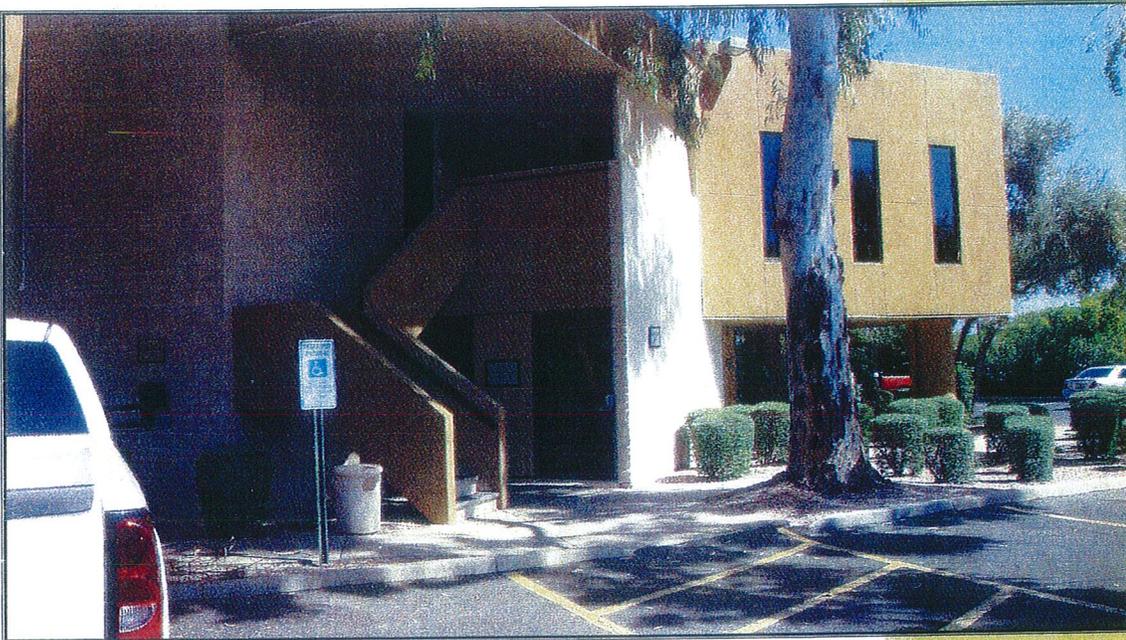


2011 SUP

Lincoln Plaza Medical Center

Application for an Intermediate Amendment to Special Use Permit



7125 East Lincoln Drive
Paradise Valley, AZ 85253

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Introduction

Lincoln Plaza Medical Center is located at 7125 East Lincoln Drive, Paradise Valley, Arizona 85253. The complex is made up of 2 two story buildings with a total of 25,444 square feet. Lincoln Plaza Medical Center is conveniently located and has plenty of parking to accommodate its current tenants and the proposed new facilities. Lincoln Plaza Medical Center already has a Special Use Permit to operate the building as a medical facility and I am also requesting the Town of Paradise Valley to consider an Intermediate Request for a Pharmacy as well as an Urgent Care Center.

As the sole owner of Lincoln Plaza Medical Center, we utilize Ensemble DevMan as our professional Management Company. I am a longtime resident of the Town of Paradise Valley living in an original adobe home built in 1904 for 33 years. This home includes beams from the Roosevelt Dam and I have preserved it to respect Arizona history. I am confident that these new uses will benefit the existing tenants, future tenants and the citizens of the Town of Paradise Valley.

The Site

Lincoln Plaza Medical Center is near the corner of Lincoln Drive and Scottsdale Road (Exhibit A, Location Map). The legal description for the site is:
a. The east 200' of the following described property: The N1/2 of the NW1/4 of the NE1/4 of the SE1/4, and the N1/2 of the S1/2 of the NW1/4 of the NE1/4 of the SE1/4 of Section 10, T2N, R4E, G&SRB&M, Maricopa County, Arizona. See Exhibit A – Site Plan.

The Landlord

Pat Simone is the sole owner of Lincoln Plaza Medical Center. Mr. Simone has owned the property for the last eight years outright, and has no plans to sell the property in the near future. As an owner who is very involved in the operations of the property and living within two miles of Lincoln Plaza Medical Center, he drives by and/or walks through frequently to check on the property.

Mr. Simone is also a generous philanthropist who regularly donates to the Parkinson's Foundation, The John Wayne Cancer Foundation and most recently in kidney transplant organizations. Mr. Simone has a personal interest in providing funding to these organizations and will continue to do so.

Town of Paradise Valley Police Department

In addition to these measures, the Town of Paradise Valley Police Department is minutes away from Lincoln Plaza Medical (See Exhibit B). We intend on having a strong relationship with the Town of Paradise Valley Police Department which gives our tenants added security. Additionally, we will provide any access requested to ensure the safety of the town's citizens.

Parking

Lincoln Plaza Medical Center is surrounded by several parking areas. With every 200 sq. feet requiring one parking space, there is more than adequate parking available for all existing and new tenants as well as their customers. There is plenty of parking to accommodate all tenants/customers even on peak hours. The parking area on the North and East side of the property is plentiful and is predominately the parking that is used by current tenants and their customers. The West side of the parking lot is rarely used and will accommodate the potential new uses for the parking. In addition, there is also covered parking on the South side of the property which is only available to tenants.

Traffic Impact for Lincoln Medical

Lincoln Plaza Medical Center has a total of 159 parking spots on the property. (See Exhibit A) Of that total, 24 of those spots are for exclusive use by tenants leaving an additional 135 parking spots for customers.

There are no circulation issues. A traffic study, which was reviewed and approved by Bill Mead, the town engineer, clearly demonstrates that there is more than adequate parking available for these additional uses. The driveway is a

U-shaped driveway with ingress and egress to Lincoln Drive. **There is no access to any other surrounding business or shortcuts from this parking lot.**

Pharmacy Request

We are also requesting that the Town of Paradise Valley consider this application to allow a pharmacy at Lincoln Plaza Medical Center in suite A-101. We would also like the option to relocate the suite if another more appropriate suite becomes available. (Please refer to Exhibit A for a detailed location of the Suite.) The square footage of this suite is 2,079 sq. feet and would only house a user of a smaller scale pharmacy.

A national chain pharmacy would not be permitted to use this location due to the space available. **See Exhibit A–Site Plan** for a location of this suite. **The pharmacy will be in a suite that includes an exterior shell with a basic lobby, an over the counter retail area, a compounding area, a dispensing area and a cashier area.** Any additional and detailed areas will be built out to accommodate a new user of the suite. Although a user has not been chosen, this would be a **“MOM & POP”** type pharmacy catering to the present and future doctors and patients of Lincoln Plaza Medical Center, as well as local residents who find it more convenient, and wish to avoid the waiting time at larger pharmacies.

All Pharmaceuticals’ will be locked, secured and controlled in the safest manner to comply with all Federal and State Regulations to properly secure and store all pharmaceuticals. (See Exhibit C – Pharmacy Suite for a floor plan)

Apothecary Request

In order to make the suite desirable to a potential user, we are requesting the use to include an Apothecary in the suite. The end user may or may not choose to compound medicines on the property.

Intensity of Use

The Pharmacy hours will be set as Monday through Saturday from 8:00a.m. to 6:00 p.m. Since this Pharmacy will be a **“MOM & POP”** type business, there is an expected average of 10-30 customers per day.

Deliveries

Deliveries will be received from various suppliers. Although delivery times will vary, they will always be conducted during business hours through a delivery door that is separate from the main entrance. **There will be no packages left outside or in any lockable containers outside the suite.**

Signage

No visible signage off Lincoln Drive will be allowed for the pharmacy which is in line with the rest of the tenants of Lincoln Plaza Medical Center. The only identifying signage will be the marker showing suite A-101 and the standard door sign which will only name the pharmacy and hours of operation. Furthermore, there is not and will not be any backlit or illuminated signage. There will be no allowance for vehicle wraps or other means of identifying a pharmacy from Lincoln Drive. There will be no vehicles displaying any signage for the pharmacy in the parking lot at any time.

Personnel

Ultimately the user will be required for adequate staffing. A total of two to four people will be at the Pharmacy during business hours. At this time the staff will include a licensed Pharmacist, a Pharmacy Tech/Cashier during regular business hours.

Products

Products will consist of all medical grade pharmaceuticals procured by a licensed, insured distributor in accordance with all Federal guidelines to procure such medicines. **The only drugs that will be sold will be Controlled Substances Act ("CSA") Class III, IV, V and Not Classified. There will be no sales of Class I and II drugs on the premises.** (See attached CSA Schedule) There will be no sales, leasing or marketing of any

non-medically related paraphernalia, products and sundries. There will be no vending machines in the suite to distribute any products.

Camera Surveillance

A minimum of four video cameras with a resolution of 704 X 480 or better will be placed throughout the Pharmacy to effectively monitor all handling/processing of the Pharmacy dispensing activities, cashier sales and general overview of the entrances (See Exhibit C). We will provide storage of video recordings from the video cameras for at least 90 calendar days, a failure notification system that provides an audible and visual notification of any failure in the electronic monitoring system, video cameras and recording equipment with sufficient battery backup to support at least 10 minutes of recording in the event of a power outage. Two panic buttons will be placed in the Pharmacy. One will be located at the Pharmacist area and the other near the cashier. **The Pharmacy is also willing to give remote access to the surveillance system at any time to the Town of Paradise Valley Police Department.**

Storage and Security of Products

Products will be stored in the storage facility in the back of the suite in locking metal cabinets with a dead bolted room. There will also be surveillance cameras to record all activities in the room. Only the Pharmacist and Pharmacy Tech will have access to the Storage Room. Any products requiring refrigeration will be kept in a locked refrigerator in the same controlled environment.

Urgent Care Center Request

We are also requesting that the Town of Paradise Valley consider allowing an Urgent Care Center in Suite A-103. Additionally, we would prefer to relocate the suite if another more appropriate suite becomes available. Please reference Exhibit A for a detailed location of Suite A-103. The square footage of this suite is 2170 sq. ft. We have been approached by a potential user who would like to make Lincoln Plaza Medical Center the location for their business. This Urgent Care Center would be for immediate urgent care needs and would **not**

replace a hospital for emergency care. There is not an alternative facility within the area, and this would be in the best interest for the residents of Paradise Valley. **This Urgent Care Center will not have any out-patient surgical facilities, ambulatory services, nor will any prescription drugs be dispensed at this facility**

Location of Suite A-103

The request for an Urgent Care Center would be located in Suite A-103. This suite is located on the 1st level, at the Northwest corner of Building A.

Description and Uses for the Urgent Care Center

Suite A-103 is 2170 sq. ft. The suite will have a total of 5 patient/exam rooms, and an additional room for minor procedures. There will also be a lobby/waiting area, a staff kitchen/break room and 2 additional offices. Upon approval of the Urgent Care Center, the potential user may wish to make configuration changes to the interior. The services provided would include:

- X-ray machine
- Ear and other Infections
- Care for Insect/Bug Bites and Stings
- Minor cuts/stitches
- Rashes
- Heat Exhaustion/Sunburn
- Allergies

Hours of Operation

The current tenants at Lincoln Plaza Medical Center are open from 8:00 a.m.-5:00 p.m. Monday through Friday. The proposed hours for the Urgent

Care Center of Lincoln Plaza Medical Center will be 8:00 a.m.-7:00 p.m. Monday through Saturday.

Deliveries

Deliveries would be done on a basis that the user requires medical equipment and supplies such as bandages, durable medical equipment and other business uses. There will be **no** prescription drugs on the premises.

Signage

During the statement of direction, a council member commented that it would be desirable to have an Urgent Care Center sign on Lincoln Drive. The staff has indicated that it would be acceptable to add "Urgent Care Center" wording on the existing monument signs in place of a free standing sign. The total square feet for each of the two monument signs (located at the east and west entrance of Lincoln Plaza Medical Center) is 6.75 square feet each (a total of 13.5 square feet). Therefore, the total square feet of all monument signs on Lincoln Drive is a total of 18 square feet which is well below the maximum allowed of 80 square feet. There will be directional markers that will direct people to the location of the suite. All directional signage will be compliant with SUP guidelines and there will be a maximum of three (3) directional signs. We will also have the standard door sign which will only name the Urgent Care Center and hours of operation. There will be no vehicles displaying any signage for the Urgent Care Center in the parking lot at any time.

Security

Based on the type of business that will be conducted, there is no need for additional security on the property. The Urgent Care Center will operate similar to a Medical Doctor's office without requiring an appointment.

Conclusion

Lincoln Plaza Medical Center is a well-planned property with ample parking and security that will provide a safe and secure environment for their clientele. This Medical Center was originally built predominately for dentistry. My goals for this Medical Center are to provide services that will benefit the residents in the Town of Paradise Valley. With the addition of these uses (i.e.: The Urgent Care Center and the Pharmacy), Lincoln Plaza Medical Center will develop into an all purpose Medical Center for the residents in the Town of Paradise Valley.

Respectfully,

Pat Simone

CSA Schedules

The Controlled Substances Act (CSA) is the federal U.S. drug policy under which the manufacture, importation, possession, use and distribution of certain substances is regulated. Within the act there are five schedules which are used to classify drugs as follows:

Schedule 1

The drug has a high potential for abuse. The drug has no currently accepted medical use in treatment in the United States. There is a lack of accepted safety for use of the drug under medical supervision.

Schedule 2

The drug has a high potential for abuse. The drug has a currently accepted medical use in treatment in the United States or a currently accepted medical use with severe restrictions. Abuse of the drug may lead to severe psychological or physical dependence.

Schedule 3

The drug has a potential for abuse less than the drugs in schedules 1 and 2. The drug has a currently accepted medical use in treatment in the United States. Abuse of the drug may lead to moderate or low physical dependence or high psychological dependence.

Schedule 4

The drug has a low potential for abuse relative to the drugs in schedule 3. The drug has a currently accepted medical use in treatment in the United States. Abuse of the drug may lead to limited physical dependence or psychological dependence relative to the drugs in schedule 3.

Schedule 5

The drug has a low potential for abuse relative to the drugs in schedule 4. The drug has a currently accepted medical use in treatment in the United States. Abuse of the drug may lead to limited physical dependence or psychological dependence relative to the drugs in schedule 4.

Not controlled

The drug is not subject to the Controlled Substances Act.

Substance	DEA Number	Non Narcotic	Other Names
Schedule III			
Amobarbital & noncontrolled active ingred.	2126	N	Amobarbital/ephedrine capsules
Amobarbital suppository dosage form	2126	N	

Anabolic steroids	4000	N	"Body Building" drugs
Aprobarbital	2100	N	Alurate
Barbituric acid derivative	2100	N	Barbiturates not specifically listed
Benzphetamine	1228	N	Didrex, Inapetyl
Boldenone	4000	N	Equipoise, Parenabol, Vebonol, dehydrotestosterone
Buprenorphine	9064		Buprenex, Temgesic
Butabarbital	2100	N	Butisol, Butibel
Butalbital	2100	N	Fiorinal, Butalbital with aspirin
Chlorhexadol	2510	N	Mechloral, Mecoral, Medodorm, Chloralodol
Chlorotestosterone (same as clostebol)	4000	N	if 4-chlorotestosterone then clostebol
Chlorphentermine	1645	N	Pre-Sate, Lucofen, Apsedon, Desopimon
Clortermine	1647	N	Voranyl
Clostebol	4000	N	Alfa-Trofodermin, Clostene, 4-chlorotestosterone
Codeine & isoquinoline alkaloid 90 mg/du	9803		Codeine with papaverine or noscapine
Codeine combination product 90 mg/du	9804		Empirin, Fiorinal, Tylenol, ASA or APAP w/codeine
Dehydrochlormethyltestosterone	4000	N	Oral-Turinabol
Dihydrocodeine combination product 90 mg/du	9807		Synalgos-DC, Compal
Dihydrotestosterone (same as stanolone)	4000	N	see stanolone
Dronabinol in sesame oil in soft gelatin capsule	7369	N	Marinol, synthetic THC in sesame oil/soft gelatin
Drostanolone	4000	N	Drolban, Masterid, Permastril
Ethylestrenol	4000	N	Maxibolin, Orabolin, Durabolin-O, Duraboral
Ethylmorphine combination product 15 mg/du	9808		
Fluoxymesterone	4000	N	Anadroid-F, Halotestin, Ora-Testryl
Formebolone (incorrect spelling in law)	4000	N	Esiclene, Hubernol
Hydrocodone & isoquinoline alkaloid 15 mg/du	9805		Dihydrocodeinone+papaverine or noscapine
Hydrocodone combination product 15 mg/du	9806		Tussionex, Tussend, Lortab, Vicodin, Hycodan, Anexsia ++
Ketamine	7285	N	Ketaset, Ketalar, Special K, K
Lysergic acid	7300	N	LSD precursor
Lysergic acid amide	7310	N	LSD precursor
Mesterolone	4000	N	Proviron
Methandienone (see Methandrostenolone)	4000	N	

Methandranone	4000	N	?incorrect spelling of methandienone?
Methandriol	4000	N	Sinesex, Stenediol, Troformone
Methandrostenolone	4000	N	Dianabol, Metabolina, Nerobol, Perbolin
Methenolone	4000	N	Primobolan, Primobolan Depot, Primobolan S
Methyltestosterone	4000	N	Android, Oreton, Testred, Virilon
Methypylon	2575	N	Noludar
Mibolerone	4000	N	Cheque
Morphine combination product/50 mg/100 ml or gm	9810		
Nalorphine	9400		Nalline
Nandrolone	4000	N	Deca-Durabolin, Durabolin, Durabolin-50
Norethandrolone	4000	N	Nilevar, Solevar
Opium combination product 25 mg/du	9809		Paregoric, other combination products
Oxandrolone	4000	N	Anavar, Lonavar, Provitar, Vasorome
Oxymesterone	4000	N	Anamidol, Balnimax, Oranabol, Oranabol 10
Oxymetholone	4000	N	Anadrol-50, Adroyd, Anapolon, Anasteron, Pardroyd
Pentobarbital & noncontrolled active ingred.	2271	N	FP-3
Pentobarbital suppository dosage form	2271	N	WANS
Phendimetrazine	1615	N	Plegine, Prelu-2, Bontril, Melfiat, Statobex
Secobarbital & noncontrolled active ingred	2316	N	various
Secobarbital suppository dosage form	2316	N	various
Stanolone	4000	N	Anabolex, Andractim, Pesomax, dihydrotestosterone
Stanozolol	4000	N	Winstrol, Winstrol-V
Stimulant compounds previously excepted	1405	N	Mediatric
Sulfondiethylmethane	2600	N	
Sulfonethylmethane	2605	N	
Sulfonmethane	2610	N	
Talbutal	2100	N	Lotusate
Testolactone	4000	N	Teslac
Testosterone	4000	N	Android-T, Androlan, Depotest, Delatestryl
Thiamylal	2100	N	Surital
Thiopental	2100	N	Pentothal
Tiletamine & Zolazepam Combination	7295	N	Telazol

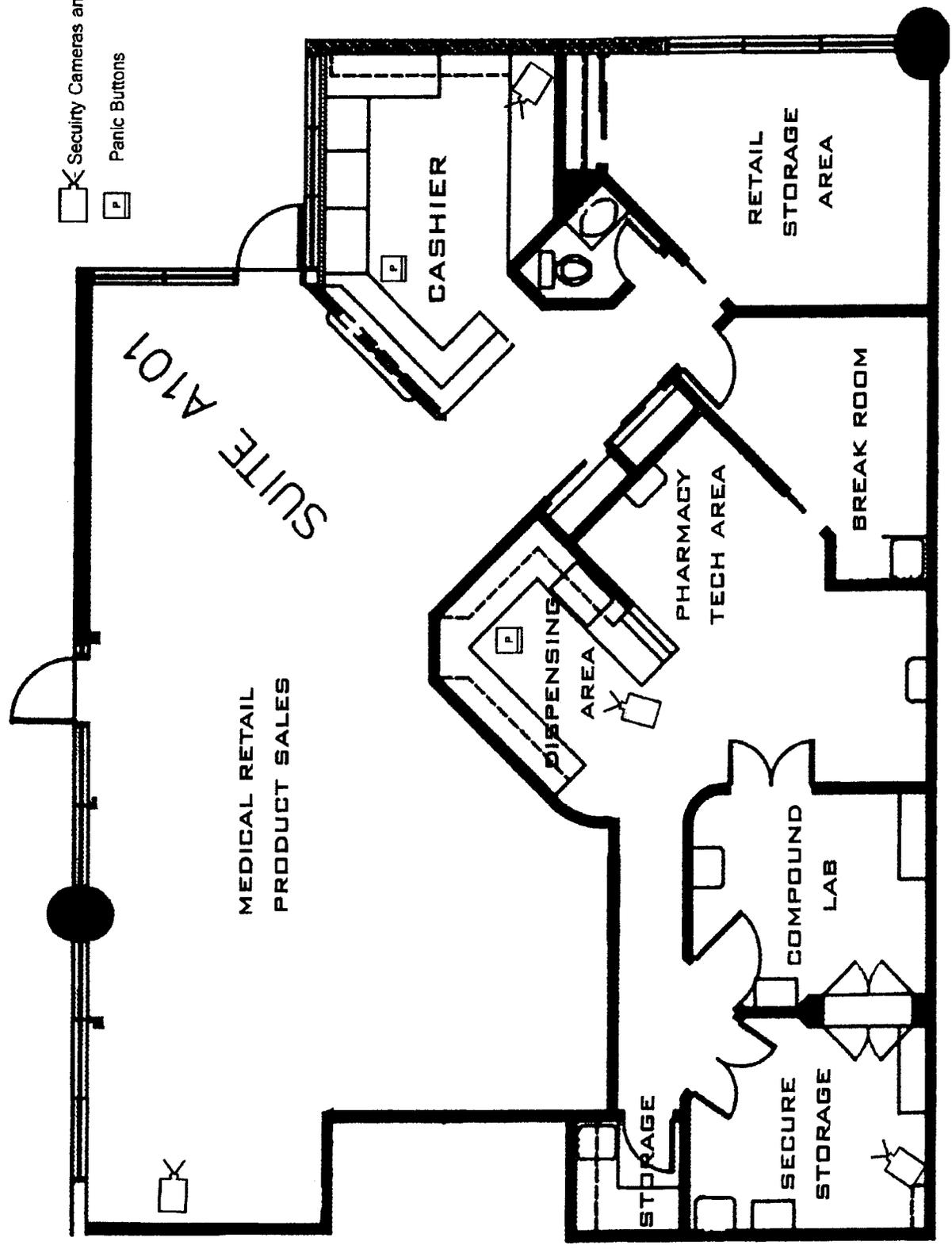
Product			
Trenbolone	4000	N	Finaplix-S, Finajet, Parabolon
Vinbarbital	2100	N	Delvinal, vinbarbitone
Schedule IV			
Alprazolam	2882	N	Xanax
Barbital	2145	N	Veronal, Plexonal, barbitone
Bromazepam	2748	N	Lexotan, Lexatin, Lexotanil
Butorphanol	9720	N	Stadol, Stadol NS, Torbugesic, Torbutrol
Camazepam	2749	N	Albego, Limpidon, Paxor
Cathine	1230	N	Constituent of "Khat" plant
Chloral betaine	2460	N	Beta Chlor
Chloral hydrate	2465	N	Noctec
Chlordiazepoxide	2744	N	Librium, Libritabs, Limbitrol, SK-Lygen
Clobazam	2751	N	Urbadan, Urbanyl
Clonazepam	2737	N	Klonopin, Clonopin
Clorazepate	2768	N	Tranxene
Clotiazepam	2752	N	Trecalmo, Rize
Cloxazolam	2753	N	Enadel, Sepazon, Tolestan
Delorazepam	2754	N	
Dexfenfluramine	1670	N	Redux
Dextropropoxyphene dosage forms	9278		Darvon, propoxyphene, Darvocet, Dolene, Propacet
Diazepam	2765	N	Valium, Valrelease
Dichloralphenazone	2467	N	Midrin, dichloralantipyrine
Diethylpropion	1610	N	Tenuate, Tepanil
Difenoxin 1 mg/25 ug AtSO4/du	9167		Motofen
Estazolam	2756	N	ProSom, Domnamid, Eurodin, Nuctalon
Ethchlorvynol	2540	N	Placidyl
Ethinamate	2545	N	Valmid, Valamin
Ethyl loflazepate	2758	N	
Fencamfamin	1760	N	Reactivan
Fenfluramine	1670	N	Pondimin, Ponderal
Fenproporex	1575	N	Gacilin, Solvolip
Fludiazepam	2759	N	
Flunitrazepam	2763	N	Rohypnol, Narcozep, Darkene, Roipnol
Flurazepam	2767	N	Dalmane
Halazepam	2762	N	Paxipam

Haloxazolam	2771	N	
Ketazolam	2772	N	Anxon, Loftran, Solatran, Contamex
Loprazolam	2773	N	
Lorazepam	2885	N	Ativan
Lormetazepam	2774	N	Noctamid
Mazindol	1605	N	Sanorex, Mazanor
Mebutamate	2800	N	Capla
Medazepam	2836	N	Nobrium
Mefenorex	1580	N	Anorexic, Amexate, Doracil, Pondinil
Meprobamate	2820	N	Miltown, Equanil, Deprol, Equagesic, Meprospan
Methohexital	2264	N	Brevital
Methylphenobarbital (mephobarbital)	2250	N	Mebaral, mephobarbital
Midazolam	2884	N	Versed
Modafinil	1680	N	Provigil
Nimetazepam	2837	N	Erimin
Nitrazepam	2834	N	Mogadon
Nordiazepam	2838	N	Nordazepam, Demadar, Madar
Oxazepam	2835	N	Serax, Serenid-D
Oxazolam	2839	N	Serenal, Convertal
Paraldehyde	2585	N	Paral
Pemoline	1530	N	Cylert
Pentazocine	9709	N	Talwin, Talwin NX, Talacen, Talwin Compound
Petrichloral	2591	N	Pentaerythritol chloral, Periclor
Phenobarbital	2285	N	Luminal, Donnatal, Bellergal-S
Phentermine	1640	N	Ionamin, Fastin, Adipex-P, Obe-Nix, Zantryl
Pinazepam	2883	N	Domar
Pipradrol	1750	N	Detaril, Stimolag Fortis
Prazepam	2764	N	Centrax
Quazepam	2881	N	Doral, Dormalin
Sibutramine	1675	N	Meridia
SPA	1635	N	1-dimethylamino-1,2-diphenylethane, Lefetamine
Temazepam	2925	N	Restoril
Tetrazepam	2886	N	
Triazolam	2887	N	Halcion
Zaleplon	2781	N	Sonata
Zolpidem	2783	N	Ambien, Stilnoct, Ivadal

Schedule V

Codeine preparations - 200 mg/100 ml or 100 gm		Cosanyl, Robitussin A-C, Cheracol, Cerose, Pediacof
Difenoxin preparations - 0.5 mg/25 ug AtSO4/du		Motofen
Dihydrocodeine preparations 10 mg/100 ml or 100 gm		Cophene-S, various others
Diphenoxylate preparations 2.5 mg/25 ug AtSO4		Lomotil, Logen
Ethylmorphine preparations 100 mg/100 ml or 100 gm		
Opium preparations - 100 mg/100 ml or gm		Parepectolin, Kapectolin PG, Kaolin Pectin P.G.
Pyrovalerone	1485 N	Centroton, Thymergix

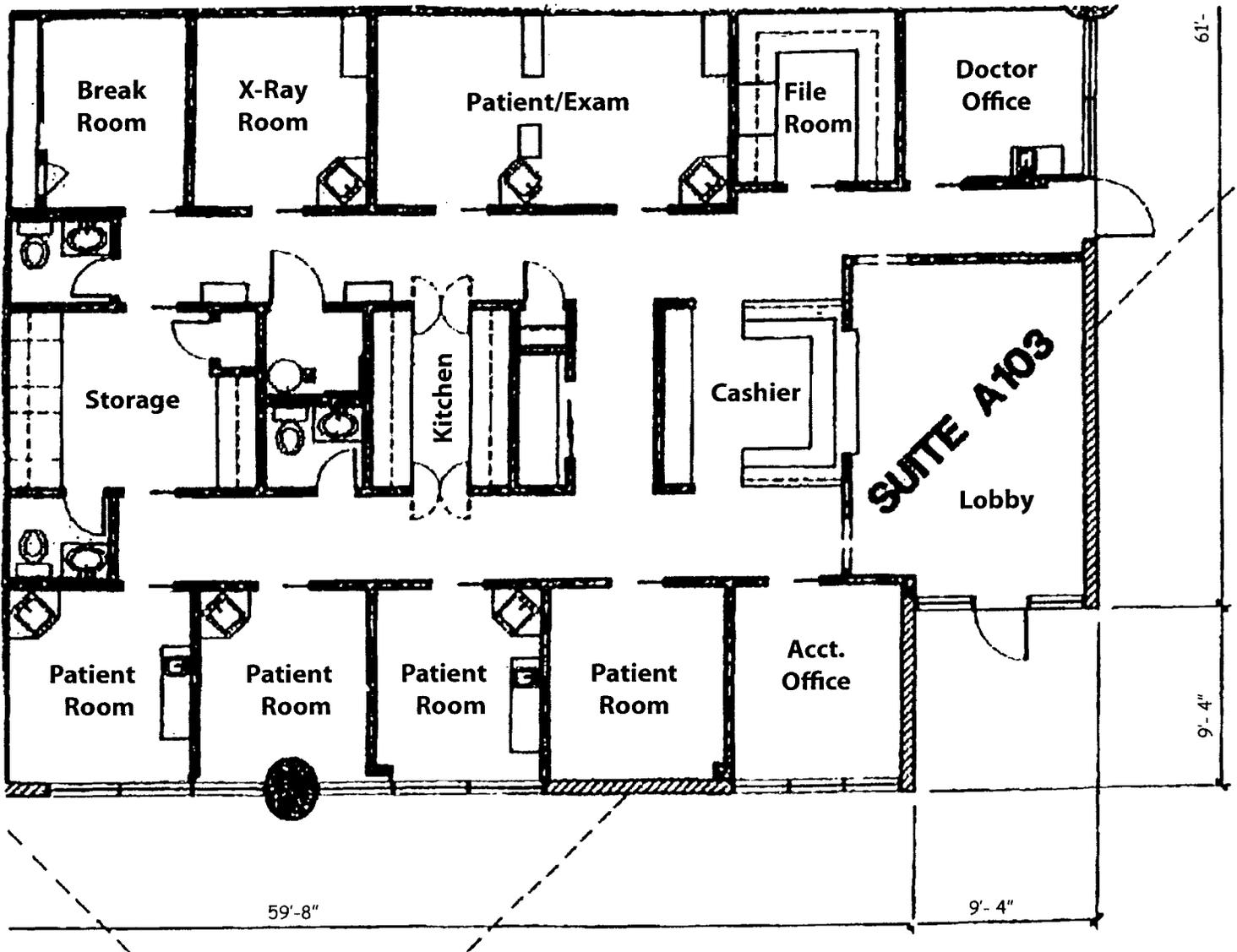
EXHIBIT C - LINCOLN PLAZA MEDICAL



Security Cameras and Direction
Panic Buttons

SUITE A-101 PROPOSED PHARMACY AREA

EXHIBIT D - LINCOLN PLAZA MEDICAL



SUITE A-103

PROPOSED URGENT CARE CENTER

LINCOLN PLAZA
MEDICAL CENTER

7125

URGENT CARE CENTER





Dimensions: 69.5" x 14" or 6.75 square feet for each sign.
Total square feet for east and west existing monument signs is 13.5 square feet.