



BOARD OF ADJUSTMENT VARIANCE APPLICATION

Case Number: C10-_____ Activity Number: _____ Date Accepted: _____

PROPERTY LOCATION INFORMATIONProperty Address: 902 W Irvington RdProject Description: Shopping CenterZoning: C-2 Property Size (sqft): _____

Number of Existing Buildings: _____ Number of Stories: _____ Height: _____

Legal Description: Placita Del RioPima County Tax Parcel Number/s: 120-05-2720/120-05-2730/120-05-2740/
120-05-2770/120-05-2780APPLICANT INFORMATION (The person processing the application and designated to receive notices):APPLICANT: Addisigns, IncADDRESS: 3808 E. 38th St.PHONE: (520) 748-1540 FAX: () N/A EMAIL: veronica@addisigns.comX PROPERTY OWNER (If ownership in escrow, please note): NEC IRVINGTON I-19, LLC, AN ARIZONA LIMITED LIABILITY COMPANYX ADDRESS: 25500 HAWTHORNE BLVD #2250, TORRANCE CA 90505 CompanyX PHONE: (310) 698-5318 FAX: () EMAIL: M.ROSA@WESTCOASTCAP.COM

PROJECT TYPE (check all that apply):

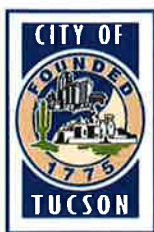
- ☐ New building on vacant land
☐ New addition to existing building
☐ Existing building needs permits
☐ Landscaping / Screening substitution

- ☐ Change of use to existing building
☐ New building on developed land
☐ Modification to wall/fence height
☐ Other _____

Related Permitted Activity Number(s): _____

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

X [Signature]
SIGNATURE OF OWNER/APPLICANT5.21.20
DatePrint: PHILIP SKILLINGS



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.

To allow two freeway signs at the same shopping center.

The existing sign for Texas Roadhouse will be untouched, and the existing Placita Del Rio Sign will be revamped per the application plans

PER SECTION 7A.10.2.b - ONE(1) FREEWAY SIGN IS PERMITTED PER PREMISE (COMMERCIAL ZONE).

To allow grade to be measured at the point specified as noted on the drawing.

Per the applicaiton drawing, the grade to be taken from a point 250' south of the sign perpendicular to the freeway.

PER SECTION 7A.6.5.B.B - FREEWAY SIGNS AND BILLBOARDS,

THE FREEWAY GRADE IS THE ELEVATION OF THE OUTSIDE EDGE OF THE FREEWAY TRAVEL LANE NEAREST TO THE FREEWAY SIGN.

This request is due to the new 24' tall ADOT wall erected along the property that partially blocks visibility of the existing freeway sign.

Present code allows for a freeway sign to be 48' tall and 360 square feet of signage area

Case Number: C10- Activity Number:



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

PER SECTION 7A.6.5.B.B - FREEWAYS SIGNS AND BILLBOARDS- THE FREEWAY GRADE IS THE ELEVATION
OF THE OUTSIDE EDGE OF THE FREEWAY TRAVEL LANE NEAREST TO THE FREEWAY SIGN

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

Planning and Development Services Department Updated 02/01/17 Page 3 of 9



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;

This property has special circumstances including the wall 24' that was built by ADOT that limits this property to the privileges that are enjoyed by other properties of the same classification. The new 24 ft. ADOT wall blocks the freeway signage from view from I-19.

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

The special circumstances regarding the request for the variance on this property are not self-imposed or created by the owner of the property.

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;

This variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity in the zone of which this property is located.

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 the unique shape of the property, with the sign located on the far north side, identification is very difficult. With the addition of the wall built by ADOT it would be appropriate to grant a variance in order to gain the visibility that's needed on this property. The sign that is located for Texas Roadhouse is needed to identify the exit for Texas Roadhouse and is located on the property for that business, which is a separate ownership.

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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 granting of the variance will be helpful to the safety and flow of the general public. The ADOT wall, which is 24' tall, blocks the copy on the existing sign and does not allow for readability. Raising the sign will allow the public to see and identify the tenants of the center.

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 revamped sign will not decrease property values. It will actually enhance the area and make it easier to find for the general public
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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.

The variance is the minimum needed in order to provide relief to this property.

The existing Texas Roadhouse sign will not be changed, and the revamp of the existing Placita sign is necessary to provide signage over the newly installed ADOT wall.

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: 5/20/20

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:

Addisigns, Inc

Phone: 520-748-1540

Applicant's Address:

3808 E 38th St.

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

	The subject property located at:	<u>902 W Irvington</u>
X	Assessor's Parcel Number:	<u>120-05-2720, 120-05-2730, 120-05-2740</u> <u>120-05-2770, 120-05-2780</u>
X	Printed Name of Owner of Record:	<u>N&C IRVINGTON I.F., LLC, AN ARIZONA</u> <u>LIMITED LIABILITY COMPANY</u>
X	Address of Owner of Record:	<u>25500 HAWTHORNE BLVD #2250</u> <u>TORRANCE, CA 90505</u>
X	Phone Number of Owner of Record:	<u>(310) 698-5318</u>
X	Signature of Owner of Record: (must be original signature)	

Case Number: C10- Activity Number: _____



SUBMITTAL REQUIREMENTS

A complete Board of Adjustment Variance submittal must contain all of the items listed below. Please review this checklist to make sure your submittal is complete. Incomplete and poorly prepared submittals will be returned to the applicant.

PLEASE PROVIDE THE FOLLOWING MATERIALS IN THIS ORDER:

1.	Application form (signed by the Property Owner or Authorized Agent – include letter of authorization).
2.	Related UDC process decision or recommendation letters (Historic Plans Review Subcommittee, Special Exception, SCZ, Rezoning, etc.)
3.	Final UDC compliance review comments (obtained at the 1 st floor).
4.	Proof of applicant's mail notice and meeting (Proof of mailing – Copy of letter to neighbors – Summary of onsite meeting with sign-in sheet)
5.	3 folded copies* of project site plan (Detailed plan that was submitted to PDSD for final UDC compliance review comments)
6.	3 folded copies* of project building elevation and/or floorplans (If applicable to the project's variance request – Ask Zoning Admin staff at PDSD if unsure)
7.	3 folded copies* of project landscape plan (If applicable to the project's variance request – Ask Zoning Admin staff at PDSD if unsure)
8.	If full size (24"x36") plans are provided, then also include one each at 11"x17"
9.	Pima County Assessor Parcel Detail (http://www.asr.pima.gov/index.aspx)
10.	Pima County Assessor Record Map
11.	(Other)
12.	Board of Adjustment Filing Fees

Applications to the B/A that include **LANDSCAPE, SCREEN or SCENIC ROUTE** variances **or APPEALS** must also submit an application for Design Review Board (DRB) review.

* Copies of plans to be provided in 11"x17" size

Additional application materials may be required at the time of your meeting with staff.

Refer to Supplemental Information per review process for material instructions, etc.

For Zoning and Subdivision review, the Unified Development Code (UDC) applies to this application. Applicable timeframes can be provided at your request or found in Administrative Manual Sec. 3-02 or found on our website at <http://cms3.tucsonaz.gov/pdsd>. For information about applications or applicable policies and ordinance, please contact us at (520) 791-5550.

By state law, we cannot initiate a discussion with you about your rights and options, but we are happy to answer any questions you might have.



SUPPLEMENTAL INFORMATION

Who Approves The Variances?

The Board of Adjustment is a quasi-judicial body comprised of lay people appointed by Mayor and Council to hear and decide variance requests. Decisions by the Board of Adjustment (B/A) can be appealed to the Pima County Superior Court. Given the legal nature of this zoning process it is important that each applicant read and follow the submittal steps as provided in this packet.

How Long Does This Process Take?

The typical Board of Adjustment application process takes from 2-1/2 to 3 months to complete from beginning to end. The B/A application processing time does not include the time PDSD Zoning Review Staff needs to review a project plan and generate the final *Unified Development Code (UDC)* compliance review comments required for your application submittal.

What Are The Steps?

1. Obtain final not preliminary *Unified Development Code (UDC)* compliance review comments for your project from the City of Tucson Planning and Development Services Department (PDSD), 1st Floor City/County Public Works Building, 201 North Stone Avenue. This application process assumes you already have these formal comments. ***Schedule a pre-application conference with PDSD Zoning Administration Staff. Contact Mark Castro 837-4979 or Russlyn Wells 837-4948 to schedule an appointment.***
2. Related *UDC* application processes (e.g. Special Exception, Scenic Corridor Zone, Historic Preservation Zone, etc.) must be completed prior to submittal to the Board of Adjustment.
3. Obtain official Board of Adjustment mailing labels from PDSD Zoning Administration Staff, 3rd Floor North, 201 North Stone Avenue.
4. Using these official mailing labels, per requirements, mail a notice letter to all affected parties. This notice should include a description of your project and variance request(s), an offer to meet onsite, and information about the Board of Adjustment hearing. Don't forget to get "proof of mailing" when you mail the letters.
5. Hold your onsite meeting with those affected parties interested in the application. Provide a sign-in sheet and prepare a summary of what was discussed.
6. Referring to the variance "*Submittal Requirements*" assemble the required items for application submittal.
7. Contact PDSD Zoning Administration Staff, Mark Castro 837-4979 or Russlyn Wells 837-4948, to schedule an appointment for submittal of the application. **Applications may not be dropped off.** You must be present to answer staff questions. Please allow up to 30 minutes for staff to review the application for completeness and acceptance.
8. Post the site and submit the Public Notice Posting Affidavit and attachments to staff.
9. Attend the DRB meeting and/or Board of Adjustment hearing.

***Pre-application conference is required prior to submittal of the application.**

Poorly prepared or incomplete submittals will not be processed and will be returned to the applicant.



INSTRUCTIONS FOR OBTAINING UDC COMPLIANCE REVIEW COMMENTS

1. **Submit the plans for site plan review.** Staff will review your project for compliance with applicable Codes and generate the first round of review comments. For the purpose of this application, these are considered to be preliminary comments.
2. **Make the necessary corrections to the plans and respond to staff review comments.** Indicate in your response which items will be addressed through the variance process.
3. **Re-submit the revised plans and written response to comments.** Typically, this next round of zoning review comments will be the final UDC compliance review comments necessary for the variance application process, assuming you have addressed all of the prior comments. You may initiate the variance application process once you have received final UDC comments. Please note: Failure to fully address the preliminary review comments may result in the need for more than one resubmittal to obtain comments for this application process.

Please allow sufficient time to make corrections and resubmit to get final UDC comments. Review Staff is unable to take your resubmittal out of turn or hurry up your review for the sake of meeting a Board of Adjustment filing deadline.



Inspection Detail - T19OT00930

Date	Type	Inspector	Description	Inspection Description	Comments
2/25/2020	9805	HThrall	SIGN SITE REVIEW	Continued	Board of Adjustment presubmittal meeting held 2/7 for obtaining labels. Detailed discussion held 2/25/2020 with contractor on process.
2/6/2020	9805	HThrall	SIGN SITE REVIEW	Continued	2/6/2020 - Zoning Administrator and City Attorney determined project requires a variance process through the Board of Adjustment.
1/24/2020	9805	Hthrall	SIGN SITE REVIEW	Continued	RE: freeway sign review For: (replacement sign, 2nd freeway sign for premise) At: 902 W Irvington / Placita del Rio Permit: T19OT00930 Date: 1/24/20 (4th review) Reviewer: H. Thrall Codes: Unified Development Code, Sign Standards UDC 7A, Outdoor Lighting Code (OLC), National Electric Code (NEC), International Building Code 2018 (IBC) ** please address comment 3 and 4 to proceed with the SSDO referral from staff) 1) Proposal shows a replacement freeway sign for freeway sign at far NW parcel of the development along I-19. (sign is within sign area, vertical clearance under the sign, proximity to I-19 ROW) 2) Removal and replacement of the freeway sign requires a Singular Sign Design Option (SSDO) review process to allow two (2) freeway signs at this shopping center premise (existing Texas Roadhouse sign, same premise). Per 7A.10.2.b, one freeway sign is permitted per premise (commercial zone). Contact staff for SDRC applications once the following review comments are addressed. 3) (Needs further response, clarifying where height is to be taken from that would allow for the height as depicted on page 6 of the submittal package) Height: 7A.6.5.B. B. Freeway grade: For freeway signs and billboards, the freeway grade (to measure height from) is the elevation of the outside edge of the freeway travel lane nearest to the freeway sign. Understood applicant is requesting an SSDO component to allow grade to be measured from a different point than I-19 travel lane. This request is due to a new

Date	Type	Inspector	Description	Inspection Description	Comments
					<p>ADOT wall (24' tall) erected along the property and partially blocks visibility of the existing freeway sign at the northwest side of the site, and impacts design for replacement sign. Acknowledged plans show nearby grade differences from sign base, but listed in feet difference without elevations. Revise plan to add: E) on elevation views and throughout location plan, please clarify where the nearly 10' difference in grade is at compared to the sign base grade - why two points shown that are less than 10 feet? F) page 2 indicates height taken from frontage road median - point out on the location map where that nearly 10' difference in grade is at, please. 4) (Needs clarification - add to elevation view page 6) - Add setback from property line or ADOT wall to demonstrate proposed visual proximity of sign from freeway travel lane. 5) for SSDO - please note materials used on sign (i.e, metals, masonry, etc.) 6) Structural is not being reviewed at this time. Only as a result of any potential approved SSDO process will structural be reviewed. Note that the plan indicates bolting though, clarify if using high strength bolting systems with engineering to support that, or if field welding applies - and note special inspections required for both, with custom engineering. Send revisions to Heather.Thrall@tucsonaz.gov (Note, SSDO applications sent in an email 12/6/19. Please examine sign design criteria at the back of the application.)</p>
1/22/2020	9805	Hthrall	SIGN SITE REVIEW	Continued	<p>Revised submittal received for review and to apply for Singular Sign Design Option for replacement freeway sign (2nd freeway sign for premise, to measure sign height from a different point than I-19 travel lane).</p>
1/3/2020	9805	Hthrall	SIGN SITE REVIEW	Continued	<p>RE: freeway sign review For: (replacement sign, 2nd freeway sign for premise) At: 902 W Irvington / Placita del Rio Permit: T19OT00930 Date: 1/3/20 (3rd review) Reviewer: H. Thrall Codes: Unified Development Code, Sign Standards UDC 7A, Outdoor Lighting Code (OLC), National Electric Code (NEC), International Building Code 2018 (IBC) 1) Proposal shows this is a replacement freeway sign for the freeway sign located at the far northwest parcel of the development along I-19 frontage. (sign is within sign area, vertical clearance under the sign, proximity to I-19 right of way) 2) Removal and replacement of the freeway sign</p>



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;

This property has special circumstances including the wall 24' that was built by ADOT that limits this property to the privileges that are enjoyed by other properties of the same classification. The new 24 ft. ADOT wall blocks the freeway signage from view from I-19.

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

The special circumstances regarding the request for the variance on this property are not self-imposed or created by the owner of the property.

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 existing Texas Roadhouse sign only identifies Texas Roadhouse, and is not meant for the rest of the shopping center, so a second sign would not be a special privilege.

The existing freeway sign has been partially covered by the wall installed by ADOT, which reduces or completely blocks tenant names and prevents identification of shops in the center. Measuring the base grade from the median rather than the I-19 travel lane to obtain the overall height is not a special privilege because it is needed to effectively provide signage over the newly installed ADOT wall.

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;

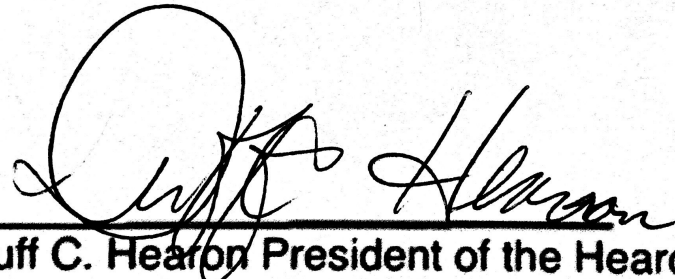
Because of the unique shape of the property, with the sign located on the far north side, identification is very difficult. With the addition of the wall built by ADOT it would be appropriate to grant a variance in order to gain the visibility that's needed on this property. The sign that is located for Texas Roadhouse is needed to identify the exit for Texas Roadhouse and is located on the property for that business, which is a separate ownership.

Case Number: C10- Activity Number: _____

The below represent parcel 120-05-275B, lot 275B
where the existing Placita Del Rio shopping center
sign is located.

I legally authorize the variance regarding this sign to
move forward.

Signature:
PDR Investors, L.L.C.

A handwritten signature in black ink, appearing to read 'Duff C. Hearon', written over a horizontal line.

Duff C. Hearon President of the Hearon Company, as
Manager of Ashland Group Millennium, L.L.C.,
Manager of PDR Investors, L.L.C.

August 20, 2020



CITY OF TUCSON

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 UK PUCPF DNDQCTFU VJG HTGGY Q I TFG VQ
 O GCUWGTJ GKJVHTOO KUVJG GEXCQVOP QHVG
 QWUFGGFI GQHJG HTGGY Q VTCXGNOPG PGCTGUWQ
 VJG HTGGY Q UK P 7 PFGTUQOF ORRNE BVKU
 TGSWGUPI OP 55' 1 E Q RQPGVQ ONDY I TFG VQ
 DGO GCUWGT HTOO CFI& GTPVRQFVWJ OP á ~ VTCXG
 NPG 6J KUTGSWGUVKUFWGVQC PGY \$' 1 6 Y ONI
 VONNGTGE GF QNPI VJG RTQRTV CPF RCTVON DQDE M
 XKUONQ QHVG GZKUPI HTGGY Q UK P CVJG
 PQTVY GUVUFGQHJG UKG CPF IO ROE VFGUK P HOT
 TGRNE G GPVUK P \$E MQY NFI GF RNPUIWQY
 PGCTD I TFG F& GTOPE GHTOO UK P DUG DWNUKF
 IR HGVF& GTOPE Q KJ QW/GEXCQVPU 4GXKGRNP VQ
 OFF C OFF I TFG GEXCQVOP HTOO VJG á ~ VTCXG
 NPGD OFF I TFG GEXCQVOP HTOO HTGGY Q GPV
 TOOR E OFF I TFG GEXCQVOP CVDUGQHUK P F OFF
 I TFG GEXCQVOP CVJGWYQRQFVWJ QY P QP VJG
 TGXUGF RNP UGV \$FF UGDOE MTGO RTQRTV NRG
 QT\$' 1 6 Y ONMQFGO QPVTGRTORQUGF XKUON
 RTQZIO K QHUK P HTOO HTGGY Q VTCXGNOPG ~ 5JQY
 UOPFCTF UFGQT VQR XGY CPF FIO GPUQP
 VIKEMBU WQY OP TKG FHCWTCUIR TGVOP VQ
 E QPGV~ (NBE TVE . KJ VPI VQGPVWTE Q RNOPE (YKJ
 ONQ VJG 55' 1 NKJVVTGURCUW CURG VC OFF
 - PQGHOTO CZIO VO NKJVDTKJ VPGUWQRNP
 D WQY UJWQa UYKE JNDE QQP E RPFKE QGYJGTG
 ETE WDTGCM TQDE QQP KUQP UKGF E QTKI KIRCPGU
 YKNGO K/NKJVQPN CVPKJVJ TQW J VJGVZVNI QU
 QT KIRCPGUW ONUCXGE QDT KG - TKUR - TGO G
 FKI TOO WQY UTCF RCPGNDW/PQVQP QVGTROPGU
 2CPGUW ONDGWPKQTO DOE MTQMPF E QDT DGIRF
 E Q RGT55' 1 RTQE GU & NTKI ^ \$ 0 QNGLE QQP
 OGTONQHJG CTGC QHPUON% . ODGNRTQRTV NRG &
 NODGN\$' 1 6 Y ONNDE QQP' NODGNá ~ VTCXGNOPG
 CPF GPV TOOR (FIO GPUQP FKUCPE GHTOO á ~
 VTCXGNOPGVQ UK P' 1 P UKGRNP CPF OGTONWQY
 NDE QQP QHGZKUPI 6GZOU4QCFJ QMUGFGXGQRO GPV
 YKJIR VJGUJ QRRPI E BVGT CPF WQY VJG NDE QQP
 QHVG GZKUPI 6GZOU4QCFJ QMUG HTGGY Q UK P ~
 5VWE WTONUPQVDGRI TGXGY GF CVJKVVO G 1 PNI
 CUC TGUWVQHOP RQGPVONORRTQXGF 55' 1 RTQE GU

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' DMH 7\ SH QVSHFVRU ' HFUL SL R ' HFUL SL R &RP P HQW

Y KNUVWE WTONDGTGXGY GF 0 QAGVJCVJGRNDP
 RFHE QGUDQNRPI VJQVJ E QTHI KMURPI JKJ
 UWTGP VJ DQNRPI UJUGO UYKU GPI RGGTRPI VQ
 UARRQTVVJCV QTKHOGNF YGNFRPI ORRINGU CPF PQAG
 URGE QNRURGE KQPUTGSWTCF HQT DQVJ YKU E WJQO
 GPI RGGTRPI 5CPF TGXKQPUVQ
 + GCWGT6JTON# WAE QPCA I QX 0 QAG 55' 1
 ORRNE QQPUUGPVIR CP GO CKN " " 2NBOUG
 GZOO RRGUKP FGLUKP E RGTIC CVJGDCE NQHWJG
 ORRNE QQP

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 <QPIRI \$FO RPKMTCQT 4WUNP 9 GNW CPF UCà OGV
 " VQFKE WU\$' 16 YONQDUE WVRPI GZKVRPI
 HGGYQ UKP HQT 2NDE VC FGN4HQ TGRNDE G GPVUKP
 RTORQLONQI QVJTONJ 5' 4& TGXGY 0GY \$' 16
 YONKU VONRGTEVK RURGE KQ \$RRNE QQP YQWV
 E QUKVQHC TGSWGVHQT ONQY CPE GQJ CXG PF
 HGGYQ UKP HQT RTGO KQ CPF VQ O GCUWTKUKP
 JGKJV ' O CZ HQO CFK GTGPVRQKPVJOP á
 VTCXGNQPG 5VQà RTQXFGF "" RGTO K/FQE VQ GPWJ
 HQO QTK RPNHTGGYQ UKP O GCUWTRPI VJCVUKP
 JGKJVHQO I TOFGCVDQUG 6JG "" RNDPUWQY
 GPI RGGTRPI HQT GZKVRPI E QUQP HQQGT VQ DG TG
 WUGF YKU RTORQUGF TGRNDE G GPVUKP &QPVCE QT
 VQUWIXQ CTGC HQT I TOFG RQKRVJHQT E Q RCTKQV VQ
 VOM QJG ' O CZIO WQ JGKJVHQO CPF WQY
 YKJIR RGPFRPI TGUW QHRNDPUCPF 5' 4&
 ORRNE QQP 5' 4& ORRNE QQP CPF UKP FGLUKP
 E RGTIC FKE WUGF

" " " ~ + VJTONI 5ã 0 5ã(4(8ã9 &QPVWVGF \$FFKUKPUWDO KXGF TGXUGF FQE VQ GPWJ 2TORQUGF
 HGGYQ UKP TGO QPUWQY P CV ~ VONHTQO DQUG
 4GSWQUGF OGGVRPI YKU <QPIRI \$FO RPKMTCQT
 \$' 16 YONKU VONRGTRURGE KQ DJ ' 4QDGTUJ

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 WDO KXNQHTGXUGF UKP JGKJVOPF I TOFG
 RURGE KQ VQ FGAGTO RRGKXCTKQVQ HQT I TOFGY CU
 QRVQ * KGP RURGE KQ ÖPFIRI U FKE WUKP
 WTPGF VQUWIXQ QHI TOFGCVUKG KHE QVCE QTHNVK
 YCUWUOPVONFI K GTGPV á/KUWPFGTUQQF VJG
 PGY \$' 16 YONKU VONCPF WPFGE QUTWE KQ E QUG
 VQVJGZKVRPI UKP

QVSHFV R

' DMH	7\ SH	QVSHFVRU	' HFUL SL R	' HFUL SL R	&RP P HQW
.	" " " "	+ VITONN	5ã 0 5ã(4(8ã 9	&QPVWGF	<p>âPURGE KQP 5VRGTXKQT ' CXK 4QDGTU E QFVE QF I TOFG GEXCQOP KPURGE KQP QHJ GCTGC OPF PQGF VJGI TOFG FK GTGPE QYGTGO KQOT + GRNDE G VJG TGF KQ ONK PO GPVQ VJG UK P RQKQOP CPF TGE QFQF VJCVU VJG E QVTQNRQPV + GTGE QFQF VJGI TOFG FK GTGPE QHTQO HTGGY QJ WQWFGT CV ~ ~ CDOXG E QVTQNRQPV VJG \$' 1 6 O QPVO GPVUK P PGCTD Q CV ~ CDOXG VJGE WTPVHTGGY QJ UK P DQUG CV CDOXG WUWRE JBUFK GTGPVJ OP VJG HTGGY QJ I TOFG GEXCQOP + GUW I GUJF CUWIXQ QHJ G NCPF CTQMPF VJG GZKUPI UK P E QW QLUK VHWTVJ GT DMW O QJ PQVTGXGONHWTVJ GTUWUUCPVONE JPI GUJF I TOFG ' KJ WUQ WMPGF VQ GZOO KQVQOP QHJ G I TOFG RQPVUW QY P K VJG QTK KRONUK P RGTO KV + QY GXGT \$FFKUK PUJ OF TQUGTE JF O KJ QON YKJ QWUWE EUGHT VJCVFQ E VGPVFKI TOO / WNRNGCFFTGUGUHT VJG UKGO OM GTGE QF UGTE JBUO QTGF K E W &QW HWTVJ GTDGC TQUGTE JKUW KHCFFTGUR JQUE JPI GF URE QJG UK P YCUDWNV</p>
	" " " "	+ VITONN	5ã 0 5ã(4(8ã 9	&QPVWGF	<p>4GXKQOP TGE QGF QP ~ WQYUC ~ VONN HTGGY QJ UK P &QFGRGTO KUO CZIO WO ~ CDOXG HTGGY QJ VTCXGNCPG GEXCQOP CPF XCTKPE QGTGPQV RGTO KXGF VQ KRE QUGHTGGY QJ UK P JGKJV ' WGVQ \$' 1 6 YQTMCVUKGVQE JPI GI TOFGUCPF CFF C HTGGY QJ YONCFXKGF E QVTCE QTUQ YQW KPURGE VTECHQTI TOFG XCTKQOPUHTFK E WUQOP VQ RQGPVON TGSVQJ VQXCTI YJGTGI TOFG KJ O GOUWGF HTQO HTVJGHTGGY QJ UK P HTVJG 5KPI WCT5K P ' GUK P 1 RVQOP RTQE GU</p>
	" " " "	+ VITONN	5ã 0 5ã(4(8ã 9	&QPVWGF	<p>4(UK P RGTO K/TGXGY) QJ TGRNDE QGPVHTGGY QJ UK P \$ 6 " 9 aXIRI VQ 4QCF 2N C FGNK WQRRIRI E QVGT2GTO K 6 " 1 6 " 4GXGY GT + 6JTONN CVQ " 2TQRQUNW QYUVJUKJC TGRNDE QGPVHTGGY QJ UK P HTVJGHTGGY QJ UK P NDE QGF CVJGHCTPQTVJYGVRC TE QHJG FGXGRO GPVONPI á ~ HOPVIG 4GO QXONCPF TGRNDE QGPVQHVJGHTGGY QJ UK P YKNTGSWTC 5KPI WCT5K P ' GUK P 1 RVQOP TGXGY RTQE GU VQ ONDY WQHTGGY QJ UK PUCVJIKUWQRRIRI EGPVGT RTGO KJG GZKUPI 6GZOU4QCFJQWUGUK P UO G RTGO KJG 2GT \$ D QPGHTGGY QJ UK P KJ RGTO KXGF RGTRGO KJG E Q O GTE QN QPG &QPVCE V UQ QHT5' 4& CRRNE QOPUCPE QJGHONDY KPI TGXGY E Q O GPVJCTG CFFTGUGF 0 1 6(^ \$ ^ F E KGTICHTVJG55' 1 RTQE GU F) TGGY QJ 5KPU \$ HTGGY QJ UK P WCVKURCTVQHJG</p>

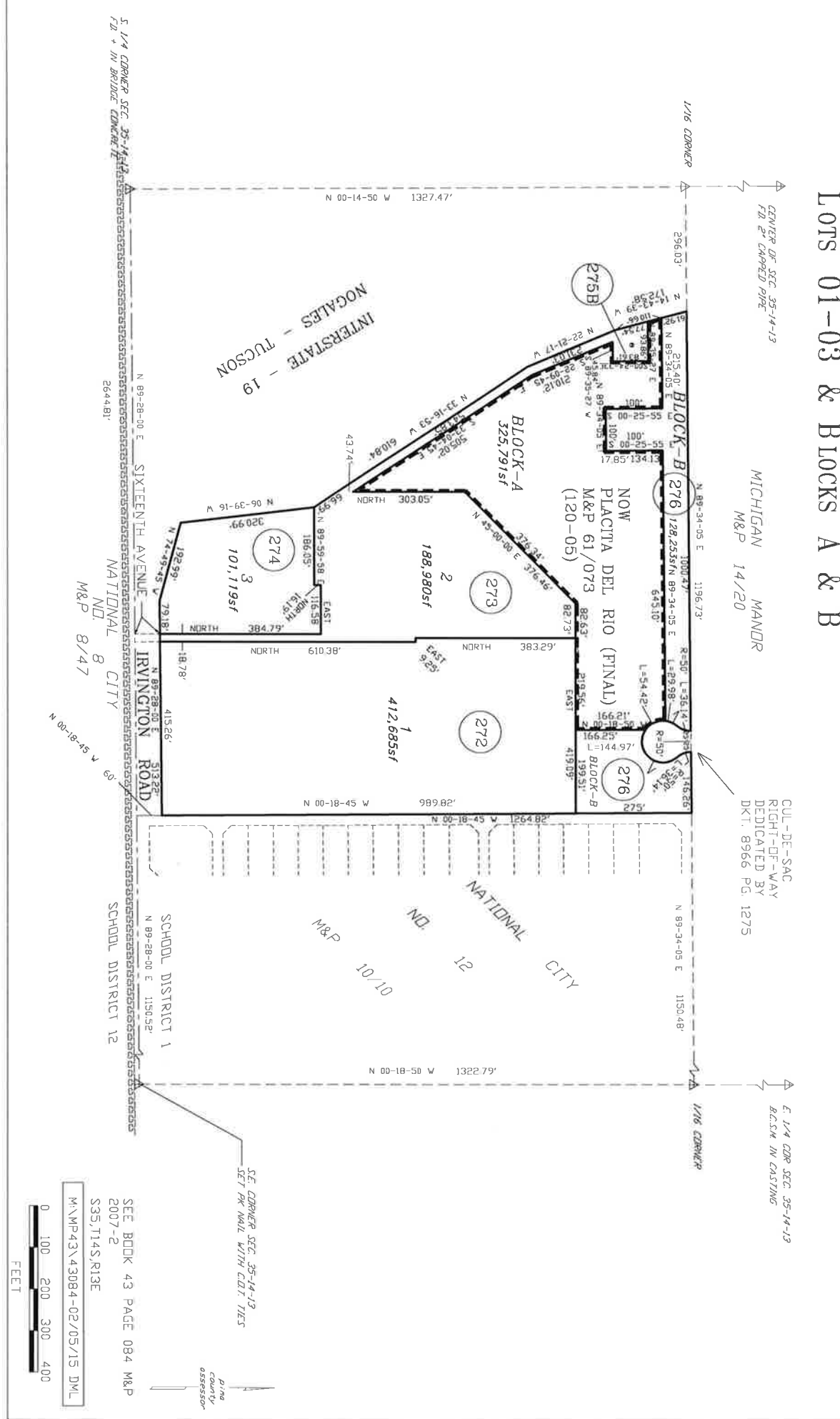
O CUGTUK P RTQI TOO W QNNR OFFKIQP VQ VIG
 UOPFCTFUQHJ GO CUGTUK P RTQI TOO DG
 E QUTVE GF IR CE ETRPE GY KJ VIG\$TVE Q' \$
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 UGE KQP 4GXGY OPF TGXKGPVMO DGT QHROPNUQP
 VIGUKP 4GXGY ^ \$ ^ FGUKP E KGTIC HQT
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 GZGTIQT UK P HECWMTGU KG KUVIKUO GQNY KU
 LRTQ GF HCVZ UAE E QVHCE R " 2TOXFG RJ QQUQH
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 E QVWV TCF GEXCVQPU CVDUG QHUKP O QGVICV
 \$' 16 RNDPUO Q DGPGGGF ðPURGE KQP UCa Y KNN
 E QFVE VMTXQ QHCTGC UY GNNHTFCACI CVJ GTRP
 ~ 5JQY UOPFCTF UFGQT VQR XGY OPF FIO GPUQP
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 VIGCTGC QHPUONOPF WJY RTQRTV NPG HGGY Q
 YONOPF FIO GPUQP VQ HGGY Q GPV [TOO R CPF
 HGGY Q VTCXGNOPGHQT FIO GPUQP RQHPV ~ 2NDP
 RTQXFG FQGPQWUJY 6GZCU4QQFJ QWUG
 FGXGNRO GPVPQT VIG6GZCU4QQFJ QWUG HGGY Q
 UK P ðHPQVONOP QPGRND RTQXFGWGGU VICV
 WJY VTCPUKQP QHFGXGNRO GPVY KU VICVDWVIRI
 OPF UK P 5VME WTONKUPQVDGRI TGXGY GF CV
 VIKUVIO G 1 PNI CUC TGUWVQHCP [RQGPVON
 ORRTQXGF 55' 1 RTQE QUY KNUWVE WTONDG
 TGXGY GF O QGVICV VIGRND IRFIE QJUDQVRI
 VQWJ E QTHI KNUVRI JKJ UTGPI VJ DQVRI
 U UGO UY KU GPI IRGGTHI VQWRRQTV VICV QT KHÖGF
 YGNIRI ORRNKU OPF PQGLURGE QNPLURGE KQPU
 TGSVWTF HQT DQV Y KU E WQO GPI IRGGTHI 5GPF
 TGXKUPUVQ + GCVJGT6J TON# WAE QPC I QX

ASSESSOR'S RECORD MAP

120-05

PLACITA DEL RIO

LOTS 01-03 & BLOCKS A & B



Parcel Number: 120-05-275B**Property Address****Street Number****Street Direction****Street Name****Location****Contact Information****Property Owner Information:**

PDR INVESTORS LLC
PO BOX 64132
TUCSON AZ
85728-4132

Property Description:

PLACITA DEL RIO PTN W93.86' BLOCK A

Valuation Data

Valuation Year	Property Class	Assessment Ratio	Land FCV	Imp FCV	Total FCV	Limited Value	Limited Assessed
2020	VACANT/AG/GOLF (2)	15.0	\$43,286	\$0	\$43,286	\$41,179	\$6,177
2021	VACANT/AG/GOLF (2)	15.0	\$49,470	\$0	\$49,470	\$43,238	\$6,486

Property Information

Township:	14.0	Section:	35	Range:	13.0E
Map:	43	Plat:	84	Block:	00A
Tract:		Land Measure:	24,735.00F	Lot:	
Census Tract:	2501	File Id:	1	Group Code:	000
Use Code:	0021 (VACANT COMMERCIAL URBAN SUBDIVIDED)	Date of Last Change:	11/21/2014		

Valuation Area**District Supervisor: RICHARD ELIAS District No: 5**

DOR Market	Land Subarea	Neighborhood	Sub ID	Economic District
7	1111046 DEL	01004001	43084 DEL	16

Recording Information (6)

Sequence No.	Docket	Page	Date Recorded	Type
20030640357	12021	1181	4/3/2003	WTDEED
20030640356	12021	1177	4/3/2003	WTDEED
20021980171	11904	559	10/11/2002	
20021980169	11904	518	10/11/2002	
20021980164	11904	488	10/11/2002	
20000540703	11258	1988	3/20/2000	

Petition Information (3)

Tax Year	Owner's Estimate	Petition	Work Up
2015	\$37,349		
2010	\$37,102		
2006	\$14,742		

Notes (5)

Created: 10/31/2014	PETITION 2015 B LEVEL RULE A
Modified: 10/31/2014	
Created: 7/7/2009	2010 A-LEVEL: REVIEWED & ADJUSTED.
Modified: 7/7/2009	
Created: 7/29/2005	'06 ~ A-LEVEL A-OK.
Modified: 7/29/2005	
Created: 1/27/2003	Change leg. class from 4 (16%) to 3 (25%) per field check by S. Scherrer Jan. 03. Part of Shopping Center. (M.Detaranto)
Modified: 1/27/2003	
Created: 12/19/2002	03 SPLIT 120-05-275 VESTING 11904-488, 518, 559
Modified: 12/19/2002	

Parcel Number: 120-05-2720

Property Address

Street Number	Street Direction	Street Name	Location
820	W	IRVINGTON RD	Tucson
840	W	IRVINGTON RD	Tucson
902	W	IRVINGTON RD	Tucson
950	W	IRVINGTON RD	Tucson

Contact Information

Property Owner Information:

NEC IRVINGTON I-19 LLC
ATTN: WEST COAST CAPITAL PARTNERS
25500 HAWTHORNE BLVD STE 2250
TORRANCE CA
90505-6835

Property Description:

PLACITA DEL RIO LOT 1

Valuation Data

Valuation Year	Property Class	Assessment Ratio	Land FCV	Imp FCV	Total FCV	Limited Value	Limited Assessed
2020	COMMERCIAL (1)	18.0	\$1,861,209	\$3,138,791	\$5,000,000	\$5,000,000	\$900,000
2021	COMMERCIAL (1)	18.0	\$1,861,209	\$2,889,951	\$4,751,160	\$4,152,514	\$747,453

Property Information

Township:	14.0	Section:	35	Range:	13.0E
Map:	43	Plat:	84	Block:	
Tract:		Land Measure:	412,685.00F	Lot:	00001
Census Tract:	2501	File Id:	1	Group Code:	000
Use Code:	2811 (PART COMP CONV/STRIP STORES SUPERMARKETS)			Date of Last Change:	1/4/2019

Sales Information (1)

Affidavit of Fee No.	Parcel Count	Sale Date	Property Type	Sale	Time Adjusted Sale	Cash	Validation
20183540694	1	7/2018	Commercial/Industrial	\$3,300,000	\$3,300,000	Y	W1 DLM

Valuation Area

District Supervisor: RICHARD ELIAS District No: 5

DOR Market	Land Subarea	Neighborhood	Sub ID	Economic District
7	1111046 DEL	01004001	43084 DEL	16

Recording Information (2)

Sequence No.	Docket	Page	Date Recorded	Type
20183540694	0	0	12/20/2018	WTD EED
0	8966	1494	1/30/1991	

Commercial Characteristics

Property Appraiser: Sarah Rushing Phone: (520) 724-8292

Commercial Summary

Interface	Total Sq Ft	Cost Value	CCS Override	Market Override
Y	79,186	\$5,023,394	\$0	\$2,889,951

Commercial Detail

SEQ-SECT	Const Year	Model / Grade	IPR	Sq Ft	RCN	RCNLD	Model Description
001-001	1991	112/3	00000000	79,186	\$8,212,767	\$4,437,604	SUPERMARKET
002-001	1991	290/3	00000000	0	\$971,880	\$358,624	PARKING LOT
004-001	1991	101/3	00000000	0	\$371,186	\$227,166	COMMERCIAL YARD IMPROVEMENTS

Petition Information (12)

Tax Year	Owner's Estimate	Petition	Work Up
2019	\$4,998,644	pdf	pdf
2016	\$3,382,176	pdf	
2015	\$2,000,000		
2014	\$3,229,873		
2012	\$4,728,000		
2011	\$4,150,000		
2010	\$5,400,000		
2009	\$6,000,000		
2007	\$4,405,000		
2004	\$3,585,585		
2003	\$3,610,000		
2002	\$3,901,000		

Permits (37)

Permit	Status	Issued	Final	City	Value	SqFt	Sub	FirstInsp	LastInsp	Processed	% Complete
T01EL00162	COTH ~ FINAL	01/24/2001	01/26/2001	TUC	\$0	0	*/*				0
Description: CARNIVAL:ELECTRIC											
T99BU01894	COTH ~ FINAL	08/04/1999	08/06/1999	TUC	\$2,184	0	*/*	07/31/2007			0
Description: FIRE SPKR:RELOC 39											
T99CM02815	CALT ~ FINAL	06/16/1999	12/27/1999	TUC	\$60,000	0	*/*	07/31/2007			0
Description: TI:GROCERY STORE REMODEL RESTROOMS,CEILING OVER CHECKSTANDS AND CHECKSTANDS REVISED ADDITIONAL - 12/3/99 REVISED RESTROOMS PER 12/3/99 DRAWINGS											
T99EL00214	COTH ~ FINAL	02/02/1999	02/12/1999	TUC	\$0	0	*/*	07/31/2007			0
Description: RECONNECT:CARNIVAL											
T98EL00343	COTH ~ FINAL	02/25/1998	03/27/1998	TUC	\$0	0	*/*	07/31/2007			0
Description: RECONNECT:ELECTRIC CARNIVAL											
T97EL01551	COTH ~ FINAL	09/24/1997	09/26/1997	TUC	\$0	0	*/*	07/31/2007			0
Description: RECONNECT:ELECTRIC:CARNIVAL											
T97EL00163	COTH ~ FINAL	03/18/1997	03/20/1997	TUC	\$0	0	*/*	07/31/2007			0
Description: ELECTRICAL:CARNIVAL ELEC.											
T20CM00420	CNEW ~ ISSUED	01/27/2020		TUC	\$30,000	0	*/*	11/15/2019	02/19/2020		40
Description: SHELL ONLY- AUTOZONE											
T19OT01171	SIGN ~ ISSUED	12/17/2019		TUC	\$0	0	*/*				
Description: 1-ILLUM WALL SIGN											
T19CM08058	CALT ~ ISSUED	11/01/2019		TUC	\$7,661	0	*/*	11/15/2019	11/15/2019		100
Description: EXTERIOR CANOPIES											
T19OT00982	SIGN ~ ISSUED	10/17/2019		TUC	\$0	0	*/*				
Description: 6-ILLUM WALL SIGNS (5 wall + 1 Corfc DF)											
T19CM04364	CALT ~ FINAL	08/09/2019	12/05/2019	TUC	\$1,500,000	86,536	*/*	12/31/2019	11/15/2019		100
Description: GROCERY STORE											
T19CM04364	CALT ~ FINAL	08/09/2019	12/05/2019	TUC	\$1,500,000	86,536	*/*	12/31/2019	12/31/2019		40
Description: GROCERY STORE											
T19CM04228	CALT ~ FINAL	06/18/2019	03/20/2020	TUC	\$30,000	0	*/*	11/15/2019	11/15/2019		100
Description: INTERIOR DEMO											

Permits (37)

Permit	Status	Issued	Final	City	Value	Sqft	Sub	FirstInsp	LastInsp	Processed	% Complete
T19CM00807	CALT ~ FINAL	04/08/2019	11/15/2019	TUC	\$250,000	0	*/*	11/15/2019	11/15/2019		100
Description: EXTERIOR REMODEL AND INTERIOR DIVIDING WALL											
T17BU00162	CDMO ~ FINAL	05/02/2017	05/26/2017	TUC	\$2,020	0	*/*	05/24/2017			100
Description: FULL DEMO											
T13BU01159	COTH ~ FINAL	10/21/2013	11/05/2013	TUC	\$1,320	0	*/*	12/31/2019	12/31/2019		100
Description: FIRE SPRINKLER											
T12BU01206	COTH ~ FINAL	10/15/2012	10/15/2012	TUC	\$0	0	*/*				0
Description: SMALL PORTABLE DONATION BIN											
T11CM03845	CALT ~ FINAL	01/30/2012	04/17/2012	TUC	\$10,000	0	*/*				0
Description: TI: OVEN REPLACEMENT AT GROCERY STORE											
T11CM02284	CALT ~ FINAL	07/22/2011	08/04/2011	TUC	\$18,000	0	*/*				0
Description: TI:FRYS											
T09OT02293	SIGN ~ FINAL	10/27/2009	04/14/2010	TUC	\$0	0	*/*				
Description: 17359											
T09CM02343	COTH ~ FINAL	09/02/2009	09/18/2009	TUC	\$0	0	*/*				0
Description: GENERATOR;CARNIVAL											
T08OT00934	SIGN ~ FINAL	04/18/2008	06/11/2008	TUC	\$0	0	*/*				
Description: 14828											
T08OT00823	SIGN ~ FINAL	04/08/2008	06/27/2008	TUC	\$0	0	*/*				
Description: 14755											
T08OT00824	SIGN ~ FINAL	04/08/2008	06/27/2008	TUC	\$0	0	*/*				
Description: 14754											
T07OT02903	SIGN ~ FINAL	12/26/2007	04/30/2008	TUC	\$0	0	*/*				
Description: 14227											
T07CM03406	CNEW ~ FINAL	12/18/2007	07/14/2008	TUC	\$370,624	176	*/*	08/13/2009	08/13/2009		0
Description: FUEL CENTER											
T07EL00188	COTH ~ FINAL	02/01/2007	02/09/2007	TUC	\$0	0	*/*				0
Description: ELEC RECONNECT FOR CARNIVAL											

Permits (37)

Permit	Status	Issued	Final	City	Value	SqFt	Sub	FirstInsp	LastInsp	Processed	% Complete
T06OT03313	SIGN ~ FINAL	12/22/2006	07/16/2007	TUC	\$0	0	*/*				
Description: 12410											
T06OT01373	SIGN ~ FINAL	05/23/2006	01/11/2007	TUC	\$0	0	*/*				
Description: 11220											
T05OT03162	SIGN ~ FINAL	12/20/2005	06/19/2006	TUC	\$0	0	*/*				
Description: 10300											
T05OT03163	SIGN ~ FINAL	12/20/2005	06/16/2006	TUC	\$0	0	*/*				
Description: 10299											
T05CM02556	CALT ~ FINAL	06/06/2005	09/07/2005	TUC	\$55,000	830	*/*				0
Description: COMM TI:INTERIOR REMODEL: INSTORE WELLS FARGO											
T03OT02109	SIGN ~ FINAL	12/03/2003	07/14/2004	TUC	\$0	0	*/*				
Description: SIGN:6398											
T03CM05532	CALT ~ FINAL	11/26/2003	12/05/2003	TUC	\$25,000	1,208	*/*				0
Description: TI:RETAIL											
T03EL00123	COTH ~ FINAL	01/23/2003	02/05/2003	TUC	\$0	0	*/*				0
Description: CARNIVAL:ELECTRIC											
T01OT01071	SIGN ~ FINAL	12/11/2001	12/20/2001	TUC	\$0	0	*/*				
Description: SIGN:3424											

Notes (23)

Created: 12/20/2019 2021N-Update use code from 1130 2811. No change to Land/IMP class at 1/0. Update IMP 001 to 70% complete, sf from 82777sf to 79186sf, effective age to 2000 and update components.
Modified: 12/31/2019 TI in progress. Delete IMP 001-002. Update APEX/photos in BookMap.

Created: 10/22/2019 2021N-correct legislative subclass on both land and improvements from SC to standard, change use code from 1417 to 1130.
Modified: 10/22/2019

Created: 1/14/2019 2020N- UPDATE HEATING & COOLING ON IMP 001.
Modified: 1/14/2019

Created: 11/9/2018 Petition 2019 B-level Rule A
Modified: 11/9/2018

Created: 11/2/2018 2019 SBOE Noticed Appeal Decision Entered
Modified: 11/2/2018

Created: 12/27/2017 2019N- No change to land/imp class at 1/0. Update use code from 1410 to 1417. No longer a qualifying shopping center. Update imps from SC to standard.
Modified: 12/27/2017

Created: 10/10/2017 2014-2017 NDC processed. No change to values.
Modified: 10/10/2017

Created: 8/16/2017 2019N- No change to land/imp class at 1/0. No change to use code. Updated photos in BookMap.
Modified: 8/16/2017

Created: 6/2/2017 2019N - No change to Use Code at 1410. No change to Land/imp class at 1/0. CCS to delete Imp 3 for the Fuel Station. Update BookMap photos.
Modified: 8/14/2017

Created: 8/7/2015 PETITION 2016 A LEVEL RULE A
Modified: 8/7/2015

Created: 1/1/2015 2016N-Per review, no chng to use code or land/imp cls. Updated CCS Yard improvements and CCS Parking lots
Modified: 1/1/2015

Created: 7/1/2014 PETITION 2015 A LEVEL RULE A
Modified: 7/1/2014

Created: 6/17/2014 2015 Notice shopping center eff age calc issue. 2015 notice imp value summed incorrectly and undervalued. NOPC (for 2015 dated 1-1-2015) initiated unless 2015 appeal in place. Letter sent to all shopping center parcels.
Modified: 6/12/2014

Created: 10/13/2011 PETITION 2012 B LEVEL
Modified: 10/13/2011

Created: 10/22/2010 2011 B-LEVEL: REVIEWED & ADJUSTED.
Modified: 10/22/2010

Created: 8/13/2009 2011 notice - no change to use or class - list fueling operation = 5 pumps
Modified: 8/13/2009

Created: 7/21/2009 2010 A-LEVEL: REVIEWED & ADJUSTED.
Modified: 7/21/2009

Created: 8/11/2008 2009 A-LEVEL: REVIEWED & ADJUSTED.
Modified: 8/11/2008

Created: 7/13/2006 2007 A-LEVEL OK.
Modified: 7/13/2006

•6/30/2020

Pima County Assessor's Office

Created: 7/11/2006	Development Plan received 7-06 for Fueling operation on this site.
Modified: 7/11/2006	
Created: 6/25/2003	A-LEVEL OK
Modified: 6/25/2003	
Created: 12/23/2002	CHGE USE CODE FROM 1140 TO 1410. SUBJ PROP IS PART OF QUAL-FYING SHOP CTR
Modified: 12/23/2002	
Created: 8/9/2002	A-LEVEL OK
Modified: 8/9/2002	

Parcel Number: 120-05-2730

Property Address

Street Number	Street Direction	Street Name	Location
910	W	IRVINGTON RD	Tucson
918	W	IRVINGTON RD	Tucson

Contact Information

Property Owner Information:

PDR INVESTORS LLC
PO BOX 64132
TUCSON AZ

Property Description:

PLACITA DEL RIO LOT 2

85728-4132

Valuation Data

Valuation Year	Property Class	Assessment Ratio	Land FCV	Imp FCV	Total FCV	Limited Value	Limited Assessed
2020	COMMERCIAL (1)	18.0	\$852,300	\$3,915,600	\$4,767,900	\$2,309,520	\$415,714
2021	COMMERCIAL (1)	18.0	\$852,300	\$3,915,600	\$4,767,900	\$2,424,996	\$436,499

Property Information

Township:	14.0	Section:	35	Range:	13.0E
Map:	43	Plat:	84	Block:	
Tract:		Land Measure:	188,980.00F	Lot:	00002
Census Tract:	2501	File Id:	1	Group Code:	000
Use Code:	1130 (RETAIL STRIP CENTER)	Date of Last Change:	3/21/2007		

Valuation Area

District Supervisor: RICHARD ELIAS District No: 5

DOR Market	Land Subarea	Neighborhood	Sub ID	Economic District
7	1111046 DEL	01004001	43084 DEL	16

Recording Information (7)

Sequence No.	Docket	Page	Date Recorded	Type
20030640357	12021	1181	4/3/2003	WTDEED
20030640356	12021	1177	4/3/2003	WTDEED
20021980171	11904	559	10/11/2002	DEED
20021980169	11904	518	10/11/2002	WTDEED
20021980164	11904	488	10/11/2002	DEED
20000540703	11258	1988	3/20/2000	
0	8966	1240	1/30/1991	

Commercial Characteristics

Property Appraiser: Sarah Rushing Phone: (520) 724-8292

Commercial Summary

Interface	Total Sq Ft	Cost Value	CCS Override	Market Override
Y	31,786	\$2,158,208	\$0	\$3,915,600

Commercial Detail

SEQ-SECT	Const Year	Model / Grade	IPR	Sq Ft	RCN	RCNLD	Model Description
001-001	2001	290/3	0000000	0	\$355,110	\$191,759	PARKING LOT
002-001	2001	141/3	0000000	11,472	\$936,246	\$690,950	NEIGHBORHOOD SHOPPING CENTER
003-001	2001	141/3	0000000	20,314	\$1,652,079	\$1,219,234	NEIGHBORHOOD SHOPPING CENTER
004-001	2001	101/3	0000000	0	\$74,424	\$56,265	COMMERCIAL YARD IMPROVEMENTS

Petition Information (5)

Notice of Value		Notice of Change			
Tax Year	Owner's Estimate	Petition	Work Up	Owner's Estimate	Work up
2021	\$1,907,280				
2015	\$1,962,651				
2014	\$1,200,000				
2006	\$1,430,415				
2002	\$281,684			\$926,275	

Permits (53)

Permit	Status	Issued	Final	City	Value	SqFt	Sub	FirstInsp	LastInsp	Processed	% Complete
T01BU02565	COTH ~ FINAL	09/06/2001	09/06/2001	TUC	\$1,112	0	*/*				0
	Description: FIRE:SPKR:4 NEW & 12 RELOCATE										
T01BU02523	COTH ~ FINAL	08/30/2001	09/06/2001	TUC	\$2,756	0	*/*				0
	Description: FIRE SPKR:ADD 22/RELOCATE 6										
T01CM03751	CALT ~ FINAL	08/01/2001	08/08/2001	TUC	\$4,950	1,206	*/*				0
	Description: TI:OFFICE/RETAIL										
T01EL02015	COTH ~ FINAL	08/01/2001	11/15/2001	TUC	\$0	0	*/*				0
	Description: SIGNELECTRIC:2825										
T01BU02133	COTH ~ FINAL	07/26/2001	08/02/2001	TUC	\$1,876	0	*/*				0
	Description: FIRE SPKR:ADD 14 & RELOCATE 6										
T01BU02169	COTH ~ FINAL	07/26/2001	08/07/2001	TUC	\$1,552	0	*/*				0
	Description: FIRE SPKR:RELOCATE 12 & ADD 8										
T01BU02171	COTH ~ FINAL	07/26/2001	08/07/2001	TUC	\$1,772	0	*/*				0
	Description: FIRE SPKR:RELOCATE 12 & ADD 10										
T01BU02105	COTH ~ FINAL	07/23/2001	12/20/2001	TUC	\$2,054	0	*/*				0
	Description: FIRE SPKR:RELOCATE 19 & ADD 9										
T01CM03418	CALT ~ FINAL	07/20/2001	08/27/2001	TUC	\$80,000	3,853	*/*				0
	Description: TI:RETAIL										
T01EL01827	COTH ~ FINAL	07/13/2001	07/30/2001	TUC	\$0	0	*/*				0
	Description: SIGNELECTRIC:2723										
T01EL01815	COTH ~ FINAL	07/12/2001	09/07/2001	TUC	\$0	0	*/*				0
	Description: SIGNELECTRIC:2709										
T01CM03099	CALT ~ FINAL	07/10/2001	12/21/2001	TUC	\$200,000	2,400	*/*				0
	Description: TI:LAUNDRYMAT										
T01BU01748	COTH ~ FINAL	06/20/2001	06/29/2001	TUC	\$1,332	0	*/*				0
	Description: FIRE SPKR:RELOCATE 12: ADD 6										
T01BU01749	COTH ~ FINAL	06/20/2001	07/16/2001	TUC	\$2,786	0	*/*				0
	Description: FIRE SPKR:RELOCATE 36: ADD 7										

Permits (53)

Permit	Status	Issued	Final	City	Value	SqFt	Sub	FirstInsp	LastInsp	Processed	% Complete
T01BU01751	COTH ~ FINAL	06/20/2001	07/23/2001	TUC	\$2,672	0	*/*				0
	Description: FIRE SPKR:RELOCATE 32: ADD 8										
T01BU01754	COTH ~ FINAL	06/20/2001	07/16/2001	TUC	\$1,876	0	*/*				0
	Description: FIRE SPKR:RELOCATE 6 & ADD 14										
T01CM02403	CALT ~ FINAL	06/18/2001	07/13/2001	TUC	\$8,000	1,686	*/*				0
	Description: TI:OFFICE										
T01EL01586	COTH ~ FINAL	06/18/2001	02/12/2002	TUC	\$0	0	*/*				0
	Description: SIGNELECTRIC:2607										
T01CM02290	CALT ~ FINAL	06/08/2001	10/10/2002	TUC	\$12,000	870	*/*				0
	Description: TI:RETAIL										
T01CM02319	CALT ~ FINAL	06/08/2001	10/08/2002	TUC	\$12,000	1,062	*/*				0
	Description: TI:RETAIL										
T01CM02320	CALT ~ FINAL	06/08/2001	09/11/2001	TUC	\$12,000	1,200	*/*				0
	Description: TI:RETAIL										
T01CM02321	CALT ~ FINAL	06/08/2001	09/05/2001	TUC	\$12,000	1,200	*/*				0
	Description: TI:RETAIL										
T01CM02322	CALT ~ FINAL	06/08/2001	08/10/2001	TUC	\$12,000	1,200	*/*				0
	Description: TI:RETAIL										
T01CM02291	CALT ~ FINAL	05/31/2001	08/16/2001	TUC	\$20,000	1,105	*/*				0
	Description: TI:RETAIL										
T01CM02316	CALT ~ FINAL	05/31/2001	08/10/2001	TUC	\$20,000	2,220	*/*				0
	Description: TI:RETAIL										
T01CM02448	CALT ~ FINAL	05/25/2001	07/18/2001	TUC	\$25,000	3,872	*/*				0
	Description: TI:RETAIL GENERAL REPAIR WORK NO STRUCTURAL WORK										
T01CM01894	CALT ~ FINAL	05/21/2001	07/12/2001	TUC	\$16,500	1,648	*/*				0
	Description: TI:RETAIL										
T01CM02215	CALT ~ FINAL	05/21/2001	07/27/2001	TUC	\$33,417	4,042	*/*				0
	Description: TI:RETAIL										

Permits (53)

Permit	Status	Issued	Final	City	Value	SqFt	Sub	FirstInsp	LastInsp	Processed	% Complete
T01CM02217	CALT ~ FINAL	05/21/2001	07/12/2001	TUC	\$37,150	4,491	*/*				0
Description: TI:RETAIL											
T01CM02218	CALT ~ FINAL	05/21/2001	07/12/2001	TUC	\$15,000	1,040	*/*				0
Description: TI:NAIL SALON											
T01CM02219	CALT ~ FINAL	05/21/2001	07/12/2001	TUC	\$2,400	1,228	*/*				0
Description: TI:RETAIL											
T01BU00764	COTH ~ FINAL	03/21/2001	07/16/2001	TUC	\$29,260	0	*/*				0
Description: FIRE SPRK:266 NEW											
T00CM04303	COTH ~ FINAL	11/01/2000	07/13/2001	TUC	\$925,000	0					0
Description: NEW/RETAIL SHELL											
T17CM05855	COTH ~ FINAL	08/09/2017	08/14/2017	TUC	\$0	0	*/*				
Description: CHANGE OF USE GOOD OL TOWNS TO MARTIAL ARTS STUDIO											
T12CM04143	CALT ~ FINAL	08/28/2012	11/08/2012	TUC	\$75,000	1,290	*/*				0
Description: TI: JIMMY JOHN'S RESTAURANT - 1290 S.F.											
T11CM02537	CALT ~ FINAL	08/23/2011	10/03/2011	TUC	\$30,000	1,200	*/*				0
Description: TI: HAIR SALON											
T10EL02368	COTH ~ FINAL	10/15/2010	03/16/2011	TUC	\$0	0	*/*				0
Description: ELEC RECONNECT											
T10EL02369	COTH ~ FINAL	10/15/2010	03/16/2011	TUC	\$0	0	*/*				0
Description: ELEC RECONNECT											
T10EL00966	COTH ~ FINAL	04/26/2010	12/10/2010	TUC	\$0	0	*/*				0
Description: ELECTRIC:RECONNECT											
T08CM03234	CALT ~ FINAL	11/06/2008	12/12/2008	TUC	\$10,000	1,200	*/*				0
Description: TI: TAX SERVICE											
T08EL00509	COTH ~ FINAL	03/31/2008	04/08/2008	TUC	\$0	0	*/*				0
Description: RECONNECT:ELECTRIC:RETAIL											
T07BU01345	COTH ~ FINAL	06/19/2007	12/20/2007	TUC	\$1,484	0	*/*				0
Description: CANOPY TENT											

Permits (53)

Permit	Status	Issued	Final	City	Value	SqFt	Sub	FirstInsp	LastInsp	Processed	% Complete
T05CM03097	CALT ~ FINAL	07/11/2005	08/24/2005	TUC	\$20,000	1,220	*/*				0
	Description: TI: OFFICE										
T03CM05439	CALT ~ FINAL	06/10/2004	09/20/2004	TUC	\$28,000	480	*/*				0
	Description: ADDITION:OFFICE										
T04CM01506	CALT ~ FINAL	04/13/2004	06/24/2004	TUC	\$28,000	7,715	*/*				0
	Description: TI:RETAIL										
T02BU02780	COTH ~ FINAL	12/10/2002	01/16/2003	TUC	\$8,030	0	*/*				0
	Description: FIRE SPRK:ADD 73										
T02CM04709	CALT ~ FINAL	11/01/2002	01/15/2003	TUC	\$300,000	7,029	*/*				0
	Description: TI:DENTAL OFFICE										
T02CM04683	CNEW ~ FINAL	10/31/2002	01/15/2003	TUC	\$75,000	1,770	*/*				0
	Description: SHELL BUILDING										
T02CM04783	CALT ~ FINAL	10/21/2002	11/15/2002	TUC	\$15,000	1,128	*/*				0
	Description: TI:OFFICE										
T02BU02604	COTH ~ FINAL	10/03/2002	10/03/2002	TUC	\$1,656	0	*/*				0
	Description: FIRE SPRK:RELOCATE 6 & ADD 12										
T02CM04278	CALT ~ FINAL	09/24/2002	10/08/2002	TUC	\$10,000	1,203	*/*				0
	Description: TI:OFFICE										
T01CM04924	CALT ~ FINAL	10/22/2001	11/30/2001	TUC	\$40,000	1,024	*/*				0
	Description: TI:MEDICAL OFFICE 19' x 65' SPACE, METAL STUDS W/ GYP BD										
T01CM04686	CALT ~ FINAL	10/15/2001	10/26/2001	TUC	\$10,526	1,200	*/*				0
	Description: TI: RETAIL STORE										

Notes (7)

Created: 10/22/2019 Modified: 10/22/2019	2021N- correct legislative subclass on both land and improvements from SC to standard, change use code from 1417 to 1130.
Created: 12/27/2017 Modified: 12/27/2017	2019N- No change to land/imp class at 1/0. Update use code from 1410 to 1417. No longer a qualifying shopping center. Update imps from SC to standard.
Created: 10/31/2014 Modified: 10/31/2014	PETITION 2015 B LEVEL RULE A
Created: 6/17/2014 Modified: 6/12/2014	2015 Notice shopping center eff age calc issue. 2015 notice imp value summed incorrectly and overvalued. NOPC (for 2015 dated 1-1-2015) initiated unless 2015 appeal in place. Letter sent to all shopping center parcels.
Created: 12/23/2002 Modified: 12/23/2002	CHGE USE CODE FROM 1140 TO 1410. SUBJ PROP IS PART OF QUALIFYING SHOP CTR
Created: 1/8/2002 Modified: 1/9/2002	2001 COURTCASE TX2000-00079 DB#2103
Created: 10/31/2001 Modified: 10/31/2001	CORRECT SQ FT ON BLDG 3.

Parcel Number: 120-05-2740**Property Address**

Street Number	Street Direction	Street Name	Location
968	W	IRVINGTON RD	Tucson

Contact Information**Property Owner Information:**

SCHULTZ FAMILY TR
ATTN: BRADLEY J SCHULTZ & SUZANNE R
SCHULTZ TR
4731 RANCHO DEL MAR TRL
92130-5211

Property Description:

PLACITA DEL RIO LOT 3

Valuation Data

Valuation Year	Property Class	Assessment Ratio	Land FCV	Imp FCV	Total FCV	Limited Value	Limited Assessed
2020	COMMERCIAL (1)	18.0	\$808,952	\$766,208	\$1,575,160	\$1,385,446	\$249,380
2021	COMMERCIAL (1)	18.0	\$808,952	\$766,208	\$1,575,160	\$1,454,718	\$261,849

Property Information

Township:	14.0	Section:	35	Range:	13.0E
Map:	43	Plat:	84	Block:	
Tract:		Land Measure:	107,119.00F	Lot:	00003
Census Tract:	2501	File Id:	1	Group Code:	000
Use Code:	2010 (RESTAURANT SIT DOWN)				
		Date of Last Change:	9/21/2012		

Valuation Area

District Supervisor: RICHARD ELIAS **District No:** 5

DOR Market	Land Subarea	Neighborhood	Sub ID	Economic District
7	1111046 DEL	01004001	43084 DEL	16

Recording Information (5)

Sequence No.	Docket	Page	Date Recorded	Type
20122440408	0	0	8/31/2012	WTDEED
20091810074	13646	182	9/18/2009	QCDEED
20050370574	12496	2319	2/24/2005	WTDEED
20041191091	12327	5564	6/21/2004	WTDEED
97031261	10493	1894	3/3/1997	

Commercial Characteristics

Property Appraiser: Sarah Rushing Phone: (520) 724-8292

Commercial Summary

Interface	Total Sq Ft	Cost Value	CCS Override	Market Override
Y	7,430	\$890,759	\$0	\$766,208

Commercial Detail

SEQ-SECT	Const Year	Model / Grade	IPR	Sq Ft	RCN	RCNLD	Model Description
001-001	1992	290/3	0000000	0	\$271,005	\$102,440	PARKING LOT
002-001	2011	201/3	0000000	7,430	\$888,389	\$751,577	RESTAURANT FULL SERVICE
003-001	1992	101/3	0000000	0	\$58,321	\$36,742	COMMERCIAL YARD IMPROVEMENTS

Petition Information (5)

Tax Year	Owner's Estimate	Petition	Work Up
2012	\$303,438		
2011	\$303,309		
2009	\$429,412		
2008	\$378,916		
2005	\$200,000		

Permits (3)

Permit	Status	Issued	Final	City	Value	SqFt	Sub	FirstInsp	LastInsp	Processed	% Complete
T11BU01339	COTH ~ FINAL	10/12/2011	11/29/2011	TUC	\$27,528	0	*/*				0
Description: Install 143 new fire sprinklers											
T11BU01276	COTH ~ FINAL	10/11/2011	11/28/2011	TUC	\$3,168	0	*/*				0
Description: FIRE ALARM											
T10CM03349	CNEW ~ FINAL	07/26/2011	12/02/2011	TUC	\$835,273	6,995	*/*				0
Description: NEW: RESTAURANT											

Notes (12)

Created: 10/23/2019 Modified: 10/23/2019	2021N- correct legislative subclass on both land and improvements from SC to standard, change use code from 1417 to 2010.
Created: 1/2/2019 Modified: 1/2/2019	2020N-No change to use code at 1417. No change to Land/IMP class at 1/0. Update IMP 002 from 7004 sf to 7430. Tenant addition is complete. Update APEX/photos in BookMap.
Created: 12/27/2017 Modified: 12/27/2017	2019N- No change to land/imp class at 1/0. Update use code from 1411 to 1417. No longer a qualifying shopping center. Update imps from SC to standard.
Created: 1/1/2015 Modified: 1/1/2015	2016N-Per review, no chng to use code or land/imp cls. Updated CCS Yard improvements and CCS Parking lots
Created: 6/17/2014 Modified: 6/12/2014	2015 Notice shopping center eff age calc issue. No imps changed on this property so no error occurred. Letter sent to all parcels.
Created: 11/23/2011 Modified: 11/23/2011	2013N 100% Compl 12-12-11. Update BookMap photos, APEX, CCS. Change UseCode from 1410 to 1411; Change Class/Ratio from 1/2-19% Mixed Ratio to 1/0-100% Commercial.
Created: 7/30/2008 Modified: 7/30/2008	2009 A-LEVEL: REVIEWED & ADJUSTED
Created: 8/1/2007 Modified: 8/1/2007	2008 A-LEVEL OK.
Created: 10/25/2006 Modified: 10/25/2006	Front portion of parcel used for car sales; rear portion is pad for sale 9-06
Created: 9/5/2006 Modified: 9/5/2006	Per 9072-1545, parcel use is restricted to conventional restaurant or cafeteria. Ashland purchase reflects this restriction.
Created: 8/11/2004 Modified: 8/11/2004	A-LEVEL OK
Created: 12/23/2002 Modified: 12/23/2002	CHG USE CODE FROM 1140 TO 1410. SUBJ PROP IS PART OF QUALIFYING SHOP CTR

ASSESSOR'S RECORD MAP

120-05

PLACITA DEL RIO
LOTS 004-005

(RESUB 43/084 M&P)

E. 1/4 CDR SEC. 35-14-13
B.C.S.M. IN CASTING

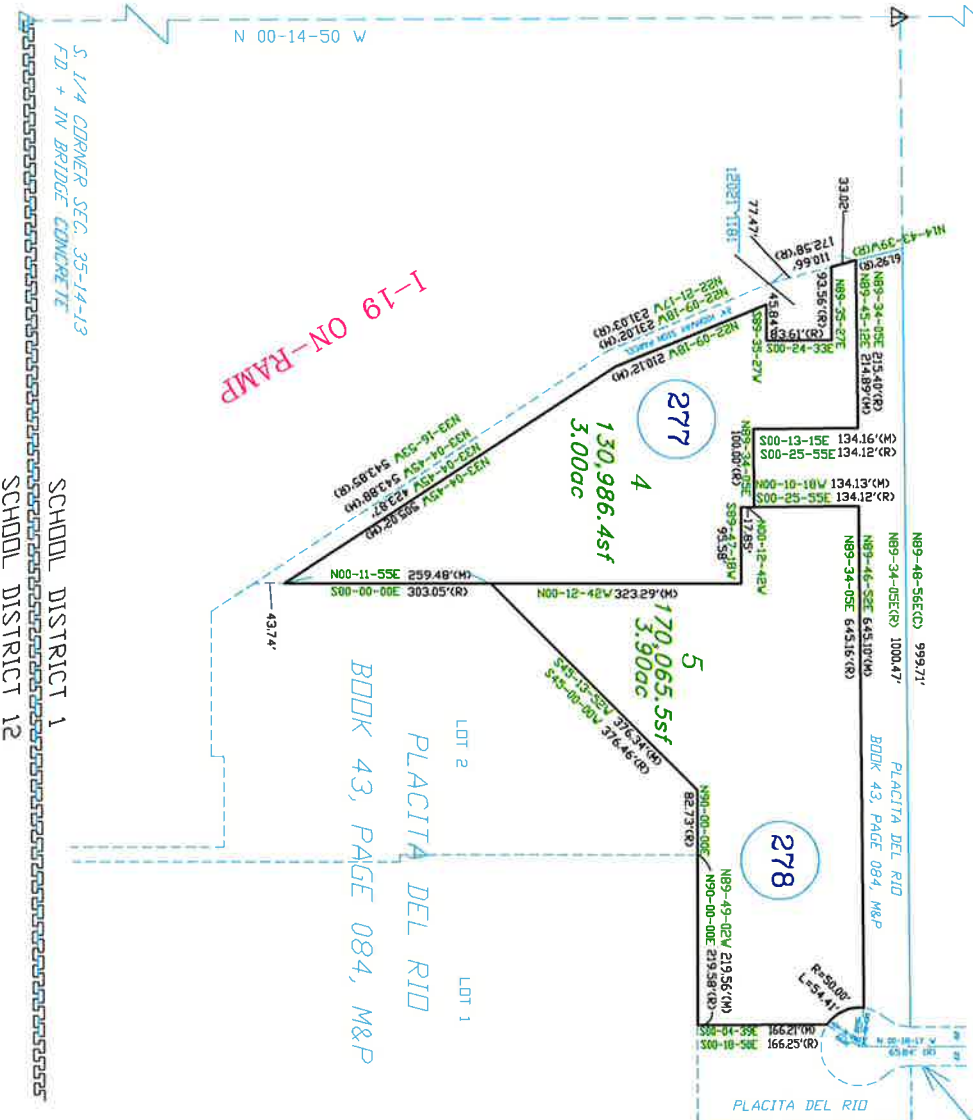
CENTER OF SEC. 35-14-13
F.D. 2" CAPPED PIPE

MICHIGAN MANOR
BOOK 14, PAGE 020, M&P

CUL-DE-SAC
RIGHT-OF-WAY
DEDICATED BY
DKT. 8966 PG. 1275

1/16 CORNER

1/16 CORNER



S. 1/4 CORNER SEC. 35-14-13
F.D. + IN BRIDGE CONCRETE

SCHOOL DISTRICT 1
SCHOOL DISTRICT 12

NATIONAL CITY
BOOK 10, PAGE 010, M&P

S.E. CORNER SEC. 35-14-13
SET PK NAIL WITH CDT. TIES

SEE BOOK 61 PAGE 073 M&P

2007-1
S35.114S.R13E

\\MP61\61073- 07/20/07



FEET

Parcel Number: 120-05-2770

Property Address

Street Number	Street Direction	Street Name	Location
980	W	IRVINGTON RD	Tucson

Contact Information

Property Owner Information:	Property Description:
VIDA FINA LLC 6147 E 3RD ST TUCSON AZ 85711-1607	PLACITA DEL RIO (FINAL) LOT 4

Valuation Data

Valuation Year	Property Class	Assessment Ratio	Land FCV	Imp FCV	Total FCV	Limited Value	Limited Assessed
2020	VACANT/AG/GOLF (2)	15.0	\$360,212	\$0	\$360,212	\$350,715	\$52,607
2021	VACANT/AG/GOLF (2)	15.0	\$360,212	\$0	\$360,212	\$360,212	\$54,032

Property Information

Township:	14.0	Section:	35	Range:	13.0E
Map:	61	Plat:	73	Block:	
Tract:		Land Measure:	130,986.00F	Lot:	00004
Census Tract:	2501	File Id:	1	Group Code:	000
Use Code:	0021 (VACANT COMMERCIAL URBAN SUBDIVIDED)	Date of Last Change:	7/23/2012		

Sales Information (1)

Affidavit of Fee No.	Parcel Count	Sale Date	Property Type	Sale	Time Adjusted Sale	Cash	Validation
20091230691	1	3/2009	Vacant Land	\$380,000	\$380,000	Y	X SB

Valuation AreaDistrict Supervisor: **RICHARD ELIAS** District No: 5

DOR Market	Land Subarea	Neighborhood	Sub ID	Economic District
7	1111046 DEL	01004001	61073 DEL	16

Recording Information (2)

Sequence No.	Docket	Page	Date Recorded	Type
20091230691	13588	4221	6/26/2009	WTD EED
20030650083	12022	218	4/4/2003	

Petition Information (2)

Tax Year	Owner's Estimate	Petition	Work Up
2010	\$163,733		
2008	\$250,000		

Notes (2)

Created: 1/17/2008 2008 SBOE LEVEL OK.
Modified: 1/17/2008

Created: 11/14/2006 NO CHANGE USE - NO CHANGE LAND CLASS (100% VACANT)
Modified: 11/14/2006

902 W. IRVINGTON ROAD



PLACITA DEL RIO
SHOPPING CENTER

NEIGHBORHOOD LETTERS
SENT OUT 7/16/20
FROM ROSEMONT POST OFFICE.

Placita Del Rio Variance
Neighborhood Meeting

We are inviting you to join a Zoom meeting on July 29th, 2020 to discuss the sign variance request for the new freeway sign on I-19 and the Irvington exit.

The meeting will be on July 29, 2020 from 4:00 pm to 4:30 pm, Arizona time. The link to join is <https://zoom.us/j/99131047078?pwd=N2x4QlNTNlc2d2pEWTVLeFVKelk2dz09>.
Meeting ID: 991 3104 7078 Password is: 8S26Dt

- 1. The variance request is to allow two (2) freeway signs at the same shopping center. Code allows only one (1) freeway sign per section 7A.10.2b of the City of Tucson sign standards
 - a. There are currently two signs at this location. 1- The Texas Roadhouse sign, which will remain untouched, and 2- the multi-tenant freeway sign, which will be remodeled to be more modern, fit more tenants and raised to be seen over the new wall put in by ADOT.
- 2. Variance request to allow grade of sign to be measured from a different point than the I-19 travel lane. Per section 7A.6.5. B.B- Freeway signs and billboards- the freeway grade is the elevation of the outside edge of the freeway travel lane nearest to the freeway sign. *We are requesting to measure the 48-foot maximum freeway sign height from a different base grade than the I-19 travel lane. The new base grade would be from 250 feet south of the sign, perpendicular to the freeway.*
 - a. The request is due to the new 24-foot-tall ADOT wall erected along the property and partially blocking visibility of the existing freeway sign.
- 3. See the included variance submittal drawing for further details and/or clarification.

The variance application to the Board of Adjustments will be submitted to the City Staff for processing and the city of Tucson will send an official notice with the date, time, and place of the Board of Adjustment public hearing.

If you have any questions, or cannot attend the online meeting but would like submit a written comment, feel free to give us a call at 520-748-1540, or send an email to permits@addisigns.com.

Thank you,

Veronica Figueroa
Addisigns, Inc
3808 E. 38th St.
Tucson, AZ
520-748-1540



3808 E. 38TH STREET
TUCSON, ARIZONA 85713

520.748.1540

FILE NAME: 17793[VAR] PLACITA DEL RIO[NEIGHBORHOOD
JOB NAME: MEETING 7-29-20]
JOB ADDRESS: NAI HORIZON
SUITE: 902 W. IRVINGTON RD.
CITY, ZIP: N/A

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BUYER'S
SIGNATURE



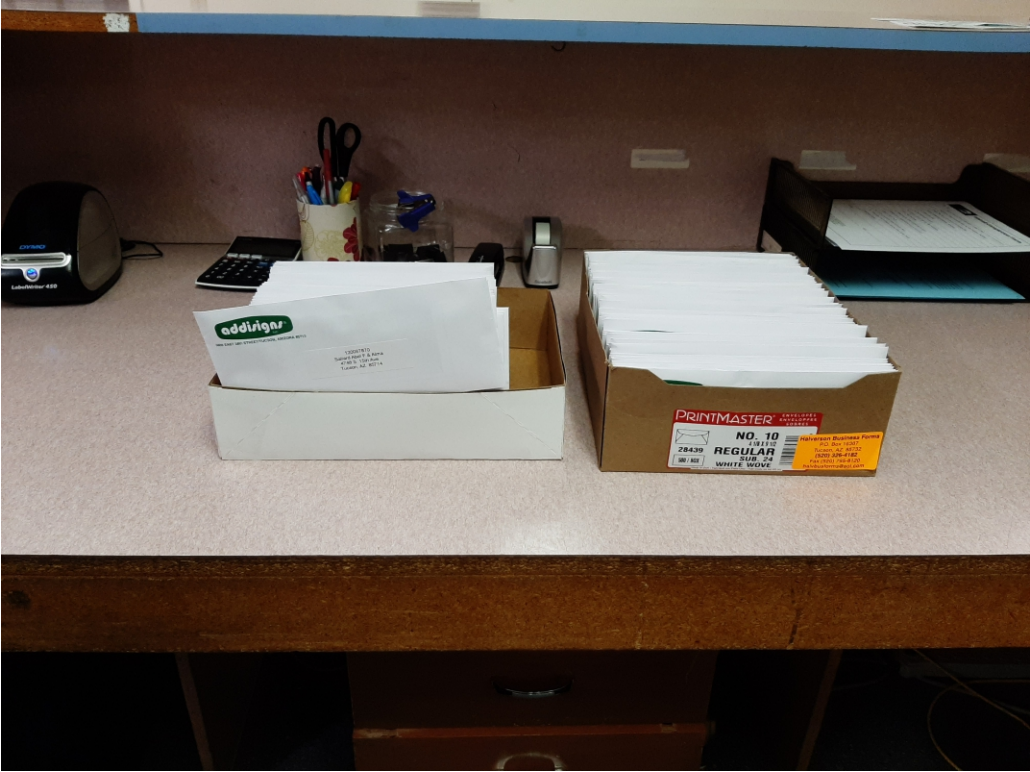
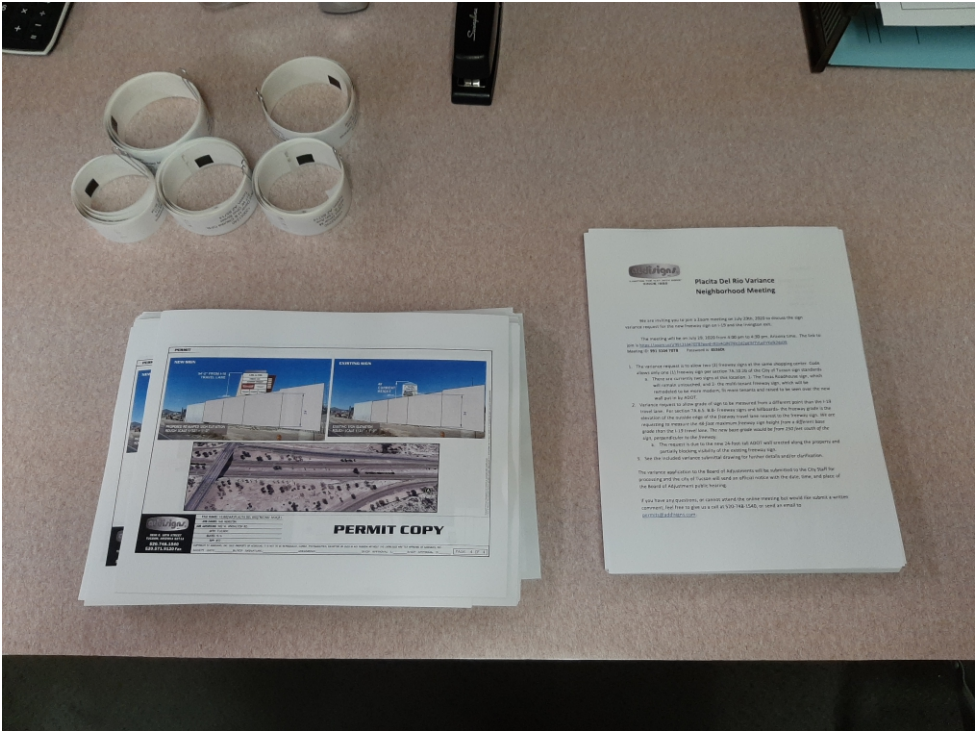
DATE _____

SHOP APPROVAL 1 _____

SHOP APPROVAL 2 _____

902 W. IRVINGTON ROAD

PLACITA DEL RIO
SHOPPING CENTER



* SUBJECT TO FINAL REVIEW BY CITY OFFICIALS FOR SIGN CODE COMPLIANCE.
** DUE TO PRINTER TECHNOLOGY, PRINTED COLORS MAY VARY FROM COLOR CALL OUTS SHOWN, SEE PHYSICAL SAMPLES OF COLORS FOR MOST ACCURATE REPRESENTATION.



3808 E. 38TH STREET
TUCSON, ARIZONA 85713

520.748.1540

FILE NAME: 17793[VAR] PLACITA DEL RIO[NEIGHBORHOOD

JOB NAME: MEETING 7-29-20]

JOB ADDRESS: NAI HORIZON

SUITE: 902 W. IRVINGTON RD.

CITY, ZIP: N/A

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SIGNATURE

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DATE

SHOP APPROVAL 1

SHOP APPROVAL 2

Page 2 of 4

902 W. IRVINGTON ROAD

PLACITA DEL RIO
SHOPPING CENTER

NEIGHBORHOOD LETTERS
SENT OUT 7/16/20
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SINCE 1955

3808 E. 38TH STREET
TUCSON, ARIZONA 85713

520.748.1540

FILE NAME: 17793[VAR] PLACITA DEL RIO[NEIGHBORHOOD

JOB NAME: MEETING 7-29-20]

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Page 3 of 4

* SUBJECT TO FINAL REVIEW BY CITY OFFICIALS FOR SIGN CODE COMPLIANCE.
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902 W. IRVINGTON ROAD

4:01 PM

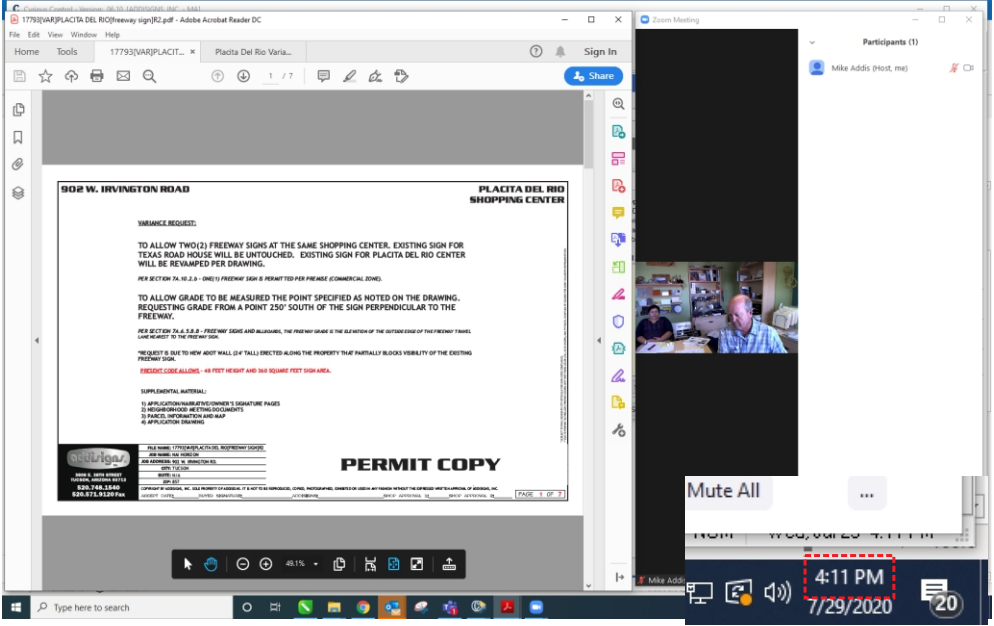
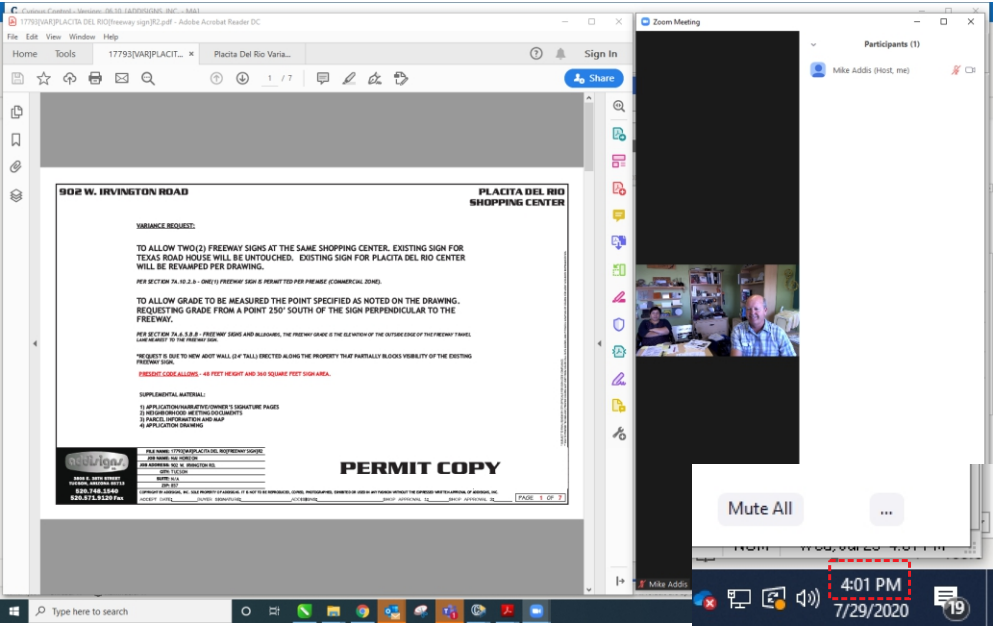
MEETING SUMMERY:

MEETING WAS HELD ON
7/29/20 AT 4:00 PM UNTIL
4:30 PM

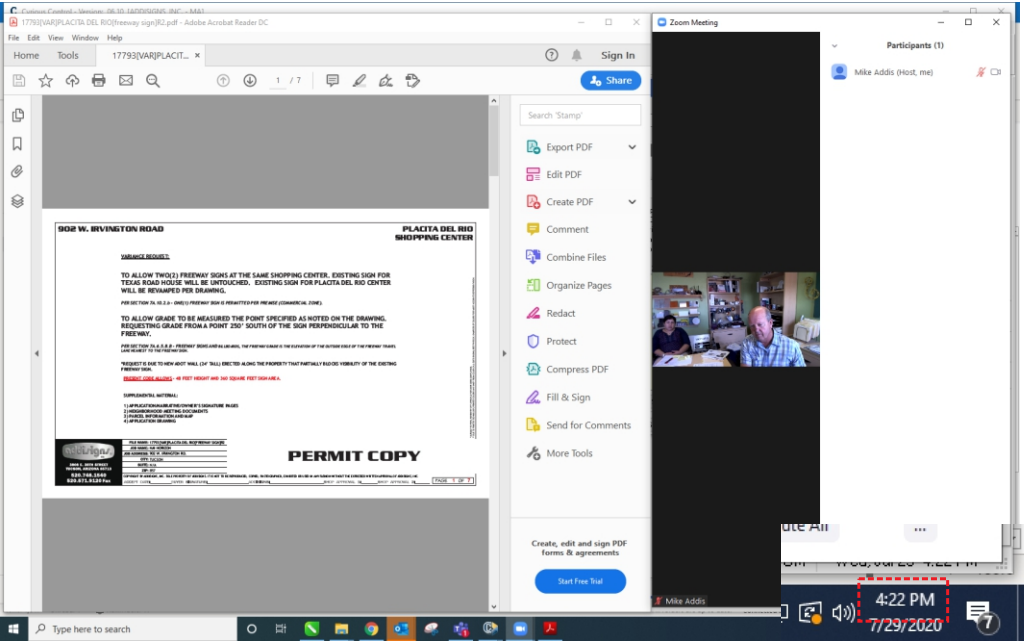
THERE WERE NO ATTENDEES

PLACITA DEL RIO
SHOPPING CENTER

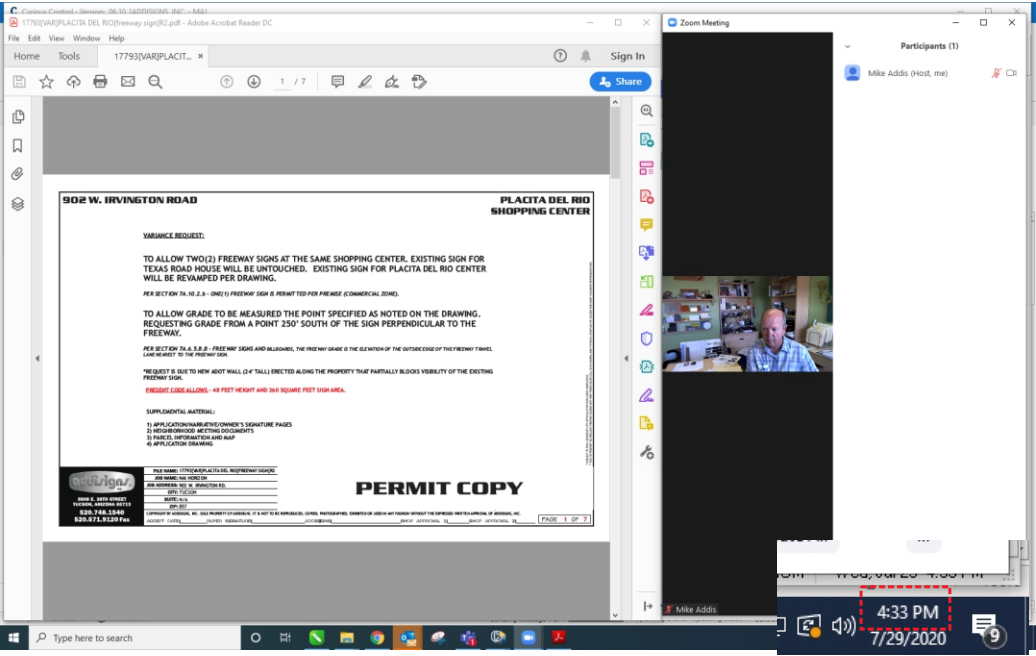
4:11 PM



4:22 PM



4:33 PM



SINCE 1955

3808 E. 38TH STREET
TUCSON, ARIZONA 85713

520.748.1540

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SHOP APPROVAL 1

SHOP APPROVAL 2

Page 4 of 4

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Placita Del Rio Variance

This letter is to confirm that the Placita Del Rio Variance neighborhood meeting letters we dropped into the public mail box at the USPS location at 255 N. Rosemont Blvd, Tucson, AZ 85711 on July 16th, 2020.



Veronica Figueroa:

Date:

[Signature]
8/7/20

Subscribed and sworn to before me in the County of PIMA

And State of ARIZONA

this 7th day of AUGUST, 2020

Mary Bahmer
Notary Public

