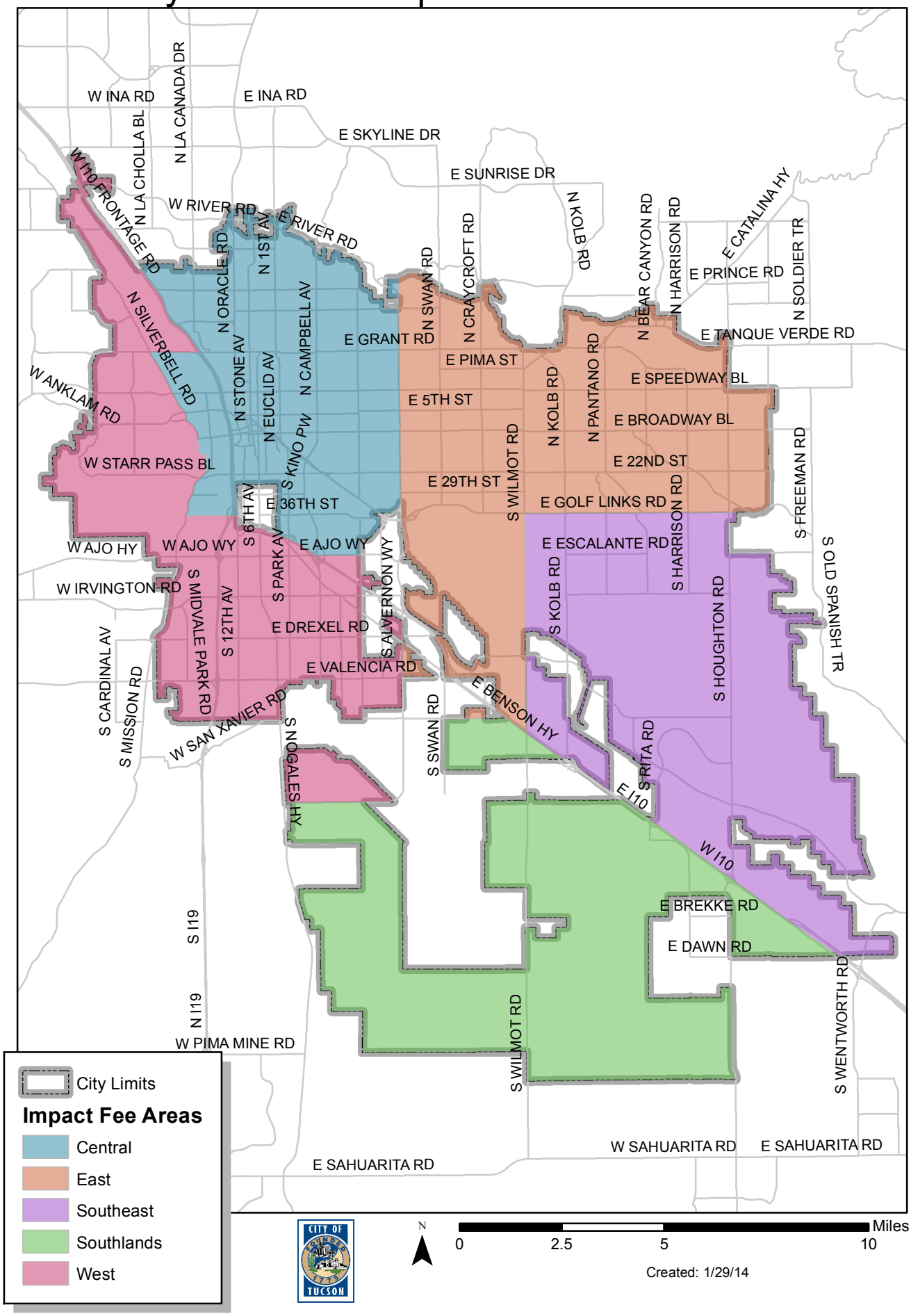City of Tucson Impact Fee Benefit Areas