



BOARD OF ADJUSTMENT VARIANCE APPLICATION

C10-19-10 Revised  
6/17/19

T19SA00160

Case Number: C10-19-10 Activity Number: T19PRE0034 Date Accepted:

PROPERTY LOCATION INFORMATION

Property Address: 2246 East 7th Street, Tucson, Arizona 85719

Project Description: Reduce setbacks for a new detached garage and new home addition

Zoning: R-1 Property Size (sqft): 6750

Number of Existing Buildings: 1 Number of Stories: 1 Height: 11'- 0" and 13'- 0" +

Legal Description: FAIRMONT LOT 1 EXC PTN N15.94' S16..87' W1.32' THEREOF & PTN N14.15' S31.02' E1.32' - 04032

Pima County Tax Parcel Number/s: 125-07-534A

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

APPLICANT: Delmar Paules

ADDRESS: 5146 Hayman Avenue, La Canada, California 91011

PHONE: (818) 245-0037 FAX: ( ) EMAIL: dandapaules@charter.net

PROPERTY OWNER (If ownership in escrow, please note): Paules Family Revocable Trust

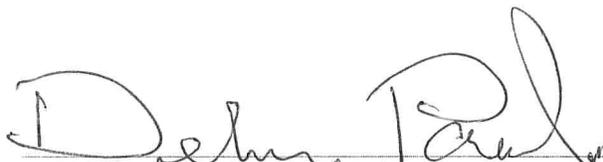
ADDRESS: 5146 Hayman Avenue, La Canada, California 91011

PHONE: (818) 245-0037 FAX: ( ) EMAIL: dandapaules@charter.net

- PROJECT TYPE (check all that apply):
- 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): T18CM05839

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

  
SIGNATURE OF OWNER/APPLICANT

06/14/2019  
Date



**PRE-APPLICATION INFORMATION**

**Zoning Administration Process Overview:** A project may be subject to various reviews and criteria depending on the scope of work and the Unified Development Code (UDC). Please note that your projects may not be subject to review by all review authorities used in the table below. The Zoning Administration processes at Planning and Development Services Department (PDSD) include:

Review Process	Review Authorities	PDSD Planning Contact
<b>Design Development Option (DDO)</b> [UDC Section 3.11.1]	Design Review Board (DRB)	Mark Castro – (520) 837-4979
<b>Flexible Lot Development (FLD)</b> [UDC Section 8.7.3]	Design Professional	Carolyn Laurie – (520) 837-4953
<b>Historic Preservation Zone (HPZ)</b> [UDC Section 5.8]	1. Neighborhood Historic Advisory Board 2. Tucson-Pima County Historical Commission (T-PCHC) Plans Review Subcommittee (PRS)	Michael Taku – (520) 837-4963
<b>Infill Incentive District (IID)</b> [UDC Section 5.12]	1. Neighborhood Liaison 2. Design Professional 3. T-PCHC PRS 4. Design Review Committee (IID-DRC)	Carolyn Laurie – (520) 837-4953
<b>Individual Parking Plan (IPP)</b> [UDC Section 7.4.5.A]		Mark Castro – (520) 837-4979
<b>Main Gate District (MGD) Design</b> [MGD Policy]	1. Neighborhood Historic Advisory Board 2. T-PCHC PRS 3. Main Gate District Design Review Committee (MGD-DRC)	Carolyn Laurie – (520) 837-4953
<b>Neighborhood Preservation Zone (NPZ)</b> [UDC Section 5.10]	Design Professional	Carolyn Laurie – (520) 837-4953
<b>Rio Nuevo Area (RNA) (formerly RND)</b> [UDC Section 5.12.7]	1. T-PCHC PRS 2. Design Review Board (DRB)	Michael Taku – (520) 837-4963 Carolyn Laurie – (520) 837-4953
<b>Variances</b> [UDC Section 3.10.3]	Design Review Board (DRB) Board of Adjustment (B/A)	Mark Castro – (520) 837-4979 Russlyn Wells – (520) 837-4948

**UDC Compliance Review:** All projects must **FIRST** be submitted for compliance review at the PDSD 1<sup>st</sup> floor, 201 North Stone Avenue, (520) 791-5550. The UDC compliance comments for the project are generated by PDSD staff after completing their review of the detailed development package submitted for the project to ensure that all needed modifications are identified.

**Pre-Application Meeting (if required):** Once you have completed the following Application Form and obtained the Submittal Requirements. Applications for pre-submittal conferences must include a completed application form submitted by 4:30 PM, seven (7) working days prior to the requested conference date with the \$100 fee, payable to *The City of Tucson*. Staff will fill out the Case Information and advise applicants on any additional UDC requirements to complete the application package to initiate the review process.



BOARD OF ADJUSTMENT - PROJECT DESCRIPTION

Provide a description of the project including, but not limited to its lot area, square footage of proposed or existing structures, proposed use/s, is a multiphase project, etc. If this project is the subject of a rezoning or special exception request, HPZ review, or a zoning violation, please provide current status of that case.

The variance request is to reduce the required setbacks to construct 1.) A detached garage at the rear of the property and 2.) An addition to an existing home.

Regarding the garage:

- 1. There currently is no garage or carport on the site.
- 2. In accordance with the UDC, Table 7.4.4-1, two parking spaces are required.
- 3. Parking will be in tandem which is allowed in Section 7.4.6.B.3.b of the UDC.
- 4. The proposed garage will utilize an existing curb cut on Wilson Avenue (east side) for ingress/egress.
- 5. The garage height will match the existing neighboring garage height.
- 6. Exterior materials, finish, and color will match the home.
- 7. The proposed garage is 468 square feet.
- 8. The garage reduces the minimum setback distance requirements at the south, east, and west property lines.

Regarding the home addition:

- 9. The home is a contributing property in the Sam Hughes Historic District.
- 10. The proposed home addition reduces the minimum setback distance requirement at 2 locations at the west property line.
- 11. The addition matches the height of the existing home of 13 feet.
- 12. As both the garage and home addition would be visible from Wilson Avenue, the State Historic Preservation Office desires that the roof line of the home, the primary structure, be higher than the roof line of the garage.
- 13. The lot size is 6,750 SF with an allowable coverage of 70%. The home plus the addition is 2,248 SF + proposed garage + other coverages at 687 SF equals 3,403 SF. Total lot coverage is 50%.

Case Number: C10- 19-10 Activity Number: T19PRE0034



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.

Regarding the garage:

In accordance with Table 6.3-2.A of the UDC, the proposed garage would reduce the setback requirements for the south (service alley), and west property lines and in accordance with Table 6.4.C.1.b of the UDC the garage would reduce the east (Wilson Avenue) side yard setback requirement.

1. The request is to allow the proposed garage setback distance from the south (service alley) to be reduced from 7'- 0" to 1'- 6" and the setback distance to be reduced on the west property line from 6'- 10" to 6'- 0".
2. The request is also to allow the proposed building setback distance on the east (Wilson Avenue) street side yard setback distance to be reduced from 10'- 0" to 6'- 0".

Regarding the home addition:

In accordance with Table 6.3-2.A of the UDC, the proposed addition would reduce the setback requirement for the west property line.

3. The request is to allow the setback distance of the home addition to be reduced on the west property line from 8'- 3" to 6'- 5.5" and because of an offset in the building wall on the west elevation, to reduce the setback requirement for the west property line from 8'- 5" to 8'- 0".

Case Number: C10- 19-10 Activity Number: T19PRE0034



**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;

Because of existing site conditions including setbacks from the front and street side yard accounting for more than 35% of the total lot coverage, strict enforcement of the UDC would diminish the usability of the garage and the usefulness and enjoyment of the home addition and rear yard.

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

The existing home footprint, an existing curb cut along Wilson Avenue, and a smaller than standard R-1 lot size have created a limited practicable area to locate the proposed garage and home addition.

- 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;

Most garages are located at the rear of their properties throughout the neighborhood. Neighboring home additions are located in rear yards not only because of practicable reasons but specifically to preserve the architectural integrity and existing street frontage of properties within the Sam Hughes Historic District. This request does not constitute a grant of special privileges but rather is in response to existing site restrictions.

- 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;

Because of an existing curb cut for vehicular access to the property and because the location of the home addition is due to existing home placement, the garage and home addition are in direct response to site restrictions. Strict compliance with the UDC would cause the applicant not being able to park 2 vehicles as required by code and the home addition to be limited in its livability and enjoyment. Usefulness of the rear yard would be severely limited.

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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;

The garage is located adjacent to a service alley that carries limited traffic, and is in compliance with UDC sight distance requirements for vehicular traffic. Both the garage and home addition are designed to provide safe and secure use of the property and are situated so as not to be detrimental to the public welfare or improvements of neighboring properties.

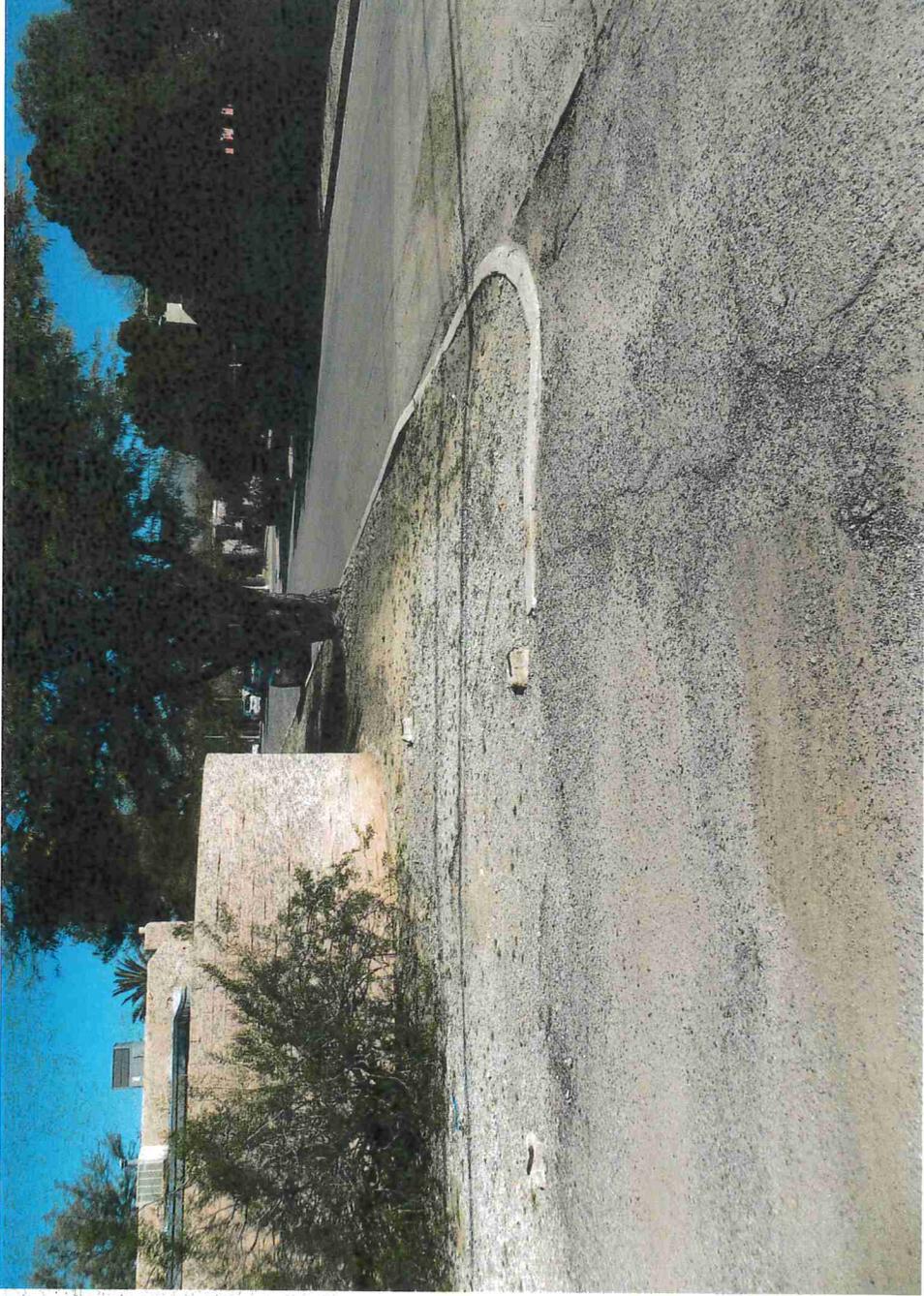
- 6. That the proposed variance will not impair an adequate supply of light and air to adjacent property, substantially increase congestion, or substantially diminish or impair property values within the neighborhood; and, Neither of the proposed structures will impair light or airflow to adjacent properties nor increase vehicular congestion.

These improvements will add value to the property and that of surrounding properties in the neighborhood. Both the garage and the home addition will enhance the property's architectural character and reinforce the architectural characteristics of the local community within the Sam Hughes Historic District.

- 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.

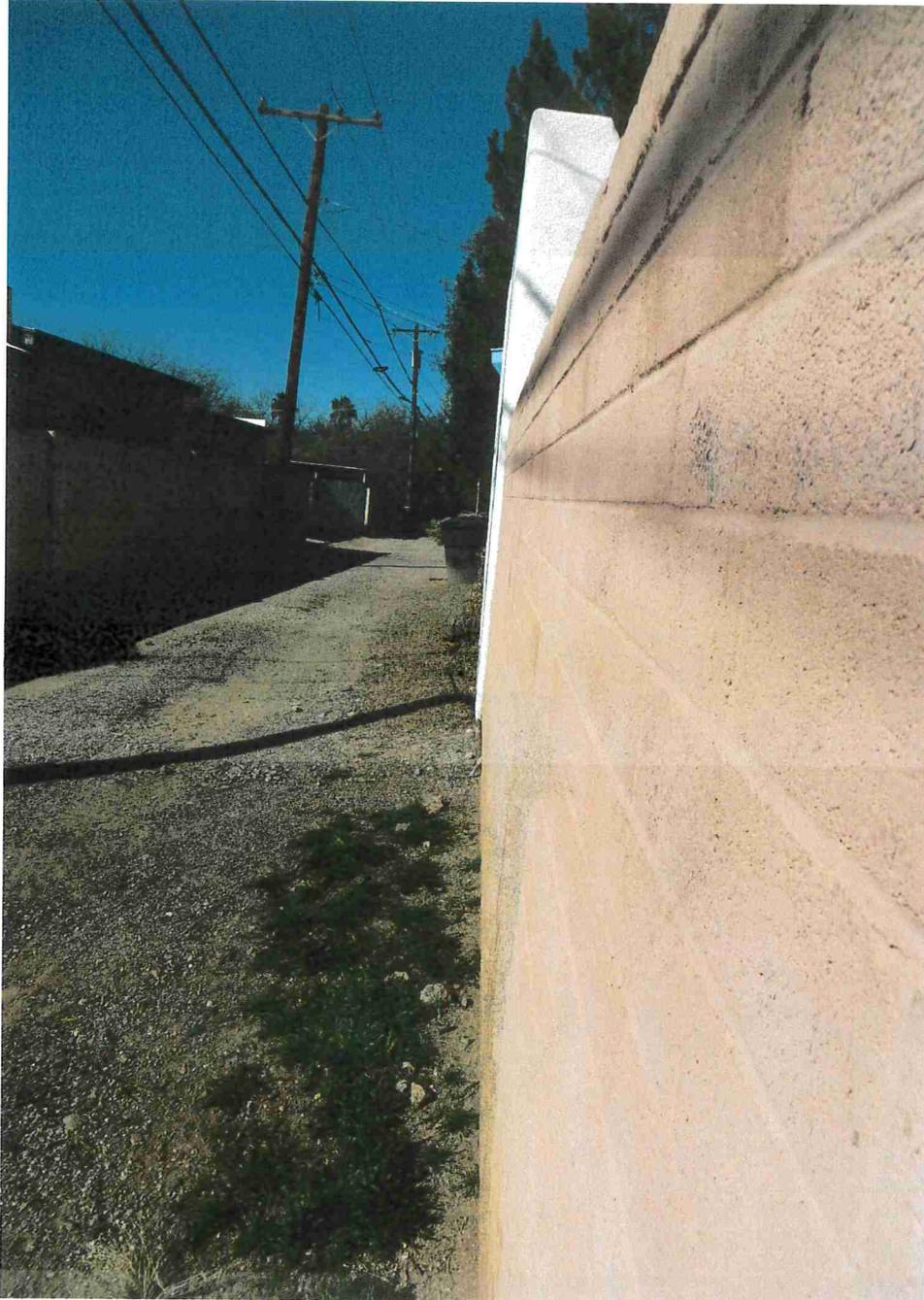
For the garage, the requested variance is the minimum request possible to safely and effectively garage 2 average sized vehicles on-site. Regarding the home addition, because of the existing home footprint, the requested variance is the minimum request possible. This request will provide relief to the project and will afford the least modifications possible for compliance with the UDC.

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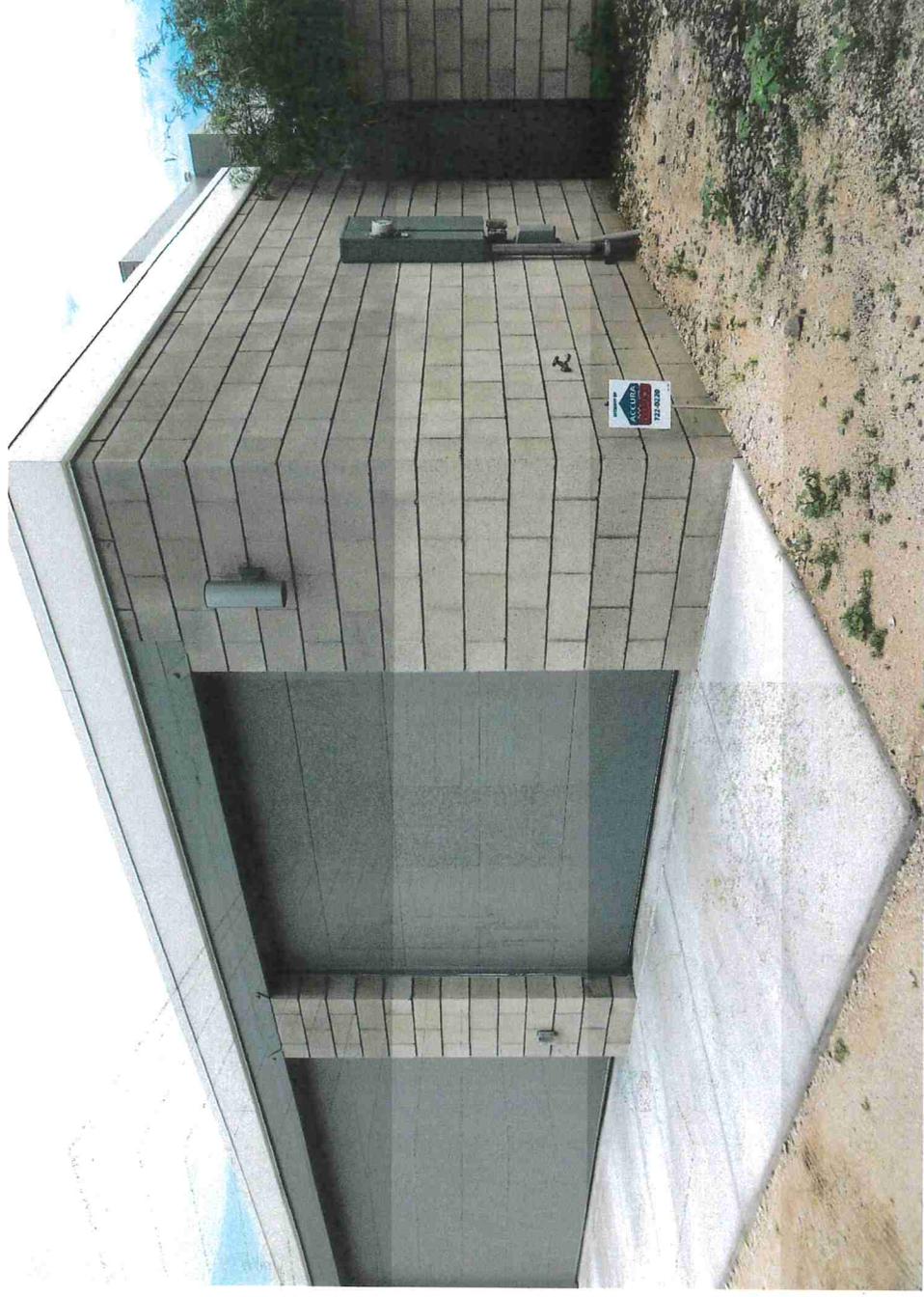
**VIEW OF EXISTING CURB CUT ADJACENT TO ALLEY AT 2246 EAST 7TH STREET**





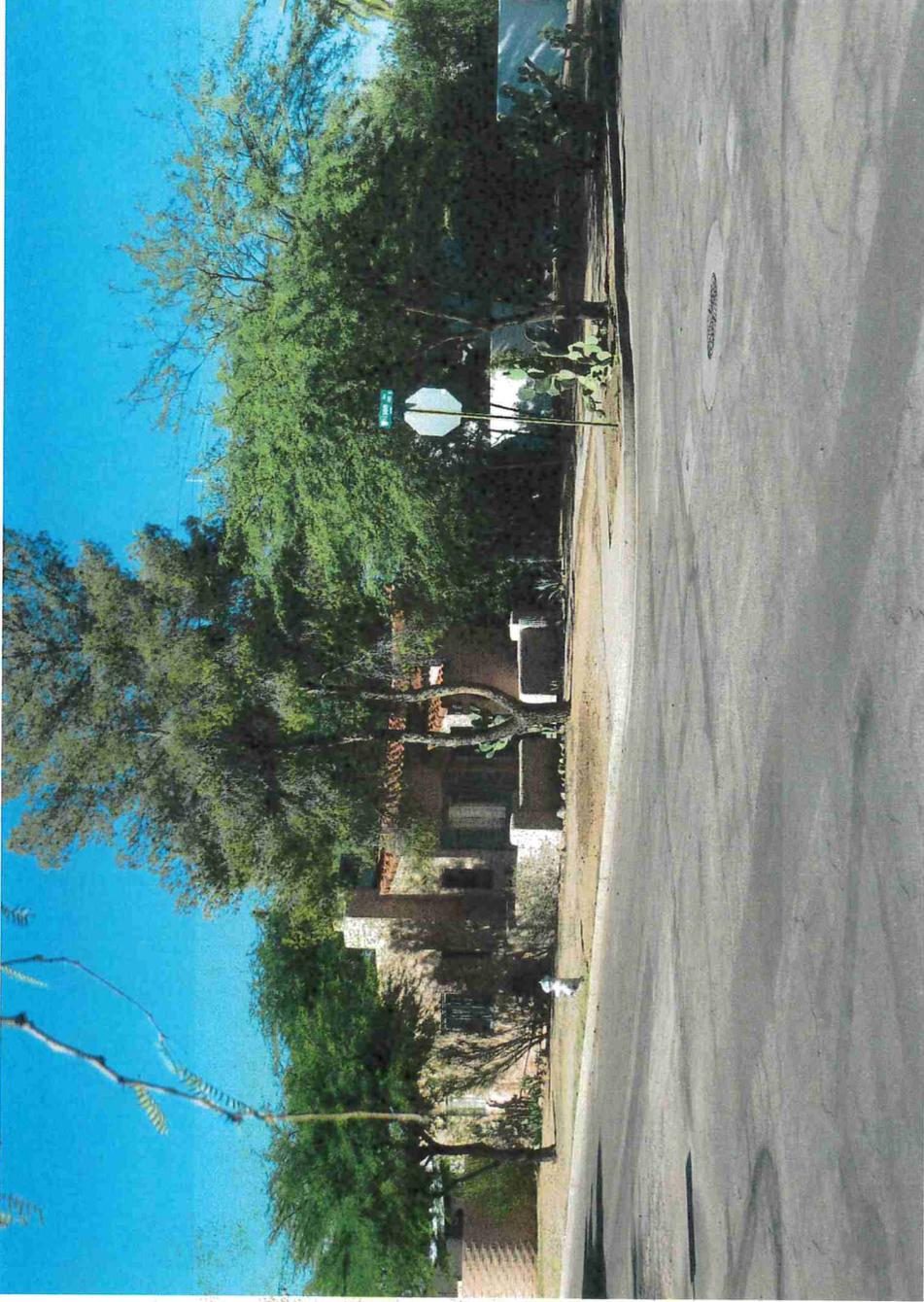
**GARAGE SET BACK 1'-0" FROM PROPERTY LINE ALONG ALLEY AT 2240 EAST 7TH STREET**





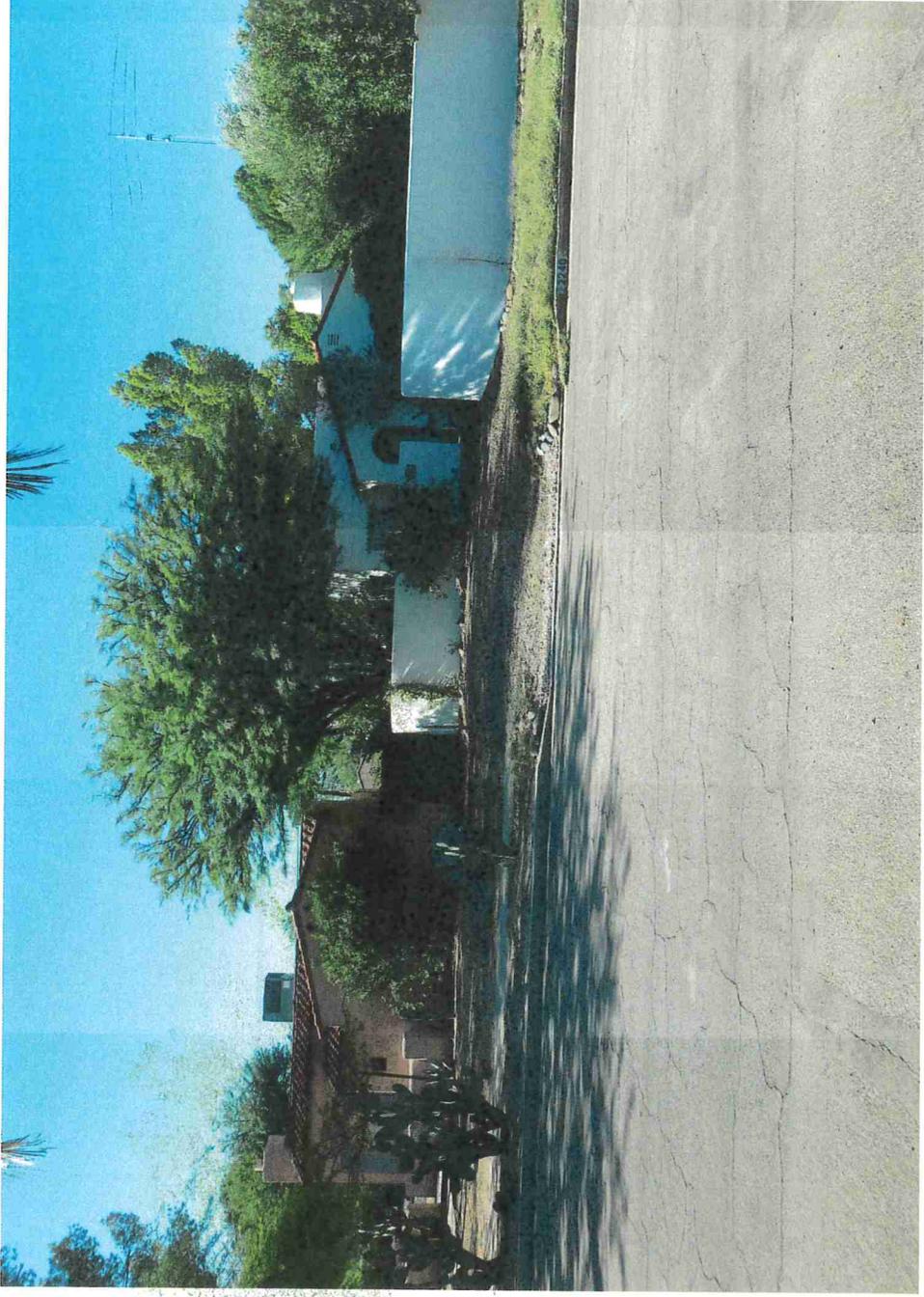
**GARAGE ON ALLEY AT 2408 EAST 7TH STREET**





**VIEW OF HOME FROM CORNER OF EAST 7TH STREET AND WILSON AVENUE**





**VIEW ALONG PROPERTY LINE BETWEEN 2246 AND 2240 EAST 7TH STREET**



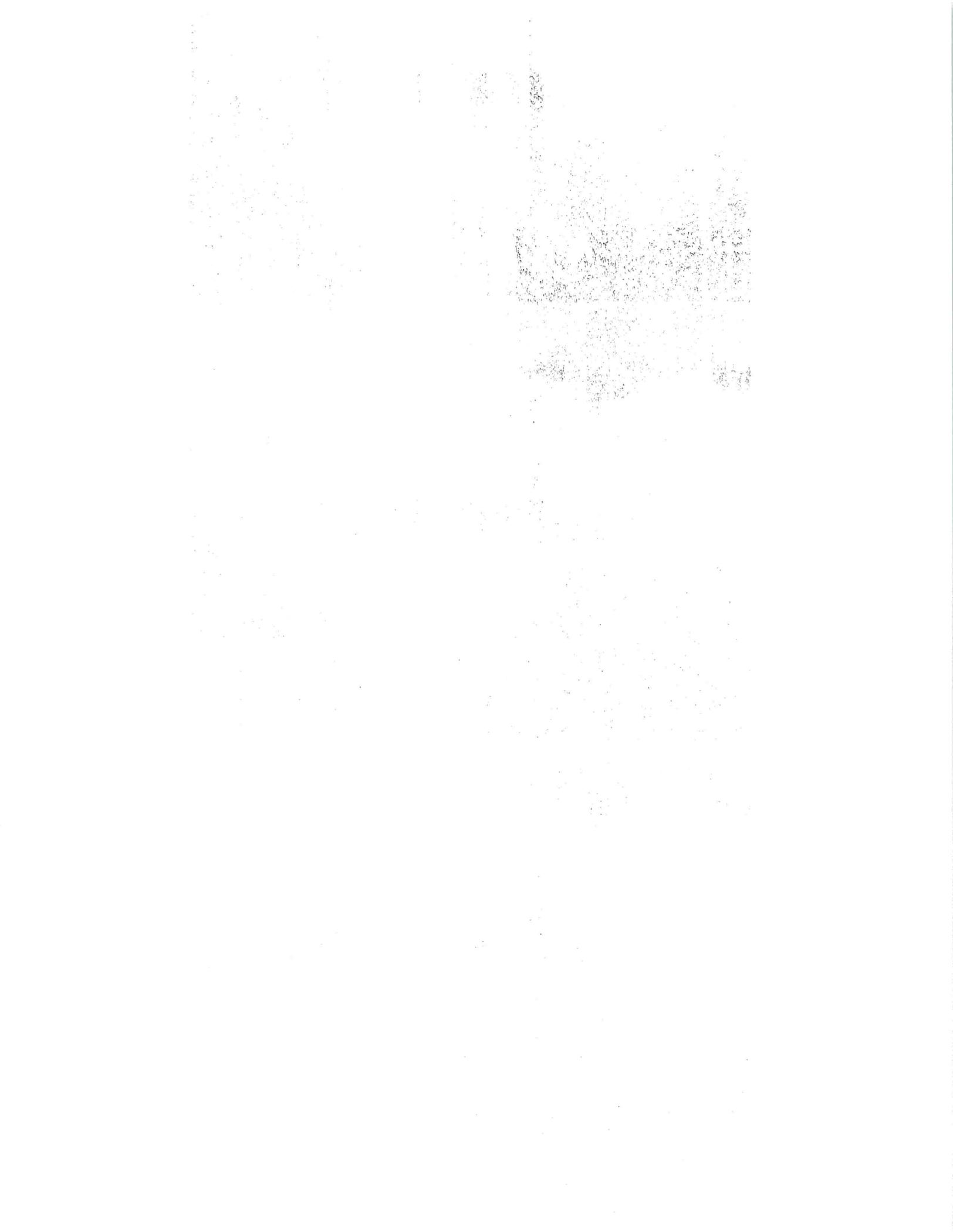


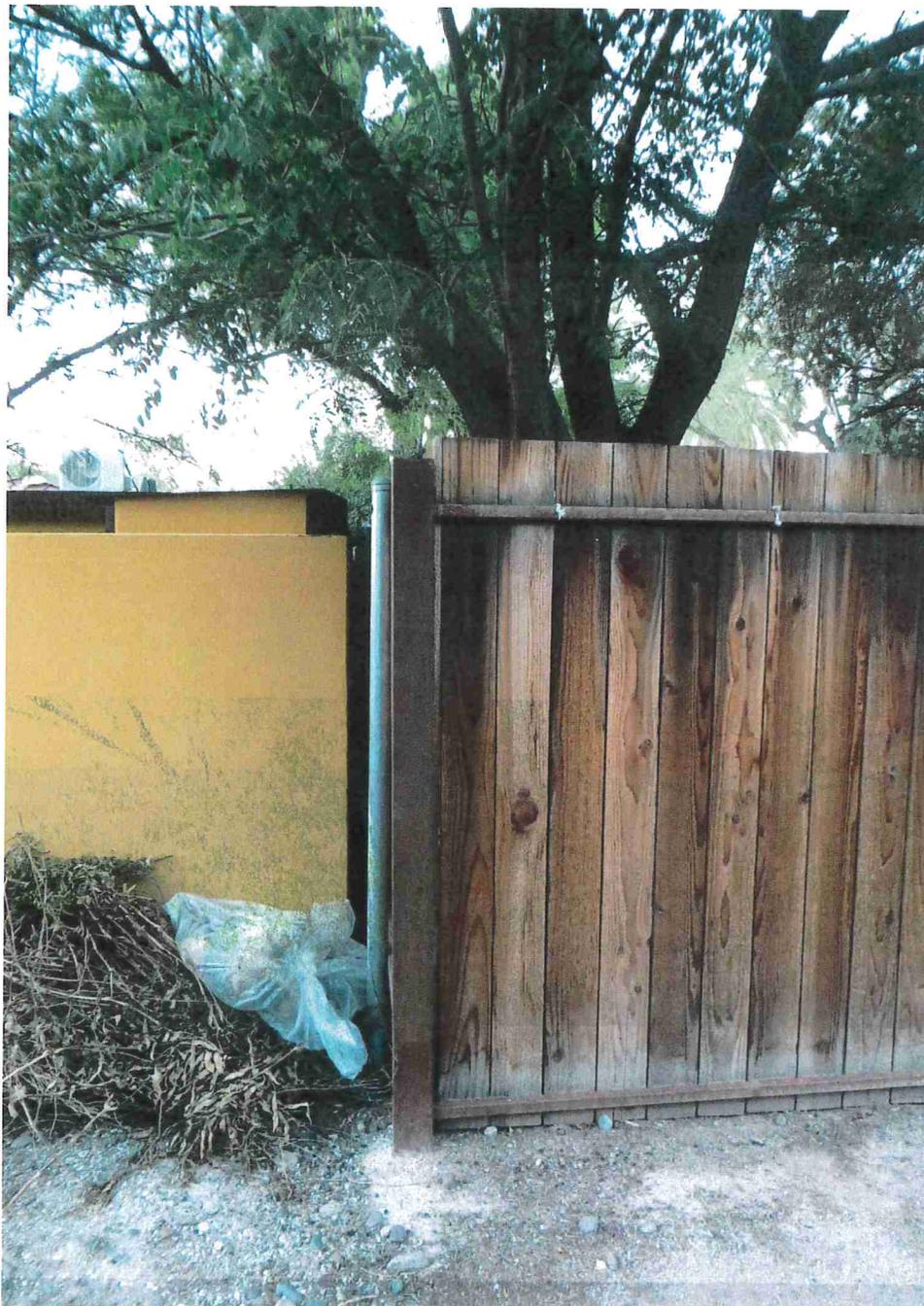
**STRUCTURES ON PROPERTY LINE BETWEEN 2122 AND 2128  
EAST 7TH STREET**



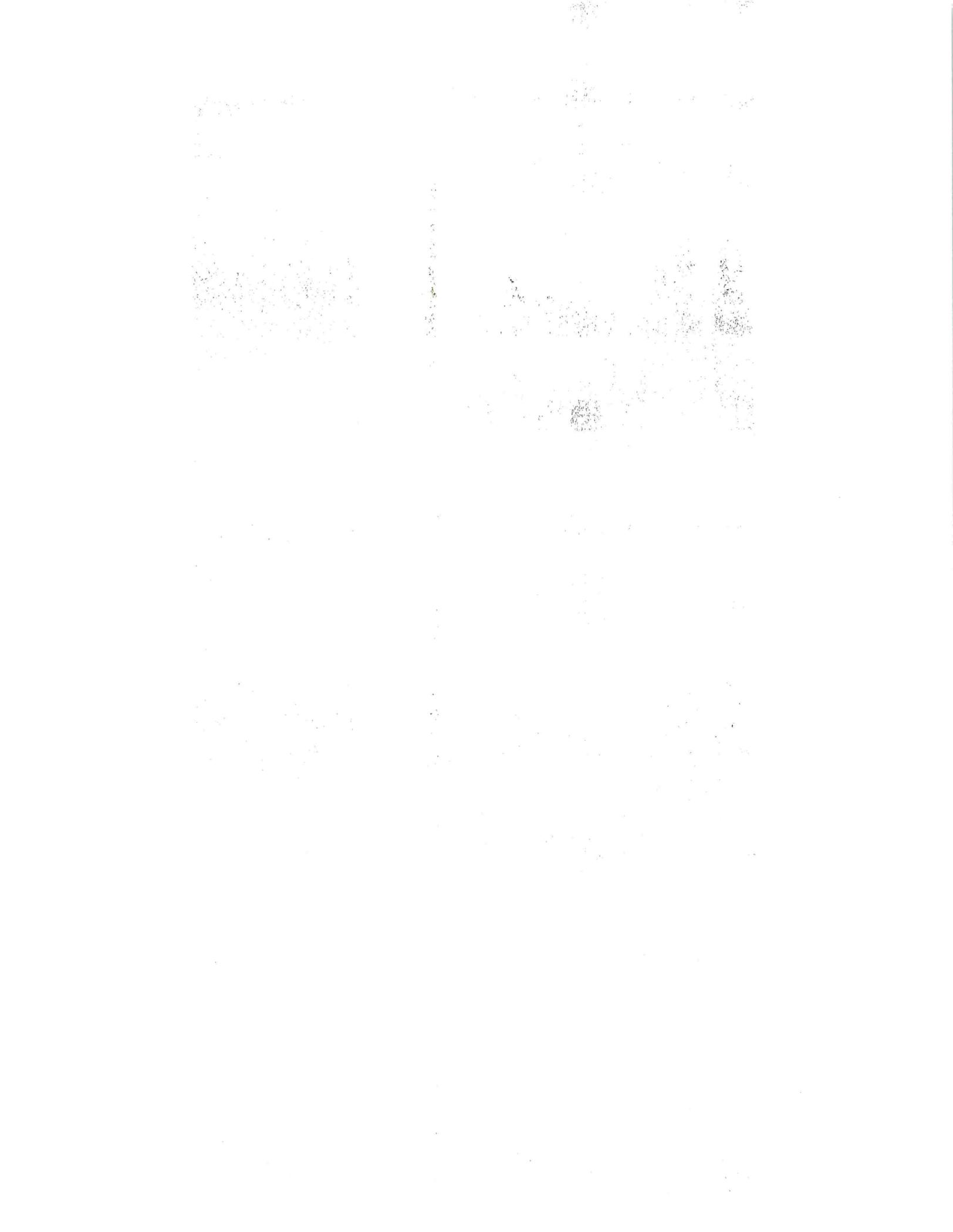


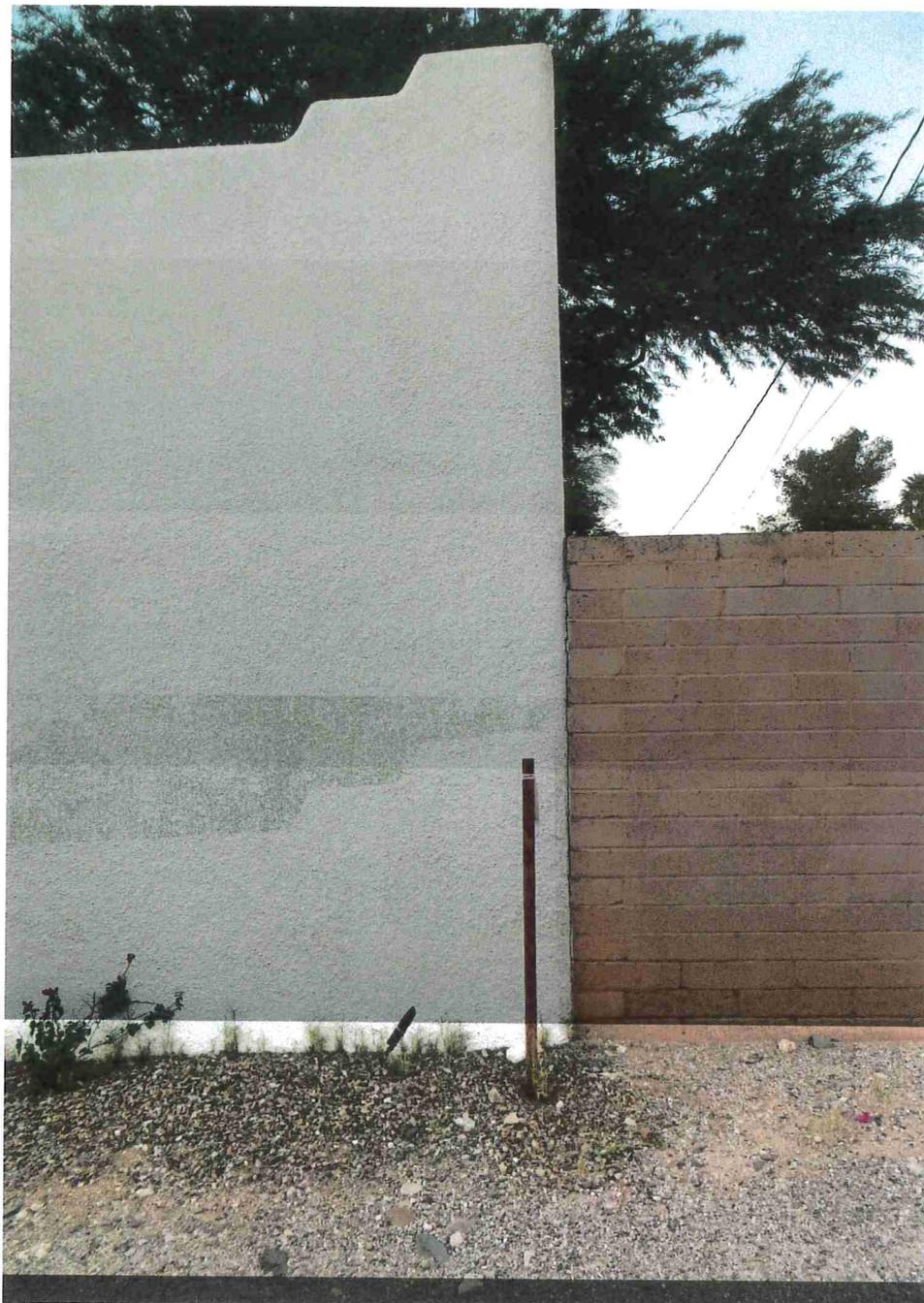
**STRUCTURE ON PROPERTY LINE BETWEEN 2204 AND 2210  
EAST 7TH STREET**



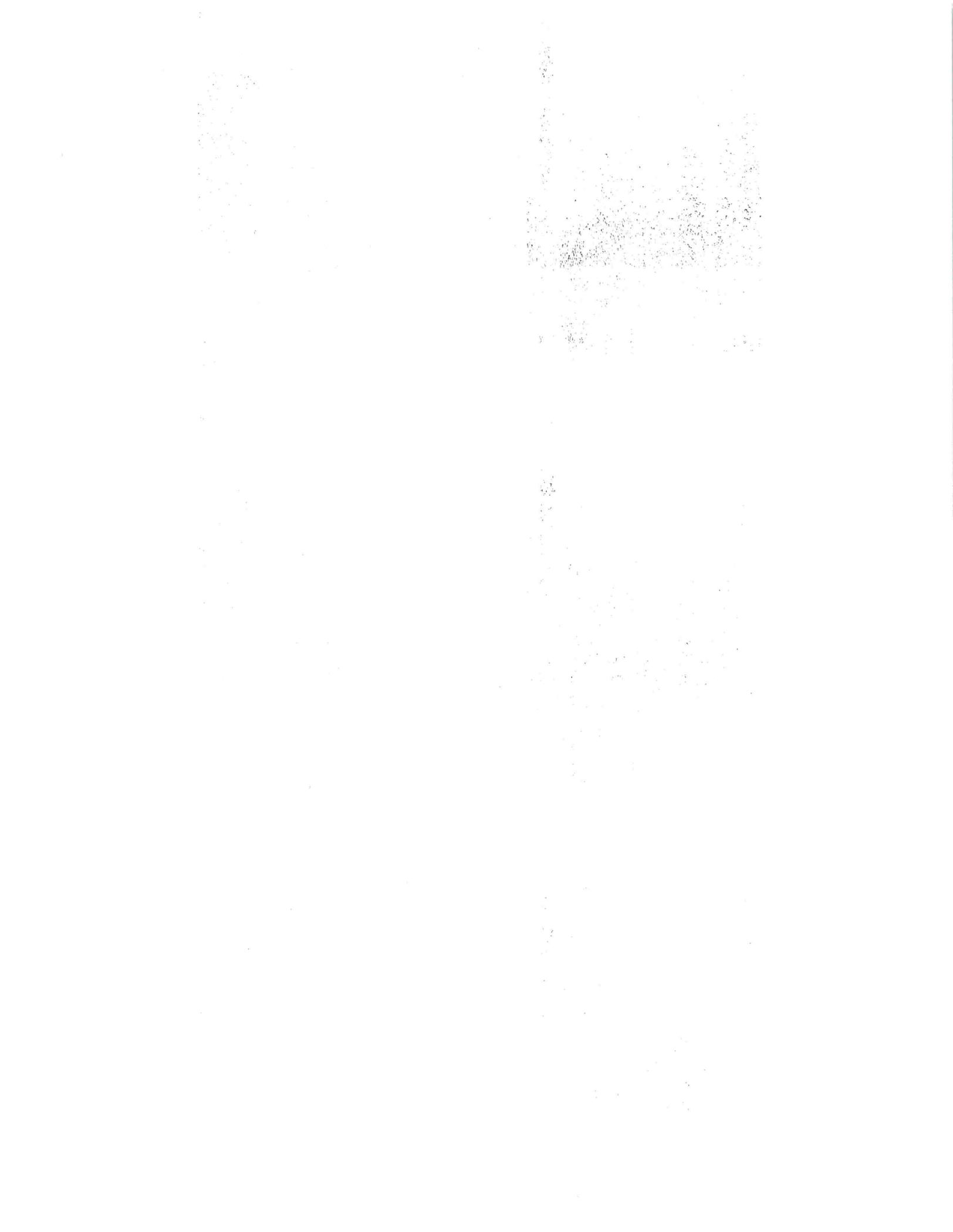


**STRUCTURE ON PROPERTY LINE BETWEEN 2222 AND 2228  
EAST 7TH STREET**





**STRUCTURE ON PROPERTY LINE BETWEEN 2240 AND 2246  
EAST 7TH STREET**



June 14, 2019

To: BOARD OF ADJUSTMENT

Re: Case 10-19-10

Subject: **UDC Parking Verification Based on Number of Bedrooms**

The UDC definition of "Bedroom" includes all of the following:

- Item 1: Any room that is designated as a bedroom>
- Item 2: Any enclosed room that has a minimum area of 60 square feet and has an accessible opening to the exterior of the building in compliance with the International Building Code (IBC) whether termed a studio, family room, study, den, bonus room, or any other name, except for a living room, dining room, kitchen, and bathrooms.
- Item 3: Any room designated as a bedroom for the purpose of any other code requirement.

Based on this information, the existing home to be renovated contains one (1) bedroom that complies with Item 1 and one (!) room that meets the definition of Item 2. The addition has two (2) bedrooms in compliance with Item 1. Therefore four (4) rooms meet the UDC definition. Based on Table 7.4.4-1, "Minimum number of Parking Spaces Required", a single family dwelling requires two (2) spaces. This property meets the requirement for a single family dwelling, detached.

The total number of bedrooms is four (4) and two (2) parking spaces have been provided in accordance with the UDC.

Respectfully,



On 10/16/2018 11:25 AM, Margy Parisella wrote:

Del,

It was a pleasure talking with you.

Our review at SHPO is a courtesy, we review properties in historic districts to guide residents to meet the Secretary of the Interiors Standards for Rehab. so that the property remains a contributor to the Historic District listed on the National Register. The historic preservation zones in Tucson may have additional design requirements that may override or be more restrictive than the National Register eligibility criteria, please verify with City. As always thank you for consulting with us on your historic property. When the property is near ready to be owner occupied we suggest you look into the State Property Tax Reduction Program.

Here are my thoughts on your Tucson home renovation. Generally we look at the visibility for the public right of way. Because your lot is on a corner, we also take a look at the secondary elevation which is street facing. The addition is well planned to not affect the existing house. (The demolition of the previous addition is also acceptable.) The new sliding doors on the east side are hidden from public view by your perimeter wall and therefore acceptable. Your addition can be stuccoed since the offset differentiates the new and old.

I look forward to continued consultation (if you like) on your project in Tucson.

Thank you.

On Mon, Oct 15, 2018 at 9:00 AM Del & Audrey Paules <dandapaules@charter.net> wrote:

Hello Margy,

Ref: T18CM05839

Attached are scanned drawings indicating the extent of the remodeling work planned for the residence located at 2246 East 7th Street in Tucson.

I would like to arrange a time that is convenient for you.

Best Regards,  
Del Paules

On 10/9/2018 4:12 PM, Margy Parisella wrote:

Del,

Here is my contact info., address and e-mail.

I

--

Margy Parisella, AIA, CPM  
State Historic Preservation Office  
Arizona State Parks & Trails  
1100 W Washington St.  
Phoenix, AZ 85007  
602-542-6943  
[mparisella@azstateparks.gov](mailto:mparisella@azstateparks.gov)



Subject: Re: your property at 2246 E. 7th St, (S.H. HD) Tucson  
From: Margy Parisella <mparisella@azstateparks.gov>  
Date: 4/2/2019, 9:26 AM  
To: "Del & Audrey Paules" <dandapaules@charter.net>

Hi again Del,

Since the garage is new, here are my thoughts...

I believe the garage meets the Secretary of the Interiors Standards because it is placed at an appropriate distance from the Historic house and the garage is secondary to the house (lower roof line). The design and materials appear to be compatible to the house and the neighborhood.

Thank you for asking for our thoughts.

On Thu, Mar 28, 2019 at 9:09 AM Del & Audrey Paules <dandapaules@charter.net> wrote:

Good morning Margy,

I need your review and comment in regard to the project at 2246 E 7th Street in Tucson, This request concerns the parking garage at the rear of the property adjacent to the alley. I am in the process of preparing a submittal package for a Board of Adjustment Variance to reduce the setback requirements described in the Unified Development Code for the garage. Attached are the scanned documents I previously emailed you that show the structure along the alley. I have made changes since those documents were made most noticeably that the garage front which faces Wilson Avenue is set back from the property line 6 feet in lieu of 10 feet as indicated on the drawing. The height is unchanged to match the height of the adjacent neighboring garage and the color and texture will match the house. Please email me or call me at 818-245-0037 if you need any additional information or to discuss.

Thank you,  
Del Paules.

On 10/16/2018 11:25 AM, Margy Parisella wrote:

Del,

It was a pleasure talking with you.

Our review at SHPO is a courtesy, we review properties in historic districts to guide residents to meet the Secretary of the Interiors Standards for Rehab. so that the property remains a contributor to the Historic District listed on the National Register. The historic preservation zones in Tucson may have additional design requirements that may override or be more restrictive than the National Register eligibility criteria, please verify with City. As always thank you for consulting with us on your historic property. When the property is near ready to be owner occupied we suggest you look into the State Property Tax Reduction Program.

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Hello Margy,

Ref: T18CM05839

Attached are scanned drawings indicating the extent of the remodeling work planned for the residence located at 2246 East 7th Street in Tucson.





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ZONING REVIEW TRANSMITTAL

**FROM:** Elisa Hamblin, AICP; Principal Planner

**PROJECT:** T18CM05839, 2246 E 7th St  
Detached garage and home remodel

**TRANSMITTAL:** June 3, 2019

**COMMENTS:** The following comments are for the purpose of applying for a variance before the Board of Adjustment (UDC Section 3.10.1).

This site is located in the R-1 zone (UDC 4.7.9). Single-family residential is a permitted use in this zone (Table 4.8-2). See Use Specific Standards 4.9.7.B.6, .9 & .10.

The applicant is proposing to construct an approximately 468 square foot detached garage in the rear of the property and construct an addition to an existing home.

Related to the garage:

The minimum setback is the greater of six (6) feet, or two-thirds (2/3) the height of the structure's wall facing each interior property line (Table 6.3-2.A). The minimum setback to the south property line is 7' based on a wall height of 10'6". The proposal is for a 1'6" setback.

The minimum setback is the greater of six (6) feet, or two-thirds (2/3) the height of the structure's wall facing each interior property line (Table 6.3-2.A). The minimum setback to the west property line is 6'10" based on a wall height of 10'2.5". The proposal is for a 6'0" setback.

The minimum setback to a side street property line is ten (10) feet (UDC Section 6.4.5.C.1.b). The applicant is proposing a 6'0" side street (east) setback.

Related to the home addition:

The minimum setback is the greater of six (6) feet, or two-thirds (2/3) the height of the structure's wall facing each interior property line (Table 6.3-2.A). The minimum setback to the west property line is 8'3" based on a wall height of 12'4". The proposal is for a 6'5.5" setback.

The minimum setback is the greater of six (6) feet, or two-thirds ( $2/3$ ) the height of the structure's wall facing each interior property line (Table 6.3-2.A). The minimum setback to the west property line is 8'5" based on a wall height of 13'. The proposal is for an 8' setback.

June 5, 2019

**Subject: Neighborhood Meeting for a Board of Adjustment Variance Application**

Dear Neighbor;

We are proposing to build a garage to be located at the rear of our property, adjacent to the alley and to construct an addition to our home located at 2246 East 7th Street. The addition will replace an existing addition to the home.

Regarding the garage:

As required by code, the garage will consist of two vehicular parking spaces. Vehicle parking will be in tandem with one garage door facing Wilson Avenue to utilize an existing curb cut. The garage height will be 11 feet to match the existing neighbor's garage height.

In accordance with the City of Tucson Unified Development Code, the garage will require a variance to the code requirements as follows:

1. To reduce the garage setback at the alley from 7'- 0" to 1'- 6" in accordance with Table 6.3-2.A.
2. To reduce the garage setback at the west property line from 6'- 10" to 6'- 0" in accordance with Table 6.3-2.A.
3. To reduce the garage side yard setback along Wilson Avenue from 10'- 0" to 6'- 0" in accordance with Section 6.4.C.1.b.

Regarding the addition to the home:

The home addition will match the height of the existing home.

In accordance with the City of Tucson Unified Development Code the home addition will require a variance to the code requirements as follows:

4. To reduce the setback at the west property line from 8'- 3" to 6'- 5.5" in accordance with Table 6.3-2.A.
5. Because of an offset in the building wall on the west elevation, to reduce the setback at the west property line from 8'- 5" to 8'- 0" in accordance with Table 6.3-2.A.

Because this property is in the Sam Hughes Historic District and because it is a contributing property, this project has been reviewed and approved by the State Historic Preservation Office (SHPO). It was noted by SHPO that the new garage is separate from and at a lower elevation than the home. Also, they have approved the new addition to the home because it is offset from the original residence to clearly differentiate the original portion of the home from the addition. It is our desire to keep this property as a contributing property within the Sam Hughes Historic District.

We are required to invite our neighbors to a meeting prior to submitting an application for a variance to the City of Tucson Planning and Development Services Department. The neighborhood meeting will be held on June 17, 2019 from 5:00 PM. until 6:30 PM at the rear of our property at 2246 East 7th Street. Should you decide to attend, there will be an attendance sheet for you to sign in. If you are unable to attend the meeting, but have questions or concerns, please contact Del Paules at [dandapaules@charter.net](mailto:dandapaules@charter.net).

Subsequent to this meeting, a formal application for the variance will be submitted to the City of Tucson Planning and Development Services Department. After our application has been processed, we will be scheduled for a Board of Adjustment public hearing which you may attend and address any concerns you may have. You will receive an official notice from the City indicating the date, time, and place of the Board of Adjustment public hearing. Included with that notice will be a comment form that you may fill out regarding our project.

Thank you. We look forward to meeting with you.

Best regards,

Handwritten signatures of Del and Audrey Paules. The signature for Del is written in a cursive style, and the signature for Audrey is also cursive and appears to be written in a darker ink or with a different pen.

Del and Audrey Paules

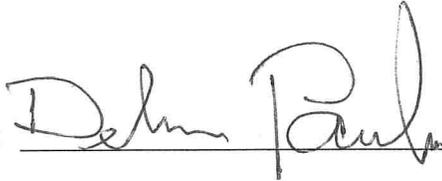
To: BOARD OF ADJUSTMENT

Re: T19PRE0034

Subject: **Certification of Neighborhood Meeting for 2246 East 7TH Street  
Variance**

I, Delmar Paules, certify that on June <sup>4, OF</sup>~~8~~, 2019, notices for a neighborhood meeting were mailed to 88 property owners. Of the 95 address labels received from the Planning and Development Services Department of the City of Tucson, one (1) label was for the subject property, four (4) labels were for individuals representing various neighborhood associations but with no address, two (2) labels were duplicates, and one(1) label with an address was forwarded but returned to sender. Those five (5) labels have been copied as attached.

Signature: \_\_\_\_\_



Date: 06/14/2019

Attachments:

Copy of Post Office Receipt

Copy of Neighbor Letter and Sign-In Sheet

Copy of Meeting Minutes

Copy of Noted Mailing Labels



LA CANADA FLINTRIDGE  
607 FOOTHILL BLVD  
LA CANADA FLINTRIDGE, CA  
91011-9998  
0540260830

06/04/2019 (800)275-8777 2:11 PM

Product Description	Sale Qty	Final Price
Boutonniere	8	\$4.40
Cactus Flowers	4	\$44.00
Total		\$48.40
Credit Card Remitd		\$48.40
(Card Name:VISA)		
(Account #:XXXXXXXXXX3203)		
(Approval #:04363D)		
(Transaction #:917)		
(AID:A0000000031010		
(AL:VISA CREDIT) Chip)		
(PIN:Not Required CHASE VISA)		

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Thank you for your business.

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TELL US ABOUT YOUR RECENT  
POSTAL EXPERIENCE

Go to:  
<https://postalexperience.com/Pos>

840-5913-0005-003-00031-93360-01

or scan this code with  
your mobile device:



or call 1-800-410-7420.

YOUR OPINION COUNTS

Bill #: 840-59130005-3-3193360-1  
Clerk: 14



Les Pierce  
N.A.-Arroyo Chico 2727 E. Beverly Drive  
Tucson, AZ 85716

Les Pierce  
N.A.-Arroyo Chico 2727 E. Beverly Drive  
Tucson, AZ 85716

Steve Poe  
N.A.-Palo Verde  
Tucson, AZ  
Candice Filipek N.A.-Palo Verde  
Tucson, AZ

DUPLICATE

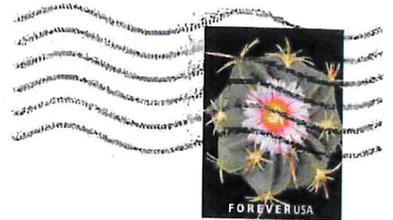
TISS JOHN L & MOLLY JT/RS  
328 N WILSON AVE  
TUCSON, AZ, 85719-0000

Andrew Hayes N.A.-Miles  
Tucson, AZ

Steve Morrison N.A.-Blenman-Elm  
Tucson, AZ

SANTA CLARITA, CA 913

05 JUN 2019 17N 1 L

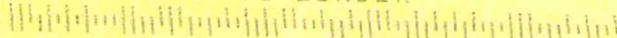


Grace E. Rich  
N.A.-North University 1340 N. Santa Rita  
Tucson, AZ 85719

911 NFE 1 21810006/05/19  
FORWARD TIME EXP RTN TO SEND  
RICH GRACE  
RR 3 BOX 436  
FLAGSTAFF AZ 86004-1861

RETURN TO SENDER

05 JUN 2019 17N 1 L





**Parcel Number:** 125-07-534A

**Property Address**

Street Number	Street Direction	Street Name	Location
2246	E	7TH ST	Tucson

**Contact Information**

**Property Owner Information:**

PAULES FAMILY REVOC TR  
 ATTN: DELMAR DEAN & AUDREY MELINDA  
 PAULES TR  
 5146 HAYMAN AVE  
 91011-2330

**Property Description:**

FAIRMOUNT LOT 1 EXC PTN N15.94' S16.87'  
 W1.32' THEREOF & PTN N14.15' S31.02' E1.32'  
 LOT 2 BLK 33

**Valuation Data**

Valuation Year	Property Class	Assessment Ratio	Total FCV	Limited Value	Limited Assessed
2018	RES OTHER (4)	10.0	\$207,522	\$207,522	\$20,752
2019	RES OTHER (4)	10.0	\$236,362	\$217,898	\$21,790

**Property Information**

Township:	14 0	Section:	8	Range:	14.0E
Map & Plat:	4/32	Block:	033	Tract:	
Rule B District:	3	Land Measure:	6,750.00F	Lot:	00001
Census Tract:	600	File Id:	1	Group Code:	
Use Code:	0131 (SFR GRADE 010-3 URBAN SUBDIVIDED)			Date of Last Change:	9/27/2016

**Valuation Area**

District Supervisor: RICHARD ELIAS District No: 5

Condo Market	DOR Market	MFR Neighborhood	SFR Neighborhood	SFR District
60	6	UN_SAM_HUGHES	05005001	13

**Recording Information (4)**

Sequence No.	Docket	Page	Date Recorded	Type
20162570168	0	0	9/13/2016	WTDEED
20050650304	12524	1013	4/5/2005	JTDEED
20030151047	11972	3952	1/23/2003	
0	4663	114	12/3/1973	



### Residential Characteristics

Property Appraiser: Stephen Hamner Phone: (520) 724-3061

**Main Structure:**

Appraisal Date:	10/1/1986	Property Type:	Single Family Residence	Area ID:	Ed 13-050050-01-3
Processed:	12/31/1969	Building Class:	3	Physical Condition:	Fair
Total Living Area:	1,219	Garage Type:	None	Effective Construction Year:	1928
Garage Capacity:	0	Stories:	1	Patio Type:	Covered
Rooms:	5	Patio Number:	1	Quality:	Fair
Pool Area:	0	Exterior Walls:	8in Stucco	Valuation Type:	00
Roof Type:	Prepared Roll	Total Main:	\$216,846	Heating:	Forced
Total Control:	\$216,846	Cooling:	Evaporative	Total Actual:	\$236,362
Bath Fixtures:	3	FCV Adjustment Factor:	1.000	Enhancement:	\$0
Last Calc:	0903				

### Notes (3)

Created: 12/1/2011 Remove slab,terrace,deck from listing and update porch count  
 Modified: 12/1/2011

Created: 5/14/2003 2003 SPLIT: NO CHANGE IN IMP LOCATION OR VALUE  
 Modified: 5/14/2003

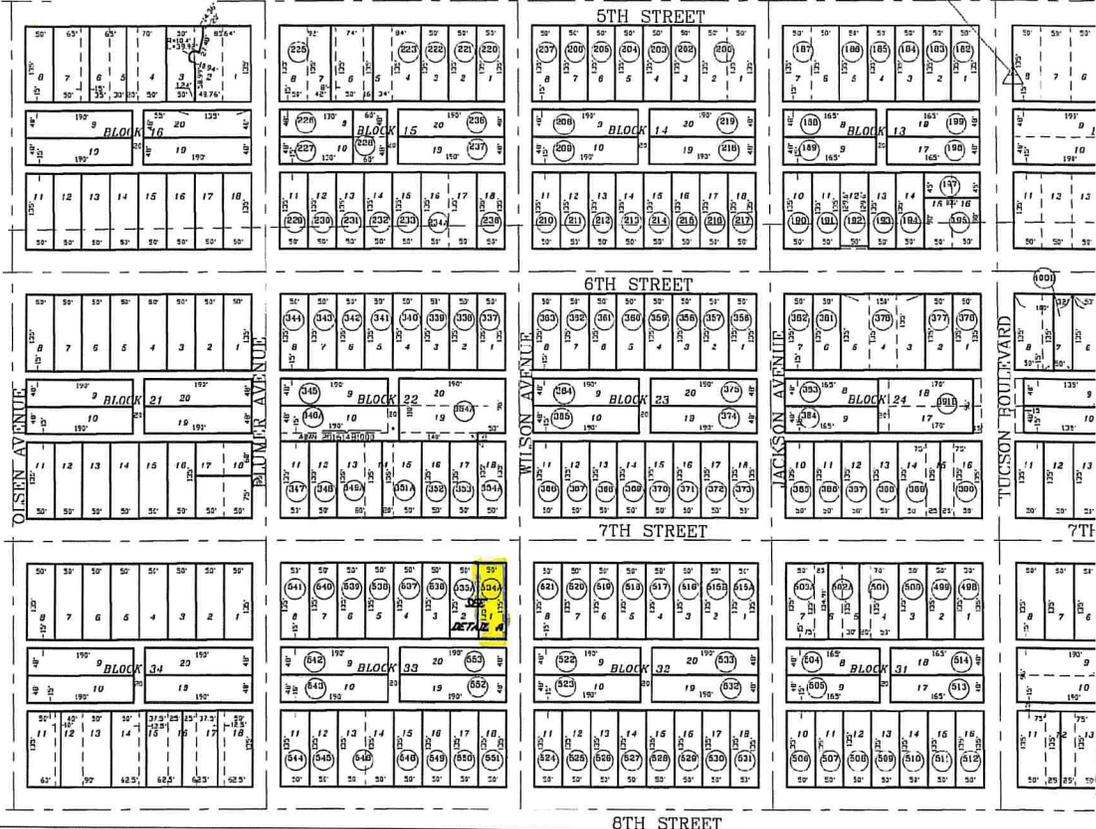
Created: 4/8/2003 2003 SPLIT/COMBO OF 125-07-5340 BY 11972/3955 1/23/03 & COMBO OF 5340 W/SPLIT OF 5350 IN 11972/3952 1/23/03. SQ/FT PER  
 Modified: 4/8/2003 6750 SQ FT PER APIQ LESS 12.27 SQ FT PER W:\TRAV\19723955.125 PLUS 12.30 SQ FT PER W:\TRAV\19722952.125. TAXES PD PER  
 TREASURER'S OFFI



ASSESSOR'S RECORD MAP  
 FAIRMOUNT ADDITION  
 BLOCKS 1-36

ALTA VISTA ADDITION  
 BULK 03 PAGE 097 M&P  
 DETAIL 3

1" = 1/4 COR.  
 L. TR. OF  
 SOB. 145, R14E



DETAIL A  
 1.32' = 1.32'  
 3.59' = 13.43'  
 9.40' = 1.55'  
 1" = 30'

SEE BOOK 04 PAGE 032 MAP  
 2018-1  
 SMP04\04032\_03-02/21/18  
 75 150 225 300  
 FEET

