

RECEIPT (REC-027152-2024)
FOR CITY OF TUCSON

BILLING CONTACT

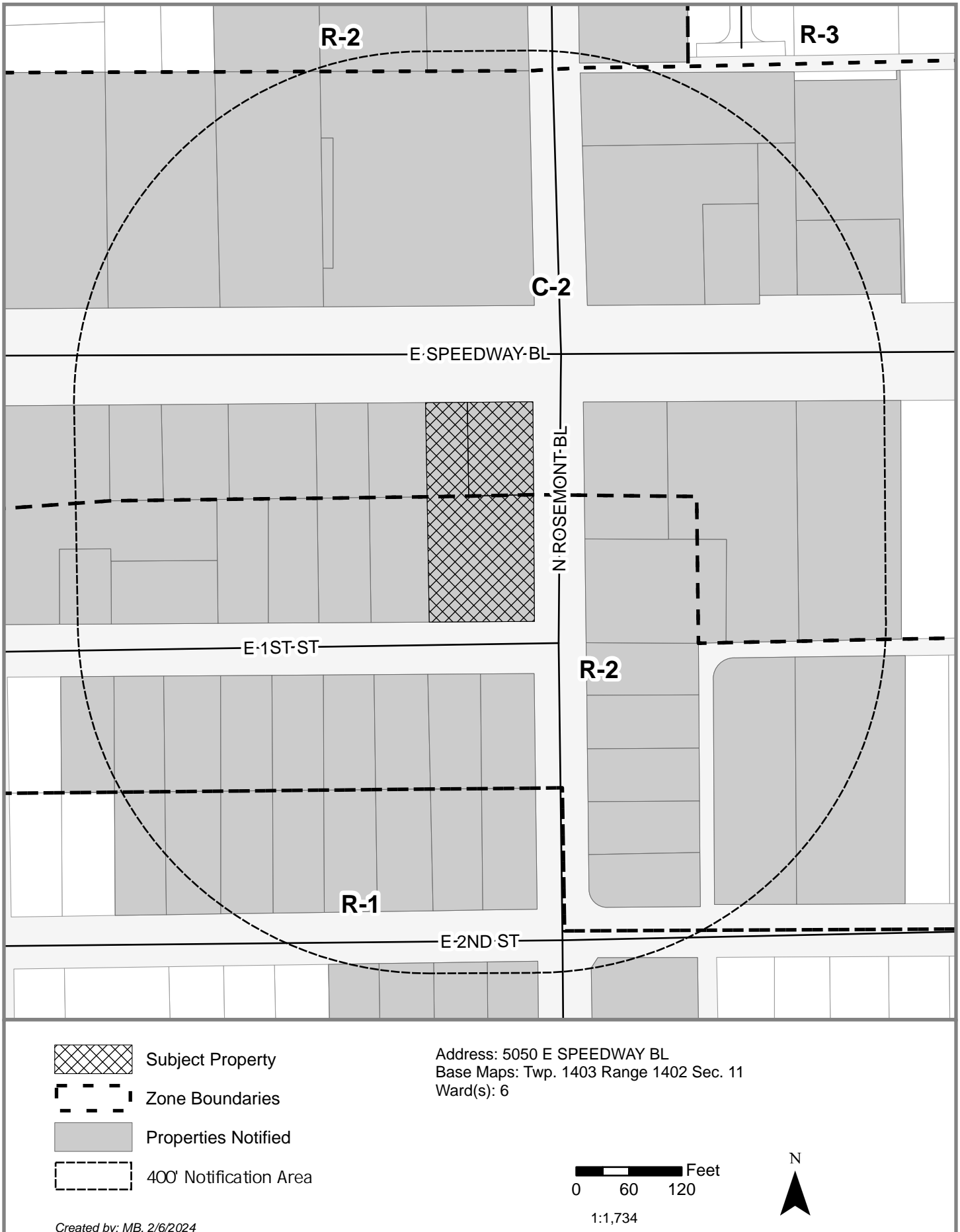
Larsen Baker
Ted Herman
6298 E. Grant Road Suite 100
Suite 100
Tucson, AZ 85712



Payment Date: 02/07/2024

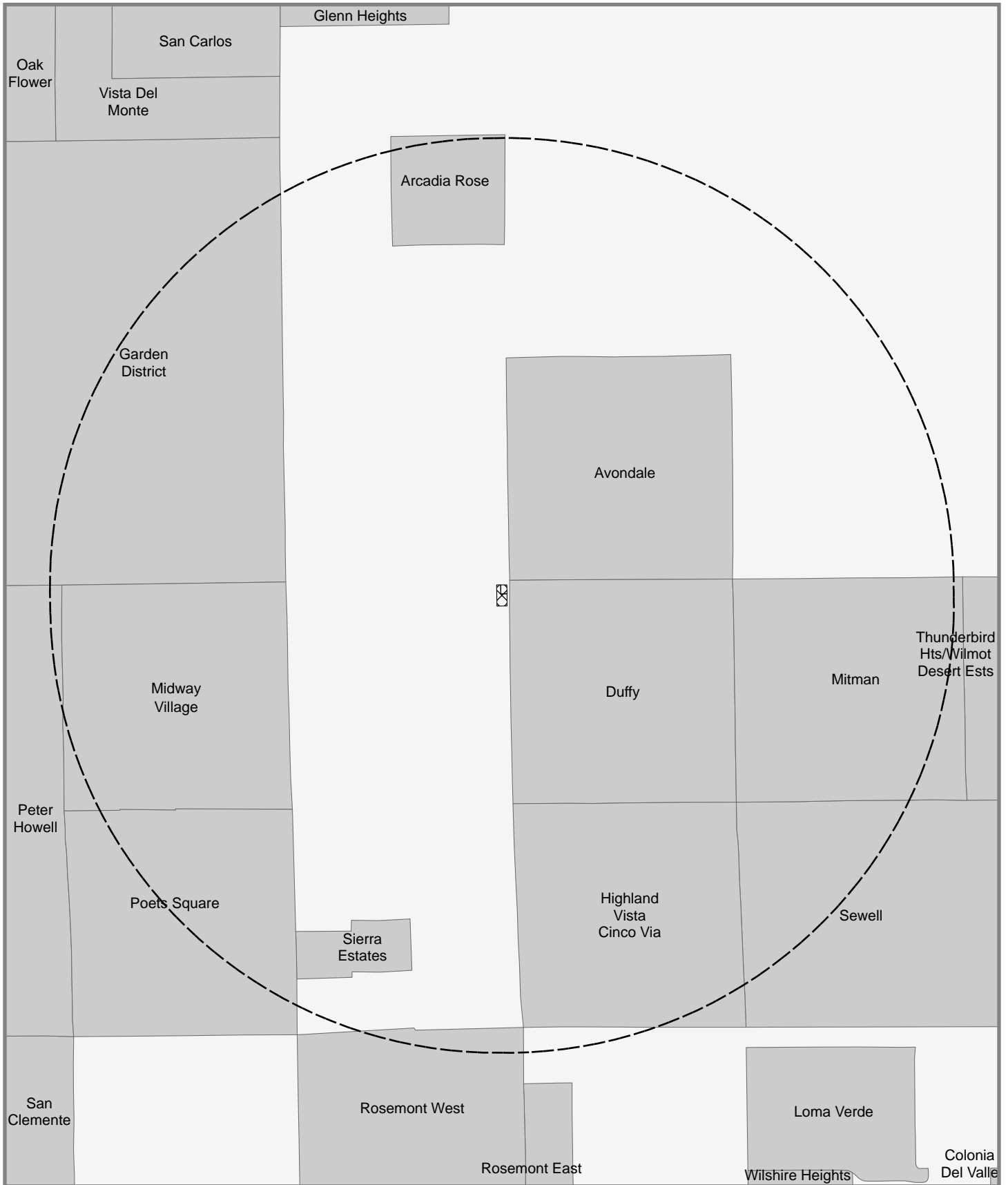
Reference Number	Fee Name	Transaction Type	Payment Method	Amount Paid
TP-PRE-0124-00011	Notification Fee - Mailing - 400 Feet	Fee Payment	Credit Card	\$220.00
5050 E SPEEDWAY BL TUCSON, AZ 85712				SUB TOTAL \$220.00
				TOTAL \$220.00

TP-PRE-0124-00011 5050 E Speedway Bl



PARCEL	MAIL1	MAIL2	MAIL3	MAIL4	MAIL5	ZIP
127040930	HILL ANGELA	5056 E 2ND ST	TUCSON AZ			85711
127040900	RUPP ALESHA E & DANIEL STEVEN JT/RS	5050 E 2ND ST	TUCSON AZ			85711
127040890	MILLER MARGARET JOAN	5044 E 2ND ST	TUCSON AZ			85711
127040860	COCHRAN LIVING TR	ATTN: JORGE B & PATRICIA A COCHRAN TR	5038 E 2ND ST	TUCSON AZ		85711
127040710	LARES KIMBERLEE J	3017 W GLENN POINT LN	TUCSON AZ			85745
127040690	REED CLAY A	5013 E 2ND ST	TUCSON AZ			85711
127040680	GIRARD MICHEYLYN	2121 E MITCHELL ST	TUCSON AZ			85719
127040670	GRAJEDA MICHAEL	843 BAUER AVE	MANCOS CO			81328
127040660	ENEBOE REVOC TR	ATTN: BRUCE K & GILDA S ENEBOE TR	5019 E 2ND ST	TUCSON AZ		85711
127040650	CORONADO KARELIA J	5025 E 2ND ST	TUCSON AZ			85711
127040640	WEBER TIMOTHY WILLIAM	5026 E 1ST ST	TUCSON AZ			85711
127040630	MADRIGAL GUILLERMO	5032 E 1ST ST	TUCSON AZ			85711
127040620	BELAIR PROPERTIES LLC	ATTN: DANIEL OWENS	5555 N INDIAN TRL	TUCSON AZ		85750
127040610	GOLLENBERG LISA	5037 E 2ND ST	TUCSON AZ			85711
127040600	STATOM FAMILY TR	ATTN: ROBERT M & ROSE M STATOM TR	5038 E 1ST ST	TUCSON AZ		85711
127040590	STEVENSON JOSEPH DANIEL	3611 S LOGAN AVE	TUCSON AZ			85730
127040580	5043 2ND STREET LLC	5043 E 2ND ST	TUCSON AZ			85711
127040570	CLODFELTER SHAWN L & BRODHAGEN LORETTA M JT/RS PO BOX 16451		TUCSON AZ			85732
127040560	FLANDERS PATRICIA ANN	5058 E 1ST ST	TUCSON AZ			85711
127040550	WANG ZHONGHUI	5062 E 1ST ST	TUCSON AZ			85711
127040540	REED CLAY A	5055 E 2ND ST	TUCSON AZ			85711
127040530	BEATY GUY D 1/2 & HOFF DOROTHY S 1/2	5050 E SPEEDWAY BLVD	TUCSON AZ			85712
127040520	BEATY GUY D 1/2 & HOFF DOROTHY 1/2	5050 E SPEEDWAY BLVD	TUCSON AZ			85712
127040510	G & G FINANCIAL INC	6326 E PASEO SAN ANDRES	TUCSON AZ			85710
127040500	LANDMARK LENDING LLC	2005 S ALVERNON WAY	TUCSON AZ			85711
127040480	HENRY ROBERT H & MARY REVOC TR	4201 N FERNHILL CIR	TUCSON AZ			85750
127040470	LA FRENIERE MICHAEL	5031 E 1ST ST	TUCSON AZ			85711
12704046A	SKYLINE REFLECTIONS LLC	5036 E CALLE BRILLANTE	TUCSON AZ			85718
127040440	FENNELL ROBERT M	5025 E 1ST ST APT B	TUCSON AZ			85711
12704043C	SCHNEIDER RONALD DOUGLAS &	DEBORAH DI MEGLIO CP/RS	4536 N AVENIDA RONCA	TUCSON AZ		85750
12704039A	FOR HIS FUTURE LLC	1419 N CAMILLA BLVD	TUCSON AZ			85716
12704037B	A G A PROPERTY MANAGEMENT LLC	PO BOX 2358	GILBERT AZ			85299
127023340	MARTINEZ GREGORY	968 N ROSEMONT BLVD	TUCSON AZ			85711
127022490	MAIN LLC	1030 N ROSEMONT BLVD	TUCSON AZ			85711
127022480	SWEET STEVE & TERRI CP/RS	8721 E PLACITA PLAYA	TUCSON AZ			85715
127022470	HOMER JOANNE C R	1016 N ROSEMONT BLVD	TUCSON AZ			85711
127022460	HOGAN STEPHEN GREGORY & JOSEPHINE LIV TR	1008 N ROSEMONT BLVD	TUCSON AZ			85711
127022450	MC STOTTS JENNIFER	1002 N ROSEMONT BLVD	TUCSON AZ			85711
127022440	INKLINATION INC	PO BOX 243104	ANCHORAGE AK			99524
127022330	TCR II PROPERTIES LLC	5134 E SPEEDWAY BLVD	TUCSON AZ			85712
12702232D	5120 EAST SPEEDWAY LLC	5552 N SABINO HIGHLANDS PL	TUCSON AZ			85749
12702231J	5104 EAST SPEEDWAY LLC	5552 N SABINO HIGHLANDS PL	TUCSON AZ			85749
12702231H	5102 EAST SPEEDWAY LLC	5552 N SABINO HIGHLANDS PL	TUCSON AZ			85749
121120630	IMEL JERRY	4252 E 5TH ST	TUCSON AZ			85711
12112062C	5101 E SPEEDWAY LLC	5101 E SPEEDWAY BLVD	TUCSON AZ			85712
12112062B	LE BLANC NOIRE INC	1159 N CRAYCROFT RD	TUCSON AZ			85712
12112061E	HR SINGH LLC	960 N RIDGELINE RD	ORANGE CA			92869
12112061D	5109 E SPEEDWAY LLC	5101 E SPEEDWAY BLVD	TUCSON AZ			85712
121110150	VANOVER RONALD N & JULIA S TR	1137 N ROSEMONT BLVD	TUCSON AZ			85712
121110140	ROBINSON KEITH EDWARD & NANCY E JT/RS	3100 N AVENIDA DE LA COLINA	TUCSON AZ			85749
121110130	ROBINSON KEITH EDWARD & NANCY EASTMAN JT	3100 N AVENIDA DE LA COLINA	TUCSON AZ			85749
121110050	BEAN & BEAN LLC	5001 E SPEEDWAY BLVD	TUCSON AZ			85712
121110040	SPECTOR LARRY TR	ATTN: SPECTOR INVESTMENT CORP	924 INCLINE WAY STE 4A PI INCLINE VILLAGE NV			89451
12111001B	SHADOW MOSES LLC	5055 E SPEEDWAY BLVD	TUCSON AZ			85712

TP-PRE-0124-00011 5050 E Speedway BI



Subject Property



1 Mile Notification Area



0

0.23

0.45

Miles

Name	Address	City, State, Zip
Regina Romero - Mayor	255 W. Alameda ST	Tucson, AZ 85701
Jason Katterhenry - N.A. - Peter Howell	P.O. Box 57465	Tucson, AZ 85711
Theresa Riel - N.A. - Rosemont West	5003 E Cooper St	Tucson, AZ 85711
Moniqua K. Lane - N.A. - Sewell	5811 E. 7th St.	Tucson, AZ 85711
Nikki Edgecomb - N.A. - Duffy	5402 E 2nd St	Tucson, AZ 85711
Sven E Silberschlag - N.A. - Sierra Estates	220 N Avenida Carolina	Tucson, AZ 85711
Sylvia Berman - N.A. - Mitman	5759 E 5th St	Tucson, AZ 85711
Eric Shepp - N.A. - Highland Vista Cinco Via	P O Box 13631	Tucson, AZ 85732
Lois Pawlak - N.A. - Garden District	PO Box 32384	Tucson, AZ 85751
Kristin Nisbet (Co-Chair) - N.A. - Avondale	1644 N Woodland Ave	Tucson, AZ 85712
Pete Odeven (Co-chair) - N.A. - Poets Square	4312 E Holmes St	Tucson, AZ 85711
Arlene Imoehl - N.A. - Arcadia Rose	5000 E. Grant Rd #227	Tucson, AZ 85712
Caroline Hansen - N.A. - Midway Village	634 N Columbus Blvd	Tucson, AZ 85711
Laurie Mulcahy - N.A. - Peter Howell	P.O. Box 57465	Tucson, AZ 85711
Lanae McDade - N.A. - Rosemont West	5003 E Cooper St	Tucson, AZ 85711
Alisa Leed - N.A. - Sewell	5702 E. 6th St.	Tucson, AZ 85711
Paul Katona - N.A. - Duffy	5410 E 2rd St	Tucson, AZ 85711
Deborah Bickslet - N.A. - Garden District	P.O. Box 32384	Tucson, AZ 85751
Shawna Scroggins (Co-Chair) - N.A. - Avondale	1309 N Beverly Ave	Tucson, AZ 85712
Zack Jarrett (Co-chair) - N.A. - Poets Square	4555 E 9th St	Tucson, AZ 85711
Mead Mier-Welborn - N.A. - Midway Village	713 N Desert Ave	Tucson, AZ 85711
- N.A. - Peter Howell	P.O. Box 13314	Tucson, AZ 85711
Mary Ann Johnson - N.A. - Rosemont West	5003 E Cooper St	Tucson, AZ 85711
Jesse Dickinson - N.A. - Sewell	5726 E. Burns	Tucson, AZ 85711
Linda Carter - N.A. - Duffy	5131 E Hawthorne Pl	Tucson, AZ 85711
Jennifer Burns - N.A. - Sierra Estates	220 N Avenida Carolina	Tucson, AZ 85711
Alexandra Bickford (CIO) - N.A. - Mitman	5655 E Rosewood St	Tucson, AZ 85711
Darin Frazier - N.A. - Highland Vista Cinco Via	210 N Cloverland	Tucson, AZ 85711
Meg Johnson - N.A. - Garden District	PO Box 32384	Tucson, AZ 85751
Brendon Kenney - N.A. - Avondale	1319 N Beverly Ave	Tucson, AZ 85712
Kimberley Hoggan - N.A. - Poets Square	4337 E Whitman	Tucson, AZ 85711
Emil Richardson - N.A. - Midway Village	737 N Benton Ave	Tucson, AZ 85711
Steve C. Kozachik - Ward 6	3202 E. 1st ST	Tucson, AZ 85716
Paul Cunningham - Ward 2	7820 E. Broadway BL	Tucson, AZ 85710

DATE: February 28, 2024

City of Tucson
Planning & Development Services
Entitlements Section
201 North Stone Avenue
PO Box 27210
Tucson, AZ 85726-7210

SUBJECT: Neighborhood Mailing Certification
Speedway Rosemont Rezoning

ACTIVITY NUMBER: TP-PRE-0124-00011

PROJECT LOCATION: SWC Speedway & Rosemont

This serves to place on record the fact that on 02/28/24, Robin Large,
(date) (name)

Lazarus & Silvyn, P.C., mailed notice of the 03/13/24
(Company/Organization) (date of meeting)

neighborhood meeting such that the notice was received at least ten (10) days prior to the
date of the meeting.

Signature:

Date: 02/28/24



**** Include the certification in the neighborhood meeting portion of the application ****

Attachment: copy of mailing labels

February 28, 2024

Dear Neighbor:

Tucson-based commercial real estate company, Larsen Baker, is under contract to purchase approximately 0.69 acres of property located at 5050 E. Speedway (the "Property") within the City of Tucson ("City"). (See *Property outlined in red on location map below.*) The Property is currently developed with The Bambi Bar and is split zoned C-2 on the north and R-2 on the south. Larsen Baker is proposing to consolidate the two parcels and rezone to C-2 to operate a commercial use across the entire Property (the "Project").

Marketing the Property to a specific user has been challenging because of its unusual split zoning and physical constraints. The Property's small size, narrow shape and context limit the types of uses that may locate on the Property. The two uses that most likely may be accommodated onsite are a quick service restaurant with drive-through or a minor automotive use (e.g., tire sales, lube/oil, brake shop). Development of the Property under either scenario will comply with the City's C-2 dimensional standards, including building setbacks, parking and maneuvering requirements. In addition, there will be landscape borders on all sides, a 6-foot masonry wall adjacent to the residentially zoned property, and new sidewalks along both Speedway and Rosemont. All vehicular access will be limited to Speedway and Rosemont. No access to 1st Street is proposed.

As a nearby property owner and neighbor, we invite you to join our neighborhood meeting to learn more about the Project. The meeting will include a presentation about the Project, a review of the City's rezoning process and plenty of time for questions. The meeting will take place:

Wednesday March 13, 2024, 6:00 p.m.

Ward 6 Council Office

3202 E. 1st Street, Tucson, AZ 85716

The City will send you separate notices for any future public meetings. If you would like to personally speak with City staff regarding this matter, please contact Mr. John Beall at (520) 837-6966 or via email at John.Beall@tucsonaz.gov.

We look forward to seeing you at the neighborhood meeting. If you have any questions before the meeting, or if you cannot attend the meeting and would like to discuss the Project, please contact Keri Silvyn or Robin Large at (520) 207-4464 or via email at KSilvyn@LSLawAZ.com or RLarge@LSLawAZ.com.

Sincerely,
Keri Silvyn and Robin Large
Lazarus & Silvyn, P.C.



Speedway Rosemont Rezoning
 Neighborhood Meeting Sign-In Sheet
 March 13, 2024, 6:00pm

Name	Address	Phone	Email	Affiliation
Dawn Ferguson	822 N. Duffy Pl	360-6487	Dawn_Ferguson@hotmail	
Janet Baker	5252 E. ROSEWOOD	520-490-9095	xmab2x@aol.com	
Eric Behling	5221 E Alhambra Pl.	520-591-9954	ekb@leapscape.com	
Maryann Arthur	5313 E Bellevue St		mat8cats@yahoo.com	
Tom Arthur	5313 E. Bellevue St.	520-325-3575	tj.arthur@cox.net	
William Kufert	802 W. Dodge Blvd	520-788-5754	william.kufert@gmail	
Tom & Jolyn Adang	2449 N. Lightning A Tucson	505-917-1841	tomadang@aol.com	
Bryan & Linda Carter	5131 E. Hawthorne		l.carter930@aol	
Joshua Rife	4813 E Linden St	217-622-9163	JoshuaRifeTaylor@gmail.com	
Bill Nickerson	5201 + 05222	520 444-7771	montana@aol.com	
GEORGE LARSEN	85 N. CAMINO ESPANOL 85716	520 296-0200	george@larsenbake.com	
James Florence	5221 E 3rd St	713-935-5998	j.florence3@yahoo.com	

Speedway Rosemont Rezoning

Neighborhood Meeting Sign-In Sheet

March 13, 2024, 6:00pm

Name	Address	Phone	Email	Affiliation
Charles Verdin	5731 E Hawthorne St	985-855-3602	charlie@fangamer.com	
Harriet Plumb	5924 E 2nd St	520 990 8726	hmessing@lewonline.biz	
Har Messing	5924 E 2d St.	520 270-1953	hmessing@duck.com	
Angélique Roy	5252 E Alhambra	520-891 5756	CS28944@AOL.com	

Speedway Rosemont Rezoning

Neighborhood Meeting Summary

Project: Tucson-based commercial real estate company, Larsen Baker (“LB”), is under contract to purchase approximately 0.69 acres of property located at 5050 E. Speedway (the “Property”) within the City of Tucson (“City”). (See Property outlined in red on location map below.) The Property is currently developed with The Bambi Bar and is split zoned C-2 on the north and R-2 on the south. Larsen Baker is proposing to consolidate the two parcels and rezone to C-2 to operate a commercial use across the entire Property (the “Project”).

Marketing the Property to a specific user has been challenging because of its unusual split zoning and physical constraints. The Property’s small size, narrow shape and context limit the types of uses that may locate on the Property. The two uses that most likely may be accommodated onsite are a quick service restaurant with drive-through or a minor automotive use (e.g., tire sales, lube/oil, brake shop). Development of the Property under either scenario will comply with the City’s C-2 dimensional standards, including building setbacks, parking and maneuvering requirements. In addition, there will be landscape borders on all sides, a 6-foot masonry wall adjacent to the residentially zoned property, and new sidewalks along both Speedway and Rosemont. All vehicular access will be limited to Speedway and Rosemont. No access to 1st Street is proposed.

Date/Time: Wednesday, March 13, 2024
6:00 p.m.

Location: Ward 6 Council Office, 3202 E. 1st Street, Tucson, AZ 85716

Meeting Invitation: The meeting invitation was sent to all property owners within 400 feet of the Property, as well as all registered neighborhood associations within one mile of the Property, via First-class Mail using a City-generated mailing list. *(See attached meeting invitation letter and mailing labels.)*

Attendance: Other than the Project Team, approximately 18 neighbors attended the meeting. (See Neighborhood Meeting Sign-In Sheet.)

Project Team: The Project Team in attendance included:

- Melissa Lal, George Larsen & Ted Herman, Larsen Baker (Commercial Developer)
- Keri Silvyn, Robin Large & Jackson Cassidy, Lazarus & Silvyn (Planning/Zoning Consultants)

Meeting Synopsis:

Ms. Silvyn opened the meeting by welcoming the neighbors and introducing the Project Team. Ms. Silvyn reviewed the agenda for the evening’s presentation, and then turned it over to Ms. Lal to introduce Larsen Baker.

Ms. Lal provided background information about LB, a local commercial developer celebrating its 30th anniversary. LB both develops and manages/operates its properties throughout the Tucson region. Ms. Lal indicated that LB focuses on adaptive reuse, giving new life to properties. She then highlighted some examples of recent and upcoming LB projects:

- Rancho Center has been redesigned and will be remodeled
- The shopping center at Speedway and Craycroft has been given a “light refresh”
- Chop Shop (new to the Tucson market) is set to open in May
- Fangamer (across Speedway from this Property) is an adaptive reuse of a mid-century modern building

Ms. Lal stated that the Property owner and bar operator approached LB about purchasing the Property and revealed that The Bambi Bar would be closing. Ms. Lal explained that the building has exceeded its useful life, so LB intends to tear down the building and redevelop the Property. LB kept the liquor license and brought in a new operator to temporarily run the bar, so that the building does not sit vacant. While LB does not know who the end user will be, hopefully LB’s track record will reassure the neighbors that they will develop a 1st class project. Ms. Lal then stated that her parents (who attended the meeting) live in this neighborhood, and they also want to see this Property improved.

Ms. Silvyn then explained the current zoning, the Broadway-Craycroft Area Plan, the requested rezoning and discussed the site-plans for the two most likely proposed uses within C-2 zoning. She ended the presentation by describing the City’s PAD review and approval process and then opened the discussion for Q&A.

Q&A Topics:

The second portion of the meeting was set aside for questions and comments. Overall, the neighbors were happy to hear the Property would be redeveloped. Several neighborhood attendees provided positive comments about the Project as follows:

- Pleased that LB wants to develop the Property, which will improve the neighborhood rather than allow the Property to deteriorate. One neighbor indicated there are “a lot of positives” for redevelopment of the dirt lot.
- Another neighbor indicated she liked what she saw and is happy no all-night businesses are being proposed.
- Excited that LB is looking at businesses that would be new to the Tucson market.

Question and Answer summary is below:

- *Does LB already own the Property?*

Ms. Lal responded that LB is under contract and set to close on the Property in another week to 10 days.

- *Will LB operate the Project long-term, or will it sell it off?*

Ms. Lal indicated that LB's business model is to hold onto their projects and operate/manage them long-term. LB has a property management division to manage its projects.

- *Will there be any traffic control changes at the Speedway/Rosemont intersection?*

A neighbor reported that the City is already doing work at the intersection to add protected left turns there. Ward VI staff in attendance indicated she would research and get back to the neighbors.

- *How will this impact traffic along Rosemont? There is already trouble with cars speeding along this roadway.*

Ms. Silvyn explained that the size and narrowness of the site requires two access points for both emergency vehicles and trash collection. There is not room for two points of access on Speedway, and the development team has committed to no access on 1st, which is a residential street. Therefore, access onto Rosemont is required. The development team worked to design both potential uses to encourage traffic to use Speedway, so Rosemont could be a secondary access. It is also expected that these types of uses capture pass-by traffic rather than attract traffic as a destination.

- *How was this meeting noticed?*

Ms. Silvyn explained the City's notification requirements: all property owners within 400 feet of the Property and all registered neighborhood associations within one mile were sent notices. This is the same notification area that the City will use for future public notices.

- *What kind of screening will be provided on 1st Street? Will sidewalks be installed?*

Ms. Silvyn explained that the City requires a 5-foot-high screen and 10-foot-wide landscape border along the Property line adjacent to 1st Street. She also explained that a 5-foot masonry wall and a 10-foot landscape border will be provided between this Property and the adjacent residential use to the west. Sidewalks are not required along 1st Street, but LB will be required to put in a sidewalk adjacent to the Property along Rosemont.

- *Will semi-trucks need to come to the Property? Concerned about these trucks tearing up 1st Street.*

Ms. Lal indicated that there may be an occasional need to bring in a semi-truck for deliveries, but this will not be a frequent occurrence. Since access is from Speedway or Rosemont, the trucks have no reason to use the residential streets for circulation.

- *Could you put other uses on the Property—like Ace Hardware?*

Ms. Silvyn explained that the Property is small (about 2/3 of an acre) and narrow, which restricts the type of uses that can develop on the Property. In addition, City staff has indicated that a new access point on Speedway must be on the western side of the site so that also limits building placement and circulation. Something like an Ace Hardware would require a larger site.

- *Would LB consider restricting certain C-2 uses?*

Ms. Lal stated that there are really very few uses that can fit on the Property. Ms. Silvyn indicated that it is difficult to limit uses through a written condition during the rezoning process. However, we intend to submit preliminary development plans for these two uses. One of the rezoning conditions is that the ultimate proposal must be in substantial conformance with those preliminary development plans. So, if a use is ultimately proposed that is different and more intense, there would be an additional public review process as a change of condition to this rezoning.

- *Will there be any environmental issues related to an auto oil/lube shop?*

Ms. Silvyn responded that today's regulations significantly reduce the potential for an environmental issue. Most users go above and beyond State and County regulations to ensure proper storage of products and waste, and there are strict protocols regarding spills.

The meeting concluded at approximately 7:00 p.m.

SWC SPEEDWAY & ROSEMONT

REZONING

Neighborhood Meeting
March 13, 2024

AGENDA

- Introductions
- Overview of Larsen Baker
- Overview of Property
- Current Zoning & Area Plan Designation
- Project Proposal
- Review Preliminary Development Plans
- Rezoning Process
- Q&A

MEETING COURTESY RULES

- Hold questions until presentation is complete.
- Ask 1 or 2 questions at a time until everyone has had an opportunity to speak.
- Limit comment time to 2-3 minutes to allow everyone to speak.
- Be respectful of everyone's opinions and perspectives.

RECENT PROJECTS



PROJECT LOCATION

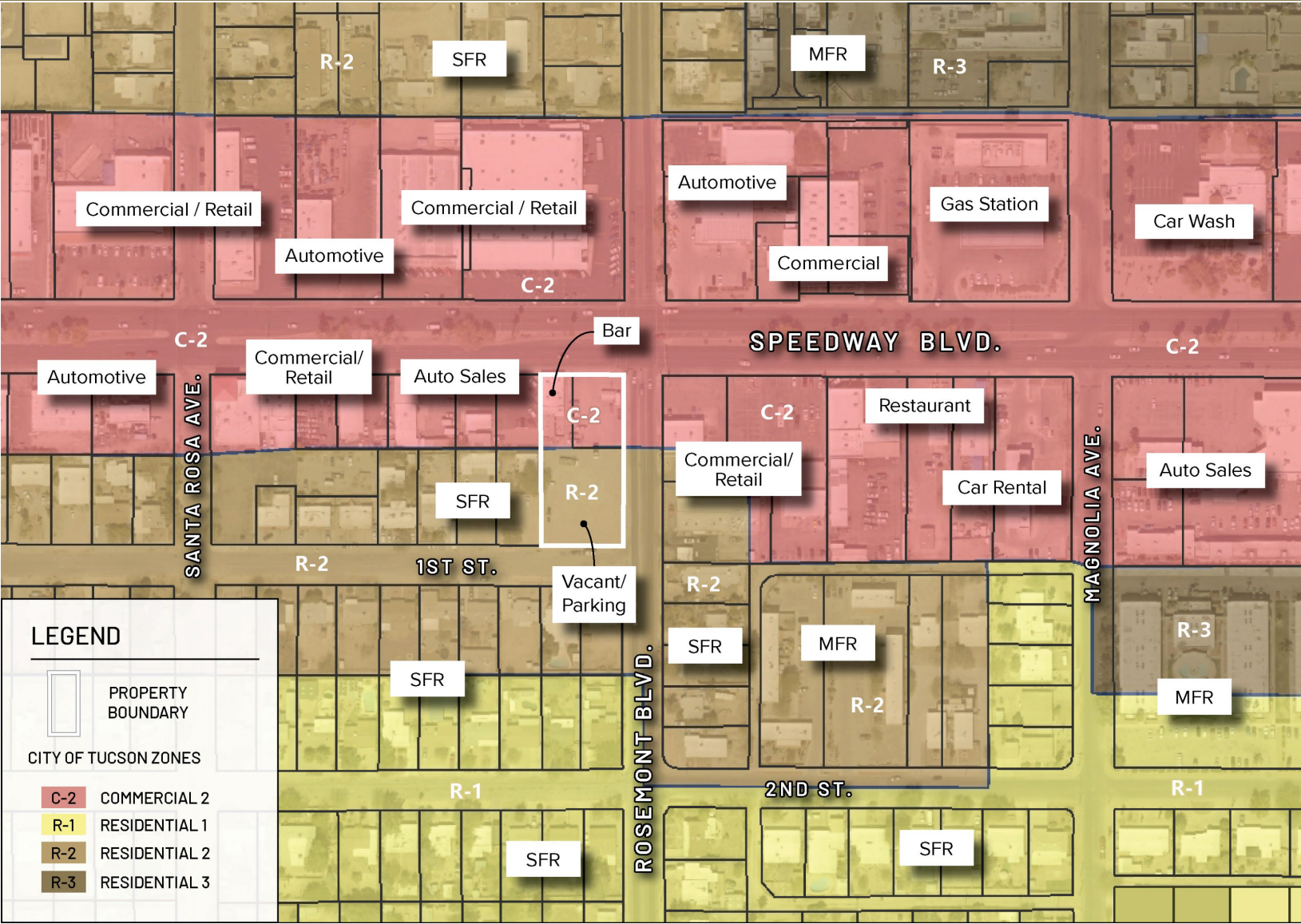
- The Bambi Bar & food truck on north
- Vacant/parking on south
- Infill property



Existing Conditions

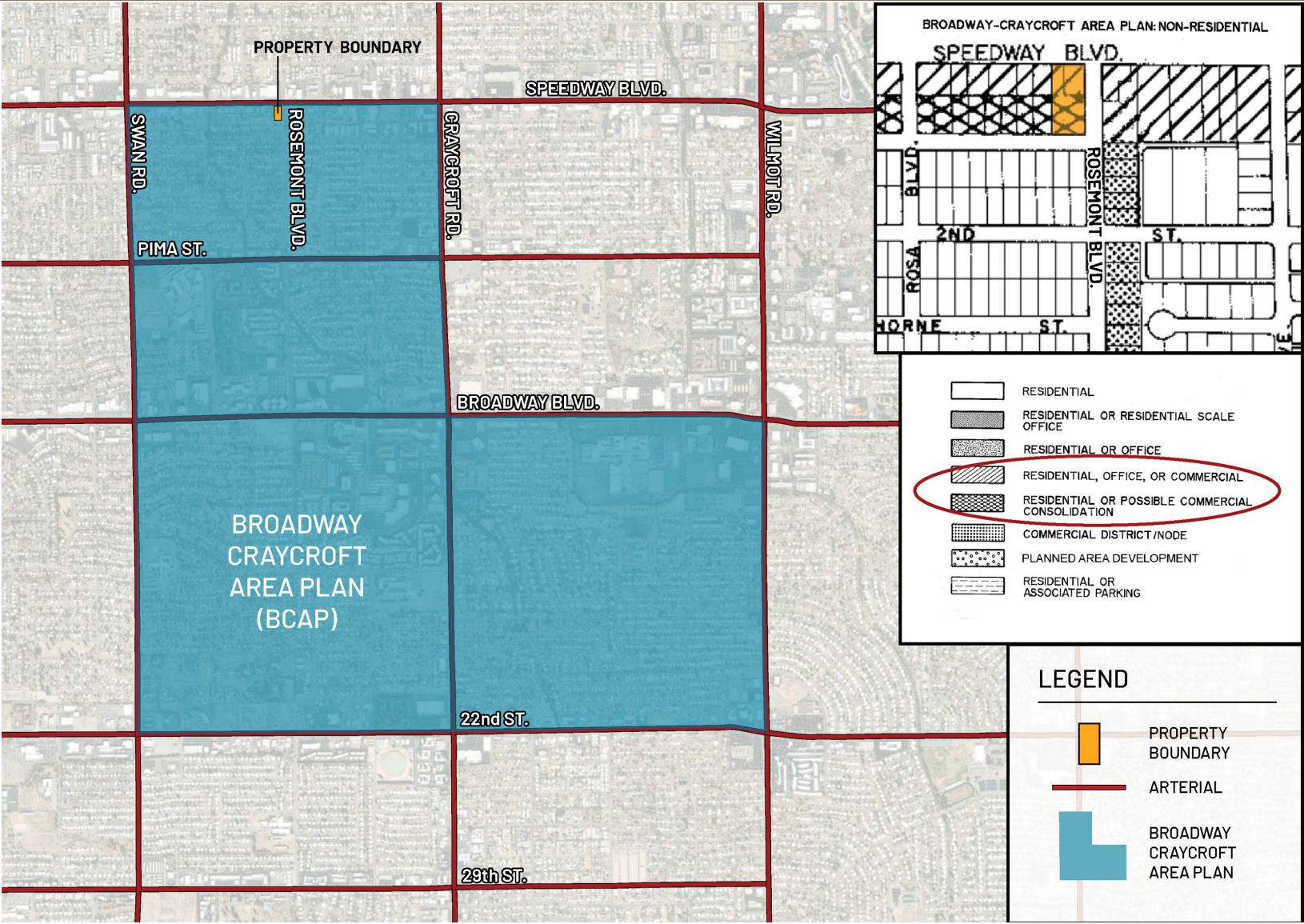


CURRENT ZONING



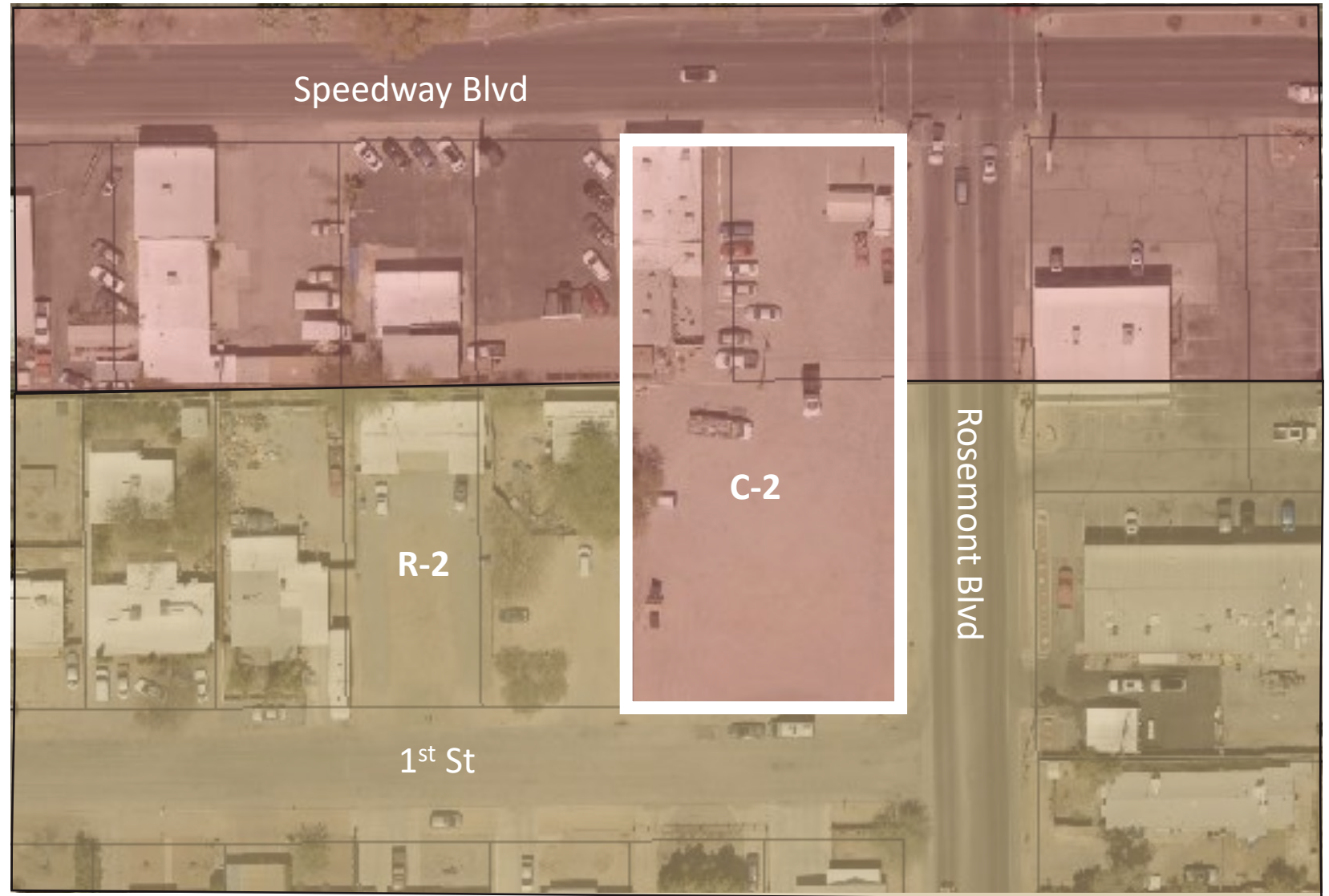
BROADWAY CRAYCROFT AREA PLAN

- Supports Commercial uses and parcel consolidation



REZONING

- Site Constraints:
 - Small, narrow parcel
 - Speedway access
 - Rosemont access
 - No access onto 1st



PRELIMINARY DEVELOPMENT PLAN

- Restaurant use with drive-thru
- Building height: 20 feet
- West setback: 64.5 feet (30 feet required adjacent to R-2)
- West landscape border: 10 feet with 8 canopy trees & 6-foot wall next to R-2
- Parking: 23 required

March 13, 2024



PRELIMINARY DEVELOPMENT PLAN

- Minor automotive use (e.g., lube/oil, tire, brake shop)
- Building height: 20 feet
- West setback: 75 feet (30 feet required adjacent to R-2)
- West landscape border: 10 feet with 8 canopy trees & 6-foot wall next to R-2
- Parking: 17 required

March 13, 2024



REZONING PROCESS



Neighborhood Meeting – March 13, 2024



Rezoning Submittal (late March/early April 2024)



Zoning Examiner Public Hearing (estimated May 2024)



Mayor & Council Public Meeting (estimated Summer 2024)

QUESTIONS?

Keri Silvyn | Lazarus & Silvyn, P.C.

KSilvyn@LSLawAZ.com | 520.207.4464

Robin Large | Lazarus & Silvyn, P.C.

RLarge@LSLawAZ.com | 520.207.4464



Law Offices of

Lazarus & Silvyn, P.C.