

Citizen Participation Plan for Brakes Plus-Mesa, AZ

Case # ZON-00081

3/24/2026

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

Contact:

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

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

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

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

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

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

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

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

Schedule:

Pre-Submittal Conference– 11/04/2025

Application Submittal – 01/26/2026

Public Hearing – 04/08/2026

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

Planning and Zoning Board Hearing – 04/14/2026



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

Dear Neighbor,

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

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

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

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

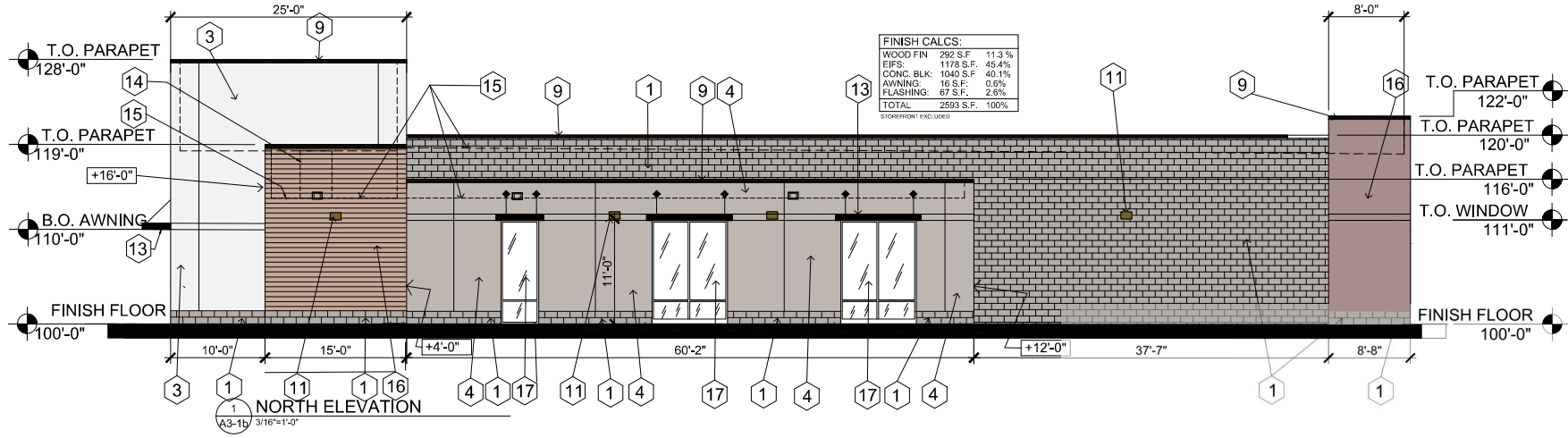
If you want to provide a written comment or speak telephonically at the meeting, please submit an online comment card by scanning the QR code below or visiting <https://www.mesaaz.gov/government/advisory-boards-committees/planning-zoning-board/online-meeting-comment-card> at least 1 hour prior to the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

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

Sincerely,

Tyler Hendon



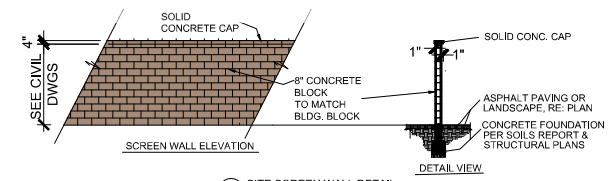
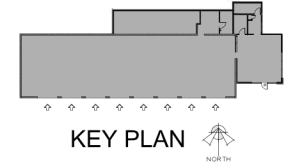
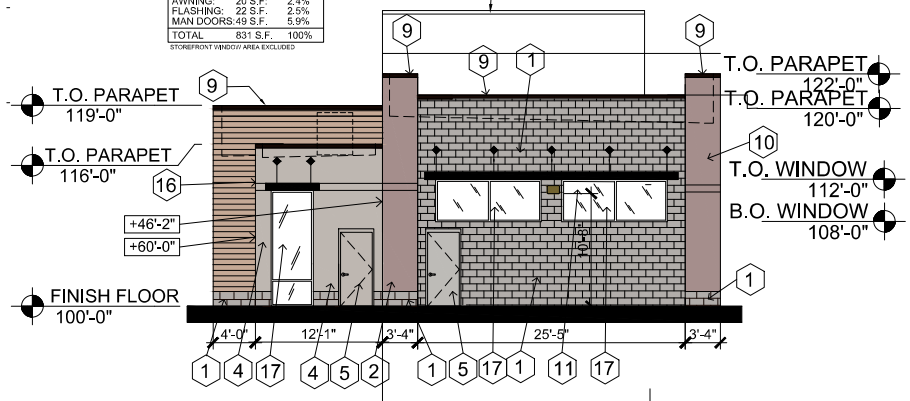


- KEY NOTES:**
1. OLD CASTLE CONC. BLOCK - SMOOTH FINISH #8516 MW WITH IWR
 2. EIFS - MATCH SHERWIN-WILLIAMS #SW-7642 PAVESTONE
 3. EIFS - MATCH SHERWIN-WILLIAMS #SW-7666 FLEUR DE SEL
 4. EIFS - MATCH SHERWIN-WILLIAMS #SW -9173 SHITAKE
 5. METAL DOOR - PAINT COLOR TO MATCH ADJACENT MATERIAL
 6. ALUMINUM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

FINISH CALCS:

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

STOREFRONT WINDOW AREA EXCLUDED



BRAKES PLUS
5506 ELLSWORTH ROAD
MESA, ARIZONA 85207

ARCHITECT OF RECORD

REVISION	DATE	COMMENTS

ARCHITECT:

AS SUPPLIERS DRIVE UTILITY OF THIS WORK, SEE PLAN

A3-1b
EXTERIOR ELEVATIONS

City of Mesa Planning Division

AFFIDAVIT OF NOTIFICATION LETTER MAILINGS

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

Date: 03/23/2026

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

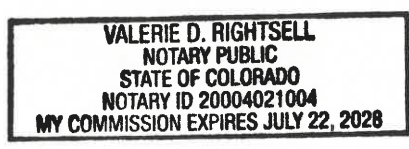
These notifications were mailed to all property owners within the required radius of the subject site, as specified by City of Mesa Planning Division regulations.

Applicant's/Representative's signature: Juel Rae

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

Valerie D. Rightsell
Notary Public
My Commission expires: July 22, 2028

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



City of Mesa Planning Division

AFFIDAVIT OF PUBLIC POSTING

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

Date: 03/24/2026

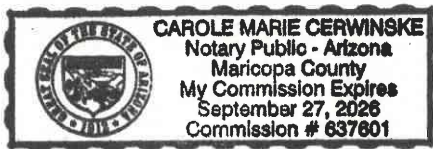
I, JuelRae, being the owner or authorized applicant for the zoning case below, do hereby affirm that I have posted the property related to Case **ZON26-00081** on the 24th day of March, 2026.

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

Applicant's/Representative's signature: JuelRae

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

Carole Marie Cerwinske
Notary Public



Case Number: **ZON26-00081**

Project Name: _____

FIRST MESA COMMIEF
PARK PHASE 2
MCR: 1187-44

304-04-915

304-04-914

E Peterson Ave

304-04-991

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

304-04-925

MESA

SELL

304-03-991

Ord # 2482
1/22/1990

MESA TECHNOLOGY
PARK 2
MCR: 1787-49

304-03-993

304-03-992

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

304-03-994

304-03-995

304-03-996

304-03-846G

304-03-846F

304-12-986

304-12-993

304-12-994

304-12-995

304-12-991

304-12-992

304-12-985

304-12-984

304-12-990

ELLIOT RETAIL
MCR: 1810-48

304-12-989

304-12-988

304-12-983

304-12-982

304-12-981A

304-12-981B

1400

304-03-984

ELLIOT 202
MCR: 1658-37

E ELLIOT RD

304-03-989

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

Alicia Martinez
PO Box 1466
Mesa, AZ 85211-1466

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

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

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

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

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

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

DIGNITY HEALTH
3400 DATA DR
RANCHO CORDOVA, CA 95670

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

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

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

ELLSWORTH LAND LP
124 GOVERNMENT RD.
ETOBICOKE, ON M8X1W5

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

MESA CITY OF
PO BOX 1466
MESA, AZ 85211

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

QUIKTRIP CORPORATION
5725 FOXRIDGE DR
MISSION, KS 66202

REDALE LLC
1 META WAY
MENLO PARK, CA 94025

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

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

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

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

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

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

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

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

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

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

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

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

**CITY OF MESA
PUBLIC NOTICE**

ZONING HEARING

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

DATE: 04/08/2026

TIME: 4:00 PM

CASE NO: ZON26-00081

REQUEST: Major Site Plan Modification

APPLICANT: Brakes Plus, Tyler Hendon

PHONE: 205-206-9006

Planning Division (480) 644-2385

Posting date: 03/24/2026