



BOARD OF ADJUSTMENT VARIANCE APPLICATION

Case Number: C10- 26-05 Activity Number: TP-MOD-0526-000053 Date Accepted: 5/18/26

PROPERTY LOCATION INFORMATION

Property Address: 640 N. Stone Ave.

Project Description: New building additions to the existing development

Zoning: C-3 Property Size (sqft): 24,486

Number of Existing Buildings: 4 Number of Stories: 1 Height: 15'-6"

Legal Description: TUCSON LOTS 3 & 6 BLK 51

Pima County Tax Parcel Number/s: 117-04-1180

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

APPLICANT: George Zazueta

ADDRESS: 4861 S. Hotel Drive, Suite 125, Tucson, AZ 85714

PHONE: (520) 591-4571 FAX: () EMAIL: georgez@qactucson.com

PROPERTY OWNER (If ownership in escrow, please note): STONE BROTHERS DEVELOPERS, LLC

ADDRESS: 1313 E. Seneca St., Tucson, AZ 85719

PHONE: (520) 258-3897 FAX: () EMAIL: jvillega83@gmail.com

- 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): TD-DEV-0725-00195

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

George Zazueta 05-11-26
SIGNATURE OF OWNER/APPLICANT Date



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.

This project consists of adding new buildings to and existing development. The request is to allow the proposed buildings to align with the existing buildings on the east property line which have a zero setback. The zoning is C-3. The existing total building area = 10,476 s.f. The existing uses consists of merchandise sales, food service, commercial recreation and storage. The arrangement of the existing development features existing buildings around the perimeter of the property. The west portion of the property is a dedicated parking area. Two of the buildings occupy the middle part of the north property line. The other two existing buildings are up against and wrap around the south and east property lines. The existing arrangement creates a internal alleyway that allows access and natural lighting to the rear tenant spaces. This is an important design feature of this development. The proposed uses will be storage and food service. We are proposing new structures that include building additions, new bathrooms, covered patio and a pad for a shipping container structure. The new square footage of the proposed buildings will be 2,051 s.f. The proposed height of the new structures will match the existing building heights.

The project is currently in the Development Package phase and the requested variance is in response to the reviewer's comment regarding the setback on the east side of the property.

Like many structures around the neighborhood, the owner would like to enjoy the privilege of having the two new structures placed up against the east property line. The new structures are intended to built from the same construction materials as the original structures and not exceed the maximum height allowed.

Case Number: **C10- 26-05** Activity Number: **TP-MOD-0526-000053**

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;

All of the existing buildings along Echols Avenue for this property were designed under different street perimeter requirements. However, the updated standards are applying to a street in an area that is almost fully developed. This will not allow the owner the privilege enjoyed by the other neighbors.

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

The site's perimeter reflects a long-standing precedent of zero-lot-line construction by maintaining this footprint, the owner is simply adhering to established local conventions and exercising the same development privileges enjoyed by neighboring properties.

- 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;

The requested variance ensures the property owner is afforded the same development rights as adjacent parcels. Rather than seeking a special privilege, this proposal aims for equitable treatment consistent with established zero-lot-line pattern of the surrounding commercial district. The resulting construction will be fully compatible with the existing neighborhood character.

- 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;

Given the site's unique configuration, the proposed layout utilizes the existing central courtyard to ensure efficient access to all structures. To maintain this essential courtyard while maximizing the project's commercial viability, the building must be positioned along the eastern property line. This placement is a direct response to the site's physical constraints, necessitating a variance from current street perimeter requirements.

Case Number: C10- 26-05 Activity Number: TP-MOD-0526-000053



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 request poses no detriment to the public interest, as the building orientation maintains the prevailing street scape established by surrounding properties.

The structural design utilizes CMU exterior walls to provide superior fire resistance. This combination of architectural consistency and fire-rated construction ensures the development integrates safely into the existing commercial corridor.

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,

The proposed variance will not impair the supply of light or air to adjacent properties. Because the project utilizes an existing CMU wall along the northern boundary, the new construction will not alter the current shadows or airflow patterns. The vertical profile remains consistent with the existing site conditions, ensuring no new impact on the neighbor's environmental quality.

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.

Positioning the structures along the eastern property line represents the most practical and efficient use of the site. This request seeks the minimum variance necessary to afford relief from current UDC provisions while preserving the site's functional integrity and commercial viability.



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: 03/04/2026

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:
George Zazueta Phone: (520) 591-4571

Applicant's Address:
4861 S. Hotel Dr., Suite 125, Tucson, AZ 85714

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

The subject property located at:	640 N. Stone Ave
Assessor's Parcel Number:	117-04-1180
Printed Name of Owner of Record:	STONE BROTHERS DEVELOPERS, LLC
Address of Owner of Record:	1313 E SENECA ST. TUCSON, AZ 85719
Phone Number of Owner of Record:	520-258-3897
Signature of Owner of Record: (must be original signature)	

Case Number: C10- 26-05 Activity Number: TP-MOD-0526-000053



QUIHUIS ARCHITECTURE COMPANY LLC

February 09, 2026

RE: **TP-PRE-0126-00010 Notice of Neighborhood Meeting**
640 N Stone Ave
Tucson, AZ 85705

Dear Neighbor,

You are invited to a neighborhood meeting to discuss proposed expansion and change of use for the development at **640 N Stone Ave**. This meeting is a requirement of the City of Tucson Planning & Development Services Department (PDSD) and provides an opportunity for us to share our plans and address your questions before we submit our formal application.

Meeting Details:

- **Date:** Tuesday, February 24, 2026
- **Time:** 12:00 PM (Noon)
- **Location:** 640 N. Stone Ave.
- **Note:** Please sign the attendance sheet upon arrival.

Project Overview:

The owner proposes expanding the current site to include **retail, food service, and storage** uses. Improvements will include:

- Two new buildings for lease (located at the rear of the property).
- A new restroom facility.
- Designated space for a shipping container structure.

Requested Variances:

1. **Building Setback:** Per UDC Section 6.4.5.C.2.b, buildings bordering a local street require a 20-foot setback. We are requesting a variance to align the new buildings with the existing structures along Echols Avenue.
2. **Individual Parking Plan (IPP):** The site currently offers 16 parking spaces. To meet current standards under UDC Section 7.4.6.B.1, we are requesting an IPP to provide compliant off-site parking options.

If you are not able to attend the meeting and have questions and/ or concerns, feel free to contact me, George Zazueta, by phone at: 520-591-4571 or email at georgez@gactucson.com

We look forward to meeting with you and discussing the future of this project.

Sincerely,

George Zazueta

QUIHUIS ARCHITECTURE COMPANY, LLC

4861 S. Hotel Dr., Suite 125 Tucson, Arizona 85714

O:(520) 591-7760

Licensed Architect # 29565 Licensed Contractor ROC #291291 KB-2



QUIHUIS ARCHITECTURE COMPANY LLC

February 24, 2026

To: City of Tucson Planning and Development Services
Subject: Neighborhood Meeting Summary – 640 N. Stone Ave.

Meeting Details:

- **Date:** Tuesday, February 24, 2026
- **Time:** 12:00 PM – 1:00 PM (60 minutes)
- **Location:** 640 N. Stone Ave.
- **Attendees:** Nick Gawloski, George Zazueta, Constance Negley, Jose Luis Villegas

Project & Presentation Overview

The owner and I presented a proposal to expand the existing site to accommodate mixed uses, including retail, food service, and storage. The proposed site improvements include:

- Construction of two new buildings.
- A new public restroom facility.
- A designated area for a shipping container.
- An optimized and improved parking layout.

Variance Justification:

The owner explained that the two new buildings are designed to align with the placement of existing structures along the eastern property line. To maintain consistent architectural proportions for these infill areas, the new structures must encroach into the eastern setback. The current setback standards were reviewed with attendees, along with the specific zoning reasons necessitating the variance request.

Community Feedback, Questions, and Concerns

1. Building Setback Variance

- **Feedback:** Neighbors fully understood the spatial constraints and the architectural intent behind the request.
- **Outcome:** No concerns or objections were raised regarding the proximity of the proposed buildings to the eastern property line.

2. Individual Parking Plan (IPP)

- **Feedback:** The community questions focused on parking management. Neighbors expressed initial concern that increased business activity might lead to neighborhood parking congestion.
- **Response:** The owner detailed the current operational hours of existing tenants, noting that peak activity is staggered at different times of the day.

4861 S. Hotel Dr., Suite 125 Tucson, Arizona 85714

O:(520) 591-7760

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QUIHUIS ARCHITECTURE COMPANY LLC

- **Outcome:** This operational breakdown resolved neighbor concerns by demonstrating that the small business center's traffic will be naturally distributed.

Conclusion

Overall, the neighbors who attended expressed enthusiasm and support for the proposed site improvements. The owner extended sincere thanks to the community members for their time, constructive feedback, and active participation.

Respectfully submitted,

George Zazueta

QUIHUIS ARCHITECTURE COMPANY, LLC

4861 S. Hotel Dr., Suite 125 Tucson, Arizona 85714

O:(520) 591-7760

Licensed Architect # 29565 Licensed Contractor ROC #291291 KB-2



201 North Stone Avenue
PO Box 27210
Tucson, AZ 85726-7210

SUBJECT: Neighborhood Mailing Certification

ACTIVITY NUMBER: TP-PRE-0126-00010 & TD-DEV-0725-00195

PROJECT LOCATION: 640 N. Stone Ave.

This serves to place on record the fact that on 02/13/2026, Jose Luis Villegas,
(mailing date) (sender's name)

mailed notice of the 02/24/26 neighborhood meeting such that the notice was
(date of meeting)

received at least ten (10) days prior to the date of the meeting.

Signature:  Date: 05/12/2026

Attachment: Copy of mailing labels

PARCEL	MAIL1	MAIL2	MAIL3	MAIL4	MAIL5	ZIP
11704217A	ROADSIDE BENCH LLC	ATTN: TODD SADOW	534 N STONE AVE	TUCSON AZ		85705
117042160	7TH AVENUE COMMONS LLC	8000 MARYLAND AVE STE 1300	SAINT LOUIS MO			63105
117042040	GENTNER BRADLEY J	6645 N WAYCROSS RD	TUCSON AZ			85743
11704201A	MONDET AUDREY HUIE DE & MONDET ALBERTO &	MONDET PATRICIO ALL JT/RS	2132 E MABEL ST	TUCSON AZ		85719
11704199A	ARNOLD DIRK J REVOC LIVING TR	198 W UNIVERSITY BLVD	TUCSON AZ			85705
117041980	CITY OF TUCSON	REAL ESTATE DIVISION	ATTN: PROPERTY MANAGEMENT	PO BOX 27210	TUCSON AZ	85726
117041460	EL GRUPO YOUTH CYCLING	610 N 9TH AVE	TUCSON AZ			85705
11704141A	601 N STONE AVE LLC	ATTN: BRANDON BLAIR	601 N STONE AVE	TUCSON AZ		85705
11704139C	EISNER CHARLES M	628 N 9TH AVE	TUCSON AZ			85705
117041330	REED HEATHER THERESE	35 W 4TH ST	TUCSON AZ			85705
117041320	CLOUD CHRISTOPHER	29 W 4TH ST	TUCSON AZ			85705
117041310	RIVERA DE ROSALES IGNACIO & DIAMENTE	DANIELA JT/RS	23 W 4TH ST	TUCSON AZ		85705
11704130A	AZ TRUCK ACCESSORIES LLC	ATTN: DAVID KELLEY	625 N STONE AVE	TUCSON AZ		85705
117041290	PRIMARILY JAPANESE PROPERTIES LLC	ATTN: JOE JOHNSON	600 N STONE AVE	TUCSON AZ		85705
117041270	TUCSON RESIDENTIAL LLC	2030 E BROADWAY BLVD STE 22	TUCSON AZ			85719
117041260	BRADY CHARLES J & CHRISTINE A CP/RS	621 N 7TH AVE	TUCSON AZ			85705
117041250	GAWLOSKI NICHOLAS A	627 N 7TH AVE	TUCSON AZ			85705
11704124A	NEGLEY CONSTANCE	PO BOX 85475	TUCSON AZ			85754
11704123A	FREE ROMAN ENTERPRISES LLC	10041 E FALCON POINT DR	TUCSON AZ			85730
117041220	FREE-ROMAN ENTERPRISES LLC	ATTN: JESSICA FREEMAN	10041 E FALCON POINT DR	TUCSON AZ		85730
117041200	SENSIBARRIO LLC	1050 S TYNDALL AVE	TUCSON AZ			85719
117041180	STONE BROTHERS DEVELOPERS LLC	1313 E SENECA ST	TUCSON AZ			85719
117041170	SHESTKO FAMILY TR	ATTN: LUPITA SHESTKO-MONTIEL TR	648 N STONE AVE	TUCSON AZ		85705
117041160	TROUTMAN FAMILY REVOC TR	ATTN: DANIEL A & ELEANOR TROUTMAN TR	2742 W CARNAUBA ST	TUCSON AZ		85705
117041150	MEXICAYOTL ACADEMY INC	850 N MORLEY AVE	NOGALES AZ			85621
117041110	O MALLEY CAROL A LIVING TR	602 N 7TH AVE	TUCSON AZ			85705
117041100	SENSIBARRIO LLC	1050 S TYNDALL AVE	TUCSON AZ			85719
11704106A	DILLER JAMES L	622 N 7TH AVE	TUCSON AZ			85705
11704105B	SENSIBAR NOAH C & JUDITH R JT/RS	624 N 7TH AVE	TUCSON AZ			85705
11704100C	BLAIR DAVID	2696 N MEGAFUNA CT	TUCSON AZ			85749
117032830	7TH DAY PROPERTY LLC	17525 VENTURA BLVD STE 312	ENCINO CA			91316
117032820	CASTALIA BRADFORD & PATRICIA JT/RS	712 N 7TH AVE	TUCSON AZ			85705
117032700	HAZAN DAVID & ASHLEY CP/RS	705 N 7TH AVE	TUCSON AZ			85705
11703268C	LESNY LISA M	29 E 4TH ST	TUCSON AZ			85705
11703268B	25-27 E 4TH STREET LLC	307 E 5TH ST	TUCSON AZ			85705
117032670	MAKE WAY FOR BOOKS	700 N STONE AVE	TUCSON AZ			85705
11703265B	BLAIR DAVID	2696 N MEGAFUNA CT	TUCSON AZ			85749
11703265A	SHRUM RICHARD E JR	526 LAKESIDE AVE S	SEATTLE WA			98144
117032640	WIEST DEVELOPMENT CO LLC	PO BOX 343	FRISCO TX			75034
117032630	NORTH STONE OPPORTUNITY LLC	6298 E GRANT RD STE 100	TUCSON AZ			85712
117032620	LIBERTY FEDERAL FUND LC	3540 E HARDY DR	TUCSON AZ			85716
117032610	LEIGHTON CHRISTOPHER N	727 N 7TH AVE	TUCSON AZ			85705
11703254A	ROYAL TUCSON ENTRADA REAL LP	PO BOX 530292	BIRMINGHAM AL			35253
117032520	PARK HILL PROPERTIES LLC	44 W 4TH ST	TUCSON AZ			85705
117032510	MERLES AUTOMOTIVE SUPPLY INC	PO BOX 31088	TUCSON AZ			85751
11703250A	ROYAL TUCSON ENTRADA REAL LP	PO BOX 530292	BIRMINGHAM AL			35253

Name	Organization	Address	City, State, Zip	Email
Regina Romero	Mayor	255 W. Alameda ST	Tucson, AZ 85701	
Mike Attwood	N.A. - Desert Mallow	PO Box 40394	Tucson, AZ 85719	northuniversityneighborhood@gmail.com
Stacey Plassmann	N.A. - Rincon Heights	1803 E 9th St	Tucson, AZ 85719	stacey.plassmann@gmail.com
Juliet Saxton	N.A. - Feldman's	1121 N 2nd Ave	Tucson, AZ 85705	juliet.cassone@gmail.com
Guy Dobbins	N.A. - El Presidio	354 N Court Ave	Tucson, AZ 85701	elpresidiopresident@yahoo.com
Hannah Vogan-D'Arezzo	N.A. - Iron Horse		Tucson, AZ None	hannahvogan@gmail.com
Marjava Ramirez	N.A. - Barrio El Rio	1718 N. Mohave Ave.	Tucson, AZ 85745	mar.fragoso@yahoo.com
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Miranda Schubert	Ward 6	3202 E. 1st ST	Tucson, AZ 85716	
Lane Santa Cruz	Ward 1	940 W. Alameda ST	Tucson, AZ 85745	
Selina Barajas	Ward 5	4300 S. Park AV	Tucson, AZ 85714	