



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

October 31, 2025

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

RE: 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,

A handwritten signature in black ink, appearing to read "Melissa Manriquez", is written over a horizontal line.

Melissa Manriquez
Clerk of the Board

Enclosure

Job# _____
DLLC use only

Type or Print with Black Ink

Date of Posting Removal: 10-29-25

Individuals requiring ADA accommodations please call (602)542-2999



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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 ☒
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:

Pima County Zoning Inspector

When complete, please return to cob_mail@pima.gov

10/22/2025 10:02:00 AM

RW

25-29-9556

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
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
Alt. Phone: (480)815-4406
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: (480)209-9677
Alt. Phone: (480)815-4406
Email: WCPN.ARIZONA@GMAIL.COM

Officers / Stockholders

COPIES OF THIS REPORT
RM

60th - 12/5/25

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
 Alt. Phone: (480)815-4406
 Email: WCPN.ARIZONA@GMAIL.COM

MANAGERS

Name: MAJD HAMMAD GUZMAN
 Gender: Male
 Correspondence Address: 6930 E THOMAS ROAD
 SCOTTSDALE, AZ 85251
 USA
 Phone: (714)599-2129
 Alt. Phone: (480)815-4406
 Email: WCPN.ARIZONA@GMAIL.COM

APPLICATION INFORMATION

Application Number: 356863
 Application Type: New Application
 Created Date: 08/07/2025

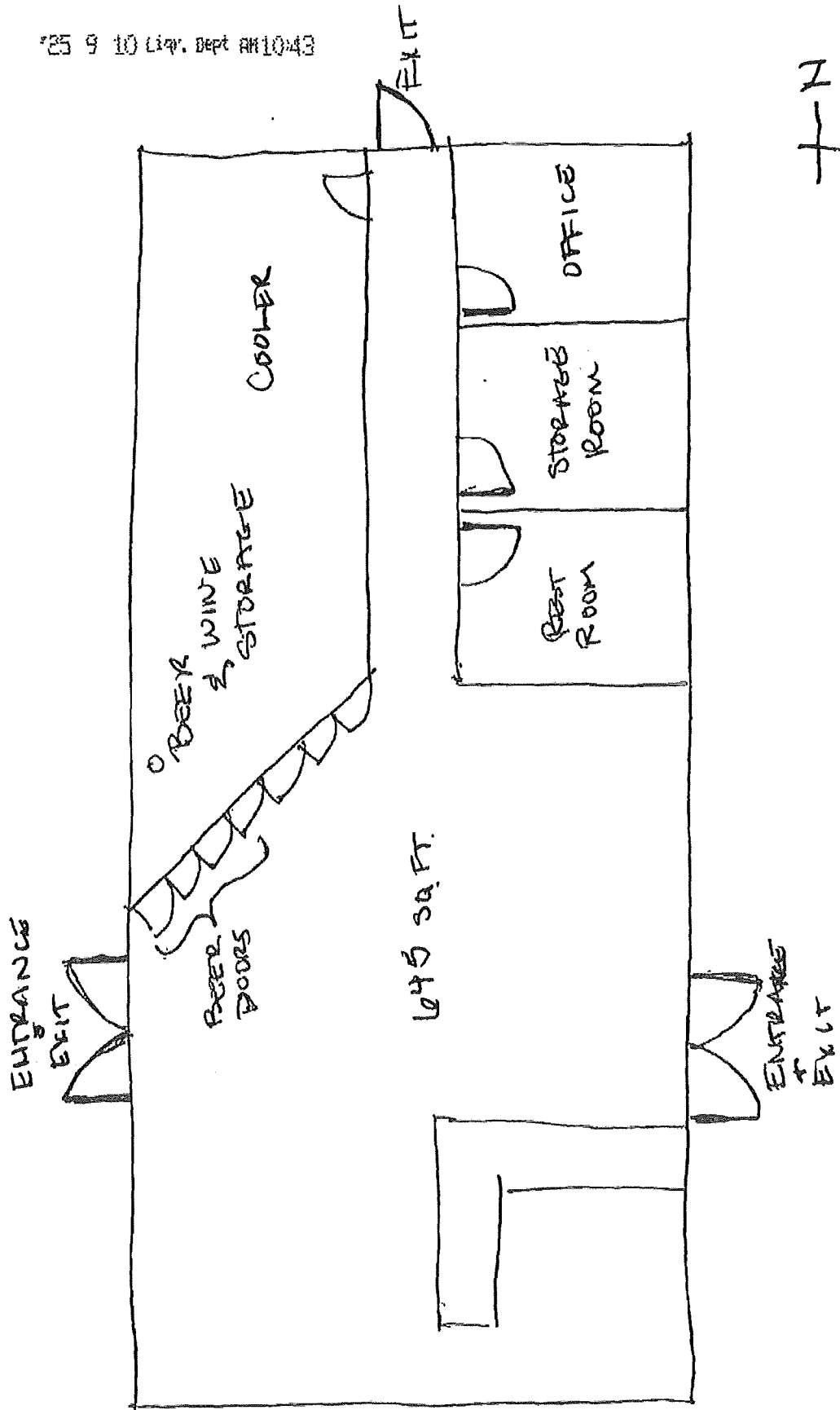
QUESTIONS & ANSWERS

- 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?
Yes
- 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 Statement..pdf	09/19/2025
	Felicity Questionnaire Marathon Oracle r.pdf	09/19/2025
	Statement Majd.pdf.pdf	09/29/2025

25 9 10 Liqu. Dept AM 10:43



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
- o Status: Active

2. WCP OIL LLC

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

3. WEST COASTS PETROLEUM NEWPORTS LLC

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

4. WEST COASTS PETROLEUM NEWPORTS LLC

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

5. WEST COASTS PETROLEUM NEWPORTS LLC

- o 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
- 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

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

9. WEST COASTS PETROLEUM NEWPORTS LLC

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

10. WEST COASTS PETROLEUM NEWPORTS LLC

- License Number: 010100009504
- 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

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

- o Expiration Date: Jul 31, 2026
- o 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
- 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
- o Expiration Date: Jun 30, 2026
- o 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

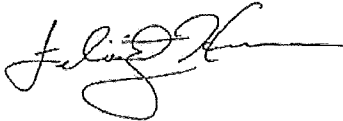
16. WEST COASTS PETROLEUM NEWPORTS LLC

- 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,

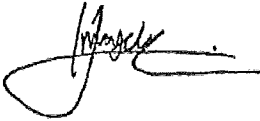


Felicity Heron

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 Liquor Law Training**

☐	On-sale
☐	Off-sale
☒	On- and off-sale

A Certificate of Completion must be on a form provided 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.

The State requires BASIC Title 4 training only as a prerequisite for MANAGEMENT Title 4 training or as a result of a liquor law violation. Persons required to have BASIC Title 4 training are listed at the base of this Certificate. Licensees sometimes require BASIC Title 4 Training a condition of employment.

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 Name (please print)

Signature

06/04/2024

06/04/2027

Training Completion Date

Certificate Expiration Date

(three years from completion date)

Training Provider Information

ABC – Arizona Business Council for Alcohol Education

Company Name

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

Mailing Address

(602) 285-1396

Daytime Contact Phone Number

I, **Jesus Altamirano**
Instructor Name (please print)

certify that the above named individual did successfully complete Title 4 BASIC 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

06/04/2024

Persons required to complete BASIC & MANAGEMENT Title 4 training: 1) owner(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 Microbrewery (series 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)

Bear & Wine Bar (series 7)
Hotel/Motel w/restaurant (series 11)
Beer & 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.

**Certificate of Completion
For
Title 4 MANAGEMENT Liquor Law Training**

A Certificate of Completion must be on a form provided 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 Title 4 training. A valid Certificate of Completion for BASIC Title 4 training must be on file at the Department of Liquor and satisfactory completion of a state-approved BASIC Title 4 course must be verified by the training provider prior to issuing a Certificate of Completion for MANAGEMENT Title 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 Name (please print)

Signature

06/05/2024

Training Completion Date

06/05/2027

Certificate Expiration Date
(three years from completion date)

Training Provider Information

ABC - Arizona Business Council for Alcohol Education

Company Name

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

Mailing Address

(602) 285-1396

Daytime Contact Phone Number

I, **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

06/05/2024
Day Mo Year

Persons required to complete BASIC & MANAGEMENT Title 4 training: 1) owner(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 Microbrewery (series 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)

Beer & Wine Bar (series 7)
Hotel/Motel w/restaurant (series 11)
Beer & 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.

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

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

2. WCP OIL LLC

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

3. WEST COASTS PETROLEUM NEWPORTS LLC

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

4. WEST COASTS PETROLEUM NEWPORTS LLC

- License Number: 010070018605
- License Type: 010 Beer and Wine Store
- 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
- 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

- 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

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

9. WEST COASTS PETROLEUM NEWPORTS LLC

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

10. WEST COASTS PETROLEUM NEWPORTS LLC

- License Number: 010100009504
- 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

- 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

- 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

- License Number: 010080018232
- License Type: 010 Beer and Wine Store
- 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

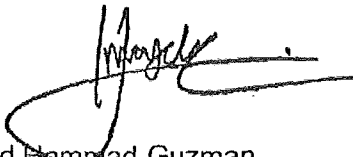
15. WCP OIL LLC

- o License Number: 09S040021245
- o 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
- o Status: Active

Respectfully,



Majd Hammad-Guzman

9/29/25