

Affidavit of Posting

● City of Tucson ●

State of Arizona
County of Pima

} ss

I, the undersigned, the duly appointed City Clerk for the City of Tucson, Arizona, do hereby affirm the following Ordinance(s)/Resolution(s) was (were) posted in the Ordinances/Resolutions Binder in the lobby of the City Hall, 255 W. Alameda.

Ordinance Nos. 12200
12201

Resolution No. 24038

Date adopted by Mayor and Council: November 18, 2025

Date Posted: November 19, 2025

To remain posted until: December 20, 2025

In witness whereof, I have hereunto set my hand and affixed the seal of the City of Tucson, Arizona, this 19th day of November.

Suzanne Mesich
City Clerk

By:


Deputy City Clerk

CITY CLERK FILE NOTE: Date prepared by Leg.Acts/Agenda Section: 11/19/25.
Date received by Mail Clerk: 11/19/25.
Date received by Public Records Section: 11/19/25.

ADOPTED BY THE
MAYOR AND COUNCIL

November 18, 2025

ORDINANCE NO. 12200

RELATING TO ZONING; A SPECIAL EXCEPTION LAND USE – MARIJUANA DISPENSARY – TP-ENT-0425-00008 CURALEAF EXPANSION – NORTH ORACLE ROAD – LOCATED AT 4695 NORTH ORACLE ROAD, AT THE INTERSECTION OF ORACLE ROAD AND NORTH OLD ORACLE ROAD; APPROVING WITH CONDITIONS THE EXPANSION OF A MARIJUANA DISPENSARY IN THE C-3 ZONE; AND SETTING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF TUCSON, ARIZONA, AS FOLLOWS:

SECTION 1. The special exception land use application for the expansion of a marijuana dispensary located at 4695 N Oracle Road, at the intersection of Oracle Road and Old Oracle Road, is approved subject to the conditions attached hereto as Exhibit "A."


SECTION 2. Notwithstanding any provision of the Tucson Code, no grading, grubbing, filling, excavation, construction, or other physical alteration of the site in furtherance of the project contemplated by this Ordinance shall occur prior to the effective date of the Ordinance.

SECTION 3. This Ordinance becomes effective thirty (30) days after it is adopted by the Mayor and Council and is available from the City Clerk.

SECTION 4. The provisions of this Ordinance, including the attached conditions, cannot be given effect individually, and to this end, the provisions of this Ordinance and the attached conditions are not severable.

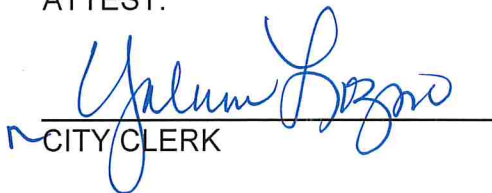
SECTION 5. The various City officers and employees are authorized and directed to perform all acts necessary or desirable to give effect to this Ordinance.

PASSED, ADOPTED, AND APPROVED by the Mayor and Council of the City of Tucson, Arizona, November 18, 2025.



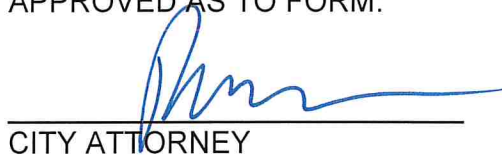
MAYOR

ATTEST:



CITY CLERK

APPROVED AS TO FORM:



CITY ATTORNEY

REVIEWED BY:



CITY MANAGER

PG/tt
10/24/2025

EXHIBIT "A" TO ORDINANCE No. 12200

Requirements for Special Exception Case TP-ENT-0425-00008 Curaleaf Dispensary – N Oracle Rd as established by Mayor and Council on November 18, 2025.

This Ordinance is subject to the following conditions:

PROCEDURAL

1. A development package in substantial compliance with the revised preliminary development plan, and required reports, dated May 1, 2025, is to be submitted and approved in accordance with the UDC *Administrative Manual*, Section 2-06.
2. The property owner shall execute a waiver of potential claims under A.R.S. Sec. 12-1134 for this zoning amendment as permitted by A.R.S. Sec. 12-1134 (I) in the form approved by the City Attorney and titled "Agreement to Waive Any Claims Against the City for Zoning Amendment." The fully executed Waiver must be received by the Planning & Development Services Department (PDSD) before the item is scheduled for Mayor and Council action.
3. Eighteen months are allowed from the date of approval of the Special Exception by Mayor and Council until the issuance of a Certificate of Occupancy by PDSD. The PDSD Director may grant one (1) six-month extension following written request from the property owner. The request must be received by PDSD a minimum of 60 days prior to the end of the 18-month timeframe and include the reason(s) for the extension request.
4. Historic or prehistoric features or artifacts discovered during future ground disturbing activities should be reported to the City of Tucson Historic Preservation Officer. Pursuant to A.R.S. Sec. 41-865 the discovery of human remains, and associated objects found on private lands in Arizona must be reported to the Director of Arizona State Museum.
5. Any relocation, modification, etc., of existing utilities and/or public improvements necessitated by the proposed development shall be at no expense to the public.
6. Pima County Wastewater Reclamation provides the condition that the owner/developer shall obtain written documentation from the Pima County Regional Wastewater Reclamation District (PCRWRD) that treatment and conveyance capacity is available for any new development within the

EXHIBIT "A" TO ORDINANCE No. 12200

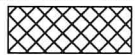
TP-ENT-0425-00008 Curaleaf Expansion – N Oracle Rd, C-3 Special Exception,
(Ward 3)

special exception area, no more than 90 days before submitting any tentative plat, development plan, sewer improvement plan or request for building permit for review. Should treatment and/or conveyance capacity not be available at that time, the owner/developer shall have the option of funding, designing, and constructing the necessary improvements to Pima County's public sewerage system at his or her sole expense or cooperatively with other affected parties. All such improvements shall be designed and constructed as directed by the PCRWRD."

Land Use and Compatibility

7. All uses on the site must meet the applicable parking requirements of the *Unified Development Code*.
8. Commercial buildings must provide cool roofs. New and replacement roofing materials must demonstrate a high albedo level (>60 Solar Reflectance Index) or utilize other cool roof technology per the ICC Green Construction Code.
9. An interior customer waiting area of at least 25 percent of the sales floor area shall be provided.

TP-ENT-0425-00008 4695 N. Oracle Rd, Unit #117



Area of Special Exception Request

Ordinance 12200

Adoption Date November 18, 2025

0 80 160 Feet

1:2,181



Ordinance becomes effective 30 days after adoption by Mayor and Council and when it is made available by the City Clerk.

Legal Description:

IRR PCL WLY & ADJ TO ORACLE RD & OLD TUCSON-FLORENCE HWY E2 NE4 NE4 1.18 AC SEC 23-13-13

A handwritten signature in black ink, likely of the Director, Planning & Development Services Department.

Created: 4/24/2025

Director, Planning & Development Services Department