



BOARD OF ADJUSTMENT VARIANCE APPLICATION

Case Number: C10-18-04 Activity Number: T18SA00145 Date Accepted: 4/11/18

PROPERTY LOCATION INFORMATION

Property Address: 4333, 4343, and 4373 E. Speedway Blvd.

Project Description: Royal Lexus/Kia dealership on Speedway

Zoning: C-2 Property Size (sqft): 276,310

Number of Existing Buildings: 2 Number of Stories: 1 and 2 Height:

Legal Description: Portion of lots 1-9, Block 4. SE1/4 of section 3, T14S, R14E G&SRB&M

Pima County Tax Parcel Number/s: 122-12-039A, 122-12-039C, 122-12-043B, 122-12-0380, 122-12-0400, 122-12-0480

APPLICANT INFORMATION (The person processing the application and designated to receive notices):

APPLICANT: Karen Cesare (Novak Environmental, Inc.)

ADDRESS: 4574 North First Avenue Ste 100 Tucson, AZ 85718

PHONE: (520) 296-0591 FAX: ( ) EMAIL: Karen@novakenvironmental.com

PROPERTY OWNER (If ownership in escrow, please note): Royal Buick Company, Inc./Royal Land, L.L.C/Royalex Limited

ADDRESS: 4333 E. Speedway Blvd. Tucson, AZ 85712

PHONE: (520) 448-2082 FAX: ( ) EMAIL: gyoung@royaltucson.com

PROJECT TYPE (check all that apply):

- Project type checkboxes: New building on vacant land, New addition to existing building, Existing building needs permits, Landscaping / Screening substitution, Change of use to existing building, New building on developed land, Modification to wall/fence height, Other.

Related Permitted Activity Number(s): DP17-0285, T18PRE0038

I hereby certify that all information contained in this application is complete and true to the best of my knowledge.

Handwritten signature of Karen Cesare over the printed text 'SIGNATURE OF OWNER/APPLICANT'.

4-11-18 Date



## **Board of Adjustment -Project Description**

The Royal Lexus/Kia dealership is an existing car dealership business on 6.3 acres on the north side of Speedway Blvd. between Columbus and Catalina Blvds. Originally built for Zimmerman Buick in 1969, it has been owned and operated by the Weitman family as a car dealership since the mid-1980's. When this site was originally built in 1969 a newspaper article noted the dealership would serve "Tucson's mushrooming eastside...". Since then, Tucson has grown significantly, and now this location is squarely "midtown".

The auto dealership business has changed as much as the cars since the 60's, and this site is in the process of undergoing significant updates and renovations to meet the demands of the automobile manufactures to keep their dealerships competitive in the market.

All automobile manufacturers establish facility criteria that are imposed on the car dealer via the dealership agreement. Both Kia and Lexus have been considered "legacy stores" by the manufactures. This means that they were "grandfathered" as "out of compliance" facilities for many years. The current plans represent negotiated new site and building improvements, in order to bring the facilities into close compliance with current facility standards. (See variance request #1.)

The project includes renovations of two existing buildings and two new proposed buildings. Existing building #1, (E1), for Kia, is 10,211 sf and is used for automotive service. Existing building #2 (E2), for Kia, is 7,780 sf and is used for an automotive showroom. Proposed building #1 (P1), for Lexus, is 28,129 sf and will be used for both showroom and service. Proposed building #2 (P2), for Lexus, is 4,813 sf and will be used for a car wash. The site also includes outside vehicle storage and display areas and parking for employees and customers. This is a multi-phased project. The first phase, a remodel of E2, was under construction as of early 2018.

Due to over 25% expansion of the buildings on site, full code compliance for the entire site is required. The only code section that cannot be fully complied with is UDC 7.6 Landscape Border and Screening Standards. Due to the taking of property for the widening of Speedway Boulevard in early 1990's, which also built the existing public sidewalk along Speedway on the Royal Lexus/Kia property, the requirements placed on the site by other sections of the UDC (parking) and the automobile manufacturers, there is not enough room to fully comply with some of the provisions of UDC 7.6. These are detailed in the variance requests in the next section.

The existing vehicle display areas along Speedway and Columbus Blvds, along with the existing vehicular circulation adjacent to the display areas on Speedway and Columbus are not changing. These areas cannot be reconfigured to provide additional areas for landscape borders without severely and negatively impacting the operations of the dealership. The requirements of the manufacturers, the need to keep the site on its existing consistent grade level and the internal vehicular circulation are major factors in the layout of the entire site and has a direct influence on the layout of the eastern part of the site where the new Lexus showroom and service building will be built.

The east edge of the site along Catalina Blvd. is needed for vehicular parking – both display and employee/customer parking, along with a service drive and circulation. The amount of area needed for these manufacturer required features, along with the need to keep the site at a consistent elevation, but transition to the existing grades in the ROW of Catalina which range from 2'-4' lower than the site will require a retaining wall and result in no room, except for approximately 1 foot, on the east side of the site for a landscape border.

The proposed improvements will include updated buildings, more parking for customers and enhanced landscaping, vastly improving the visual appearance and functioning of the existing site.

Portions of the property are subject to rezoning conditions in accordance with C9-82-47 as approved on 12/20/82.

This project is not subject to a special exemption request, HPZ review, or any zoning violations.



APPLICANT'S REQUEST TO THE BOARD OF ADJUSTMENT

Provide applicable UDC Section reference, what is required and what is proposed/provided for each variance requested.

*See attached*

Lined area for providing UDC Section reference and variance details.

Case Number: C10-18-04

Activity Number: T18SA00145  
T18PRE0038

## Applicants Request to the Board of Adjustment

Variances are sought to UDC 7.6 Landscape and Screening Standards.

Street Landscape Borders UDC 7.6.4.C.2

Variances Required:

1. MINIMUM WIDTH: UDC 7.6.4.C.2

REQUIREMENT: Street landscape borders must be a minimum of ten feet wide from the street property line.

VARIANCE SOUGHT: REDUCE STREET LANDSCAPE BORDER WIDTH

The street landscape borders for Speedway Boulevard and Columbus Boulevard have insufficient width due to past street widenings.

1.a. The street landscape border for Speedway Boulevard has insufficient width due to past street widenings. On Speedway Boulevard, the street public sidewalk is partially located on the Royal Kia/Lexus property. Therefore, the plantable street landscape border widths on Speedway vary from 4.6' to 6.6'.

1.b. On Columbus the eastern edge of the sidewalk is essentially on the property line and the plantable street landscape border widths range from 5.1' to 7.6'. The street landscape border for Columbus Boulevard has insufficient width due to past street widenings and the existing configuration of the vehicle display area.

1.c. On Catalina Boulevard there is essentially no room on site to provide the landscape border (see variance request #2.). Other than 1'-0" available on site outside the proposed retaining wall, the proposed landscape border, 6'-0" wide, would be located substantially within the public ROW. The City of Tucson's Department of Transportation will only allow 5'-0" of a landscape border in the ROW, so the Catalina landscape border can only be 6'-0".

A car dealership has requirements for vehicle parking that are unique to this type of business. Automobile manufacturers require their dealers to provide certain amounts of parking for their dealership service and sales inventory. Additionally, this site plan is increasing its customer and employee parking to meet new City UDC codes. The fixed nature of the size of a parking space (whether for display/storage or customer/employee parking) along with the existing Kia building footprint drove much of the layout of the site. Both the Kia and Lexus dealerships must meet their own manufacturer's requirements.

Lexus: The dealer performance summary for Lexus required 259 onsite spaces for vehicle inventory, vehicle sales and vehicle service. We negotiated a total count of 230 spaces for Lexus.

Kia: The Kia standards for Tucson required 424 spaces for vehicle inventory, vehicle sales and vehicle service. We negotiated a total count of 282 spaces for Kia.

Total vehicles spaces are 512 for the combined lot.

#### City of Tucson Requirements for Auto Dealers

The parking calculations are based on the size of the lot and size of the various facilities which include showrooms, services stalls, part and carwash. The minimum parking space count required for the city is 171 spaces. We have provided 174 spaces, leaving 338 spaces available for all other dealership functions and sales inventory.

#### Parking/Storage Space Number Conclusion

We have met the City of Tucson parking requirements (3 spaces over) and have negotiated with the manufactures to allow less than the standard number of sales and vehicle storage inventory spaces.

See plan for more detail.

#### 2. LOCATED ON SITE: UDC 7.6.4.C.2

REQUIREMENT: Street landscape borders must be located entirely on site except that, if approved by the City Engineer or designee, up to five feet of the required ten-foot width may be placed within the adjacent right-of-way area or within the Major Streets and Routes (MS&R) right-of-way area on MS&R streets.

VARIANCE SOUGHT: LOCATE LANDSCAPE BORDER SUBSTANTIALLY IN THE STREET RIGHT-OF-WAY ALONG CATALINA BLVD.

The parking and vehicle inventory spaces depicted are the minimum number required. The parking and inventory spaces must be at a consistent level (as exists today). This places the asphalt lot surface at approximately 4 feet higher than Catalina Blvd. at the south end (Speedway) and approximately 2 feet higher at the north end. These grade conditions require site retaining as currently exist today.

This creates a condition where there is no space available for the street landscape border on site along Catalina Boulevard, except for approximately 1'-0".

Therefore, we request the landscape border will be located substantially in the right-of-way. We requested the Tucson Department of Transportation approve a wider landscape border, as there is physical space available to do so, but were told only a five-foot wide landscape width would be approved.

3. VEGETATIVE GROUND COVER: UDC 7.6.4.C.2

REQUIRED: Fifty percent or more of the area of the street landscape border must be covered with shrubs or vegetative ground cover. The required coverage must be achieved within two years from the date of planting, based on the 10-foot width landscape border.

VARIANCE SOUGHT: PROVIDE VEGETATIVE GROUND COVERAGE BASED ON 75% COVERAGE OF THE REDUCED WIDTH OF THE LANDSCAPE BORDER

The vegetative 50% coverage applies to the required 10' border width. That amount of vegetation would be severely over planted, cramped, in some cases physically impossible to achieve in the narrower landscape border widths requested in Variance #1. (Mathematically that would range from about 75%-100%+ coverage for the landscape borders.)

Therefore, we request a variance to provide 75% vegetative coverage based on the reduced widths of landscape borders. This request is providing a greater amount of vegetation coverage, as a percentage of the whole landscape border, than the code, while not over-planting the areas.

*(Note: The 75% vegetative coverage request came out of discussions at the neighborhood meeting. The original request was to use 50% coverage as the standard.)*

4. REQUIRED TREES UDC 7.6.4.C.2

REQUIRED: One canopy tree is required for every 33 linear feet of landscape border or fraction thereof, excluding vehicular ingress and egress points.

VARIANCE SOUGHT: USE ALTERNATE LANDSCAPE BORDER TREE LOCATIONS

Background: The City of Tucson has a “car dealer exception” administrative policy, *(does not need a variance)* that allows the use of palm trees in lieu of canopy trees. This is to address dealership concerns about the conflict between canopy trees (specifically leaf and bird litter associated with canopy trees) and display cars. This dealership is using this administrative policy in its planting plan.

There is insufficient width in the reduced width street landscape borders to locate the required street landscape border trees with palm trees on Columbus and Speedway Blvds.

Therefore, we propose alternative site locations for the required number of trees, mostly in entry planter islands where customers enter the property.

As a result of input from the Garden District Neighborhood Association's President, we have modified our plans to include three canopy trees along Columbus. These three canopy trees, plus the one canopy tree included in our plan will support the neighborhood association's request for more shade along Columbus. The addition of the three canopy trees is an acceptable accommodation of this neighborhood request, without creating an unacceptable conflict between canopy trees and vehicle display that the administrative policy seeks to avoid.

See plan for more details.

5. REQUIRED SCREENING UDC.7.6.5.C.2

REQUIREMENT: A 30" screen is required to screen vehicle use areas from major and local streets. Vegetation used to meet the screening standards is not included in ground cover calculation.

VARIANCE SOUGHT: OMIT 30" SCREEN

The 30" high screen is incompatible with auto sales display. Therefore, 30" screens would be omitted from those areas where autos are displayed for sale. A short pipe rail security fence would be installed toward the back of the street landscape borders. Those areas of the project with customer/employee parking would have a 30" screen per the landscape code. This is consistent with other nearby auto dealerships.



BOARD OF ADJUSTMENT – REQUIRED FINDINGS

Arizona State Statutes and UDC Section 3.10.3.K. state that the Board may grant a variance only if the variance request complies with each and every one of these "Findings" in full. It is up to the applicant to explain to the Board how the request complies with each Finding. **Important Note:** Do not leave any "Finding" unanswered or marked "Not Applicable" or "N/A".

- 1. That, because there are special circumstances applicable to the property, strict enforcement of the UDC will deprive such property of privileges enjoyed by other property of the same classification in the same zoning district;

See attached

- 2. That such special circumstances were not self-imposed or created by the owner or one in possession of the property;

See attached

- 3. That the variance granted is subject to such conditions as will assure that the adjustment authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is located;

see attached

- 4. That, because of special circumstances applicable to the property, including its size, shape, topography, location, and surroundings, the property cannot reasonably be developed in conformity with the provisions of the UDC;

see attached

Case Number: C10-18-04 Activity Number: T18SA00145 T18PRE0038



BOARD OF ADJUSTMENT – REQUIRED FINDINGS (CONTINUED)

- 5. That the granting of the variance shall not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located;

*see attached*

- 6. That the proposed variance will not impair an adequate supply of light and air to adjacent property, substantially increase congestion, or substantially diminish or impair property values within the neighborhood; and,

*see attached*

- 7. That the variance, if granted, is the minimum variance that will afford relief and is the least modification possible of the UDC provisions that are in question.

*see attached*

Case Number: C10-18-04

Activity Number: T18SA00145  
T18PRE0038

## Board of Adjustment - Required Findings

1. The special circumstances applicable to this property include the fact that this is an automobile dealership that has operated continually on this site since the 1960's. The widening of Speedway and Columbus Blvds. took some of the property and left substandard areas for landscape borders (as it did for many of the existing businesses along this stretch of Speedway). The location of the existing buildings on the west (Kia) and the existing vehicle display areas create a special circumstance for this property where it cannot fully meet the requirements of the landscape code for width. The existing vehicle storage and display areas along Speedway and Columbus would need to be reduced by approximately 50% (one row) to provide the full 10-foot width. This dealership has had a double row of display for many years, and needs all this space to meet the requirements of the automotive manufacturers for their dealerships (as detailed in the variance requests). The special circumstance that exists along Catalina includes the amount of land needed to comply with the automobile manufacturer's requirements, parking requirements as well as site grading issues.

Additionally, it is important to note that the proposed improvements will be bringing the site into overall compliance with the UDC for all other code sections. This includes more parking than is currently available on site (note: parking for code compliance is separate from vehicular display areas.)

Other existing car dealerships in existing locations adjacent to streets that have been widened have reduced bufferyards. (O'Riley, Cactus Jacks, Jay Auto, Audi, Porsche, VW, Buick)

2. The special circumstances were not self-imposed, but are a result of a taking of real property by the City of Tucson for Speedway and Columbus widening and the existing conditions of the site and the requirements of the manufactures for their dealers for the amount of parking and vehicle storage and display needed.

The existing grades along Catalina, coupled with the requirements for parking are also not self-imposed, and prevent the landscape border from being located on site.

3. If granted, the variance shall not constitute any special privileges inconsistent with the limitations on other properties in the vicinity and zone in which this property is located. Anyone with similar site limitations would need this variance.

4. The property cannot reasonably be developed in conformity with the landscape standards of the UDC. The loss of over 100 vehicle display parking spaces that would result from development in conformity with the UDC is not reasonable to expect from an existing car dealership. The size of the property cannot expand, as it is bound by public streets and other private property, the existing grades along Catalina create a situation that requires a retaining wall be constructed on the property line to keep the site at a consistent elevation facilitating vehicular circulation without impacting the grade of the ROW.

Other than the relief sought by this application to some of the Landscape Border and Screening standards, the site will be brought into conformity with the UDC upon completion. No other variances are sought or needed. The result of all these improvements will be an updated, more visually attractive, better functioning, and UDC compliant site that will serve the needs of the owner and their customers and will enhance the entire area.

5. The granting of these variance requests would not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which this property is located. The property fronts along a major arterial street, and the site improvements proposed will improve the visual appearance of the property and the area.
6. The proposed variance will not impair an adequate supply of light and air to adjacent properties, as existing and proposed buildings are within the sizes and heights allowed for the zone. There will be no substantial increase in congestion, and there should be no negative impact on adjacent property values. The project may enhance adjacent property values, since this is a luxury car dealership and the new and renovated buildings will be significantly more attractive than the existing, and the addition of landscape will be an improvement over the existing conditions, which does not have any significant landscape.
7. The variances required are the minimum to provide relief from the code sections that are listed. We have looked at all options for determining the minimum relief possible and have determined our requests meet these criteria.
  - a. We cannot provide any more width for landscape borders than currently exist without severely impacting the operations of an existing automobile dealer business;
  - b. The only landscape border not located on site (except for 1'-0") is along Catalina Blvd., where there is no physical space to locate the landscape border on site due to parking and site layout requirements and existing grades. In lieu of locating the majority of the Catalina landscape border on site, there is existing physical space to locate the

landscape border width within the right-of-way. The landscape architect for DOT has told us we can only put up to 50% or 5'-0" of the landscape border in Catalina, as allowed by code, so that is our request.

- c. We will landscape with vegetative ground covers in densities that are consistent with the intent to have 75% of the landscape area covered with vegetation, this is more coverage of the landscape area, by percentage, than the code requires;
- d. In-lieu of having the required landscape border trees along Speedway and Columbus, where there is no room to plant palm trees with sound horticultural practices, we will provide all the required number of trees on site, in alternative locations that will still contribute to the 'streetscape' view of the public traveling along Speedway and Columbus; At the request of the President of the Garden District Neighborhood Association we will include three canopy trees along Columbus Blvd and add additional non-required plants in the existing landscape border along Bellvue.  
*(Note: we will use palm trees for required street trees per the "car dealership" administrative exemption.)* All other required landscape on site including parking lot trees and amenity landscape are per UDC 7.6.
- e. We will provide an 18" pipe rail site security feature in-lieu of a 30" screen, which is an acceptable substitution for car dealerships and has been done for several other dealership locations.



Planning & Development Services Department  
201 N. Stone Avenue  
PO Box 27210  
Tucson, AZ 85726  
(520) 791-5550

Letter of Agency/Authorization

*If the applicant is not the owner of record of the subject site, a Letter of Agency from the owner or the owner's authorized representative must be submitted which grants the applicant permission to submit an application for the requested entitlement(s).*

Date: 4/11/18

To:  
City of Tucson  
Planning & Development Services Department  
Zoning Administration Division  
PO Box 27210  
Tucson, AZ 85726

Planning & Development Services Department:

I, the undersigned legal owner of record, hereby grant permission to:

Applicant:  
Karen Cesare (Novak Environmental, Inc.) Phone: (520) 206-0591

Applicant's Address:  
4574 North First Avenue Ste 100 Tucson, AZ 85718

To submit a Board of Adjustment variance application on my behalf.

|   |  |
|---|--|
| The subject property located at:                              | 4333, 4343, 4355, 4373 E. Speedway Blvd                                      |
| Assessor's Parcel Number:                                     | 122-12-039A, 122-12-039C, 122-12-043B, 122-12-0380, 122-12-0400, 122-12-0480 |
| Printed Name of Owner of Record:                              | Paul Neal Weitman  |
| Address of Owner of Record:                                   | 4670 N. Circuit Rd.  |
| Phone Number of Owner of Record:                              | 520-1916-2800  |
| Signature of Owner of Record:<br>(must be original signature) | <i>Paul Weitman</i>  |

Case Number: C10- 18-04 Activity Number: T18SA00145  
~~F18PRE0038~~



## CDRC TRANSMITTAL

FROM: Andrew Connor, Planner

PROJECT:

4333 E. Speedway  
Landscape Requirements

TRANSMITTAL: March 7, 2018

COMMENTS: the following comments are relative to an application for a Board of Adjustment Variance (UDC 3.11.1).

This site is located in the C-2 zone (UDC 4.7.21). A Commercial use is permitted in this zone.

The following comments apply:

### 7.6.2. APPLICABILITY

Buildings Greater Than 10,000 Square Feet

The expansion is greater than 25% Landscape & Screening standards (UDC 7.6) apply to the entire site (excluding areas indicated in prior rezoning conditions)  
The site is required to provide street landscape borders per UDC 7.6.4.C.2.

#### Minimum Width

Street landscape borders must be a minimum of ten feet wide as measured from the street property line. Landscape borders on Speedway Blvd and Columbus Blvd appear not meet 10' requirement.

#### Located on Site

Street landscape borders must be located entirely on site except that, if approved by the City Engineer or designee, up to five feet of the required ten foot width may be placed within the adjacent right-of-way area or within the Major Streets

and Routes (MS&R) right-of-way area on MS&R streets. Landscape Buffer on Catalina Blvd. is located in public ROW.

#### Vegetative Ground Cover

Fifty percent or more of the area of the street landscape border must be covered with shrubs or vegetative ground cover. The required ground coverage must be achieved within two years from the date of planting.

#### Required Trees

One canopy tree is required for every 33 linear feet of landscape border or fraction thereof, excluding vehicular ingress or egress points.

The site is required to provide screening per UDC 7.6.5.A in locations consistent with UDC 7.6.5.C.2.

A 30" screen is required to screen vehicle use areas from major & local streets.

Vegetation used to meet the screening standards is not included in the ground cover calculation.

#### 7.6.4. LANDSCAPE STANDARDS

##### Minimum Width

Street landscape borders must be a minimum of ten feet wide as measured from the street property line. Landscape borders on Speedway Blvd and Columbus Blvd do not meet 10' requirement.

##### Located on Site

Street landscape borders must be located entirely on site except that, if approved by the City Engineer or designee, up to five feet of the required ten foot width may be placed within the adjacent right-of-way area or within the Major Streets and Routes (MS&R) right-of-way area on MS&R streets. Landscape Buffer on Catalina Blvd. is located in public ROW.

##### Vegetative Ground Cover

Fifty percent or more of the area of the street landscape border must be covered with shrubs or vegetative ground cover. The required ground coverage must be achieved within two years from the date of planting. Based on the 10' landscape buffer calculations

##### Required Trees

One canopy tree is required for every 33 linear feet of landscape border or fraction thereof, excluding vehicular ingress or egress points. No trees are proposed in Landscape buffers on Speedway Blvd and Columbus Blvd.

The site is required to provide screening per UDC 7.6.5.A in locations consistent with UDC 7.6.5.C.2.

A 30" screen is required to screen vehicle use areas from major & local streets.

Vegetation used to meet the screening standards is not included in the ground cover calculation.

DATE:

City of Tucson  
Planning & Development Services  
Rezoning Section  
201 North Stone Avenue  
PO Box 27210  
Tucson, AZ 85726-7210

SUBJECT: Neighborhood Mailing Certification

ACTIVITY NUMBER: T18PRE0038

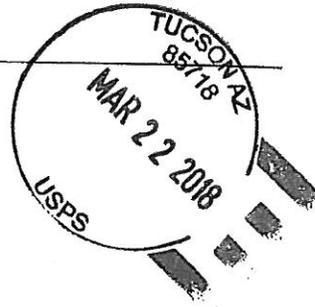
PROJECT LOCATION: 4333, 4343, 4355, ~~4365~~  
4373 E. Speedway Blvd.

This serves to place on record the fact that on 3/27/18 Wendy Myers  
(date) (name)  
mailed notice of the 4/13/18 neighborhood meeting such that the notice was  
(date of meeting)  
received at least ten (10) days prior to the date of the meeting.

Signature:

Wendy Myers

Date:



Attachment: copy of mailing labels



**Novak Environmental, Inc.**  
4574 North First Avenue  
Suite 100  
Tucson, AZ 85718  
Phone 520-206-0591  
Fax 520-882-3006

March 21, 2018

Subject: Neighborhood Meeting for our Board of Adjustment Variance Application

Dear Neighbor,

We are proposing improvements to the existing Royal Lexus/Kia Dealership on Speedway between Columbus Blvd. and Catalina Blvd. The improvements include renovated buildings and an expanded Lexus facility with new showrooms, service areas, and landscaping. Because our project reaches more than 25% expansion to the original buildings, the site must be brought into compliance with the City of Tucson's Landscape and Screening standards, UDC 7.6.

Due to the previous widening on Speedway which took away some of the property, as well as existing conditions on the site that are not changing, the project cannot fully comply with all the requirements of UDC 7.6. Therefore, we are seeking variances from some of the provisions of UDC 7.6 as described below.

Per the City of Tucson Unified Development Code, the requirements of the Street Landscape Borders UDC 7.6.4.C.2 are as follows:

1. MINIMUM WIDTH UDC 7.6.4.C.2

PROVIDES: Street landscape borders must be a minimum of ten feet wide from the street property line.

OUR REQUEST: Allow existing street landscape border width to remain.

The street landscape borders for Speedway Boulevard and Columbus Boulevard have insufficient width due to past street widenings. On Speedway Boulevard, the street sidewalk is partially on the project property. Therefore, the street landscape border widths on Speedway vary from 4.6' to 6.6' and on Columbus from 5.1' to 7.6'. Catalina Boulevard also has insufficient width at the north end, where the street sidewalk jogs in, there is 5' for the landscape border.

2. LOCATED ON SITE UDC 7.6.4.C.2

PROVIDES: Street landscape borders must be located entirely on site except that, if approved by the City Engineer or designee, up to five feet of the required ten-foot width may be placed within the adjacent right-of-way area or within the Major Streets and Routes (MS&R) right-of-way area on MS&R streets.

OUR REQUEST: Locate landscape border entirely in the street Right-Of-Way.

Due to existing conditions no space is available on the property for the street landscape

border along Catalina Boulevard at the north end. Therefore, the landscape border will be located entirely in the right-of-way and will be 5' total width, pending Tucson Department Of Transportation approval. If Tucson Department Of Transportation does not approve, then the request will be for no landscape border.

3. VEGETATIVE GROUND COVER UDC 7.6.4.C.2

PROVIDES: Fifty percent or more of the area of the street landscape border must be covered with shrubs or vegetative ground cover. The required coverage must be achieved within two years from the date of planting, based on the 10-foot width landscape border.

OUR REQUEST: Base 50% vegetative ground coverage on reduced width of landscape border.

The vegetative 50% coverage applies to the required 10' border width. That amount of vegetation would be cramped and excessive in the narrower landscape border widths available on Speedway, Columbus and Catalina Boulevards. Therefore, 50% vegetative coverage will be provided for the reduced width landscape border.

4. REQUIRED TREES UDC 7.6.4.C.2

PROVIDES: One canopy tree is required for every 33 linear feet of landscape border or fraction thereof, excluding vehicular ingress and egress points.

OUR REQUEST: Use alternate landscape border tree locations.

There is insufficient width in the reduced width street landscape borders to locate the required street landscape border trees. Street landscape border trees are required at 1 per every 33 LF. Therefore, alternative site locations would be used for these trees, mostly in entry planter islands where customers enter the property.

Also, *and not a variance request*, but for information only, per the City of Tucson's car dealer exception administrative policy, palm trees will be used in lieu of canopy trees.

5. REQUIRED SCREENING UDC.7.6.5.C.2

PROVIDES: A 30" screen is required to screen vehicle use areas from major and local streets. Vegetation used to meet the screening standards is not included in ground cover calculation.

OUR REQUEST: Omit 30" screen.

The 30" high screen is incompatible with auto sales display. Therefore, 30" screens would be omitted from those areas where autos are displayed for sale. A short pipe rail security fence would be installed at the back of the street landscape borders. Those areas of the project with customer/employee parking would have a 30" screen per the landscape code.

Prior to submitting our variance application to the City of Tucson Planning & Development Services Department, we must offer to meet with our neighbors to discuss our project and answer any questions and address any concerns you might have.

**So, we are requesting that you attend our meeting to be held on April 3, 2018 at 6:30 p.m. at the Royal Kia Dealership at 4373 E. Speedway Boulevard.** There will be an attendance sheet at the meeting, please be sure to sign in. If you are not able to attend the meeting and have questions and/or concerns, feel free to contact me at: Novak Environmental, Inc. (520) 206-0591 or [karen@novakenvironmental.com](mailto:karen@novakenvironmental.com)

After our meeting and considering your input, a formal application for the variances will be submitted to the City of Tucson Planning & Development Services Department. Once our application is processed, we will be scheduled for a Board of Adjustment public hearing in which you may attend and speak at if so desired. You will receive an official notice from the City as to the date, time and place of the Board of Adjustment public hearing as well as a comment form that you may fill out and provide to the City regarding our project

Thank you and we look forward to meeting with you.

Very Truly,



Karen M. Cesare, RLA  
President  
Novak Environmental, Inc.

# Royal Lexus/Kia Dealership Variance Request

## Neighborhood Meeting

April 3, 2018

6:30 p.m.

Royal Kia Dealership

4373 E. Speedway Boulevard

### AGENDA

1. Welcome and Introductions                      Karen Cesare, Novak Environmental, Inc.
2. Project Description and Background              Kim Acorn, Acorn Associates, Inc.
3. Description of Variance Requests                Karen
4. Project Schedule                                      Karen and Kim
  - a. Design Review Board and Board of Adjustment
  - b. Development Plan and Project Construction
5. How to comment to the City                      Karen
6. Questions and Answers                              Karen and Kim
7. Adjourn

Thank you for attending!



# Royal Lexus/Kia Dealership Variance Request

## Neighborhood Meeting

April 3, 2018

6:30 p.m.

Royal Kia Dealership

4373 E. Speedway Boulevard

## SUMMARY

On April 3<sup>rd</sup>, 2018, Novak Environmental, Inc. and Acorn Associates arrived to the Royal Kia dealership at 4373 E. Speedway Boulevard prior to the scheduled meeting start time for set up. A seating area with complementary water was provided, along with display boards to use during the presentation. The sign-in station had meeting agendas for attendees, and was marked with a wayfinding sign to direct the public towards the meeting. A wayfinding sign was also posted at the entrance to the dealership directing the public to the meeting room, which was clearly visible from the entrance doors.

The Neighborhood meeting began just after the scheduled 6:30 p.m. start time, as additional time was given in hopes more attendees would arrive. In total, 1 community member arrived. This community member was named Matt Bingham, and was a representative of the Poets Square Neighborhood Association. The meeting presentation followed the agenda which had been passed out. The community member present had several questions, which were answered as follows:

Matt- Why can't greater than 50% groundcover be done along Speedway and Columbus, such as 70-80%?

Answer- We can certainly provide a greater percentage of groundcover along those streets, and will update our plans to show that.

Matt- Why do you need the space for display parking, storage, and travel lanes?

Answer- The number of parking spots for display and storage is set by manufacturer requirements. The number of staff and public parking spaces is required by the City. The minimum size of travel and circulation lanes is set by the City for the purposes of safety. We have provided the minimum widths for such lanes.

Matt- Why can't you fit the full landscape border on Catalina?

Answer- We initially intended to put the entire width of landscape border on Catalina by planting in the ROW, since only 1' of space is available on the property. Unfortunately, we are only allowed to plant in 5' of the ROW, so the maximum width with the 1' on property will be 6'. We are unable to lose a row of parking to increase the width on property for the reasons we just discussed, as well as an existing 4' difference in grade which must remain so that the parking and inventory spaces are at a consistent level as exists today.

Matt- I have no doubt it will be an improvement. It doesn't look good now.

Answer- Thank you, we agree. We are excited to provide an upgrade to the existing condition and think that the project will be an asset to the community.

After the meeting adjourned, the attendee and presenters had the opportunity to walk around the project area since the neighborhood meeting was held on site. It was noted that the existing condition is very bare, and that the landscape plans proposed would be a significant improvement. There was 1 existing non-native tree along speedway which the attendee asked about retaining or transplanting, however it was explained that it was not a good candidate for transplant due to age, health, and structure, and that it needed to be moved due to utilities and circulation routes. At this point the attendee took his leave, and the presenters returned inside to dismantle the presentation materials and end the evenings meetings.

Royal Lexus/Kia Dealership Variance Request

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Royal Kia Dealership

4373 E. Speedway Boulevard

ADDITIONAL COMMUNITY CORRESPONDENCE

PHONE CALL

FOR Karen DATE 3-27 TIME 8:00 A.M. P.M.

M. Edward Trejo

OF 4410 E. Speedway

PHONE \_\_\_\_\_ CELL \_\_\_\_\_

MESSAGE no objections to Royal plans - can't make meeting. (message taken by J.M.C.)

SIGNED \_\_\_\_\_

TELEPHONED  
 RETURNED YOUR CALL  
 PLEASE CALL  
 WILL CALL AGAIN  
 CAME TO SEE YOU  
 WANTS TO SEE YOU

PHONE CALL

FOR Karen DATE 3/29/18 TIME 8:50 A.M. P.M.

M. Kristen Birer

OF \_\_\_\_\_

PHONE 520-989-0908 CELL \_\_\_\_\_

MESSAGE 9301 B Bellevue  
9307 B Bellevue  
JC ah happy will send email

SIGNED \_\_\_\_\_

*can't attend meeting*

TELEPHONED  
 RETURNED YOUR CALL  
 PLEASE CALL  
 WILL CALL AGAIN  
 CAME TO SEE YOU  
 WANTS TO SEE YOU

PHONE CALL

FOR Karen DATE 3/28 TIME 2:45 A.M. P.M.

M. Hal Adamson

OF 4443 East Speedway

PHONE 299 6360 CELL \_\_\_\_\_

MESSAGE Letter to Neighborhood  
yes Endorsement

SIGNED \_\_\_\_\_

TELEPHONED  
 RETURNED YOUR CALL  
 PLEASE CALL  
 WILL CALL AGAIN  
 CAME TO SEE YOU  
 WANTS TO SEE YOU



Karen Cesare &lt;karen@novakenvironmental.com&gt;

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**Royal Kia - Neighborhood Meeting**4 messages

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Kristen Birner &lt;kristen@kristenbirner.com&gt;

Thu, Mar 29, 2018 at 2:23 PM

To: "Karen@novakenvironmental.com" &lt;Karen@novakenvironmental.com&gt;

Cc: Colette Barajas &lt;colettebarajas@msn.com&gt;, "ward6@tucsonaz.gov" &lt;ward6@tucsonaz.gov&gt;

Nova Environmental Inc.  
Attn: Karen Cesare

Re: Neighborhood Meeting April 3<sup>rd</sup> , 2018

March 29, 2018

Dear Ms. Cesare,

Colette Barajas and I received a letter from you this past weekend regarding an Adjustment Variance Application on behalf of Royal Kia. You state that a neighborhood meeting is scheduled for April 3<sup>rd</sup> at 6:30pm. Unfortunately we will be out of town and unable to attend. I don't understand exactly what you're "requests" entail but I can tell you at this point we are extremely frustrated with Royal Kia. The noise, dirt, general disregard of the disruption they are causing our neighborhood is unacceptable. I spoke with Tom earlier this morning and he recommended I email you with my concerns and frustrations.

Colette and I own 4301 E Bellevue (situated on the NE corner of Bellevue and Columbus Blvd) as well as 4307 E Bellevue (which is directly next door). We live at 4307 E Bellevue and we rent 4301 E Bellevue. We have owned these properties for 20+ years and never has there been such hideous noise and disturbance, especially from Royal Kia.

1.) For months now Royal Kia has cars delivered to their showroom and at a much more frequent rate than they did a couple of years ago. The delivery trucks enter from Columbus Blvd onto Bellevue past both of our homes. These deliveries happen several times a week and quite regularly there are two deliveries on the same day and they start early. The trucks are noisy as they come around the corner, the gears grind, there is a loud kind of 'decompression' noise (not sure of the actual term but it's LOUD and obnoxious), and often the brakes squeal. Once they park along the street the drivers

'drop' the plank to unload the cars; it is LOUD and disturbing to the neighborhood, especially when it happens on a regular basis. The trucks are heavy and rip up Bellevue St...we don't need help with that! Once the trucks are unloaded they turn around and leave the same way they came in.

I'm not sure why they need to enter off of Columbus. Our Request: they could just as easily enter from Swan or better yet enter off of Speedway directly onto the Kia lot!

2.) We were patient with the expansion of the main showroom but since they've decided to redo the entire lot the noise is unbearable and our patience has run out! The construction starts early and goes late. The beeping of the construction equipment can be heard from our home all day long. Lately it is not unusual to have HUGE delivery semi's roll around same corner as above starting as early as 6:30am (sometimes earlier)! They come and go all day, every day. As with the 'car trailer trucks, as they round the corner of Columbus and Bellevue, the brake squealing and decompressing starts. Once again they turn around and go back the same way but this time they rip the branches off of our mesquite tree in front of 4307. The noise factor is the same on their way out of our neighborhood.

3.) Then there are the huge water trucks that come and go around the same corner (Columbus and Bellevue) stop directly across the street from 4301, with the same brake and decompression issues, and use the fire hydrant to fill their trucks with water.

4.) Trucks hauling huge construction equipment frequently rumble down Bellevue past our homes.

5.) Just this morning (3/29/18) the trucks started from Columbus down Bellevue at 6:30am and by the time I called your office at 8:49am no fewer than 6 large trucks had rumbled past our house. As I type this I've lost count but I can hear them as I sit in my office. This is rude and disrespectful of those of us that live in this neighborhood!

6.) Over the years I've picked up lots of trash that blows over from Royal Kia; floor mats, blue spongy squares of some sorts and different materials that have Royal Kia printed on it. It's gotten worse as the construction has been underway.

7.) This is a residential neighborhood and with all the trucks and traffic from Royal Kia's construction it's gotten dangerous. Just this morning we witnessed one of the trucks almost take out a bike rider.

8.) And finally we work diligently to keep both of our properties clean and attractive; in fact the apartment complex across the street and the corner house directly across from 4301 have worked diligently to keep their properties clean and nice. But now with this extra noise pollution it's difficult for us or our Airbnb tenants to enjoy our backyards, I can't imagine what it's like for our neighbors across the street backed up to Royal Kia. Columbus is a busy street already but with Royal Kia's construction the noise pollution has greatly increased not to mention that I don't believe Columbus Blvd was designed to carry this kind of truck traffic.

I am beyond frustrated and wish I could be here for the meeting. However since we can't be how will you keep Colette and me apprised of what's happening? As I said in the beginning I don't understand what you're hoping to accomplish at the meeting, but I can tell you that if you're asking for anymore construction leeway or further ruin of our neighborhood we will not support it.

I look forward to hearing from you as soon as possible.

Respectfully,

Kristen Birner & Colette Barajas

520-909-0908

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Karen Cesare <karen@novakenvironmental.com>  
To: Kim Acorn <Kim@acornarchitecture.com>

Thu, Mar 29, 2018 at 2:31 PM

FYI - it seems like a lot of her concerns center around operational issues. Maybe you could give me some thoughts on how to respond or if there is some other means to address her concerns?

Karen M. Cesare, RLA, ASLA

President

**Novak Environmental, Inc.**

(520) 206-0591 p

(520) 405-8035 c

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**Karen Cesare** <karen@novakenvironmental.com>

Fri, Mar 30, 2018 at 5:08 PM

To: Kristen Birner <kristen@kristenbirner.com>

Cc: Colette Barajas <colettebarajas@msn.com>, "ward6@tucsonaz.gov" <ward6@tucsonaz.gov>, Kim Acorn <Kim@acornarchitecture.com>, Daniel Martin <daniel@novakenvironmental.com>

Hello Kristen,

Thank you for taking the time to send your email. I'm sorry you can't make the meeting, but you will be notified by the City of future meetings on this matter and will have an opportunity to comment directly to them. Your neighborhood association has also contacted me, and I will be providing them information from the neighborhood meeting, I can send that to you as well if you like.

I will also forward your email to the dealership, since many of your concerns are not directly related to the variance request.

Very Truly,

Karen M. Cesare, RLA, ASLA

President

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(520) 405-8035 c

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**kim@acornarchitecture.com** <kim@acornarchitecture.com>

Mon, Apr 2, 2018 at 10:29 AM

To: Karen Cesare <karen@novakenvironmental.com>

Karen ,  
Thanks for responding to the Neighbors.  
See you tomorrow night.  
KIM

[Quoted text hidden]



Karen Cesare <karen@novakenvironmental.com>

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## Would like to postpone Kia variance meeting April 3

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Lois Pawlak <loispawlak@cox.net>

Thu, Mar 29, 2018 at 11:02 AM

To: karen@novakenvironmental.com

Cc: Lois Pawlak <loispawlak@cox.net>, Meg <mmcjohnson@cox.net>, Anna Marie Patti <ampatti@cox.net>, KRISTINE D YARTER <kyarter@msn.com>, steve.kozachik@tucsonaz.gov

Hi Karen,

We just received your letter today (3/29) regarding a meeting to take place on April 3rd to talk about the landscaping variance the Kia dealership is requesting. We want to thank you for the notification. This meeting is short notice and we won't have enough time to notify the neighborhood residents and advertise the meeting to see if we can get a good representation of those that may be concerned or impacted by the variance request. I'm not even sure if anyone from our board can attend. I know I will be unavailable. And since this is right after the Easter holiday, many people may be out of town or just returning home.

The property in question is well maintained on Speedway, but we are very concerned about pedestrian safety and beautifying Garden District and need the opportunity to attend a meeting so we can all be informed as to the variance requested and any possible options. There are issues on Catalina St with no sidewalk and no walking easement on the east side. There are issues with the lot to the west of Columbus that the dealership employees use.

Maybe there is a compromise with adding some landscaping in the east lot or on the north side of Kia's lot on Belvedere to make up for a lack of it on Speedway and Columbus. GDNA has just finished a project with The Rotary Club and Trees For Tucson which added 200 trees to our neighborhood. We would love to see the dealership help us meet our goal of beautifying Garden District. The quadrant that Kia is in, is our most needy area due to the low amount of owner occupied residences.

Please let me know if we can postpone this meeting until the 2nd week in May. This should be adequate time for us to review and prepare for this meeting.

Lois Pawlak  
President  
Garden District  
520-325-7611

Sent from my Verizon 4G LTE smartphone



Karen Cesare &lt;karen@novakenvironmental.com&gt;

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**Would like to postpone Kia variance meeting April 3**

20 messages

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**Lois Pawlak** <loispawlak@cox.net>

Thu, Mar 29, 2018 at 11:02 AM

To: karen@novakenvironmental.com

Cc: Lois Pawlak &lt;loispawlak@cox.net&gt;, Meg &lt;mmcjohnson@cox.net&gt;, Anna Marie Patti &lt;ampatti@cox.net&gt;, KRISTINE D YARTER &lt;kyarter@msn.com&gt;, steve.kozachik@tucsonaz.gov

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The property in question is well maintained on Speedway, but we are very concerned about pedestrian safety and beautifying Garden District and need the opportunity to attend a meeting so we can all be informed as to the variance requested and any possible options. There are issues on Catalina St with no sidewalk and no walking easement on the east side. There are issues with the lot to the west of Columbus that the dealership employees use.

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Lois Pawlak  
President  
Garden District  
520-325-7611

Sent from my Verizon 4G LTE smartphone

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**Karen Cesare** <karen@novakenvironmental.com>

Thu, Mar 29, 2018 at 11:22 AM

To: Kim Acorn &lt;Kim@acornarchitecture.com&gt;

FYI

Karen M. Cesare, RLA, ASLA

President

**Novak Environmental, Inc.**

(520) 206-0591 p

(520) 405-8035 c

Karen M. Cesare, RLA, ASLA

President

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**Karen Cesare** <karen@novakenvironmental.com>

Thu, Mar 29, 2018 at 1:25 PM

To: Lois Pawlak <loispawlak@cox.net>

Cc: Meg <mmcjohnson@cox.net>, Anna Marie Patti <ampatti@cox.net>, KRISTINE D YARTER <kyarter@msn.com>, steve.kozachik@tucsonaz.gov, Kim Acorn <Kim@acornarchitecture.com>, Daniel Martin <daniel@novakenvironmental.com>

Hello Lois,

Thank you for contacting me about our proposed variance request. I am sorry you can't make the meeting. We have followed all the City's requirements for mailing timelines in our notice. We cannot postpone the meeting since the notice has gone to a wide mailing list, and due to our project schedule, which is to be before the Board of Adjustment on May 23rd.

However, I would be happy to meet with you and/or other representatives of your neighborhood association to show you what we are proposing and get your feedback. It is my hope that once you see what we are proposing you will be in support of our request. No matter what, you can submit your comments directly to the City of Tucson. Since you are on the mailing list you will also be notified of upcoming meetings on this matter.

Please let me know if you would like to schedule a meeting, and some available times. Thank you.

Karen M. Cesare, RLA, ASLA

President

**Novak Environmental, Inc.**

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(520) 405-8035 c

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**Lois Pawlak** <loispawlak@cox.net>

Thu, Mar 29, 2018 at 8:43 PM

To: Karen Cesare <karen@novakenvironmental.com>  
Cc: Meg <mmcjohnson@cox.net>, Anna Marie Patti <ampatti@cox.net>, KRISTINE D YARTER <kyarter@msn.com>, steve.kozachik@tucsonaz.gov, Kim Acorn <Kim@acornarchitecture.com>, Daniel Martin <daniel@novakenvironmental.com>, Lois Pawlak <loispawlak@cox.net>

Karen,

Sorry to hear you can't move the meeting. We are all a volunteer board and have other commitments on various days of the week, so too bad we didn't know in advance when you were planning the meeting or we could have put it on our calendars. Additionally, this is a Mayor & Council meeting night, so our representatives will not be able to attend either. Regardless, we'll try to have someone there.

I would like you to please send us any renderings or descriptions you have of what will be done via email so we have it to look at in advance. I personally would like that since I can't come to the meeting due to another commitment. Surely whatever you are going to show or hand out can be made available in advance. And if you ever have a meeting for another neighborhood, you should look up the names and contact information for their board and contact them in advance so it makes the process go more smoothly for all. All City neighborhoods are required to send in the names of all the board members, our email addresses, phone numbers, and mailing address to the City each year and I believe it is published on the City's website.

To get the process started on our end, I drove by the property this afternoon and have the following comments.

The current landscaping is very minimal around all sides of the property bordering Speedway, Columbus, Bellevue, and Catalina and consists of pink gravel, a couple plants on Bellevue and a few more on Catalina but pretty far south of Speedway, with none on Columbus. There are 3 planters that with beautiful flowers on Speedway and they are very happy looking as your customers see them when they drive in.

The metal railing on Columbus, that extends onto Speedway, has always been a very unattractive way of separating the pedestrians from the property for as long as I've lived here, which is over 20 years. If this can be remedied with something more attractive or removed all together, that would help. There are at least 2 painted patches on the block wall on Bellevue obviously covering some graffiti. Maybe someone can remove

that paint with a graffiti remover. When I drove down Bellevue the back gate was open and a large truck was parked in the wrong direction on Bellevue, which is illegal. There is also a large area at the curb where the curb is missing, which should be fixed to have it like it was originally. A few of these little details may not have anything to do with the variance request, but these are the kinds of things that residents shouldn't have to put up with.

As I mentioned in my first email, the lot that the employees park in across Columbus to the west could use improvement. Right now it's all dirt and is treated like an alley and no one seems to care what it looks like. We're wondering if Kia can have an impact on what is going on over there regarding landscaping, especially since it makes Kia look not as attractive to potential car buyers. We have Cactus Jack's on Alvernon at Speedway and they have done a great job at maintaining the landscaping and the bus stop, which is very much appreciated. We have another car lot further east on Speedway and it is an eyesore and we'd really like to have more of the attractive commercial properties than those that aren't.

If Kia is interested in helping to improve the neighborhood, we have "Adopt a Street" opportunities for Columbus from Speedway to Grant and Speedway from Swan to Alvernon. They'd get a sign on both ends of the street with their name, which would be good PR for them. I can put you in contact with Tucson Clean & Beautiful to find out about these community opportunities. Quite a number of years ago Buick (previous to Kia) sponsored a couple of our neighborhood events and it we were very grateful for their participation, but the person who spearheaded that left a few years ago and we haven't heard from anyone since and the one time I did reach out to this dealership I was met with blank stares as to who we were. It's really too bad because residents and business owners all have to work together if we want things to improve or just to figure out who the players are so we can openly communicate. Here in GDNA we have an enewsletter that is sent out at least 2 times a month. I'd like to suggest that someone in management at the dealership be a subscriber. It's simple to do. Just go to [www.thegardendistrict.org](http://www.thegardendistrict.org) and sign up. They would be quickly plugged in to what is going on here and who the board is. We have a few events each year that

we'd love to see them participate in. And we even have a way for our businesses to advertise and get their names in front of the residents that are their buyers.

Please forward whatever information you have via email so we can get started looking at it. As I said, we are all volunteers and have our lives and other commitments to work around to be able to meet your time table commitments. It is possible for us to have a different meeting after April 3rd. It would need to be some time between April 4 and 9th.

Thank you again. I look forward to hearing from you.

Lois Pawlak

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**From:** Karen Cesare [mailto:karen@novakenvironmental.com]  
**Sent:** Thursday, March 29, 2018 1:25 PM  
**To:** Lois Pawlak  
**Cc:** Meg; Anna Marie Patti; KRISTINE D YARTER; steve.kozachik@tucsonaz.gov; Kim Acorn; Daniel Martin  
**Subject:** Re: Would like to postpone Kia variance meeting April 3

Hello Lois,

Thank you for contacting me about our proposed variance request. I am sorry you can't make the meeting. We have followed all the City's requirements for mailing timelines in our notice. We cannot postpone the meeting since the notice has gone to a wide mailing list, and due to our project schedule, which is to be before the Board of Adjustment on May 23rd.

However, I would be happy to meet with you and/or other representatives of your neighborhood association to show you what we are proposing and get your feedback. It is my hope that once you see what we are proposing you will be in support of our request. No matter what, you can submit your comments directly to the City of Tucson. Since you are on the mailing list you will also be notified of upcoming meetings on this matter.

Please let me know if you would like to schedule a meeting, and some available times. Thank you.

Karen M. Cesare, RLA, ASLA

President

**Novak Environmental, Inc.**

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(520) 405-8035 c

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On Thu, Mar 29, 2018 at 11:02 AM, Lois Pawlak <loispawlak@cox.net> wrote:

[Quoted text hidden]



Virus-free. [www.avast.com](http://www.avast.com)

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**Karen Cesare** <karen@novakenvironmental.com>

Fri, Mar 30, 2018 at 4:55 PM

To: Lois Pawlak <loispawlak@cox.net>

Cc: Meg <mmcjohnson@cox.net>, Anna Marie Patti <ampatti@cox.net>, KRISTINE D YARTER <kyarter@msn.com>, steve.kozachik@tucsonaz.gov, Kim Acorn <Kim@acornarchitecture.com>, Daniel Martin <daniel@novakenvironmental.com>

Lois,

Thank you for that additional background information. I'll be happy to send you our presentation information after our neighborhood meeting next week. I am also available to meet with you on April 6th. My office is at 4574 N. First Ave Ste.100 -by the Rillito Race Track. Please let me know if you can meet that day and when.

I will also forward your email with your concerns to the dealership, since many of them are beyond the scope of our variance request.

Very Truly,

Karen M. Cesare, RLA, ASLA

President

**Novak Environmental, Inc.**

(520) 206-0591 p

(520) 405-8035 c

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**Lois Pawlak** <loispawlak@cox.net> Mon, Apr 2, 2018 at 11:49 AM  
To: Karen Cesare <karen@novakenvironmental.com>  
Cc: Meg <mmcjohnson@cox.net>, Anna Marie Patti <ampatti@cox.net>, KRISTINE D YARTER <kyarter@msn.com>, steve.kozachik@tucsonaz.gov, Kim Acorn <Kim@acornarchitecture.com>, Daniel Martin <daniel@novakenvironmental.com>

Karen,  
Yes, I would like to schedule a separate meeting. I'm available Wed-Fr this week.  
Lois

Sent from my Verizon 4G LTE smartphone

[Quoted text hidden]

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**Karen Cesare** <karen@novakenvironmental.com> Mon, Apr 2, 2018 at 1:01 PM  
To: Lois Pawlak <loispawlak@cox.net>  
Cc: Meg <mmcjohnson@cox.net>, Anna Marie Patti <ampatti@cox.net>, KRISTINE D YARTER <kyarter@msn.com>, steve.kozachik@tucsonaz.gov, Kim Acorn <Kim@acornarchitecture.com>, Daniel Martin <daniel@novakenvironmental.com>

Lois,

I can meet Friday afternoon. I'm out of town on business Wed-Thursday. My office is in the Rillito Business Park 4574 N. First Ave Ste 100. (Near the horse race track) How is 2:00 pm?

Karen M. Cesare, RLA, ASLA

President

**Novak Environmental, Inc.**

(520) 206-0591 p

(520) 405-8035 c

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***1998-2018***

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**Karen Cesare** <karen@novakenvironmental.com> Tue, Apr 3, 2018 at 7:53 PM

To: Lois Pawlak <loispawlak@cox.net>  
Cc: Meg <mmcjohnson@cox.net>, Anna Marie Patti <ampatti@cox.net>, KRISTINE D YARTER <kyarter@msn.com>, steve.kozachik@tucsonaz.gov, Kim Acorn <Kim@acornarchitecture.com>, Daniel Martin <daniel@novakenvironmental.com>

Hi Lois,

I have to go to Phoenix now on Friday so am unavailable to meet. I am available the following week Monday am or anytime Tuesday or Wednesday. Please let me know when you can meet. Thank you!

Karen Cesare, RLA, ASLA  
President  
Novak Environmental, Inc.  
(520) 206-0591  
[Quoted text hidden]

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**Lois Pawlak** <loispawlak@cox.net> Tue, Apr 3, 2018 at 9:53 PM  
To: Karen Cesare <karen@novakenvironmental.com>  
Cc: Meg <mmcjohnson@cox.net>, Anna Marie Patti <ampatti@cox.net>, KRISTINE D YARTER <kyarter@msn.com>, steve.kozachik@tucsonaz.gov, Kim Acorn <Kim@acornarchitecture.com>, Daniel Martin <daniel@novakenvironmental.com>

Karen,  
I'm not available much next week and will be unavailable until May as of April 12.

Please send us the information on the variance that you showed people who showed up at last night's meeting. I do not live close to your office, but live a half mile from the dealership. I would be happy to pick up this information from the dealership. Emailing this will be another fast method if that can work. We need time to review this information and understand it, so mailing it to us won't work as it won't arrive soon enough.

The neighborhood association is very supportive of projects that improve the neighborhood and have resident's interest in mind too. We need to be able to see the proposed project to support it. If we can't see the information, I would send a letter not supporting it because what was sent on paper via mail looks like there are no improvements, just concessions by the neighborhood.

I hope you can arrange to get us the information on the project this week.

Thank you.  
Lois Pawlak

Sent from my Verizon 4G LTE smartphone

----- Original message -----  
From: Karen Cesare <karen@novakenvironmental.com>  
[Quoted text hidden]

---

**Karen Cesare** <karen@novakenvironmental.com> Wed, Apr 4, 2018 at 3:36 PM  
To: Lois Pawlak <loispawlak@cox.net>  
Cc: Meg <mmcjohnson@cox.net>, Anna Marie Patti <ampatti@cox.net>, KRISTINE D YARTER <kyarter@msn.com>, steve.kozachik@tucsonaz.gov, Kim Acorn <Kim@acornarchitecture.com>, Daniel Martin <daniel@novakenvironmental.com>

Hello Lois,

Here is the plan with our proposed landscape and photo board showing existing conditions we had at last night's meeting. We had one person attend, a representative from the Poet's Square Neighborhood Association.

Once you have a chance to look at the plan, maybe we can schedule a phone call to discuss. I expect to be back from Phoenix by mid to late afternoon on Friday and will make myself available for a phone call or even a meeting if possible.

Thank you and I look forward to talking with you.

Karen M. Cesare, RLA, ASLA

President

**Novak Environmental, Inc.**

(520) 206-0591 p

(520) 405-8035 c

***CELEBRATING OUR 20TH YEAR IN BUSINESS!  
1998-2018***

[Quoted text hidden]

---

**2 attachments**

 **Variance Neighborhood Meeting Board.pdf**  
9911K

 **Variance Neighborhood Meeting Site Photos.pdf**  
1871K

---

**Steve Kozachik** <Steve.Kozachik@tucsonaz.gov> Wed, Apr 4, 2018 at 7:20 PM  
To: loispawlak@cox.net, karen@novakenvironmental.com  
Cc: Kim@acornarchitecture.com, ampatti@cox.net, Meg Johnson <mmcjohanson@cox.net>, kyarter@msn.com, daniel@novakenvironmental.com

Thanks, Karen. This'll give the folks an opportunity to share their thoughts. Steve Kozachik  
>>> Karen Cesare <karen@novakenvironmental.com> 4/4/2018 3:36 PM >>>

[Quoted text hidden]

---

**Steve Kozachik** <Steve.Kozachik@tucsonaz.gov> Wed, Apr 4, 2018 at 7:28 PM  
To: karen@novakenvironmental.com

Karen, is all you're asking for is to add landscaping around the perimeter of the lot? It's not clear to me beyond that what's being proposed.

Thanks - Steve

>>> Karen Cesare <karen@novakenvironmental.com> 4/4/2018 3:36 PM >>>

[Quoted text hidden]

**Karen Cesare** <karen@novakenvironmental.com>  
To: Steve Kozachik <Steve.Kozachik@tucsonaz.gov>

Wed, Apr 4, 2018 at 8:12 PM

Karen Cesare, RLA, ASLA  
President  
Novak Environmental, Inc.  
(520) 206-0591  
[Quoted text hidden]

---

**Karen Cesare** <karen@novakenvironmental.com>  
To: Steve Kozachik <Steve.Kozachik@tucsonaz.gov>

Wed, Apr 4, 2018 at 8:17 PM

Hi Steve,

Our variances are to modify the landscape borders due to the existing conditions in part created by ROW takes for Speedway and Columbus.

You are correct in your observations-the result will be more landscape than currently exists.

I hope the neighborhood will support our proposal. I'm happy to brief you or your staff more on this if you would like.

Very Truly,

Karen Cesare, RLA, ASLA  
President  
Novak Environmental, Inc.  
(520) 206-0591

On Apr 4, 2018, at 7:28 PM, Steve Kozachik <Steve.Kozachik@tucsonaz.gov> wrote:

[Quoted text hidden]

---

**Steve Kozachik** <Steve.Kozachik@tucsonaz.gov>  
To: karen@novakenvironmental.com

Wed, Apr 4, 2018 at 8:20 PM

Thanks, Karen. I agree - hope the consensus is that upgrading the aesthetics is a positive move. Now that I have a better idea as to what's intended, the renderings make more sense. No need to carve out time to get together, but I do appreciate the offer. Stevek

>>> Karen Cesare <karen@novakenvironmental.com> 4/4/2018 8:17 PM >>>

[Quoted text hidden]

---

**Lois Pawlak** <loispawlak@cox.net>  
To: Karen Cesare <karen@novakenvironmental.com>  
Cc: Meg <mmcjohnson@cox.net>, Anna Marie Patti <ampatti@cox.net>, KRISTINE D YARTER <kyarter@msn.com>, steve.kozachik@tucsonaz.gov, Kim Acorn <Kim@acornarchitecture.com>, Daniel Martin <daniel@novakenvironmental.com>

Wed, Apr 4, 2018 at 11:02 PM

Karen,

Thank you for the plans. I looked them over and have some concerns.

If you want to call me and go over the details of the plan, I can be available

Friday afternoon some time before 5 pm. You should be able to reach me at 325-7611.

Lois

---

**From:** Karen Cesare [mailto:karen@novakenvironmental.com]  
**Sent:** Wednesday, April 04, 2018 3:36 PM  
**To:** Lois Pawlak  
**Cc:** Meg; Anna Marie Patti; KRISTINE D YARTER; steve.kozachik@tucsonaz.gov; Kim Acorn; Daniel Martin  
**Subject:** Re: Would like to postpone Kia variance meeting April 3

Hello Lois,

Here is the plan with our proposed landscape and photo board showing existing conditions we had at last night's meeting. We had one person attend, a representative from the Poet's Square Neighborhood Association.

Once you have a chance to look at the plan, maybe we can schedule a phone call to discuss. I expect to be back from Phoenix by mid to late afternoon on Friday and will make myself available for a phone call or even a meeting if possible.

Thank you and I look forward to talking with you.

Karen M. Cesare, RLA, ASLA

President

**Novak Environmental, Inc.**

(520) 206-0591 p

(520) 405-8035 c

***CELEBRATING OUR 20TH YEAR IN BUSINESS!***

***1998-2018***

[Quoted text hidden]



Virus-free. www.avast.com

---

**Karen Cesare** <karen@novakenvironmental.com> Thu, Apr 5, 2018 at 6:35 AM  
To: Lois Pawlak <loispawlak@cox.net>  
Cc: Meg <mmcjohnson@cox.net>, Anna Marie Patti <ampatti@cox.net>, KRISTINE D YARTER <kyarter@msn.com>, steve.kozachik@tucsonaz.gov, Kim Acorn <Kim@acornarchitecture.com>, Daniel Martin <daniel@novakenvironmental.com>

Lois,

Thank you. I'll call you tomorrow afternoon before 5.

Karen Cesare, RLA, ASLA  
President  
Novak Environmental, Inc.  
(520) 206-0591  
[Quoted text hidden]

---

**Karen Cesare** <karen@novakenvironmental.com> Thu, Apr 5, 2018 at 10:53 AM  
To: Kim Acorn <Kim@acornarchitecture.com>

FYI - email exchange with Steve K. He's okay with project!

Karen M. Cesare, RLA, ASLA  
President  
Novak Environmental, Inc.  
(520) 206-0591  
Celebrating 20 Years in Business!  
1998-2018

Begin forwarded message:

**From:** "Steve Kozachik" <Steve.Kozachik@tucsonaz.gov>  
**Date:** April 4, 2018 at 8:20:17 PM MST  
**To:** <karen@novakenvironmental.com>  
[Quoted text hidden]

[Quoted text hidden]



Karen Cesare &lt;karen@novakenvironmental.com&gt;

---

**Notes from Apr. 3 meeting at Lexus/Kia dealership**

4 messages

---

**bob@unclebobspopcorn.com** <bob@unclebobspopcorn.com>

Fri, Apr 6, 2018 at 2:34 PM

To: karen@novakenvironmental.com

Hi Karen, I was unable to attend the neighborhood meeting on the 3rd. Is there a place I can go to see the notes from it? My business is directly across the street from the dealership.

Thanks,

Valerie

---

**Karen Cesare** <karen@novakenvironmental.com>

Fri, Apr 6, 2018 at 7:57 PM

To: bob@unclebobspopcorn.com

Cc: Kim Acorn &lt;Kim@acornarchitecture.com&gt;

Hello Valerie,

We're sorry you couldn't make the meeting. We had one attendee. We are preparing the variance application, which will include the meeting notes. I would be happy to send those to you once they are completed and we have made our submittal to the City.

In the meantime I will send you a copy of the plans and an illustration that we presented at the neighborhood meeting.

You will also continue to get notifications on this request from the City of Tucson. Once you have had a chance to look at our plans, if you have any questions, please let me know.

Thank you.

Karen M. Cesare, RLA, ASLA  
President  
Novak Environmental, Inc.  
(520) 206-0591  
Celebrating 20 Years in Business!  
1998-2018

[Quoted text hidden]

---

**bob@unclebobspopcorn.com** <bob@unclebobspopcorn.com>

Mon, Apr 9, 2018 at 4:57 PM

To: Karen Cesare &lt;karen@novakenvironmental.com&gt;

Thanks, Karen. I appreciate it. From your initial letter we all got it didn't seem that neighboring businesses were affected.

Valerie

----- Original Message -----  
Subject: Re: Notes from Apr. 3 meeting at Lexus/Kia dealership  
From: "Karen Cesare" <karen@novakenvironmental.com>

Date: Fri, April 6, 2018 10:57 pm  
To: bob@unclebobs popcorn.com  
Cc: "Kim Acorn" <Kim@acornarchitecture.com>

---

[Quoted text hidden]

---

**bob@unclebobs popcorn.com** <bob@unclebobs popcorn.com>  
To: Karen Cesare <karen@novakenvironmental.com>

Mon, Apr 9, 2018 at 4:57 PM

Thanks, Karen. I appreciate it. From your initial letter we all got it didn't seem that neighboring businesses were affected.

Valerie

----- Original Message -----  
Subject: Re: Notes from Apr. 3 meeting at Lexus/Kia dealership  
From: "Karen Cesare" <karen@novakenvironmental.com>  
Date: Fri, April 6, 2018 10:57 pm  
To: bob@unclebobs popcorn.com  
Cc: "Kim Acorn" <Kim@acornarchitecture.com>

---

[Quoted text hidden]



Karen Cesare <karen@novakenvironmental.com>

---

**Variance Neighborhood Meeting Site Photos copy**

1 message

---

**Karen Cesare** <karen@novakenvironmental.com>  
To: Valerie <bob@unclebobs popcorn.com>

Fri, Apr 6, 2018 at 8:01 PM

Here is the first of three emails with images from our neighborhood meeting.

Karen M. Cesare, RLA, ASLA  
President  
Novak Environmental, Inc.  
(520) 206-0591  
Celebrating 20 Years in Business!  
1998-2018

---

 **Variance Neighborhood Meeting Site Photos copy.pdf**  
1868K



Karen Cesare <karen@novakenvironmental.com>

---

**Variance Neighborhood Meeting Board**

1 message

---

**Karen Cesare** <karen@novakenvironmental.com>  
To: Valerie <bob@unclebobs popcorn.com>

Fri, Apr 6, 2018 at 8:02 PM

Karen M. Cesare, RLA, ASLA  
President  
Novak Environmental, Inc.  
(520) 206-0591  
Celebrating 20 Years in Business!  
1998-2018

---

 **Variance Neighborhood Meeting Board.pdf**  
9907K



Karen Cesare <karen@novakenvironmental.com>

**Royal Kia Variance**

2 messages

**Karen Cesare** <karen@novakenvironmental.com>  
To: Valerie <bob@unclebobs popcorn.com>

Fri, Apr 6, 2018 at 8:03 PM

Last image

Karen M. Cesare, RLA, ASLA  
President  
Novak Environmental, Inc.  
(520) 206-0591  
Celebrating 20 Years in Business!  
1998-2018



IMG\_0604.JPG  
447K

**bob@unclebobs popcorn.com** <bob@unclebobs popcorn.com>  
To: Karen Cesare <karen@novakenvironmental.com>

Tue, Apr 10, 2018 at 9:51 AM

Thanks again, Karen. I don't see anything that I should be worried about.

Valerie

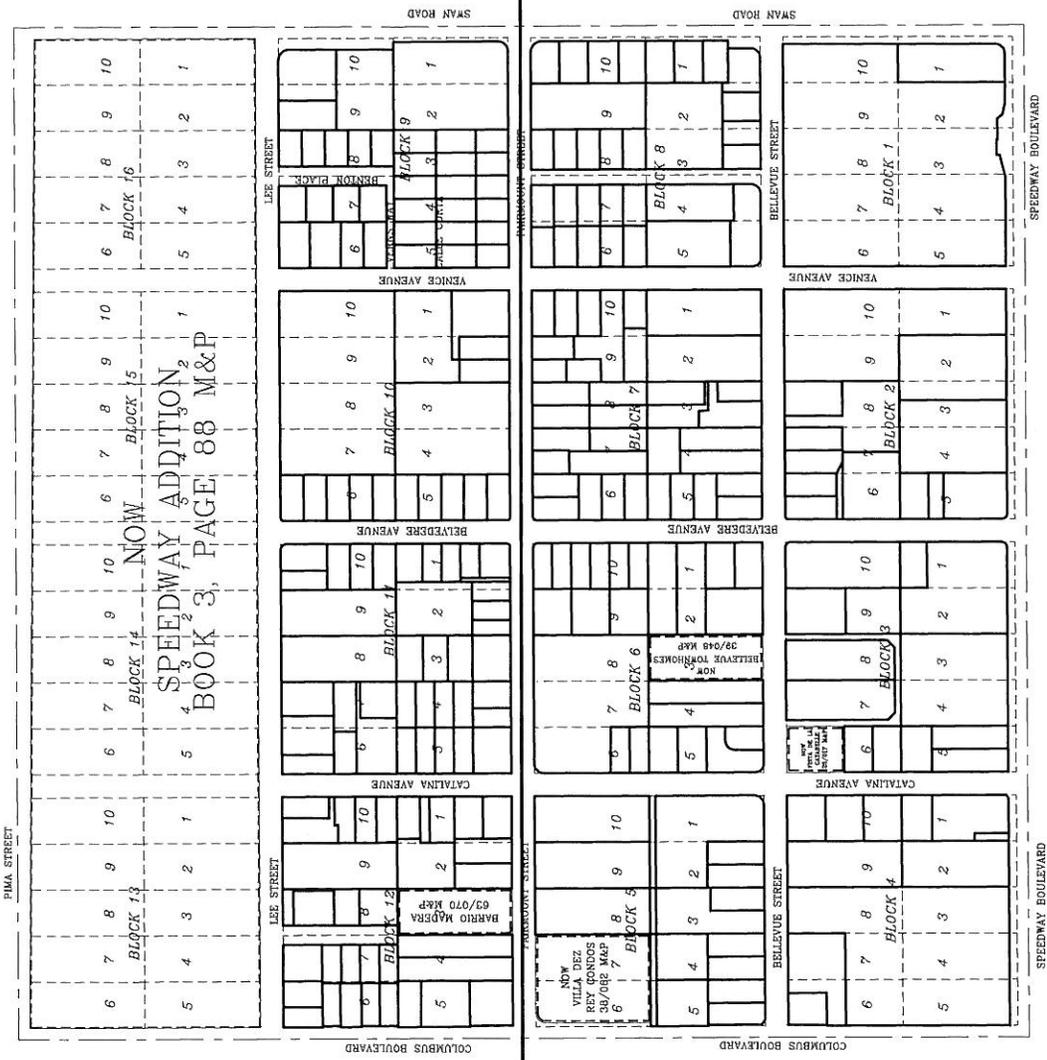
----- Original Message -----  
Subject: Royal Kia Variance  
From: "Karen Cesare" <karen@novakenvironmental.com>  
Date: Fri, April 6, 2018 11:03 pm  
To: "Valerie" <bob@unclebobs popcorn.com>

- > Last image
- >
- >
- >
- > Karen M. Cesare, RLA, ASLA
- > President
- > Novak Environmental, Inc.
- > (520) 206-0591
- > Celebrating 20 Years in Business!
- > 1998-2018



ASSESSOR'S RECORD MAP  
 122-12  
 SPEEDWAY ADDITION  
 BLOCKS 001-016

LAYOUT



SEE DETAIL 2

SEE DETAIL 2

SEE DETAIL 1

SEE DETAIL 1

SEE BOOK 03 PAGE 087 M&P  
 2017-1

S03, T14S, R14E

MAP 03 03087- 09/26/16



F E E T



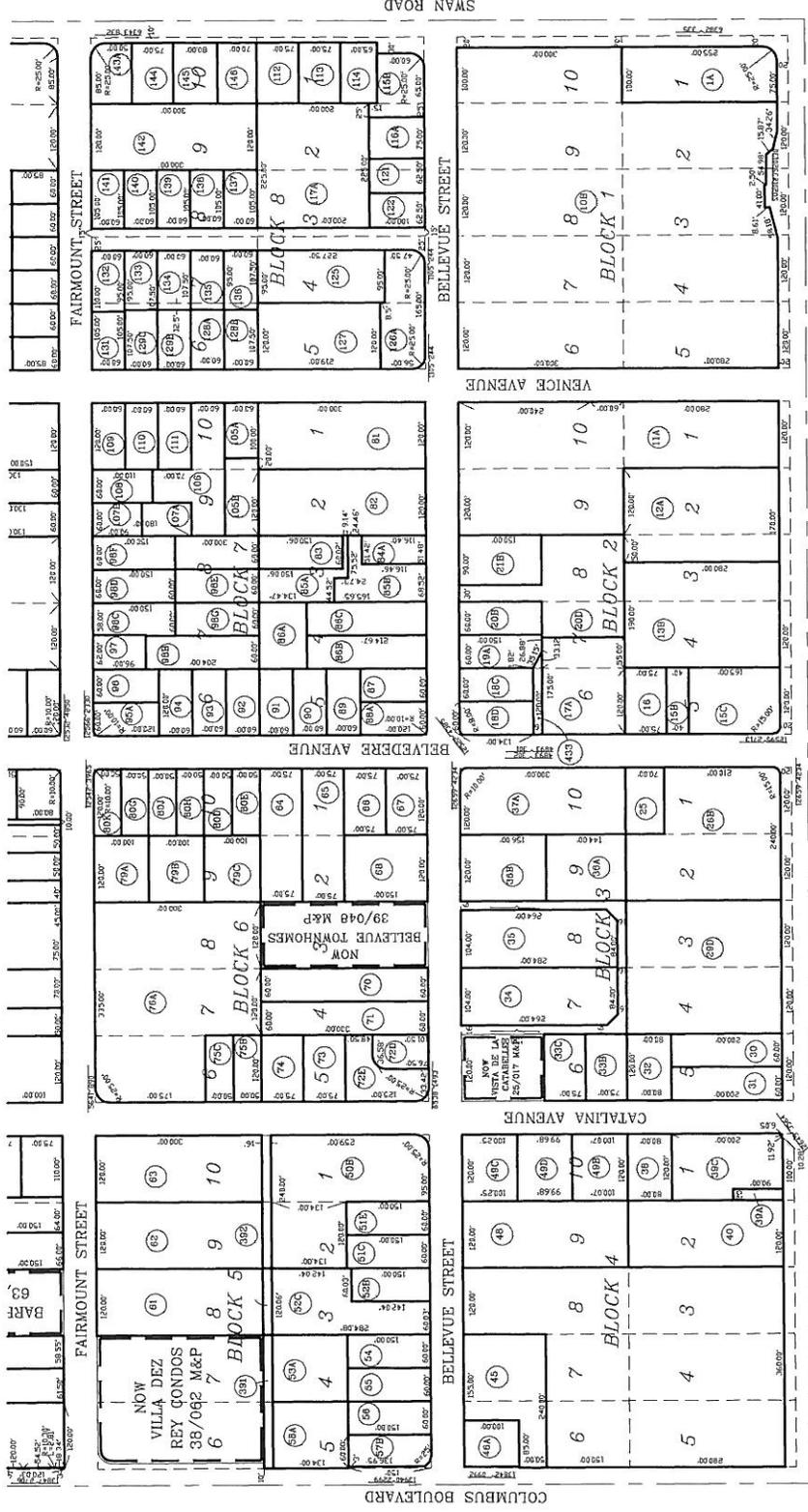
ASSESSOR'S RECORD MAP

SPEEDWAY ADDITION

DETAIL 1

122-12

BLOCKS 001-008



UNSUBDIVIDED

SPEEDWAY BOULEVARD

SPEEDWAY BOULEVARD

SPEEDWAY ADDITION NO. 1  
BOOK 3, PAGE 95 M&P

PINECREST ADDITION  
BOOK 9, PAGE 81 M&P

SEE BOOK 03 PAGE 087 M&P  
2016-1

S03.T14S.R14E

\\NMP03\03087\_01- 06/04/15



Parcel Number: 122-12-039A

### Property Address

| Street Number | Street Direction | Street Name | Location |
|---------------|------------------|-------------|----------|
| 4355          | E                | SPEEDWAY BL | Tucson   |

### Contact Information

| Property Owner Information:   | Property Description:          |
|---|--------------------------------|
| ROYALEX LIMITED LIABILITY CO<br>ATTN: VALERIE CASPER<br>4373 E SPEEDWAY BLVD<br>TUCSON AZ<br>85712-4623 | SPEEDWAY W20' S90' LOT 1 BLK 4 |

### Valuation Data

| Valuation Year | Property Class | Assessment Ratio | Total FCV | Limited Value | Limited Assessed |
|----------------|----------------|------------------|-----------|---------------|------------------|
| 2018           | COMMERCIAL (1) | 18.0             | \$10,677  | \$10,677      | \$1,922          |
| 2019           | COMMERCIAL (1) | 18.0             | \$10,677  | \$10,677      | \$1,922          |

### Property Information

|                  |                                     |               |           |                      |            |
|------------------|-------------------------------------|---------------|-----------|----------------------|------------|
| Township:        | 14.0                                | Section:      | 3         | Range:               | 14.0E      |
| Map & Plat:      | 3/87                                | Block:        | 004       | Tract:               |            |
| Rule B District: | 15                                  | Land Measure: | 1,800.00F | Lot:                 | 00001      |
| Census Tract:    | 3101                                | File Id:      | 1         | Group Code:          |            |
| Use Code:        | 1820 (AUTO/LIGHT TRUCK DEALERSHIP ) |               |           | Date of Last Change: | 10/13/2014 |

### Valuation Area

District Supervisor: RICHARD ELIAS District No: 5

| Condo Market | DOR Market | MFR Neighborhood | SFR Neighborhood | SFR District |
|--------------|------------|------------------|------------------|--------------|
| 50           | 4          | NC_MIDTOWN       | 05007101         | 9            |

### Recording Information (2)

| Sequence No. | Docket | Page | Date Recorded | Type |
|--------------|--------|------|---------------|------|
| 94058766     | 9756   | 1556 | 3/24/1994     |      |
| 91083555     | 9075   | 867  | 7/8/1991      |      |

**Commercial Characteristics**

Property Appraiser: Donald Burton Phone: (520) 724-7426

**Commercial Summary**

| Interface | Total Sq Ft | Cost Value | CCS Override | Market Override |
|-----------|-------------|------------|--------------|-----------------|
| Y         | 0           | \$751      | \$0          | \$0             |

**Commercial Detail**

| SEQ-SECT | Const Year | Model / Grade | RCN     | RCNLD | Model Description |
|----------|------------|---------------|---------|-------|-------------------|
| 001-001  | 1981       | 290/3         | \$2,109 | \$751 | PARKING LOT       |

**Petition Information (12)**

| Tax Year | Owner's Estimate | Petition | Work Up |
|----------|------------------|----------|---------|
| 2018     | \$6,000          | pdf      | pdf     |
| 2015     | \$6,000          |          |         |
| 2013     | \$6,000          |          |         |
| 2011     | \$6,000          |          |         |
| 2010     | \$6,791          |          |         |
| 2009     | \$11,000         |          |         |
| 2008     | \$11,669         |          |         |
| 2006     | \$10,800         |          |         |
| 2005     | \$10,880         |          |         |
| 2004     | \$10,800         |          |         |
| 2003     | \$10,800         |          |         |
| 2002     | \$10,000         |          |         |

**Notes (9)**

|   |  |
|---|--|
| <b>Created:</b> 10/13/2014<br><b>Modified:</b> 10/13/2014 | PETITION 2015 B LEVEL RULE A                       |
| <b>Created:</b> 7/9/2012<br><b>Modified:</b> 7/9/2012     | PETITION 2013 A LEVEL REVIEWED & ADJUSTED          |
| <b>Created:</b> 10/25/2010<br><b>Modified:</b> 10/25/2010 | 2011 B-LEVEL: REVIEWED & ADJUSTED PER STIPULATION. |
| <b>Created:</b> 11/2/2009<br><b>Modified:</b> 11/2/2009   | 2010 B-LEVEL: NO CHANGE.                           |
| <b>Created:</b> 8/12/2008<br><b>Modified:</b> 8/12/2008   | 2009 A-LEVEL: REVIEWED & ADJUSTED.                 |
| <b>Created:</b> 10/16/2007<br><b>Modified:</b> 10/16/2007 | NAME CHANGE: L528601-3.                            |
| <b>Created:</b> 10/16/2007<br><b>Modified:</b> 10/16/2007 | 2008 SBOE LEVEL OK N/C.                            |
| <b>Created:</b> 11/21/2005<br><b>Modified:</b> 11/21/2005 | 2006~B-LEVEL OK                                    |
| <b>Created:</b> 1/20/2004<br><b>Modified:</b> 1/20/2004   | LIST PAVING - ADD IMP 30@25%                       |

Parcel Number: 122-12-039C

**Property Address**

| Street Number | Street Direction | Street Name | Location |
|---------------|------------------|-------------|----------|
| 4373          | E                | SPEEDWAY BL | Tucson   |

**Contact Information**

| Property Owner Information:   | Property Description:  |
|---|--|
| ROYALEX LIMITED LIABILITY CO<br>ATTN: VALERIE CASPER<br>4373 E SPEEDWAY BLVD<br>TUCSON AZ<br>85712-4623 | SPEEDWAY N200' S220' LOT 1 EXC W20' S90' &<br>EXC SPNDRL BLK 4 |

**Valuation Data**

| Valuation Year | Property Class | Assessment Ratio | Total FCV | Limited Value | Limited Assessed |
|----------------|----------------|------------------|-----------|---------------|------------------|
| 2018           | COMMERCIAL (1) | 18.0             | \$382,334 | \$382,334     | \$68,820         |
| 2019           | COMMERCIAL (1) | 18.0             | \$382,334 | \$382,334     | \$68,820         |

**Property Information**

|                  |                                    |               |            |                      |            |
|------------------|------------------------------------|---------------|------------|----------------------|------------|
| Township:        | 14.0                               | Section:      | 3          | Range:               | 14.0E      |
| Map & Plat:      | 3/87                               | Block:        | 004        | Tract:               |            |
| Rule B District: | 15                                 | Land Measure: | 22,169.00F | Lot:                 | 00001      |
| Census Tract:    | 3101                               | File Id:      | 1          | Group Code:          |            |
| Use Code:        | 1820 (AUTO/LIGHT TRUCK DEALERSHIP) |               |            | Date of Last Change: | 10/13/2014 |

**Valuation Area**

District Supervisor: RICHARD ELIAS District No: 5

| Condo Market | DOR Market | MFR Neighborhood | SFR Neighborhood | SFR District |
|--------------|------------|------------------|------------------|--------------|
| 50           | 4          | NC_MIDTOWN       | 05007101         | 9            |

**Recording Information (3)**

| Sequence No. | Docket | Page | Date Recorded | Type |
|--------------|--------|------|---------------|------|
| 20051860680  | 12645  | 3564 | 9/23/2005     |      |
| 94058766     | 9756   | 1556 | 3/24/1994     |      |
| 91083555     | 9075   | 867  | 7/8/1991      |      |

**Commercial Characteristics**

Property Appraiser: Donald Burton Phone: (520) 724-7426

**Commercial Summary**

| Interface | Total Sq Ft | Cost Value | CCS Override | Market Override |
|-----------|-------------|------------|--------------|-----------------|
| Y         | 5,520       | \$373,658  | \$0          | \$0             |

**Commercial Detail**

| SEQ-SECT | Const Year | Model / Grade | RCN       | RCNLD     | Model Description            |
|----------|------------|---------------|-----------|-----------|------------------------------|
| 001-001  | 1988       | 115/3         | \$646,237 | \$345,091 | VEHICLE SALES                |
| 002-001  | 1981       | 290/3         | \$13,476  | \$4,797   | PARKING LOT                  |
| 003-001  | 1981       | 101/3         | \$53,415  | \$23,770  | COMMERCIAL YARD IMPROVEMENTS |

**Petition Information (8)**

| Tax Year | Owner's Estimate | Petition | Work Up |
|----------|------------------|----------|---------|
| 2018     | \$258,000        | pdf      | pdf     |
| 2015     | \$258,000        |          |         |
| 2013     | \$258,000        |          |         |
| 2011     | \$258,000        |          |         |
| 2010     | \$336,535        |          |         |
| 2009     | \$342,157        |          |         |
| 2008     | \$342,157        |          |         |
| 2007     | \$342,157        |          |         |

**Permits (4)**

| Permit  | Status          | Issued     | Final      | City | Value     | SqFt  | Sub | FirstInsp  | LastInsp   | Processed  | % Complete |
|---|-----------------|------------|------------|------|-----------|-------|-----|------------|------------|------------|------------|
| T99CM05237  | CADD ~<br>FINAL | 12/29/1999 | 04/21/2000 | TUC  | \$80,000  | 0     |     | 05/06/2005 | 05/06/2005 | 05/06/2005 | 0          |
| <b>Description:</b> ADDITION:OFFICE/TI                        |                 |            |            |      |           |       |     |            |            |            |            |
| CPET14307   | PET ~           | 08/01/2014 | 08/25/2014 | ASR  |           |       |     |            |            | 08/06/2014 | 0          |
| <b>Description:</b> Please APEX, check listing & update pics. |                 |            |            |      |           |       |     |            |            |            |            |
| T11CM01678  | CALT ~<br>FINAL | 07/07/2011 | 11/09/2011 | TUC  | \$153,000 | 7,025 | 3/* | 07/26/2011 | 07/26/2011 | 07/26/2011 | 0          |
| <b>Description:</b> TI:CAR DEALERSHIP SHOWROOM                |                 |            |            |      |           |       |     |            |            |            |            |
| T11BU00330  | CADD ~<br>FINAL | 03/11/2011 | 03/11/2011 | TUC  | \$0       | 0     | 3/* |            |            | 04/05/2011 | 0          |
| <b>Description:</b> ZONING COMPLIANCE: TWO SHADE STRUCTURES   |                 |            |            |      |           |       |     |            |            |            |            |

**Notes (11)**

|   |  |
|---|--|
| <b>Created:</b> 10/13/2014<br><b>Modified:</b> 10/13/2014 | PETITION 2015 B LEVEL RULE A   |
| <b>Created:</b> 8/4/2014<br><b>Modified:</b> 8/6/2014     | 2016N - No change to Use Code @ 1820. No change to Land/Imp class @ 1/0. APEX & CCS to change from 5396sf to 5520sf after remeasure. Updated BookMap photos. |
| <b>Created:</b> 7/9/2012<br><b>Modified:</b> 7/9/2012     | PETITION 2013 A LEVEL REVIEWED & ADJUSTED  |
| <b>Created:</b> 10/25/2010<br><b>Modified:</b> 10/25/2010 | 2011 B-LEVEL: REVIEWED & ADJUSTED PER STIPULATION.   |
| <b>Created:</b> 11/2/2009<br><b>Modified:</b> 11/2/2009   | 2010 B-LEVEL: REVIEWED & ADJUSTED.   |
| <b>Created:</b> 8/12/2008<br><b>Modified:</b> 8/12/2008   | 2009 A-LEVEL: REVIEWED & ADJUSTED.   |
| <b>Created:</b> 10/16/2007<br><b>Modified:</b> 10/16/2007 | 2008 SBOE LEVEL OK N/C.  |
| <b>Created:</b> 1/2/2007<br><b>Modified:</b> 1/2/2007     | 2008 TAXM Override: 2007 Petition corrects 2006 petition not rolling; 2007 petition value should not roll to tax year 2008.                                  |
| <b>Created:</b> 8/8/2006<br><b>Modified:</b> 8/8/2006     | 2007 A-LEVEL OK.   |
| <b>Created:</b> 1/25/2006<br><b>Modified:</b> 1/25/2006   | 2006 SPLIT: NO CHANGE IN LOCATION OF IMPS  |
| <b>Created:</b> 11/9/2005<br><b>Modified:</b> 11/9/2005   | 06 RD DEED 122-12-039B VESTING 12645-3564 SQ FT: 22200 PER APIQ MINUS W:\TRAV\26453564.122   |

Parcel Number: 122-12-043B

**Property Address**

| Street Number | Street Direction | Street Name | Location |
|---------------|------------------|-------------|----------|
| 4333          | E                | SPEEDWAY BL | Tucson   |
| 4343          | E                | SPEEDWAY BL | Tucson   |

**Contact Information**

| Property Owner Information:  | Property Description:                                  |
|--|--|
| ROYAL BUICK COMPANY INC<br>4333 E SPEEDWAY BLVD<br>TUCSON AZ<br><br>85712-4623 | SPEEDWAY LOT 8 & S2 LOTS 3 4 5 6 & 7 EXC S20'<br>BLK 4 |

**Valuation Data**

| Valuation Year | Property Class | Assessment Ratio | Total FCV   | Limited Value | Limited Assessed |
|----------------|----------------|------------------|-------------|---------------|------------------|
| 2018           | COMMERCIAL (1) | 18.0             | \$1,342,196 | \$1,195,897   | \$215,261        |
| 2019           | COMMERCIAL (1) | 18.0             | \$2,136,887 | \$1,882,597   | \$338,867        |

**Property Information**

|                  |                                     |               |             |                      |           |
|------------------|-------------------------------------|---------------|-------------|----------------------|-----------|
| Township:        | 14.0                                | Section:      | 3           | Range:               | 14.0E     |
| Map & Plat:      | 3/87                                | Block:        | 004         | Tract:               |           |
| Rule B District: | 15                                  | Land Measure: | 172,000.00F | Lot:                 | 00003     |
| Census Tract:    | 3101                                | File Id:      | 1           | Group Code:          |           |
| Use Code:        | 1820 (AUTO/LIGHT TRUCK DEALERSHIP ) |               |             | Date of Last Change: | 7/25/2017 |

**Valuation Area**

District Supervisor: RICHARD ELIAS District No: 5

| Condo Market | DOR Market | MFR Neighborhood | SFR Neighborhood | SFR District |
|--------------|------------|------------------|------------------|--------------|
| 50           | 4          | NC_MIDTOWN       | 05007101         | 9            |

**Recording Information (1)**

| Sequence No. | Docket | Page | Date Recorded | Type |
|--------------|--------|------|---------------|------|
| 0            | 8371   | 1677 | 9/14/1988     |      |

### Commercial Characteristics

Property Appraiser: Donald Burton Phone: (520) 724-7426

#### Commercial Summary

| Interface | Total Sq Ft | Cost Value  | CCS Override | Market Override |
|-----------|-------------|-------------|--------------|-----------------|
| Y         | 36,609      | \$1,189,167 | \$0          | \$0             |

#### Commercial Detail

| SEQ-SECT | Const Year | Model / Grade | RCN       | RCNLD     | Model Description            |
|----------|------------|---------------|-----------|-----------|------------------------------|
| 001-001  | 1969       | 101/3         | \$69,990  | \$25,539  | COMMERCIAL YARD IMPROVEMENTS |
| 002-001  | 1977       | 115/3         | \$472,743 | \$202,239 | VEHICLE SALES                |
| 003-001  | 1969       | 381/3         | \$46,420  | \$17,268  | UTILITY/STORAGE              |
| 004-001  | 1972       | 178/3         | \$313,346 | \$116,565 | AUTOMOTIVE REPAIR            |
| 005-001  | 1969       | 371/3         | \$380,611 | \$155,746 | WAREHOUSE STORAGE            |
| 006-001  | 1969       | 178/3         | \$529,154 | \$196,845 | AUTOMOTIVE REPAIR            |
| 007-001  | 1970       | 115/3         | \$825,563 | \$383,887 | VEHICLE SALES                |
| 008-001  | 1969       | 101/3         | \$105,171 | \$38,377  | COMMERCIAL YARD IMPROVEMENTS |
| 009-001  | 1969       | 290/3         | \$148,037 | \$52,701  | PARKING LOT                  |

#### Petition Information (13)

| Tax Year | Owner's Estimate | Petition | Work Up |
|----------|------------------|----------|---------|
| 2018     | \$981,000        | pdf      | pdf     |
| 2018     | \$981,000        | pdf      | pdf     |
| 2015     | \$931,000        |          |         |
| 2013     | \$981,000        |          |         |
| 2011     | \$981,000        |          |         |
| 2010     | \$1,277,084      |          |         |
| 2009     | \$1,944,111      |          |         |
| 2008     | \$1,944,111      |          |         |
| 2006     | \$1,039,580      |          |         |
| 2005     | \$1,039,580      |          |         |
| 2004     | \$1,097,490      |          |         |
| 2003     | \$1,289,200      |          |         |
| 2002     | \$1,200,000      |          |         |

## Permits (7)

| Permit  | Status          | Issued     | Final      | City | Value     | SqFt  | Sub | FirstInsp  | LastInsp   | Processed  | % Complete |
|---|-----------------|------------|------------|------|-----------|-------|-----|------------|------------|------------|------------|
| T00ME00640  | COTH ~<br>FINAL | 06/16/2000 | 06/16/2000 | TUC  | \$0       | 0     | 3/* | 05/06/2005 | 05/06/2005 | 05/06/2005 | 0          |
| Description: PRESSURE VESSEL CERTIFICATE:TUC-23036-23035    |                 |            |            |      |           |       |     |            |            |            |            |
| T00EL00736  | COTH ~<br>FINAL | 03/23/2000 | 05/08/2000 | TUC  | \$0       | 0     | 3/* | 08/01/2007 |            | 08/01/2007 | 0          |
| Description: SIGN:CIRCUIT:697                               |                 |            |            |      |           |       |     |            |            |            |            |
| T00EL00103  | COTH ~<br>FINAL | 01/12/2000 | 07/19/2000 | TUC  | \$0       | 0     | 3/* | 05/06/2005 | 05/06/2005 | 05/06/2005 | 0          |
| Description: SIGN:CIRCUIT:TS200001-284                      |                 |            |            |      |           |       |     |            |            |            |            |
| T98BU03144  | COTH ~<br>FINAL | 12/30/1998 | 01/07/1999 | TUC  | \$1,320   | 0     | 3/* | 08/01/2007 |            | 08/01/2007 | 0          |
| Description: FIRE SPKR:12 NEW                               |                 |            |            |      |           |       |     |            |            |            |            |
| T12CM01698  | CALT ~<br>FINAL | 04/10/2012 | 04/30/2012 | TUC  | \$16,000  | 0     | 3/* |            |            | 06/26/2012 | 0          |
| Description: DEMO PART OF CANOPY FOR ROYAL AUTOMOTIVE GROUP |                 |            |            |      |           |       |     |            |            |            |            |
| T06CM01615  | COTH ~<br>FINAL | 03/24/2006 | 05/12/2006 | TUC  | \$8,000   | 0     | 3/* | 08/01/2007 |            | 08/01/2007 | 0          |
| Description: RELOCATE SITE LIGHTING                         |                 |            |            |      |           |       |     |            |            |            |            |
| T05CM00327  | CALT ~<br>FINAL | 04/08/2005 | 08/12/2005 | TUC  | \$250,000 | 7,300 | 3/* | 05/06/2005 | 05/06/2005 | 05/06/2005 | 0          |
| Description: TI:AUTO SALES                                  |                 |            |            |      |           |       |     |            |            |            |            |

## Notes (16)

|   |  |
|---|--|
| Created: 12/6/2017<br>Modified: 12/6/2017   | 2019N-Change use code from 2818 to 1820. No change to Land/IMP class at 1/0. IMP 007 is 100% complete. Update photos in BookMap.   |
| Created: 7/24/2017<br>Modified: 7/24/2017   | 2018Supp - Change Use Code from 1820 to 2818. No change to Land/Imp class at 1/0. Change to 70% complete Imp 7 which is the Kia sales remodel. Updated BookMap photos.           |
| Created: 6/30/2017<br>Modified: 6/30/2017   | TRCNo 1704234: 2017 Adjustment for change in assessed Secured value(s)   |
| Created: 6/26/2017<br>Modified: 6/26/2017   | 2018Supp - Change Use Code from 1820 to 2818. No change to Land/Imp class at 1/0. CCS Imp 7 for the KIA sales building remodel to change to 30% complete. Update BookMap photos. |
| Created: 6/10/2016<br>Modified: 6/10/2016   | TRCNo 1607435: 2016 ADJUSTMENT FOR CHANGE IN ASSESSED SECURED VALUE.   |
| Created: 7/6/2015<br>Modified: 7/6/2015     | TRCNo 1503802: 2015 VALUE CHANGE TO PP ASSESSMENT  |
| Created: 10/13/2014<br>Modified: 10/13/2014 | PETITION 2015 B LEVEL RULE A   |
| Created: 7/9/2012<br>Modified: 7/9/2012     | PETITION 2013 A LEVEL REVIEWED & ADJUSTED  |
| Created: 10/25/2010<br>Modified: 10/25/2010 | 2011 B-LEVEL: REVIEWED & ADJUSTED PER STIPULATION.   |
| Created: 11/2/2009<br>Modified: 11/2/2009   | 2010 B-LEVEL: REVIEWED & ADJUSTED.   |
| Created: 8/12/2008<br>Modified: 8/12/2008   | 2009 A-LEVEL: REVIEWED & ADJUSTED.   |
| Created: 10/16/2007<br>Modified: 10/16/2007 | 2008 SBOE LEVEL OK N/C.  |
| Created: 11/21/2005<br>Modified: 11/21/2005 | 2006 ~ B-LEVEL OK  |
| Created: 1/20/2004<br>Modified: 1/20/2004   | CORRECT 3690 SF TO 4176 SF, 5693 SF TO 6790 SF, 3980 SF TO 6844 SF, 10263 SF TO 10262 SF, 7139 SF TO 7141 SF - UPDATE CCS  |
| Created: 12/30/2003<br>Modified: 12/30/2003 | B-LEVEL OK   |
| Created: 7/8/2002<br>Modified: 7/8/2002     | A-LEVEL OK   |

Parcel Number: 122-12-0380

| Property Address |                  |             |          |
|------------------|------------------|-------------|----------|
| Street Number    | Street Direction | Street Name | Location |

| Contact Information   |   |
|---|---|
| <b>Property Owner Information:</b><br>ROYALEX LIMITED LIABILITY CO<br>ATTN: VALERIE CASPER<br>4373 E SPEEDWAY BLVD<br>TUCSON AZ<br>85712-4623 | <b>Property Description:</b><br>SPEEDWAY N80' LOT 1 BLK 4 |

| Valuation Data |                |                  |           |               |                  |
|----------------|----------------|------------------|-----------|---------------|------------------|
| Valuation Year | Property Class | Assessment Ratio | Total FCV | Limited Value | Limited Assessed |
| 2018           | COMMERCIAL (1) | 18.0             | \$76,814  | \$76,814      | \$13,827         |
| 2019           | COMMERCIAL (1) | 18.0             | \$76,814  | \$76,814      | \$13,827         |

| Property Information |                                     |               |           |                      |           |
|----------------------|-------------------------------------|---------------|-----------|----------------------|-----------|
| Township:            | 14.0                                | Section:      | 3         | Range:               | 14.0E     |
| Map & Plat:          | 3/87                                | Block:        | 004       | Tract:               |           |
| Rule B District:     | 15                                  | Land Measure: | 9,600.00F | Lot:                 | 00001     |
| Census Tract:        | 3101                                | File Id:      | 1         | Group Code:          |           |
| Use Code:            | 1820 (AUTO/LIGHT TRUCK DEALERSHIP ) |               |           | Date of Last Change: | 9/25/2017 |

| Valuation Area                                    |            |                  |                  |              |
|---|------------|------------------|------------------|--------------|
| District Supervisor: RICHARD ELIAS District No: 5 |            |                  |                  |              |
| Condo Market                                      | DOR Market | MFR Neighborhood | SFR Neighborhood | SFR District |
| 50  | 4          | NC_MIDTOWN       | 05007101         | 9            |

| Recording Information (2) |        |      |               |      |
|---------------------------|--------|------|---------------|------|
| Sequence No.              | Docket | Page | Date Recorded | Type |
| 94058766                  | 9756   | 1556 | 3/24/1994     |      |
| 91083555                  | 9075   | 867  | 7/8/1991      |      |

**Commercial Characteristics**

Property Appraiser: Donald Burton Phone: (520) 724-7426

**Commercial Summary**

| Interface | Total Sq Ft | Cost Value | CCS Override | Market Override |
|-----------|-------------|------------|--------------|-----------------|
| Y         | 1,710       | \$39,083   | \$0          | \$0             |

**Commercial Detail**

| SEQ-SECT | Const Year | Model / Grade | RCN      | RCNLD    | Model Description |
|----------|------------|---------------|----------|----------|-------------------|
| 001-001  | 1959       | 178/3         | \$96,963 | \$36,070 | AUTOMOTIVE REPAIR |
| 002-001  | 1980       | 290/3         | \$8,463  | \$3,013  | PARKING LOT       |

**Petition Information (12)**

| Tax Year | Owner's Estimate | Petition | Work Up |
|----------|------------------|----------|---------|
| 2018     | \$40,500         | pdf      | pdf     |
| 2015     | \$40,500         |          |         |
| 2013     | \$40,500         |          |         |
| 2011     | \$40,500         |          |         |
| 2010     | \$53,371         |          |         |
| 2009     | \$82,313         |          |         |
| 2008     | \$82,313         |          |         |
| 2006     | \$70,480         |          |         |
| 2005     | \$70,480         |          |         |
| 2004     | \$66,515         |          |         |
| 2003     | \$79,600         |          |         |
| 2002     | \$90,000         |          |         |

| Notes (10)                                  |  |
|---|--|
| Created: 10/13/2014<br>Modified: 10/13/2014 | PETITION 2015 B LEVEL RULE A                       |
| Created: 7/9/2012<br>Modified: 7/9/2012     | PETITION 2013 A LEVEL REVIEWED & ADJUSTED          |
| Created: 10/25/2010<br>Modified: 10/25/2010 | 2011 B-LEVEL: REVIEWED & ADJUSTED PER STIPULATION. |
| Created: 11/2/2009<br>Modified: 11/2/2009   | 2010 B-LEVEL: REVIEWED & ADJUSTED.                 |
| Created: 8/12/2008<br>Modified: 8/12/2008   | 2009 A-LEVEL: REVIEWED & ADJUSTED.                 |
| Created: 10/16/2007<br>Modified: 10/16/2007 | 2008 SBOE LEVEL OK N/C.                            |
| Created: 10/16/2007<br>Modified: 10/16/2007 | NAME CHANGE: L528601-3.                            |
| Created: 11/21/2005<br>Modified: 11/21/2005 | 2006~B-LEVEL OK                                    |
| Created: 1/20/2004<br>Modified: 1/20/2004   | UPDATE CCS   |
| Created: 12/30/2003<br>Modified: 12/30/2003 | B-LEVEL OK   |

Parcel Number: 122-12-0400

| Property Address |                  |             |          |
|------------------|------------------|-------------|----------|
| Street Number    | Street Direction | Street Name | Location |

| Contact Information   |                               |
|---|-------------------------------|
| Property Owner Information:   | Property Description:         |
| ROYAL LAND LLC<br>4333 E SPEEDWAY BLVD<br>TUCSON AZ<br><br>85712-4623 | SPEEDWAY LOT 2 EXC S20' BLK 4 |

| Valuation Data |                |                  |           |               |                  |
|----------------|----------------|------------------|-----------|---------------|------------------|
| Valuation Year | Property Class | Assessment Ratio | Total FCV | Limited Value | Limited Assessed |
| 2018           | COMMERCIAL (1) | 18.0             | \$185,686 | \$185,686     | \$33,423         |
| 2019           | COMMERCIAL (1) | 18.0             | \$185,686 | \$185,686     | \$33,423         |

| Property Information |                                    |               |            |                      |            |
|----------------------|------------------------------------|---------------|------------|----------------------|------------|
| Township:            | 14.0                               | Section:      | 3          | Range:               | 14.0E      |
| Map & Plat:          | 3/87                               | Block:        | 004        | Tract:               |            |
| Rule B District:     | 15                                 | Land Measure: | 33,600.00F | Lot:                 | 00002      |
| Census Tract:        | 3101                               | File Id:      | 1          | Group Code:          | 000        |
| Use Code:            | 1820 (AUTO/LIGHT TRUCK DEALERSHIP) |               |            | Date of Last Change: | 10/13/2014 |

| Valuation Area                                    |            |                  |                  |              |
|---|------------|------------------|------------------|--------------|
| District Supervisor: RICHARD ELIAS District No: 5 |            |                  |                  |              |
| Condo Market                                      | DOR Market | MFR Neighborhood | SFR Neighborhood | SFR District |
| 50  | 4          | NC_MIDTOWN       | 05007101         | 9            |

| Recording Information (4) |        |      |               |        |
|---------------------------|--------|------|---------------|--------|
| Sequence No.              | Docket | Page | Date Recorded | Type   |
| 20031741479               | 12131  | 7161 | 9/9/2003      | WTDEED |
| 20031741474               | 12131  | 7007 | 9/9/2003      | WTDEED |
| 20011750377               | 11630  | 1073 | 9/10/2001     |        |
| 0                         | 933    | 264  | 1/1/1753      |        |

| Commercial Characteristics                              |             |            |              |                 |
|---|-------------|------------|--------------|-----------------|
| Property Appraiser: Donald Burton Phone: (520) 724-7426 |             |            |              |                 |
| Commercial Summary                                      |             |            |              |                 |
| Interface   | Total Sq Ft | Cost Value | CCS Override | Market Override |
| Y   | 0           | \$23,799   | \$0          | \$0             |

| Commercial Detail |            |               |          |          |                              |
|-------------------|------------|---------------|----------|----------|------------------------------|
| SEQ-SECT          | Const Year | Model / Grade | RCN      | RCNLD    | Model Description            |
| 001-001           | 1985       | 101/3         | \$18,621 | \$9,778  | COMMERCIAL YARD IMPROVEMENTS |
| 002-001           | 1985       | 290/3         | \$39,386 | \$14,021 | PARKING LOT                  |

| Petition Information (10) |                  |          |         |  |
|---------------------------|------------------|----------|---------|--|
| Tax Year                  | Owner's Estimate | Petition | Work Up |  |
| 2018                      | \$100,500        | pdf      | pdf     |  |
| 2015                      | \$100,500        |          |         |  |
| 2013                      | \$100,500        |          |         |  |
| 2011                      | \$100,500        |          |         |  |
| 2010                      | \$130,249        |          |         |  |
| 2009                      | \$202,100        |          |         |  |
| 2008                      | \$202,100        |          |         |  |
| 2007                      | \$176,200        |          |         |  |
| 2006                      | \$176,200        |          |         |  |
| 2005                      | \$176,200        |          |         |  |

## Notes (11)

|   |   |
|---|---|
| Created: 10/13/2014<br>Modified: 10/13/2014 | PETITION 2015 B LEVEL RULE A  |
| Created: 7/9/2012<br>Modified: 7/9/2012     | PETITION 2013 A LEVEL REVIEWED & ADJUSTED   |
| Created: 10/25/2010<br>Modified: 10/25/2010 | 2011 B-LEVEL: REVIEWED & ADJUSTED PER STIPULATION.  |
| Created: 11/2/2009<br>Modified: 11/2/2009   | 2010 B-LEVEL: REVIEWED & ADJUSTED.  |
| Created: 8/12/2008<br>Modified: 8/12/2008   | 2009 A-LEVEL: REVIEWED & ADJUSTED.  |
| Created: 10/16/2007<br>Modified: 10/16/2007 | 2008 SBOE LEVEL OK N/C.   |
| Created: 1/2/2007<br>Modified: 1/2/2007     | 2008 TAXM Override: 2007 Petition corrects 2006 petition not rolling: 2007 petition value should not roll to tax year 2008. |
| Created: 8/8/2006<br>Modified: 8/8/2006     | 2007 A-LEVEL OK.  |
| Created: 11/21/2005<br>Modified: 11/21/2005 | 2006 ~ B-LEVEL OK   |
| Created: 10/28/2004<br>Modified: 10/28/2004 | B-LEVEL OK  |
| Created: 1/20/2004<br>Modified: 1/20/2004   | LIST PAVING AND LIGHTING - ADD IMP 30@25%   |

Parcel Number: 122-12-0480

| Property Address |                  |             |          |
|------------------|------------------|-------------|----------|
| Street Number    | Street Direction | Street Name | Location |

| Contact Information  |                       |
|--|-----------------------|
| Property Owner Information:  | Property Description: |
| ROYAL BUICK COMPANY INC<br>4333 E SPEEDWAY BLVD<br>TUCSON AZ<br><br>85712-4623 | SPEEDWAY LOT 9 BLK 4  |

| Valuation Data |                |                  |           |               |                  |
|----------------|----------------|------------------|-----------|---------------|------------------|
| Valuation Year | Property Class | Assessment Ratio | Total FCV | Limited Value | Limited Assessed |
| 2018           | COMMERCIAL (1) | 18.0             | \$198,910 | \$198,910     | \$35,804         |
| 2019           | COMMERCIAL (1) | 18.0             | \$198,910 | \$198,910     | \$35,804         |

| Property Information |                                    |               |            |                      |            |
|----------------------|------------------------------------|---------------|------------|----------------------|------------|
| Township:            | 14.0                               | Section:      | 3          | Range:               | 14.0E      |
| Map & Plat:          | 3/87                               | Block:        | 004        | Tract:               |            |
| Rule B District:     | 15                                 | Land Measure: | 36,000.00F | Lot:                 | 00009      |
| Census Tract:        | 3101                               | File Id:      | 1          | Group Code:          |            |
| Use Code:            | 1820 (AUTO/LIGHT TRUCK DEALERSHIP) |               |            | Date of Last Change: | 10/13/2014 |

| Valuation Area                                    |            |                  |                  |              |
|---|------------|------------------|------------------|--------------|
| District Supervisor: RICHARD ELIAS District No: 5 |            |                  |                  |              |
| Condo Market                                      | DOR Market | MFR Neighborhood | SFR Neighborhood | SFR District |
| 50  | 4          | NC_MIDTOWN       | 05007101         | 9            |

| Recording Information (1) |        |      |               |      |
|---------------------------|--------|------|---------------|------|
| Sequence No.              | Docket | Page | Date Recorded | Type |
| 0                         | 7068   | 550  | 7/7/1983      |      |

| Commercial Characteristics                              |             |            |              |                 |
|---|-------------|------------|--------------|-----------------|
| Property Appraiser: Donald Burton Phone: (520) 724-7426 |             |            |              |                 |
| Commercial Summary                                      |             |            |              |                 |
| Interface   | Total Sq Ft | Cost Value | CCS Override | Market Override |
| Y   | 0           | \$39,492   | \$0          | \$0             |

| Commercial Detail |            |               |          |          |                              |
|-------------------|------------|---------------|----------|----------|------------------------------|
| SEQ-SECT          | Const Year | Model / Grade | RCN      | RCNLD    | Model Description            |
| 001-001           | 1985       | 101/3         | \$21,052 | \$11,054 | COMMERCIAL YARD IMPROVEMENTS |
| 002-001           | 1985       | 101/3         | \$23,969 | \$12,586 | COMMERCIAL YARD IMPROVEMENTS |
| 003-001           | 1985       | 290/3         | \$44,528 | \$15,852 | PARKING LOT                  |

| Petition Information (12) |                  |          |         |
|---------------------------|------------------|----------|---------|
| Tax Year                  | Owner's Estimate | Petition | Work Up |
| 2018                      | \$114,000        | pdf      | pdf     |
| 2015                      | \$114,000        |          |         |
| 2013                      | \$114,000        |          |         |
| 2011                      | \$114,000        |          |         |
| 2010                      | \$147,580        |          |         |
| 2009                      | \$238,850        |          |         |
| 2008                      | \$238,850        |          |         |
| 2006                      | \$147,780        |          |         |
| 2005                      | \$147,780        |          |         |
| 2004                      | \$155,486        |          |         |
| 2003                      | \$200,000        |          |         |
| 2002                      | \$200,000        |          |         |

**Notes (9)**

|   |  |
|---|--|
| <b>Created:</b> 10/13/2014<br><b>Modified:</b> 10/13/2014 | PETITION 2015 B LEVEL RULE A                       |
| <b>Created:</b> 7/9/2012<br><b>Modified:</b> 7/9/2012     | PETITION 2013 A LEVEL REVIEWED & ADJUSTED          |
| <b>Created:</b> 10/25/2010<br><b>Modified:</b> 10/25/2010 | 2011 B-LEVEL: REVIEWED & ADJUSTED PER STIPULATION. |
| <b>Created:</b> 11/2/2009<br><b>Modified:</b> 11/2/2009   | 2010 B-LEVEL: REVIEWED & ADJUSTED.                 |
| <b>Created:</b> 8/12/2008<br><b>Modified:</b> 8/12/2008   | 2009 A-LEVEL: REVIEWED & ADJUSTED.                 |
| <b>Created:</b> 10/16/2007<br><b>Modified:</b> 10/16/2007 | 2008 SBOE LEVEL OK N/C.                            |
| <b>Created:</b> 11/21/2005<br><b>Modified:</b> 11/21/2005 | 2006 ~ B-LEVEL OK                                  |
| <b>Created:</b> 1/20/2004<br><b>Modified:</b> 1/20/2004   | CORRECT PAVING AND ADD LIGHTING                    |
| <b>Created:</b> 12/30/2003<br><b>Modified:</b> 12/30/2003 | B-LEVEL OK   |