

## Notice of Neighborhood Meeting

Regarding the proposed development of the southeast corner of 1<sup>st</sup> Avenue & Grant Road

**Time:** 6:00 PM

**Date:** Tuesday, April 5<sup>th</sup>

**Location:** Ward 6 Office  
East Conference Room  
3202 East First Street  
Tucson, AZ 85716

**Location of Re-Zoning Site:** Southeast corner of 1<sup>st</sup> Avenue & Grant Road. Please see the attached aerial map.

Although the property in question is located in Councilmember Karin Uhlich's Ward (Ward 3), we will be holding our meeting at the Ward 6 office due to space constraints.

**Land Use Process Being Pursued:** It is proposed that an amendment be made to re-zone portions of the property from R-1 and R-2 residential to C-1 neighborhood commercial. Please see attached aerial map for details.

**Description of the Proposed Project:** It is proposed that a portion of the site be used for a drive-through pharmacy. The other portion of the site will be used for a new Sausage Deli building/location. The new Sausage Deli building will be constructed and open for business prior to demolishing the existing location.

Comments on the proposed changes may be submitted to the Director of Planning and Development Services prior to the Zoning Examiner public hearing at:

201 N. Stone Ave.  
POB 27210  
Tucson, AZ 85726-7210.

Comments may also be made verbally and/or in writing at the Zoning Examiner public hearing and at the Mayor and Council public hearing.

For additional information about the neighborhood meeting, please contact Kelly Hayes at 602.567.7112.





Geological Survey, Joint Jobs, and SPA Farm Service Agency, and date 11/11/2011





## Summary

LAND AREA:  
 WALGREENS..... 47,538 S. F. = 1.09 ACRES  
 PAD B..... 24,793 S. F. = 0.57 ACRES  
 TOTAL..... 72,331 S. F. = 1.66 ACRES

BUILDING AREA:  
 WALGREENS..... 13,041 S. F.  
 PAD B..... 2,112 S. F.  
 PAD B PATIO..... 700 S. F.  
 TOTAL..... 15,853 S. F.

PARKING REQUIRED (1/200 S. F.):  
 WALGREENS..... 65 SPACES  
 PAD B..... 21 SPACES  
 PAD B PATIO..... 7 SPACES  
 TOTAL..... 93 SPACES

PARKING PROVIDED:  
 WALGREENS..... 54 SPACES (4.1/1,000 S. F.)  
 PAD B..... 38 SPACES (18.0/1,000 S. F.)  
 TOTAL..... 92 SPACES (5.7/1,000 S. F.)



ALL BUILDINGS, IMPROVEMENTS, THEIR OCCUPANTS AND THE USE AS SHOWN ON THIS PLAN ARE PRELIMINARY AND SUBJECT TO MODIFICATION AT THE OWNER'S DISCRETION WITHOUT NOTICE.  
 THIS PRELIMINARY SITE PLAN IS BASED ON INFORMATION FURNISHED TO NADEL BY THE ARCHITECTS UP AND IS SUBJECT TO VERIFICATION BY LEGAL, SURVEY AND GOVERNING AGENCIES ETC. THIS DRAWING IS NOT NECESSARILY A REPRESENTATION AS TO EXISTENCE, TYPE, SIZE, LOCATION, THING OR OCCUPANCY OF ANY BUILDING WITHIN THE CENTER.

## PRELIMINARY SITE PLAN

SEC Grant Rd. and 1st Ave.  
 Tucson, Arizona



DATE: March 25, 2011  
 NADEL JOB#: 11039

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