



# LINCOLN PLAZA MEDICAL CENTER

SUP 18-06 – Major Special Use Permit Amendment

First Submittal May 15, 2018

Second Submittal July 27, 2018

## TABLE OF CONTENTS

---

Introduction .....	1
General Site Information and SUP History .....	1
Surrounding Land Uses .....	1
Proposed Amendment to SUP .....	1
Development Plan.....	2
Permitted Uses.....	6
Phasing.....	6
Lighting.....	6
Screening, Fencing, and Walls.....	6
Roadway Standards & Circulation.....	6
Parking .....	6
Signage Standards.....	7
Landscaping Standards.....	7

## EXHIBITS

---

Aerial Map.....	Tab 1
Zoning Map .....	Tab 2
Lincoln Plaza Medical Center Stipulations .....	Tab 3
Lincoln Plaza Medical Center Approved Plans .....	Tab 4
Site Plan.....	Tab 5
Elevations .....	Tab 6
Conceptual Renderings .....	Tab 7
Vicinity Maps.....	Tab 8
View Corridor Images.....	Tab 9
Conceptual Landscape Plan .....	Tab 10

## INTRODUCTION

---

This is a request to amend the existing Special Use Permit for the Lincoln Plaza Medical Center, located at 7125 E. Lincoln Drive in Paradise Valley, Arizona (the “Property”). The applicant is requesting an amendment to the existing Medical Office SUP to wipe the slate clean and construct a brand new state-of-the-art medical office building. The existing medical office is approximately 50 years old and in need of a drastic overhaul. Every element of the existing site is outdated: the architecture and site design, the building materials, the infrastructure, and the medical technology. The proposed medical office will substantially enhance the visual appeal of the site and provide Paradise Valley residents with medical facilities incorporating the most cutting-edge technology available today.

## GENERAL SITE INFORMATION AND SUP HISTORY

---

The Property consists of one 2.13-acre parcel located at 7125 E. Lincoln Drive in Paradise Valley, Arizona. See Aerial Map at **Tab 1**. The Property is currently zoned SUP-M and improved with a two-story medical office building constructed in the 1970s. See Zoning Map at **Tab 2**. This Special Use Permit was first granted on July 27, 1974 in case number SUP 74-6. Since then the SUP has undergone only a handful of amendments and has remained relatively unchanged since 1974, with the exception of an aviary that was added in 1976.

The Lincoln Plaza Medical Center SUP subjects the Property to eighteen (18) stipulations. See Lincoln Plaza Medical Center Stipulations at **Tab 3**. Included among these stipulations is a requirement that the Property maintain strict compliance with the approved plans, which are attached at **Tab 4**.

## SURROUNDING LAND USES

---

The Property is surrounded by resort properties in the Town of Paradise Valley on three sides and a grocery store-anchored shopping center in the City of Scottsdale:

- North:** Future site of Ritz Carlton Paradise Valley (SUP-R)
- East:** Lincoln Plaza Shopping Center (C-2; City of Scottsdale)
- South:** Andaz Scottsdale Resort & Spa (SUP-R)
- West:** Smoke Tree Resort (SUP-R)

## PROPOSED AMENDMENT TO SUP

---

The applicant is requesting an amendment to the existing Lincoln Plaza Medical Center SUP to allow the demolition of the existing medical office building and the construction of a modern two-story medical office building. The existing structure has reached the end of its useful life, and in order to maintain stride with medical technology, energy efficient building design, and modern architecture, construction of a new medical office building is necessary.

In the time that has elapsed since the completion of the existing medical office building in the 1970s there have been dramatic, sweeping changes not only in medical technology, but in the delivery of patient care and the structure of the entire American healthcare system. Significant increases in health insurance premiums, the passage of the Affordable Care Act, and rising healthcare costs have forced healthcare providers and insurance companies to substantially recalibrate their approach to patient care.

Efficiency has become the new driving force in healthcare as regulatory pressure, economic constraints, and emerging technologies have altered the medical services landscape.

The old medical office model, consisting of cookie-cutter office suites for unrelated providers without significant support services, is no longer an effective or efficient development model for patient care. Healthcare providers, particularly hospital networks like Honor Health, Banner, Abrazo, and Mayo are now seeking buildings that are more flexible, collegial, and diverse – aimed at improving continuity of care and promoting the efficient provision of medical services. These facilities provide primary care, urgent care, specialty clinics, imaging, diagnostics, social services, and sometimes even ambulatory surgery.

The applicant is proposing an amendment to the Lincoln Plaza Medical Center SUP for the construction of a medical office building designed to suit the needs of modern healthcare providers and patients alike. The proposed facility will take advantage of the latest trends in medical office building design to provide a complimentary suite of medical and wellness-related services that will support the healthcare needs of the residents of Paradise Valley in a convenient, efficient, and cost-effective manner.

## DEVELOPMENT PLAN

---

### Overview

The applicant is proposing the construction of a new medical office building on the Property to replace the aging, outdated medical office building currently in operation. See Site Plan attached at **Tab 5**. The proposed building is 30 feet tall to the roofline and 36 feet tall at the highest point of the entryway architectural feature and rooftop screening for mechanical equipment. See Elevations at **Tab 6**.

The goal of the proposed facility is to provide a continuity of care and a well-rounded balance of medical services in a single location to support wellness in the Paradise Valley community. In order to achieve the interior space flexibility necessary to execute this concept, some deviation from the SUP Medical Office Guidelines is necessary.

Lot Standards	
Maximum Lot Coverage by all structures (%)	25% (Approx. 18% proposed)
Lot Area	2.13 acres
Principal Building Standards	
Maximum Building Height (feet)	36 FT
Minimum Building Setbacks	<b>Front:</b> 67 FT (35 FT with full right-of-way dedication) <b>Side:</b> 56 FT <b>Rear:</b> 205 FT

### Minimum Lot Area

The Medical Office Special Use Permit guidelines prescribe a minimum lot size of five (5) acres for a medical office site. The 2.13-acre site has operated with a Special Use Permit – Medical Office since 1974, before the current guidelines were created. Despite being undersized, the Property is an ideal location for the relatively low-intensity medical office use. It is surrounded on three sides by resort properties in Paradise Valley and borders a shopping center to the east which is anchored by a boutique grocer. Medical offices are an excellent transitional commercial use between the more intense

commercial uses along a busy arterial street to the east (Scottsdale Road) and the resort uses to the west.

**Lot Coverage**

The proposed medical office building covers approximately 18% (17,062 SF) of the lot area, well below the 25% maximum lot coverage set forth in the Bulk and Density guidelines for Medical Office Special Use Permits.

**Building Height**

The proposed medical office building is 30 feet tall to the roofline and 36 feet tall to the top of the entryway architectural feature and mechanical equipment screening. The Medical Office Special Use Permit Guidelines suggest a maximum building height of 30 feet. On June 14, 2018, Paradise Valley Town Council adopted a Statement of Direction for this project, setting forth the criteria for the Paradise Valley Planning Commission’s evaluation of the applicant’s proposal. With respect to building height, Council provided the following instruction:

*“It is recommended that the Planning Commission evaluate the proposed height as to its impact to adjacent properties and the operational needs for medical office use; minimizing height where possible through means such as articulation of the roofline, reducing the area of the mechanical equipment screening, and reduction of the overall height. A compelling reason must be given for height proposed over 30’.”*

See Lincoln Plaza Medical Center Statement of Direction, Page 2. Here, the requested height is necessary to develop a medical office building that is consistent with modern standards and expectations for high-quality design and construction that will attract premium tenants and in turn provide the highest level of medical care to the residents of Paradise Valley. Additionally, the proposed height is appropriate in context and will have no discernible effect on existing view corridors or adjacent properties.

**1) Building Dimensions**

In order to meet the needs of healthcare providers, the applicant must provide a medical office building that is capable of supporting current trends in medical care. With sophisticated medical services increasingly moving out of the hospital setting and into outpatient care centers, the technical demands for medical office buildings have increased dramatically. Increased ventilation and electrical requirements and system flexibility for future medical technology all contribute to a necessity of greater floor-to-floor heights. In order to meet the technical demands for the proposed project, the applicant must achieve a 15-foot floor-to-floor height with a 10-foot finished ceiling.

Five feet of ceiling space is necessary to accommodate a minimum 24 inches for duct clearances in addition to at least 30 inches for structural elements. Combined with a need for industry standard 10-foot finished ceilings, a 15-foot floor-to-floor height is the absolute minimum that must be achieved to provide a building that meets today’s standards. These dimensions are common across all office environments, but are particularly critical in medical settings where best practices call for separately ducted rooms.

In addition, modern medical office buildings require a certain degree of interior flexibility to accommodate new or expanding elements of the facility as medical trends evolve. This additional height allows for a more spacious, inviting environment with large, open-concept areas and full-height windows that provide more natural light and a more comfortable environment. See Concept Renderings at **Tab 7**.

## 2) HVAC System

In addition to the 30 feet required to accommodate two stories with 15-foot floor-to-floor heights, an additional 6 feet of height is necessary to screen the rooftop HVAC equipment needed to properly cool, heat, and ventilate the building. The building will be served by a hybrid system of roof-mounted package units with direct ducting to the upper floor, and roof-mounted condensing units providing coolant to ceiling-hung air handlers on the first floor. This will eliminate the need for excess ductwork and shafts to penetrate the upper level, and will provide the most efficient way to zone the overall building for customized airflow. Because it is a decentralized system, all exterior equipment can be sized for minimal height. All equipment will be roof-mounted and screened behind a continuous perimeter parapet wall, saving precious site area for open space, landscape and parking. The parapet wall is inset significantly from the building perimeter, hiding it from view at ground level for most pedestrians on or near the Property. Refer back to Concept Renderings at **Tab 7**.

Alternative HVAC systems that would potentially obviate the need for rooftop-mounted equipment have been considered and eliminated for a variety of reasons. First, the project is too small to contemplate a centralized chiller/boiler system that distributes from one source to all points within the building. The initial cost and ongoing maintenance of centralized systems is too expensive for the scale and scope of this project. Second, the scale and simplicity of operations for the proposed project make a variable air volume system – with its large air handlers (8 feet tall or more) and multi-level ductwork – too large and expensive to consider.

Finally, a fully implemented “split” system with ground-mounted condensing units would require approximately 2,000 square feet to contain all of the necessary equipment. Two “yards” of 1,000 square feet, each with twenty 3-by-3 foot condenser units and 24 inches of clearance on all sides from other units and walls, would be necessary to properly cool the building. This configuration not only takes up a significant portion of valuable lot area, but also adds undesirable surface noise and vibration. Additionally, due to the need for multiple pipeline runs to the building, loss of efficiency is a major consideration when evaluating ground-mounted systems.

## 3) Context

The proposed height is consistent with the character of the area. The existing building, although slightly shorter (27 feet at the highest point), is two stories. The apartment complex immediately across Lincoln Drive to the northeast – The Lincoln Scottsdale – is three stories (36 feet) adjacent to the roadway and steps up to four stories (48 feet). The apartment complex to the southeast – The Enclave at Borgata – is four stories. The Resort-Related Attached Residences portion of the Ritz-Carlton Paradise Valley (Area D) contains an element of three-story, 36-foot-tall residences along the eastern boundary. The request for additional height – most of which is for architectural elements and mechanical screening – is not inconsistent with building heights in the surrounding area. See Vicinity Maps at **Tab 8**.

The additional building height is necessary to accommodate proper building proportions on an undersized lot. As discussed above, the Property is less than half the minimum lot area for a medical office as set forth in the Special Use Permit Guidelines. In order to maximize the efficiency of the proposed project, certain building area minimums must be achieved. The proposed building height strikes a careful balance between providing the necessary space to execute the concept and maintaining a respectful distance from adjacent properties.

#### 4) View Corridors

The Open Space Criteria in the Special Use Permit Guidelines require a 120-foot setback for a 36-foot-tall building. As noted in the Statement of Direction, these criteria are designed to move the massing of a building to the center of the site in order to preserve existing viewsheds. However, the Statement of Direction notes the following:

*“...due to the small size of this lot, it’s location adjoining other commercial uses, and that the existing structures do not meet the Open Space Criteria, a heavy focus on preserving view corridors is not necessary. If Open Space Criteria is applied the measurement may be taken from the existing property line along Lincoln Drive.”*

See Lincoln Plaza Medical Center Statement of Direction, Page 3. Additionally, even with the proposed a 67-foot front yard setback and 56-foot side setbacks, there is no discernible effect to view corridors in the area. The only view corridor of any note in the sightlines of the building is Camelback Mountain to the southwest, and the height of the proposed building will not interfere with the views of the mountain. The mature trees to the west of the Property already obscure and/or obstruct Camelback Mountain, and the proposed building height will not create any additional obstruction. See View Corridor Images at **Tab 9**.

#### **Building Setbacks and Landscape Buffer**

All proposed building setbacks are consistent with the Medical Office Special Use Permit Guidelines. However, the Town’s request for the applicant to dedicate an additional 33-foot-wide strip of property along its northern property line for public right-of-way potentially interferes with the applicant’s ability to provide sufficient parking and comply with other elements of the Special Use Permit Guidelines.

The existing landscape buffer on the Property along Lincoln Drive does not comply with the Special Use Permit Guideline for a 50-foot landscape buffer adjacent to a major arterial street (Lincoln Drive). In the Statement of Direction, Planning Commission is directed to take into consideration, at a minimum, “the property’s irregular shape, undersized lot, existing conditions, scope of the proposed development, and the Town’s desire for additional right-of- way along Lincoln Drive in determining the appropriate depth of the landscape buffer.”

Providing a 50-foot landscape buffer *in addition to* a 33-foot right-of-way dedication would be fatal to this project. Prospective tenants for the proposed project typically require a parking ratio of 5 spaces per 1,000 square feet of gross leasable area (GLA). At 147 spaces, the proposed project is already under that target at 4.74 spaces per 1,000 square feet of GLA. If the Property were to strictly follow the guidelines with the proposed building, it would reduce available parking by approximately 25 spaces and effectively render the project unworkable. Alternatively, if the applicant attempted to preserve the proposed 147 parking spaces and instead reduce the size of the building to comply with the 50-foot landscape buffer and ROW dedication, it would result in a loss of approximately one-third (11,000 SF) of gross building area – again rendering the project financially infeasible.

In order to properly balance the interests identified in the Statement of Direction, a reduced landscape buffer within the future right-of-way dedication is necessary to protect against losses in parking and lot area that would be detrimental to the project’s success. As described below, the proposed 24-foot landscape buffer will provide plantings consistent with the Visually Significant Corridors Master Plan’s “resort living” palette, as well as six-foot detached meandering sidewalk to provide a pedestrian connection along Lincoln Drive. In short, the proposed buffer meets many of the Town’s goals for the

Lincoln Drive Visually Significant Corridor while providing the applicant the necessary lot area and parking to develop a successful project on an undersized, irregularly-shaped site.

## PERMITTED USES

---

No changes to the existing permitted uses for the Lincoln Plaza Medical Center SUP are being requested in this application.

## PHASING

---

The project is intended to be developed in a single phase.

## LIGHTING

---

The exterior lighting design is focused primarily on parking lot areas and the walkways surrounding the building. All lighting throughout the community will be energy efficient; a combination of LED fixtures, daylight sensors, timers and strategic placement will allow the site to reduce the overall energy usage while providing adequate illumination for safety. In accordance with Dark Skies Ordinances, all exterior lighting will integrate full cut off fixtures with necessary shielding. Pole-mounted lighting will not exceed the 16-foot maximum height and will be oriented for pedestrian and automobile safety. Lighting throughout the site will not exceed the foot candle thresholds set forth in Section 2 of the Special Use Permit Guidelines.

## SCREENING, FENCING, AND WALLS

---

Parking areas, refuse enclosures and equipment will be screened by materials and structures complementing the overall building form. All parking areas will be screened with a combination of decorative walls and a redesigned and refreshed landscape buffer along Lincoln Drive.

## DRAINAGE

---

A drainage statement prepared by Optimus Civil Design Group has been submitted with this application.

## ROADWAY STANDARDS & CIRCULATION

---

The proposed project will maintain the existing driveways at the eastern and western edges of the Lincoln Drive frontage in order to promote efficient traffic circulation throughout the site and onto Lincoln Drive. Because the proposed project is merely a continuation of the existing medical uses of the Property in a marginally larger building, the corresponding increase in average daily trips is expected to be similarly negligible. As such, no significant changes to access or circulation are deemed necessary at this time. A traffic study demonstrating the feasibility and advantages of this proposal is in progress. This traffic study will also explore the possibility of providing a secondary Lincoln Drive access for the Andaz Scottsdale Resort.

## PARKING

---

Given the existing spatial constraints of the site, the applicant is proposing a total of 147 parking spaces, including 141 standard spaces and 6 ADA-compliant spaces. As noted throughout this narrative, the Property suffers from unique geographic limitations. As a result, the proposed site plan is the product of

a careful balancing act between providing the necessary square footage for a competitive, marketable medical office building and ensuring the provision of adequate parking. Although the rise in popularity of ridesharing has improved access the medical facilities and provided some relief with respect to parking demands, the 147 parking spaces currently allocated by the site plan is the minimum necessary to meet the needs of prospective tenants. The traffic impact analysis being conducted by Civtech, Inc. will address these issues in greater detail and be provided to the Town upon completion.

**SIGNAGE STANDARDS**

---

**Building-Mounted Primary Sign:** In order to provide a consistent architectural theme throughout the project, the applicant is proposing a building-mounted primary sign to compliment the design elements of the building entry feature. The proposed signage will feature internally illuminated free-standing letters composed of materials similar in character to the surrounding architectural elements. This will create a continuity with the building design that will provide a more visually interesting presence on Lincoln Drive.

<b>Proposed Primary Building-Mounted Sign Standards</b>	
Max Quantity	1 per street frontage
Max Height	4 FT
Max Sign Area Allowed	40 SF

**Traffic and Directional Signage:** All traffic and directional signage will conform to Paragraph 4 of the Medical Office Special Use Permit Guidelines.

**LANDSCAPING STANDARDS**

---

The intent of the landscape standards is to express and reinforce the highly stylized character of the proposed medical office building. See Landscape Plan at **Tab 10**. The landscape vernacular is an extension of the resort living palette as defined in the Visually Significant Corridors Master Plan with streetscape plantings of large canopied trees including Palo Verde, Ironwood and Chinese Pistache to provide shade for the pedestrian traffic and to effectively ground the architecture. Live Oaks, Willow Acacia, Ash and an assortment of accents and seasonal flowering shrubs define the flora surrounding the building and combine with colorful planter pots, seating opportunities and integral color concrete to create a dynamic setting.

All portions of the development site not occupied by buildings, structures, vehicle access and parking areas, loading and unloading areas and approved storage areas will be landscaped in accordance with the provisions of the Special Use Permit Guidelines at a minimum. As a result, a unique aesthetic will emerge that blends seamlessly with the surrounding area.

The architecture will be softened using plant material to ensure that green space is maximized. To visually soften and reduce the urban heat island produced by the required surface parking, two landscaped parking islands will be provided in the parking area south of the building. The primary building will include landscape foundation planting with a minimum width of five-feet (5') between the building and

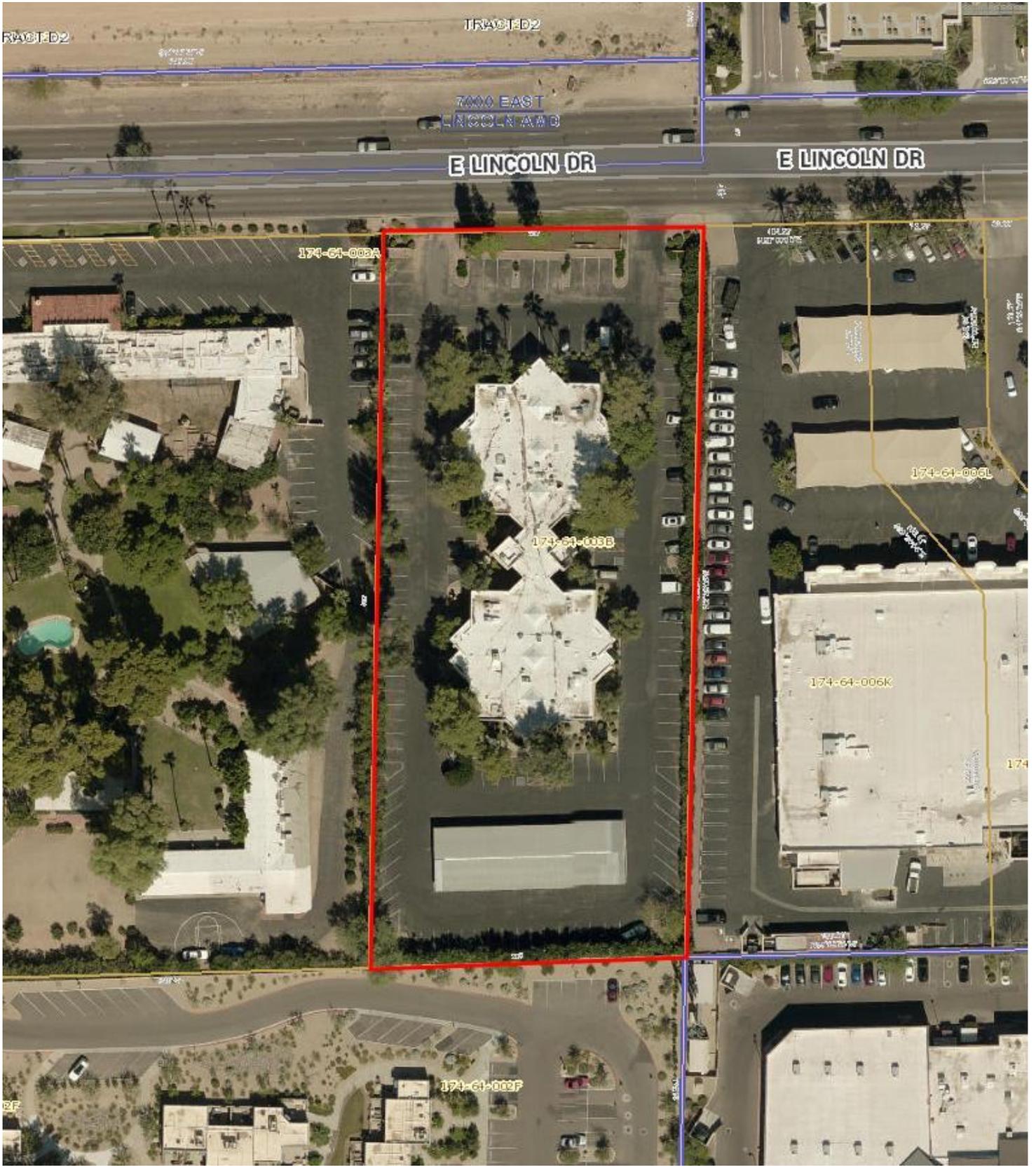
parking lot or walkway, as to ensure the architecture is visually scaled down to a pedestrian and visually-comfortable level.

All existing trees will be inventoried and salvaged where possible. All new trees will be a minimum of fifteen-gallon (15g) in size. A minimum of fifty-percent (50%) of trees will be 24"-box or larger in size. A substitution of 36"-box trees for fifteen-gallon trees may take place at a rate of 1.5 trees per one fifteen-gallon tree size. All trees shall conform to the Arizona Nursery Association Tree Specifications, and all plant materials within the Right-Of-Way will be species included in the most current edition of the Phoenix Active Management Area Low Water Use Plant List. All shrubs will be a minimum of five-gallon (5g) in size. All landscaped areas shall have ground surface treatment which may include but is not limited to turf, ground cover, planting, screened decomposed granite, river rock, etc. A pre-emergent herbicide shall be applied to the ground prior to and after the placement of natural surface materials.

Plant material species will be selected and locations will be studied to ensure screening of undesirable view sheds, and limiting conflicts that may exist between plants and vehicular elements, fire access, mechanical equipment, and maintenance access. All plant material within sight visibility triangles shall be selected so the mature height shall not exceed three-feet (3'). In addition, all plant materials shall be placed so their mature size maintains a minimum clearance of three-feet (3') around any fire hydrant. All mechanical equipment, electrical meters and the similar will be screened from public view with plantings or other screening elements.

**TAB 1**

# Aerial Map

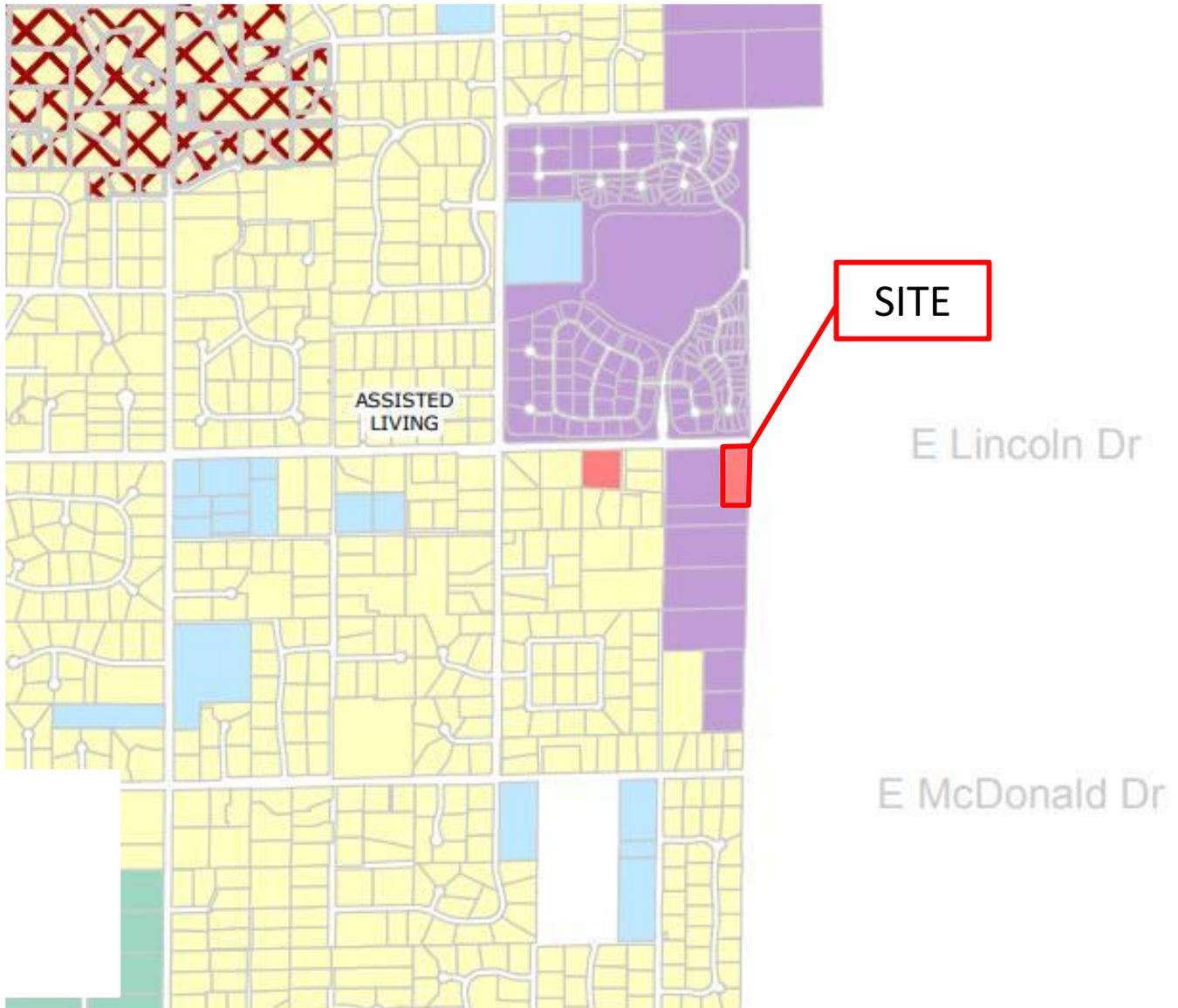


SWC 44<sup>th</sup> Street & Palm Lane – Phoenix, AZ



**TAB 2**

# Zoning Map



 R-175	 R-35	 R-18
 R-43	 R-35CP	 R-18A
 R-43CP	 R-35A	 R-10
 R-18CP	 SUP-R Special Use Permit- Resort	
 SUP-P Special Use Permit- Public	 SUP-O Special Use Permit- Medical	
 OSP- Open Space Preserve	 Hillside	
	 Public School	



**TAB 3**

Lincoln Plaza Medical Center SUP Stipulation Checklist  
7125 E. Lincoln Dr. SUP- 71-2, 74-6, 74-7, 75-11, 75-12, 76-12

1. Property: The Property to which this 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:
- 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 NW1/2 of the NE1/4 of the SE1/4 of Section 10, T2N, R4E, G&SRB&M, Maricopa County, Arizona.

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

A. Construction and operation and maintenance of a medical and dental clinic, pursuant to Article XI, Section 1101, subparagraph (e) of the Zoning Ordinance of the Town of Paradise Valley, shall be in strict compliance with each of the following six documents, certified as such by the Paradise Valley Town Clerk, which are hereby approved by the Town of Paradise Valley and the Special Use Permit grantees and incorporated herein by reference and made an integral part of this Special Use Permit:

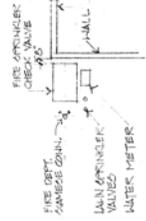
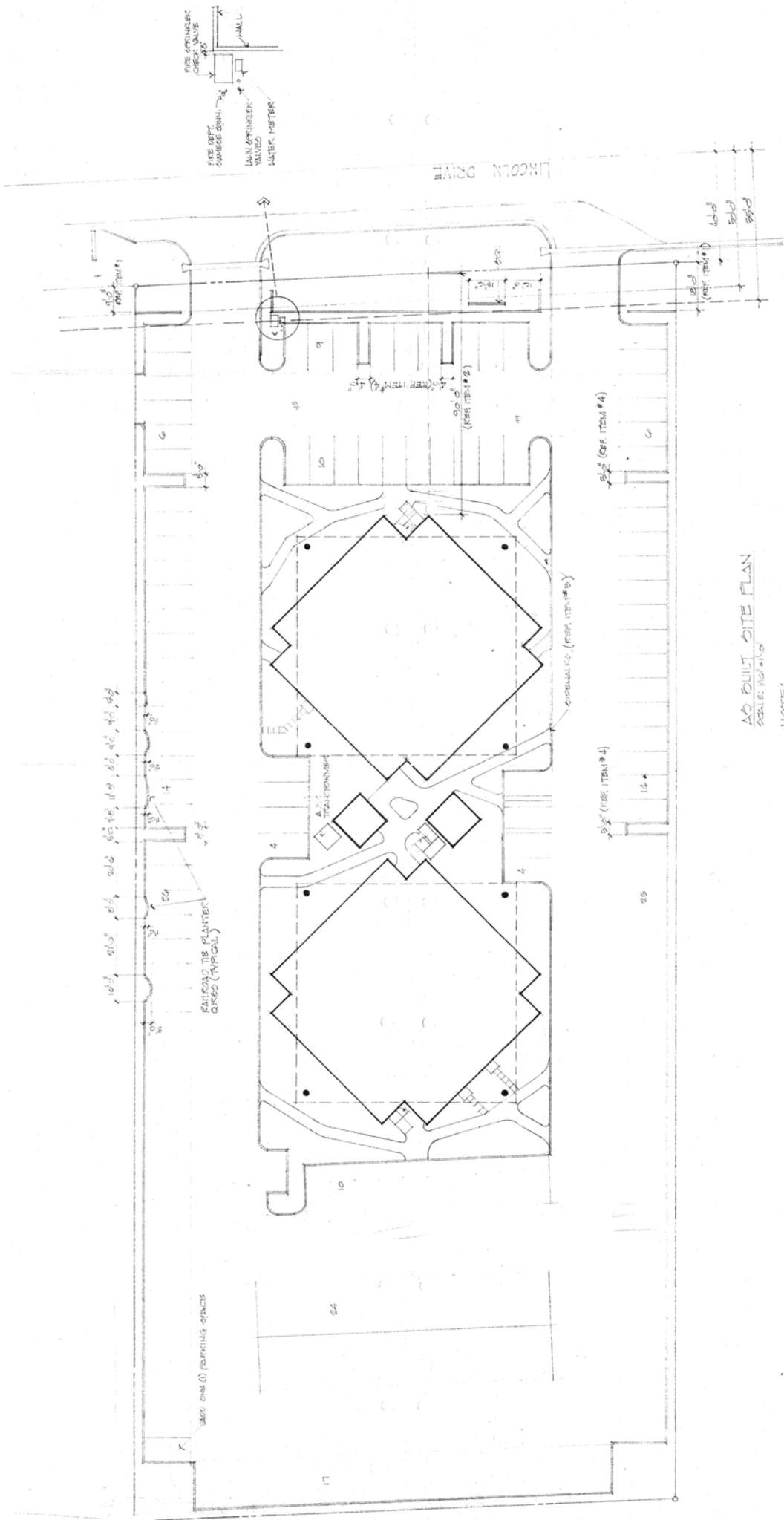
1. "Site Plan for Special Use Permit for Lincoln Plaza Medical Center of January, 1976 - As Built Site Plan with red line corrections, dated January 6th, 1976"
2. "Site Plan for Special Use Permit for Lincoln Plaza Medical Center of January, 1976, - Sheet #1"
3. "Site Plan for Special Use Permit for Lincoln Plaza Medical Center of January, 1976, - Sheet #3"
4. "Site Plan for Special Use Permit for Lincoln Plaza Medical Center of January, 1976, - Sheet #4"
5. "Site Plan for Special Use Permit for Lincoln Plaza Medical Center of January, 1976, - Sheet #11"
6. "Site Plan for Special Use Permit for Lincoln Plaza Medical Center of January, 1976, - Landscaping Plan"

2. The Town engineer's memo dated May 17th, 1974, which recommends the following, shall be compiled with:
- 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.
  - f. On site driveway grades should be a minimum of .5% to carry storm waters.

3. Exterior building colors shall be the same as used on the scale model and the color chip included in the file.
4. Mechanical equipment is to be concealed from view from Lincoln Drive.
5. Exterior Lighting levels throughout the project are not to exceed three (3) foot heights above grade, exterior.
6. Exterior construction materials, colors, and trim, shall conform to the model and the site plan.
7. 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.
8. 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.
9. Commercial laboratories and pharmacies are specifically excluded from occupancy.
10. The maximum number of rentable office suites shall not exceed twenty-two (22).
11. 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.
12. Construction of all improvements and structures, and all landscaping, with the exception of "tenant improvements", shall be completed on or before February 1st, 1976, and the grantee shall have qualified for and obtained a Certificate of Occupancy from the Town of Paradise Valley, on or before February 1st, 1976."
13. 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.
14. Certified "as built" drawings shall be submitted after completion of the project, and prior to issuance of a Certificate of Occupancy.
15. 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.
16. 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.
17. 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.
18. 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.

**TAB 4**



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

**NOTE:**

THIS DRAWING REFLECTS THE CONSTRUCTION AS BUILT TO THE PERMITS AND SPECIFICATIONS. DIMENSIONS AND LOCATIONS INDICATED ON THIS DRAWING ARE THE AS BUILT CONDITIONS. THE DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. ALL OTHER NOTATIONS & NOTES.

*Revised drawing on 11/1/76 to reflect permit conditions. See also 11/1/76. [Signature]*

I hereby certify this document to be Site Plan for Special Use Permit for Lincoln Plaza Medical Center of January 1976. As built conditions are shown on this drawing. This drawing is not to be used for any other purpose without the written consent of the architect. This drawing is not to be used for any other purpose without the written consent of the architect. This drawing is not to be used for any other purpose without the written consent of the architect.

*John Bell, Jr.*  
Town Clerk



SUP 75-12

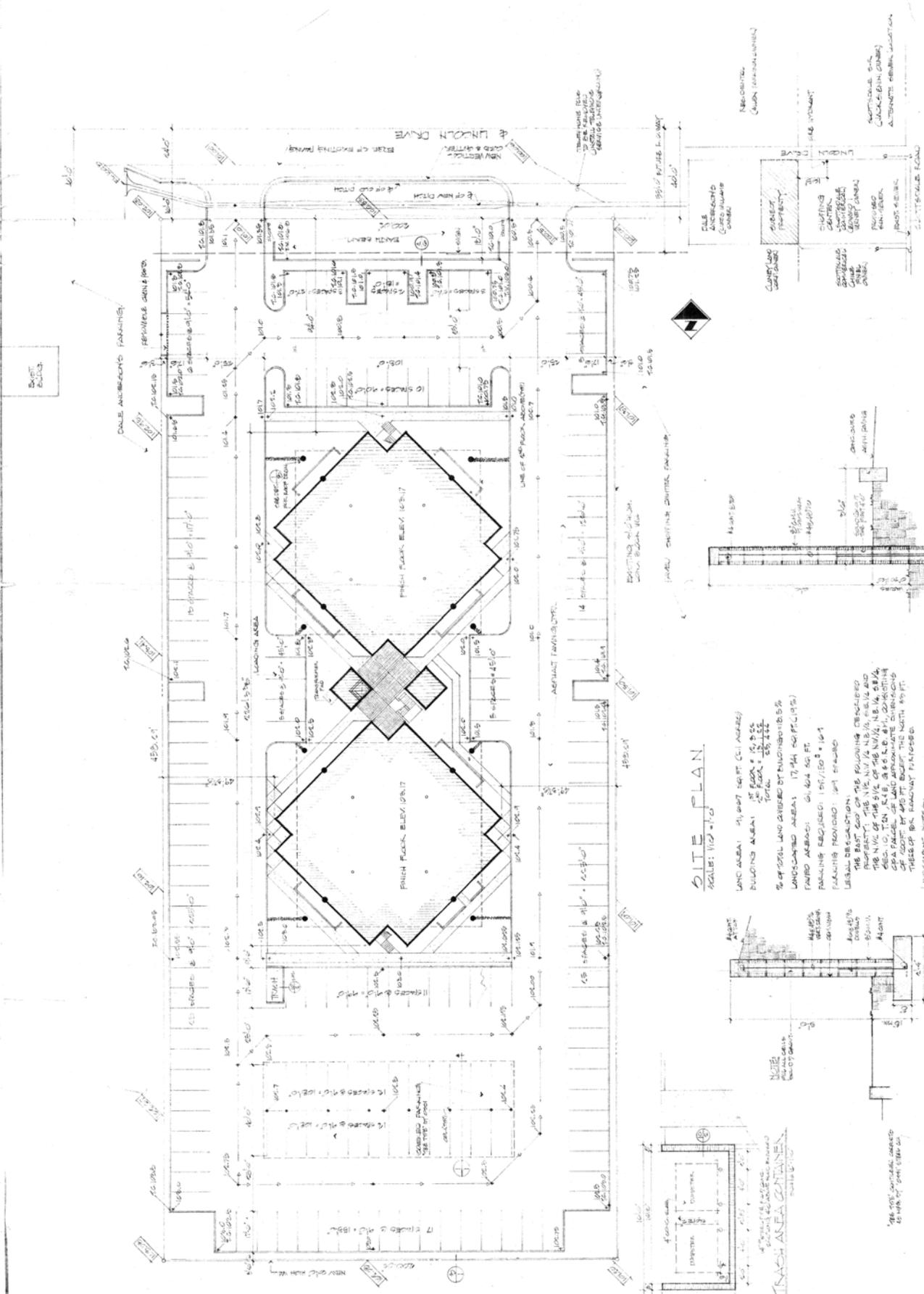
DEC 5, 1975



Special Article No. 1166, Ordinance No. 1166, for Lincoln Plaza Medical Center, is hereby approved for Lincoln Plaza Medical Center, located at 7129 E. Lincoln Dr., Paradise Valley, Arizona. The Commission on the part of the Board of Supervisors is hereby approved by the Mayor and Council for the year of 1975.

*Zachary Cassano*  
Zachary Cassano, Esq.  
Attorney at Law

911P-76-12  
MAILED MAR 29, 1975



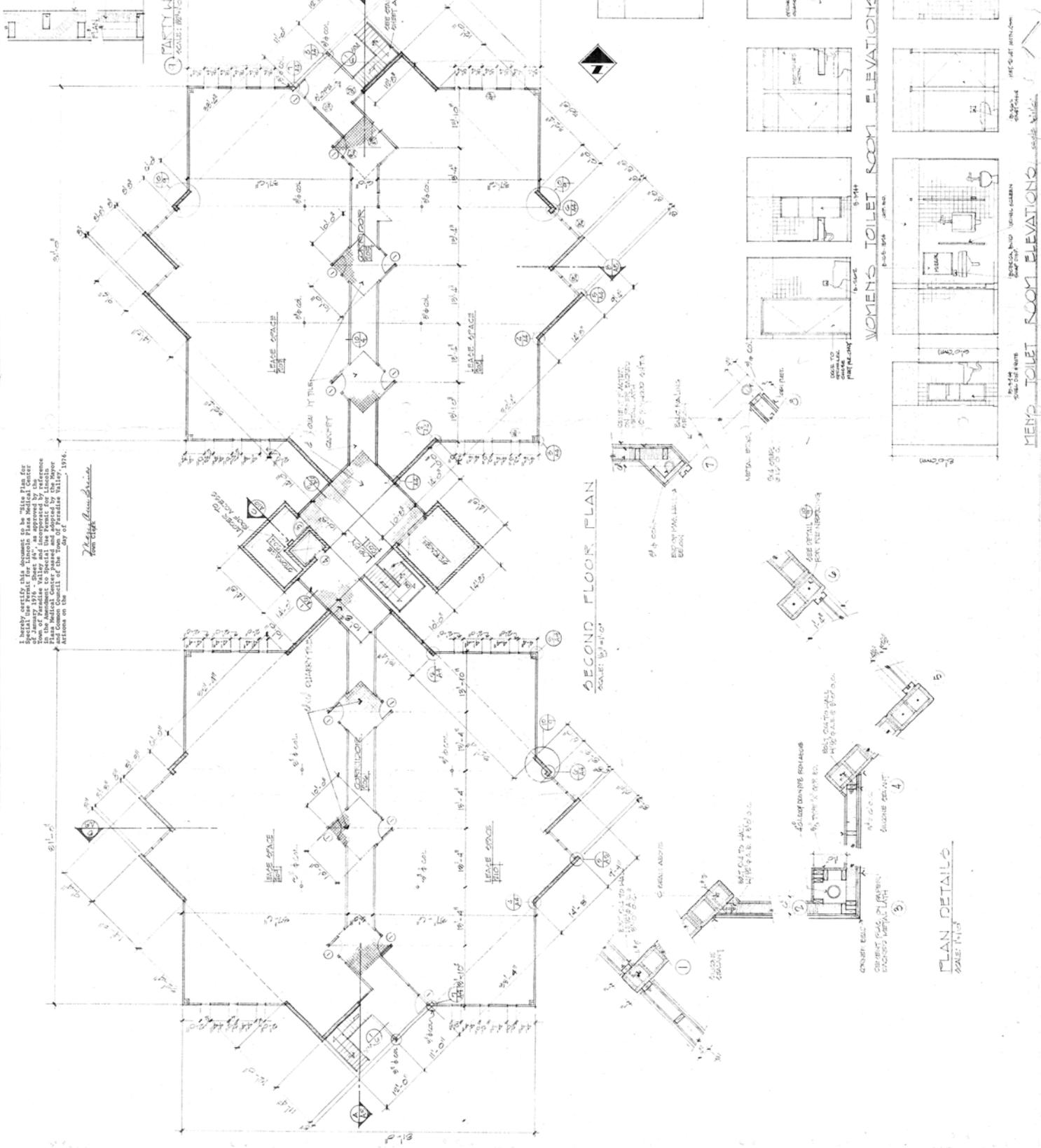
**SITE PLAN**  
SCALE: 1/16" = 1'-0"

LAND AREA: 21,007 SQ. FT. (61 ACRES)  
BUILDING AREA: 12,950 SQ. FT.  
TOTAL AREA: 33,950 SQ. FT.  
% OF TOTAL LAND COVERED BY BUILDING: 60.5%  
LANDSCAPED AREAS: 17,941 SQ. FT. (51%)  
PAVED AREAS: 61,424 SQ. FT.  
PARKING PROVIDED: 187/100 = 1.87  
LEGAL DESCRIPTION:  
THE EAST 50% OF THE REMAINING UNDEVELOPED TRACT OF 100 ACRES, MORE OR LESS, OF THE 1/4 SECTION 16, T12N, R10E, S10E, 4TH, 2ND, 3RD, 4TH, 5TH, 6TH, 7TH, 8TH, 9TH, 10TH, 11TH, 12TH, 13TH, 14TH, 15TH, 16TH, 17TH, 18TH, 19TH, 20TH, 21ST, 22ND, 23RD, 24TH, 25TH, 26TH, 27TH, 28TH, 29TH, 30TH, 31ST, 32ND, 33RD, 34TH, 35TH, 36TH, 37TH, 38TH, 39TH, 40TH, 41ST, 42ND, 43RD, 44TH, 45TH, 46TH, 47TH, 48TH, 49TH, 50TH, 51ST, 52ND, 53RD, 54TH, 55TH, 56TH, 57TH, 58TH, 59TH, 60TH, 61ST, 62ND, 63RD, 64TH, 65TH, 66TH, 67TH, 68TH, 69TH, 70TH, 71ST, 72ND, 73RD, 74TH, 75TH, 76TH, 77TH, 78TH, 79TH, 80TH, 81ST, 82ND, 83RD, 84TH, 85TH, 86TH, 87TH, 88TH, 89TH, 90TH, 91ST, 92ND, 93RD, 94TH, 95TH, 96TH, 97TH, 98TH, 99TH, 100TH, 101ST, 102ND, 103RD, 104TH, 105TH, 106TH, 107TH, 108TH, 109TH, 110TH, 111ST, 112ND, 113RD, 114TH, 115TH, 116TH, 117TH, 118TH, 119TH, 120TH, 121ST, 122ND, 123RD, 124TH, 125TH, 126TH, 127TH, 128TH, 129TH, 130TH, 131ST, 132ND, 133RD, 134TH, 135TH, 136TH, 137TH, 138TH, 139TH, 140TH, 141ST, 142ND, 143RD, 144TH, 145TH, 146TH, 147TH, 148TH, 149TH, 150TH, 151ST, 152ND, 153RD, 154TH, 155TH, 156TH, 157TH, 158TH, 159TH, 160TH, 161ST, 162ND, 163RD, 164TH, 165TH, 166TH, 167TH, 168TH, 169TH, 170TH, 171ST, 172ND, 173RD, 174TH, 175TH, 176TH, 177TH, 178TH, 179TH, 180TH, 181ST, 182ND, 183RD, 184TH, 185TH, 186TH, 187TH, 188TH, 189TH, 190TH, 191ST, 192ND, 193RD, 194TH, 195TH, 196TH, 197TH, 198TH, 199TH, 200TH, 201ST, 202ND, 203RD, 204TH, 205TH, 206TH, 207TH, 208TH, 209TH, 210TH, 211ST, 212ND, 213RD, 214TH, 215TH, 216TH, 217TH, 218TH, 219TH, 220TH, 221ST, 222ND, 223RD, 224TH, 225TH, 226TH, 227TH, 228TH, 229TH, 230TH, 231ST, 232ND, 233RD, 234TH, 235TH, 236TH, 237TH, 238TH, 239TH, 240TH, 241ST, 242ND, 243RD, 244TH, 245TH, 246TH, 247TH, 248TH, 249TH, 250TH, 251ST, 252ND, 253RD, 254TH, 255TH, 256TH, 257TH, 258TH, 259TH, 260TH, 261ST, 262ND, 263RD, 264TH, 265TH, 266TH, 267TH, 268TH, 269TH, 270TH, 271ST, 272ND, 273RD, 274TH, 275TH, 276TH, 277TH, 278TH, 279TH, 280TH, 281ST, 282ND, 283RD, 284TH, 285TH, 286TH, 287TH, 288TH, 289TH, 290TH, 291ST, 292ND, 293RD, 294TH, 295TH, 296TH, 297TH, 298TH, 299TH, 300TH, 301ST, 302ND, 303RD, 304TH, 305TH, 306TH, 307TH, 308TH, 309TH, 310TH, 311ST, 312ND, 313RD, 314TH, 315TH, 316TH, 317TH, 318TH, 319TH, 320TH, 321ST, 322ND, 323RD, 324TH, 325TH, 326TH, 327TH, 328TH, 329TH, 330TH, 331ST, 332ND, 333RD, 334TH, 335TH, 336TH, 337TH, 338TH, 339TH, 340TH, 341ST, 342ND, 343RD, 344TH, 345TH, 346TH, 347TH, 348TH, 349TH, 350TH, 351ST, 352ND, 353RD, 354TH, 355TH, 356TH, 357TH, 358TH, 359TH, 360TH, 361ST, 362ND, 363RD, 364TH, 365TH, 366TH, 367TH, 368TH, 369TH, 370TH, 371ST, 372ND, 373RD, 374TH, 375TH, 376TH, 377TH, 378TH, 379TH, 380TH, 381ST, 382ND, 383RD, 384TH, 385TH, 386TH, 387TH, 388TH, 389TH, 390TH, 391ST, 392ND, 393RD, 394TH, 395TH, 396TH, 397TH, 398TH, 399TH, 400TH, 401ST, 402ND, 403RD, 404TH, 405TH, 406TH, 407TH, 408TH, 409TH, 410TH, 411ST, 412ND, 413RD, 414TH, 415TH, 416TH, 417TH, 418TH, 419TH, 420TH, 421ST, 422ND, 423RD, 424TH, 425TH, 426TH, 427TH, 428TH, 429TH, 430TH, 431ST, 432ND, 433RD, 434TH, 435TH, 436TH, 437TH, 438TH, 439TH, 440TH, 441ST, 442ND, 443RD, 444TH, 445TH, 446TH, 447TH, 448TH, 449TH, 450TH, 451ST, 452ND, 453RD, 454TH, 455TH, 456TH, 457TH, 458TH, 459TH, 460TH, 461ST, 462ND, 463RD, 464TH, 465TH, 466TH, 467TH, 468TH, 469TH, 470TH, 471ST, 472ND, 473RD, 474TH, 475TH, 476TH, 477TH, 478TH, 479TH, 480TH, 481ST, 482ND, 483RD, 484TH, 485TH, 486TH, 487TH, 488TH, 489TH, 490TH, 491ST, 492ND, 493RD, 494TH, 495TH, 496TH, 497TH, 498TH, 499TH, 500TH, 501ST, 502ND, 503RD, 504TH, 505TH, 506TH, 507TH, 508TH, 509TH, 510TH, 511ST, 512ND, 513RD, 514TH, 515TH, 516TH, 517TH, 518TH, 519TH, 520TH, 521ST, 522ND, 523RD, 524TH, 525TH, 526TH, 527TH, 528TH, 529TH, 530TH, 531ST, 532ND, 533RD, 534TH, 535TH, 536TH, 537TH, 538TH, 539TH, 540TH, 541ST, 542ND, 543RD, 544TH, 545TH, 546TH, 547TH, 548TH, 549TH, 550TH, 551ST, 552ND, 553RD, 554TH, 555TH, 556TH, 557TH, 558TH, 559TH, 560TH, 561ST, 562ND, 563RD, 564TH, 565TH, 566TH, 567TH, 568TH, 569TH, 570TH, 571ST, 572ND, 573RD, 574TH, 575TH, 576TH, 577TH, 578TH, 579TH, 580TH, 581ST, 582ND, 583RD, 584TH, 585TH, 586TH, 587TH, 588TH, 589TH, 590TH, 591ST, 592ND, 593RD, 594TH, 595TH, 596TH, 597TH, 598TH, 599TH, 600TH, 601ST, 602ND, 603RD, 604TH, 605TH, 606TH, 607TH, 608TH, 609TH, 610TH, 611ST, 612ND, 613RD, 614TH, 615TH, 616TH, 617TH, 618TH, 619TH, 620TH, 621ST, 622ND, 623RD, 624TH, 625TH, 626TH, 627TH, 628TH, 629TH, 630TH, 631ST, 632ND, 633RD, 634TH, 635TH, 636TH, 637TH, 638TH, 639TH, 640TH, 641ST, 642ND, 643RD, 644TH, 645TH, 646TH, 647TH, 648TH, 649TH, 650TH, 651ST, 652ND, 653RD, 654TH, 655TH, 656TH, 657TH, 658TH, 659TH, 660TH, 661ST, 662ND, 663RD, 664TH, 665TH, 666TH, 667TH, 668TH, 669TH, 670TH, 671ST, 672ND, 673RD, 674TH, 675TH, 676TH, 677TH, 678TH, 679TH, 680TH, 681ST, 682ND, 683RD, 684TH, 685TH, 686TH, 687TH, 688TH, 689TH, 690TH, 691ST, 692ND, 693RD, 694TH, 695TH, 696TH, 697TH, 698TH, 699TH, 700TH, 701ST, 702ND, 703RD, 704TH, 705TH, 706TH, 707TH, 708TH, 709TH, 710TH, 711ST, 712ND, 713RD, 714TH, 715TH, 716TH, 717TH, 718TH, 719TH, 720TH, 721ST, 722ND, 723RD, 724TH, 725TH, 726TH, 727TH, 728TH, 729TH, 730TH, 731ST, 732ND, 733RD, 734TH, 735TH, 736TH, 737TH, 738TH, 739TH, 740TH, 741ST, 742ND, 743RD, 744TH, 745TH, 746TH, 747TH, 748TH, 749TH, 750TH, 751ST, 752ND, 753RD, 754TH, 755TH, 756TH, 757TH, 758TH, 759TH, 760TH, 761ST, 762ND, 763RD, 764TH, 765TH, 766TH, 767TH, 768TH, 769TH, 770TH, 771ST, 772ND, 773RD, 774TH, 775TH, 776TH, 777TH, 778TH, 779TH, 780TH, 781ST, 782ND, 783RD, 784TH, 785TH, 786TH, 787TH, 788TH, 789TH, 790TH, 791ST, 792ND, 793RD, 794TH, 795TH, 796TH, 797TH, 798TH, 799TH, 800TH, 801ST, 802ND, 803RD, 804TH, 805TH, 806TH, 807TH, 808TH, 809TH, 810TH, 811ST, 812ND, 813RD, 814TH, 815TH, 816TH, 817TH, 818TH, 819TH, 820TH, 821ST, 822ND, 823RD, 824TH, 825TH, 826TH, 827TH, 828TH, 829TH, 830TH, 831ST, 832ND, 833RD, 834TH, 835TH, 836TH, 837TH, 838TH, 839TH, 840TH, 841ST, 842ND, 843RD, 844TH, 845TH, 846TH, 847TH, 848TH, 849TH, 850TH, 851ST, 852ND, 853RD, 854TH, 855TH, 856TH, 857TH, 858TH, 859TH, 860TH, 861ST, 862ND, 863RD, 864TH, 865TH, 866TH, 867TH, 868TH, 869TH, 870TH, 871ST, 872ND, 873RD, 874TH, 875TH, 876TH, 877TH, 878TH, 879TH, 880TH, 881ST, 882ND, 883RD, 884TH, 885TH, 886TH, 887TH, 888TH, 889TH, 890TH, 891ST, 892ND, 893RD, 894TH, 895TH, 896TH, 897TH, 898TH, 899TH, 900TH, 901ST, 902ND, 903RD, 904TH, 905TH, 906TH, 907TH, 908TH, 909TH, 910TH, 911ST, 912ND, 913RD, 914TH, 915TH, 916TH, 917TH, 918TH, 919TH, 920TH, 921ST, 922ND, 923RD, 924TH, 925TH, 926TH, 927TH, 928TH, 929TH, 930TH, 931ST, 932ND, 933RD, 934TH, 935TH, 936TH, 937TH, 938TH, 939TH, 940TH, 941ST, 942ND, 943RD, 944TH, 945TH, 946TH, 947TH, 948TH, 949TH, 950TH, 951ST, 952ND, 953RD, 954TH, 955TH, 956TH, 957TH, 958TH, 959TH, 960TH, 961ST, 962ND, 963RD, 964TH, 965TH, 966TH, 967TH, 968TH, 969TH, 970TH, 971ST, 972ND, 973RD, 974TH, 975TH, 976TH, 977TH, 978TH, 979TH, 980TH, 981ST, 982ND, 983RD, 984TH, 985TH, 986TH, 987TH, 988TH, 989TH, 990TH, 991ST, 992ND, 993RD, 994TH, 995TH, 996TH, 997TH, 998TH, 999TH, 1000TH, 1001ST, 1002ND, 1003RD, 1004TH, 1005TH, 1006TH, 1007TH, 1008TH, 1009TH, 1010TH, 1011ST, 1012ND, 1013RD, 1014TH, 1015TH, 1016TH, 1017TH, 1018TH, 1019TH, 1020TH, 1021ST, 1022ND, 1023RD, 1024TH, 1025TH, 1026TH, 1027TH, 1028TH, 1029TH, 1030TH, 1031ST, 1032ND, 1033RD, 1034TH, 1035TH, 1036TH, 1037TH, 1038TH, 1039TH, 1040TH, 1041ST, 1042ND, 1043RD, 1044TH, 1045TH, 1046TH, 1047TH, 1048TH, 1049TH, 1050TH, 1051ST, 1052ND, 1053RD, 1054TH, 1055TH, 1056TH, 1057TH, 1058TH, 1059TH, 1060TH, 1061ST, 1062ND, 1063RD, 1064TH, 1065TH, 1066TH, 1067TH, 1068TH, 1069TH, 1070TH, 1071ST, 1072ND, 1073RD, 1074TH, 1075TH, 1076TH, 1077TH, 1078TH, 1079TH, 1080TH, 1081ST, 1082ND, 1083RD, 1084TH, 1085TH, 1086TH, 1087TH, 1088TH, 1089TH, 1090TH, 1091ST, 1092ND, 1093RD, 1094TH, 1095TH, 1096TH, 1097TH, 1098TH, 1099TH, 1100TH, 1101ST, 1102ND, 1103RD, 1104TH, 1105TH, 1106TH, 1107TH, 1108TH, 1109TH, 1110TH, 1111ST, 1112ND, 1113RD, 1114TH, 1115TH, 1116TH, 1117TH, 1118TH, 1119TH, 1120TH, 1121ST, 1122ND, 1123RD, 1124TH, 1125TH, 1126TH, 1127TH, 1128TH, 1129TH, 1130TH, 1131ST, 1132ND, 1133RD, 1134TH, 1135TH, 1136TH, 1137TH, 1138TH, 1139TH, 1140TH, 1141ST, 1142ND, 1143RD, 1144TH, 1145TH, 1146TH, 1147TH, 1148TH, 1149TH, 1150TH, 1151ST, 1152ND, 1153RD, 1154TH, 1155TH, 1156TH, 1157TH, 1158TH, 1159TH, 1160TH, 1161ST, 1162ND, 1163RD, 1164TH, 1165TH, 1166TH, 1167TH, 1168TH, 1169TH, 1170TH, 1171ST, 1172ND, 1173RD, 1174TH, 1175TH, 1176TH, 1177TH, 1178TH, 1179TH, 1180TH, 1181ST, 1182ND, 1183RD, 1184TH, 1185TH, 1186TH, 1187TH, 1188TH, 1189TH, 1190TH, 1191ST, 1192ND, 1193RD, 1194TH, 1195TH, 1196TH, 1197TH, 1198TH, 1199TH, 1200TH, 1201ST, 1202ND, 1203RD, 1204TH, 1205TH, 1206TH, 1207TH, 1208TH, 1209TH, 1210TH, 1211ST, 1212ND, 1213RD, 1214TH, 1215TH, 1216TH, 1217TH, 1218TH, 1219TH, 1220TH, 1221ST, 1222ND, 1223RD, 1224TH, 1225TH, 1226TH, 1227TH, 1228TH, 1229TH, 1230TH, 1231ST, 1232ND, 1233RD, 1234TH, 1235TH, 1236TH, 1237TH, 1238TH, 1239TH, 1240TH, 1241ST, 1242ND, 1243RD, 1244TH, 1245TH, 1246TH, 1247TH, 1248TH, 1249TH, 1250TH, 1251ST, 1252ND, 1253RD, 1254TH, 1255TH, 1256TH, 1257TH, 1258TH, 1259TH, 1260TH, 1261ST, 1262ND, 1263RD, 1264TH, 1265TH, 1266TH, 1267TH, 1268TH, 1269TH, 1270TH, 1271ST, 1272ND, 1273RD, 1274TH, 1275TH, 1276TH, 1277TH, 1278TH, 1279TH, 1280TH, 1281ST, 1282ND, 1283RD, 1284TH, 1285TH, 1286TH, 1287TH, 1288TH, 1289TH, 1290TH, 1291ST, 1292ND, 1293RD, 1294TH, 1295TH, 1296TH, 1297TH, 1298TH, 1299TH, 1300TH, 1301ST, 1302ND, 1303RD, 1304TH, 1305TH, 1306TH, 1307TH, 1308TH, 1309TH, 1310TH, 1311ST, 1312ND, 1313RD, 1314TH, 1315TH, 1316TH, 1317TH, 1318TH, 1319TH, 1320TH, 1321ST, 1322ND, 1323RD, 1324TH, 1325TH, 1326TH, 1327TH, 1328TH, 1329TH, 1330TH, 1331ST, 1332ND, 1333RD, 1334TH, 1335TH, 1336TH, 1337TH, 1338TH, 1339TH, 1340TH, 1341ST, 1342ND, 1343RD, 1344TH, 1345TH, 1346TH, 1347TH, 1348TH, 1349TH, 1350TH, 1351ST, 1352ND, 1353RD, 1354TH, 1355TH, 1356TH, 1357TH, 1358TH, 1359TH, 1360TH, 1361ST, 1362ND, 1363RD, 1364TH, 1365TH, 1366TH, 1367TH, 1368TH, 1369TH, 1370TH, 1371ST, 1372ND, 1373RD, 1374TH, 1375TH, 1376TH, 1377TH, 1378TH, 1379TH, 1380TH, 1381ST, 1382ND, 1383RD, 1384TH, 1385TH, 1386TH, 1387TH, 1388TH, 1389TH, 1390TH, 1391ST, 1392ND, 1393RD, 1394TH, 1395TH, 1396TH, 1397TH, 1398TH, 1399TH, 1400TH, 1401ST, 1402ND, 1403RD, 1404TH, 1405TH, 1406TH, 1407TH, 1408TH, 1409TH, 1410TH, 1411ST, 1412ND, 1413RD, 1414TH, 1415TH, 1416TH, 1417TH, 1418TH, 1419TH, 1420TH, 1421ST, 1422ND, 1423RD, 1424TH, 1425TH, 1426TH, 1427TH, 1428TH, 1429TH, 1430TH, 1431ST, 1432ND, 1433RD, 1434TH, 1435TH, 1436TH, 1437TH, 1438TH, 1439TH, 1440TH, 1441ST, 1442ND, 1443RD, 1444TH, 1445TH, 1446TH, 1447TH, 1448TH, 1449TH, 1450TH, 1451ST, 1452ND, 1453RD, 1454TH, 1455TH, 1456TH, 1457TH, 1458TH, 1459TH, 1460TH, 1461ST, 1462ND, 1463RD, 1464TH, 1465TH, 1466TH, 1467TH, 1468TH, 1469TH, 1470TH, 1471ST, 1472ND, 1473RD, 1474TH, 1475TH, 1476TH, 1477TH, 1478TH, 1479TH, 1480TH, 1481ST, 1482ND, 1483RD, 1484TH, 1485TH, 1486TH, 1487TH, 1488TH, 1489TH, 1490TH, 1491ST, 1492ND, 1493RD, 1494TH, 1495TH, 1496TH, 1497TH, 1498TH, 1499TH, 1500TH, 1501ST, 1502ND, 1503RD, 1504TH, 1505TH, 1506TH, 1507TH, 1508TH, 1509TH, 1510TH, 1511ST, 1512ND, 1513RD, 1514TH, 1515TH, 1516TH, 1517TH, 1518TH, 1519TH, 1520TH, 1521ST, 1522ND, 1523RD, 1524TH, 1525TH, 1526TH, 1527TH, 1528TH, 1529TH, 1530TH, 1531ST, 1532ND, 1533RD, 1534TH, 1535TH, 1536TH, 1537TH, 1538TH, 1539TH, 1540TH, 1541ST, 1542ND, 1543RD, 1544TH, 1545TH, 1546TH, 1547TH, 1548TH, 1549TH, 1550TH, 1551ST, 1552ND, 1553RD, 1554TH, 1555TH, 1556TH, 1557TH, 1558TH, 1559TH, 1560TH, 1561ST, 1562ND, 1563RD, 1564TH, 1565TH, 1566TH, 1567TH, 1568TH, 1569TH, 1570TH, 1571ST, 1572ND, 1573RD, 1574TH, 1575TH, 1576TH, 1577TH, 1578TH, 1579TH, 1580TH, 1581ST, 1582ND, 1583RD, 1584TH, 1585TH, 1586TH, 1587TH, 1588TH, 1589TH, 1590TH, 1591ST, 1592ND, 1593RD, 1594TH, 1595TH, 1596TH, 1597TH, 1598TH, 1599TH, 1600TH, 1601ST, 1602ND, 1603RD, 1604TH, 1605TH, 1606TH, 1607TH, 1608TH, 1609TH, 1610TH, 1611ST, 1612ND, 1613RD, 1614TH, 1615TH, 1616TH, 1617TH, 1618TH, 1619TH, 1620TH, 1621ST, 1622ND, 1623RD, 1624TH, 1625TH, 1626TH, 1627TH, 1628TH, 1629TH, 1630TH, 1631ST, 1632ND, 1633RD, 1634TH, 1635TH, 1636TH, 1637TH, 1638TH, 1639TH, 1640TH, 1641ST, 1642ND, 1643RD, 1644TH, 1645TH, 1646TH, 1647TH, 1648TH, 1649TH, 1650TH, 1651ST, 1652ND, 1653RD, 1654TH, 1655TH, 1656TH, 1657TH, 1658TH, 1659TH, 1660TH, 1661ST, 1662ND, 1663RD, 1664TH, 1665TH, 1666TH, 1667TH, 1668TH, 1669TH, 1670TH, 1671ST, 1672ND, 1673RD, 1674TH, 1675TH, 1676TH, 1677TH, 1678TH, 1679TH, 1680TH, 1681ST, 1682ND, 1683RD, 1684TH, 1685TH, 1686TH, 1687TH, 1688TH, 1689TH, 1690TH, 1691ST, 1692ND, 1693RD, 1694TH, 1695TH, 1696TH, 1697TH, 1698TH, 1699TH, 1700TH, 1701ST, 1702ND, 1703RD, 1704TH, 1705TH, 1706TH, 1707TH, 1708TH, 1709TH, 1710TH, 1711ST, 1712ND, 1713RD, 1714TH, 1715TH, 1716TH, 1717TH, 1718TH, 1719TH, 1720TH, 1721ST, 1722ND, 1723RD, 1724TH, 1725TH, 1726TH, 1727TH, 1728TH, 1729TH, 1730TH, 1731ST, 1732ND, 1733RD, 1734TH, 1735TH, 1736TH, 1737TH, 1738TH, 1739TH, 1740TH, 1741ST, 1742ND, 1743RD, 1744TH, 1745TH, 1746TH, 1747TH, 1748TH, 1749TH, 1750TH, 1751ST, 1752ND, 1753RD, 1754TH, 1755TH, 1756TH, 1757TH, 1758TH, 1759TH, 1760TH, 1761ST, 1762ND, 1763RD, 1764TH, 1765TH, 1766TH, 1767TH, 1768TH, 1769TH, 1770TH, 1771ST, 1772ND, 1773RD, 1774





NOTE: ABOUT THREE WALLS SHALL BE CONTIGUOUS FROM FLOOR TO CEILING OF ROOF OR ROOF DECK. CEILING SHALL BE CONTIGUOUS FROM FLOOR TO CEILING OF ROOF OR ROOF DECK. CEILING SHALL BE CONTIGUOUS FROM FLOOR TO CEILING OF ROOF OR ROOF DECK.



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

PLAN DETAILS  
SCALE: 1/4" = 1'-0"

WOMEN'S TOILET ROOM ELEVATIONS

MEN'S TOILET ROOM ELEVATIONS

SUP-76-12  
REV. 05 MAR 05 1978





# TAB 5



**TAB 6**



Jamel Greenway, LLC  
4771 N. 20th Street,  
Suite 822  
Phoenix, AZ 85016

02/20/2018

# 7125 Lincoln Medical Office

Paradise Valley, Arizona

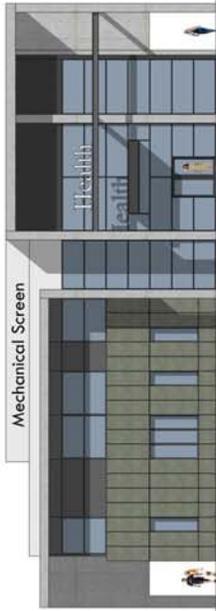
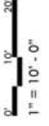
- ▲ Development Review Set
  - ▲ Bid Set
  - ▲ City Submittal
  - ▲ Construction Set
- Revisions:

Ownership of Instruments of Service:  
This drawing is to be used or reproduced without the  
consent of Suite Architecture + Planning, Inc. This  
drawing is the property of Suite Architecture + Planning, Inc.

Scale: \_\_\_\_\_  
Date: 12 Jul 2018  
Project Number: 2018  
Drawn by: JG/CLS  
Sheet Number

# A3.0

elevations



north elevation 1" = 10'-0"



east elevation 1" = 10'-0"



south elevation 1" = 10'-0"



west elevation 1" = 10'-0"

- top of mechanical screen 36'-0"
- top of parapet 32'-0"
- top of roof/parapet 30'-0"
- top of window 26'-5"
- bottom of window 18'-9"
- top of window 11'-5"
- f.f.e. = 0'-0"

**TAB 7**



Janel Greenway, LLC  
 4771 N. 20th Street,  
 Suite 822  
 Phoenix, AZ 85016

02/20/2018

# 7125 Lincoln Medical Office

Paradise Valley, Arizona

- ▲ Development Review Set
  - ▲ Bid Set
  - ▲ City Submittal
  - ▲ Construction Set
- Revisions:

**Ownership of Instruments of Service:**

This drawing is to be used or reproduced without the consent of Suitx Architecture + Planning, Inc. This drawing is the property of Suitx Architecture + Planning, Inc.

Scale:  
 Date: 10 Jun 2018  
 Project Number: 2018  
 Drawn By: JTC/CLS  
 Sheet Number

# A4.0

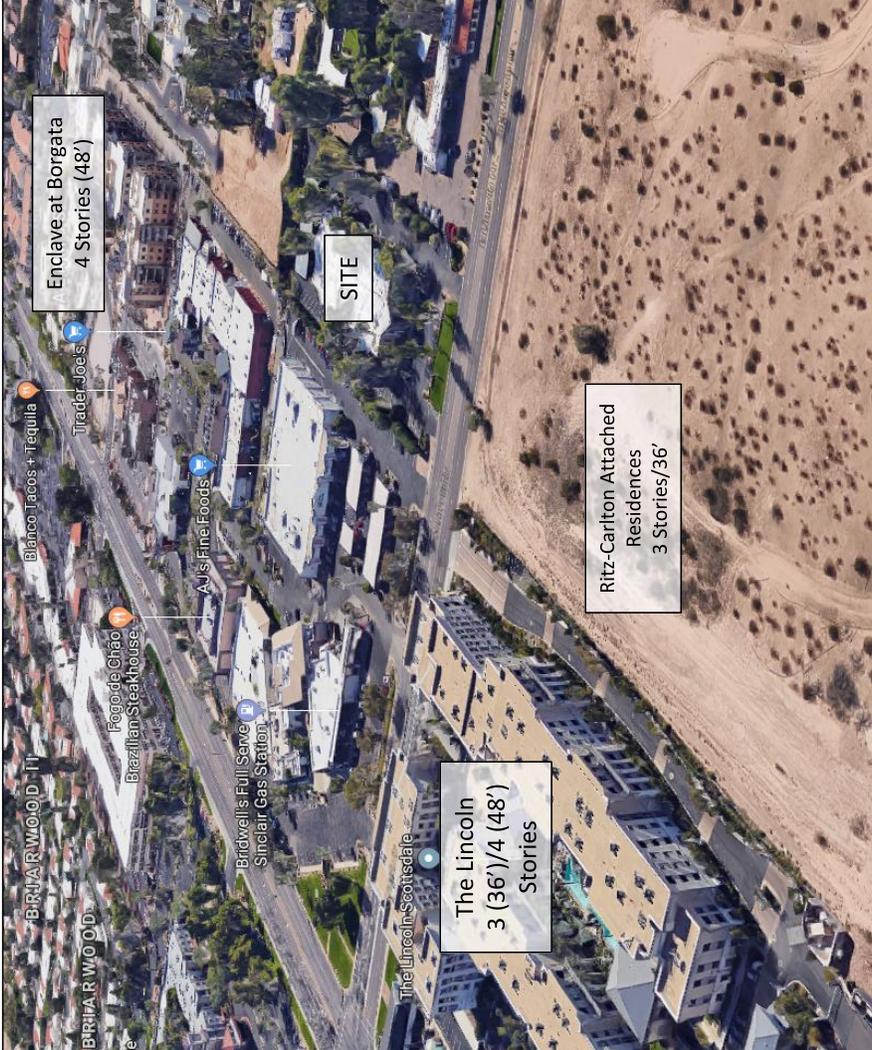
renderings



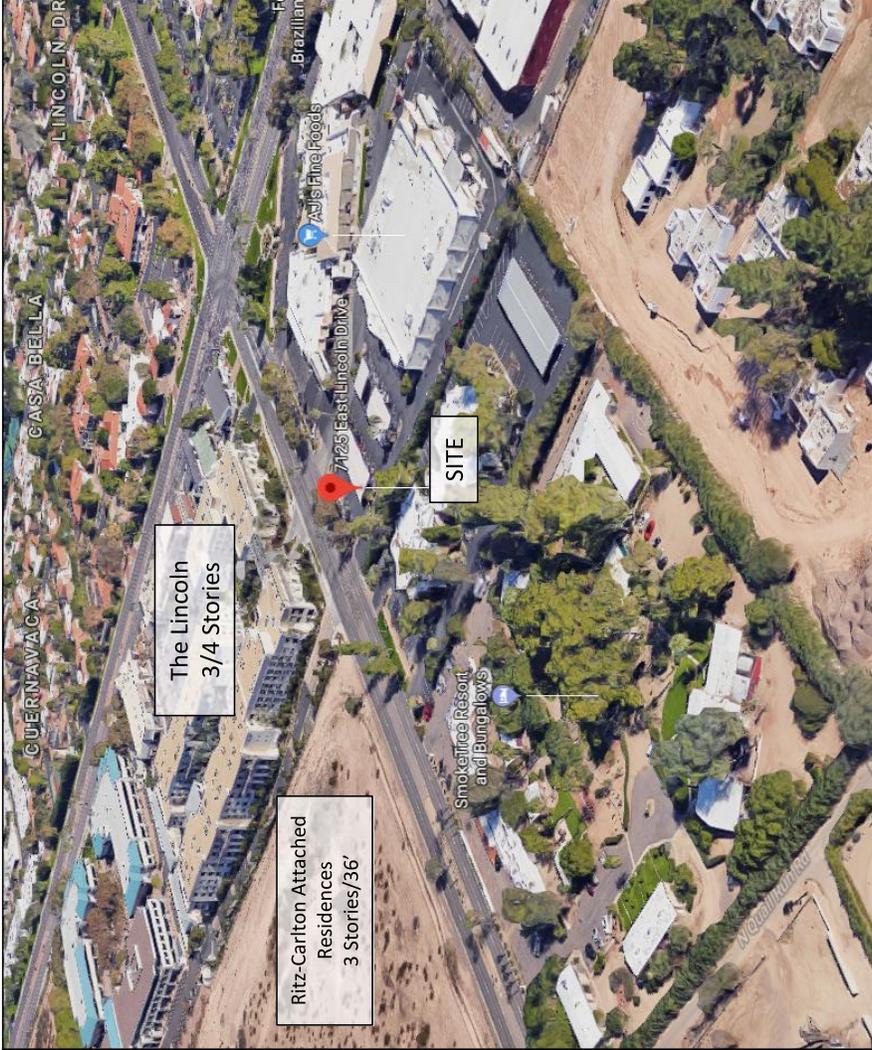
**TAB 8**

# Vicinity Map: Surrounding Heights

Looking Southeast

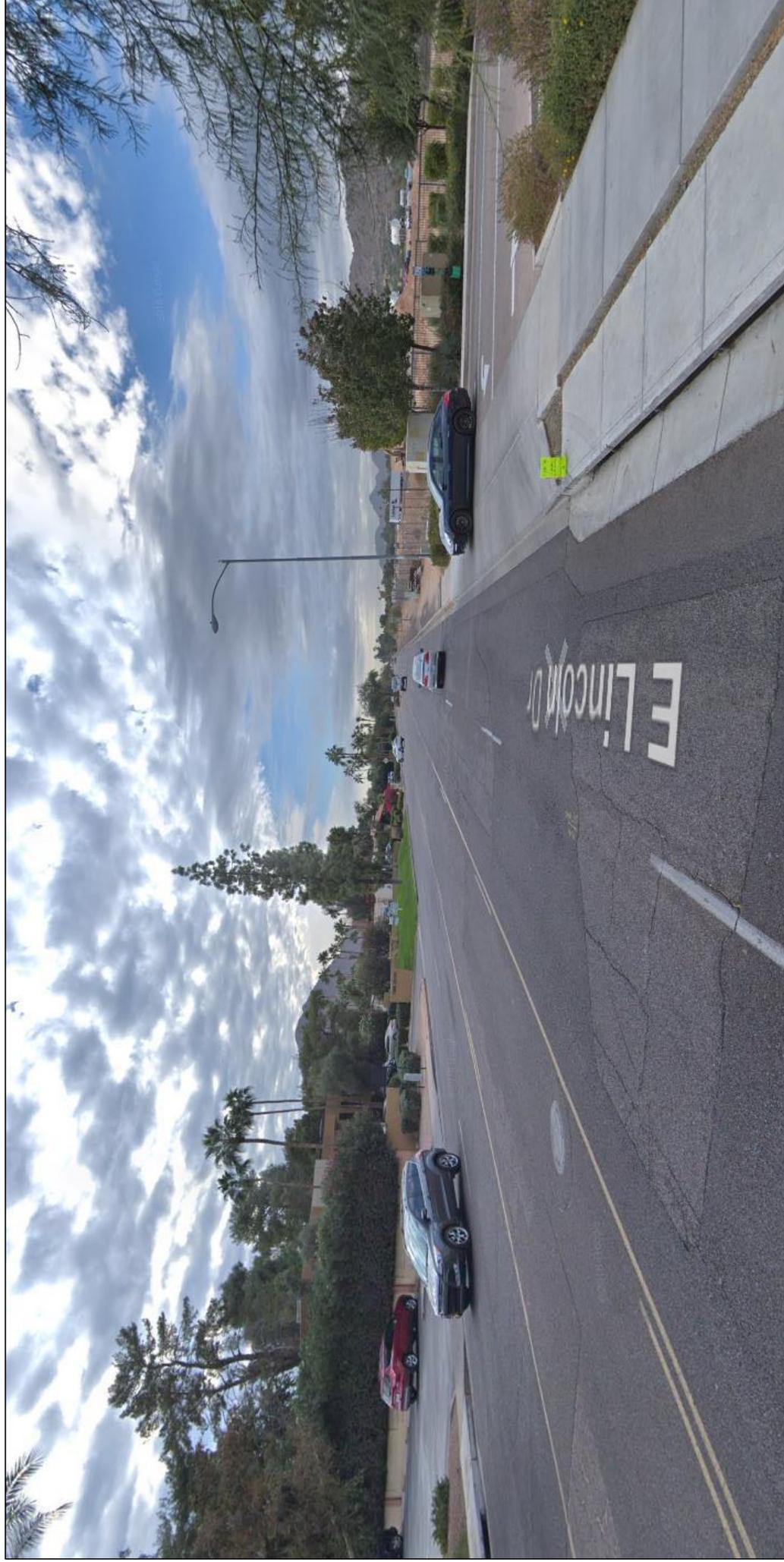


Looking Northeast



**TAB 9**

**View Corridor (West on Lincoln Drive)**



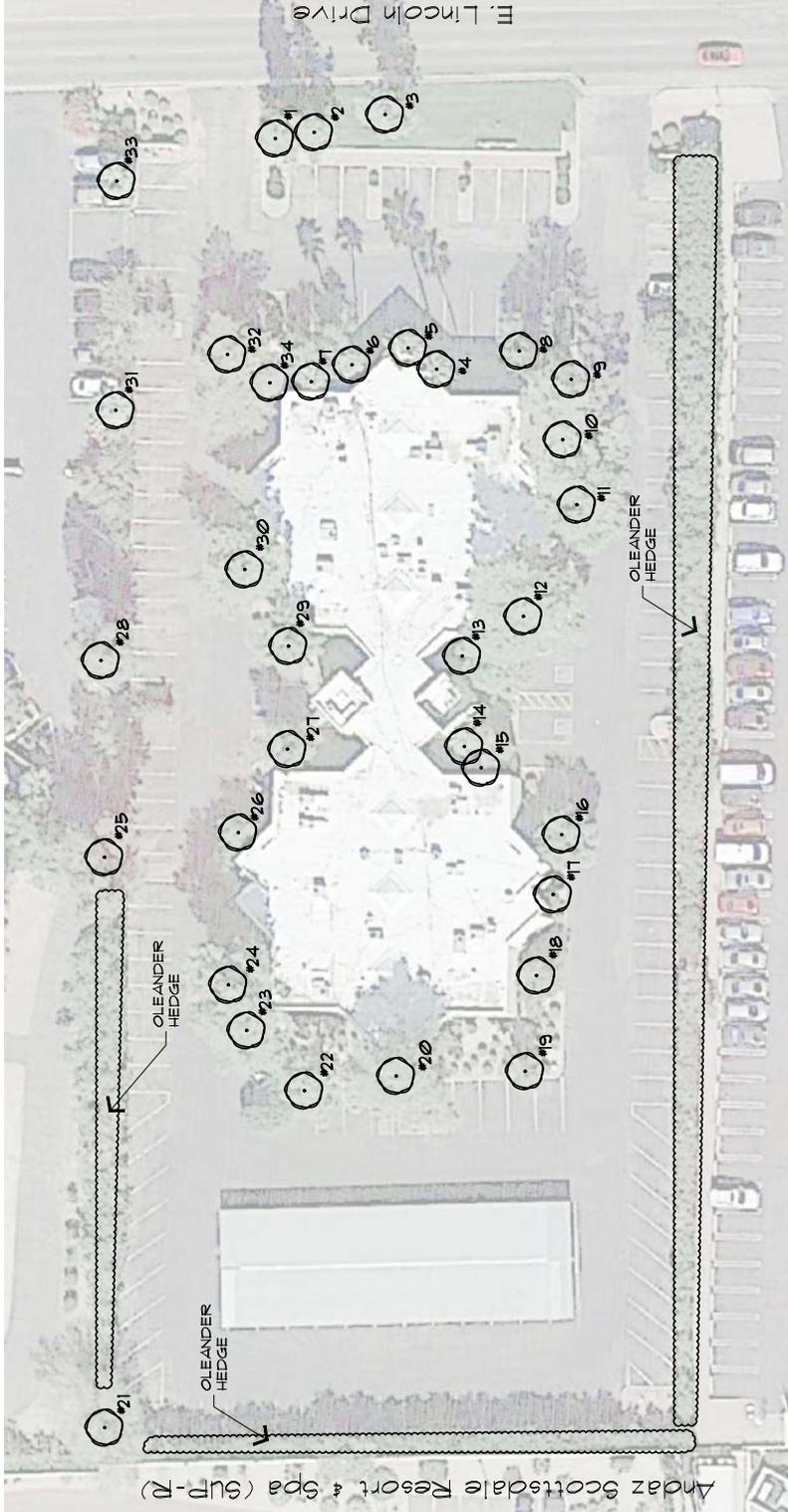
## View Corridor (West on Lincoln Drive)



**TAB 10**



Mitz Carlton Paradise Valley (SUP-7)



**PLANT INVENTORY**

BOTANICAL NAME	COTTON NAME	HEIGHT	WIDTH	CAL.	HEALTH
#10 Eucalyptus microtheca	Coolibah Tree	50'	16'	26"	Poor - In Favorable To Building Fair - Leaning
#11 Dalea rigida	Indian Rosewood	12'	6'	6"	Fair - Leaning
#12 Olea europaea	Olive	15'	6'	8"	Favorable To Building
#13 Eucalyptus microtheca	Australian Bottle Tree	20'	12'	24"	Favorable To Building
#14 Pinus edulis	Elderica Pine	50'	20'	21"	Fair - Close To Building
#15 Washingtonia robusta	Mexican Fan Palm	15'	6'	14"	Fair - Close To Building
#16 Pinus edulis	Elderica Pine	25'	10'	14"	Fair - Close To Building
#17 Olea europaea	Olive	15'	6'	14"	Fair - Close To Building
#18 Olea europaea	Olive	15'	10'	10"	Favorable To Building

**EXISTING SHRUBS**

- Leucaena leucophloea
- Oleander
- Boniniae
- Homoglossum

**PLANT INVENTORY**

BOTANICAL NAME	COTTON NAME	HEIGHT	WIDTH	CAL.	HEALTH
#1 Pinus edulis	Elderica Pine	30'	10'	13"	Fair
#2 Pinus edulis	Elderica Pine	40'	10'	13"	Fair
#3 Washingtonia robusta	Mexican Fan Palm	35'	6'	10"	Poor
#4 Washingtonia robusta	Mexican Fan Palm	40'	6'	16"	Poor
#5 Washingtonia robusta	Mexican Fan Palm	40'	6'	10"	Poor
#6 Olea europaea	Olive	12'	8'	8"	Poor
#7 Pinus edulis	Elderica Pine	50'	20'	24"	Good
#8 Eucalyptus microtheca	Coolibah Tree	30'	16'	24"	Fair
#9 Olea europaea	Olive	15'	6'	12"	Poor
#10 Olea europaea	Olive	15'	6'	12"	Poor
#11 Eucalyptus microtheca	Coolibah Tree	10'	3'	4"	Good
#12 Eucalyptus microtheca	Coolibah Tree	12'	3'	10"	Fair - Close To Building
#13 Eucalyptus microtheca	Coolibah Tree	60'	20'	20"	Good
#14 Olea europaea	Olive	15'	6'	8"	Good
#15 Olea europaea	Olive	15'	6'	8"	Good
#16 Olea europaea	Olive	15'	6'	8"	Good
#17 Eucalyptus microtheca	Coolibah Tree	10'	3'	4"	Good
#18 Eucalyptus microtheca	Coolibah Tree	12'	3'	10"	Fair - Close To Building
#19 Eucalyptus microtheca	Coolibah Tree	60'	20'	20"	Good
#20 Olea europaea	Olive	15'	6'	8"	Good
#21 Olea europaea	Olive	15'	6'	8"	Good
#22 Olea europaea	Olive	15'	6'	8"	Good
#23 Pinus edulis	Elderica Pine	50'	20'	24"	Good
#24 Pinus edulis	Elderica Pine	50'	20'	24"	Good



Existing Landscape Plan