



November 1, 2019

Bob Lee  
Building Official / Fire Marshal  
Town of Paradise Valley  
6401 E Lincoln Dr  
Paradise Valley, AZ 85253

Planning Commission

**Re: Pre-Application Review (PA-19-25)  
Outdoor Tank Enclosure at Lincoln Plaza Medical Center**

Dear Sirs:

Tank Enclosure. The Town has adopted the 2015 International Fire Code which includes several chapters that deal with Compressed Gases, Cryogenic Fluids, Flammable Cryogenic Fluids and Oxidizing Cryogenic Fluids. NFPA 55 – 13 Compressed Gases and Cryogenic Fluids Code is a referenced standard.

After reviewing the submitted documentation, it has been determined that the tank, the enclosure and the related piping, including required valving, comply with these Codes and Standards.

Sincerely,

*Robert D Lee*

(signed)

Robert D Lee  
Building Safety Manager



November 4, 2019

Paul Mood, P.E.  
Town Engineer  
Town of Paradise Valley  
6401 E Lincoln Drive  
Paradise Valley, AZ 85253

Vertical Design Studios  
Lori Knudson  
4650 E Cotton Lane, Ste 140  
Phoenix, AZ 85040

**RE: Pre-Application Review (PA-19-25)  
Outdoor Tank Enclosure/Parking at Lincoln Plaza Medical Center**

Dear Ms. Knudsen:

Staff reviewed the application with the current Lincoln Dr. access locations but acknowledges that this may change as shared left in/left out access with the Smoke Tree Resort along the western property line is being pursued. A change in access location and configuration will result in additional comments. The comments below are based on the pre-application request submitted on October 11, 2019:

- Parking/Traffic/Circulation:
  - CivTech Parking memo dated October 28, 2018 shall also include an analysis utilizing the Institute of Traffic Engineers requirements for medical offices. This analysis shall also include the current approved uses of an Urgent Care and Pharmacy.
  - All parking stalls shall meet current Town Code requirements of 180 ft<sup>2</sup> (minimum). Parking stalls shall be a minimum of 9' wide by 20' in length. Parking stall length may be reduced to 18' where 2' of overhang is available.
  - Drive isles shall be a minimum of 24' in width for 2-way circulation.
  - For Lincoln Dr. east and west entrances provide stacking for two vehicles (50') off of Lincoln Dr. prior to any parking stalls.
- Drainage. Provide narrative on existing storm water drainage patterns and if proposed improvements will or will not be affected. If drainage is affected provide grading and drainage improvement plan to mitigate affects.
- Other:
  - Show Town's proposed Lincoln Dr. roadway improvements with existing driveway entrances and new sidewalk. Please provide the name and email of the appropriate person to send the CAD files to.
  - The Town administratively approved an updated landscape plan in September 2019. Applicant shall coordinate installation of landscaping with the Town's Lincoln Dr. roadway, driveway and sidewalk improvements.

- Provide quit claim deed to the 33' of Lincoln Dr. from the monument line to the south in order to clean up public access to the site.

Please note that is only a cursory review and additional revisions or information may be required based upon a complete submittal. If you have any questions, or would like to schedule a meeting, please contact me at (480) 348-3573.

Sincerely,



Paul Mood, P.E.  
Town Engineer

Cc: Doug Jorden  
Jim Shough

**Paul Michaud**

---

**Subject:** FW: Lincoln Plaza Medical Center - Draft Stipulations

---

**From:** Peter Wingert

**Sent:** Tuesday, November 5, 2019 9:44 AM

**To:** Paul Michaud <pmichaud@paradisevalleyaz.gov>; Jill Keimach <JKeimach@paradisevalleyaz.gov>; Dawn Marie Buckland <dbuckland@paradisevalleyaz.gov>; Andrew Miller <amiller@paradisevalleyaz.gov>; Deborah Robberson <drobberson@paradisevalleyaz.gov>; Paul Mood <pmood@paradisevalleyaz.gov>; Jeremy Knapp <jknapp@paradisevalleyaz.gov>

**Cc:** Robert Lee <rlee@paradisevalleyaz.gov>

**Subject:** RE: Lincoln Plaza Medical Center - Draft Stipulations

Paul,

Would you adding the following to the draft stipulations? I think it fits between c. and d.

A monitored alarm system should be fitted to provide a visual and auditory signal in the event of a deviation of pipeline pressure by more than +/- 20% from the nominal distribution pressure. If an auditory signal can be silenced by the operator, the silencing shall not prevent the auditory signal from being activated by a new alarm condition. The alarm system should be tested periodically as recommended by the equipment manufacturer. The Master alarm shall be monitored 24 hours daily.

I am comfortable with the safety of the tank with this addition.

Thank you.

Best regards,

**Peter Wingert**

*Chief of Police*

Paradise Valley Police Department

6433 E. Lincoln Dr.

Paradise Valley, AZ 85253

[pwingert@paradisevalleyaz.gov](mailto:pwingert@paradisevalleyaz.gov)

(480)948-7418

[www.ParadiseValleyPD.com](http://www.ParadiseValleyPD.com)

Disclaimer:

All messages contained in this system are the property of the Town of Paradise Valley and are considered a public record subject to disclosure under the Arizona Public Records Law (A.R.S. 39-121). Town employees, public officials, and those who generate e-mail to and from this e-mail domain should have no expectation of privacy related to the use of this technology.