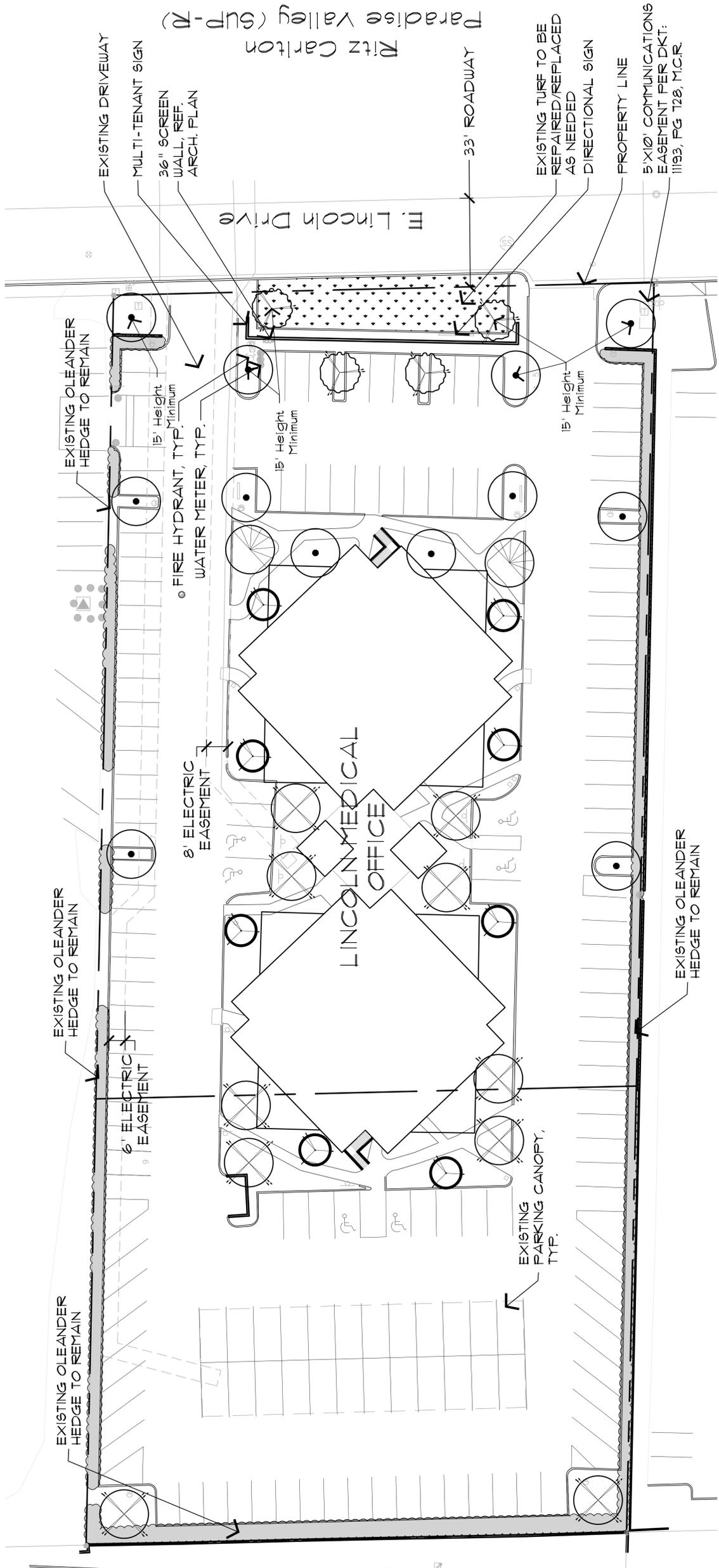


Use of the property for medical office use as established by the Town in 1974 by Special Use Permit approval. Prior to annexation in 1961, the site had a structure on the south end of the site. The latest approvals were for a pharmacy and urgent care center in 2011. Attached is a SUP History of the property.

- *September 19, 2019*  
Community Development Director approval of updated landscape plan.
- *May 21, 2019. Exterior Paint Color*  
Community Development Director approval of updated paint scheme.
- *December 2012. Adoption of General Plan*  
55 acres near the southeast area of Lincoln Drive and Mockingbird Lane were designated as a redevelopment area in the Town's General Plan. Lincoln Medical Plaza is located in the East Lincoln Drive South Development Area. This development area is encouraged to have moderate intensity, mixed use, and contain appropriate resort development. Refer to the attached General Plan policies for more information.
- *November 17, 2011 (SUP-11-02). Approval of pharmacy/apothecary/urgent care center*  
The Town Council approved an intermediate Special Use Permit amendment via ordinance 636 to allow for the operation of a pharmacy/apothecary and an urgent care center. Both the pharmacy and urgent care center were approved in Building A Suite A 101 and Suite A 103 respectively, but never opened. Approval is subject to the following stipulations
- *July 8, 1976 (SUP-76-12). Approval to construct an aviary*  
See attached SUP recorded document 11795/934-935.
- *January 12, 1976 and January 26, 1976. Certificate of Occupancy issued for the two medical buildings.*
- *January 8, 1976 (SUP-75-12). Approval to modify several items not built per the approved plans that included allowing for the parking lot screen wall along Lincoln Drive to be at a 9' setback on the west end and 18' setback on the east end, the building setback from the Lincoln Drive property line to be 90' instead of the approved 94', smaller planter/dividers in the parking lot, larger windows than approved, more windows on the second floor and ownership changes.*  
See attached SUP recorded document 11624/893-894. The referenced red line corrections site plan and 1976 landscape plan are not on file with Town records.
- *November 13, 1975 (SUP-75-11). Approval of an extension for the completion of the plaza*  
See attached SUP recorded document 11624/891-892.
- *December 19, 1974 (SUP-74-07). Approval of an extension for the completion of the plaza*  
See attached SUP recorded document 11624/887-890.
- *June 27, 1974 (SUP-74-06). Establishment of the Special Use Permit*  
The medical center was granted Special Use Permit status in 1974. See attached SUP recorded document 11624/884-886. No plans on file, but the January 8, 1976 plan set on file superseded this 1974 plan set.

Andaz Scottsdale Resort & Spa (SUT-70)



**PLANT SCHEDULE**

BOTANICAL NAME	COMMON NAME	QTY	SIZE	NOTES
Picea sp.	Rio Salado Mesquite	10	2" Cal.	Standard Trunk
Ficus sp.	Wax Plant	10	2" Cal.	Standard Trunk
Ficus sp.	Rio Salado Mesquite	2	2" Cal.	Multi Trunk
Ficus sp.	Rio Salado Mesquite	12	4" Cal.	Dense Canopy
Ficus sp.	Desert Museum Palo Verde	12	4" Cal.	Standard Trunk
Ficus sp.	Desert Museum Palo Verde	4	4" Cal.	Dense Canopy
Ficus sp.	Red Fish Flatcane	4	4" Cal.	Standard Trunk
Ficus sp.	Red Fish Flatcane	2	4" Cal.	Dense Canopy
Ficus sp.	Bauhinia Lunarioides	2	2" Cal.	Multi Trunk
Ficus sp.	Anacacho Orchid Tree	2	2" Cal.	Dense Canopy

**ATTENDED SUP. LANDSCAPING NOTES (1914)**

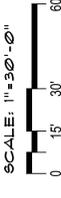
- THE SIX (6) TREES TO BE LOCATED IN THE FRONT OF THE PROPERTY SHALL HAVE A MINIMUM HEIGHT OF FIFTEEN FEET, AND PALM TREES SHALL BE EXCLUDED FROM THESE PLANTINGS.

**ATTENDED SUP. LANDSCAPING NOTES (1916)**

- TREES SHALL BE PROVIDED AT THE RATE OF ONE PER 500 SQ. FT. OF LANDSCAPED AREA (2% TREES)
- 50% OF THE TREE REQUIREMENT SHALL BE PROVIDED IN MATURE TREES.
- MATURE TREES SHALL BE THE FOLLOWING MIN. SIZE 10'-12" HT. X 8'-10" WIDE OR 4" SINGLE TRUNK CALIPER OR 2" AVERAGE TRUNK CALIPER FOR A MULTIPLE TRUNK TREE OR 10' TRUNK HEIGHT FOR PALMS.

**LANDSCAPE PLAN**

SCALE: 1"=30'-0"



LANDSCAPE PLAN

1 of 2

L1.0

Lincoln Medical Office  
Construction Documents

DATE: August 7, 2019

DESIGNED BY: MD/CP

DRAWN BY: CP

CHECKED BY: MD/CP

**LANDSCAPE IMPROVEMENTS**

**7125 Lincoln Medical Office**

Paradise Valley, Arizona



EXPIRES 06/30/2022

**DESIGN STUDIO**



Landscape Plan



---

Town of Paradise Valley – 6401 East Lincoln Drive – Paradise Valley, AZ 85253

May 21, 2019

Jason Morris  
Withey Morris P.L.C.  
2525 E. Arizona Biltmore Circle  
Suite A-212  
Phoenix, AZ 85016

**Re: Updated Paint Scheme for Lincoln Plaza Medical Center**

Mr. Morris:

I am in receipt of your letter dated May 20, 2019 regarding the paint samples and exhibit for an updated paint scheme for the medical office building at 7125 East Lincoln Drive in Paradise Valley. The original Special Use Permit (SUP) granted in 1974 stipulated specific paint requirements for the building which were revised in 1976. Upon review of the SUP and the submitted materials, the repainting of the building with the proposed scheme, including Dunn Edwards DE6218 "Antique Paper", DEC795 "Gray Pearl", and DE6317 "Looking Glass" is consistent with the SUP.

As you are probably aware, no building permits are required to repaint a structure and the Town appreciates your willingness to notify us that such work is taking place. Please note, if any physical improvements to the building are necessary beyond painting, staff review for consistency with the SUP and a permit may be required from the Town's Community Development Department.

Sincerely,

Jeremy T. Knapp, AICP  
Community Development Director  
[jknapp@paradisevalleyaz.gov](mailto:jknapp@paradisevalleyaz.gov)

Cc: SUP File



PHONE: 602-230-0600

FAX: 602-212-1787

2525 E. Arizona Biltmore Circle, Suite A-212, Phoenix, AZ 85016

May 20, 2019

Jeremy Knapp, Community Development Director  
Town of Paradise Valley  
6401 E. Lincoln Drive  
Paradise Valley, AZ 85253

Re: Updated Paint Scheme for Lincoln Plaza Medical Center

Dear Jeremy:

Enclosed with this letter are paint samples and a reference exhibit for an updated paint scheme for the two-story medical office building located at 7125 E. Lincoln Drive in Paradise Valley, AZ (the "Property"). As you know, we recently withdrew our request for a major amendment to the Special Use Permit associated with the Property to pursue tenant improvements to the existing building. As part of that effort, our client intends to update the outdated exterior paint scheme in favor of a more modern color palette. To our knowledge, the paint scheme has remained unchanged since the building was first constructed in the late 1970s.

The enclosed samples and reference exhibit are for the Town's files. Our client intends to proceed with repainting next month – please let us know if you have any questions.

Sincerely,

WITHEY MORRIS P.L.C.

By   
Jason B. Morris

Keep this  
for reference



DE6376 Looking Glass  
LRV 23

Keep this  
for reference

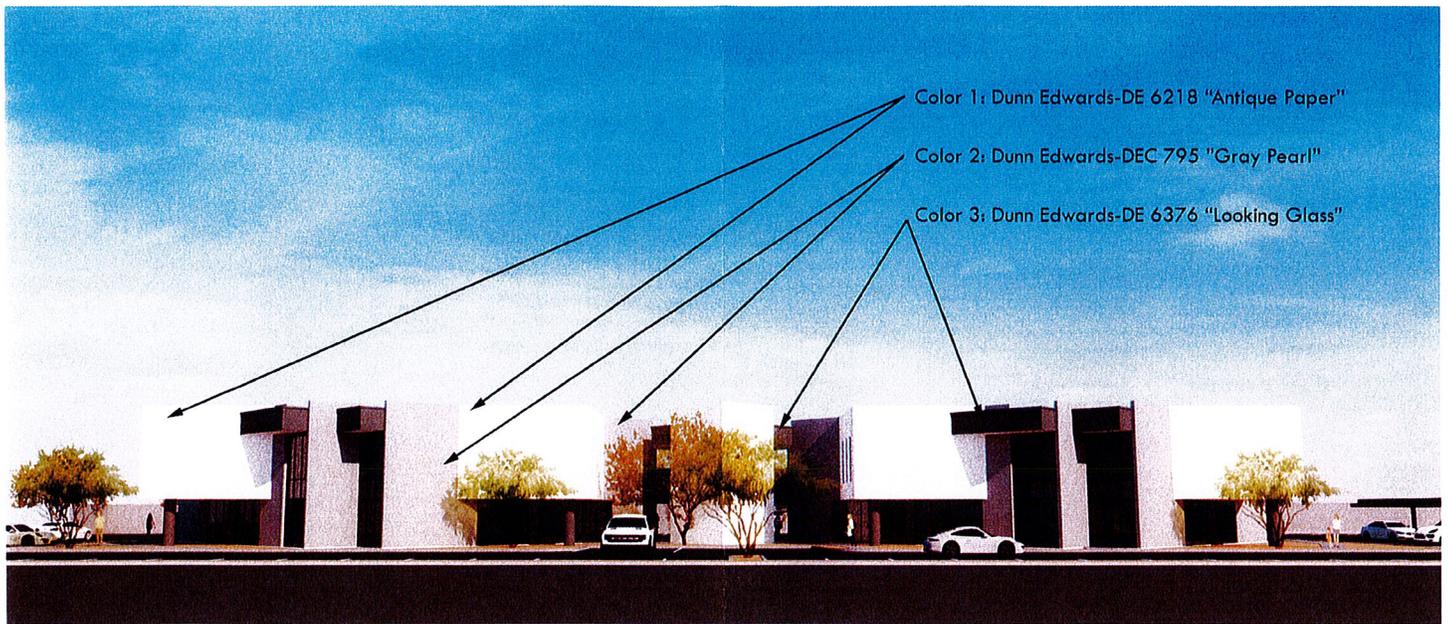


DE6218 Antique Paper  
LRV 81

Keep this  
for reference



DEC795 Gray Pearl  
LRV 49



Color 1: Dunn Edwards-DE 6218 "Antique Paper"

Color 2: Dunn Edwards-DEC 795 "Gray Pearl"

Color 3: Dunn Edwards-DE 6376 "Looking Glass"



Sulix  
583 - 5.9.19

### Lincoln Medical - Color Study Paradise Valley, Arizona

OFFICIAL RECORDS OF  
MARICOPA COUNTY RECORDER  
HELEN PURCELL  
20110955460,11/18/2011 10:36  
ELECTRONIC RECORDING  
ORDINANCE636-4-1-1--N

1  
2 When recorded, return to:  
3 Paradise Valley Town Attorney  
4 6401 East Lincoln Drive  
5 Paradise Valley, Arizona 85253  
6  
7

8 **ORDINANCE NUMBER 636**  
9

10 **AN ORDINANCE OF THE TOWN OF PARADISE**  
11 **VALLEY, ARIZONA, AMENDING THE SPECIAL USE**  
12 **PERMIT FOR LINCOLN PLAZA MEDICAL CENTER,**  
13 **7125 EAST LINCOLN DRIVE, PROVIDING FOR THE USE**  
14 **OF A PHARMACY AND AN URGENT CARE CENTER,**  
15 **PROVIDING FOR SEVERABILITY; AND PROVIDING**  
16 **FOR AN EFFECTIVE DATE.**  
17

18  
19 WHEREAS, the Town of Paradise Valley Planning Commission held public hearings on  
20 June 21, 2011 and September 20, 2011, in the manner prescribed by law, for the purpose  
21 of considering an Intermediate Amendment to the Special Use Permit for Lincoln Plaza  
22 Medical Center, and recommended approval to the Town Council; and  
23

24 WHEREAS, the Town of Paradise Valley Council held a public hearing on November  
25 17, 2011, in the manner prescribed by law, to hear and to take action on the Intermediate  
26 Amendment to the Special Use Permit for Lincoln Plaza Medical Center, as  
27 recommended by the Planning Commission.  
28

29 **NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND TOWN**  
30 **COUNCIL OF THE TOWN OF PARADISE VALLEY, ARIZONA THAT:**  
31

32 **SECTION I. In General**

- 33 1. The Special Use Permit for the Lincoln Plaza Medical Center is on the land  
34 legally described as the east 200 feet of the north half of the northwest quarter  
35 of the northeast quarter of the southeast quarter; and the east 200 feet of the  
36 north half of the south half of the northwest quarter of the northeast quarter of  
37 the southeast quarter of Section 10, Township 2 North, Range 4 East of the Gila  
38 and Salt River Base and Meridian, Maricopa County, Arizona. Assessor Parcel  
39 Number 174-64-003-B (hereinafter "the Property").  
40 2. The Special Use Permit for the Property is hereby amended to permit the  
41 additional uses of a pharmacy and an urgent care center on the Property, subject  
42 to the stipulations set forth in Exhibit A, attached hereto.  
43 3. The Intermediate Amendment to the Special Use Permit for Lincoln Plaza  
44 Medical Center is approved in accordance with Section 1102.7 of the Zoning  
45 Ordinance.  
46

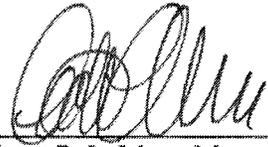
47 **SECTION 2. Severability.** If any section, subsection, sentence, clause, phrase or portion  
48 of this ordinance is for any reason held invalid or unconstitutional by a court of

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competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions thereof.

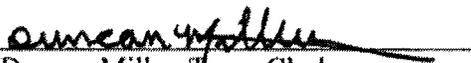
SECTION 3. Effective Date. This ordinance shall become effective at the time and in the manner prescribed by law.

PASSED AND ADOPTED by the Mayor and Town Council of the Town of Paradise Valley, Arizona, this 17<sup>th</sup> day of November, 2011.

  
\_\_\_\_\_  
Scott P. LeMarr, Mayor

SIGNED AND ATTESTED TO THIS 17 DAY OF November 2011

ATTEST:

  
\_\_\_\_\_  
Duncan Miller, Town Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Andrew Miller, Town Attorney

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**EXHIBIT A  
TO  
ORDINANCE NUMBER 636**

**STIPULATIONS**

**TOWN OF PARADISE VALLEY  
INTERMEDIATE AMENDMENT TO THE SPECIAL USE PERMIT FOR  
LINCOLN PLAZA MEDICAL CENTER  
SUP-11-2**

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1. All existing Special Use Permit stipulations shall remain in full force and effect, unless changed or modified by the Intermediate Amendment SUP-11-2.

**Pharmacy**

2. Only one (1) pharmacy shall be allowed.
3. The pharmacy shall be located in Suite A-101 as identified on the Site Plan and the Floor Plan (Exhibit A and Exhibit C, respectively). The pharmacy floor plan and usable square footage shall be substantially compliant with the narrative and Exhibit C.
4. Tenant signage shall be permitted on Building A at the entrance to the pharmacy, but such sign shall be no larger than the signs for other tenants of the building or for similar buildings at the Lincoln Plaza Medical Center.
5. The pharmacy shall not sell, dispense, lease or market any non-medically related paraphernalia, products and sundries.
6. The pharmacy's days and hours of operation shall be limited to Monday through Saturday, 8:00 am to 6:00 pm.
7. All activity related to the pharmacy shall be conducted in compliance with State and Federal rules and regulations; and other implementing state statutes and administrative regulations.
8. The pharmacy security measures shall be substantially compliant with the Floor Plan and the narrative.
9. An apothecary may be located in Suite A-101. The apothecary must comply with all State and Federal rules and regulations, and all SUP pharmacy stipulations.

**Urgent Care Center**

10. The urgent care center shall be located in Suite A-103 as identified on the Site Plan and the Floor Plan (Exhibit A and Exhibit D, respectively). The urgent care center
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floor plan and usable square footage shall be substantially compliant with the narrative and Exhibit D.

11. The urgent care center shall not have any out-patient surgical facilities, ambulatory services or sell any prescription drugs.
12. The urgent care center's days and hours of operation shall be limited to Monday through Saturday, 8:00 am to 7:00 pm.
13. The east and west monument sign copies shall be substantially compliant with the sign elevation plans and the narrative.
14. Tenant signage shall be permitted on Building A at the entrance to the urgent care center, but such sign shall be no larger than the signs for other tenants of the building or for similar buildings at the Lincoln Plaza Medical Center.
15. Directional signs for the urgent care center shall not be substantially visible from off site, must comply with the Special Use Permit Guidelines and shall be limited to a maximum/total number of three (3) signs.

STATE OF ARIZONA            )  
  ) :SS.  
COUNTY OF MARICOPA        )

**CERTIFICATION**

I, Duncan Miller, Town Clerk of the Town of Paradise Valley, Arizona hereby certify that the foregoing is a full, true, and correct copy of Ordinance Number 636 duly and regularly passed and adopted by a majority vote of the Town Council at a meeting duly called and held on the 17<sup>th</sup> day of November, 2011. Said Ordinance appears in the minutes of said meeting, and it has not been rescinded or modified and is now in full force and effect.

I further certify that said municipal corporation is duly organized and existing, and has the power to take the action called for by the Ordinance.



*Duncan Miller*  
\_\_\_\_\_  
Duncan Miller, Town Clerk

**VOTE**

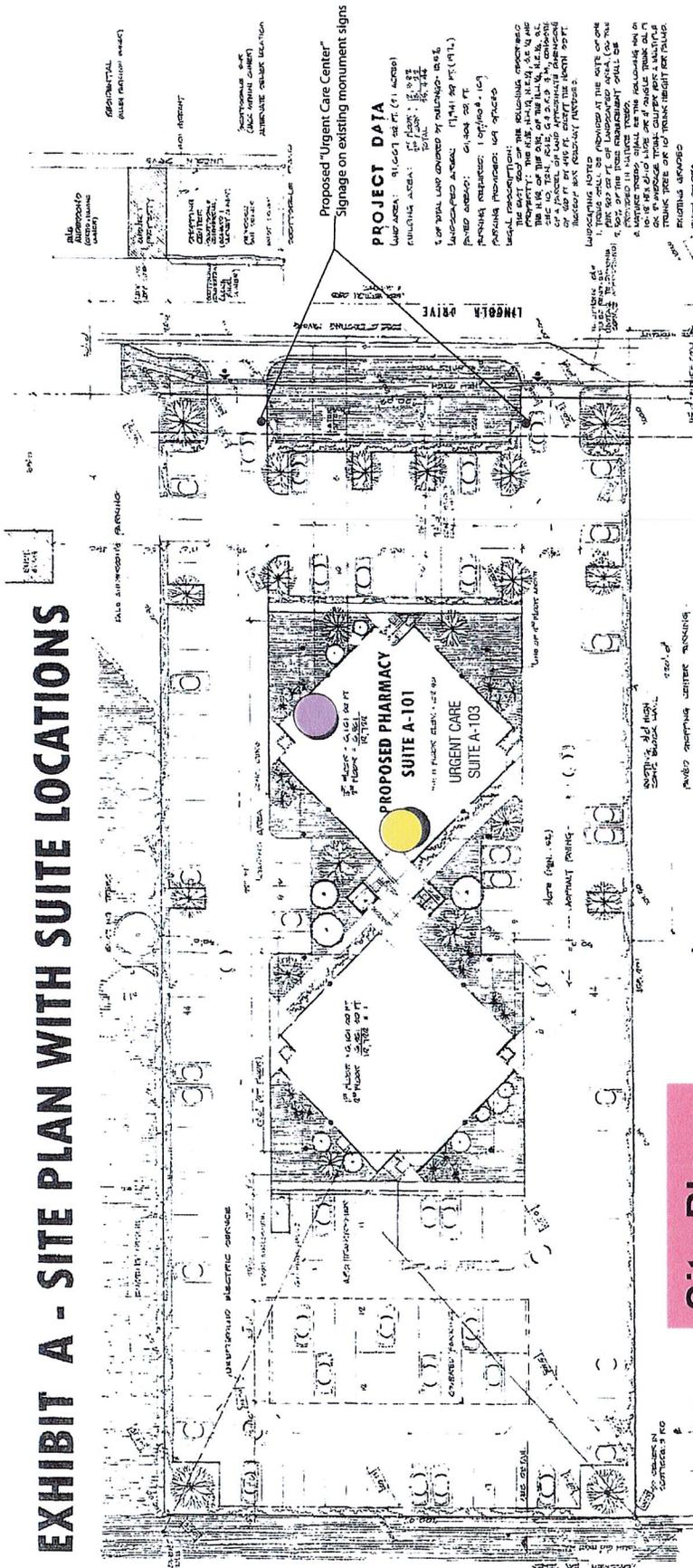
AYES: LeMarr, Hamway, Collins, Dembow, Kirby, Parker, Trueblood

NAYES:

NOT PRESENT:

ABSTAIN:

# EXHIBIT A - SITE PLAN WITH SUITE LOCATIONS



**Site Plan**

**Pharmacy**



**LINCOLN PLAZA MEDICAL CENTER**  
PARADISE VALLEY, ARIZONA

**Urgent Care Center**

**PROJECT DATA**

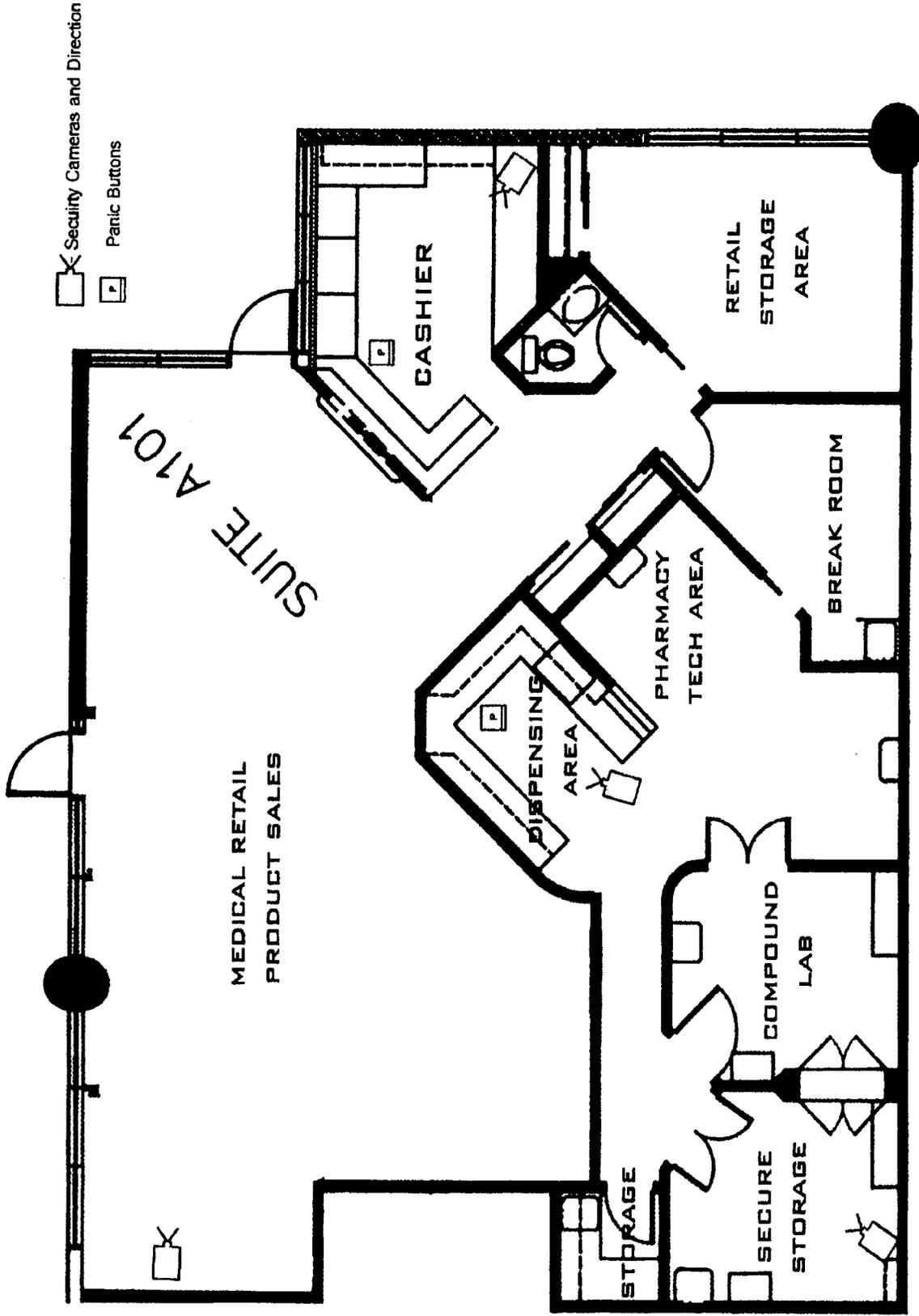
LAND AREA: 91,607 SQ FT (2.1 ACRES)  
 BUILDING AREA: 17,941 SQ FT (0.41 ACRES)  
 TOTAL LAND COVERED BY BUILDINGS: 17,941 SQ FT (0.41 ACRES)  
 PARKING SPACES: 61,000 SQ FT  
 PARKING PROVISIONS: 100 SPACES  
 LEGAL PROVISIONS: 100 SPACES

**Proposed "Urgent Care Center" Signage on existing monument signs**

THE EXISTING MONUMENT SIGNAGE AT THE SITE IS TO BE REPLACED WITH THE PROPOSED SIGNAGE. THE SIGNAGE SHALL BE 10 FT HIGH AND 4 FT WIDE. THE SIGNAGE SHALL BE PLACED ON THE EXISTING MONUMENT SIGNAGE. THE SIGNAGE SHALL BE PLACED ON THE EXISTING MONUMENT SIGNAGE. THE SIGNAGE SHALL BE PLACED ON THE EXISTING MONUMENT SIGNAGE.

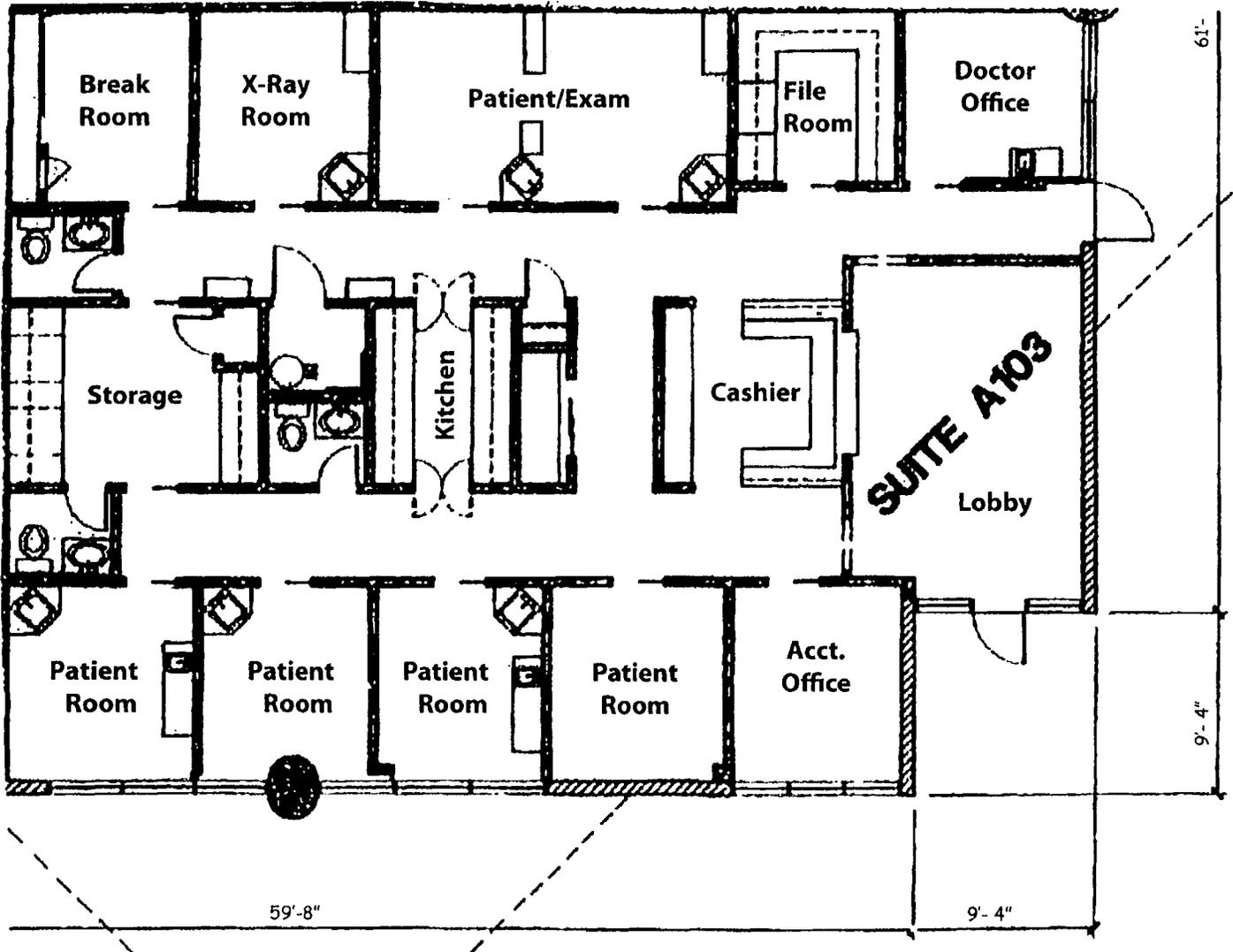


# EXHIBIT C - LINCOLN PLAZA MEDICAL



SUITE A-101  
PROPOSED PHARMACY AREA

# EXHIBIT D - LINCOLN PLAZA MEDICAL



## SUITE A-103 PROPOSED URGENT CARE CENTER

SUP-76-12  
195615  
Permit

PARADISE VALLEY TOWN COUNCIL

ONT 11795PC 934

AMENDMENT TO SPECIAL USE PERMIT ISSUED FOR MEDICAL CLINIC FOR LINCOLN PLAZA MEDICAL CENTER AT 7125 EAST LINCOLN DRIVE, IN THE TOWN OF PARADISE VALLEY.

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RESOLVED, that the Special Use Permit issued by the Paradise Valley Town Council for the Lincoln Plaza Medical Center at 7125 E. Lincoln Drive, in the Town of Paradise Valley, on June 27, 1974, as amended on December 19, 1974, November 13, 1975, and January 8, 1976, is hereby further amended as follows: The following new paragraph 5 is hereby approved and adopted and added to the Special Use Permit heretofore granted:

5. Notwithstanding any other provision of this Special Use Permit, the grantee is hereby authorized to construct and maintain an aviary upon the premises subject to this Special Use Permit (a) upon condition that such aviary complies in location, size, design and all respects with the "Site Plan for Aviary for Lincoln Plaza Medical Center, July, 1976" as certified as such plan by the Paradise Valley Town Clerk, and (b) upon condition that the use of the aviary and the care of the birds therein comply with all applicable laws.

This amendment is hereby incorporated into the Special Use Permit issued for the Lincoln Plaza Medical Center on June 27, 1974, as amended on December 19, 1974, on November 13, 1975, and January 8, 1976, and made an integral part thereof.

PASSED AND ADOPTED by the Mayor and Common Council of the Town of Paradise Valley, Arizona, this 8 day of July, 1976.

Barbara vonAmmon  
Barbara vonAmmon, Mayor

ATTEST:

Mary Ann Brines  
Mary Ann Brines, Town Clerk

APPROVED AS TO FORM:

Roger A. McKee  
Roger A. McKee, Town Attorney



SUP-76-12

DXT 11795PG 935

AGREED TO AND ACCEPTED BY:

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Whitney Sorrell

6.9.76  
Date

George Sims

10 Aug 76  
Date

STATE OF ARIZONA }  
County of Maricopa } ss

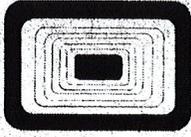
I hereby certify that the within instrument was filed and recorded at request of

TOWN OF PARADISE VALLEY

AUG - 4 1976 - 10 35  
in Docket 11795  
on page 934-935

Witness my hand and official seal the day and year aforesaid.

Tom Freestone  
County Recorder  
By [Signature]  
Deputy Recorder 100

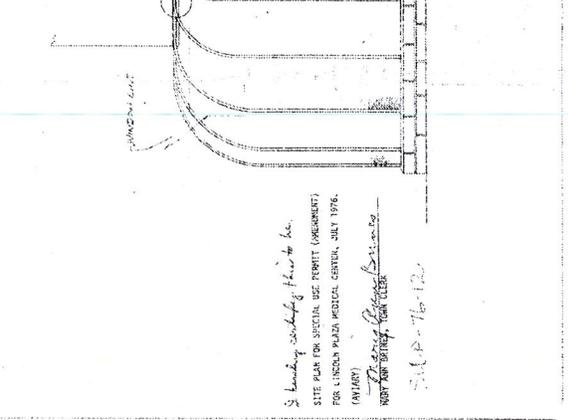
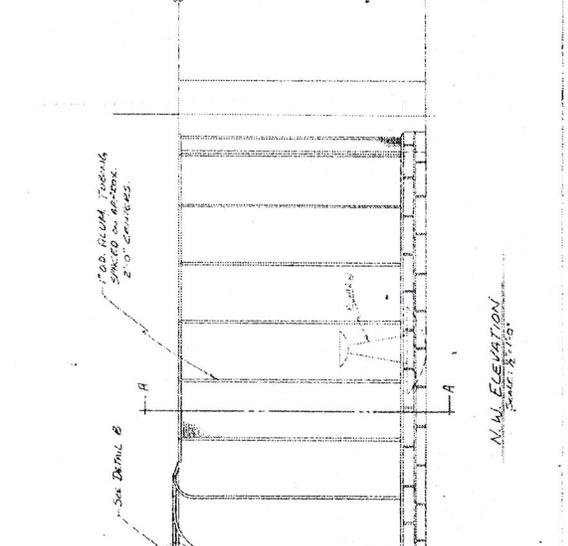
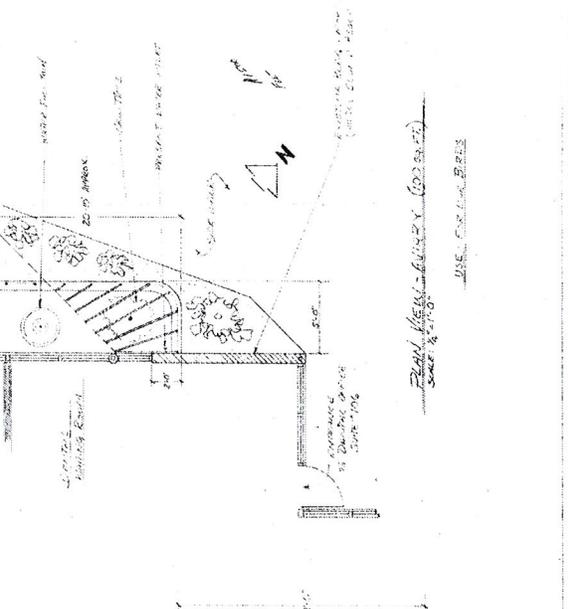
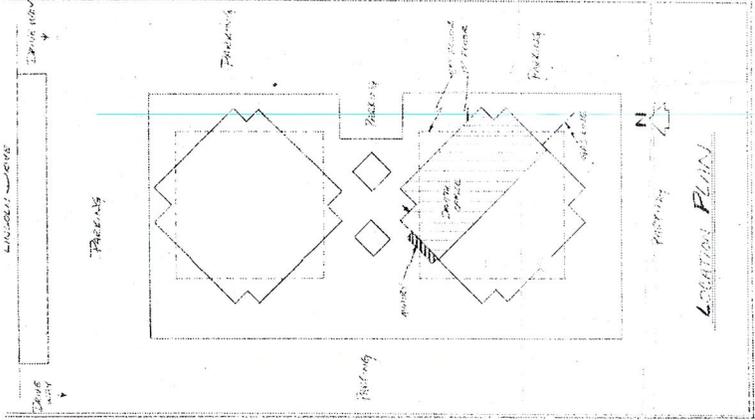
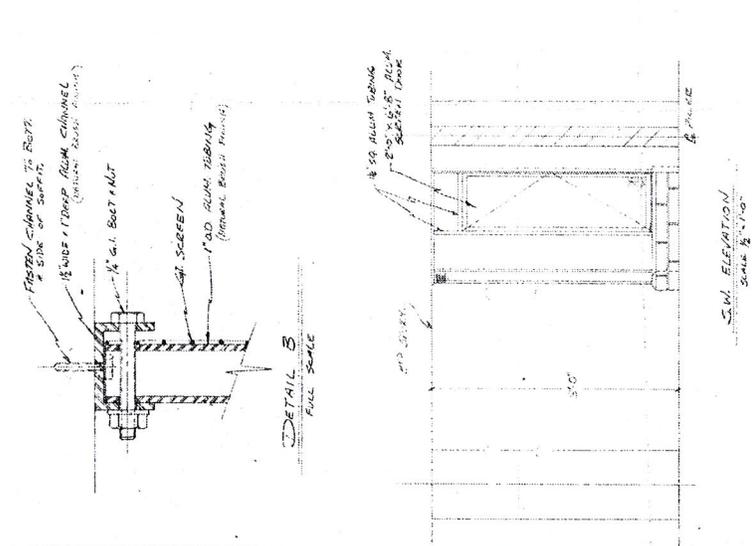
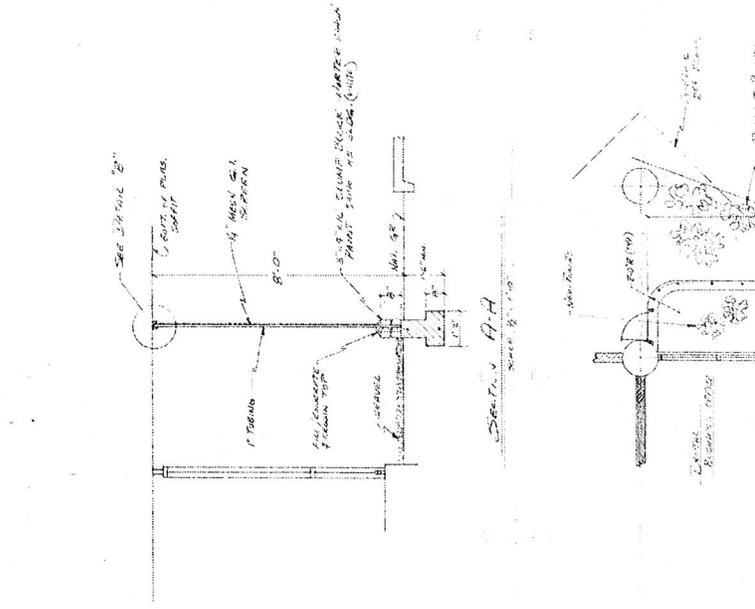


scale	date	drawn by	project name
As Shown	3-22-76	D.H.	AVIARY

copyright

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Permit # 6210  
 Issued 5 Aug 76



Site building work to be  
 SITE PLAN FOR SPECIAL USE PERMIT (CONTRACT)  
 FOR LINCOLN PARK MEDICAL CENTER, JULY 1976.  
 (PARTIAL)  
 Henry H. Henning & Associates  
 1000 RAY BURNING, NEW YORK

J.H.P. - 7/16/76

AVIARY  
 21-97-252



DKT 11624PG 893

SUP-75-12  
86184

PARADISE VALLEY TOWN COUNCIL

M/ PERMIT

AMENDMENT TO SPECIAL USE PERMIT ISSUED FOR MEDICAL CLINIC FOR LINCOLN PLAZA MEDICAL CENTER AT 7125 EAST LINCOLN DRIVE, IN THE TOWN OF PARADISE VALLEY

2 RESOLVED, that the Special Use Permit issued by  
3 the Paradise Valley Town Council for the Lincoln Plaza  
4 Medical Center at 7125 E. Lincoln Drive, in the Town of  
5 Paradise Valley, on June 27, 1974, as amended on December 19,  
6 1974, and November 13, 1975, is hereby further amended  
7 as follows:

8 Subparagraph A of Paragraph 1 of the Amended  
9 Special Use Permit is amended by deleting and repealing  
10 the words crossed out, and adding and adopting the words  
11 in all capitalized letters, as follows:

12 A. Construction AND OPERATION AND MAINTENANCE  
13 of a medical AND DENTAL clinic, pursuant to Article XI,  
14 Section 1101, subparagraph (e) of the Zoning Ordinance  
15 of the Town of Paradise Valley, SHALL BE in STRICT compliance  
16 with ~~drawings pgs. 1-4, dated "revised June 3, 1974," entitled~~  
17 ~~"LINCOLN PLAZA MEDICAL CENTER," such drawings to be known~~  
18 ~~as EXHIBIT A, incorporated herein by reference, and made a~~  
19 ~~part of this special use permit.~~ EACH OF THE FOLLOWING SIX  
20 DOCUMENTS, CERTIFIED AS SUCH BY THE PARADISE VALLEY TOWN  
21 CLERK, WHICH ARE HEREBY APPROVED BY THE TOWN OF PARADISE  
22 VALLEY AND THE SPECIAL USE PERMIT GRANTEES AND INCORPORATED  
23 HEREIN BY REFERENCE AND MADE AN INTEGRAL PART OF THIS SPECIAL  
24 USE PERMIT:

- 25 1. "SITE PLAN FOR SPECIAL USE PERMIT FOR LINCOLN PLAZA  
26 MEDICAL CENTER OF JANUARY, 1976 - AS BUILT SITE PLAN WITH  
27 RED LINE CORRECTIONS DATED January 6, 1976"
- 28 2. "SITE PLAN FOR SPECIAL USE PERMIT FOR LINCOLN PLAZA  
29 MEDICAL CENTER FOR JANUARY, 1976, - SHEET #1"
- 30 3. "SITE PLAN FOR SPECIAL USE PERMIT FOR LINCOLN PLAZA  
31 MEDICAL CENTER OF JANUARY, 1976 - SHEET #3"
- 32 4. "SITE PLAN FOR SPECIAL USE PERMIT FOR LINCOLN PLAZA  
MEDICAL CENTER OF JANUARY, 1976 - SHEET #4"

1 5. "SITE PLAN FOR SPECIAL USE PERMIT FOR LINCOLN PLAZA  
2 MEDICAL CENTER OF JANUARY, 1976 - SHEET 11"

3 6. "SITE PLAN FOR SPECIAL USE PERMIT FOR LINCOLN PLAZA  
4 MEDICAL CENTER OF JANUARY, 1976 - LANDSCAPING PLAN"

5 ~~Said construction shall also be in compliance with 1/87~~  
6 ~~scale model.~~ Said Special Use Permit shall also be subject  
7 to the following stipulations:

8 . . . . .  
9 This amendment is hereby incorporated into the Special  
10 Use Permit issued for the Lincoln Plaza Medical Center  
11 on July 27, 1974, as amended on December 19, 1974, and  
12 on November 13, 1975, and made an integral part thereof.

13 PASSED AND ADOPTED by the Mayor and Common Council  
14 of the Town of Paradise Valley, Arizona, this 8 day  
15 of January, 1976.

16 Barbara von Ammon  
17 Barbara von Ammon, Mayor

18 ATTEST:  
19 Mary Ann Brines  
20 Mary Ann Brines, Town Clerk

STATE OF ARIZONA } ss  
County of Maricopa }

I hereby certify that the with-  
in instrument was filed and re-  
corded at request of

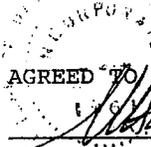
TOWN OF PARADISE VALLEY  
APR 9 - 1976 - II 20

in Docket 11624  
on page 893-894

Witness my hand and official  
seal the day and year aforesaid.

Tom Freestone  
County Recorder  
By R. J. Montoya  
Deputy Recorder

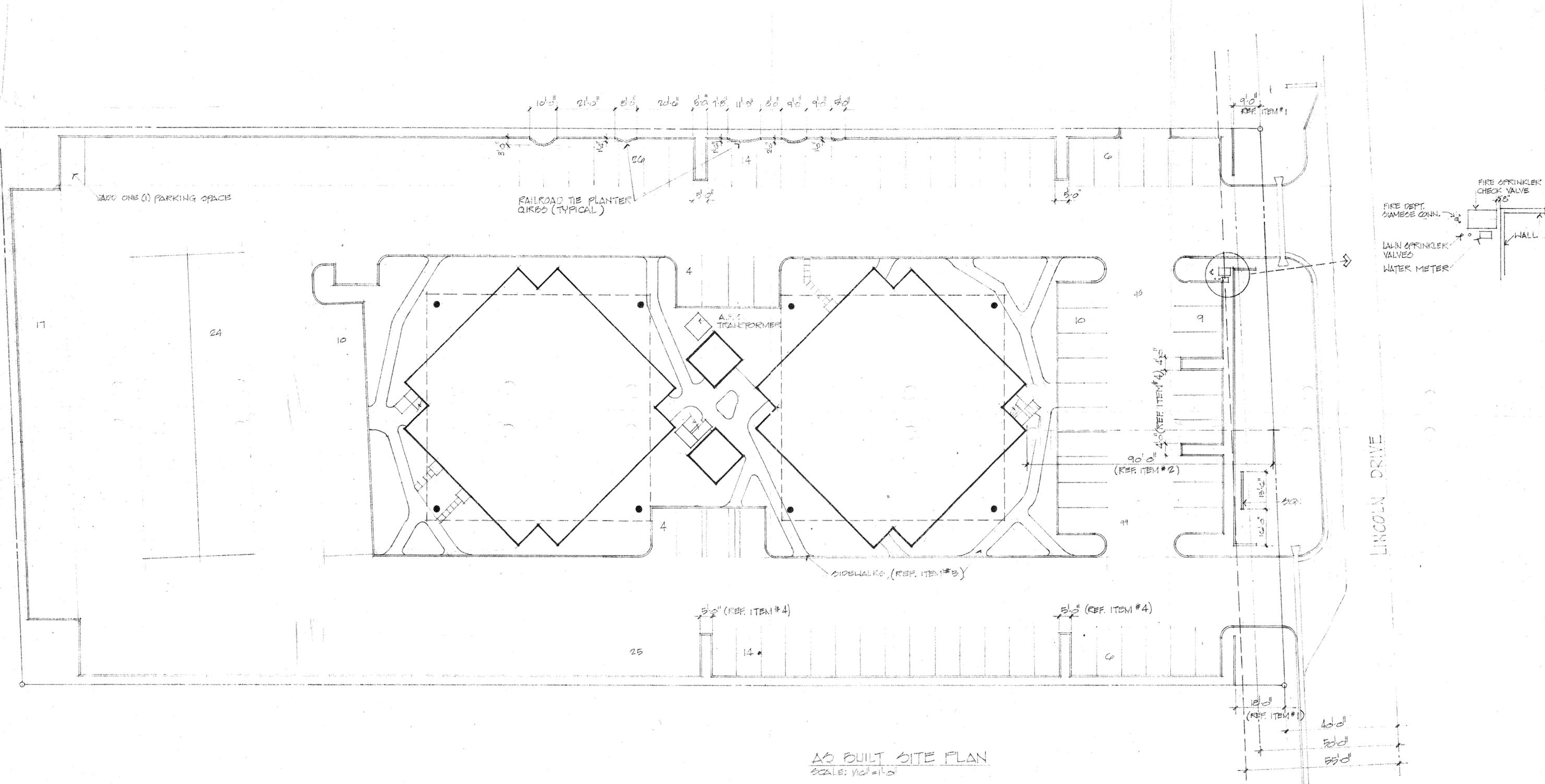
22 APPROVED AS TO FORM:  
23 Roger A. McKee  
24 Roger A. McKee, Town Attorney

25   
26 AGREED TO AND ACCEPTED BY:  
27 Whitney Sorrell  
28 Whitney Sorrell

1-9-76  
Date

29 Dr. Robert Winkler  
30 Dr. Robert Winkler  
31 Dr. Robert Winkler

1/13/76  
Date



**AS BUILT SITE PLAN**  
SCALE: 1/4" = 1'-0"

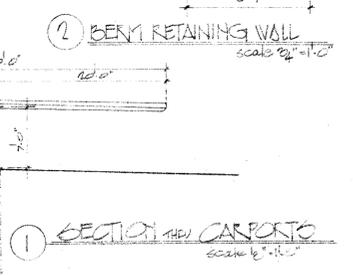
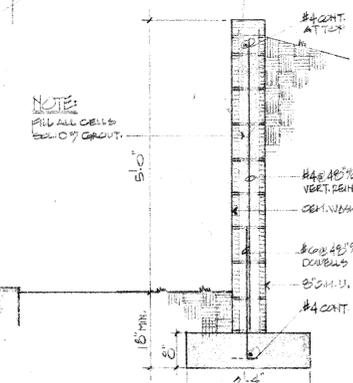
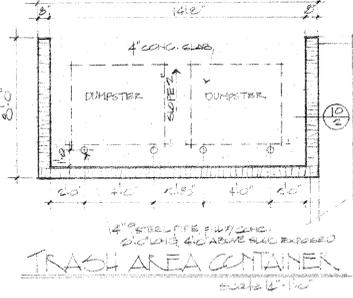
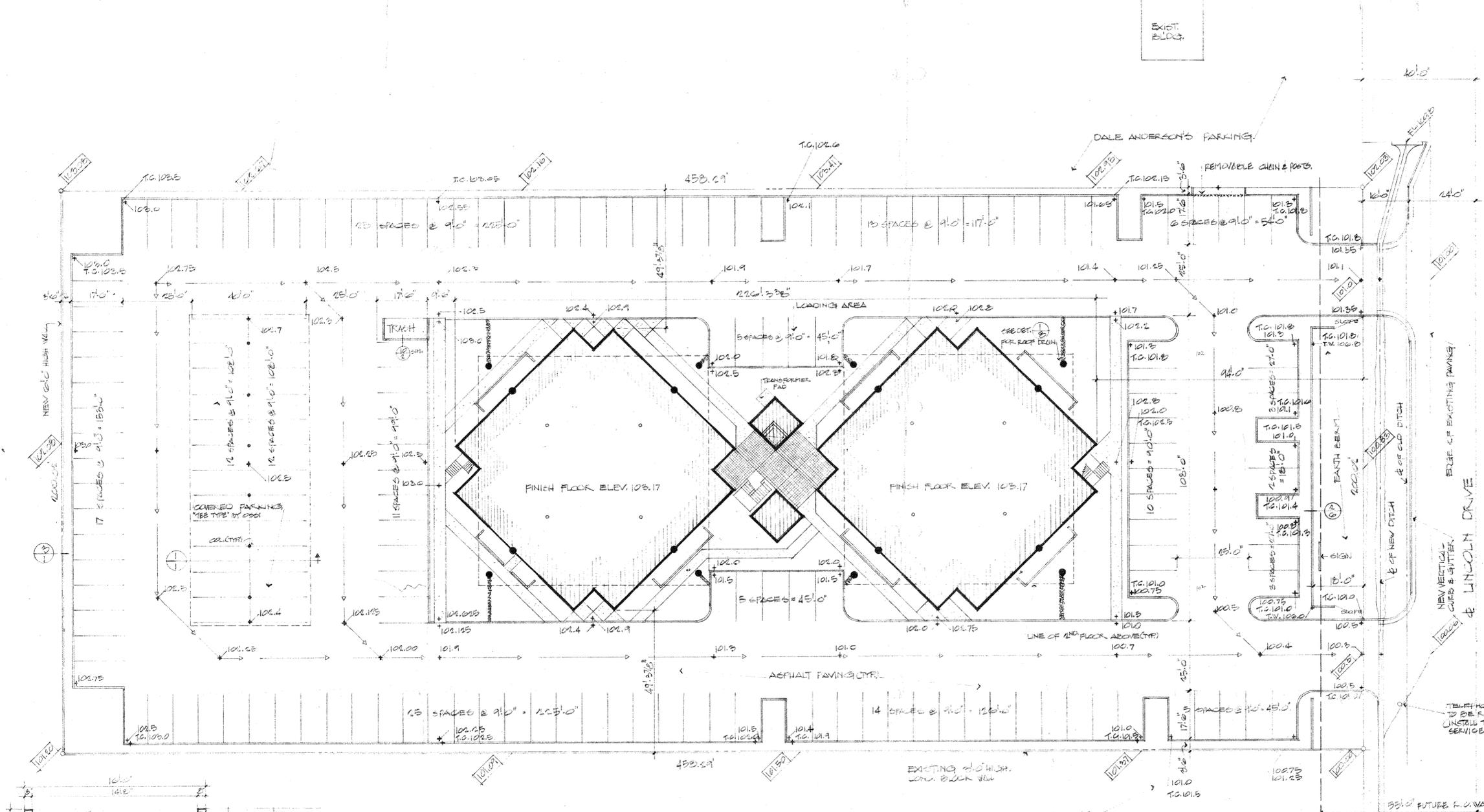
**NOTE:**  
THIS DRAWING REFLECTS THE CHANGES MADE TO THE APPROVED SITE PLAN DATED (REV JUN 5, 1975) AND INDICATES THE AS BUILT CONDITIONS.  
USE THIS DRAWING WITH ORIGINAL DRAWING #1 OF EXHIBIT "A" AND SHEET "A-1" OF THE BUILDING PLANS, FOR ALL OTHER INFORMATION & NOTES.

*Construction shown as per site visit on Jan 6, 1976.*

I hereby certify this document to be "Site Plan for Special Use Permit for Lincoln Plaza Medical Center of January 1976 - As Built Site Plan", "With red line corrections dated January 6, 1976", as approved by the Town of Paradise Valley and incorporated by reference in the Amendment to Special Use Permit for Lincoln Plaza Medical Center passed and adopted by the Mayor and Common Council of the Town of Paradise Valley on the \_\_\_\_\_ day of \_\_\_\_\_, 1976.

*Max Allen Briner*  
Town Clerk

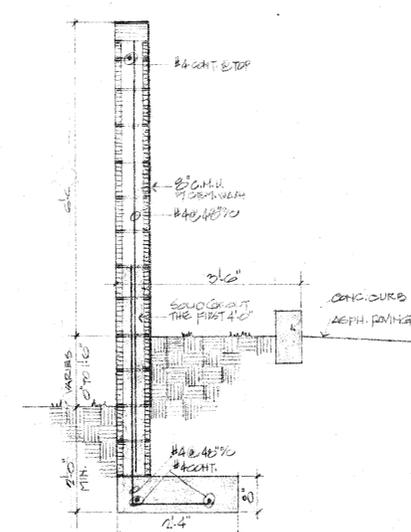




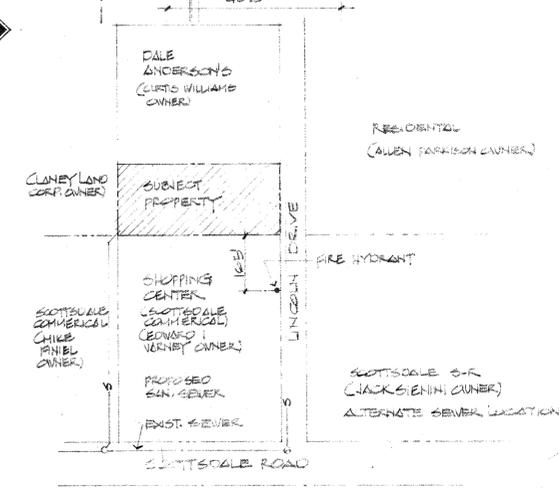
**SITE PLAN**  
SCALE: 1/4" = 1'-0"

LAND AREA: 91,007 SQ. FT. (2.1 ACRES)  
 BUILDING AREA: 1<sup>ST</sup> FLOOR = 12,322  
 2<sup>ND</sup> FLOOR = 13,122  
 TOTAL = 25,444  
 % OF TOTAL LAND COVERED BY BUILDINGS = 28.5%  
 LANDSCAPED AREA: 17,944 SQ. FT. (1.9%)  
 PAVED AREAS: 61,404 SQ. FT.  
 PARKING REQUIRED: 157,150 @ 10' x 16'  
 PARKING PROVIDED: 129 SPACES  
 LEGAL DESCRIPTION:  
 THE EAST 200' OF THE FOLLOWING DESCRIBED PROPERTY: THE N 1/2, N 1/4, N E 1/4, S E 1/4 AND THE N 1/2 OF THE S 1/2 OF THE N 1/4, N E 1/4, S E 1/4, SEC. 10, T 2 N, R 4 E, S 4 & 6 R. 1. B. 1. M., CONSISTING OF A PARCEL OF LAND APPROXIMATE DIMENSIONS OF 400 FT. BY 495 FT. EXCEPT THE NORTH 30 FT. THERE OF FOR ROADWAY PURPOSES.

LANDSCAPING NOTES:  
 1. TREES SHALL BE PROVIDED AT THE RATE OF ONE PER 500 SQ. FT. OF LANDSCAPED AREA (20 TREES)  
 2. 50% OF THE TREE REQUIREMENT SHALL BE PROVIDED IN MATURE TREES.  
 3. MATURE TREES SHALL BE THE FOLLOWING MIN. SIZE 10 1/2" H.T. x 3 1/2" W.D. OR 4" SINGLE TRUNK CALIPER OR 2" AVERAGE TRUNK CALIPER FOR A MULTIPLE TRUNK TREE.



SECTION WALL AT SOUTH PROPERTY LINE  
SCALE: 1/4" = 1'-0"



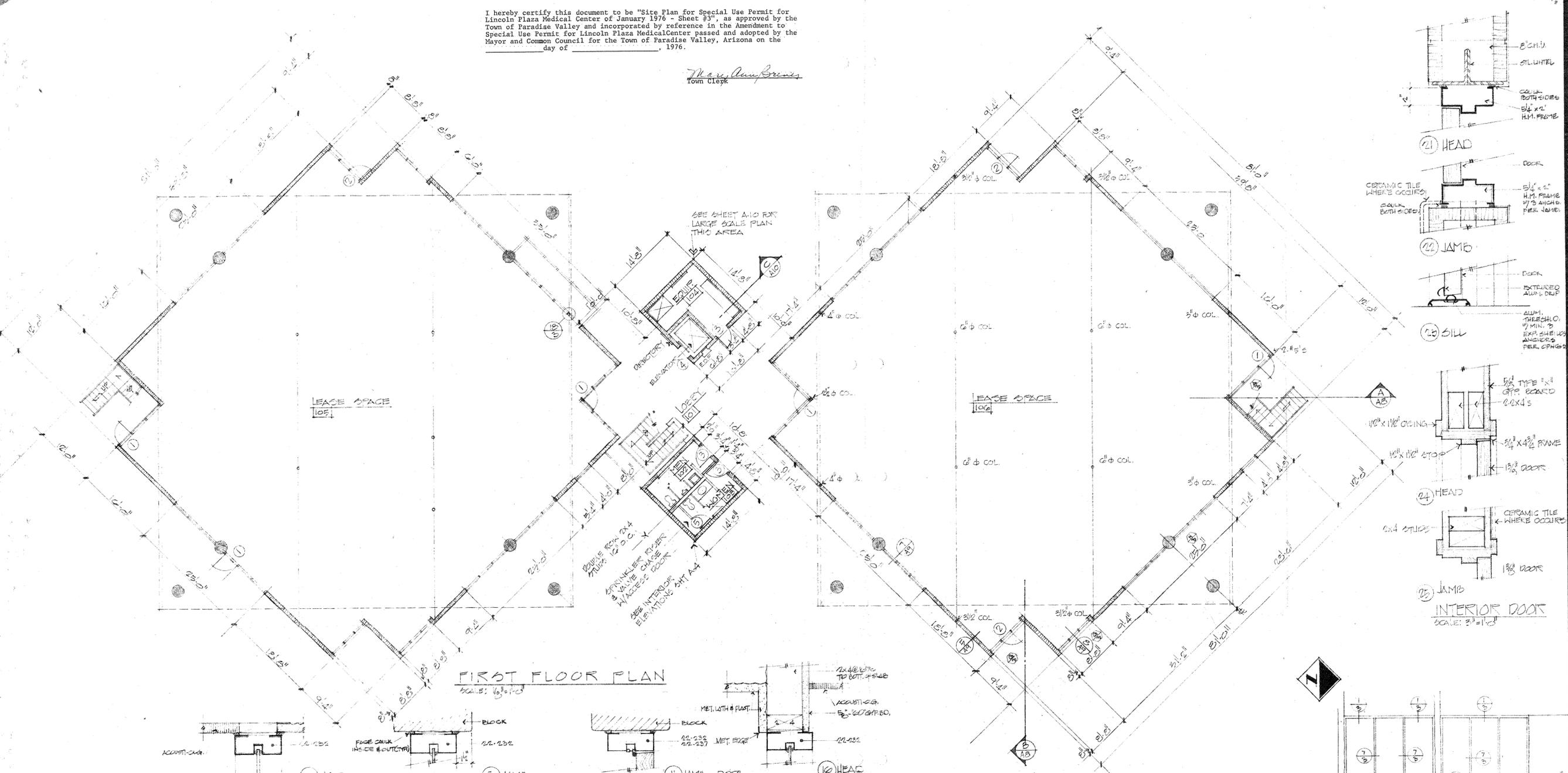
I hereby certify this document to be Site Plan for Special Use Permit for Lincoln Plaza Medical Center of January 1976 - Sheet #17 as approved by the Town of Paradise Valley and incorporated by reference in the Amendment to Special Use Permit for Lincoln Plaza Medical Center passed and adopted by the Mayor and Common Council for the Town of Paradise Valley on the \_\_\_\_\_ day of \_\_\_\_\_, 1976.

*Mary Ann Bruns*  
Town Clerk

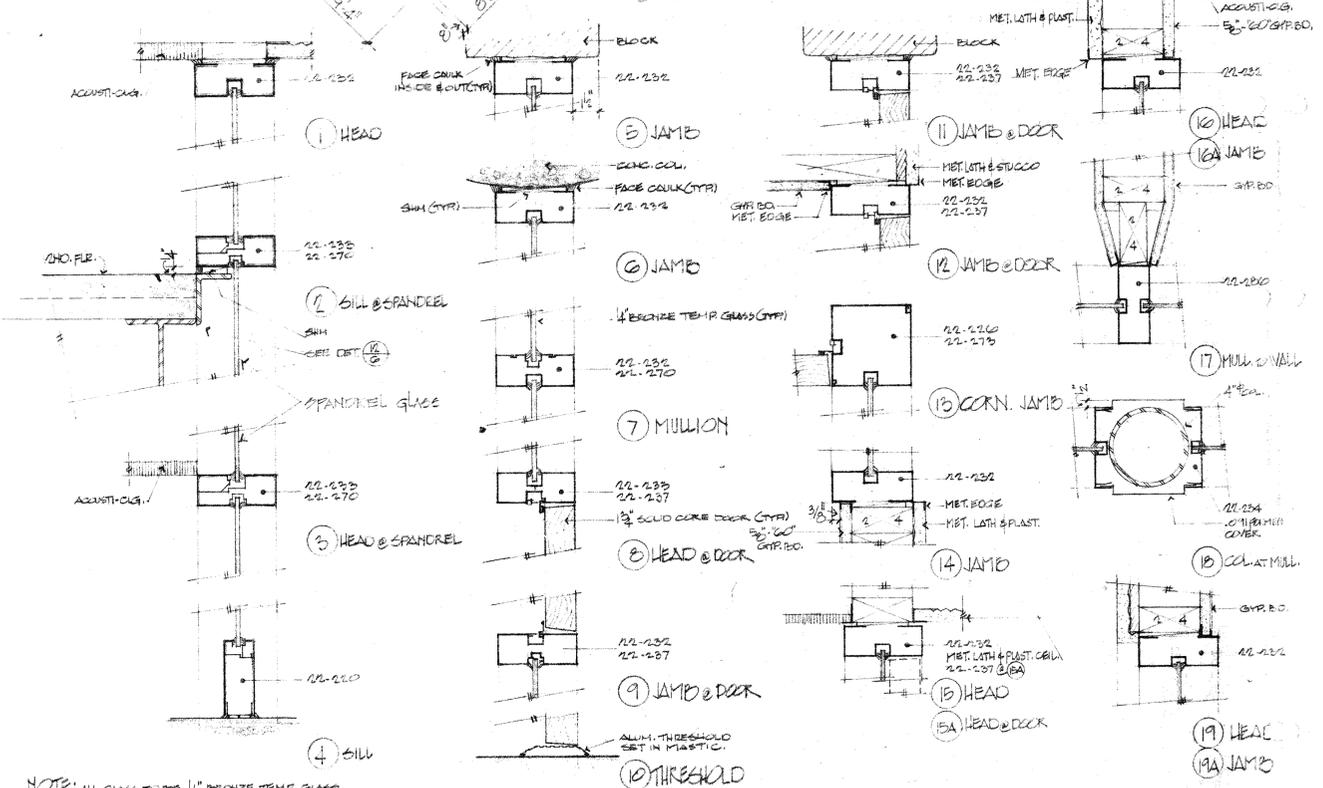
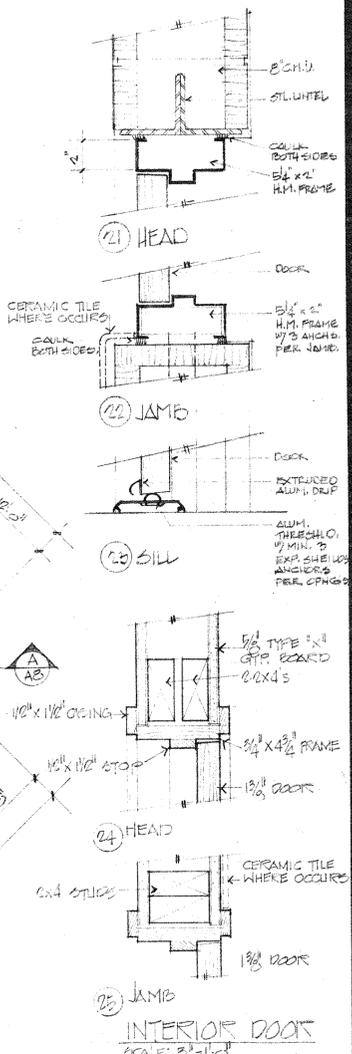
SUP-76-12,  
ISSUED MAR. 23, 1975

I hereby certify this document to be "Site Plan for Special Use Permit for Lincoln Plaza Medical Center of January 1976 - Sheet #3", as approved by the Town of Paradise Valley and incorporated by reference in the Amendment to Special Use Permit for Lincoln Plaza Medical Center passed and adopted by the Mayor and Common Council for the Town of Paradise Valley, Arizona on the day of \_\_\_\_\_, 1976.

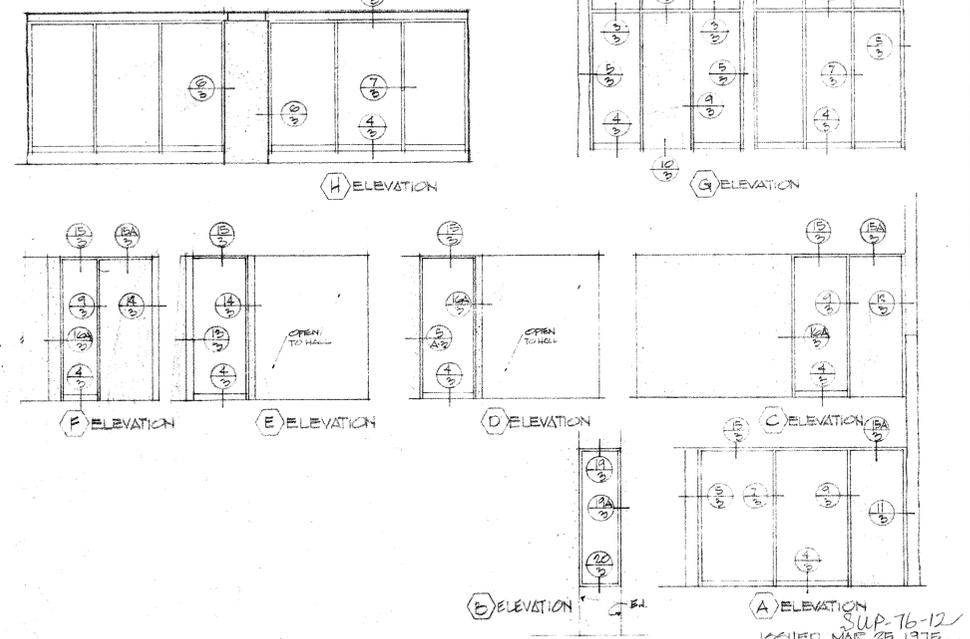
*Mary Ann Brown*  
Town Clerk



**FIRST FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



NOTE: ALL GLASS TO BE 1/2" BECHTLE TEMP. GLASS  
IN BRONZE ALUM. FRAME.  
ALL NUMBERS REFER TO ARCADIA SERIES 22-230-1 1/2" x 4 1/2" FINISH SYSTEM.



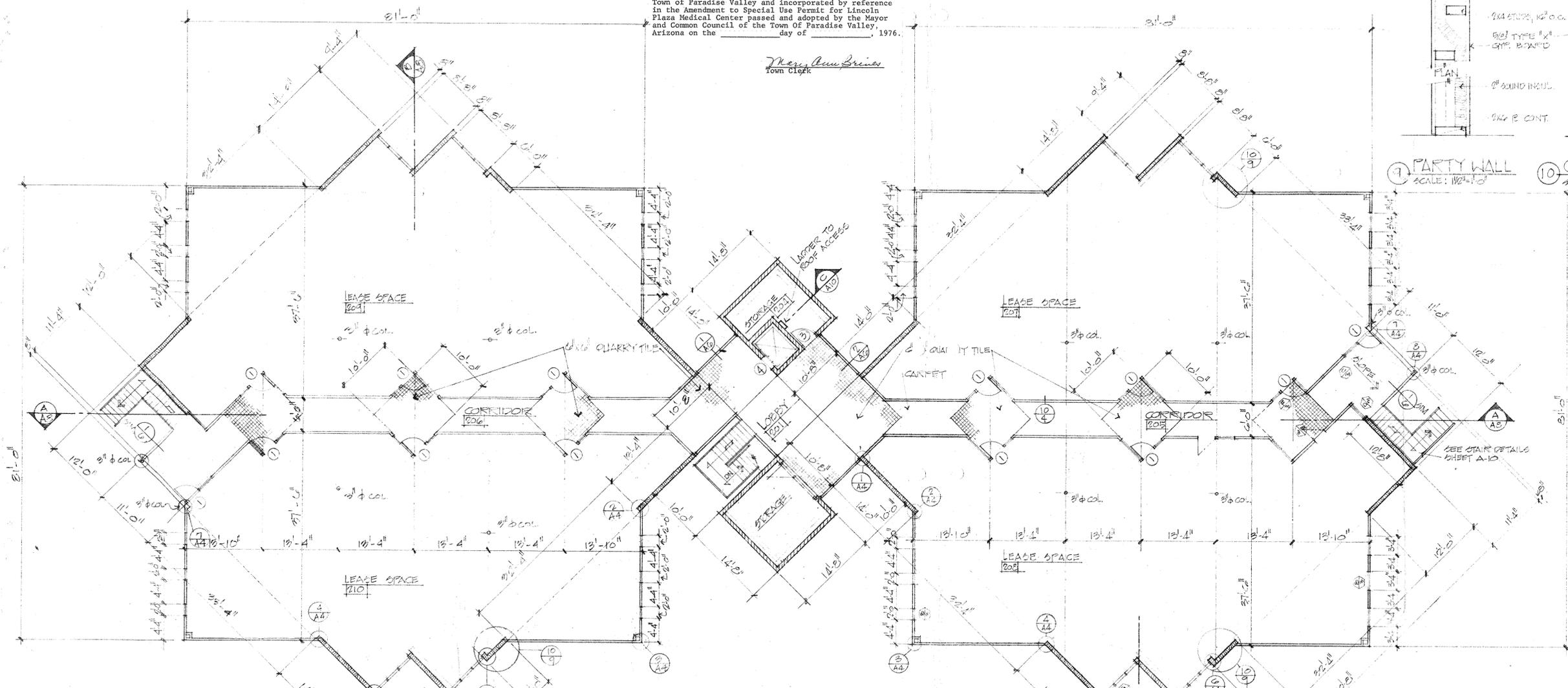
**bolinger & tachuk**  
ARCHITECTS  
4131 north 36<sup>th</sup> st. phoenix, arizona 956-5991

LINCOLN PLAZA MEDICAL CENTER  
7129 E. LINCOLN DR. PARADISE VALLEY, ARIZONA

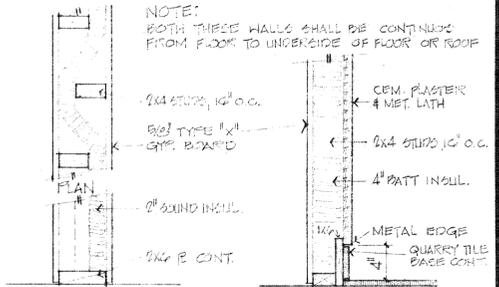
JOB NO. 275  
DATE JAN 27, 1976  
DRAWING  
**3**  
OF 11  
SUP. 76-12  
ISSUED MAR 29, 1975

I hereby certify this document to be "Site Plan for Special Use Permit for Lincoln Plaza Medical Center of January 1976 - Sheet #4", as approved by the Town of Paradise Valley and incorporated by reference in the Amendment to Special Use Permit for Lincoln Plaza Medical Center passed and adopted by the Mayor and Common Council of the Town of Paradise Valley, Arizona on the \_\_\_\_\_ day of \_\_\_\_\_, 1976.

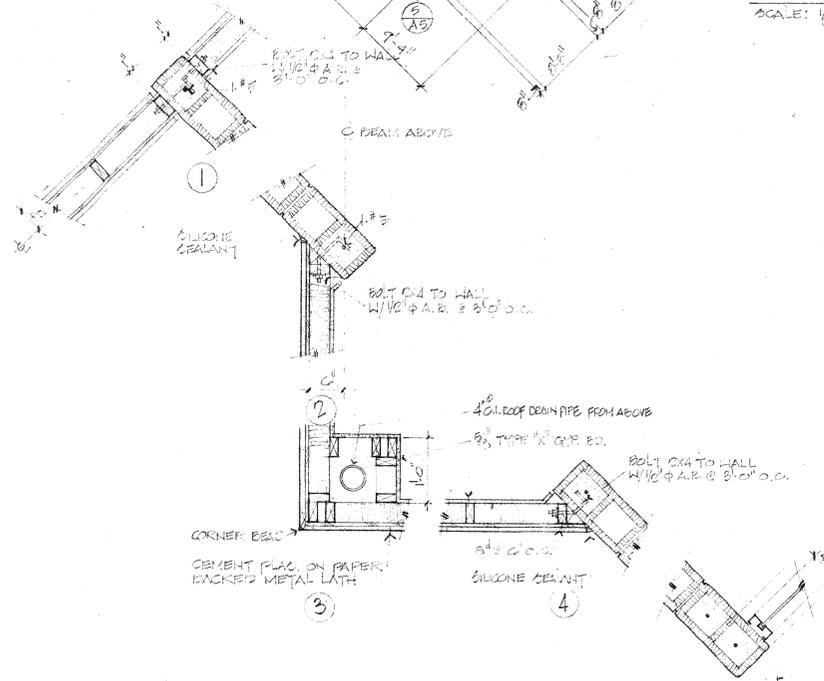
*Mary Ann Briner*  
Town Clerk



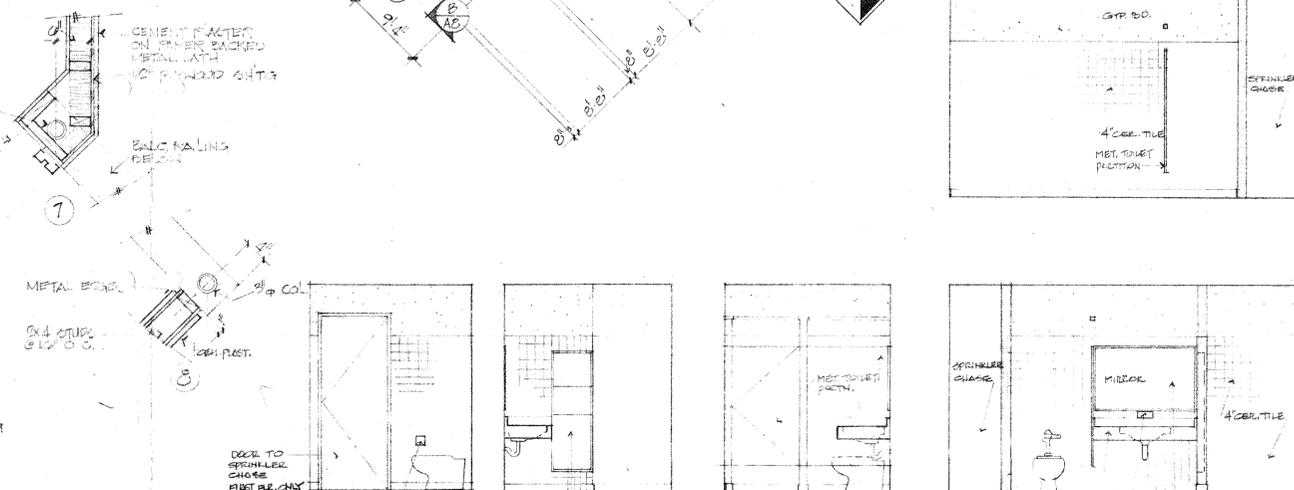
**SECOND FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



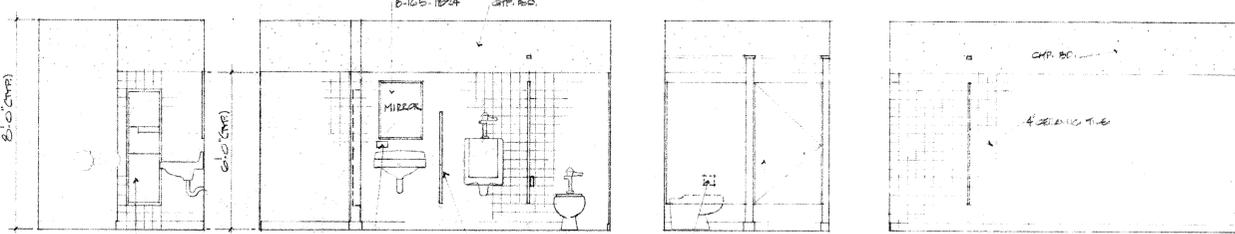
**9 PARTY WALL** SCALE: 1/2" = 1'-0"  
**10 CORRIDOR WALL** SCALE: 1/2" = 1'-0"



**PLAN DETAILS**  
SCALE: 1/2" = 1'-0"



**WOMEN'S TOILET ROOM ELEVATIONS**



**MEN'S TOILET ROOM ELEVATIONS** SCALE: 1/2" = 1'-0"

**bollinger & tachuk**  
**ARCHITECTS**  
4131 north 36<sup>th</sup> st. phoenix, arizona 956-5991

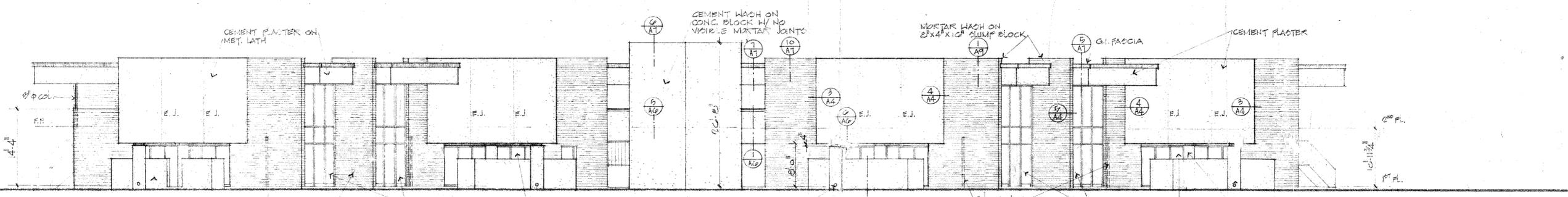


LINCOLN PLAZA MEDICAL CENTER  
7129 E. LINCOLN DR. PARADISE VALLEY, ARIZONA

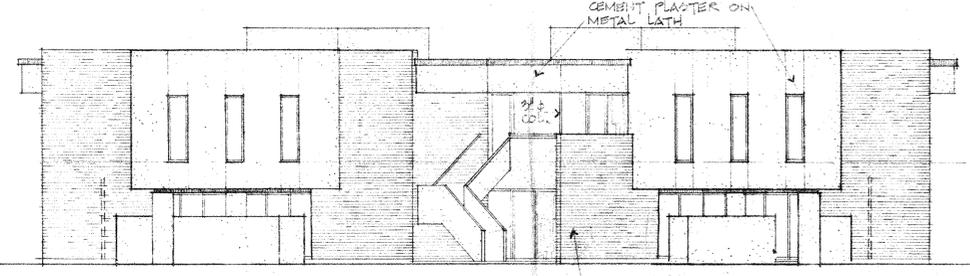
JOB NO. 275  
DATE JAN. 27, 1975  
DRAWING

**4**  
OF 4

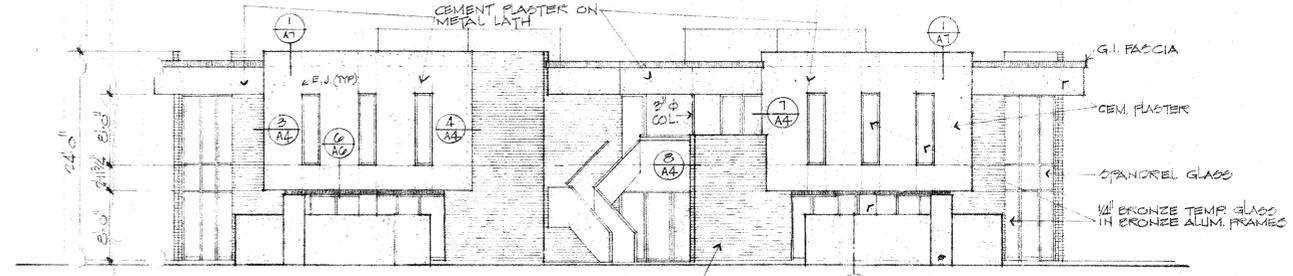
SUP-76-12  
ISSUED: MAR. 22 1975



**EAST ELEVATION (WEST ELEV. SIMILAR)**  
SCALE: 1/8" = 1'-0"

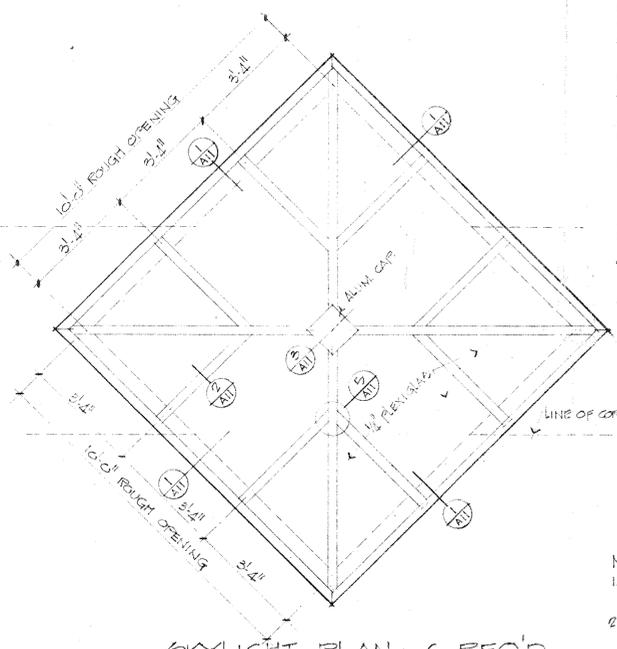


**SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"

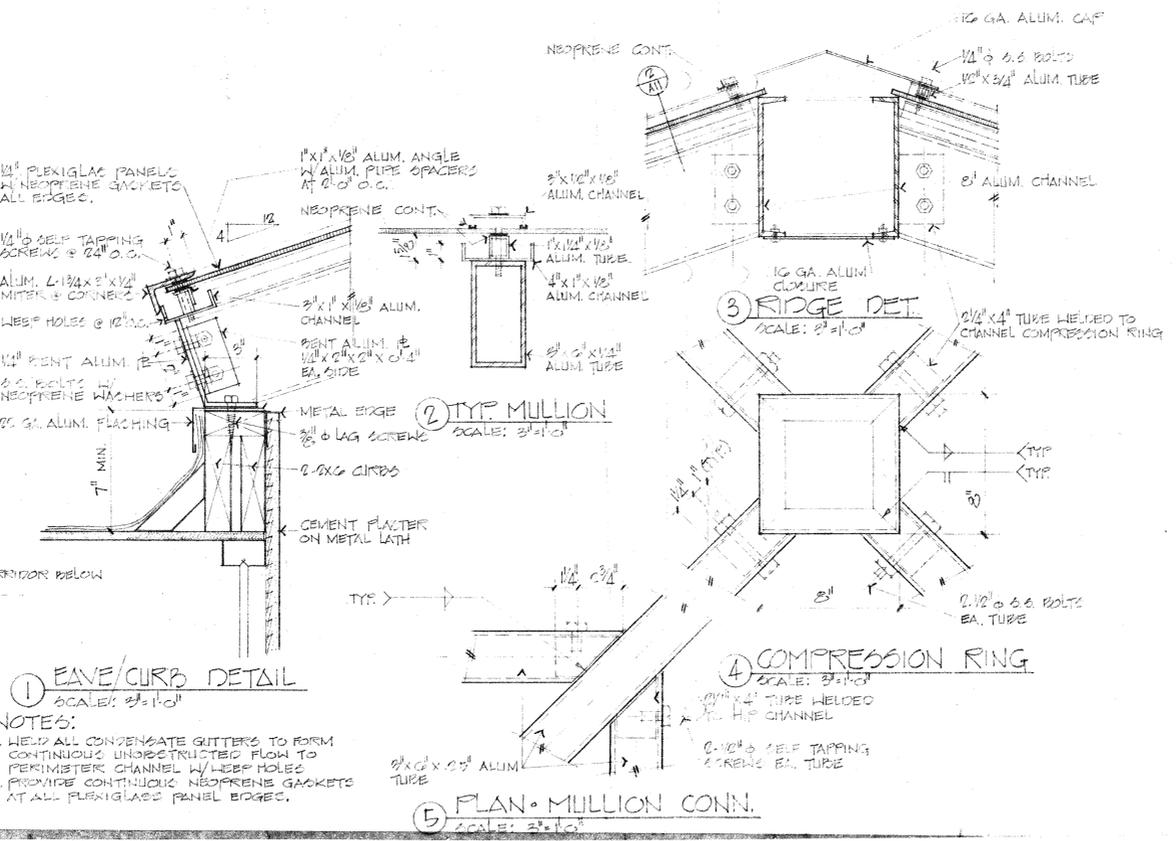


**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"

**NOTE:**  
1. PROVIDE EXPANSION JOINTS IN ALL CEMENT PLASTER AREAS MINIMUM 100 OR FT. BETWEEN EXPANSION JOINTS.



**SKYLIGHT PLAN - 6 REQ'D**  
SCALE: 1/2" = 1'-0"



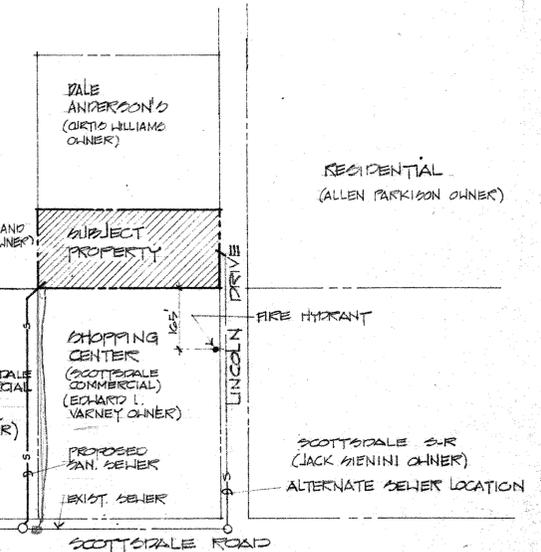
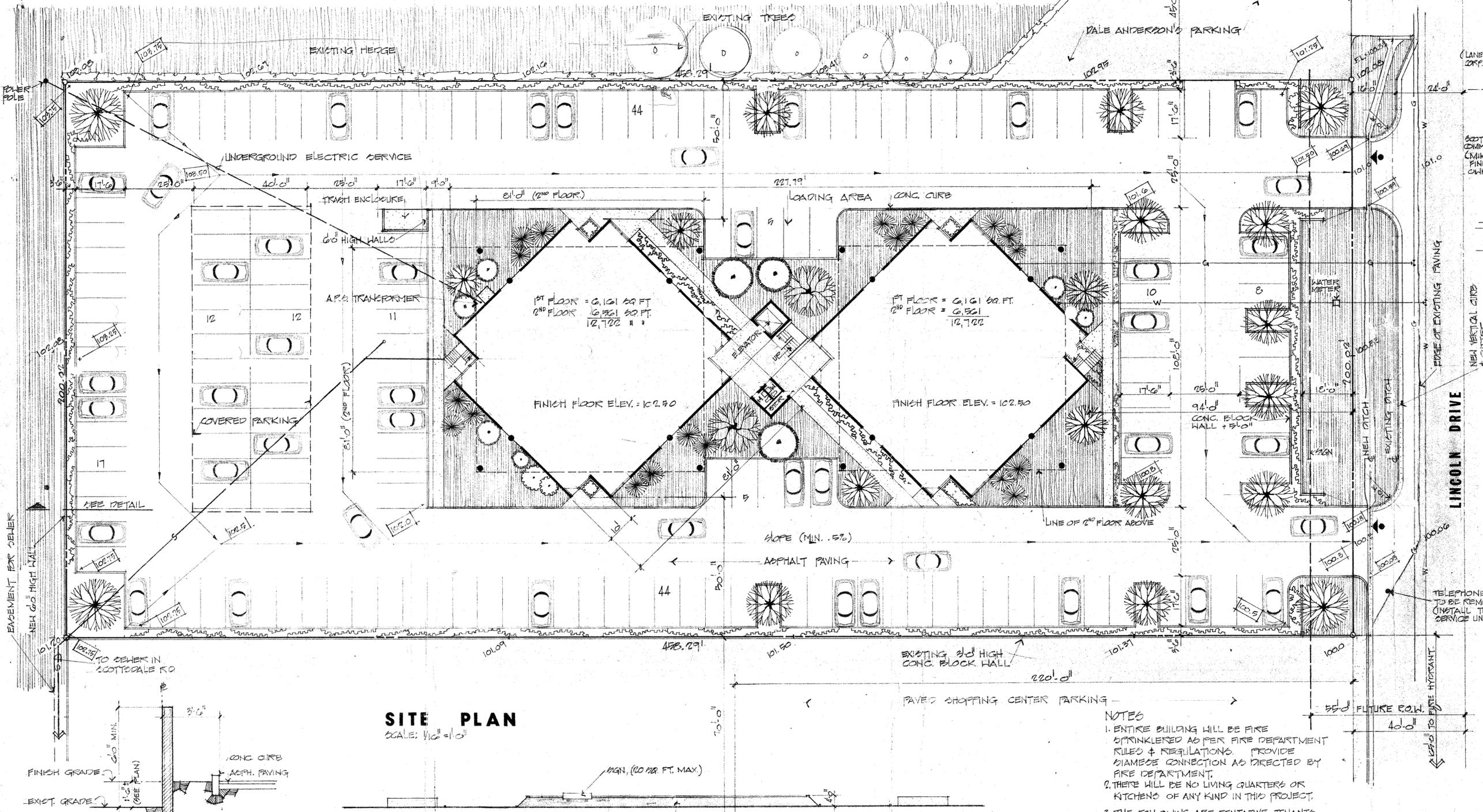
**NOTES:**  
1. WELD ALL CONDENSATE GUTTERS TO FORM CONTINUOUS UNDIRECTED FLOW TO PERIMETER CHANNEL W/ WEAP HOLES  
2. PROVIDE CONTINUOUS NEOPRENE GASKETS AT ALL PLEXIGLASS PANEL EDGES.

I hereby certify this document to be "Site Plan for Special Use Permit for Lincoln Plaza Medical Center of January 1976 - Sheet 11", as approved by the Town of Paradise Valley and incorporated by reference in the Amendment to Special Use Permit for Lincoln Plaza Medical Center passed and adopted by the Mayor and Common Council of the Town of Paradise Valley, Arizona on the \_\_\_\_\_ day of \_\_\_\_\_, 1976.

*Mary Ann Brines*  
Town Clerk

I hereby certify this document to be "Site Plan for Apecial Use Permit for Lincoln Plaza Medical Center of January 1976 - Landscaping Plan", as approved by the Town of Paradise Valley and incorporated by reference in the Amendment to Special Use Permit for Lincoln Plaza Medical Center passed and adopted by the Mayor and Common Council of th Town of Paradise Valley, Arizona, on the \_\_\_\_\_ day of \_\_\_\_\_, 1976.

Mary Ann Brines  
Town Clerk



**VICINITY MAP**  
NO SCALE

**PROJECT DATA**

LAND AREA: 91,607 SQ. FT. (2.1 ACRES)  
 BUILDING AREA: 1<sup>ST</sup> FLOOR = 12,322  
 2<sup>ND</sup> FLOOR = 12,122  
 TOTAL = 24,444  
 % OF TOTAL LAND COVERED BY BUILDINGS = 26.5%  
 LANDSCAPED AREA: 17,941 SQ. FT. (19%)  
 PAVED AREA: 61,404 SQ. FT.  
 PARKING REQUIRED: 1 SP/150 # = 169  
 PARKING PROVIDED: 169 SPACES

**LEGAL DESCRIPTION:**  
 THE EAST 200' OF THE FOLLOWING DESCRIBED PROPERTY: THE N. 1/2, N. 1/4, N. E. 1/4, S. E. 1/4 AND THE N. 1/2 OF THE S. 1/2, OF THE N. 1/4, N. E. 1/4, S. E. 1/4 SEC. 10, T. 2N., R. 4E., G. & S. R. B. & M., CONSISTING OF A PARCEL OF LAND APPROXIMATE DIMENSIONS OF 220 FT. BY 495 FT. EXCEPT THE NORTH 33 FT. THEREOF FOR ROADWAY PURPOSES.

**LANDSCAPING NOTES**  
 1. TREES SHALL BE PROVIDED AT THE RATE OF ONE PER 500 SQ. FT. OF LANDSCAPED AREA. (20 TREES)  
 2. 50% OF THE TREE REQUIREMENT SHALL BE PROVIDED IN MATURE TREES.  
 3. MATURE TREES SHALL BE THE FOLLOWING MIN. SIZE 10'-12" HT X 2'-10" WIDE OR 4" SINGLE TRUNK CALIPER OR 6" AVERAGE TRUNK CALIPER FOR A MULTIPLE TRUNK TREE OR 10' TRUNK HEIGHT FOR PALMS.

EXISTING GRADES  
 FINISH GRADES



**SITE PLAN**  
SCALE: 1/8" = 1'-0"

ELEVATION AT FRONT PROPERTY LINE  
SCALE: 1/8" = 1'-0"

**LINCOLN PLAZA MEDICAL CENTER**  
**PARADISE VALLEY, ARIZONA**

**NOTES**  
 1. ENTIRE BUILDING WILL BE FIRE SPRINKLERED AS PER FIRE DEPARTMENT RULES & REGULATIONS. PROVIDE SIAMESE CONNECTION AS DIRECTED BY FIRE DEPARTMENT.  
 2. THERE WILL BE NO LIVING QUARTERS OR KITCHENS OF ANY KIND IN THIS PROJECT.  
 3. THE FOLLOWING ARE TENTATIVE TENANTS OF THIS BUILDING

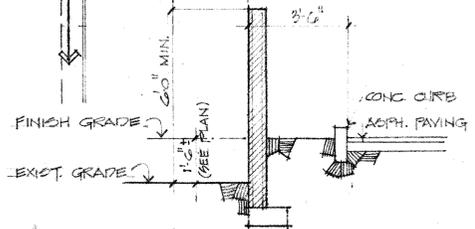
- |                            |                             |
|----------------------------|-----------------------------|
| <b>I MEDICAL DOCTORS</b>   | <b>II DENTISTS</b>          |
| 1. GENERAL (FAMILY DOCTOR) | 1. GENERAL (FAMILY DENTIST) |
| 2. GENERAL SURGEON (S)     | 2. ORAL SURGEON             |
| 3. INTERNAL MEDICINE       | 3. ANDODONTIST              |
| 4. PLASTIC SURGEON (S)     | 4. PERIODONTIST             |
| 5. OPHTHALMOLOGIST         | 5. ORTHODONTIST             |
| 6. PEDIATRIST              |                             |
| 7. DERMATOLOGIST           |                             |

**bollinger & tachuk**  
 ARCHITECTS

JUP-74-6  
 1 of 4

MAY 13, 1974  
 REV. MAY 17, 1974  
 REV. JUNE 3, 1974

WALL @ SOUTH PROP. LINE  
SCALE: 3/8" = 1'-0"



EARTH BERM  
 NORTHWEST CORNER  
 A.J. BAYLESS MARKET



DXT 11624PC 891

86183

PARADISE VALLEY TOWN COUNCIL

M/PERMIT  
SEP-75-11

AMENDMENT TO SPECIAL USE PERMIT ISSUED FOR MEDICAL  
CLINIC FOR LINCOLN PLAZA MEDICAL CENTER AT 7125  
EAST LINCOLN DRIVE, IN THE TOWN OF PARADISE VALLEY

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RESOLVED, that the Special Use Permit issued by the Paradise Valley Town Council for the Lincoln Plaza Medical Center at 7125 E. Lincoln Drive, in the Town of Paradise Valley, on June 27, 1974, as amended on December 19, 1974, is hereby further amended as follows:

1. Subsection 11 in the middle of page three (3) of the amended Special Use Permit is hereby amended by deleting all of subsection 11 and substituting and adopting the following new subsection 11:

"Construction of all improvements and structures, and all landscaping, with the exception of "tenant improvements", shall be completed on or before February 1, 1976, and the grantee shall have qualified for and obtained a Certificate of Occupancy from the Town of Paradise Valley, on or before February 1, 1976."

2. The following new paragraph 4 is adopted and added to the Special Use Permit (at the bottom of page three (3) of the amended Special Use Permit).

"4. This Special Use Permit shall become void and of no force and effect, at the option of the Paradise Valley Town Council, upon the failure of the grantee Special Use Permit holder to comply with any of the terms, conditions, or stipulations of this Special Use Permit".

This amendment is hereby incorporated into the Special Use Permit issued for the Lincoln Plaza Medical Center on July 27, 1974, as amended on December 19, 1974, and made an integral part thereof.

PASSED AND ADOPTED by the Mayor and Common Council of the Town of Paradise Valley, Arizona, this 13th day of November, 1975.

SUP-B-11

Barbara von Ammon  
Barbara von Ammon, Mayor

ATTEST:

Mary Ann Brines

Mary Ann Brines, Town Clerk

APPROVED AS TO FORM:

Roger A. McKee  
Roger A. McKee, Town Attorney

AGREED TO AND ACCEPTED BY:

Whitney Sorrell

11-21-75  
Date

Robert Winkler  
Dr. Robert Winkler

11-26-75  
Date

APR 9 - 1976 -11 20

STATE OF ARIZONA }  
County of Maricopa } ss

I hereby certify that the with-  
in instrument was filed and re-  
corded at request of  
TOWN OF PARADISE VALLEY

in Docket 11624  
on page 891, 892

Witness my hand and official  
seal the day and year aforesaid.

Tom Freestone  
County Recorder  
By R. J. Montano  
Deputy Recorder

100

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DATE RECORDED 007

86182

M/PERMIT

SUP-74-7

AMENDED SPECIAL USE PERMIT

TO CONSTRUCT A MEDICAL CLINIC TO BE KNOWN AS "LINCOLN PLAZA MEDICAL CENTER," AT 7125 E. LINCOLN, IN THE TOWN OF PARADISE VALLEY, ARIZONA.

RESOLVED, that an amended Special Use Permit be, and it is hereby issued to Lincoln Plaza Medical Center, a general partnership of Whitney Sorrell and Dr. Robert Winkler, for the use of the property hereinafter described upon the terms and conditions hereinafter set forth:

1. Property. The property to which this amended Special Use Permit applies is located within the Town of Paradise Valley, Maricopa County, Arizona, at 7125 E. Lincoln, the legal description of which is as follows:

The east 200' of the following described property: The north one-half of the north-west one-quarter of the northeast one-quarter of the southeast one-quarter, and the north one-half of the south one-half of the north-west one-quarter of the northeast one-quarter of the southeast one-quarter of Section 10, Township two north, Range four east, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

The utilization of the land and buildings of which shall be as follows:

A. Construction of a medical clinic, pursuant to Article XI, Section 1101, subparagraph (e) of the Zoning Ordinance of the Town of Paradise Valley, in compliance with drawings pgs. 1-4, dated "Revised June 3, 1974," entitled "Lincoln Plaza Medical Center," such drawings to be known as Exhibit A, incorporated herein by reference, and made a part of this Special Use Permit. Said construction shall also be in compliance with 1/8" scale model. Said Special Use Permit shall also be subject to the following stipulations:

1. The Town Engineer's memo dated May 17, 1974, which recommends the following, shall be complied with:

SUP-7A-7

- a. Paving width of Lincoln Drive across main portion of the lot should be 24' to back of curb with acceptable tapers at east and west property lines.
  - b. Vertical curb and gutter to match existing at east property line should be provided.
  - c. Driveway entrances should be graded to allow water carried in existing ditch to flow across drives at about 6' north of 40' right-of-way line.
  - d. Ditch flowline should be relocated to align with driveway dips and gutter at east property line.
  - e. Drainage reports for the property should be prepared comparing existing flows with post-development drainage patterns.
2. Exterior building colors shall be the same as used on the scale model and the color chip included in the file.
  3. Mechanical equipment is to be concealed from view from Lincoln Drive.
  4. Exterior lighting levels throughout the project are not to exceed three (3) foot-candles at three (3) foot heights above grade, exterior.
  5. Exterior construction materials, colors, and trim, shall conform to the model and the site plan.
  6. Sewer flow will connect to the City of Scottsdale sewer trunk line in Scottsdale Rd., at Lincoln. Sewer line will be extended north on Scottsdale Rd. and west on Lincoln to the northwest corner of subject property. The City of Scottsdale will approve the sewer plan and appropriate connection fees will be paid to the City of Scottsdale.
  7. The six (6) trees to be located in the front of the property shall have a minimum height of fifteen feet, and palm trees shall be excluded from these plantings.

SUP-74-7

8. Commercial laboratories and pharmacies are specifically excluded from occupancy.
9. The maximum number of rentable office suites shall not exceed twenty-two (22).
10. Title of all land and improvements shall remain under the ownership of Lincoln Plaza Medical Center, a general partnership, and be non-transferable until completion of building project.
11. Building permits shall be obtained within seven (7) months from Town Council approval with final landscaping substantially completed and Certificate of Occupancy issued within sixteen (16) months from Town Council approval.
12. Failure to commence construction within ten (10) months from date of Council approval shall automatically cancel this Special Use Permit, except that the owner(s) may petition the Council for an extension.
13. Certified "as built" drawings shall be submitted after completion of the project, and prior to issuance of a Certificate of Occupancy.

2. Nature of Use. Said property shall be operated only as set forth herein with no expansions, additions, changes or alterations to said real property or uses described herein without an express amendment to this Special Use Permit.

3. Unenforceable Provisions. Should any portion of this Permit be deemed to be unenforceable or invalid, such a determination shall not affect the balance of the provisions hereof.

SUP-74-7

This Special Use Permit was originally approved on June 27, 1974, by the Mayor and Common Council of the Town of Paradise Valley, Arizona, and is re-approved, passed, and adopted as amended this 19th day of December, 1974, nunc pro tunc to June 27, 1974; the time and date provisions of this Permit shall be held to be effective from June 27, 1974.

E Robert Tribken  
E. Robert Tribken, Mayor

ATTEST:

Mary Ann Brines  
Mary Ann Brines, Town Clerk

APPROVED AS TO FORM:

Roger A McKee  
Roger A. McKee, Town Attorney

ACCEPTED AND AGREED TO BY  
LINCOLN PLAZA MEDICAL CENTER

Whitney Sorrell  
Robert Winkler  
Dr. Robert Winkler

APR 9 - 1976 - il 20

STATE OF ARIZONA }  
County of Maricopa } ss

I hereby certify that the within instrument was filed and recorded at request of  
TOWN OF PARADISE VALLEY

in Docket 11624  
on page 887-890

Witness my hand and official seal the day and year aforesaid.  
Tom Freestone

County Recorder  
By R J Monitrop  
Deputy Recorder

DXT 11624PG 884

86181

SPECIAL USE PERMIT

PERMIT  
SUP-74-6

1 TO CONSTRUCT A MEDICAL CLINIC TO BE KNOWN AS "LINCOLN PLAZA  
2 MEDICAL CENTER," AT 7125 E. LINCOLN, IN THE TOWN OF PARADISE VALLEY,  
3 ARIZONA.

4 RESOLVED, that a Special Use Permit be, and it is hereby issued  
5 to Lincoln Plaza Medical Center, a general partnership, for the  
6 use of the property hereinafter described upon the terms and condi-  
7 tions hereinafter set forth:

8 1. Property. The property to which this Special Use Permit  
9 applies is located within the Town of Paradise Valley, Maricopa  
10 County, Arizona, at 7125 E. Lincoln, the legal description of  
11 is as follows:

The east 200' of the following  
described property: The N $\frac{1}{2}$  of the  
NW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$ , and  
the N $\frac{1}{2}$  of the S $\frac{1}{2}$  of the NW $\frac{1}{4}$  of the  
NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 10, T2N,  
R4E, G&SRB&M, Maricopa County, Arizona.



13 The utilization of the land and buildings of which shall be as  
14 follows:

15 A. Construction of a medical clinic, pursuant to Article  
16 XI, Section 1101, subparagraph (e) of the Zoning Ordinance of the  
17 Town of Paradise Valley, in compliance with drawings pgs. 1-4,  
18 dated "Revised June 3, 1974," entitled "Lincoln Plaza Medical  
19 Center," such drawings to be known as Exhibit A, incorporated  
20 herein by reference, and made a part of this Special Use Permit.  
21 Said construction shall also be in compliance with 1/8" scale model.  
Said Special Use Permit shall also be subject to the following  
stipulations:

- 22 1. The Town Engineer's memo dated May 17, 1974, which  
recommends the following, shall be complied with:
  - 23 a. Paving width of Lincoln Drive across main  
24 portion of the lot should be 24' to back of  
25 curb with acceptable tapers at east and west  
26 property lines.
  - 27 b. Vertical curb and gutter to match existing at  
28 east property line should be provided.
  - 29 c. Driveway entrances should be graded to allow  
30 water carried in existing ditch to flow across  
31 drives at about 6' north of 40' right-of-way  
32 line.
  - d. Ditch flowline should be relocated to align with  
driveway dips and gutter at east property line.

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- e. Drainage reports for the property should be prepared comparing existing flows with post-development drainage patterns.
  - f. On site driveway grades should be a minimum of .5% to carry storm waters.
2. Exterior building colors shall be the same as used on the scale model and the color chip included in the file.
  3. Mechanical equipment is to be concealed from view from Lincoln Drive.
  4. Exterior lighting levels throughout the project are not to exceed three (3) foot-candles at three (3) foot heights above grade, exterior.
  5. Exterior construction materials, colors, and trim, shall conform to the model and the site plan.
  6. Sewer flow will connect to the City of Scottsdale sewer trunk line in Scottsdale Rd., at Lincoln. Sewer line will be extended north on Scottsdale Rd. and west on Lincoln to the NW corner of subject property. The City of Scottsdale will approve the sewer plan and appropriate connection fees will be paid to the City of Scottsdale.
  7. The six (6) trees to be located in the front of the property shall have a minimum height of 15', and palm trees shall be excluded from these plantings.
  8. Commercial laboratories and pharmacies are specifically excluded from occupancy.
  9. The maximum number of rentable office suites shall not exceed twenty-two (22).
  10. Title of all land and improvements shall remain under the ownership of Lincoln Plaza Medical Center, a general partnership, and be non-transferable until completion of building project.
  11. Building permits shall be obtained within six (6) months from Town Council approval with final landscaping substantially completed and Certificate of Occupancy issued within fifteen (15) months from Town Council approval.

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12. Failure to commence construction within nine (9) months from date of Council approval shall automatically cancel this Special Use Permit, except that the owner(s) may petition the Council for an extension.

13. Certified "as built" drawings shall be submitted after completion of the project, and prior to issuance of a Certificate of Occupancy.

2. Nature of Use. Said property shall be operated only as set forth herein with no expansions, additions, changes or alterations to said real property or uses described herein without an express amendment to this Special Use Permit.

3. Unenforceable Provisions. Should any portion of this Permit be deemed to be unenforceable or invalid, such a determination shall not affect the balance of the provisions hereof.

PASSED AND ADOPTED by the Mayor and Common Council for the Town of Paradise Valley, Arizona, this 27th day of June, 1974.

E. Robert Tribken  
E. Robert Tribken, Mayor

ATTEST:

Mary Ann Brines  
Mary Ann Brines, Town Clerk

APPROVED AS TO FORM:

Ronald H. Petica  
Ronald H. Petica, Town Attorney

ACCEPTED AND AGREED TO:

By: [Signature]  
By: Robert Quiviller

Lincoln Plaza Medical Center,  
a general partnership  
between Whitney Sorrell and  
Dr. Robert Winkler

STATE OF ARIZONA } ss  
County of Maricopa }

I hereby certify that the within instrument was filed and recorded at request of

TOWN OF PARADISE VALLEY

APR 9 - 1976 - 11 20  
in Docket 11624  
on page 884-886

Witness my hand and official seal the day and year aforesaid.

Tom Freestone  
County Recorder  
By [Signature]  
Deputy Recorder