

# **Pima County Clerk of the Board**

#### Melissa Manriquez

Administration Division 130 W. Congress St., 1st Floor Tucson, AZ 85701 Phone: (520)724-8449 • Fax: (520)222-0448 Management of Information & Records Division 1640 East Benson Highway Tucson, Arizona 85714 Phone: (520) 351-8454 • Fax: (520) 791-6666

October 31, 2025

Felicity Ann Heron Marathon Food Mart 16455 N. Oracle Road Tucson, AZ 85739

RF.

Arizona Liquor License Job No.: 356863

d.b.a. Marathon Food Mart

Dear Ms. Heron:

Enclosed is a copy of the Affidavit of Posting relative to your Liquor License Application for a Series 10, Beer and Wine Store, which was received in our office on October 6, 2025. The Hearing before the Pima County Board of Supervisors has been scheduled for Tuesday, November 18, 2025, at 9:00 a.m. or thereafter, at the following location:

Pima County Administration Building Board of Supervisors Hearing Room 130 W. Congress, 1st Floor Tucson, AZ 85701

Should you have any questions pertaining to this matter, please contact this office at (520)724-8449.

Sincerely,

Melissa Manriquez Clerk of the Board

Enclosure



# **POSTING**

Job#		
	DLLC use only	

Arizona Dept. of Liquor Licenses and Control 800 W. Washington St. 5<sup>th</sup> Floor Phoenix, AZ 85007 (602) 542-5141

#### Type or Print with <u>Black</u> Ink

10-29-25 ng Removal:/
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icuous place on the premises proposed to sted for at least twenty (20) days.
•
<u>1</u>

7/21/2022



# Pima County Clerk of the Board

Melissa Manriquez

Katrina Martinez Deputy Clerk Administration Division 130 W. Congress St., 1st Floor Tucson, AZ 85701 Phone: (520) 724-8449 • Fax: (520)222-0448 Management of Information & Records Division 1640 East Benson Highway Tucson, Arizona 85714 Phone: (520) 351-8454 • Fax: (520) 791-6666

TO: Development Services, Zoning Division  FROM: Rosy Millan Administrative Specialist I  DATE: October 7, 2025  RE: Zoning Report - Application for Liquor License  Attached is the application of:  Felicity Ann Heron d.b.a. Marathon Food Mart 16455 N. Oracle Road Tucson, AZ 85739  Arizona Liquor License Job No. 356863 Series 10. Beer and Wine Store New License X Person Transfer  ZONING REPORT DATE: 10/22/2025  Will current zoning regulations permit the issuance of the license at this location?  Yes V No   If No, please explain:			
Administrative Specialist I  DATE: October 7, 2025  RE: Zoning Report - Application for Liquor License  Attached is the application of:  Felicity Ann Heron d.b.a. Marathon Food Mart 16455 N. Oracle Road Tucson, AZ 85739  Arizona Liquor License Job No. 356863 Series 10, Beer and Wine Store New License X Person Transfer Location Transfer  ZONING REPORT  DATE: 10/22/2025  Will current zoning regulations permit the issuance of the license at this location?  Yes No  If No, please explain:	TO:	Development Services, Zoning Division	
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Attached is the application of:  Felicity Ann Heron d.b.a. Marathon Food Mart 16455 N. Oracle Road Tucson, AZ 85739  Arizona Liquor License Job No. 356863 Series 10, Beer and Wine Store New License X Person Transfer Location Transfer  ZONING REPORT  DATE: 10/22/2025  Will current zoning regulations permit the issuance of the license at this location?  Yes No  If No, please explain:	DATE:	October 7, 2025	
Felicity Ann Heron d.b.a. Marathon Food Mart 16455 N. Oracle Road Tucson, AZ 85739  Arizona Liquor License Job No. 356863 Series 10, Beer and Wine Store New License X Person Transfer Location Transfer  ZONING REPORT  DATE: 10/22/2025  Will current zoning regulations permit the issuance of the license at this location?  Yes No	RE:	Zoning Report - Application for Liquor License	
d.b.a. Marathon Food Mart 16455 N. Oracle Road Tucson, AZ 85739  Arizona Liquor License Job No. 356863 Series 10, Beer and Wine Store New License X Person Transfer Location Transfer  ZONING REPORT  DATE: 10/22/2025  Will current zoning regulations permit the issuance of the license at this location?  Yes No  If No, please explain:	Attached is t	he application of:	
Will current zoning regulations permit the issuance of the license at this location?  Yes ☑ No ☐  If No, please explain:  ———————————————————————————————————	d.b.a. Maratt 16455 N. On Tucson, AZ Arizona Liqu Series 10, B New License Person Tran	non Food Mart acle Road 85739  or License Job No. 356863 eer and Wine Store  x sfer	
Will current zoning regulations permit the issuance of the license at this location?  Yes ☑ No ☐  If No, please explain:  ———————————————————————————————————	ZONING RE	PORT DATE: 10/22/2025	
Yes ✓ No □  If No, please explain:  ### Management of the state of th			
Moral			
Moral	If No, please	e explain:	
Moral	2		
Moral	V10°0° 4		
Pima County Zoning Inspector		Pima County Zoning Inspector	

When complete, please return to cob mail@pima.gov

15-29-9556

# State of Arizona **Department of Liquor Licenses and Control**

Created 10/06/2025 @ 01:36:00 PM

Local Governing Body Report

## LICENSE

Number:

Type:

010 BEER AND WINE

(01 - 12/5/25

**STORE** 

Name:

MARATHON FOOD MART

State:

Pending

Issue Date:

**Expiration Date:** 

Original Issue Date:

Location:

16455 N ORACLE ROAD

TUCSON, AZ 85739

**USA** 

Mailing Address:

16455 N ORACLE ROAD

TUCSON, AZ 85739

USA

Phone:

(480)209-9677 (480)815-4406

Alt. Phone: Email:

WCPN.ARIZONA@GMAIL.COM

# AGENT

Name:

FELICITY ANN HERON

Gender:

Female

Correspondence Address: 2409 W UNION HILLS DRIVE

PHOENIX, AZ 85027

**USA** 

Phone:

(480)209-9677

Alt. Phone:

Email:

WCPN.ARIZONA@GMAIL.COM

## OWNER

Name:

WEST COASTS PETROLEUM NEWPORTS LLC

Contact Name:

**FELICITY ANN HERON** 

Type:

LIMITED LIABILITY COMPANY

AZ CC File Number:

L22140998

State of Incorporation: AZ

Incorporation Date:

08/25/2017

Correspondence Address: 6930 E THOMAS ROAD

SCOTTSDALE, AZ 85251

USA

Phone: Alt, Phone: (480)209-9677 (480)815-4406

Email:

WCPN.ARIZONA@GMAIL..COM

Officers / Stockholders

Page 1 of 3

Name:

Title:

% Interest:

FELICITY ANN HERON

**MEMBER** 

80.00

MAJD HAMMAD GUZMAN

MANAGER-LLC

20.00

## WEST COASTS PETROLEUM NEWPORTS LLC -**MEMBER**

Name:

FELICITY ANN HERON

Gender:

Female

Correspondence Address: 6930 E THOMAS ROAD

SCOTTSDALE, AZ 85251

**USA** 

Phone:

(480)209-9677

Alt. Phone:

Email:

WCPN.ARIZONA@GMAIL.COM

## WEST COASTS PETROLEUM NEWPORTS LLC -MANAGER-LLC

Name:

MAJD HAMMAD GUZMAN

Gender:

Male

Correspondence Address: 6930 E THOMAS ROAD

SCOTTSDALE, AZ 85251

USA

Phone:

(714)599-2129 (480)815-4406

Alt. Phone: Email:

WCPN.ARIZONA@GMAIL.COM

# **MANAGERS**

Name:

MAJD HAMMAD GUZMAN

Gender:

Male

Correspondence Address: 6930 E THOMAS ROAD

SCOTTSDALE, AZ 85251

**USA** 

Phone: Alt. Phone: (714)599-2129 (480)815-4406

Email:

WCPN.ARIZONA@GMAIL.COM

#### APPLICATION INFORMATION

Application Number:

356863

Application Type:

New Application

Created Date:

08/07/2025

# **QUESTIONS & ANSWERS**

010 Beer and Wine Store

1) Are you applying for an Interim Permit (INP)?

No

2) Provide name, address, and distance of nearest school.

(If less than one (1) mile note footage)

Coronado K-8 School, 3401 E. Wilds Rd, Tucson, AZ 85739, 2.3 miles.

3) Are you one of the following? Please indicate below.

Property Tenant

Subtenant

Property Owner

Property Purchaser

Property Management Company

Property Tenant

4) Is there a penalty if lease is not fulfilled?

Yes

What is the penalty?

The remainder of the lease.

5) Is the Business located within the incorporated limits of the city or town of which it is located?

6) What is the total money borrowed for the business not including the lease?

Please list each amount owed to lenders/individuals.

\$0

7) Are there walk-up or drive-through windows on the premises?

No

8) Does the establishment have a patio?

No

9) Is your licensed premises now closed due to construction, renovation or redesign or rebuild?

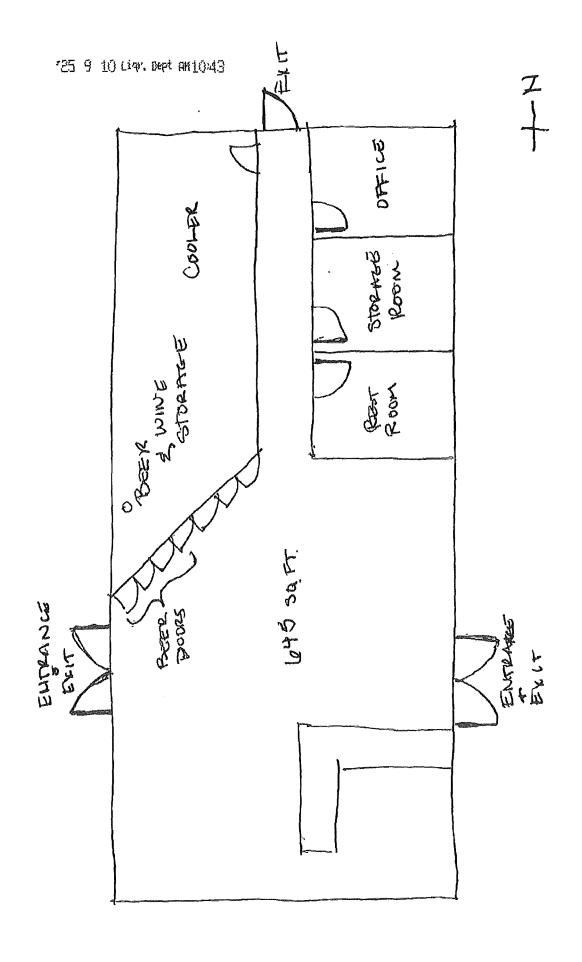
Yes

If yes, what is your estimated completion date?

September 15, 2025

#### **DOCUMENTS**

DOCUMENT TYPE	FILE NAME	UPLOADED DATE
MISCELLANEOUS	Majd H DL.pdf	08/22/2025
MISCELLANEOUS	COLOR COPY OF FELICITY DL.pdf	08/22/2025
QUESTIONNAIRE	Majd Questionnaire Marathon Oracle.pdf	08/22/2025
ALIEN STATUS	Alien Status Marathon Oracle.pdf	08/22/2025
QUESTIONNAIRE	Felicity Questionnaire Marathon Oracle.pdf	08/22/2025
DIAGRAM/FLOOR PLAN	Floor Plan Marathon Oracle.pdf	08/22/2025
MISCELLANEOUS	SS FOR MAJD.jpg	08/22/2025
MISCELLANEOUS	COLOR COPY OF FELICITY SS.pdf	08/22/2025
MISCELLANEOUS	Basic and title 4 Management Felicity.pdf	08/22/2025
	Oracle Marathon Statementpdf	09/19/2025
	Felicity Questionnaire Marathon Oracle r.pdf	09/19/2025
	Statement Majd.pdf.pdf	09/29/2025



#### Statement for the Arizona Department of Liquor Licensing

To Whom It May Concern,

This statement serves to affirm that Felicity Ann Heron and Majd Hammad-Guzman have been involved as owners or controlling persons of entities holding liquor licenses in the state of Arizona within the past five years.

Specifically, the following licenses are associated with Felicity Ann Heron as a controlling person or agent:

#### 1. WEST COASTS PETROLEUM NEWPORTS LLC

o License Number: 010070031044

o License Type: 010 Beer and Wine Store

o Premises Name: Shell Food Mart

o Effective Date: Jan 1, 2025

o Expiration Date: Dec 31, 2025

Status: Active

#### 2. WCP OIL LLC

License Number: 010070020684

License Type: 010 Beer and Wine Store

Premises Name: ARCO AMPMEffective Date: Jan 1, 2025

o Expiration Date: Dec 31, 2025

Status: Active

#### 3. WEST COASTS PETROLEUM NEWPORTS LLC

o License Number: 010070019484

License Type: 010 Béer and Wine Store

Premises Name: Mobil
Effective Date: Jan 1, 2025
Expiration Date: Dec 31, 2025

Status: Active

#### 4. WEST COASTS PETROLEUM NEWPORTS LLC

o License Number: 010070018605

License Type: 010 Beer and Wine Store

Premises Name: Chevron Gas
Effective Date: Jan 1, 2025
Expiration Date: Dec 31, 2025

o Status: Active

#### 5. WEST COASTS PETROLEUM NEWPORTS LLC

o License Number: 010070006738

License Type: 010 Beer and Wine Store

- o Premises Name: West Coasts Petroleum LLC
- o Effective Date: Jan 1, 2025
- o Expiration Date: Dec 31, 2025
- o Status: Active

#### 6. WEST COASTS PETROLEUM NEWPORTS LLC

- o License Number: 010070005049
- License Type: 010 Beer and Wine Store
- o Premises Name: West Coasts Petroleum LLC
- o Effective Date: Jan 1, 2025
- o Expiration Date: Dec 31, 2025
- Status: Active

#### 7. WEST COASTS PETROLEUM NEWPORTS LLC

- o License Number: 010100030056
- License Type: 010 Beer and Wine Store
- Premises Name: Chevron Market
- o Effective Date: Nov 1, 2024
- o Expiration Date: Oct 31, 2025
- o Status: Active

#### 8. WEST COASTS PETROLEUM NEWPORTS LLC

- License Number: 010100025790
- License Type: 010 Beer and Wine Store
- o Premises Name: Chevron
- o Effective Date: Nov 1, 2024
- Expiration Date: Oct 31, 2025
- o Status: Active

#### 9. WEST COASTS PETROLEUM NEWPORTS LLC

- o License Number: 010100014688
- License Type: 010 Beer and Wine Store
- o Premises Name: Marathon
- Effective Date: Nov 1, 2024
- o Expiration Date: Oct 31, 2025
- o Status: Active

#### 10. WEST COASTS PETROLEUM NEWPORTS LLC

- o License Number: 010100009504
- License Type: 010 Beer and Wine Store
- Premises Name: West Coast Petroleum
- o Effective Date: Nov 1, 2024
- o Expiration Date: Oct 31, 2025
- Status: Active

#### 11. WCP OIL LLC

- o License Number: 09080044
- o License Type: 009 Liquor Store
- Premises Name: Texaco Food Mart
- o Effective Date: Aug 1, 2025

- o Expiration Date: Jul 31, 2026
- Status: Active

#### 12. WCP OIL LLC

- o License Number: 010080019260
- o License Type: 010 Beer and Wine Store
- o Premises Name: Mobil Food Mart
- o Effective Date: Aug 1, 2025
- o Expiration Date: Jul 31, 2026
- o Status: Active

#### 13. WCP OIL LLC

- o License Number: 010080018232
- o License Type: 010 Beer and Wine Store
- o Premises Name: London Bridge Chevron
- o Effective Date: Aug 1, 2025
- o Expiration Date: Jul 31, 2026
- Status: Active

#### 14. WCP OIL LLC

- o License Number: 09040003
- o License Type: 009 Liquor Store
- o Premises Name: Chevron
- o Effective Date: Jul 1, 2025
- o Expiration Date: Jun 30, 2026
- Status: Active

#### 15. WCP OIL LLC

- o License Number: 09S040021245
- o License Type: 09S Liquor Store Sampling
- o Premises Name: [Not Listed]
- o Status: Active

#### 16. WEST COASTS PETROLEUM NEWPORTS LLC

- o License Number: 010070034257
- o License Type: 010 Beer and Wine Store
- o Premises Name: ARCO AM
- o Effective Date: Jul 30, 2025
- o Expiration Date: Dec 31, 2025
- o Status: Active

Felicity Ann Heron has been actively involved in the management of these liquor licenses, and there is no record of any violations or compliance issues with the Arizona Department of Liquor Licensing during this period.

Should you require further information, please feel free to contact us directly.

Sincerely,

Felicity Heron

Member

West Coasts Petroleum Newports LLC, WCP OIL LLC

480-209-9677

Majd Hammad-Guzman

Member

West Coasts Petroleum Newports LLC, WCP OIL LLC

714-599-2129

:Certificate	of Completion
	For
Title 4 BASIC Lie	quor Law Training

	On-sale
	Off-sale
Ø	On- and off-sale

A Certificate of Completion must be on a formiprovided by the Atlantia Department of Uguor. Certificates are completed by a stateapproved training provider and, when issued, the Certificate is signed by the course participant.

The State requires BASIC Title 4 training only as a prorequiple for MANAGEMENT title 4 training or as a result of a liquor law violation. Penons required to have BASIC Title 4 training are listed at the baselof this Certiflagte. Ucensines sometimes require BASIC Title 4 training are listed at the baselof this Certiflagte. ings!

employment.

A replacement Certificate of Completion to time 4 training must be available through the training provider for two years after the training

tudent\_information Intig ecoelanomor

Training Completion Date

Conflicate Expiration Date

Three years from completion date)

Business Council for Alcohol Education

8155 North 24th Avenue, Suite A; Phoenix, Arizona 85021

Mailing Address

(602) 285-1396

Daytime Contact Phone Number

Jesus Altamirano

certify that the above named individual did successfully complete

Instructor Name (please print)

Title 4 BASIC Training in accordance with A.R.S. §4-1 12(G)(2) and Arizona Administrative Code (A.A.C.)R19-1-103 using training course content and materials approved by the Arizona Department of Liquor Licenses and Control, I understand that misuse of this Certificate of Completion can result in the revocation of State-approval for the Title 4 Training Provider named in this section as provided by A.A.C. R19-1-103(E) and (F).

Instructor Signature

Persons required to complete BASIC & MANAGEMENT Title 4 training: 1) awner(s) actively involved in the daily business operations of a liquor-

licensed business of a series listed below

2) licensees, agents and managers actively involved in the daily business operations of a liquor-licensed business of a series listed below

In-state Microbrowery (sortes 3) Conveyance (series 8) Restaurant (series 12)

Government (series 5) Liquor Store (series 9) in-state Farm Winery (series 13) Bar (series 6) Private Club (series 14) Boar & Wine Bar (series 7) Hotel/Motel w/restaurant (sedes 11) Boor & Wine Store (series 10)

Liquor license applications (initial and renewal) are not complete until valid Certificates of Completion for all required persons have been submitted to the Department of Liquor.

The questionnaire (which designates a manager to a location) and the agent change form (which assigns a new agent to active liquor licenses) are not complete until valid Certificates of Completion for all required persons have been submitted to the Department of Liquor.

LL. 

COV. SEPT MILITIAN

# Certificate of Completion For Title 4 MANAGEMENT Liquor Law Training

A Certificate of Completion must be on a formiprovided by the Arizona Department of Liquor. Certificates are completed by a state-approved training provider and, when issued, the Certificate is signed by the course participant.

Basic Title 4 training is a prerequisite for MANAGEMENT ITIE 4 training. A valid Certificate of Completion for BASIC Title 4 training must be on file at the Department of Liquer and satisfactory completion of a state-approval BASIC Title 4 course must be verified by the training provider prior to issuing a Certificate of Completion for MANAGEMENT Title 4 training.

to issuing a Certificate of Completion for MANAGEMENTITIE 4 training.

A replacement Certificate of Completion for Title 4 training must be available through the training provider for two years after the training completion date.

Student-Information
Felicity Heron

Full placing (Stease print)

Signature

06/05/2024

Signature

06/05/2027

Training Completion Date

(Three years from corruptation date)

Training Provider Information

ABC - Arizona Business Council for Alcohol Education

8155 North 24th Avenue, Suite A: Phoenix, Arlzona 85021

Mailing Address

(602) 285-1396

Daylime Contact Phone Number

Jesus Altamirano \_\_\_\_\_, certify that the above named individual did successfully complete instructor Name [please print]

Title 4 MANAGEMENT Training in accordance with A.R.S. § 4-112(G) (2) and Arizona Administrative Code (A.A.C.)R19-1-103 using training course content and materials approved by the Arizona Department of Liquor Licenses and Control. I understand that misuse of this Certificate of Completion can result in the revocation of State-approval for the Title-4 Training Provider named in this section as provided by A.A.C. R19-1-103(E) and (F).

Instructor Signature

Day Mo
Year

Persons required to complete BASIC & MANAGEMENT Title 4 training: 1) owner(s) actively involved in the daily business operations of a liquorlicensed business of a series listed below

2) licensess, agents and managers actively involved in the daily business operations of a liquor-licensed business of a series listed below

In-state Microbrewery (series 3)
Conveyance (series 8)
Restourant (series 12)

Covernment (series 5)
Liquer Store (series 9)
In-state Farm Winery (series 13)

Bor (sedes 6) Private Club (sedes 14) Boor & Wine Bor (series 7) Hotel/Motel w/restourant (series 11) Boor & Wine Store (series 10)

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The questionnaire (which designates a manager to a location) and the agent change form (which assigns a new agent to active liquor licenses) are not complete until valid Certificates of Completion for all required persons have been submitted to the Department of Liquor.

ABCA-121 REV. 06/18

1.1.3

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#### To Whom It May Concern,

In response to the question:

"Have you owned, or been a controlling person of any entities that held a liquor license in Arizona, or any jurisdiction, in the past five (5) years?"

The answer is Yes.

I, **Majd Hammad-Guzman**, have been an owner or controlling person of the following entities that currently hold active liquor licenses in Arizona:

#### 1. WEST COASTS PETROLEUM NEWPORTS LLC

- o License Number: 010070031044
- o License Type: 010 Beer and Wine Store
- o Premises Name: Shell Food Mart
- Effective Date: Jan 1, 2025 Expiration Date: Dec 31, 2025
- o Status: Active

#### 2. WCP OIL LLC

- License Number: 010070020684
- o License Type: 010 Beer and Wine Store
- o Premises Name: ARCO AMPM
- o Effective Date: Jan 1, 2025 Expiration Date: Dec 31, 2025
- o Status: Active

#### 3. WEST COASTS PETROLEUM NEWPORTS LLC

- o License Number: 010070019484
- License Type: 010 Beer and Wine Store
- o Premises Name: Mobil
- Effective Date: Jan 1, 2025 Expiration Date: Dec 31, 2025
- o Status: Active

#### 4. WEST COASTS PETROLEUM NEWPORTS LLC

- o License Number: 010070018605
- License Type: 010 Beer and Wine Store
- o Premises Name: Chevron Gas
- Effective Date: Jan 1, 2025 Expiration Date: Dec 31, 2025
- Status: Active

#### 5. WEST COASTS PETROLEUM NEWPORTS LLC

- License Number: 010070006738
- o License Type: 010 Beer and Wine Store
- Premises Name: West Coasts Petroleum LLC
- Effective Date: Jan 1, 2025 Expiration Date: Dec 31, 2025
- Status: Active

#### 6. WEST COASTS PETROLEUM NEWPORTS LLC

License Number: 010070005049

#### \*25 9 30 tig. Best #11036

- License Type: 010 Beer and Wine Store
- Premises Name: West Coasts Petroleum LLC
- Effective Date: Jan 1, 2025 Expiration Date: Dec 31, 2025
- Status: Active

#### 7. WEST COASTS PETROLEUM NEWPORTS LLC

- License Number: 010100030056
- License Type: 010 Beer and Wine Store
- Premises Name: Chevron Market
- Effective Date: Nov 1, 2024 Expiration Date: Oct 31, 2025
- Status: Active

#### 8. WEST COASTS PETROLEUM NEWPORTS LLC

- o License Number: 010100025790
- o License Type: 010 Beer and Wine Store
- o Premises Name: Chevron
- Effective Date: Nov 1, 2024 Expiration Date: Oct 31, 2025
- o Status: Active

#### 9. WEST COASTS PETROLEUM NEWPORTS LLC

- o License Number: 010100014688
- License Type: 010 Beer and Wine Store
- o Premises Name: Marathon
- Effective Date: Nov 1, 2024 Expiration Date: Oct 31, 2025
- Status: Active

#### 10. WEST COASTS PETROLEUM NEWPORTS LLC

- o License Number: 010100009504
- o License Type: 010 Beer and Wine Store
- Premises Name: West Coast Petroleum
- Effective Date: Nov 1, 2024 Expiration Date: Oct 31, 2025
- Status: Active

#### 11. WCP OIL LLC

- o License Number: 09080044
- License Type: 009 Liquor Store
- Premises Name: Texaco Food Mart
- Effective Date: Aug 1, 2025 Expiration Date: Jul 31, 2026
- Status: Active

#### 12. WCP OIL LLC

- o License Number: 010080019260
- License Type: 010 Beer and Wine Store
- Premises Name: Mobil Food Mart
- Effective Date: Aug 1, 2025 Expiration Date: Jul 31, 2026
- Status: Active

#### 13. WCP OIL LLC

- o License Number: 010080018232
- License Type: 010 Beer and Wine Store
- o Premises Name: London Bridge Chevron

- o Effective Date: Aug 1, 2025 Expiration Date: Jul 31, 2026
- o Status: Active

#### 14. WCP OIL LLC

- o License Number: 09040003
- o License Type: 009 Liquor Store
- o Premises Name: Chevron
- o Effective Date: Jul 1, 2025 Expiration Date: Jun 30, 2026
- o Status: Active

#### 15. WCP OIL LLC

- o License Number: 09S040021245
- License Type: 09S Liquor Store Sampling
- o Premises Name: Chevron
- o Status: Active

#### 16. WEST COASTS PETROLEUM NEWPORTS LLC

- o License Number: 010070034257
- o License Type: 010 Beer and Wine Store
- o Premises Name: ARCO AM
- o Effective Date: Jul 30, 2025 Expiration Date: Dec 31, 2025
- Status: Active

Respectfully,

Majd Hammad-Guzman

9/29/25