



**BOARD OF ADJUSTMENT VARIANCE APPLICATION**

Case Number: C10- 23-10 Activity Number: DP22-0173 Date Accepted: 9/13/23

**PROPERTY LOCATION INFORMATION**

Property Address: 2101 N. Oracle Road

Project Description: Development Package for Commercial Storage Building

Zoning: C-2 Property Size (sqft): 12,509

Number of Existing Buildings: 0 Number of Stories: \_\_\_\_\_ Height: \_\_\_\_\_

Legal Description: EL SAHUARO S50' LOT 6 BLK 3

Pima County Tax Parcel Number/s: 115-15-0330

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

APPLICANT: \_\_\_\_\_

ADDRESS: 4861 S. Hotel Dr., Suite 125

PHONE: ( ) FAX: ( ) EMAIL: georgez@qactucson.com

PROPERTY OWNER (If ownership in escrow, please note): Jose Luis Villegas, Jesus Villegas & Mario Villegas

ADDRESS: 1313 E Seneca St, Tucson, AZ 85719

PHONE: (520) 2583897 FAX: ( ) EMAIL: jlvillega83@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): DP22-0173

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

George Zazueta

SIGNATURE OF OWNER/APPLICANT

09-01-23

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.

The project consists of a development for a commercial storage building. The project is located at 2101 N. Oracle Road. The lot of this development is vacant and has an area of 12,509 s.f. The proposed building is for commercial storage use and has an area of 7,000 s.f. The height of the proposed building will be 20 feet or less. The project site is bordered on the north by a multifamily development, on the east by Oracle Road, on the South by Flores Street and on the West by 13th Avenue. The developed project includes parking access from Flores Street and 13th Avenue. The parking spaces are located on the West side of th building. The building is situated such as the north wall will be at the north property line having a zero setback line. The East building setback will be 21 feet from the future Right Of Way (R.O.W.) of Oracle Road. The South building setback will be 21 feet from 13th Ave R.O.W. The landscape requirements call for a 10 foot street-scape border on three sides of the property. They also require a 10 foot landscape border on the north due to the residential use of the north property. The property dimension from North to South is only 50 feet. The narrow nature of the property along with the area taken up by the landscape screening contributes to a constrained building width. The variance requested is to allow for the placement of the building at the north property boundary to permit a reasonable building layout. Flexible design considerations of placing the South landscape border 5 feet inside the R.O.W have been considered and granted permission by the Dept. of Transportation which have allowed for an accessible walkway on the South side of the building. A 10 foot landscape border is being proposed for a partial length of the North property line, however. The process for the variance has been started. The neighborhood meeting occurred on August 25th at 12:00 pm.

Case Number: C10- Activity Number: \_\_\_\_\_





### 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;

Due to the narrow width of the property, the full enforcement of the landscape requirements restricts many commercial uses for this lot. A less parking intensive use is being proposed to optimize the vehicular circulation that is needed to accommodate the project. However, the landscape borders enforced by the UDC on this shape lot strictly affects a reasonable building size for this type of use.

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

Aerial imagery shows the subject property has been vacant and undeveloped before 1998. The subdivision that gave this lot its shape occurred long before then. The UDC was adopted in 2012. The landscape requirements have existed and have been modified throughout the years.

- 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 approved adjustment will not create special privileges to the user. There are several commercial properties in the vicinity that share a property line with a residential use property. These properties don't exhibit the bufferyards enforced by the UDC. This seems consistent with similar developments in the vicinity.

- 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;

Being next to a residential use property and being bound by streets on three sides impose the rule of having landscape borders on all 4 sides of the property. The buildable width is already limited by the narrow shape of the property while the combined size of the landscape borders take up a good portion of the available space. The available space is significant for the success of the business.

Case Number: C10- Activity Number: \_\_\_\_\_



**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;

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Approving the variance will not impose any risk to the public or the adjoining neighbor. Any wall built on the property line will incorporate fire resistive qualities required by the International Building Code.

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- 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 residential units north of the property are setback 12 feet from the property line. This distance provides adequate air and light to the units rear yard. The existing rear yards will be maintained. The proposed **building wall will provide better security to some of the units.**
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- 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. Every effort has been taken into account to allow for a practical size building in order to make this a viable project for the business. The approval of the variance will assure a practical layout of **the spaces that include paths of egress both inside and out.**
- 

**Case Number: C10-** \_\_\_\_\_ **Activity Number:** \_\_\_\_\_



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: 09/11/23

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 5914571

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

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

The subject property located at:	2101 N. Oracle Road
Assessor's Parcel Number:	115-15-0330
Printed Name of Owner of Record:	Jose Luis Villegas
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- Activity Number: \_\_\_\_\_

Microfiche records prior to 2006 have not been completely digitized and may not be available yet on PRO.  
If you can not find what you are looking for please submit a records request.

## Permit Review Details

Permit: DP22-0173  
Parcel: 115150330

Addresses:  
2101 N ORACLE RD

Review Status: **Completed**

### Review Details

Show  entries

Search:

Task End Date	Reviewer's Name	Type of Review	Description	Status	Comment
7/6/2022	SBEASLE1	START	PLANS SUBMITTED	Completed	None

Task End Date	Reviewer's Name	Type of Review	Description	Status	Comment
7/20/2022	STEVE SHIELDS	ZONING	REVIEW	Reqs Change	<p>PDSO TRANSMITTAL</p> <p>FROM: PDSO Zoning Review</p> <p>PROJECT: Villegas Storage Development Package (1st Review) DP22-0173</p> <p>TRANSMITTAL DATE: July 20, 2022</p> <p>DUE DATE: July 26, 2022</p> <p>COMMENTS: Resubmit revised drawings and a detailed response letter, which states how all Zoning Review Section comments were addressed.</p> <p>This plan has been reviewed for compliance with the Unified Development Code (UDC) Administrative Manual (AM) Section 2-06. Also, compliance with applicable development criteria for the proposed use as listed in the City of Tucson Uniform Development Code (UDC) and the UDC Technical Standards Manual (TSM).</p> <p>Section 3.3.3.G.5.c UDC, an applicant has one year from the date of application to obtain approval of a site plan that complies with zoning and other development requirements in effect at the time of application, unless an ordinance adopted by Mayor and Council during this period states otherwise. A site plan application that has been in review for a period of one year and has not yet been approved is considered denied. To continue the review of a site plan for the property, a new site plan must be submitted that complies with regulations in effect at the time of re-submittal. The new submittal initiates a new one-year review period. One-year Expiration date is June 26, 2023.</p> <p>CONTENT REQUIREMENTS</p> <ol style="list-style-type: none"> <li>COMMENT: 2-06.4.3 – Provide the development package case number, DP22-0173, adjacent to the title block on all sheets.</li> <li>COMMENT: 2-06.4.4.C – Label the section corners on the location map</li> </ol> <p>2-06.4.7 - General Notes The following general notes are required. Additional notes specific to each plan are required where applicable.</p> <p>2-06.4.7.A - Zoning and Land Use Notes</p> <ol style="list-style-type: none"> <li>COMMENT: 2-06.4.7.A.4 – The Use Specific Standard listed under General Note 3 is not correct and should be 4.9.10.A.</li> <li>COMMENT: 2-06.4.7.A.6.a – As Oracle Rd is designated as an ARTERIAL GATEWAY on the COT MS&amp;R Map provide a general note stating “THIS PROJECT IS DESIGNED TO MEET THE OVERLAY ZONE(S) CRITERIA, UDC ARTICLE 5.4 MAJOR STREETS AND ROUTES SETBACK ZONE (MS&amp;R) &amp; UDC ARTICLE 5.5 GATEWAY CORRIFOR ZONE (GCR)”</li> </ol> <p>2-06.4.8 - Existing Site Conditions The following information shall be provided on the plan/plat drawing to indicate the existing conditions on site and within 50 feet of the site. On sites bounded by a street with a width of 50 feet or greater, the existing conditions across the street will be provided.</p> <ol style="list-style-type: none"> <li>COMMENT: 2-06.4.8.C – Provide the following information for Oracle, Flores &amp; 13th dimensioned width of paving, curbs, curb cuts, and sidewalks.</li> </ol> <p>2-06.4.9 - Information on Proposed Development The following information on the proposed project shall be shown on the drawing or added as notes.</p> <ol style="list-style-type: none"> <li>COMMENT: 2-06.4.9.F – Provide the zoning for the parcels east of Oracle, west of 13th and south of Flores.</li> <li>COMMENT: 2-06.4.9.H.5.a – The vehicle parking space calculation shall include the number of accessible spaces required and provided to include van accessible.</li> <li>COMMENT: 2-06.4.9.H.5.a – Per the 2018 IBC Chapter 11 Section 1106.5 the accessible parking space is required to be van accessible meeting the requirements of ICC A117.1-2009 Section 502.</li> <li>COMMENT: 2-06.4.9.H.5.a – Provide the applicable mounting height for the proposed accessible sign on the detail.</li> <li>COMMENT: 2-06.4.9.H.5.c – Provide a loading space calculation on the plan that includes the number required and provided along with the type required.</li> <li>COMMENT: 2-06.4.9.H.5.d – Clearly show the required long-term bicycle parking on the plan and provide a detail that demonstrates that the requirements of UDC Article 7.4.9 are met.</li> <li>COMMENT: 2-06.4.9.J – Depending on how comment 5 is addressed and ff Oracle Rd is not at future width, based on the COT MS&amp;R Map the following may apply; shown the future right-of-way line, curb and sidewalk for Oracle on the plan.</li> <li>COMMENT: 2-06.4.9.O – It does not appear that street perimeter yard setbacks are shown correctly. Per UDC Table 6.4.5.C-1: Oracle Rd setback should be 21' or the H = The height of the proposed exterior building wall, greater of the two as measured from the back of curb or future curb, Flores &amp; 13 should be 1' or the H = The height of the proposed exterior building wall, greater of the two as measured from the outside edge of the nearest adjacent travel lane.</li> <li>COMMENT: 2-06.4.9.R – Demonstrate on the plan that the requirements of TSM Section 7-01.4.1.A are met on the plan.</li> <li>COMMENT: 2-06.4.9.R – Detail 3 sheet 2 shows the proposed HC Sign located within the sidewalk, clearly demonstrated that the minimum sidewalk width is maintained, see TSM 7-01.4.3.A.</li> <li>COMMENT: 2-06.4.9.W - Indicate the locations and types of proposed signs (wall, free-standing, pedestal) to assure there are no conflicts with other requirements and that minimal locational requirements can be met. Also provide a general note stating all signs require separate permits.</li> </ol> <p>If you have any questions about this transmittal, please contact Nicholas Ross at <a href="mailto:Nicholas.Ross@tucsonaz.gov">Nicholas.Ross@tucsonaz.gov</a>.</p> <p>To resubmit your plans for additional review, please visit: <a href="https://docs.tucsonaz.gov/Forms/tucsonpermitapp">https://docs.tucsonaz.gov/Forms/tucsonpermitapp</a></p> <p>RESUBMITTAL OF THE FOLLOWING IS REQUIRED: Revised development package</p>
7/28/2022	ROBERT SHERRY	PLUMBING-COMMERCIAL	REVIEW	Reqs Change	<ol style="list-style-type: none"> <li>Reduced pressure backflow prevention assemblies are required at the water meter for multi-use commercial buildings. Reference: Chapter XXVII, Article V, Section 27-72, the Tucson Code, <a href="http://www.tucsonaz.gov/files/water/docs/backflow-ordinance.pdf">http://www.tucsonaz.gov/files/water/docs/backflow-ordinance.pdf</a>.</li> <li>Reduced pressure backflow prevention assemblies are required to be installed directly after the water meter for buildings that have chemicals or other contaminants that may come in direct contact with water (e.g. irrigation systems). Reference: Chapter XXVII, Article V, Section 27-72, the Tucson Code, <a href="http://www.tucsonaz.gov/files/water/docs/backflow-ordinance.pdf">http://www.tucsonaz.gov/files/water/docs/backflow-ordinance.pdf</a></li> </ol>



Task End Date	Reviewer's Name	Type of Review	Description	Status	Comment
8/2/2022	AWARNER1	LANDSCAPE	REVIEW	Reqs Change	<p>CDRC TRANSMITTAL  TO: Planning and Development Services Department, Plans Coordination  FROM: Anne Warner, RLA  PDS Landscape/Native Plant Preservation Section</p> <p>PROJECT: Villegas Storage  ACTIVITY NO: DP22-0173  Address: 2101 N Oracle  Zoning: C-2  Existing Use: disturbed vacant land  Proposed Use: Self-storage</p> <p>TRANSMITTAL DATE: August 1, 2022  DUE DATE: July 25, 2022  COMMENTS: Please resubmit revised drawings along with a detailed response letter, which states how all Landscape Review Section comments were addressed.  This plan has been reviewed for compliance with applicable development criteria in the City of Tucson Unified Development Code (UDC) Administrative Manual (AM) Section 2-11 and Technical Manual (TM) Section for landscape, native plants and water harvesting.  General Note - UDC 2-10.4.1 Identification and Descriptive Data - All improvements and site information, such as adjacent rights-of-way and property lines, shown on the landscape plan will be identical in size and location to those shown on the base plan (site plan or tentative plat). Should amendments be required to the base plan through the review process, the same amendments will be made to the landscape plan which will then be resubmitted along with the base plan.</p> <ol style="list-style-type: none"> <li>The north boundary requires a 10' interior landscape border adjacent to residential zones. While the building can act as a wall, trees are required (1/33'). The interior border extends along the entirety of the lot 250' not 66'. If necessary, trees can be planted elsewhere on the site, as long as the required quantities are shown and the same square footage of landscape is provided.</li> <li>Civil Eng. Comment – it is not clear how water is flowing into the water harvesting basin along the south side. There is only one curb opening shown on the grading plan and more shown on the water harvesting plan. Identify curb inlets/splash pads, etc. to landscape areas on grading and water harvesting plans. The water harvesting and grading plans must match. Notes on landscape plan say basins will be depressed a min. of 6". UDC Technical Standards Manual – Section 4-01.0.0. and Section 5-01.0.0 Landscaping and Screening.</li> <li>Civil Eng.– Landscape areas should not be compacted, please revise note on civil dwg.</li> </ol> <p>5. FYI Only Engineer &amp; LA comment - The table in the PCRFC Manual can be used in lieu of the Water Budget Table, the only thing that is missing is water demand for plants, which can be added. Make sure units match.</p> <p>6. Please add a detail to show depressed landscape areas or indicate with notes. Revise note to read "6" min. to 9" max. depth".</p> <p>7. The basin floor requires something other than bare dirt or d.g.; hydroseed or rock larger than 4" is acceptable.</p> <p>8. Please correct landscape calculation D on the landscape plan, Admin. Manual 2-10-4.2.A.2.c and landscape borders, UDC Technical Standards 2-10.4.2.f &amp; g.</p> <p>9. The trees should be drawn with a diameter of 20' not 8'-4", please revise.</p> <p>10. Please label the existing and future rights of way for all public streets, UDC 7.6.4.C.2.a. Please label the existing for all public streets, and the and future rights of way for Oracle Rd UDC 7.6.4.C.2.a.</p> <p>11. Installing landscape/irrigation in the right of way requires approval from DoT&amp;M, contact <a href="mailto:david.marhefka@tucsonaz.gov">david.marhefka@tucsonaz.gov</a>, plans cannot be approved without the department's consent. Upload documentation with next submittal.</p> <p>12. This comment was not adequately addressed - Provide a maintenance schedule for the landscape and irrigation for this project. UDC 2-10-4.2.A.4., please be specific.</p> <p>RESUBMITTAL OF THE FOLLOWING IS REQUIRED: Revised development package</p> <p>YOUR NEXT STEPS: Submit documents to the Filedrop  <a href="https://docs.tucsonaz.gov/Forms/tucsonpermitapp">https://docs.tucsonaz.gov/Forms/tucsonpermitapp</a>  Select "Existing Application"  1) Comment Response Letter (your response to the reviewer's Requires changes comments)  2) Plan Set (or individual sheets)  3) Any other items requested by review staff</p> <p>If you have any questions, please contact me at <a href="mailto:anne.warner@tucsonaz.gov">anne.warner@tucsonaz.gov</a></p>
8/15/2022	JPEELDA1	FIRE	REVIEW	Approved	None
8/24/2022	SBLOOD1	ENGINEERING	REVIEW	Reqs Change	<ol style="list-style-type: none"> <li>5 foot sidewalks are required to be installed along both N 13th Av and W Flores St and the existing sidewalk along N Oracle Rd needs to be dimensioned because if it is less than 4 feet it will need to be widened to 6 feet.</li> <li>Show a complete pedestrian circulation path including out to both N Oracle Rd and to 13th Av.</li> <li>Show how the site is maximizing water harvesting. Show all landscaped areas depressed 6"-9" along with a way for water runoff to get into the landscaped area. Also, show how the roof is being drained, the downspout, discharge point, and the direction of flow from the discharge point.</li> <li>Note or show that the trash enclosure is compliant with the Technical Standards Manual section 8 Fig 3B.</li> </ol> <p>Stephen Blood  (520) 837-4958  <a href="mailto:Stephen.blood@tucsonaz.gov">Stephen.blood@tucsonaz.gov</a></p>

Task End Date	Reviewer's Name	Type of Review	Description	Status	Comment
8/25/2022	SBEASLE1	ZONING-DECISION LETTER	REVIEW	Reqs Change	<p>Email from: COTDSDPermits To: George Z. 08/25/2022</p> <p>REVIEW NOTICE Returned for Corrections: DP22-0173 Site - Villegas Storage. Commercial storage. 2101 N ORACLE RD</p> <p>Fee Balance: \$0 (zero) Thank you for the payment.</p> <p>YOUR NEXT STEPS 1. SEE REVIEW COMMENTS and documents on PRO: <a href="http://www.tucsonaz.gov/pro">www.tucsonaz.gov/pro</a> - Home page, Activity Search, enter the Activity/Permit Number - Permits - click on blue tab - Reviews section - click on REVIEW DETAILS - Documents section - click on VIEW</p> <p>2. Title your SECOND submittal documents accordingly, example: 2_Comment Response Letter</p> <p>3. UPLOAD documents to Filedrop: - Comment Response Letter (your response to REQUIRES CHANGE comments) - Plan Set (all pages, full set, even if no changes were made) - Any other documents requested by review staff</p> <p>FILEDROP <a href="https://docs.tucsonaz.gov/Forms/tucsonpermitapp">https://docs.tucsonaz.gov/Forms/tucsonpermitapp</a> - "Existing Application" - "Permit Number" field: enter the number (and any notes for our staff)</p> <p>Sharon Beasley, Certified Permit Technician</p> <p>City of Tucson, Planning &amp; Development Services Dept. Email: <a href="mailto:COTDSDpermits@TucsonAz.gov">COTDSDpermits@TucsonAz.gov</a> (for development packages, land splits, Thursday Presubmittal meetings) Email: <a href="mailto:PDSInquiries@TucsonAz.gov">PDSInquiries@TucsonAz.gov</a> (for building permits)</p>

Showing 1 to 7 of 7 entries

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QUIHUIS ARCHITECTURE COMPANY LLC

## **Notice of Neighborhood Meeting**

August 11, 2023

**TP-PRE-0323-00160**

**2101 N Oracle Rd**

Dear Property Owner,

This letter is being sent to notify you of a neighborhood meeting regarding a Variance request for a Development Plan filed with the City of Tucson Planning and Development Services. The proposed project will consist of a 6,640 s.f. indoor commercial storage building. The development also includes access drives, parking spaces, loading zones, trash enclosure, sidewalks, and landscape borders.

As per the Unified Development Code Landscape Standards, a landscape border is required on all four property boundaries of this lot. These landscape borders take up a considerable amount of space, thus reducing the buildable area. This being a very narrow lot, a variance is being sought to allow for a reduction of the landscape border only at the north side of the property line to make this a viable project.

The purpose of this meeting is to provide residents like yourself with an opportunity to learn more about the proposed variance and answer any questions you may have. The date, time and location of the meeting will be as follows:

Date: August 25, 2023

Time: 12:00pm

Location: 2101 N Oracle Rd

This meeting is an essential part of the public review process. Any comments on the proposed changes may be directed to the City of Tucson's Principal Planner, Mark Castro at 520-791-5550 or [Mark.Castro@tucsonaz.gov](mailto:Mark.Castro@tucsonaz.gov). This notice shall advise the recipients of the notice that they may submit comments to the PDS Director or, when applicable, speak at the public hearing.

In the interest of fostering a productive and respectful discussion, we kindly request all attendees to adhere to the following guidelines:

1. Keep discussions focused on the variance request and its potential impacts.
2. Allow everyone an opportunity to speak and listen attentively to others' opinions.
3. Express thoughts and concerns in a courteous manner, promoting a positive atmosphere.

For any further information regarding the variance request or the upcoming neighborhood meeting, please contact George Zazueta at 520-591-4571 or [georgez@qactucson.com](mailto:georgez@qactucson.com).

Thank you for your cooperation and active involvement in shaping our community. Together, we can work towards responsible and thoughtful development that enhances the quality of life for all residents.

Sincerely,

*George Zazueta*

**QUIHUIS ARCHITECTURE COMPANY, LLC**

4861 S. Hotel Dr., Suite 125, Tucson, Arizona 85714  
O:(520) 591-7760 / F:(520) 333-3233





CASAS ADDRESSES  
6281 N ORACLE RD  
TUCSON, AZ 85704-9998  
(800) 275-8777

12:20 PM

08/15/2023  
Product Qty Unit Price

CTOM - Firm - 49 \$27.93  
Domestic

CTOM - Firm - 17 \$9.69  
Domestic

Grand Total: \$37.62

Credit Card Remit  
Card Name: VISA  
Account #: XXXXXXXXXXXX2703  
Approval #: 06581A  
Transaction #: 971  
AID: A0000000031010 Chip  
AL: VISA CREDIT  
PIN: Not Required CAPITAL ONE VISA

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or call 1-800-410-7420.

PSN 7530-17-000-5548

### Certificate of Bulk Mailing - Domestic

*Firm Book* or *Certificate of Mailings*

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U.S. POSTAGE PAID

TUCSON, AZ  
AUG 15 23  
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**\$9.69**  
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17

See Reverse for Instructions

*66 Total = \$37.62*



*BEN*









QUIHUIS ARCHITECTURE COMPANY LLC

## Neighborhood Meeting Summary

August 25, 2023

Time: 12:00pm

**TP-PRE-0323-00160**

**2101 N Oracle Rd**

**Attendees:**     **Mario Villegas, Owner**  
                      **George Zazueta, QAC**  
                      **Doug Davenport, Wildcat Auto**  
                      **Chevella McKinney, Arizona Cordwood**

To Whom it may concern,

The neighborhood meeting was held on the said date and time. The attendees were shown the landscape and development plans to get them familiar with the proposed development. The participants asked the location of the area particular to the variance. The landscape bufferyard that is the topic of the requested adjustment was pointed out to the attendees. No further questions were asked by the attendees.

For any further information regarding the neighborhood meeting, please contact George Zazueta at 520-591-4571 or [georgez@qactucson.com](mailto:georgez@qactucson.com).

Sincerely,

*George Zazueta*

**QUIHUIS ARCHITECTURE COMPANY, LLC**