. También se solicita una enmienda menor al Plan General para cambiar el Tipo de Lugar del Plan General de la Propiedad de Residencial Urbano a Centro Urbano. El uso es apropiado dada la ubicación de la propiedad en la esquina de una calle arterial y proporcionará servicios importantes a los residentes de los alrededores. Como se ve en las representaciones incluidas, el proyecto mejorará significativamente la condición existente de la propiedad y mejorará la estética del paisaje urbano a lo largo de University Drive y Longmore.

Nos gustaría invitarlo a una reunión del vecindario para aprender sobre el proyecto y brindarle la oportunidad de hacer comentarios o retroalimentación. El propietario de la propiedad y el equipo de desarrollo compartirán detalles sobre el diseño y las operaciones del proyecto y estarán disponibles para responder cualquier pregunta que pueda tener. La reunión se llevará a cabo de la siguiente manera:

Reunión Vecinal

Fecha: Miércoles, 29 de abril de 2026
Hora: 18:00 horas
Ubicación: Escuela Primaria Webster
Salón de usos múltiples
202 N Sicomoro
Mesa, AZ

Esta carta se envía a los propietarios vecinos dentro de los 1000 pies, a las asociaciones de propietarios dentro de 1/2 milla y a los vecindarios registrados en la Ciudad dentro de 1 milla, según lo dispuesto por la Ciudad. Estaré encantado de hablar con usted sobre estas solicitudes pendientes y cualquier pregunta que pueda tener. No dude en ponerse en contacto conmigo al (602) 770-5651 o enviar un correo electrónico a allrightbuilders@gmail.com. También puede comunicarse con la planificadora de la ciudad de Mesa asignada a este caso, Emily Johnson, al (480) 644-3952 o emily.johnson@mesaAZ.gov. También recibirá notificaciones futuras por correo sobre el calendario de audiencias planificado por la Ciudad para la revisión de estas solicitudes. También se colocarán letreros en el sitio con información sobre la audición. Tenga en cuenta que actualmente no hay reuniones ni audiencias programadas para revisar este proyecto.

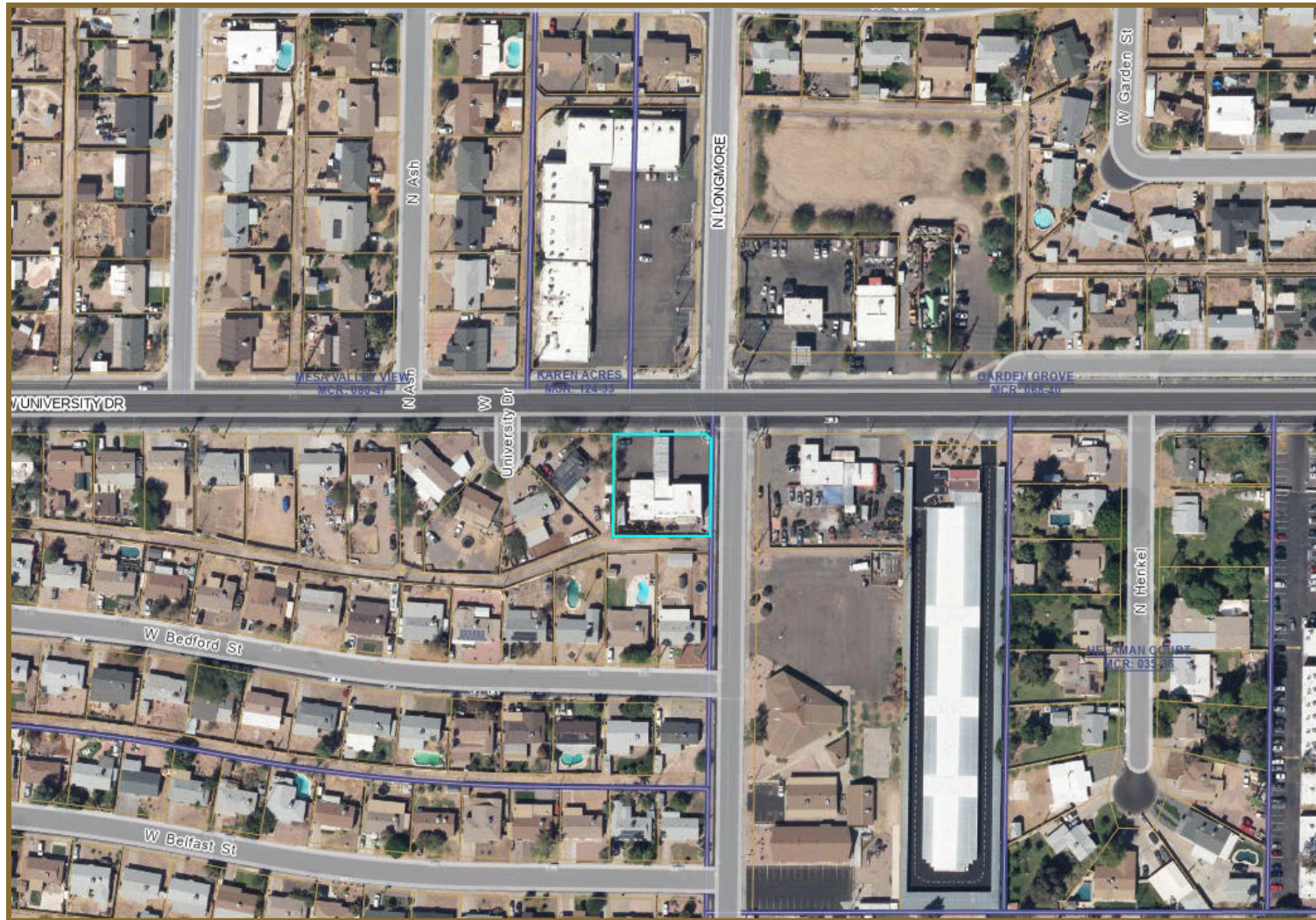
Atentamente,

Precio de Tami
Vicepresidente
Todos los Constructores Correctos, Inc

Recinto(s): Antena del sitio, Representaciones del proyecto

Site Aerial Map

Case No ZON25-00110



Project Renderings

Case No ZON25-00110

Proposed Site (Southwest Corner of University Dr & Longmore Rd)



Proposed Site (University Dr)



Proposed Site (Longmore Rd)



TAB D

04/30/2026 Meeting Sign-In List

SIGN-IN

SAN ANTONIO TIRE SHOP

SOUTHWEST CORNER OF UNIVERSITY DRIVE AND LONGMORE, MESA, AZ.

NEIGHBORHOOD OPEN HOUSE MEETING

APRIL 29TH, 2026 – 6:00 PM – WEBSTER ELEMENTARY SCHOOL – MULTI-PURPOSE ROOM – 202 N SYCAMORE, MESA, AZ 85201

NAME (PLEASE PRINT)	ADDRESS	PHONE NUMBER	EMAIL ADDRESS
LUPE BICKEL	1050 N. LAYMAN St. ^{Garland}	602-751-0500	ljb66@hotmail.com
REED E. DENZ	466 N. PECAN	773-8824	enod1coxnet@GMail.com
Kathleen Kozak	415 N. Pecan		
Chris Thorstad / Michelle Miranda-Thorstad	423 N. Pecan		m.pixie 214@yahoo.com
Diana Benincasa	1865 W. 8th Place	(775) 813-1001	_____
Ramona Kiesecker	1865 W. 8th Place	(480) 962-1481	_____

TAB E

Citizen Contact List Within 1,000 Feet

APN *	Owner Name *	Mailing Address1	Mailing Address2	Mailing Address City	Mailing Address State	Mailing Address Zip Code	Property Address	Mailing Address	Mailing Address Country
13564006	1651 W UNIVERSITY LLC	1651 W UNIVERSITY DR	<Null>	MESA	AZ	85201	1651 W UNIVERSITY DR MESA 85201	1651 W UNIVERSITY DR MESA AZ USA 85201	USA
13564129	1654WBS LLC	8632 E BUENA TERRA WAY	<Null>	SCOTTSDALE	AZ	85250	1654 W BELFAST ST MESA 85201	8632 E BUENA TERRA WAY SCOTTSDALE AZ USA 85250	USA
13564146	2017-1 IH BORROWER LP	8665 E HARTFORD DR STE 200	<Null>	SCOTTSDALE	AZ	85255	1653 W BELFAST ST MESA 85201	8665 E HARTFORD DR STE 200 SCOTTSDALE AZ USA 85255	USA
13535109	2018-2 IH BORROWER LP	1717 MAIN ST 2000	<Null>	DALLAS	TX	75201	1634 W 5TH ST MESA 85201	1717 MAIN ST 2000 DALLAS TX USA 75201	USA
13549011	311 N HENKEL LLC	1129 S OAKLAND STE 101	<Null>	MESA	AZ	85206	311 N HENKEL MESA 85201	1129 S OAKLAND STE 101 MESA AZ USA 85206	USA
13535040	4M LLC	8902 E VIA LINDA 110-134	<Null>	SCOTTSDALE	AZ	85258	1737 W 4TH PL MESA 85201	8902 E VIA LINDA 110-134 SCOTTSDALE AZ USA 85258	USA
13564141	ABM PROPERTIES BELFAST LLC	542 W 3RD ST	<Null>	MESA	AZ	85201	1623 W BELFAST ST MESA 85201	542 W 3RD ST MESA AZ USA 85201	USA
13564054	AGUILAR LUZ ELENA CAMACHO	1735 W BEDFORD ST	<Null>	MESA	AZ	85201	1735 W BEDFORD ST MESA 85201	1735 W BEDFORD ST MESA AZ USA 85201	USA
13535143D	AKAL INVESTMENTS LLC	2350 W LAREDO ST	<Null>	CHANDLER	AZ	85224	1620 W UNIVERSITY DR MESA 85201	2350 W LAREDO ST CHANDLER AZ USA 85224	USA
13531105	ALANIZ KIPZIA/DAVIS RONALD LEE	1462 W UNIVERSITY DR	<Null>	MESA	AZ	85201	1462 W UNIVERSITY DR MESA 85201	1462 W UNIVERSITY DR MESA AZ USA 85201	USA
13549001A	ALBERT LINDA/BARAZIN ALBERT	16 GINGER LILY CT	<Null>	COTO DE CAZA	CA	92679	348 N HENKEL MESA 85201	16 GINGER LILY CT COTO DE CAZA CA USA 92679	USA
13564151	ALCANTARA ANGEL A BELTRAN/ALCANTAR IRVIN A BELTRAN	1715 W BELFAST ST	<Null>	MESA	AZ	85201	1715 W BELFAST ST MESA 85201	1715 W BELFAST ST MESA AZ USA 85201	USA
13564166	ALDACO JUAN/CASTANEDA MARIA ELENA GARCIA	1714 W BENTLEY ST	<Null>	MESA	AZ	85201	1714 W BENTLEY ST MESA 85201	1714 W BENTLEY ST MESA AZ USA 85201	USA
13564142	ALLRED ROXANNE MARIE/HAGLUND ERIC ROBERT	1627 W BELFAST	<Null>	MESA	AZ	85201	1627 W BELFAST ST MESA 85201	1627 W BELFAST MESA AZ USA 85201	USA
13564176	ALMA YANIRA GONZALEZ FAMILY TRUST	1622 W BENTLEY ST	<Null>	MESA	AZ	85201	1622 W BENTLEY ST MESA 85201	1622 W BENTLEY ST MESA AZ USA 85201	USA
13549087	ALONGE THOMAS/SHIRLEY	1527 W BENTLEY ST	<Null>	MESA	AZ	85201	1527 W BENTLEY ST MESA 85201	1527 W BENTLEY ST MESA AZ USA 85201	USA
13535005	ALVARADO JAVIER ARREOLA	438 N SAGUARO	<Null>	MESA	AZ	85201	438 N SAGUARO MESA 85201	438 N SAGUARO MESA AZ USA 85201	USA
13549077	ALVAREZ ALBERTO S/ELINOR	1462 W BENTLEY ST	<Null>	MESA	AZ	85201	1462 W BENTLEY ST MESA 85201	1462 W BENTLEY ST MESA AZ USA 85201	USA
13531100	ALVAREZ CARLOS A VALDEZ/SIERRA PERLA V C	1563 W 4TH PL	<Null>	MESA	AZ	85201	1563 W 4TH PL MESA 85201	1563 W 4TH PL MESA AZ USA 85201	USA
13564120	ALVAREZ MERCEDES	1742 W BELFAST ST	<Null>	MESA	AZ	85201	1742 W BELFAST ST MESA 85201	1742 W BELFAST ST MESA AZ USA 85201	USA
13564134	AMADOR MARIA DE LA LUZ TREJO	1624 W BELFAST ST	<Null>	MESA	AZ	85201	1624 W BELFAST ST MESA 85201	1624 W BELFAST ST MESA AZ USA 85201	USA
13564173	AMADOR MARIA DE LA LUZ TREJO	1642 W BENTLEY ST	<Null>	MESA	AZ	85201	1642 W BENTLEY ST MESA 85201	1642 W BENTLEY ST MESA AZ USA 85201	USA
13531146C	AMFO POWER WASHERS & REPAIR LLC	PO BOX 31120	<Null>	MESA	AZ	85275	1560 W UNIVERSITY DR MESA 85201	PO BOX 31120 MESA AZ USA 85275	USA
13535117	AMPARAN OCTAVIO/ANGIE P	1633 W 5TH PL	<Null>	MESA	AZ	85201	1633 W 5TH PL MESA 85201	1633 W 5TH PL MESA AZ USA 85201	USA
13535107	ANGUIS ALEJANDRO URREA/URREA DORA A	1627 W 5TH ST	<Null>	MESA	AZ	85201	1627 W 5TH ST MESA 85201	1627 W 5TH ST MESA AZ USA 85201	USA
13531044	ANNIS DANIEL/CLARA	1556 W 5TH ST	<Null>	MESA	AZ	85201	1556 W 5TH ST MESA 85201	1556 W 5TH ST MESA AZ USA 85201	USA
13564039	ARAIZA MAURICIA	1605 W BEDFORD ST	<Null>	MESA	AZ	85201	1605 W BEDFORD ST MESA 85201	1605 W BEDFORD ST MESA AZ USA 85201	USA
13531070	AREVALO ALVARO F DUBON/TURCIOS HERENIA LOPEZ	1561 W 5TH ST	<Null>	MESA	AZ	85201	1561 W 5TH ST MESA 85201	1561 W 5TH ST MESA AZ USA 85201	USA
13535036	ARIAS JOSEPH JOHN/CARMEN ADRIANA	3715 W 226TH ST	<Null>	TORRANCE	CA	90505	429 N PECAN MESA 85201	3715 W 226TH ST TORRANCE CA USA 90505	USA
13535141	ARMM ASSET COMPANY 1 LLC		<Null>	AUSTIN	TX	78746	1619 W 4TH PL MESA 85201	AUSTIN TX USA 78746	USA
13564144	ARREOLA BEATRIZ	1643 W BELFAST ST	<Null>	MESA	AZ	85201	1643 W BELFAST ST MESA 85201	1643 W BELFAST ST MESA AZ USA 85201	USA
13564136	AYON ALMA	1608 W BELFAST ST	<Null>	MESA	AZ	85201	1608 W BELFAST ST MESA 85201	1608 W BELFAST ST MESA AZ USA 85201	USA
13531125A	BABB WILLIAM F/GEMENIE	1533 W GARDEN ST	<Null>	MESA	AZ	85201	1533 W GARDEN ST MESA 85201	1533 W GARDEN ST MESA AZ USA 85201	USA
13531092	BACA MATTHEW	1461 W 4TH PL	<Null>	MESA	AZ	85201	1461 W 4TH PL MESA 85201	1461 W 4TH PL MESA AZ USA 85201	USA
13535011	BALBIN HUGO R	514 N SAGUARO	<Null>	MESA	AZ	85201	514 N SAGUARO MESA 85201	514 N SAGUARO MESA AZ USA 85201	USA
13564138	BARNES BRIAN Z	1601 W BELFAST	<Null>	MESA	AZ	85201	1601 W BELFAST ST MESA 85201	1601 W BELFAST MESA AZ USA 85201	USA
13564150	BARRAZA FERNANDO RAMOS/RAMOS ELIZABETH	1709 W BELFAST ST	<Null>	MESA	AZ	85201	1709 W BELFAST ST MESA 85201	1709 W BELFAST ST MESA AZ USA 85201	USA
13549013	BAUGHMAN TYLER J	323 N HENKEL	<Null>	MESA	AZ	85201	323 N HENKEL MESA 85201	323 N HENKEL MESA AZ USA 85201	USA
13564072	BAXACAJAY MANUEL NONTHE	1530 W 4TH PL	<Null>	MESA	AZ	85201	1638 W 2ND ST MESA 85201	1530 W 4TH PL MESA AZ USA 85201	USA
13564193	BECERRA JUAN	1713 W BENTLEY ST	<Null>	MESA	AZ	85201	1713 W BENTLEY ST MESA 85201	1713 W BENTLEY ST MESA AZ USA 85201	USA
13535099	BELLINGER JOHNNATHEN ALLEN	1636 W 4TH PL	<Null>	MESA	AZ	85201	1636 W 4TH PL MESA 85201	1636 W 4TH PL MESA AZ USA 85201	USA
13535083	BENNETT FAMILY TRUST	2625 N 24TH ST UNIT 13	<Null>	MESA	AZ	85213	429 N SAGUARO MESA 85201	2625 N 24TH ST UNIT 13 MESA AZ USA 85213	USA
13535100	BENNETT FRANKLIN L/BARBARA G TR	2625 N 24TH ST UNIT 13	<Null>	MESA	AZ	85213	1644 W 4TH PL MESA 85201	2625 N 24TH ST UNIT 13 MESA AZ USA 85213	USA
13549065	BERMUDEZ HORACIO/MARTINA	231 N LONGMORE ST	<Null>	MESA	AZ	85201	231 N LONGMORE MESA 85201	231 N LONGMORE ST MESA AZ USA 85201	USA
13564188	BEY SHARON E/LEWIS	1655 W BENTLEY ST	<Null>	MESA	AZ	85201	1655 W BENTLEY ST MESA 85201	1655 W BENTLEY ST MESA AZ USA 85201	USA
13535041	BICKEL CARL D ESTATE OF	1050 N LAYMAN ST	<Null>	GILBERT	AZ	85233	1745 W 4TH PL MESA 85201	1050 N LAYMAN ST GILBERT AZ USA 85233	USA
13535049A	BICKEL CARL D ESTATE OF/LUPE E	1050 N LAYMAN ST	<Null>	GILBERT	AZ	85233		1050 N LAYMAN ST GILBERT AZ USA 85233	USA
135350498	BICKEL LUPE B	1050 N LAYMAN ST	<Null>	GILBERT	AZ	85233	444 N PECAN MESA 85201	1050 N LAYMAN ST GILBERT AZ USA 85233	USA
13531124A	BIGGS BRADLEY JAMES II/HERNANDEZ ROSAMARIA	1527 W GARDEN ST	<Null>	MESA	AZ	85201	1527 W GARDEN ST MESA 85201	1527 W GARDEN ST MESA AZ USA 85201	USA
13531042	BISHAI ELIZABETH/AMIR/DALIA	1559 W 5TH PL	<Null>	MESA	AZ	85201	1559 W 5TH PL MESA 85201	1559 W 5TH PL MESA AZ USA 85201	USA
13564033	BLANCHARD FAMILY REVOCABLE TRUST	1638 W BEDFORD ST	<Null>	MESA	AZ	85201	1638 W BEDFORD ST MESA 85201	1638 W BEDFORD ST MESA AZ USA 85201	USA
13564047	BLANCO LOGAN CHANDLER	1657 W BEDFORD ST	<Null>	MESA	AZ	85201	1657 W BEDFORD ST MESA 85201	1657 W BEDFORD ST MESA AZ USA 85201	USA
13564055	BONKOSKI KEITH A/KIMBERLY A	1741 W BEDFORD ST	<Null>	MESA	AZ	85201	1741 W BEDFORD ST MESA 85201	1741 W BEDFORD ST MESA AZ USA 85201	USA
13531063	BOURQUE GARY T/TANJA M	35029 N 139TH WAY	<Null>	SCOTTSDALE	AZ	85262	1505 W 5TH ST MESA 85201	35029 N 139TH WAY SCOTTSDALE AZ USA 85262	USA
13535089	BOZER STEPHEN J	424 N ASH	<Null>	MESA	AZ	85201	424 N ASH MESA 85201	424 N ASH MESA AZ USA 85201	USA
13535085	BRADY PATRICK/LINDSAY A/DARLENE	445 N SAGUARO AVE	<Null>	MESA	AZ	85201	445 N SAGUARO MESA 85201	445 N SAGUARO AVE MESA AZ USA 85201	USA
13531079	BRAUER DONALD T/KATHLEEN OHEA	1466 W 4TH PL	<Null>	MESA	AZ	85201	1466 W 4TH PL MESA 85201	1466 W 4TH PL MESA AZ USA 85201	USA
13564183	BRAY DARWIN NATHAN	1621 W BENTLEY	<Null>	MESA	AZ	85201	1621 W BENTLEY ST MESA 85201	1621 W BENTLEY MESA AZ USA 85201	USA
13535098	BROWNING JANET K	1628 W 4TH PL	<Null>	MESA	AZ	85201	1628 W 4TH PL MESA 85201	1628 W 4TH PL MESA AZ USA 85201	USA
13564050	BUSTAMANTE APOLINAR	1709 W BEDFORD	<Null>	MESA	AZ	85201	1709 W BEDFORD ST MESA 85201	1709 W BEDFORD MESA AZ USA 85201	USA
13531127	BUSTILLOS VANESSA A/MORENO MICHAEL	1504 W GARDEN ST	<Null>	MESA	AZ	85201-5410	1504 W GARDEN ST MESA 85201	1504 W GARDEN ST MESA AZ USA 852015410	USA
13549066	CAMPAS JACKLYNN J/WALKER ANDREW D	239 N LONGMORE	<Null>	MESA	AZ	85201	239 N LONGMORE MESA 85201	239 N LONGMORE MESA AZ USA 85201	USA
13531046	CARRILLO ADRIANA	1536 W 5TH ST	<Null>	MESA	AZ	85201	1536 W 5TH ST MESA 85201	1536 W 5TH ST MESA AZ USA 85201	USA

13535033	CARTER GORDON B & OLGA F	453 N PECAN	<Null>	MESA	AZ	85201 453 N PECAN	MESA 85201	453 N PECAN MESA AZ USA 85201	USA
13564052	CASSIANI JUSTIN	1721 W BEDFORD ST	<Null>	MESA	AZ	85201 1721 W BEDFORD ST	MESA 85201	1721 W BEDFORD ST MESA AZ USA 85201	USA
13549058B	CASTLEMAN MELISSA A	1514 W 2ND ST	<Null>	MESA	AZ	85201 1514 W 2ND ST	MESA 85201	1514 W 2ND ST MESA AZ USA 85201	USA
		13564030 CASTRO HORTENCIA	<Null>	MESA	AZ	85201 1658 W BEDFORD ST	MESA 85201	1658 W BEDFORD ST MESA AZ USA 85201	USA
13531043	CEJA FRANCISCO GALVAN/DE GALVAN MARIA DE JESUS RAMIREZ	1562 W 5TH ST	<Null>	MESA	AZ	85201 1562 W 5TH ST	MESA 85201	1562 W 5TH ST MESA AZ USA 85201	USA
13535090	CHAVARRIA JOSE	416 N ASH	<Null>	MESA	AZ	85201 416 N ASH	MESA 85201	416 N ASH MESA AZ USA 85201	USA
13535135	CHEVELON PROPERTIES LLC/DENNIS D LILLY LIVING TRUST	PO BOX 3173	<Null>	OVERGUARD	AZ	85933 1612 W 5TH ST	MESA 85201	PO BOX 3173 OVERGUARD AZ USA 85933	USA
13564174	CHUMPOL KOOLIDEE/SETHUP	1636 W BENTLEY ST	<Null>	MESA	AZ	85201 1636 W BENTLEY ST	MESA 85201	1636 W BENTLEY ST MESA AZ USA 85201	USA
13564170	CHUNG WILBERT/SYLVIA	17133 E SALIDA DR	<Null>	FOUNTAIN HILLS	AZ	85268 1662 W BENTLEY ST	MESA 85201	17133 E SALIDA DR FOUNTAIN HILLS AZ USA 85268	USA
13531095	CHUROSH JACOB/LINDSEY	1541 W GARDEN ST	<Null>	MESA	AZ	85201 1541 W GARDEN ST	MESA 85201	1541 W GARDEN ST MESA AZ USA 85201	USA
13531067	CLANTON D ALAN/LEXIE A	1537 W 5TH ST	<Null>	MESA	AZ	85201 1537 W 5TH ST	MESA 85201	1537 W 5TH ST MESA AZ USA 85201	USA
13564152	CLARK KRYSTAL/ORTEGA ENRIQUE	1721 W BELFAST ST	<Null>	MESA	AZ	85201 1721 W BELFAST ST	MESA 85201	1721 W BELFAST ST MESA AZ USA 85201	USA
13564078	CORONA OSCAR E/HANDLEY ANDREA MARIE	1605 W 2ND ST	<Null>	MESA	AZ	85201 1605 W 2ND ST	MESA 85201	1605 W 2ND ST MESA AZ USA 85201	USA
13564179	CORTES HECTOR APOLONIO	661 W VINE AVE	<Null>	MESA	AZ	85210 1604 W BENTLEY ST	MESA 85201	661 W VINE AVE MESA AZ USA 85210	USA
13564082	COTTLE SUSAN J	633 W CONTESSA CIR	<Null>	MESA	AZ	85201 1631 W 2ND ST	MESA 85201	633 W CONTESSA CIR MESA AZ USA 85201	USA
13564148	COURVILLE JOSEPH T ESTATE OF/SHERLENE O	1665 W BELFAST ST	<Null>	MESA	AZ	85201 1665 W BELFAST ST	MESA 85201	1665 W BELFAST ST MESA AZ USA 85201	USA
13531103	CRPE CHARLYNE J/THEISEN DARLYNE/BRANSON JOHN L	1512 W UNIVERSITY DR	<Null>	MESA	AZ	85201 1512 W UNIVERSITY DR	MESA 85201	1512 W UNIVERSITY DR MESA AZ USA 85201	USA
13564190	CRUZ HERNANDEZ EFREN/HERNANDEZ MARTINEZ VIANEY	1667 W BENTLEY ST	<Null>	MESA	AZ	85201 1667 W BENTLEY ST	MESA 85201	1667 W BENTLEY ST MESA AZ USA 85201	USA
13535084	CUICCHI MONA/ROBERT MICHAEL	23000 CANYON LAKE DR N	<Null>	CANYON LAKE	CA	92587 437 N SAGUARO	MESA 85201	23000 CANYON LAKE DR N CANYON LAKE CA USA 92587	USA
13531117	CURIEL MARIA D/CASTRO GUADALUPE	1437 W GARDEN ST	<Null>	MESA	AZ	85201 1437 W GARDEN ST	MESA 85201	1437 W GARDEN ST MESA AZ USA 85201	USA
13564073	DARIN JAMES A /SHAN D HAYS	1630 W 2ND ST	<Null>	MESA	AZ	85201 1630 W 2ND ST	MESA 85201	1630 W 2ND ST MESA AZ USA 85201	USA
13549084	DAVIS SUSAN LYNNE	1545 W BENTLEY ST	<Null>	MESA	AZ	85201 1545 W BENTLEY ST	MESA 85201	1545 W BENTLEY ST MESA AZ USA 85201	USA
13535039	DECKER MICHAEL A	1724 W UNIVERSITY DR	<Null>	MESA	AZ	85201 1724 W UNIVERSITY DR	MESA 85201	1724 W UNIVERSITY DR MESA AZ USA 85201	USA
13564037	DIAZ-ARROYO MAYRA/HERNANDEZ-MONTANO JOSE A	1612 W BEDFORD ST	<Null>	MESA	AZ	85201 1612 W BEDFORD ST	MESA 85201	1612 W BEDFORD ST MESA AZ USA 85201	USA
13535006	DIAZ JUAN ANGEL	307 GARDEN ST	<Null>	GARDEN CITY	KS	67846 446 N SAGUARO	MESA 85201	307 GARDEN ST GARDEN CITY KS USA 67846	USA
13535082	DINGMAN KAREN JO	11253 E PERSIMMON AVE	<Null>	MESA	AZ	85212 423 N SAGUARO	MESA 85201	11253 E PERSIMMON AVE MESA AZ USA 85212	USA
13564171	DODGION RANDY J/CINDY L	1656 W BENTLEY ST	<Null>	MESA	AZ	85201 1656 W BENTLEY ST	MESA 85201	1656 W BENTLEY ST MESA AZ USA 85201	USA
13549018A	EC EQUITY LLC	1800 SW 1ST AVE STE 620	<Null>	PORTLAND	OR	97201 1433 W UNIVERSITY DR	MESA 85201	1800 SW 1ST AVE STE 620 PORTLAND OR USA 97201	USA
		13535035 ELIAS CASANDRA GUTIERREZ	<Null>	MESA	AZ	85201-5321 437 N PECAN	MESA 85201	437 N PECAN MESA AZ USA 852015321	USA
13564187	ELLINGTON JAMES BYRON	9220 E FAIRWAY BLVD UNIT E207	<Null>	SUN LAKES	AZ	85248 1647 W BENTLEY ST	MESA 85201	9220 E FAIRWAY BLVD UNIT E207 SUN LAKES AZ USA 85248	USA
13564127	ELLSWORTH GREGORY B	4848 E CACTUS RD STE 505-306	<Null>	SCOTTSDALE	AZ	85254 1666 W BELFAST ST	MESA 85201	4848 E CACTUS RD STE 505-306 SCOTTSDALE AZ USA 85254	USA
13564038	ERRAN VERONICA E/DAVID	1604 W BEDFORD ST	<Null>	MESA	AZ	85201 1604 W BEDFORD ST	MESA 85201	1604 W BEDFORD ST MESA AZ USA 85201	USA
13564133	ESPARZA JOSE GARCIA/VALENCIA ROSA M CORTES	1628 W BELFAST ST	<Null>	MESA	AZ	85201 1628 W BELFAST ST	MESA 85201	1628 W BELFAST ST MESA AZ USA 85201	USA
13564004A	ESPINOSA MICHA ALICIA	1637 W UNIVERSITY DR	<Null>	MESA	AZ	85201 1637 W UNIVERSITY DR	MESA 85201	1637 W UNIVERSITY DR MESA AZ USA 85201	USA
		13564147 ESTRADA IGNACIO/RAMONA E	<Null>	MESA	AZ	85201 1659 W BELFAST ST	MESA 85201	1659 W BELFAST ST MESA AZ USA 85201	USA
13564042	ESTRADA OMAR MENDEZ	1625 W BEDFORD ST	<Null>	MESA	AZ	85201 1625 W BEDFORD ST	MESA 85201	1625 W BEDFORD ST MESA AZ USA 85201	USA
13549070	EVANS FRANK R/SHIRLEY KAY TR	1542 W BENTLEY	<Null>	MESA	AZ	85201 1542 W BENTLEY ST	MESA 85201	1542 W BENTLEY MESA AZ USA 85201	USA
13531096	EVANS TREVENOR	1533 W 4TH PL	<Null>	MESA	AZ	85201 1533 W 4TH PL	MESA 85201	1533 W 4TH PL MESA AZ USA 85201	USA
13549071	EXPRESS COMPANIES XI LLC	3100 S RURAL RD 1	<Null>	TEMPE	AZ	85282 1534 W BENTLEY ST	MESA 85201	3100 S RURAL RD 1 TEMPE AZ USA 85282	USA
13549012	FENSKE ANNA LORENE	317 N HENKEL	<Null>	MESA	AZ	85201 317 N HENKEL	MESA 85201	317 N HENKEL MESA AZ USA 85201	USA
13564070	FERNANDEZ ARTURO ROJAS/ROJAS MARIA	1652 W 2ND ST	<Null>	MESA	AZ	85201 1652 W 2ND ST	MESA 85201	1652 W 2ND ST MESA AZ USA 85201	USA
13564040	FERNANDEZ GONZALO M/DIAZ ELVIRA	1611 W BEDFORD ST	<Null>	MESA	AZ	85201 1611 W BEDFORD ST	MESA 85201	1611 W BEDFORD ST MESA AZ USA 85201	USA
13549067	FERNANDEZ HOUSTON M	1555 W BENTLEY ST	<Null>	MESA	AZ	85201 1555 W BENTLEY ST	MESA 85201	1555 W BENTLEY ST MESA AZ USA 85201	USA
13549073	FKH SFR C1 L P	1850 PARKWAY PL STE 900	<Null>	MARIETTA	GA	30067 1520 W BENTLEY ST	MESA 85201	1850 PARKWAY PL STE 900 MARIETTA GA USA 30067	USA
13535001	FLORES RUBEN E/GRACIA MARIA DE JESUS	519 W 6TH DR	<Null>	MESA	AZ	85210 408 N SAGUARO	MESA 85201	519 W 6TH DR MESA AZ USA 85210	USA
13564192	FRANCISCO MIGUEL FRANCISCO/FELIPE TOMAS TOMAS	1707 W BENTLEY ST	<Null>	MESA	AZ	85201 1707 W BENTLEY ST	MESA 85201	1707 W BENTLEY ST MESA AZ USA 85201	USA
13535032	FREEDOM ACHIEVERS LLC	3026 E DRY CREEK RD	<Null>	PHOENIX	AZ	85048 461 N PECAN	MESA 85201	3026 E DRY CREEK RD PHOENIX AZ USA 85048	USA
13535081	GALAVIZ RITA H	415 N SAGUARO	<Null>	MESA	AZ	85201 415 N SAGUARO	MESA 85201	415 N SAGUARO MESA AZ USA 85201	USA
13564051	GAMEZ FELIPE	1715 W BEDFORD ST	<Null>	MESA	AZ	85201 1715 W BEDFORD ST	MESA 85201	1715 W BEDFORD ST MESA AZ USA 85201	USA
13531090	GARCIA ROBERTO GONZALEZ	1449 W 4TH PL	<Null>	MESA	AZ	85201 1449 W 4TH PL	MESA 85201	1449 W 4TH PL MESA AZ USA 85201	USA
13564032	GASPARRO STEPHANIE	1644 W BEDFORD ST	<Null>	MESA	AZ	85201 1644 W BEDFORD ST	MESA 85201	1644 W BEDFORD ST MESA AZ USA 85201	USA
13564045	GERMAN JOSE LUIS SALDANA/SALDANA ALEJANDRO	1643 W BEDFORD ST	<Null>	MESA	AZ	85201 1643 W BEDFORD ST	MESA 85201	1643 W BEDFORD ST MESA AZ USA 85201	USA
13564191	GIMENEZ NORMAN ROBERT	650 E HOUSTON AVE	<Null>	GILBERT	AZ	85234 1701 W BENTLEY ST	MESA 85201	650 E HOUSTON AVE GILBERT AZ USA 85234	USA
13564053	GLIDDEN MARY	1729 W BEDFORD ST	<Null>	MESA	AZ	85201 1729 W BEDFORD ST	MESA 85201	1729 W BEDFORD ST MESA AZ USA 85201	USA
13531074	GONZALEZ CELEDONIO/ROSALBA	1538 W 4TH PL	<Null>	MESA	AZ	85201 1538 W 4TH PL	MESA 85201	1538 W 4TH PL MESA AZ USA 85201	USA
13564080	GONZALEZ JAIME	1617 W 2ND ST	<Null>	MESA	AZ	85201 1617 W 2ND ST	MESA 85201	1617 W 2ND ST MESA AZ USA 85201	USA
13564012	GORDILLO YOYOL H SANTANA	1721 W UNIVERSITY DR	<Null>	MESA	AZ	85201 1721 W UNIVERSITY DR	MESA 85201	1721 W UNIVERSITY DR MESA AZ USA 85201	USA
13564168	GRACE FRANK R	1702 W BENTLEY	<Null>	MESA	AZ	85201 1702 W BENTLEY ST	MESA 85201	1702 W BENTLEY MESA AZ USA 85201	USA
13531091	GRANT RHIANNON/DUSTIN	1453 W 4TH PL	<Null>	MESA	AZ	85201 1453 W 4TH PL	MESA 85201	1453 W 4TH PL MESA AZ USA 85201	USA
13535111	GUTIERREZ EMMANUEL LOPEZ	1648 W 5TH ST	<Null>	MESA	AZ	85201 1648 W 5TH ST	MESA 85201	1648 W 5TH ST MESA AZ USA 85201	USA
13564126	GUTIERREZ OSCAR ANDY ESCAMILLA/SANCHEZ AMADA LETICIA GAF	118 N EXTENSION RD UNIT 155	<Null>	MESA	AZ	85201 1704 W BELFAST ST	MESA 85201	118 N EXTENSION RD UNIT 155 MESA AZ USA 85201	USA
13531041	HAARE AUBREY W & VIVIAN L	1555 W 5TH PL	<Null>	MESA	AZ	85201 1555 W 5TH PL	MESA 85201	1555 W 5TH PL MESA AZ USA 85201	USA
13564044	HAGUE JOSHUA DANIEL/JENNIFER BIVIAN	1637 W BEDFORD ST	<Null>	MESA	AZ	85201 1637 W BEDFORD ST	MESA 85201	1637 W BEDFORD ST MESA AZ USA 85201	USA
13535073M	HALL BRADLEY/KELLY	1607 W 4TH PL	<Null>	MESA	AZ	85201 1607 W 4TH PL	MESA 85201	1607 W 4TH PL MESA AZ USA 85201	USA

13531069 HANSON CARROLL/NORMA TR	1557 W 5TH ST	<Null>	MESA	AZ	85201 1557 W 5TH ST MESA 85201	1557 W 5TH ST MESA AZ USA 85201	USA
13549002 HEDGES THOMAS F & MARY K	342 N HENKEL CIR	<Null>	MESA	AZ	85201 342 N HENKEL MESA 85201	342 N HENKEL CIR MESA AZ USA 85201	USA
13535002 HERNANDEZ ARTURO MORALES/MANCILLAS GABRIELA FLORES	416 N SAGUARO LN	<Null>	MESA	AZ	85201 416 N SAGUARO MESA 85201	416 N SAGUARO LN MESA AZ USA 85201	USA
13564043 HERNANDEZ CESAR/SOLIS-GONZALES MARIA G	1631 W BEDFORD ST	<Null>	MESA	AZ	85201 1631 W BEDFORD ST MESA 85201	1631 W BEDFORD ST MESA AZ USA 85201	USA
13549057 HERNANDEZ EUGENIO LOPEZ/LOPEZ TEODORA	1510 W 2ND ST	<Null>	MESA	AZ	85201 1510 W 2ND ST MESA 85201	1510 W 2ND ST MESA AZ USA 85201	USA
13535003 HERNANDEZ FLORES RAFAEL/ETAL	424 N SAGUARO LN	<Null>	MESA	AZ	85201 424 N SAGUARO MESA 85201	424 N SAGUARO LN MESA AZ USA 85201	USA
13535080 HERNANDEZ HECTOR/ ROSA M	407 N SAGUARO LN	<Null>	MESA	AZ	85201 407 N SAGUARO MESA 85201	407 N SAGUARO LN MESA AZ USA 85201	USA
13549072 HERNANDEZ JOSE	1526 W BENTLEY ST	<Null>	MESA	AZ	85201 1526 W BENTLEY ST MESA 85201	1526 W BENTLEY ST MESA AZ USA 85201	USA
13564143 HERNANDEZ JUDITH AVILES/AVILES ELIVORIO	1633 W BELFAST ST	<Null>	MESA	AZ	85201 1633 W BELFAST ST MESA 85201	1633 W BELFAST ST MESA AZ USA 85201	USA
13564027 HERNANDEZ ROCIO SERRATO	128 N A ST	<Null>	OXNARD	CA	93030 1708 W BEDFORD ST MESA 85201	128 N A ST OXNARD CA USA 93030	USA
13535092 HIDALGO GERMAN HERNANDEZ	407 N ASH ST	<Null>	MESA	AZ	85201 407 N ASH MESA 85201	407 N ASH ST MESA AZ USA 85201	USA
13531093 HILLMAN RICHARD J/SARAH J	PO BOX 1649	<Null>	MESA	AZ	85211-1649 1503 W 4TH PL MESA 85201	PO BOX 1649 MESA AZ USA 852111649	USA
13549009 HOGUE MARC	300 N HENKEL CIR	<Null>	MESA	AZ	85201 300 N HENKEL MESA 85201	300 N HENKEL CIR MESA AZ USA 85201	USA
13531126 HUALAPAI PEAK LLC	1515 N GILBERT RD STE 107 PMB 228		GILBERT	AZ	85234 1512 W GARDEN ST MESA 85201	1515 N GILBERT RD STE 107 PMB 228 GILBERT AZ USA 85234	USA
13549088 HUANG HUEI-PING	1517 W BENTLEY ST	<Null>	MESA	AZ	85201 1517 W BENTLEY ST MESA 85201	1517 W BENTLEY ST MESA AZ USA 85201	USA
13564005 HUERTA ROBERTO LLAMAS	PO BOX 364	<Null>	MESA	AZ	85211 1645 W UNIVERSITY DR MESA 85201	PO BOX 364 MESA AZ USA 85211	USA
13549004 HULL CHELSEY LAUREN	330 N HENKEL	<Null>	MESA	AZ	85201 330 N HENKEL MESA 85201	330 N HENKEL MESA AZ USA 85201	USA
13564189 HUNGRY HOLLOW TRUST	1661 W BENTLEY	<Null>	MESA	AZ	85201 1661 W BENTLEY ST MESA 85201	1661 W BENTLEY MESA AZ USA 85201	USA
13564002 IDEAL HOMES AZ LLC	1891 W APACHE TRL	<Null>	APACHE JUNCTION	AZ	85120 1625 W UNIVERSITY DR MESA 85201	1891 W APACHE TRL APACHE JUNCTION AZ USA 85120	USA
13549079 IVI TRUST	1446 W BENTLEY ST	<Null>	MESA	AZ	85201 1446 W BENTLEY ST MESA 85201	1446 W BENTLEY ST MESA AZ USA 85201	USA
13564172 IZZY TRUST	1648 W BENTLEY ST	<Null>	MESA	AZ	85201 1648 W BENTLEY ST MESA 85201	1648 W BENTLEY ST MESA AZ USA 85201	USA
13531121 J A INVESTMENTS LLC	PO BOX 675	<Null>	TOLLESON	AZ	85353 1503 W GARDEN ST MESA 85201	PO BOX 675 TOLLESON AZ USA 85353	USA
13564149 JARDINA STEVEN	725 W LONGHORN DR	<Null>	CHANDLER	AZ	85286 1703 W BELFAST ST MESA 85201	725 W LONGHORN DR CHANDLER AZ USA 85286	USA
13549010 JARETT E BUTLER REVOCABLE TRUST	305 N HENKEL	<Null>	MESA	AZ	85201 305 N HENKEL MESA 85201	305 N HENKEL MESA AZ USA 85201	USA
13564145 JERRY E LOVATO AND GLORIA E LOVATO FAMILY REV	1649 W BELFAST ST	<Null>	MESA	AZ	85201 1649 W BELFAST ST MESA 85201	1649 W BELFAST ST MESA AZ USA 85201	USA
13549003 JETSON ROXANE F	336 N HENKEL ST	<Null>	MESA	AZ	85201 336 N HENKEL MESA 85201	336 N HENKEL ST MESA AZ USA 85201	USA
13535139 JIMENEZ MIGUEL A LOZA	1614 W 4TH PL	<Null>	MESA	AZ	85201 1614 W 4TH PL MESA 85201	1614 W 4TH PL MESA AZ USA 85201	USA
13535137 JLS ROTH IRA LLC/ANS ROTH IRA LLC	2514 E RAWWHITE ST	<Null>	GILBERT	AZ	85296-9520 1617 W 5TH ST MESA 85201	2514 E RAWWHITE ST GILBERT AZ USA 852969520	USA
13564029 JOHN OLIN TRUST	1662 W BEDFORD ST	<Null>	MESA	AZ	85201 1662 W BEDFORD ST MESA 85201	1662 W BEDFORD ST MESA AZ USA 85201	USA
13531146 JOHN PRICE HYLTON SR AND MARY ANN HYLTON AB LIVING TRUST	1840 W ROCKROSE WY	<Null>	CHANDLER	AZ	85248 1546 W UNIVERSITY DR MESA 85201	1840 W ROCKROSE WY CHANDLER AZ USA 85248	USA
13549017A JORTH A AND PEGGY ANN RICHARDSON FAMILY TRUST	705 N STEWART	<Null>	MESA	AZ	85201 347 N HENKEL MESA 85201	705 N STEWART MESA AZ USA 85201	USA
13531068 KASPRZYCKI LIVING TRUST	1545 W 5TH ST	<Null>	MESA	AZ	85201 1545 W 5TH ST MESA 85201	1545 W 5TH ST MESA AZ USA 85201	USA
13535038 KATHLEEN SUE KOZAK LIVING TRUST	415 N PECAN	<Null>	MESA	AZ	85201 415 N PECAN MESA 85201	415 N PECAN MESA AZ USA 85201	USA
13531064 KELLER CASEY	1513 W 5TH ST	<Null>	MESA	AZ	85201 1513 W 5TH ST MESA 85201	1513 W 5TH ST MESA AZ USA 85201	USA
13564181 KILLIAN MORGAN/MOTT JENNIFER	1609 W BENTLEY ST	<Null>	MESA	AZ	85201 1609 W BENTLEY ST MESA 85201	1609 W BENTLEY ST MESA AZ USA 85201	USA
13531071 KOKINES LORAIN E	1564 W 4TH PL	<Null>	MESA	AZ	85202 1564 W 4TH PL MESA 85201	1564 W 4TH PL MESA AZ USA 85202	USA
13535110 LANCASTER DENNIS	1642 W 5TH ST	<Null>	MESA	AZ	85201 1642 W 5TH ST MESA 85201	1642 W 5TH ST MESA AZ USA 85201	USA
13531119 LANPHEAR JOSHUA/SMITH BRYANNA	1455 W GARDEN ST	<Null>	MESA	AZ	85201 1455 W GARDEN ST MESA 85201	1455 W GARDEN ST MESA AZ USA 85201	USA
13549086 LENZ DORIAN II/KRISTINA	1531 W BENTLEY ST	<Null>	MESA	AZ	85201 1531 W BENTLEY ST MESA 85201	1531 W BENTLEY ST MESA AZ USA 85201	USA
13531123 LESLEY SONDR A ANNE	1521 W GARDEN ST	<Null>	MESA	AZ	85201 1521 W GARDEN ST MESA 85201	1521 W GARDEN ST MESA AZ USA 85201	USA
13564124 LEVARIO GILBERT G	1716 W BELFAST ST	<Null>	MESA	AZ	85201 1716 W BELFAST ST MESA 85201	1716 W BELFAST ST MESA AZ USA 85201	USA
13535046 LEVINE SAMANTHA	1746 W UNIVERSITY DR	<Null>	MESA	AZ	85201 1746 W UNIVERSITY DR MESA 85201	1746 W UNIVERSITY DR MESA AZ USA 85201	USA
13549078 LI YAN FEN	14477 W VIRGINIA AVE	<Null>	GOODYEAR	AZ	85395 1454 W BENTLEY ST MESA 85201	14477 W VIRGINIA AVE GOODYEAR AZ USA 85395	USA
13549074 LKBM LLC	11010 S 51ST ST UNIT 51232	<Null>	PHOENIX	AZ	85044 1512 W BENTLEY ST MESA 85201	11010 S 51ST ST UNIT 51232 PHOENIX AZ USA 85044	USA
13564071 LOLL RICHARD A/DEBORAH	1644 W 2ND ST	<Null>	MESA	AZ	85201 1644 W 2ND ST MESA 85201	1644 W 2ND ST MESA AZ USA 85201	USA
13564130 LOVATO JERRY E/GLORIA E TR	1649 W BELFAST ST	<Null>	MESA	AZ	85201 1650 W BELFAST ST MESA 85201	1649 W BELFAST ST MESA AZ USA 85201	USA
13531075 LSB ENTERPRISES LLC	2606 N HALL CIR	<Null>	MESA	AZ	85203 1530 W 4TH PL MESA 85201	2606 N HALL CIR MESA AZ USA 85203	USA
13564121 LYNN DANNY R	1736 W BELFAST ST	<Null>	MESA	AZ	85201 1736 W BELFAST ST MESA 85201	1736 W BELFAST ST MESA AZ USA 85201	USA
13564122 LYNN LOIS TR	1730 W BELFAST	<Null>	MESA	AZ	85201 1730 W BELFAST ST MESA 85201	1730 W BELFAST MESA AZ USA 85201	USA
13564167 MACDONALD LAURIE B	1708 W BENTLEY ST	<Null>	MESA	AZ	85201 1708 W BENTLEY ST MESA 85201	1708 W BENTLEY ST MESA AZ USA 85201	USA
13549063 MACIAS ALEJANDRO Y	1548 W 2ND ST	<Null>	MESA	AZ	85201 1548 W 2ND ST MESA 85201	1548 W 2ND ST MESA AZ USA 85201	USA
13549008 MADISON WENDY	306 N HENKEL	<Null>	MESA	AZ	85201 306 N HENKEL MESA 85201	306 N HENKEL MESA AZ USA 85201	USA
13564026 MADUENO RUBEN C	1714 W BEDFORD ST	<Null>	MESA	AZ	85201 1714 W BEDFORD ST MESA 85201	1714 W BEDFORD ST MESA AZ USA 85201	USA
13564028 MAR HENRY	1702 W BEDFORD ST	<Null>	MESA	AZ	85201 1702 W BEDFORD ST MESA 85201	1702 W BEDFORD ST MESA AZ USA 85201	USA
13564154 MARCENCO SERGHEI/NELLI	1735 W BELFAST ST	<Null>	MESA	AZ	85201 1735 W BELFAST ST MESA 85201	1735 W BELFAST ST MESA AZ USA 85201	USA
13531099 MARIA JUAREZ DE VENEGAS AND JUAN VENEGAS FAMILY TRUST	1557 W 4TH PL	<Null>	MESA	AZ	85201 1557 W 4TH PL MESA 85201	1557 W 4TH PL MESA AZ USA 85201	USA
13564135 MARIN CHRISTINE TR	1614 W BELFAST ST	<Null>	MESA	AZ	85201 1614 W BELFAST ST MESA 85201	1614 W BELFAST ST MESA AZ USA 85201	USA
13564164 MARLEY SANDRA L	1728 W BENTLEY ST	<Null>	MESA	AZ	85201 1728 W BENTLEY ST MESA 85201	1728 W BENTLEY ST MESA AZ USA 85201	USA
13549060A MARTHA J WEAVER TRUST	1528 W 2ND ST	<Null>	MESA	AZ	85201 1528 W 2ND ST MESA 85201	1528 W 2ND ST MESA AZ USA 85201	USA
13564140 MARTIN MARTIN RENATO	1613 W BELFAST ST	<Null>	MESA	AZ	85201 1613 W BELFAST ST MESA 85201	1613 W BELFAST ST MESA AZ USA 85201	USA
13549076 MARTINEZ IVON/GARCIA HUMBARO M/RAQUEL H	1466 W BENTLEY ST	<Null>	MESA	AZ	85201 1466 W BENTLEY ST MESA 85201	1466 W BENTLEY ST MESA AZ USA 85201	USA
13564046 MARTINEZ LIZBETH SANDOVAL	1649 W BEDFORD ST	<Null>	MESA	AZ	85201 1649 W BEDFORD ST MESA 85201	1649 W BEDFORD ST MESA AZ USA 85201	USA
13549005 MARTINEZ VIRGINIA	324 N HENKEL	<Null>	MESA	AZ	85201 324 N HENKEL MESA 85201	324 N HENKEL MESA AZ USA 85201	USA
13535031 MARTINIE JERRY L/TEDDI JO	503 N PECAN	<Null>	MESA	AZ	85201 503 N PECAN MESA 85201	503 N PECAN MESA AZ USA 85201	USA

13564008	MARTOS LIMITED LIABILITY COMPANY	1155 N MESQUITE ST	<Null>	LAS CRUCES	NM	88001-2254	1663 W UNIVERSITY DR	MESA	85201	1155 N MESQUITE ST LAS CRUCES NM USA 880012254	USA
13531104	MCATEE KEVIN L/TRACEY ANN EILEEN TR	6150 N UPLAND ST	<Null>	MARICOPA	AZ	85139	1504 W UNIVERSITY DR	MESA	85201	6150 N UPLAND ST MARICOPA AZ USA 85139	USA
13535097	MCCLEVE CHARMARINE A TR	445 N ASH	<Null>	MESA	AZ	85201	445 N ASH	MESA	85201	445 N ASH MESA AZ USA 85201	USA
13564137	MCCOWN GARY A	1602 W BELFAST ST	<Null>	MESA	AZ	85201	1602 W BELFAST ST	MESA	85201	1602 W BELFAST ST MESA AZ USA 85201	USA
13549091	MELO HILARIO ARISTA	1463 W BENTLEY ST	<Null>	MESA	AZ	85201	1463 W BENTLEY ST	MESA	85201	1463 W BENTLEY ST MESA AZ USA 85201	USA
13564025	MENDIVIL REVOCABLE TRUST	1722 W BEDFORD ST	<Null>	MESA	AZ	85201	1722 W BEDFORD ST	MESA	85201	1722 W BEDFORD ST MESA AZ USA 85201	USA
13549069	MENDOZA GERARDO G/KRISTEN D	1548 W BENTLEY ST	<Null>	MESA	AZ	85201	1548 W BENTLEY ST	MESA	85201	1548 W BENTLEY ST MESA AZ USA 85201	USA
13535073P	MERCIER JACQUELINE RAE	1609 W 5TH PL	<Null>	MESA	AZ	85201	1609 W 5TH PL	MESA	85201	1609 W 5TH PL MESA AZ USA 85201	USA
13531066	MERRILL STEPHEN B JR/SARAH JN	1529 W 5TH ST	<Null>	MESA	AZ	85201-4603	1529 W 5TH ST	MESA	85201	1529 W 5TH ST MESA AZ USA 852014603	USA
13549021A	MESA SELF STORAGE LLC	4200 MICHELANGELO AVE	<Null>	WOODLAND HILLS	CA	91364	1541 W UNIVERSITY DR	MESA	85201	4200 MICHELANGELO AVE WOODLAND HILLS CA USA 91364	USA
13531047	MEZA J ADRIANA ROMERO	1458 E ENID AVE	<Null>	MESA	AZ	85204	1528 W 5TH ST	MESA	85201	1458 E ENID AVE MESA AZ USA 85204	USA
13564177	MILLER STEVEN J	1616 W BENTLEY ST	<Null>	MESA	AZ	85201	1616 W BENTLEY ST	MESA	85201	1616 W BENTLEY ST MESA AZ USA 85201	USA
13535037	MIRANDA-THORSTAD MICHELLE/THORSTAD CHRISTOPHER	423 N PECAN	<Null>	MESA	AZ	85201	423 N PECAN	MESA	85201	423 N PECAN MESA AZ USA 85201	USA
13531072	MIRANDA MARCO ANTONIO	1556 W 4TH PL	<Null>	MESA	AZ	85201	1556 W 4TH PL	MESA	85201	1556 W 4TH PL MESA AZ USA 85201	USA
13564081	MITCHUM PHYLLIS	1623 W 2ND ST	<Null>	MESA	AZ	85201	1623 W 2ND ST	MESA	85201	1623 W 2ND ST MESA AZ USA 85201	USA
13564153	MOORE BRIANNA/MURILLO MARCUS	1729 W BELFAST ST	<Null>	MESA	AZ	85201	1729 W BELFAST ST	MESA	85201	1729 W BELFAST ST MESA AZ USA 85201	USA
13531076	MOORE KIMBERLY S	PO BOX 1731	<Null>	BISBEE	AZ	85603	1522 W 4TH PL	MESA	85201	PO BOX 1731 BISBEE AZ USA 85603	USA
13564075	MORALES OMAR	1618 W 2ND ST	<Null>	MESA	AZ	85201	1618 W 2ND ST	MESA	85201	1618 W 2ND ST MESA AZ USA 85201	USA
13564182	MORALES OMAR	1615 W BENTLEY ST	<Null>	MESA	AZ	85201	1615 W BENTLEY ST	MESA	85201	1615 W BENTLEY ST MESA AZ USA 85201	USA
13564049	MORTON JEREMY	1703 W BEDFORD ST	<Null>	MESA	AZ	85201	1703 W BEDFORD ST	MESA	85201	1703 W BEDFORD ST MESA AZ USA 85201	USA
13564131	MULLINS LIVING TRUST	2512 E JAVELINA AVE	<Null>	MESA	AZ	85204	1644 W BELFAST ST	MESA	85201	2512 E JAVELINA AVE MESA AZ USA 85204	USA
13535008	MUNOZ FAMILY TRUST	460 N SAGUARO	<Null>	MESA	AZ	85201	460 N SAGUARO	MESA	85201	460 N SAGUARO MESA AZ USA 85201	USA
13564074	MUNOZ THELMA ARACELI MARTINEZ/JESUS EUNICE SAAVEDRA	1624 W 2ND ST	<Null>	MESA	AZ	85201	1624 W 2ND ST	MESA	85201	1624 W 2ND ST MESA AZ USA 85201	USA
13564169	MUSHTAQ SHEGHAN	1668 W BENTLEY ST	<Null>	MESA	AZ	85201	1668 W BENTLEY ST	MESA	85201	1668 W BENTLEY ST MESA AZ USA 85201	USA
13564011	NARTINEZ RICARDO/BERTHA A	1715 W UNIVERSITY DR	<Null>	MESA	AZ	85201	1715 W UNIVERSITY DR	MESA	85201	1715 W UNIVERSITY DR MESA AZ USA 85201	USA
13564077	NGUYEN HAI VAN/TIN THIEN/HA KIEU NHI	1604 W 2ND ST	<Null>	MESA	AZ	85201	1604 W 2ND ST	MESA	85201	1604 W 2ND ST MESA AZ USA 85201	USA
13564034	NGUYEN HANG THI-DIEM	1630 W BEDFORD ST	<Null>	MESA	AZ	85201	1630 W BEDFORD ST	MESA	85201	1630 W BEDFORD ST MESA AZ USA 85201	USA
13531102	NGUYEN VAN	1520 W UNIVERSITY DR	<Null>	MESA	AZ	85201	1520 W UNIVERSITY DR	MESA	85201	1520 W UNIVERSITY DR MESA AZ USA 85201	USA
13535103	NOE THERESA M	1659 W 5TH ST	<Null>	MESA	AZ	85201	1659 W 5TH ST	MESA	85201	1659 W 5TH ST MESA AZ USA 85201	USA
13535086	NORMAN PAUL A/KAREN E	446 N ASH	<Null>	MESA	AZ	85201	446 N ASH	MESA	85201	446 N ASH MESA AZ USA 85201	USA
13535094	NUNEZ RAUL/PRISCILLA	423 N ASH	<Null>	MESA	AZ	85201	423 N ASH	MESA	85201	423 N ASH MESA AZ USA 85201	USA
13535095	NUNEZ RAUL/PRISCILLA	429 N ASH	<Null>	MESA	AZ	85201	429 N ASH	MESA	85201	429 N ASH MESA AZ USA 85201	USA
13531120	NUNNER HELEN L	19884 E VIA DE ARBOLES	<Null>	QUEEN CREEK	AZ	85142	1463 W GARDEN ST	MESA	85201	19884 E VIA DE ARBOLES QUEEN CREEK AZ USA 85142	USA
13549068	NUSSER JOANN C/MELISSA A	1556 W BENTLEY	<Null>	MESA	AZ	85201	1556 W BENTLEY ST	MESA	85201	1556 W BENTLEY MESA AZ USA 85201	USA
13564178	OLSEN RUSSELL L/LAUREL L	632 GATEWAY SOUTH RD	<Null>	GALLATIN GATEWAY	MT	59730	1610 W BENTLEY ST	MESA	85201	632 GATEWAY SOUTH RD GALLATIN GATEWAY MT USA 59730	USA
13535007	ORTEGA EMILIO	452 N SAGUARO	<Null>	MESA	AZ	85201	452 N SAGUARO	MESA	85201	452 N SAGUARO MESA AZ USA 85201	USA
13549089	ORTIZ KARLA I CASTRO	1509 W BENTLEY ST	<Null>	MESA	AZ	85201	1509 W BENTLEY ST	MESA	85201	1509 W BENTLEY ST MESA AZ USA 85201	USA
13564123	OTERO LUIS I	1722 W BELFAST ST	<Null>	MESA	AZ	85201	1722 W BELFAST ST	MESA	85201	1722 W BELFAST ST MESA AZ USA 85201	USA
13531077	PACHECO FERNANDO	1514 W 4TH PL	<Null>	MESA	AZ	85201	1514 W 4TH PL	MESA	85201	1514 W 4TH PL MESA AZ USA 85201	USA
13531122	PACHECO HIPOLITO R & ANGELINA G	1511 W GARDEN ST	<Null>	MESA	AZ	85201	1511 W GARDEN ST	MESA	85201	1511 W GARDEN ST MESA AZ USA 85201	USA
13564009	PARDO GERMAN/CLAUDIA M	2711 E ORION ST	<Null>	GILBERT	AZ	85234	1703 W UNIVERSITY DR	MESA	85201	2711 E ORION ST GILBERT AZ USA 85234	USA
13535102	PENA ARTHUR E	1660 W 4TH PL	<Null>	MESA	AZ	85201	1660 W 4TH PL	MESA	85201	1660 W 4TH PL MESA AZ USA 85201	USA
13564175	PEREZ REYNALDO N	1630 W BENTLEY ST	<Null>	MESA	AZ	85201	1630 W BENTLEY ST	MESA	85201	1630 W BENTLEY ST MESA AZ USA 85201	USA
13531146D	PESQUEIRA SERGIO A/PORTUGAL A J/JESUS	534 W 19TH ST	<Null>	TEMPE	AZ	85281	1542 W UNIVERSITY DR	MESA	85201	534 W 19TH ST TEMPE AZ USA 85281	USA
13549014	PIERCE WILLIAM DENNIS & SANDRA R	329 N HENKEL	<Null>	MESA	AZ	85201	329 N HENKEL	MESA	85201	329 N HENKEL MESA AZ USA 85201	USA
13549019C	PINEDA MARTINEANO	2214 W ENID AVE	<Null>	MESA	AZ	85202	1555 W UNIVERSITY DR	MESA	85201	2214 W ENID AVE MESA AZ USA 85202	USA
13535136	POISSANT RONALD RALPH/JENNIFER HELEN	1618 W 5TH ST	<Null>	MESA	AZ	85201	1618 W 5TH ST	MESA	85201	1618 W 5TH ST MESA AZ USA 85201	USA
13535004	PONCE FELIPE CRUZ/MORFIN ROSA	432 N SAGUARO	<Null>	MESA	AZ	85201	432 N SAGUARO	MESA	85201	432 N SAGUARO MESA AZ USA 85201	USA
13531073	PORTILLO MARIA I VELASQUEZ	1546 W 4TH PL	<Null>	MESA	AZ	85201	1546 W 4TH PL	MESA	85201	1546 W 4TH PL MESA AZ USA 85201	USA
13531146A	PORTUGAL JESUS OMAR/PORTUGAL PESQUEIRA ALMA J	634 N DATE	<Null>	MESA	AZ	85201	1536 W UNIVERSITY DR	MESA	85201	634 N DATE MESA AZ USA 85201	USA
13564036	POWERS WILLIAM M/GERALDINE D	1618 W BEDFORD	<Null>	MESA	AZ	85201	1618 W BEDFORD ST	MESA	85201	1618 W BEDFORD MESA AZ USA 85201	USA
13564128	PRAXEL PAUL D & JANE E	1502 W 1ST PL	<Null>	MESA	AZ	85201	1660 W BELFAST ST	MESA	85201	1502 W 1ST PL MESA AZ USA 85201	USA
13535101	PRESTON DOUGLAS W JR/HEATHER L	1652 W 4TH PL	<Null>	MESA	AZ	85201	1652 W 4TH PL	MESA	85201	1652 W 4TH PL MESA AZ USA 85201	USA
13564022	QUIJADA MANUEL A	1742 W BEDFORD ST	<Null>	MESA	AZ	85201	1742 W BEDFORD ST	MESA	85201	1742 W BEDFORD ST MESA AZ USA 85201	USA
13531040	QUINTANA RODOLFO/LIDIA	1543 W 5TH PL	<Null>	MESA	AZ	85201	1543 W 5TH PL	MESA	85201	1543 W 5TH PL MESA AZ USA 85201	USA
13535105	RACINE ROSEMARY M TR	1643 W 5TH ST	<Null>	MESA	AZ	85201	1643 W 5TH ST	MESA	85201	1643 W 5TH ST MESA AZ USA 85201	USA
13535104	RACINE SUSAN J	1651 W 5TH ST	<Null>	MESA	AZ	85201	1651 W 5TH ST	MESA	85201	1651 W 5TH ST MESA AZ USA 85201	USA
13564069	RAMIREZ SAUL P/ROSA ALBA	1660 W 2ND ST	<Null>	MESA	AZ	85201	1660 W 2ND ST	MESA	85201	1660 W 2ND ST MESA AZ USA 85201	USA
13531130	RAWLS LAWRENCE CURTIS/GRAYCE MARILYN	1444 W GARDEN ST	<Null>	MESA	AZ	85201	1444 W GARDEN ST	MESA	85201	1444 W GARDEN ST MESA AZ USA 85201	USA
13535093	RBR-CDC LLC	2812 N NORWALK 131	<Null>	MESA	AZ	85215	415 N ASH	MESA	85201	2812 N NORWALK 131 MESA AZ USA 85215	USA
13531078	REYNADA FELIPE RAMIREZ	7 W JUNE ST	<Null>	MESA	AZ	85201	1508 W 4TH PL	MESA	85201	7 W JUNE ST MESA AZ USA 85201	USA
13535118	RFREDRICK HOLDINGS LLC	390 BULLION DR	<Null>	FAIRBANKS	AK	99712	1625 W 5TH PL	MESA	85201	390 BULLION DR FAIRBANKS AK USA 99712	USA
13535010	RIVAS EDY RAMON ANGULO/GARCIA AMPARO	508 N SAGUARO	<Null>	MESA	AZ	85201	508 N SAGUARO	MESA	85201	508 N SAGUARO MESA AZ USA 85201	USA
13535096	ROBERTSON MATTHEW J	437 N ASH	<Null>	MESA	AZ	85201	437 N ASH	MESA	85201	437 N ASH MESA AZ USA 85201	USA

13535073L	ROBLES FERNANDO PADRON	460 N LONGMORE	<Null>	MESA	AZ	85201 460 N LONGMORE	MESA 85201	460 N LONGMORE MESA AZ USA 85201	USA
13531106	RODRIGUEZ LAZARO MORALES/GUTIERREZ BLANCA D	1454 W UNIVERSITY DR	<Null>	MESA	AZ	85201 1454 W UNIVERSITY DR	MESA 85201	1454 W UNIVERSITY DR MESA AZ USA 85201	USA
13564067	RODRIGUEZ RICHARD S/STACIA A	1704 W 2ND ST	<Null>	MESA	AZ	85201 1704 W 2ND ST	MESA 85201	1704 W 2ND ST MESA AZ USA 85201	USA
13564041	RODRIGUEZ ULBERTO/ARCELIA	1617 W BEDFORD ST	<Null>	MESA	AZ	85201 1617 W BEDFORD ST	MESA 85201	1617 W BEDFORD ST MESA AZ USA 85201	USA
13564001	ROMAN FAUSTO/MENDOZA MARIA	1617 W UNIVERSITY DR	<Null>	MESA	AZ	85201 1617 W UNIVERSITY DR	MESA 85201	1617 W UNIVERSITY DR MESA AZ USA 85201	USA
13535091	ROSALES JUAN/IRMA	408 N ASH	<Null>	MESA	AZ	85201 408 N ASH	MESA 85201	408 N ASH MESA AZ USA 85201	USA
13564035	ROSE ANGELA T/DONOVAN	1624 W BEDFORD ST	<Null>	MESA	AZ	85201 1624 W BEDFORD ST	MESA 85201	1624 W BEDFORD ST MESA AZ USA 85201	USA
13564184	ROYLE MATTHEW J	5432 E VERDE LN	<Null>	PHOENIX	AZ	85018 1629 W BENTLEY ST	MESA 85201	5432 E VERDE LN PHOENIX AZ USA 85018	USA
13535108	SALAZAR ALBERTO CERVANTES/ROA PATRICIA M	1626 W 5TH ST	<Null>	MESA	AZ	85201 1626 W 5TH ST	MESA 85201	1626 W 5TH ST MESA AZ USA 85201	USA
13564003A	SALES ALEX	1629 W UNIVERSITY DR	<Null>	MESA	AZ	85201 1629 W UNIVERSITY DR	MESA 85201	1629 W UNIVERSITY DR MESA AZ USA 85201	USA
13549061A	SANCHEZ-AGUADO LUCIO/BARRAZA SONIA	29481 N CANDLEWOOD DR	<Null>	QUEEN CREEK	AZ	85143 1536 W 2ND ST	MESA 85201	29481 N CANDLEWOOD DR QUEEN CREEK AZ USA 85143	USA
13549006	SANTOS ANGEL LOPEZ	318 N HENKEL	<Null>	MESA	AZ	85201 318 N HENKEL	MESA 85201	318 N HENKEL MESA AZ USA 85201	USA
13535073N	SARAVAN NIKORN	1605 W 5TH ST	<Null>	MESA	AZ	85201-5304 1605 W 5TH ST	MESA 85201	1605 W 5TH ST MESA AZ USA 852015304	USA
13535133	SCHLECHTY FAMILY TRUST	1621 W 5TH PL	<Null>	MESA	AZ	85201 1621 W 5TH PL	MESA 85201	1621 W 5TH PL MESA AZ USA 85201	USA
13564048	SCHNEIDER ROBERT G/BRENDA K	302 N SYCAMORE ST UNIT 9	<Null>	MESA	AZ	85201 1665 W BEDFORD ST	MESA 85201	302 N SYCAMORE ST UNIT 9 MESA AZ USA 85201	USA
13531098	SCHOFIELD JENNIE A/CHENEY ERIC WAYNE/ALMEIDA JASON LEE	1549 W 4TH PL	<Null>	MESA	AZ	85201 1549 W 4TH PL	MESA 85201	1549 W 4TH PL MESA AZ USA 85201	USA
13531065	SCHULLER JOHN/KATRINA	1521 W 5TH ST	<Null>	MESA	AZ	85201 1521 W 5TH ST	MESA 85201	1521 W 5TH ST MESA AZ USA 85201	USA
13564139	SCHULTZ KAREN L FAM TR	1607 W BELFAST	<Null>	MESA	AZ	85201 1607 W BELFAST ST	MESA 85201	1607 W BELFAST MESA AZ USA 85201	USA
13531097	SFR II BORROWER 2021-3 LLC	120 S RIVERSIDE PLZ STE 2000	<Null>	CHICAGO	IL	60606 1541 W 4TH PL	MESA 85201	120 S RIVERSIDE PLZ STE 2000 CHICAGO IL USA 60606	USA
13535134	SIQUEIROS GUILLERMO P/SALOMA	1615 W 5TH PL	<Null>	MESA	AZ	85201 1615 W 5TH PL	MESA 85201	1615 W 5TH PL MESA AZ USA 85201	USA
13531045	SKOWRONSKI TYLER JOSEPH	1546 W 5TH ST	<Null>	MESA	AZ	85201 1546 W 5TH ST	MESA 85201	1546 W 5TH ST MESA AZ USA 85201	USA
13564132	SLADE NEIL F/JANICE LYNN	1634 W BELFAST ST	<Null>	MESA	AZ	85201 1634 W BELFAST ST	MESA 85201	1634 W BELFAST ST MESA AZ USA 85201	USA
13535073E	SLONAKER JOHN/FULLER JESSICA	1606 W 5TH ST	<Null>	PHOENIX	AZ	85022 1606 W 5TH ST	MESA 85201	1606 W 5TH ST PHOENIX AZ USA 85022	USA
13564023	SPECTOR CARLA G	1734 W BEDFORD ST	<Null>	MESA	AZ	85201 1734 W BEDFORD ST	MESA 85201	1734 W BEDFORD ST MESA AZ USA 85201	USA
13549090	SPECTOR KENNETH O	1501 W BENTLEY ST	<Null>	MESA	AZ	85201 1501 W BENTLEY ST	MESA 85201	1501 W BENTLEY ST MESA AZ USA 85201	USA
13549007	SPREITZER ANDREW E	312 N HENKEL	<Null>	MESA	AZ	85201 312 N HENKEL	MESA 85201	312 N HENKEL MESA AZ USA 85201	USA
13531094	STAR 2022-SFR3 BORROWER L P	1131 W WARNER RD STE 102	<Null>	TEMPE	AZ	85284 1511 W 4TH PL	MESA 85201	1131 W WARNER RD STE 102 TEMPE AZ USA 85284	USA
13549085	STEELE CALVISTON/CULLINS CHARLENE	1535 W BENTLEY ST	<Null>	MESA	AZ	85201 1535 W BENTLEY ST	MESA 85201	1535 W BENTLEY ST MESA AZ USA 85201	USA
13531128	STEWART TRUST	1462 W GARDEN ST	<Null>	MESA	AZ	85201 1462 W GARDEN ST	MESA 85201	1462 W GARDEN ST MESA AZ USA 85201	USA
13564186	STILES ANGELA M/TIMOTHY J	9844 E BIRCHWOOD AVE	<Null>	MESA	AZ	85208 1641 W BENTLEY ST	MESA 85201	9844 E BIRCHWOOD AVE MESA AZ USA 85208	USA
13535034	TAYLOR MARIE THERESE	11007 KLING ST UNIT 7	<Null>	TOLUCA LAKE	CA	91602 445 N PECAN	MESA 85201	11007 KLING ST UNIT 7 TOLUCA LAKE CA USA 91602	USA
13549015	TAYLOR MATTHEW F	341 N HENKEL	<Null>	MESA	AZ	85201 341 N HENKEL	MESA 85201	341 N HENKEL MESA AZ USA 85201	USA
13564180	TENA JAVIER/NORMA MUNOZ DE	1603 W BENTLEY ST	<Null>	MESA	AZ	85201 1603 W BENTLEY ST	MESA 85201	1603 W BENTLEY ST MESA AZ USA 85201	USA
13535087	THAI APRIL	438 N ASH ST	<Null>	MESA	AZ	85201 438 N ASH	MESA 85201	438 N ASH ST MESA AZ USA 85201	USA
13549075	TOLEDO ETHAN	1506 W BENTLEY ST	<Null>	MESA	AZ	85201 1506 W BENTLEY ST	MESA 85201	1506 W BENTLEY ST MESA AZ USA 85201	USA
13564014	TOMAS LANDELINO	1735 W UNIVERSITY DR	<Null>	MESA	AZ	85201 1735 W UNIVERSITY DR	MESA 85201	1735 W UNIVERSITY DR MESA AZ USA 85201	USA
13535047	TOMAS SILVIA	1738 W UNIVERSITY DR	<Null>	MESA	AZ	85201 1738 W UNIVERSITY DR	MESA 85201	1738 W UNIVERSITY DR MESA AZ USA 85201	USA
13549019B	TONGAN UNITED METHODIST CHURCH	5540 E MAIN ST	<Null>	MESA	AZ	85205 301 N LONGMORE	MESA 85201	5540 E MAIN ST MESA AZ USA 85205	USA
13535009	TORRES ARIANA	502 N SAGUARO	<Null>	MESA	AZ	85201 502 N SAGUARO	MESA 85201	502 N SAGUARO MESA AZ USA 85201	USA
13564076	TORRES ELIZABETH/RODRIGUEZ FRANCISCO EDUARDO LOPEZ	1610 W 2ND ST	<Null>	MESA	AZ	85201 1610 W 2ND ST	MESA 85201	1610 W 2ND ST MESA AZ USA 85201	USA
13564031	TRAMONTANA JAMES/SCOTT DAVID	1650 W BEDFORD ST	<Null>	MESA	AZ	85201 1650 W BEDFORD ST	MESA 85201	1650 W BEDFORD ST MESA AZ USA 85201	USA
13531108	TRAN THUONG V/VU MAI T	1438 W UNIVERSITY DR	<Null>	MESA	AZ	85201 1438 W UNIVERSITY DR	MESA 85201	1438 W UNIVERSITY DR MESA AZ USA 85201	USA
13564116	TRES HERMANOS LLC	734 E MOBILE LN	<Null>	PHOENIX	AZ	85040 1609 W UNIVERSITY DR	MESA 85201	734 E MOBILE LN PHOENIX AZ USA 85040	USA
13531129	ULIBARRI CHRISTOPHER A	1454 W GARDEN ST	<Null>	MESA	AZ	85201 1454 W GARDEN ST	MESA 85201	1454 W GARDEN ST MESA AZ USA 85201	USA
13564083	VALDEZ DAVID E TR	1637 W 2ND ST	<Null>	MESA	AZ	85201 1637 W 2ND ST	MESA 85201	1637 W 2ND ST MESA AZ USA 85201	USA
13564165	VALDEZ LEOBARDO ANGEL/MUNOZ MARIA SANDRA	1724 W BENTLEY ST	<Null>	MESA	AZ	85201 1724 W BENTLEY ST	MESA 85201	1724 W BENTLEY ST MESA AZ USA 85201	USA
13549062A	VALDEZ MARIA CARMEN	1542 W 2ND ST	<Null>	MESA	AZ	85201 1542 W 2ND ST	MESA 85201	1542 W 2ND ST MESA AZ USA 85201	USA
13564013	VALDEZ OTTO/ANA L	1729 W UNIVERSITY DR	<Null>	MESA	AZ	85201 1729 W UNIVERSITY DR	MESA 85201	1729 W UNIVERSITY DR MESA AZ USA 85201	USA
13535088	VASQUEZ ALBERTO	677 W LEAH AVE	<Null>	GILBERT	AZ	85233 432 N ASH	MESA 85201	677 W LEAH AVE GILBERT AZ USA 85233	USA
13564015	VIDAURAZAGA ADOLFO MANCILLAS/QUINTERO MARIA DE JESUS	1741 W UNIVERSITY DR	<Null>	MESA	AZ	85201 1741 W UNIVERSITY DR	MESA 85201	1741 W UNIVERSITY DR MESA AZ USA 85201	USA
13535142	VIERGUTZ ROBERT C JR	7333 E MONTE VISTA RD	<Null>	SCOTTSDALE	AZ	85257 1613 W 4TH PL	MESA 85201	7333 E MONTE VISTA RD SCOTTSDALE AZ USA 85257	USA
13549058A	VILLEGAS JUAN/TRACY	1518 W 2ND ST	<Null>	MESA	AZ	85201		1518 W 2ND ST MESA AZ USA 85201	USA
13564024	VINDIOLA RAMON A QUIJADA/ESPINOZA ORALIA MARTINEZ	1728 W BEDFORD ST	<Null>	MESA	AZ	85201 1728 W BEDFORD ST	MESA 85201	1728 W BEDFORD ST MESA AZ USA 85201	USA
13564125	VU HOANG	1710 W BELFAST ST	<Null>	MESA	AZ	85201 1710 W BELFAST ST	MESA 85201	1710 W BELFAST ST MESA AZ USA 85201	USA
13531118	WARN JARED A/LILAH S	1445 W GARDEN ST	<Null>	MESA	AZ	85201 1445 W GARDEN ST	MESA 85201	1445 W GARDEN ST MESA AZ USA 85201	USA
13564068	WASHBURN CLARENCE BRUCE	1666 W 2ND ST	<Null>	MESA	AZ	85201 1666 W 2ND ST	MESA 85201	1666 W 2ND ST MESA AZ USA 85201	USA
13531107	WEATHERBEE ADAM/JAMES/CAROLE E	1446 W UNIVERSITY DR	<Null>	MESA	AZ	85201 1446 W UNIVERSITY DR	MESA 85201	1446 W UNIVERSITY DR MESA AZ USA 85201	USA
13564010	WEBB CAIN	1709 W UNIVERSITY DR	<Null>	MESA	AZ	85201 1709 W UNIVERSITY DR	MESA 85201	1709 W UNIVERSITY DR MESA AZ USA 85201	USA
13535140	WEST FAMILY LIVING TRUST	1620 W 4TH PL	<Null>	MESA	AZ	85201 1620 W 4TH PL	MESA 85201	1620 W 4TH PL MESA AZ USA 85201	USA
13535112	WESTERFIELD MADELINE R/LANE M	1660 W 5TH ST	<Null>	MESA	AZ	85201 1660 W 5TH ST	MESA 85201	1660 W 5TH ST MESA AZ USA 85201	USA
13535106	WILLIAM C AND BEATRICE M KRAUS LIVING TRUST	1635 W 5TH ST	<Null>	MESA	AZ	85201 1635 W 5TH ST	MESA 85201	1635 W 5TH ST MESA AZ USA 85201	USA
13531101	WOODWORTH HARIDEV B/RUSSELL A	1528 W UNIVERSITY DR	<Null>	MESA	AZ	85201 1528 W UNIVERSITY DR	MESA 85201	1528 W UNIVERSITY DR MESA AZ USA 85201	USA
13564007	WROBLEWSKI MARC P	1657 W UNIVERSITY DR	<Null>	MESA	AZ	85201 1657 W UNIVERSITY DR	MESA 85201	1657 W UNIVERSITY DR MESA AZ USA 85201	USA
13549016	YACOUN HASAN	1722 AMISTAD WAY	<Null>	ROUND ROCK	TX	78665 347 N HENKEL	MESA 85201	1722 AMISTAD WAY ROUND ROCK TX USA 78665	USA

13535138 YJ ROSE AZ RENTALS LLC	3701 OLD COURT RD STE 1	<Null>	PIKESVILLE	MD	21208 1611 W 5TH ST MESA 85201	3701 OLD COURT RD STE 1 PIKESVILLE MD USA 21208	USA
13549064 ZARAGOZA ANGELICA/EDUARDO/YASMIN J TOVAR	223 N LONGMORE	<Null>	MESA	AZ	85201 223 N LONGMORE MESA 85201	223 N LONGMORE MESA AZ USA 85201	USA
13564185 ZAVALZ VICTOR M/TEODOLINDA VIRELAS DE ZAVALA	1635 W BENTLEY	<Null>	MESA	AZ	85201 1635 W BENTLEY ST MESA 85201	1635 W BENTLEY MESA AZ USA 85201	USA
13564079 ZAYAS FRANCISCO A	1611 W 2ND ST	<Null>	MESA	AZ	85201 1611 W 2ND ST MESA 85201	1611 W 2ND ST MESA AZ USA 85201	USA
Francisco Heredia	959 W Monte Ave		Mesa	AZ	85210		
Lucy Hambright	PO Box 1466		Mesa	AZ	85211-1466		
City of Mesa Development Services Department	ATTN: Emily Johnson	PO Box 1466	Mesa	AZ	85211-1466		

TAB F

Registered Neighborhood Contact List

NeighborhoodName	FirstName	LastName	Address	Unit	City	State	Zip	AZCC
Asian District Mesa	Winnie	Kho Kaplan	1745 S Alma School Rd	Ste 115	Mesa	AZ	85210	
Casa Mesa II	Mischel	Whipple	1637 W Alcott St		Mesa	AZ	85201	
Chelsea Condominiums								https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=01445782
Clement Place	Dave	Clement	439 N Clement		Mesa	AZ	85201	
Clement Place	Courtney	Davis	454 N. Clement		Mesa	AZ	85201	
Comité de Familias en Acción	Carmen	Guerrero	551 N Alma School Rd		Mesa	AZ	85201	
Country Club Heights Condos								https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=00876596
Dartmouth Trace Homeowners Association								https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=01608311
Devonshire Estates & Maricopa Manor	Jerry & Janet	Lewis	1303 W 7th St		Mesa	AZ	85201	
Devonshire Estates & Maricopa Manor	Gerald	Burr	1311 W Devonshire St		Mesa	AZ	85201	
Discovery at Continental Orchard Homeowners Associati								https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=01783570
Eaton Club Estates	Pat	Kroes	1343 W Esplanade St		Mesa	AZ	85201	
Eaton Club Estates	Anne	Stehr	1210 W Esplanade St		Mesa	AZ	85201	
Eaton Club Estates	Anne	Schaer	4851 E Grandview St		Mesa	AZ	85205	
Emerson Manor	Tim	Boyle	450 N Emerson		Mesa	AZ	85201	
Exeter Place Association	Jim	Jourbert	1301 W Rio Salado Pkwy	24	Mesa	AZ	85201	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=01284209
Garden Hills	Carole	West	1620 W 4th Pl		Mesa	AZ	85201	
Garden Hills	Nancy	Bodrero	1707 W Mountain View		Mesa	AZ	85201	
Garden Hills	Angie	Amparan	1633 W 5th Place		Mesa	AZ	85201	
Garden Hills	Theresa	Schlechty	1621 W 5th Place		Mesa	AZ	85201	
Garden Hills	Erika	Cardenas Garcia	1620 W 5th Pl		Mesa	AZ	85201	
Los Racimos	Jerry	Steinman	1221 N Central Ct		Chandler	AZ	85224	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=01243482
Los Racimos	Natalie	Miller	10723 E Keats Ave		Mesa	AZ	85212	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=01243482
Los Racimos	David	Wein	540 N May St	1058	Mesa	AZ	85201	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=01243482
Los Racimos	Paula	Goetsch	540 N May	1146	Mesa	AZ	85201	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=01243482
Mesa Grande Community Alliance	Stephanie	Wright	660 N Date		Mesa	AZ	85201	
Mesa Grande Community Alliance	Dave	Richins	833 W 11th Pl		Mesa	AZ	85201	
Mesa Grande Community Alliance	Tanya	Collins	864 W 10th St		Mesa	AZ	85201	
Mesa Madrid Townhouses								https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=00699763
Mesa Shadows Association	Judy	May	332 N Dobson	2	Mesa	AZ	85201	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=01029391
Mesa Shadows Association								https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=01029391
North Garden Grove	Gilbert	Rollier	533 N Standage		Mesa	AZ	85201	
North Garden Grove	Francisco	Leon	1420 W 4th Pl		Mesa	AZ	85201	
North Garden Grove	Jacqueline	Williams	1431 W 7th Pl		Mesa	AZ	85201	
Pepper Place	Caroline	Lamoreaux	1317 W Pepper Pl		Mesa	AZ	85201	
Pepper Place	Cathy	Shepherd	1558 W 1st St		Mesa	AZ	85201	
RAILmesa (Retail, Arts, Innovation & Livability)	David	Crummey	658 W 1st St		Mesa	AZ	85201	
RAILmesa (Retail, Arts, Innovation & Livability)	Jen	Duff	146 W 2nd St		Mesa	AZ	85201	
RAILmesa (Retail, Arts, Innovation & Livability)	Ryan	Winkle	911 W Jacinto Cir		Mesa	AZ	85210	
Sunset Manor	Jack	Isaacson	2146 W 2nd St		Mesa	AZ	85201	
Sunset Manor	Bharat	Bhakta	2150 W Main St		Mesa	AZ	85201	
Sycamore Square Homeowners Association								https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=01596041
Village Park I	Veronica	Sisson	520 N Santa Barbara		Mesa	AZ	85201	
Village Park I	Elizabeth	Cota	518 N Santa Barbara		Mesa	AZ	85201	
Village Park II-A Home Owner's Association	Ana Rosa	Velarde	7620 E Avalon Dr		Mesa	AZ	85251	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=00938558
West Enders	Graham	Parker	1023 W 9th Pl		Mesa	AZ	85201	
West Enders	Dick	Croxell	4065 E University Dr	423	Mesa	AZ	85205	
Westbrook Townhouse Association								https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=01724323
Westwood Park	Lynette	Kenney	249 N Westwood		Mesa	AZ	85201	
Westwood Park	Colleen	Byron	241 N Westwood		Mesa	AZ	85201	

TAB G

**ZON25-00110 Meeting Notice Affidavit
Meeting Notice & Enclosures
Contact List**

City of Mesa Planning Division

**AFFIDAVIT OF NOTIFICATION LETTER
MAILINGS**

To be submitted to the Planning Division by **April 28, 2026**.

Date: April 27, 2026

I, Alex Hayes, being the owner or authorized applicant for the zoning case below, do hereby affirm that I have mailed notification letters regarding Case **ZON25-00110** on the 27th day of April, 2026.

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: _____

SUBSCRIBED AND SWORN before me this 27th day of April, 2026.

Serena Chiaramonte
Notary Public



Case Number: **ZON25-00110**

Project Name: _____

April 27, 2026

Dear Neighbor:

We have applied for a rezone from Office Commercial (OC) to Limited Commercial with a Bonus Intensity Zone Overlay (LC-BIZ) and Site Plan Review for the property located at the southwest corner of University Drive and Longmore. This request will allow for an approximately 4,015± square foot Minor Automobile Repair facility. The case number assigned to this project is ZON25-00110.

This letter is being sent to all property owners within 500 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 a rendering of the proposed development. If you have any questions regarding this proposal, please call me at (602) 230-0600 or e-mail me at hayes@wmbattorneys.com.

This application will be scheduled for consideration by the Mesa Planning and Zoning Board at their meeting held on May 13, 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](https://www.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.



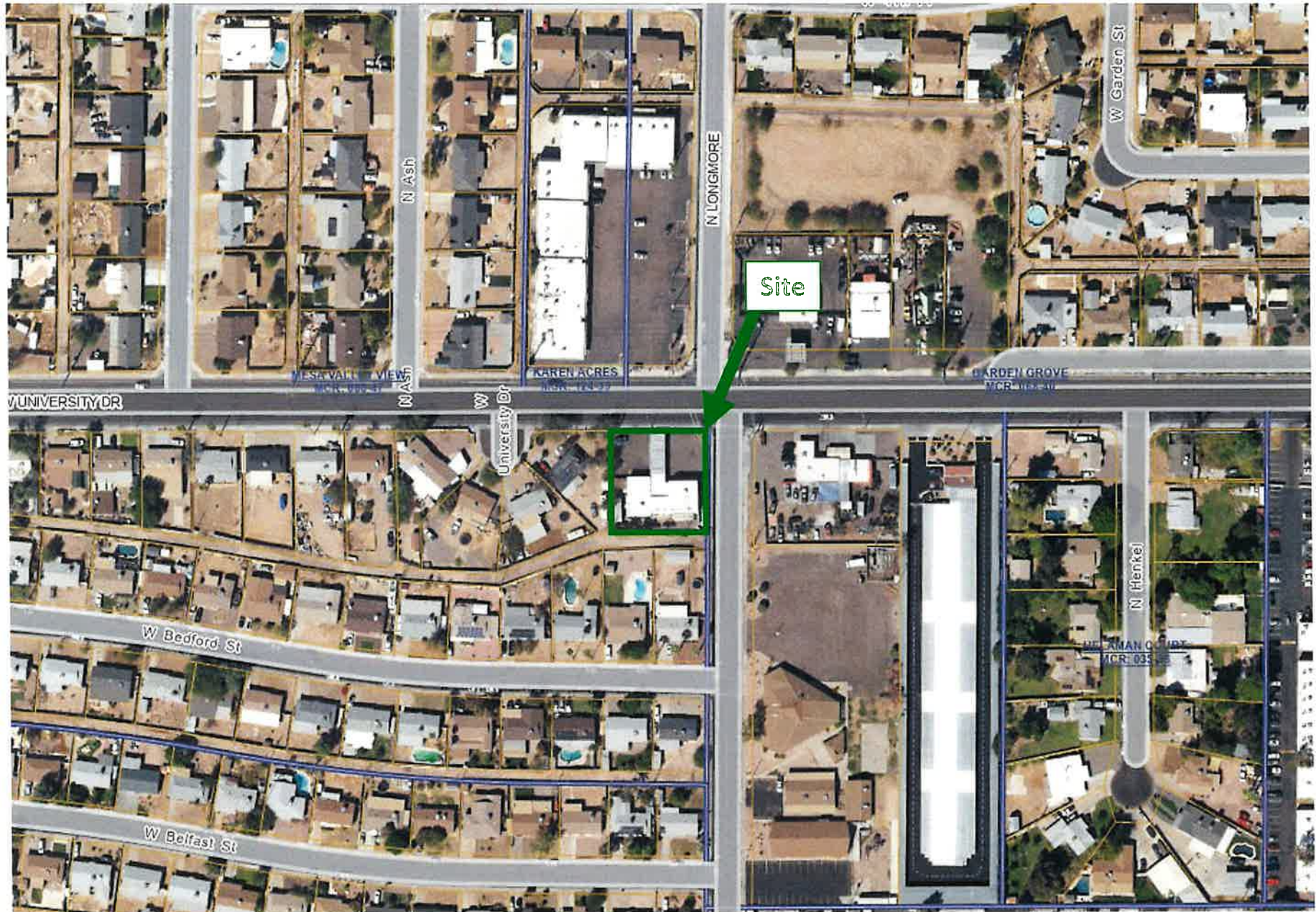
Sincerely,

A handwritten signature in blue ink, appearing to read 'Alex Hayes', located below the 'Sincerely,' text.

WITHEY MORRIS BAUGH PLC
By Alex Hayes

Enclosures: Site Aerial, Site Plan, Rendering

Aerial Map



SWC University Dr and Longmore, Mesa





PROPOSED SITE PLAN

FOR THE PROPERTY OF
1609 W. UNIVERSITY DRIVE, MESA, AZ. 85201
"SAN ANTONIO TIRE SHOP"

W. UNIVERSITY DRIVE

PROJECT INFORMATION

PROJECT NAME: SAN ANTONIO TIRE SHOP
PROJECT ADDRESS: 1609 W. UNIVERSITY DRIVE, MESA, AZ 85201
OWNER/DESIGNER: TRES HERMANOS LLC
OWNER CONTACT INFO: 734 E. MOBILE LANE, PHOENIX AZ 85040
CONTRACTOR: ALL RIGHT BUILDERS INC.
MR. LEE PRICE
allrightbuilders@gmail.com
APN: 135-63-116
TOTAL LAND AREA: 16.811 SF (0.38 ACRE)
ZONING: LC (C-3) (COMMERCIAL DISTRICT)
CONSTRUCTION TYPE: 8" BLOCK/BRICK
SUBDIVISION: 88-05
BUILDING SIZE: CASA MESA AMENDED LOT 1-58, 135-191, TR 4.015 SF
BUILDING SETBACKS: 15' FRONT (ST), 25' REAR, 25' SIDE & 15' SIDE (ST)
LANDSCAPE SETBACKS: 5' FRONT, 5' REAR AND 5' SIDES
BUILDING HEIGHT: MAXIMUM 3 STORIES AND 30 FT TALL
LOT COVERAGE: 13,850/16,911 SF = 77% - ALLOWED=80%

PARKING REQUIREMENTS

PER CITY OF MESA
- 10 SPACE PER 375 SF
- 1 ADA PARKING PER 1-25 PARKING SPACES
- TOTAL REQUIRED: 11 PARKING SPACES INCLUDING 1 ADA SPACE
- TOTAL PROVIDED: 4 PARKING SPACES INCLUDING 1 ADA SPACE

LANDSCAPE REQUIREMENTS

PER CITY OF MESA
- LANDSCAPE SETBACK(S) 5' FRONT, 5' REAR AND 5' SIDES
- LANDSCAPE PROVIDED - AREA = 1,455 SF OR 20.69%

NEW "SPLIT-FACE" BLOCK SCREEN WALLS			
NO.	W. HEIGHT	W. LENGTH	LOCATION/NOTES
1	3'-4" to 3'-6"	14'-0"	Along UNIVERSITY - from 15' EYE Sway, EAST
2	3'-4" to 3'-6"	30'-0"	Along UNIVERSITY - from 85' W.03 Sway, WEST
3	3'-4" to 3'-6"	4'-0"	Along UNIVERSITY - WEST TO A3
4	3'-4" to 3'-6"	2'-0"	From end of A2 - SOUTH 230' to A4
5	3'-4" to 3'-6"	20'-0"	From end of A3 - WEST 2500' to A5
6	3'-4" to 3'-6"	2'-0"	From end of A4 - SOUTH 230' to A6
7	3'-4" to 3'-6"	20'-0"	From end of A5 - WEST 2500' to A7
8	3'-4" to 3'-6"	2'-0"	From end of A6 - SOUTH 230' to A8
9	3'-4" to 3'-6"	4'-0"	From end of A8 - WEST 480' to the end
10	3'-4" to 3'-6"	3'-0"	6'-0" SW/60° parallel to CURB L10 - SOUTH-EAST 730' to NEP
11	3'-4" to 3'-6"	3'-0"	From end of SE1 - SOUTH 800' to SE2
12	3'-4" to 3'-6"	11'-0"	From end of SE2 - SOUTHEAST 1175' to End
13	3'-4" to 3'-6"	9'-0"	6'-0" W/60° Parallel to CURB L10 - SOUTH 975' to SE
14	3'-4" to 3'-6"	2'-0"	From end of SE1 - EAST 230' to SE3
15	3'-4" to 3'-6"	20'-0"	From end of SE2 - SOUTH 2500' to SE4
16	3'-4" to 3'-6"	2'-0"	From end of SE3 - WEST 260' to SE5
17	3'-4" to 3'-6"	9'-0"	From end of SE4 - SOUTH 900' to End
TOTAL = 140'-9" LF			

KEY NOTES

- Existing Property Line.
- Existing 5' High Block Property Wall to be raised to 6'.
- Existing 14' Wide Driveway.
- Existing 30' Wide Driveway, to be Removed.
- Existing 35' Wide Driveway, to be Removed.
- Existing 26' Wide Driveway, to be Removed & Replaced.
- Existing Utility Pole, to Remain in Place.
- Existing Trash Enclosure, to Remain in Place as is.
- Existing Concrete Vertical Curb & Gutter.
- Existing 5' Wide Concrete Sidewalk.
- Existing Street Light & Pole, to Remain in Place.
- Existing Site's Water Meter, to Remain in Place.
- Existing Overhead Property Sign, to Remain in Place.
- Existing Concrete Irrigation Box, to Remain in Place.
- Existing Traffic Signal Pole, to Remain in Place.
- Existing Traffic Signal Box, to Remain in Place.
- Existing PED Traffic Signal Button, to be Relocated per COM's Direction.
- Existing Site/Parking Light & Pole, to Remain in Place.
- Existing Concrete Walkway, to be Removed & Replaced.
- Existing 6" Vertical Concrete Curb, to Remain in Place.
- Existing 6" Vertical Concrete Curb Section, to be Removed.
- Existing Electrical Panel & Meter, to Remain in Place.
- Existing 2' Wide Street Section Removal & Replacement Sawcut/Area, per C.O.M. Std D11 M-19.01.
- New 6" Vertical Curb & Gutter Section, per M.A.G. Std. D11 220-1, Type "A".
- New 6" Concrete Single Curb, per M.A.G. Std. D11 222, Type "A".
- New 2' Wide Curb Opening, per Curb Opening Detail on Sht-CX.
- New 3' Wide Rip-Rap Spillway, per Spillway Detail on Sht-CX.
- New 5' Wide Sidewalk Section, per M.A.G. Std. D11 230.
- New 5' Wide Walkway Section, per M.A.G. Std. D11 230.
- New 25'-0" Wide Driveway Entrance/Exit, per C.O.M. Std. D11 M-40.01.
- New 6" Dia. Steel Guard Bollard, per M.A.G. Std. D11 140, Type 2-Removable.
- New Accessible Parking Strip, per Accessible Parking Detail on Sht-C6.
- New 6" Dia. PVC Drainage Equalizer Pipe.
- New Retention Basin.
- New Asphalt Pavement Driveway, @ 3" Thick/8" A.B.C.
- New 8" Thick Concrete Section.
- New EXIT Driveway Sight Visibility Triangle.
- New Pavement Section, to match Existing & Proposed Grades.
- NEW 40" HIGH CMU BREEZE BLOCK SCREEN WALL, see Screen Wall Schedule.
- Install New ADA Ramp Per MAD STD DET 238-1.
- New Bike Rack.
- Existing wall reduced to 3.5 ft within 15 ft of street property line to comply with MZO Section 11-30-9(F)(2)(d).
- EXISTING CANOPY.
- INTERNAL PEDESTRIAN CROSSWALKS TO BE RAISED A MINIMUM OF 3 INCHES ABOVE THE VEHICULAR PAVEMENT AND TO BE CONSTRUCTED OF PAVERS, COLORED CONCRETE, OR STAMPED CONCRETE PER CITY REQUIREMENTS (TYP.).
- ALLEY TO BE SURFACED WITH A MINIMUM OF 4" AGGREGATE BASE COURSE (A.B.C.) PER MAG STANDARD DETAIL 202.
- 40" HIGH METAL SCREEN WALL.

LINE	START/END	REMARKS
10	10'-0"	PARALLEL TO R.S.
11	10'-0"	80' TO R.S.
12	10'-0"	80' TO R.S.
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99	10'-0"	80' TO R.S.
100	10'-0"	80' TO R.S.

1609 - PROPOSED SITE PLAN

SCALE: 1" = 10'-0"

SAIF ENGINEERING, LLC
1609 W. UNIVERSITY DRIVE, MESA, AZ 85201
PH: 480.944.1234
FAX: 480.944.1235
WWW.SAIFENGINEERING.COM

PROJECT MANAGER: [Signature]
DATE: [Blank]
REVIEW: [Blank]
DESIGN BY: [Blank]
DRAWN BY: N.S.O.
CHECKED BY: R.W.S.
DATE: [Blank]

PAVING & DRAINAGE PLANS
TRES HERMANOS LLC'S
"SAN ANTONIO TIRE SHOP"
1609 W. UNIVERSITY DRIVE, MESA, AZ

SCALE: NOTED
SECTION: 30
TYPING: 1N
RANGE: 7E
JOB NO.: [Blank]
SHEET: 43 OF 46

1651 W UNIVERSITY LLC
 1651 W UNIVERSITY DR
 MESA, AZ 85201

1654WBS LLC
 8632 E BUENA TERRA WAY
 SCOTTSDALE, AZ 85250

ABM PROPERTIES BELFAST LLC
 542 W 3RD ST
 MESA, AZ 85201

AKAL INVESTMENTS LLC
 2350 W LAREDO ST
 CHANDLER, AZ 85224

ALBERT LINDA/BARAZIN ALBERT
 16 GINGER LILY CT
 COTO DE CAZA, CA 92679

ALLRED ROXANNE MARIE/HAGLUND
 ERIC ROBERT
 1627 W BELFAST
 MESA, AZ 85201

ALVAREZ CARLOS A VALDEZ/SIERRA
 PERLA V C
 1563 W 4TH PL
 MESA, AZ 85201

AMADOR MARIA DE LA LUZ TREJO
 1624 W BELFAST ST
 MESA, AZ 85201

AMFD POWER WASHERS & REPAIR LLC
 PO BOX 31120
 MESA, AZ 85275

ARAIZA MAURICIA
 1605 W BEDFORD ST
 MESA, AZ 85201

ARMM ASSET COMPANY 1 LLC
 5001 PLAZA ON THE LAKE STE 200
 AUSTIN, TX 78746

AYON ALMA
 1608 W BELFAST ST
 MESA, AZ 85201

BARNES BRIAN Z
 1601 W BELFAST
 MESA, AZ 85201

BIGGS BRADLEY JAMES II/HERNANDEZ
 ROSAMARIA
 1527 W GARDEN ST
 MESA, AZ 85201

BLANCO LOGAN CHANDLER
 1657 W BEDFORD ST
 MESA, AZ 85201

BOZER STEPHEN J
 424 N ASH
 MESA, AZ 85201

CASTRO HORTENCIA
 1658 W BEDFORD ST
 MESA, AZ 85201

CHAVARRIA JOSE/ELIA
 416 N ASH
 MESA, AZ 85201

DIAZ-ARROYO MAYRA/HERNANDEZ-
 MONTANO JOSE A
 1612 W BEDFORD ST
 MESA, AZ 85201

DINGMAN KAREN JO
 11253 E PERSIMMON AVE
 MESA, AZ 85212

ERRAN VERONICA E/DAVID
 1604 W BEDFORD ST
 MESA, AZ 85201

ESPARZA JOSE GARCIA/VALENCIA ROSA
 M CORTES
 1628 W BELFAST ST
 MESA, AZ 85201

ESTRADA OMAR MENDEZ
 1625 W BEDFORD ST
 MESA, AZ 85201

FERNANDEZ GONZALO M/DIAZ ELVIRA
 1611 W BEDFORD ST
 MESA, AZ 85201

GALAVIZ RITA H
 415 N SAGUARO
 MESA, AZ 85201

GASPARRO STEPHANIE
 1644 W BEDFORD ST
 MESA, AZ 85201

GERMAN JOSE LUIS SALDANA/SALDANA
 ALEJANDRO
 1643 W BEDFORD ST
 MESA, AZ 85201

HAGUE JOSHUA DANIEL/JENNIFER
 BIVIAN
 1637 W BEDFORD ST
 MESA, AZ 85201

HALL BRADLEY/KELLY
 1607 W 4TH PL
 MESA, AZ 85201

HEDGES THOMAS F & MARY K
 342 N HENKEL CIR
 MESA, AZ 85201

HERNANDEZ CESAR/SOLIS-GONZALES
 MARIA G
 1631 W BEDFORD ST
 MESA, AZ 85201

HERNANDEZ HECTOR/ ROSA M
 407 N SAGUARO LN
 MESA, AZ 85201

HIDALGO GERMAN HERNANDEZ
 407 N ASH ST
 MESA, AZ 85201

HUERTA ROBERTO LLAMAS
 PO BOX 364
 MESA, AZ 85211

HULL CHELSEY LAUREN
 330 N HENKEL
 MESA, AZ 85201

IDEAL HOMES AZ LLC
 1891 W APACHE TRL
 APACHE JUNCTION, AZ 85120

JETSON ROXANE F
 336 N HENKEL ST
 MESA, AZ 85201

JOHN OLIN TRUST
 407 W SHAWNEE DR
 CHANDLER, AZ 85225

JOHN PRICE HYLTON SR AND MARY
 ANN HYLTON AB LIVING TRUST
 1840 W ROCKROSE WY
 CHANDLER, AZ 85248

LESLEY SONDRANNE
 1521 W GARDEN ST
 MESA, AZ 85201

LOVATO JERRY E/GLORIA E TR
 1649 W BELFAST ST
 MESA, AZ 85201

MARIA JUAREZ DE VENEGAS AND JUAN
 VENEGAS FAMILY TRUST
 1557 W 4TH PL
 MESA, AZ 85201

MARIN CHRISTINE TR
 1614 W BELFAST ST
 MESA, AZ 85201

MARTIN MARTIN RENATO
 1613 W BELFAST ST
 MESA, AZ 85201

MARTINEZ LIZBETH SANDOVAL
 1649 W BEDFORD ST
 MESA, AZ 85201

MARTINEZ VIRGINIA
 324 N HENKEL
 MESA, AZ 85201

MARTOS LIMITED LIABILITY COMPANY
 1155 N MESQUITE ST
 LAS CRUCES, NM 88001

MCCLEVE CHARMAINE A TR
 445 N ASH
 MESA, AZ 85201

MCCOWN GARY A
 1602 W BELFAST ST
 MESA, AZ 85201

MESA SELF STORAGE LLC
 4200 MICHELANGELO AVE
 WOODLAND HILLS, CA 91364

MULLINS LIVING TRUST
 2512 E JAVELINA AVE
 MESA, AZ 85204

NGUYEN HANG THI-DIEM
 1630 W BEDFORD ST
 MESA, AZ 85201

NUNEZ RAUL/PRISCILLA
 423 N ASH
 MESA, AZ 85201

NUNEZ RAUL/PRISCILLA
 429 N ASH
 MESA, AZ 85201

NUSSER JOANN C/MELISSA A
 1556 W BENTLEY
 MESA, AZ 85201

PESQUEIRA SERGIO A/PORTUGAL A
 J/JESUS
 534 W 19TH ST
 TEMPE, AZ 85281

PINEDA MARTINEANO
 2214 W ENID AVE
 MESA, AZ 85202

PORTUGAL JESUS OMAR/PORTUGAL
 PESQUEIRA ALMA J
 634 N DATE
 MESA, AZ 85201

POWERS WILLIAM M/GERALDINE D
 1618 W BEDFORD
 MESA, AZ 85201

RBR-CDC LLC
 2812 N NORWALK 131
 MESA, AZ 85215

ROBERTSON MATTHEW J
437 N ASH
MESA, AZ 85201

RODRIGUEZ ULBERTO/ARCELIA
1617 W BEDFORD ST
MESA, AZ 85201

ROMAN FAUSTO/MENDOZA MARIA
1617 W UNIVERSITY DR
MESA, AZ 85201

ROSALES JUAN/IRMA
408 N ASH
MESA, AZ 85201

ROSE ANGELA T/DONOVAN
1624 W BEDFORD ST
MESA, AZ 85201

SALES ALEX
1629 W UNIVERSITY DR
MESA, AZ 85201

SANTOS ANGEL LOPEZ
318 N HENKEL
MESA, AZ 85201

SCHOFIELD JENNIE A/CHENEY ERIC
WAYNE/ALMEIDA JASON LEE
1549 W 4TH PL
MESA, AZ 85201

SCHULTZ KAREN L FAM TR
1607 W BELFAST
MESA, AZ 85201

SLADE FAMILY TRUST
1634 W BELFAST ST
MESA, AZ 85201

SPREITZER ANDREW E
312 N HENKEL
MESA, AZ 85201

THAI APRIL
438 N ASH ST
MESA, AZ 85201

TONGAN UNITED METHODIST CHURCH
5540 E MAIN ST
MESA, AZ 85205

TRAMONTANA JAMES/SCOTT DAVID
1650 W BEDFORD ST
MESA, AZ 85201

TRES HERMANOS LLC
734 E MOBILE LN
PHOENIX, AZ 85040

UNI DRIVE CAPITAL REALTY LLC
15015 YATES RD
JAMAICA, NY 11433

VASQUEZ ALBERTO
677 W LEAH AVE
GILBERT, AZ 85233

VIERGUTZ ROBERT C JR
7333 E MONTE VISTA RD
SCOTTSDALE, AZ 85257

WOODWORTH HARIDEV B/RUSSELL A
1528 W UNIVERSITY DR
MESA, AZ 85201

WRENCH DAVID ROBERT/LAI YI-JU
1638 W BEDFORD ST
MESA, AZ 85201

WROBLEWSKI MARC P
1657 W UNIVERSITY DR
MESA, AZ 85201

TAB H

**GPA26-00111 Meeting Notice Affidavit
Meeting Notice & Enclosures
Contact List**

City of Mesa Planning Division

**AFFIDAVIT OF NOTIFICATION LETTER
MAILINGS**

To be submitted to the Planning Division by **April 28, 2026**.

Date: April 27, 2026

I, Alex Hayes, being the owner or authorized applicant for the zoning case below, do hereby affirm that I have mailed notification letters regarding Case **GPA26-00111** on the 27th day of April, 2026.

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: _____

SUBSCRIBED AND SWORN before me this 27th day of April, 2026.

Serena Chiaramonte

Notary Public



Case Number: **GPA26-00111**

Project Name: _____

April 27, 2026

Dear Neighbor:

We have applied for a Minor General Plan Amendment to change the Placetype from Urban Residential to Urban Center for the property located at the southwest corner of University Drive and Longmore. This request will allow for an approximately 4,015± square foot Minor Automobile Repair facility. The case number assigned to this project is GPA26-00111.

This letter is being sent to all property owners within 500 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 a rendering of the proposed development. If you have any questions regarding this proposal, please call me at (602) 230-0600 or e-mail me at hayes@wmbattorneys.com.

This application will be scheduled for consideration by the Mesa Planning and Zoning Board at their meeting held on May 13, 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](https://www.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.



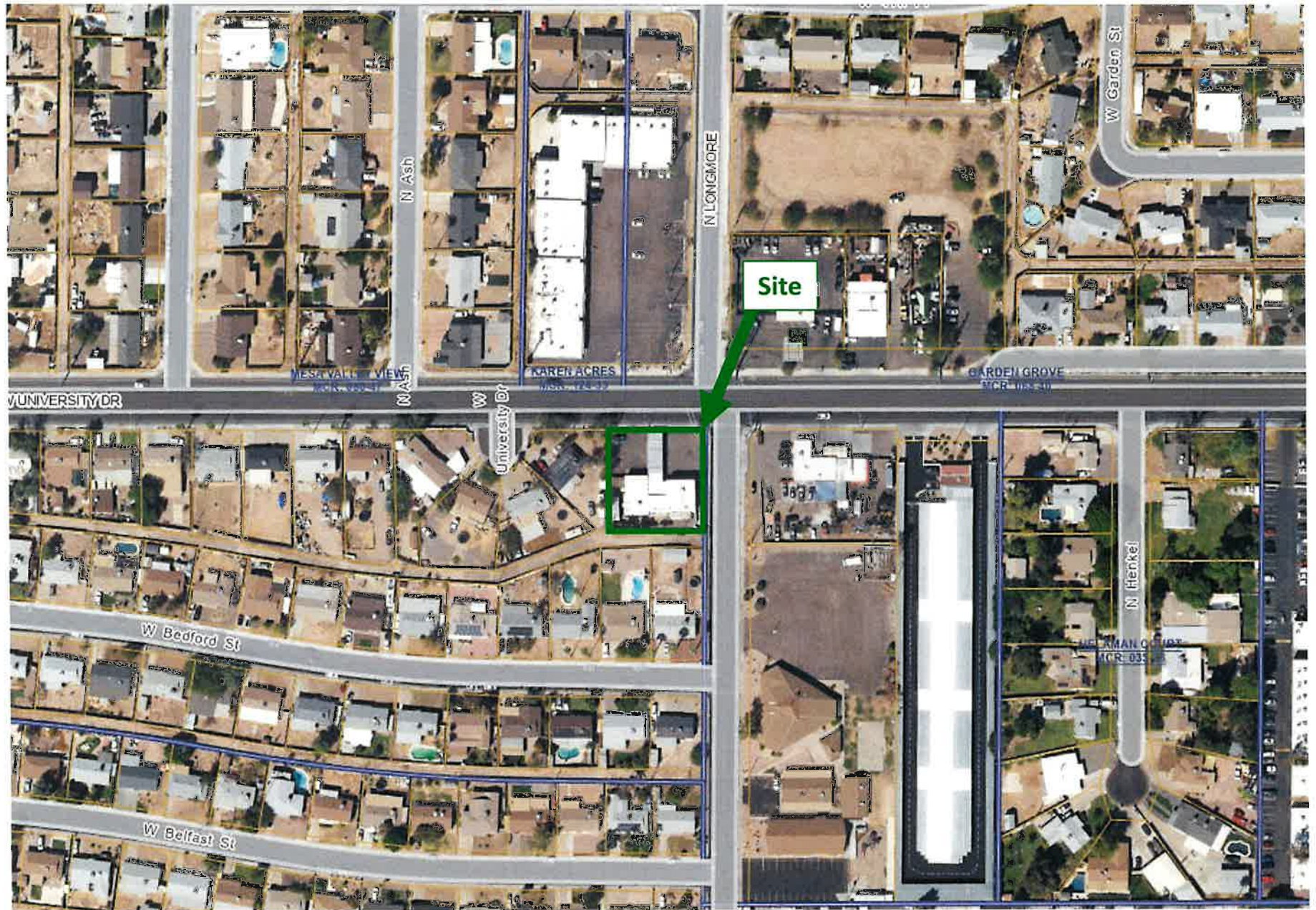
Sincerely,

A handwritten signature in blue ink, appearing to read "Alex Hayes", located below the "Sincerely," text.

WITHEY MORRIS BAUGH PLC
By Alex Hayes

Enclosures: Site Aerial, Site Plan, Rendering

Aerial Map

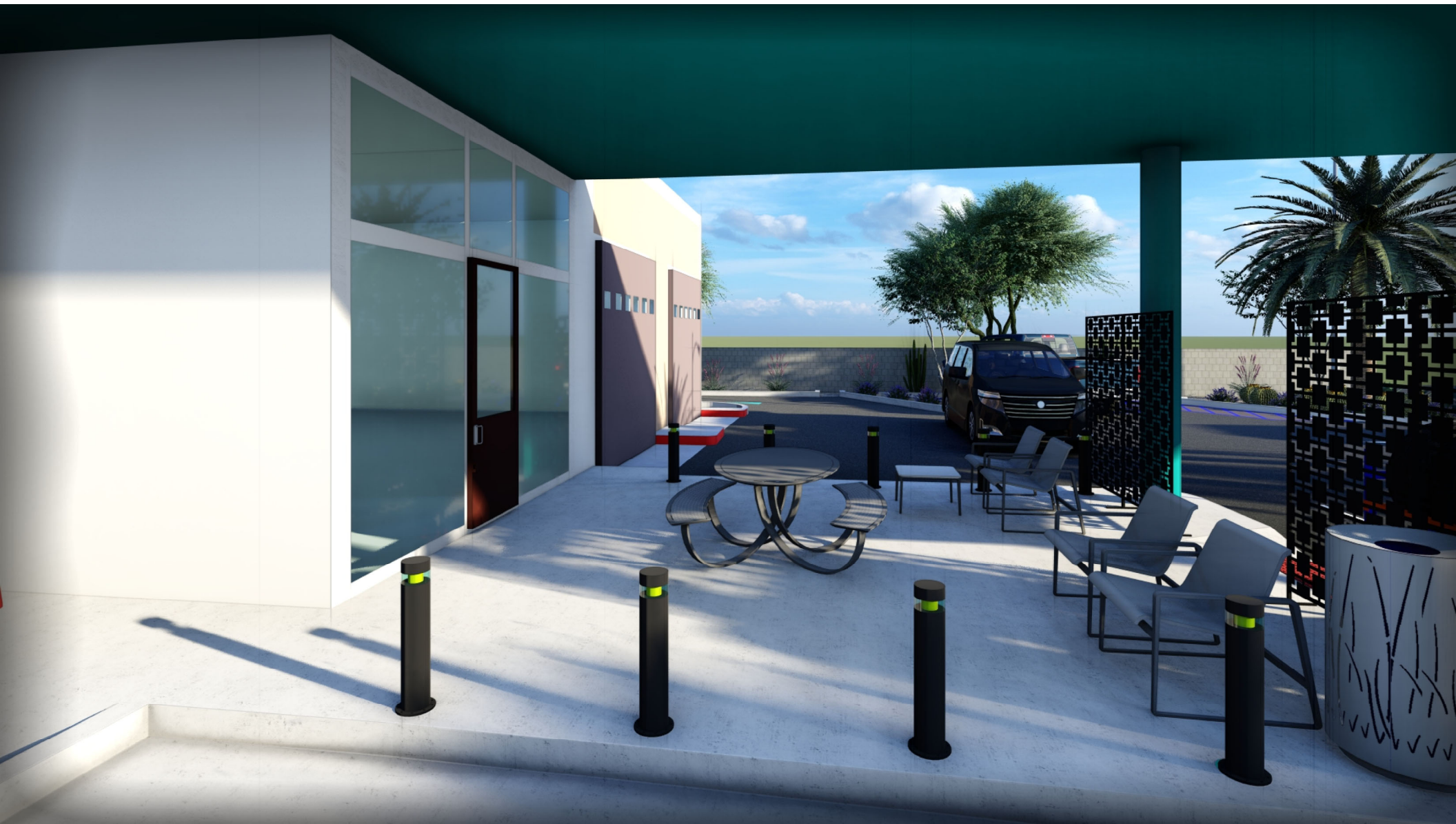


SWC University Dr and Longmore, Mesa



















PROPOSED SITE PLAN

FOR THE PROPERTY OF
1609 W. UNIVERSITY DRIVE, MESA, AZ. 85201
"SAN ANTONIO TIRE SHOP"

W. UNIVERSITY DRIVE

PROJECT INFORMATION

PROJECT NAME: SAN ANTONIO TIRE SHOP
PROJECT DESCRIPTION: EXISTING TIRE REPAIR & SERVICE
PROJECT ADDRESS: 1609 W. UNIVERSITY DRIVE, MESA, AZ 85201
OWNER/DEVELOPER: TRES HERMANOS LLC
OWNER CONTACT INFO: 724 E. VIOLETT LANE, PHOENIX, AZ 85040
CONTRACTOR: ALL RIGHT BUILDERS, INC.
MR. LEE PRICE
allrightbuilders@gmail.com
APN: 135-45-116
TOTAL LAND AREA: 18.911 SF (0.39 ACRE)
ZONING: LO (C-2) (COMMERCIAL DISTRICT)
CONSTRUCTION TYPE: 6' BLOCK/BRICK
MCR: 88-05
SUBDIVISION: CASA MESA AMENDED LOT 1-58, 135-191, TR 4015 SF
BUILDING SIZE: 15' FRONT (ST), 25' REAR, 25' SIDE & 15' SIDE (ST)
BUILDING SETBACKS: 5' FRONT, 5' REAR AND 5' SIDES
LANDSCAPE SETBACKS: 5' FRONT, 5' REAR AND 5' SIDES
BUILDING HEIGHT: WOODWOM 2 STORES AND 30 FT TALL
LOT COVERAGE: 13,939 SF 111 SF = 77% ALLOWED-78%

PARKING REQUIREMENTS

PER CITY OF MESA
• 1.0 SPACE PER 315 SF
• 1 ADA PARKING PER 1-25 PARKING SPACES
• TOTAL REQUIRED: 11 PARKING SPACES INCLUDING 1 ADA SPACE
• TOTAL PROVIDED: 4 PARKING SPACES INCLUDING 1 ADA SPACE

LANDSCAPE REQUIREMENTS

PER CITY OF MESA
• LANDSCAPE SETBACK(S) 5' FRONT, 5' REAR AND 5' SIDES
• LANDSCAPE PROVIDED - AREA = 3,458 SF OR 22.49%

LINE	DESCRIPTION	REMARKS
1	15'-0" WIDE DRIVEWAY	FROM 15' E/D DRIVE, EAST
2	15'-0" WIDE DRIVEWAY	FROM 15' E/D DRIVE, WEST
3	15'-0" WIDE DRIVEWAY	FROM 15' E/D DRIVE, WEST
4	15'-0" WIDE DRIVEWAY	FROM 15' E/D DRIVE, WEST
5	15'-0" WIDE DRIVEWAY	FROM 15' E/D DRIVE, WEST
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100	15'-0" WIDE DRIVEWAY	FROM 15' E/D DRIVE, WEST

KEY NOTES

- Existing Property Line.
- Existing 5' High Block Property Wall to be raised to 6'.
- Existing 14' Wide Driveway.
- Existing 30' Wide Driveway, to be Removed.
- Existing 35' Wide Driveway, to be Removed.
- Existing 28' Wide Driveway, to be Removed & Replaced.
- Existing Utility Pole, to Remain in Place.
- Existing Trash Enclosure, to Remain in Place as is.
- Existing Concrete Vertical Curb & Gutter.
- Existing 5' Wide Concrete Sidewalk.
- Existing Street Light & Pole, to Remain in Place.
- Existing Site's Water Meter, to Remain in Place.
- Existing Overhead Property Sign, to Remain in Place.
- Existing Concrete Irrigation Box, to Remain in Place.
- Existing Traffic Signal Pole, to Remain in Place.
- Existing Traffic Signal Box, to Remain in Place.
- Existing PED Traffic Signal Button, to be Relocated per COM's Direction.
- Existing Site/Parking Light & Pole, to Remain in Place.
- Existing Concrete Walkway, to be Removed & Replaced.
- Existing 6" Vertical Concrete Curb, to Remain in Place.
- Existing 6" Vertical Concrete Curb Section, to be Removed.
- Existing Electrical Panel & Meter, to Remain in Place.
- Existing 2' Wide Street Section Removal & Replacement Sawcut/Area, per C.O.M. Std Dtl M-19-01.
- New 6" Vertical Curb & Gutter Section, per M.A.G. Std. Dtl. 220-1, Type "A".
- New 6" Concrete Single Curb, per M.A.G. Std. Dtl. 222, Type "A".
- New 2' Wide Curb Opening, per Curb Opening Detail on Sht-CX.
- New 3' Wide Rip-Rap Spillway, per Spillway Detail on Sht-CX.
- New 5' Wide Sidewalk Section, per M.A.G. Std. Dtl. 230.
- New 5' Wide Walkway Section, per M.A.G. Std. Dtl. 230.
- New 25'-0" Wide Driveway Entrance/Exit, per C.O.M. Std. Dtl. M-40-01.
- New 6" Dia. Steel Guard Bollard, per M.A.G. Std. Dtl. 140, Type 2-Removable.
- New Accessible Parking Strip, per Accessible Parking Detail on Sht-C6.
- New 6" Dia. PVC Drainage Equalizer Pipe.
- New Retention Basin.
- New Asphalt Pavement Driveway, @ 3" Thick/8" A.B.C.
- New 8" Thick Concrete Section.
- New EXIT Driveway Sight Visibility Triangle.
- New Pavement Section, to match Existing & Proposed Grades.
- New 40" HIGH CMU BREEZE BLOCK SCREEN WALL, see Screen Wall Schedule.
- Install New ADA Ramp Per MAD STD DET 238-1.
- New Bike Rack.
- Existing wall reduced to 3.5 ft within 15 ft of street property line to comply with MZO Section 11-30-9(F)(2)(d).
- EXISTING CANOPY
- INTERNAL PEDESTRIAN CROSSWALKS TO BE RAISED A MINIMUM OF 3 INCHES ABOVE THE VEHICULAR PAVEMENT AND TO BE CONSTRUCTED OF PAVERS, COLORED CONCRETE, OR STAMPED CONCRETE PER CITY REQUIREMENTS (TYP.).
- ALLEY TO BE SURFACED WITH A MINIMUM OF 4" AGGREGATE BASE COURSE (A.B.C.) PER MAG STANDARD DETAIL 202.
- 40" HIGH METAL SCREEN WALL.



1609 - PROPOSED SITE PLAN

SCALE: 1" = 10'-0"

LINE	DESCRIPTION	REMARKS
1	15'-0" WIDE DRIVEWAY	FROM 15' E/D DRIVE, EAST
2	15'-0" WIDE DRIVEWAY	FROM 15' E/D DRIVE, WEST
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1651 W UNIIVERSITY LLC
1651 W UNIVERSITY DR
MESA, AZ 85201

1654WBS LLC
8632 E BUENA TERRA WAY
SCOTTSDALE, AZ 85250

ABM PROPERTIES BELFAST LLC
542 W 3RD ST
MESA, AZ 85201

AKAL INVESTMENTS LLC
2350 W LAREDO ST
CHANDLER, AZ 85224

ALBERT LINDA/BARAZIN ALBERT
16 GINGER LILY CT
COTO DE CAZA, CA 92679

ALLRED ROXANNE MARIE/HAGLUND
ERIC ROBERT
1627 W BELFAST
MESA, AZ 85201

ALVAREZ CARLOS A VALDEZ/SIERRA
PERLA V C
1563 W 4TH PL
MESA, AZ 85201

AMADOR MARIA DE LA LUZ TREJO
1624 W BELFAST ST
MESA, AZ 85201

AMFD POWER WASHERS & REPAIR LLC
PO BOX 31120
MESA, AZ 85275

ARAIZA MAURICIA
1605 W BEDFORD ST
MESA, AZ 85201

ARMM ASSET COMPANY 1 LLC
5001 PLAZA ON THE LAKE STE 200
AUSTIN, TX 78746

AYON ALMA
1608 W BELFAST ST
MESA, AZ 85201

BARNES BRIAN Z
1601 W BELFAST
MESA, AZ 85201

BIGGS BRADLEY JAMES II/HERNANDEZ
ROSAMARIA
1527 W GARDEN ST
MESA, AZ 85201

BLANCO LOGAN CHANDLER
1657 W BEDFORD ST
MESA, AZ 85201

BOZER STEPHEN J
424 N ASH
MESA, AZ 85201

CASTRO HORTENCIA
1658 W BEDFORD ST
MESA, AZ 85201

CHAVARRIA JOSE/ELIA
416 N ASH
MESA, AZ 85201

DIAZ-ARROYO MAYRA/HERNANDEZ-
MONTANO JOSE A
1612 W BEDFORD ST
MESA, AZ 85201

DINGMAN KAREN JO
11253 E PERSIMMON AVE
MESA, AZ 85212

ERRAN VERONICA E/DAVID
1604 W BEDFORD ST
MESA, AZ 85201

ESPARZA JOSE GARCIA/VALENCIA ROSA
M CORTES
1628 W BELFAST ST
MESA, AZ 85201

ESTRADA OMAR MENDEZ
1625 W BEDFORD ST
MESA, AZ 85201

FERNANDEZ GONZALO M/DIAZ ELVIRA
1611 W BEDFORD ST
MESA, AZ 85201

GALAVIZ RITA H
415 N SAGUARO
MESA, AZ 85201

GASPARRO STEPHANIE
1644 W BEDFORD ST
MESA, AZ 85201

GERMAN JOSE LUIS SALDANA/SALDANA
ALEJANDRO
1643 W BEDFORD ST
MESA, AZ 85201

HAGUE JOSHUA DANIEL/JENNIFER
BIVIAN
1637 W BEDFORD ST
MESA, AZ 85201

HALL BRADLEY/KELLY
1607 W 4TH PL
MESA, AZ 85201

HEDGES THOMAS F & MARY K
342 N HENKEL CIR
MESA, AZ 85201

HERNANDEZ CESAR/SOLIS-GONZALES
 MARIA G
 1631 W BEDFORD ST
 MESA, AZ 85201

HERNANDEZ HECTOR/ ROSA M
 407 N SAGUARO LN
 MESA, AZ 85201

HIDALGO GERMAN HERNANDEZ
 407 N ASH ST
 MESA, AZ 85201

HUERTA ROBERTO LLAMAS
 PO BOX 364
 MESA, AZ 85211

HULL CHELSEY LAUREN
 330 N HENKEL
 MESA, AZ 85201

IDEAL HOMES AZ LLC
 1891 W APACHE TRL
 APACHE JUNCTION, AZ 85120

JETSON ROXANE F
 336 N HENKEL ST
 MESA, AZ 85201

JOHN OLIN TRUST
 407 W SHAWNEE DR
 CHANDLER, AZ 85225

JOHN PRICE HYLTON SR AND MARY
 ANN HYLTON AB LIVING TRUST
 1840 W ROCKROSE WY
 CHANDLER, AZ 85248

LESLEY SONDR A ANNE
 1521 W GARDEN ST
 MESA, AZ 85201

LOVATO JERRY E/GLORIA E TR
 1649 W BELFAST ST
 MESA, AZ 85201

MARIA JUAREZ DE VENEGAS AND JUAN
 VENEGAS FAMILY TRUST
 1557 W 4TH PL
 MESA, AZ 85201

MARIN CHRISTINE TR
 1614 W BELFAST ST
 MESA, AZ 85201

MARTIN MARTIN RENATO
 1613 W BELFAST ST
 MESA, AZ 85201

MARTINEZ LIZBETH SANDOVAL
 1649 W BEDFORD ST
 MESA, AZ 85201

MARTINEZ VIRGINIA
 324 N HENKEL
 MESA, AZ 85201

MARTOS LIMITED LIABILITY COMPANY
 1155 N MESQUITE ST
 LAS CRUCES, NM 88001

MCCLEVE CHARMAINE A TR
 445 N ASH
 MESA, AZ 85201

MCCOWN GARY A
 1602 W BELFAST ST
 MESA, AZ 85201

MESA SELF STORAGE LLC
 4200 MICHELANGELO AVE
 WOODLAND HILLS, CA 91364

MULLINS LIVING TRUST
 2512 E JAVELINA AVE
 MESA, AZ 85204

NGUYEN HANG THI-DIEM
 1630 W BEDFORD ST
 MESA, AZ 85201

NUNEZ RAUL/PRISCILLA
 423 N ASH
 MESA, AZ 85201

NUNEZ RAUL/PRISCILLA
 429 N ASH
 MESA, AZ 85201

NUSSER JOANN C/MELISSA A
 1556 W BENTLEY
 MESA, AZ 85201

PESQUEIRA SERGIO A/PORTUGAL A
 J/JESUS
 534 W 19TH ST
 TEMPE, AZ 85281

PINEDA MARTINEANO
 2214 W ENID AVE
 MESA, AZ 85202

PORTUGAL JESUS OMAR/PORTUGAL
 PESQUEIRA ALMA J
 634 N DATE
 MESA, AZ 85201

POWERS WILLIAM M/GERALDINE D
 1618 W BEDFORD
 MESA, AZ 85201

RBR-CDC LLC
 2812 N NORWALK 131
 MESA, AZ 85215

ROBERTSON MATTHEW J
 437 N ASH
 MESA, AZ 85201

RODRIGUEZ ULBERTO/ARCELIA
 1617 W BEDFORD ST
 MESA, AZ 85201

ROMAN FAUSTO/MENDOZA MARIA
 1617 W UNIVERSITY DR
 MESA, AZ 85201

ROSALES JUAN/IRMA
 408 N ASH
 MESA, AZ 85201

ROSE ANGELA T/DONOVAN
 1624 W BEDFORD ST
 MESA, AZ 85201

SALES ALEX
 1629 W UNIVERSITY DR
 MESA, AZ 85201

SANTOS ANGEL LOPEZ
 318 N HENKEL
 MESA, AZ 85201

SCHOFIELD JENNIE A/CHENEY ERIC
 WAYNE/ALMEIDA JASON LEE
 1549 W 4TH PL
 MESA, AZ 85201

SCHULTZ KAREN L FAM TR
 1607 W BELFAST
 MESA, AZ 85201

SLADE FAMILY TRUST
 1634 W BELFAST ST
 MESA, AZ 85201

SPREITZER ANDREW E
 312 N HENKEL
 MESA, AZ 85201

THAI APRIL
 438 N ASH ST
 MESA, AZ 85201

TONGAN UNITED METHODIST CHURCH
 5540 E MAIN ST
 MESA, AZ 85205

TRAMONTANA JAMES/SCOTT DAVID
 1650 W BEDFORD ST
 MESA, AZ 85201

TRES HERMANOS LLC
 734 E MOBILE LN
 PHOENIX, AZ 85040

UNI DRIVE CAPITAL REALTY LLC
 15015 YATES RD
 JAMAICA, NY 11433

VASQUEZ ALBERTO
 677 W LEAH AVE
 GILBERT, AZ 85233

VIERGUTZ ROBERT C JR
 7333 E MONTE VISTA RD
 SCOTTSDALE, AZ 85257

WOODWORTH HARIDEV B/RUSSELL A
 1528 W UNIVERSITY DR
 MESA, AZ 85201

WRENCH DAVID ROBERT/LAI YI-JU
 1638 W BEDFORD ST
 MESA, AZ 85201

WROBLEWSKI MARC P
 1657 W UNIVERSITY DR
 MESA, AZ 85201

TABI

Affidavit of Public Posting

City of Mesa Planning Division

AFFIDAVIT OF PUBLIC POSTING

Date: 04/28/26

I, Meghan Liggett, being the owner or authorized agent for the zoning case below, do hereby affirm that I have posted the property related to case # ZON25-00110, and GPA26-00111, on SWC University Dr and Longmore. The posting was in one place with 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.

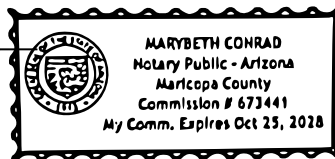
**SUBMIT PHOTOGRAPHS OF THE POSTINGS MOUNTED ON AN 8.5”
BY 11” SHEET OF PAPER WITH THIS AFFIDAVIT.**

Applicant's/Representative's signature:

meghan liggett

SUBSCRIBED AND SWORN before me on 04/28/26

Marybeth Conrad
Notary Public



CITY OF MESA
PUBLIC NOTICE

ZONING HEARING

PLANNING & ZONING BOARD
20 EAST MAIN STREET
MESA, ARIZONA

TIME: 4:00 PM DATE: May 13, 2026.
CASE: GPA26-00111

Request: Minor General Plan Amendment to change the
Placetype from Urban Residential to Urban Center.

Applicant: Alex Hayes, Withey Morris Baugh, PLC
Phone: (602) 230-0600

Planning Division (480) 644-2385

Posting date: 4/28/26

Apr 28, 2026 at 9:42:59 AM
+33.422044,-111.865788
1609 W University Dr
Mesa, AZ 85204

CITY OF MESA
PUBLIC NOTICE

ZONING HEARING

PLANNING & ZONING BOARD
20 EAST MAIN STREET
MESA, ARIZONA

TIME: 4:00 PM DATE: May 13, 2026.

CASE: ZON25-00110

Request: Rezone from Office Commercial (OC) to Limited Commercial with a Bonus Intensity Zone Overlay (LC-BIZ) and Site Plan Review. This request will allow for an approximately 4,015± square foot Minor Automobile Repair facility.

Applicant: Alex Hayes, Withey Morris Baugh, PLC

Phone: (602) 230-0600

Planning Division (480) 644-2385

Posting date: 4/28/26

ZC
P

TIME

Request: M
Placety

Applicant

Pla

Apr 28, 2026 at 9:42:46 AM
+33.422024 -111.865784

1609 W University Dr

Mesa AZ 8520

TABJ

Letter of Support

April 28, 2026

City of Mesa Planning Division
55 N Center Street
Mesa, AZ 85201

Re: Letter of Support – ZON25-00110 (San Antonio Tire Shop)
1609 W University Dr (SWC University Dr & Longmore)

Dear Planning Staff,

I am writing as the adjacent property owner directly west of 1609 W University Drive regarding the proposed rezoning application ZON25-00110.

As the directly affected neighboring property, I want to clearly state that I have no objection to this project or the requested rezoning.

After reviewing the submitted materials, including the Good Neighbor Policy, I am confident the applicant has taken appropriate steps to ensure the business will operate in a manner compatible with surrounding properties.

The commitment that all noise-generating operations will occur within a fully enclosed building meeting or exceeding the City of Mesa's 25 dB sound attenuation requirements provides strong reassurance that impacts to my property will be minimal.

Additionally, the operational plan—including on-site management, adherence to City code, and prohibition of outdoor storage of automotive parts or vehicles—demonstrates a clear intent to maintain a clean, controlled, and professional site.

I also appreciate the inclusion of a direct complaint response process, ensuring any concerns can be addressed quickly and professionally.

Based on these considerations, and as the property owner most directly impacted by this project, I am comfortable with the proposed use and support approval of this rezoning request.

Sincerely, FAUSTO ROMAN Phone Number 480 495 3934



Owner – Property West of 1609 W University Dr
1617 W University Dr
Mesa, AZ 85201

April 29, 2026

To Whom it May Concern:

We are home owners and residents on West 5th street, just west of the location of the proposed changes. We have lived in the neighborhood for 12 years. We strongly oppose the zoning change from Urban residential to Urban center. We desire the area to remain focused on residential living catering to the needs of the families already residing in the many single family homes of the surrounding area. Changing the zoning is not in the interest of the current residents. We are not able to attend the informational meeting due to prior commitments, but wish to express our opposition to this suggested change.

Sincerely,

Dane and Melissa Spencer
dandmspencer@gmail.com

To: City of Mesa Planning and Zoning Board: Chair Benjamin Ayers, Vice Chair Troy Peterson, Boardmembers Jeff Pitcher, Genessee Montes, Jamie Blakeman, Jayson Carpenter, Chase Farnsworth

From: Tess Taylor, a Mesa resident and adjacent residential property owner

cc: Mayor Mark Freeman; Councilmember Francisco Heredia, Council District 3

Date: Friday, June 5th, 2026

Re: Opposition to proposed rezoning of San Antonio Tire Shop, Case Nos. GPA26-00111 General Plan Amendment and ZON25-00110, scheduled for public hearing before the Planning and Zoning Board on Wednesday, June 10th, 2026

Page 1 of 2

There is no legitimate basis for granting these applications for the following reasons, among others:

1. **Failure To Meet The Burden Of Proof:** The burden rests upon the applicant to demonstrate that the requested amendments and entitlements are justified and consistent with the public interest. That burden has not been met.
2. **Failure To Demonstrate Changed Circumstances Supporting A General Plan Amendment:** The record fails to identify any significant change in conditions, character, or circumstances that would justify overturning the City's adopted General Plan designation for the property.
3. **Failure To Demonstrate Consistency With The General Plan:** The application does not adequately demonstrate that requested amendments are consistent with the goals, policies, and planning framework established by the Mesa 2050 General Plan.
4. **Creation of An Isolated Urban Center Designation:** The proposed General Plan Amendment would create an isolated Urban Center designation that appears disconnected from surrounding land use pattern and raises significant planning concerns.
5. **Parcel-Specific Amendment / Spot Planning Concerns:** The request appears directed toward accommodating a single property rather than implementing a broader planning objective or area-wide policy consideration.

6. **Failure To Justify The Requested BIZ Overlay:** The application does not adequately demonstrate why the requested BIZ Overlay is necessary, appropriate, or consistent with the purposes for which the overlay was established.
7. **Lack of Objective Technical Analysis:** The record lacks sufficient parcel-specific technical analysis regarding traffic, circulation, parking, infrastructure capacity, operational impacts, and other matters necessary to support the requested findings.
8. **Incompatibility With Adjacent Residential Uses:** The application does not adequately demonstrate compatibility with nearby residential properties or address concerns associated with the proposed increase in development intensity.
9. **Failure To Demonstrate A Compelling Public Benefit:** The application identifies potential benefits to the applicant but does not establish a compelling public benefit sufficient to justify the requested departures from the City's adopted planning framework.
10. **Existing Noncompliance Should Not Be Rewarded:** Where questions exist regarding compliance with existing requirements, those matters should be fully resolved before consideration is given to expanded development rights and additional discretionary approvals.
11. **Extraordinary Discretion Should Be Earned:** The applicant seeks significant discretionary relief from the City's established land-use framework. Such relief should be granted only upon a clear evidentiary showing and substantial supporting analysis.
12. **Precedent And Long-Term Planning Concerns:** Approval would create precedent extending beyond this parcel and this applicant. The Board should carefully consider the long-term implications of approving the requested amendments and entitlements.

CONCLUSION

The applicant has failed to establish, through substantial evidence, that the requested General Plan Amendment, rezoning, BIZ Overlay, and related entitlements satisfy the findings required for approval.

Based on the facts and upon the current record, that proof has not been made and **cannot be made**.

Accordingly, we urge the Planning and Zoning Board to deny ZON25-00110, GPA26-00111 (General Plan Amendment), and all associated entitlement requests.

Thank you.

To: City of Mesa Planning and Zoning Board: Chair Benjamin Ayers, Vice Chair Troy Peterson, Boardmembers Jeff Pitcher, Genessee Montes, Jamie Blakeman, Jayson Carpenter, Chase Farnsworth

From: Tess Taylor, a Mesa resident and adjacent residential property owner

cc: Mayor Mark Freeman; Councilmember Francisco Heredia, Council District 3

Date: Wednesday, June 10th, 2026

Re: Opposition to proposed rezoning of San Antonio Tire Shop, Case Nos. GPA26-00111 General Plan Amendment (Agenda Item 4-a) and ZON25-00110 (Agenda Item 4-b)

Page 1 of 10

There is no legitimate basis for granting these applications for the following reasons:

I. THE REQUIRED FINDINGS ARE NOT SUPPORTED

A. Failure to Demonstrate Significant Public Benefit. Mesa Zoning Ordinance §11-21 requires a BIZ Overlay to provide significant social or economic benefits to the City. The applicant has provided no economic impact study, fiscal analysis, employment study, or public-benefit analysis. The record contains no evidence demonstrating significant social or economic benefit to the City. The required finding cannot be made.

B. Failure to Demonstrate Need for a General Plan Amendment. The applicant has not demonstrated changed circumstances, planning necessity, public need, or any other basis requiring amendment of the General Plan. A General Plan Amendment is an extraordinary legislative action and should not be granted merely because it facilitates a particular proposal. The record contains no evidence that the General Plan is incorrect, outdated, or failing to serve its intended purpose. Indeed, the City of Mesa is in full compliance with its General Plan obligations to the State of Arizona. The General Plan is intended to guide long-term community development and should not be amended solely to accommodate a single development proposal. No such necessity has been shown.

C. Failure to Demonstrate the Proposed Amendment Advances General Plan Objectives. The applicant has not demonstrated how redesignating this parcel advances the objectives of the General Plan. The record contains no evidence that the proposed amendment addresses a deficiency in the Plan, responds to changed circumstances, or better implements the City's long-term planning vision. Rather, the proposed amendment appears primarily intended to accommodate a specific development proposal.

D. Failure to Demonstrate Consistency with the General Plan and Area Plan. The Staff Report repeatedly concludes that the proposal is consistent with the General Plan and West Main Street Area Plan. Those conclusions are largely unsupported by analysis. A 24-hour tire-service operation does not become a mixed-use or neighborhood-enhancing devel-

opment simply because landscaping, decorative walls, or public art are added. The record does not establish how the proposed use advances the objectives cited by staff, including enhancement of the existing environment, contribution to a mixed-use setting, projection of neighborhood identity, or implementation of General Plan Strategies N2, LU2, and LU3. Aesthetic enhancements do not, by themselves, establish that an intensified auto-oriented land use advances the objectives of the General Plan or the West Main Street Area Plan.

E. Failure to Demonstrate Consistency with General Plan Strategies N2, LU2, and LU3. The Staff Report cites General Plan Strategies N2, LU2, and LU3 in support of the proposal. Those strategies encourage infill and redevelopment that meet the community's strategic needs. The applicant has provided no evidence demonstrating a community need for another tire-service business, a 24-hour operation, or the requested intensification of this site. Encouraging infill does not eliminate the requirement to demonstrate public need, public benefit, or consistency with broader planning objectives. The cited strategies therefore do not support the requested approvals.

F. Unsupported BIZ Overlay Findings. Mesa Zoning Ordinance §11-21 states that the BIZ Overlay is intended to encourage unique, innovative developments of superior quality that provide significant social or economic benefits to the City. The proposal is a conventional auto-oriented tire-service operation. The record contains no evidence demonstrating a unique development, innovative development, superior-quality development, or significant public benefit warranting extraordinary zoning relief. The applicant has failed to demonstrate that this proposal satisfies the purpose and intent of the BIZ Overlay. The mere fact that a BIZ Overlay would facilitate the proposal does not establish that a BIZ Overlay is warranted. Extraordinary relief can only be granted through clear and compelling evidence, the burden of which applicant has not met.

G. Spot Planning and Isolated Designation Concerns. The proposed amendment appears tailored to a single parcel rather than a broader planning objective. The record contains no evidence demonstrating a corridor-wide planning need, area-wide planning objective, or changed circumstance supporting the requested amendment. Rather, the requested amendment appears intended to accommodate a specific development proposal that could not otherwise achieve its desired intensity under existing planning and zoning policies. Parcel-specific amendments unsupported by broader planning objectives should be viewed with caution.

H. Existing Tire-Service Market Saturation. The record contains no evidence demonstrating an unmet demand for additional tire-service facilities in the area. Existing tire-service providers already operate in close proximity to the subject property, including Pineda Tires, located directly across the intersection at 1555 W. University Drive and in operation since 2011. Public records indicate that applicant, doing business as Llantera San Antonio, already operates multiple tire-shop locations throughout Arizona, including a location on Broadway Road in Mesa only a short distance from the subject property (Exhibit E). Applicant has submitted no market study, demand analysis, service-gap assessment, or

other evidence demonstrating that additional tire-service facilities—or 24-hour tire-service operations—are necessary to serve the community. Accordingly, the application fails to demonstrate a public need for the requested General Plan Amendment, rezoning, and associated entitlements.

II. THE SITE IS UNSUITABLE FOR THE REQUESTED INTENSITY

A. Incompatibility with Adjacent Residential Uses. The proposal seeks to intensify an auto-oriented commercial use immediately adjacent to residential neighborhoods. The requested 24-hour operation is inherently less compatible with nearby residential uses than ordinary daytime commercial activity. Residential compatibility objections have not been adequately addressed.

B. Extreme Parking Reduction. The applicant proposes only four parking spaces where eleven spaces are required by the Mesa Zoning Ordinance, as reflected in the Site Plan and Staff Report. This represents a 64% reduction from the ordinance standard. No parking study, demand analysis, or operational analysis has been provided. The requested reduction is unsupported by substantial evidence. The applicant's own Good Neighbor Policy anticipates 2 to 4 employees on site during daytime operations, further raising questions regarding available parking capacity for customers, vendors, and service vehicles. (Exhibit A)

C. Constrained Site. The applicant admits in the project narrative that the property is "an undersized parcel that presents numerous development challenges." Rather than demonstrating that the site is suitable for the proposed use, the application seeks entitlements to overcome those limitations. On a parcel of only 0.39 acres, the applicant proposes intensified operations while reducing parking and setbacks, accommodating customer vehicles, service activities, circulation, landscaping, screening, and drainage requirements. The requested relief appears driven by site limitations rather than planning merit.

D. Entitlements Run With the Land. The Board would not be approving a person; it would be approving permanent development rights. Future owners would inherit the requested entitlements but not the applicant's promises. The application should be judged by what it would allow, not by assurances that may not bind future operators. Statements, assurances, and representations made during the application process are not binding on future owners and are generally unenforceable.

E. Lack of Operational Analysis. The record contains no meaningful analysis of:

- customer demand;
- overnight activity;
- vehicle staging;
- circulation impacts;
- parking utilization; or
- operational intensity.

The Board lacks sufficient evidence to conclude that the proposed intensity can be accommodated on the site.

F. Residential Impacts Are Minimized in the Staff Report. The Staff Report largely ignores residential incompatibility of the proposed project and offers alleged and inadequate aesthetic improvements in its place. Noise and lighting intrusions, worsening traffic impacts, inadequate parking, persistent 24/7 vehicle activity, and disruptive late-night operations are central adverse impacts which disqualify the entire project from approval.

III. PROPOSED PROJECT MOVES AREA IN THE WRONG DIRECTION

A. Not the Type of Project Intended for BIZ Overlay Treatment. The BIZ Overlay was created to encourage exceptional development that provides significant public benefit. The proposal seeks extraordinary zoning relief for a conventional auto-oriented use. The record does not demonstrate the exceptional circumstances necessary to justify such discretion.

B. Unacceptable Auto-Oriented Intensification. The proposal increases the intensity of an existing vehicle-service use while seeking reduced development standards. This moves the corridor toward greater concentration of auto-oriented or similar uses rather than toward the mixed-use environment described in the City's planning documents.

C. Further Incremental Erosion of Corridor Character. Planning decisions must be evaluated cumulatively. Approval of increasingly intensive auto-oriented and similar uses gradually alters neighborhood character and undermines long-term planning objectives. The Board should consider not only this application, but the direction in which it moves the corridor.

D. Long-Term Precedent Concerns. Approval would establish precedent for similar requests seeking intensified auto-oriented uses; reduced, unenforced or ignored established standards; and expanded operational concentration. The Board should carefully consider the long-term implications for future land-use decisions within the corridor.

IV. REBUTTAL TO CITIZEN PARTICIPATION REPORT

This Citizen Participation Report ("Report") demonstrates that residents at the April 29th, 2026 Neighborhood Meeting raised substantial objections regarding parking, 24-hour operations, noise and light intrusions, compatibility with adjacent residential neighborhoods, the need for the requested entitlements, and the overall intensity of the proposed use. It does not demonstrate that those objections were resolved. Instead, the Report largely records the applicant's responses to those objections, unsupported by independent studies, objective analysis, or substantial evidence. Assertions are not evidence, and repeating an applicant's explanation does not establish that the explanation is correct or that the objection has been addressed. The Report references expressions of support. However, support or opposition does not establish the findings required for approval. The Board must determine whether the required findings are supported by substantial evidence in the record, not by counting supporters and opponents.

The Report also mischaracterizes the basis for neighborhood opposition. Opposition is not based on a general objection to commercial uses near residential neighborhoods. Rather, it is based on the applicant's failure to demonstrate public need, significant public benefit, justification for the requested entitlements, adequacy of the proposed parking reduction, and compatibility of 24-hour operations with nearby residences. These adverse impacts would be cumulative, permanent, and borne primarily by surrounding residents.

Accordingly, the Report should be viewed as a summary of comments and applicant responses, not as evidence that the objections raised by residents have been resolved or that the required findings for approval can be made.

CONCLUSION

The applicant seeks a General Plan Amendment, rezoning, BIZ Overlay, substantial parking reductions, and 24-hour operations. The record contains no substantial evidence demonstrating public need, significant public benefit, consistency with the General Plan, consistency with the West Main Street Area Plan, or operational necessity for the requested entitlements. The site is unsuitable for the requested intensity. The proposal moves the corridor away from, rather than toward, the vision expressed in the City's planning documents.

Approval would require the Board to make multiple findings that are unsupported by substantial evidence in the record. The applicant bears the burden of establishing each required finding through substantial evidence in the record.

That burden has not been met.

Based on the facts and upon the current record, that proof has not been made and **cannot be made**.

Therefore, we urge the Planning and Zoning Board to deny ZON25-00110, GPA26-00111 (General Plan Amendment), and all related entitlement requests.

Exhibits:

- A: Parking Reduction and Operational Assumptions
- B: Existing Noncompliance Should Not Be Rewarded
- C: Scope of Operations Appears Broader Than Minor Auto Repair Business
- D: Publicly Available Business Information
- E: Llantera San Antonio Multiple Arizona Locations

Exhibit A
Parking Reduction and Operational Assumptions

San Antonio Tire Shop

SWC University Drive and Longmore
ZON25-00110

Good Neighbor Policy

Purpose:

The purpose of this Policy is to establish the Good Neighbor guidelines for the San Antonio Tire Shop proposed at the southwest corner of University Drive and Longmore.

Operations:

The San Antonio Tire Shop provides tire services for a variety of vehicles, including tire sales, installations, rotations, and repairs. All noise generating operations, including installations and repairs, will be conducted within the fully enclosed building to mitigate potential impacts to adjacent properties. The building construction meets or exceeds the minimum 25 dB sound attenuation requirement per Section 11-30-9(F)(4) of the Mesa Zoning Ordinance.

The business will be open 24 hours a day with a manager present during all hours of operation. It is anticipated that during the day there will be anywhere from 2-4 employees on site at any given time. The site will be maintained per the City of Mesa code at all times.

Litter Control Measures:

Maintaining a clean outside appearance not only provides a higher level of customer service, it also is an effective tool for employees to continuously monitor onsite activities. No used or discarded automotive parts or equipment or disabled, junked, or wrecked vehicles will be stored outside of the building.

Complaint Response Procedures:

Customer service and community responsiveness is a top priority for the San Antonio Tire Shop. On-site managers will be responsive to any comments or complaints from customers, neighboring residents, or City Inspectors to remedy any situation. The contact information provided below may be utilized for prompt and professional resolution.

Contact:

Joaquin Guadarrama, joaquin20193008@gmail.com, (480) 819-2586

Exhibit B

Existing Noncompliance Should Not Be Rewarded ("Open 24 Hrs.")

Photos: San Antonio Tire Shop Business Listing on YELP.com as of June 2026



About the Business



Eliseo G.

Business Owner

We offer a variety of products and services including New and Used tires, New Wheels, Alignment, Oil changes, Mechanic work, Tire repair, Mobile service, etc. All for the best prices in AZ with fast and exceptional service to our customers. We offer financing as well!!!

[Read more](#)

Location & Hours

[Suggest an edit](#)



1609 W University Dr
Mesa, AZ 85201

[Get directions](#)

Mon	Open 24 hours
Tue	Open 24 hours
Wed	Open 24 hours Open now
Thu	Open 24 hours
Fri	Open 24 hours
Sat	Open 24 hours
Sun	Open 24 hours

Exhibit C

Scope of Operations Appears Broader Than Minor Auto Repair Business
Photo: San Antonio Tire Shop AKA Llantera San Antonio Business Listing
on YELP.com as of June 2026 (see “Services Offered”)

← Back to Search

yelp

Llantera San Antonio

• Closed • Tires, Auto Repair, Wheel & Rim Repair

Open Open 24 hours See future

Get the app Add photos/videos Share Save

Do you recommend this business? Yes No Maybe

Get pricing & availability

You can also request a quote from this business directly from Yelp

What type of service do you need?

Tires Auto Repair

Photos & videos See all 4 photos →

Services Offered Verified by Business

- Tire balancing
- Tire installation
- Tire repair
- Tire rotation
- Wheel alignment
- Auto brake repair
- Auto engine repair
- Auto general diagnosis
- Auto HVAC repair
- Auto no-start diagnosis
- Auto noise diagnosis
- Auto pre-purchase inspection
- Auto steering and suspension repair
- Auto vibration diagnosis
- Auto wheel alignment
- Check engine light
- Engine oil light diagnosis
- Oil changes
- Routine automotive maintenance
- Tire Pressure Monitoring System diagnosis
- Transmission leak inspection

Exhibit D

Publicly Available Business Information

The Arizona Secretary of State confirms Tres Hermanos LLC is doing business as, or has secured the trade name, Llantera San Antonio.



[Elections](#) [Business](#) [Services](#) [Rules](#) [About](#)

Entity Search

[Back](#)

File ID: 9371659

Name: Llantera san antonio

Business Address: 1010 E Broadway Rd
Phoenix, Arizona
85040

Nature of Business: Retail sale and installation of new and used tires

Date of First Use: January 1, 2020

Date Registered: February 23, 2024

Expiration Date: February 23, 2029

Applicants: Tres Hermanos, LLC

Arizona Limited Liability Company

Registration Information: Registration Received: February 23, 2024 Expiration: February 23, 2029

Correspondence History: Trade Name Application Filed: February 23, 2024

[Back](#)

9371659 1023 10204 0 1.3



Exhibit E

Llantera San Antonio Multiple Arizona Locations
From <https://llanterasanantonio.com/> as of June 2026



¡NUESTRA MISIÓN!

Llantera San Antonio en Phoenix AZ

¡Esperamos que sus ruedas lleguen por nosotros con los mejores precios de la zona y mantener la calidad y seguridad que se le garantiza nosotros.

Nos especializamos a proporcionar los mejores servicios en buen estado en parte de nuestra tienda y área de garajes.

¡CITA RÁPIDA!

¿POR QUÉ ELEGIRNOS?

Llantera San Antonio mantiene sus tiendas funcionando por problemas entendiendo a fondo la vida cotidiana de su cliente.

Sucursal #1

- Dir: 1011 E Broadway Rd Phoenix, AZ 85040
- (602) 367-8317
- Llantera 24/7
- Servicio Móvil

Sucursal #2

- Dir: 1345 W Broadway Rd Mesa, AZ 85202
- (602) 791-9159
- Llantera 24/7
- Servicio Móvil

Sucursal #3

- Dir: 309 E Chandler Blvd, Chandler, Arizona 85225
- (602) 367-8317
- Llantera 24/7
- Servicio Móvil

Sucursal #4

- Dir: 1516 W Broadway Mesa Rd Phoenix, AZ 85219
- (602) 367-8317
- Llantera 24/7
- Servicio Móvil

Sucursal #5

- Dir: 10516 W Broadway Rd Scottsdale, AZ 85254
- (602) 367-8317
- Llantera 24/7
- Servicio Móvil