

Exterior Building Color & Material Samples

Color Drawdowns

Archaeological Resources

Airport Vicinity Development Checklist

Parking Study

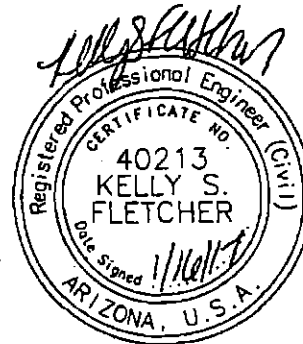
Trip Generation Comparison

Parking Master Plan



January 16, 2017

Generations at Pinnacle Peak, LLC
% Ms. Jean L. Constantine
Investment Property Associates, LLC
1600 South Beacon Boulevard, Suite 260
Grand Haven, Michigan 49417
Direct: 616.850.1058
Fax: 616.846.9251
Email: jconstantine@ipapartners.com



Expires 12-31-2018

Re: Parking Study for Senior Living Community at Scottsdale Road & Pinnacle Peak Road – Scottsdale, Arizona

Dear Ms. Constantine:

CivTech Inc. has been retained to prepare a parking study for the proposed senior living community at 23733 North Scottsdale Road in Scottsdale, Arizona. The site is currently occupied by a corporate office building (formerly "Giant Industries"). The proposed project, located on approximately 4½ acres, will redevelop the site into a two-story building of approximately 167,000 square feet. The community will include up to 110 private (i.e., one-bed) units providing a selection of lifestyle options: 90 units of "age in place" independent living (IL) and assisted living (AL) and 20 units for Memory Care.

Per the City of Scottsdale's parking requirements, 127 parking spaces are required. Land rights allocate 121 parking spaces for the proposed development within the shared parking deck. Thus, the provided parking has a deficit of 6 parking spaces (4.7%) per the City of Scottsdale's parking requirements. This parking study documents CivTech's findings and clarifies any disparity between the number of spaces required and the number of spaces provided. The parking study has been completed in accordance with the City of Scottsdale's standards.

Based on CivTech's analysis, a reduction of 6 spaces (4.7%) is supported, and 121 allocated parking spaces (1.1 spaces/unit) will be more than sufficient for the proposed senior living community. The proposed reduction is warranted based on consideration of a number of factors discussed in this letter statement.

PROPOSED DEVELOPMENT

The senior living community is proposed at 23733 North Scottsdale Road in Scottsdale, Arizona, on Scottsdale Road just north of Pinnacle Peak Road. The proposed site is east of the frontage, contiguous to surrounding properties owned by Whitestone. Whitestone is building a small commercial strip in front of the proposed site, in addition to an eventual commercial office building fronting Scottsdale Road. There is an existing parking structure, which the proposed development has joint (recorded) property rights with 121 allocated parking spaces. A Safeway grocery store site is located just south of the proposed site and contains substantive existing parking.

The proposed project, located on approximately 4½ acres, will redevelop the site into a two-story building of approximately 167,000 square feet. The community will include up to 110 private (i.e., one-bed) units providing a selection of lifestyle options: 90 units of “age in place” independent living (IL) and assisted living (AL) and 20 units for Memory Care.

The proposed site plan is attached as **Exhibit A. Table 1** summarizes the unit mix for the proposed senior living community.

Table 1: Unit Mix for Senior Living Community

Unit Type	Number of Units	Number of Bedrooms
Assisted Living/Independent Living	90	90
Memory Care	20	20
TOTAL	110	110

STAFF

The peak parking needs for the Senior Living Community is 3:00-4:00 PM, when the shift is changing and the full administration staff is still on site. Anticipated staffing for the proposed development is the following:

7 AM – 3 PM Day Shift:

21 Other (Administration, Food, Hsk, Main, etc.)

IL/AL: 3 Caregivers

Memory Care: 4 Caregivers

3 PM -11 PM Evening Shift:

9 other (Food, Administration)

IL/AL: 2 Caregivers

Memory Care: 4 Caregivers

11 PM - 7 AM Night Shift:

IL/AL: 2 Caregivers

Memory Care: 2 Caregivers

TRANSPORTATION PROVIDED BY FACILITY

The operator will provide a town car service that facilitates any individual resident's specific trip needs. In addition, a luxury van/bus will transport small groups to events. The provided transportation reduces the need for individual trips. Based on data from currently operational facilities in their portfolio, the operator anticipates a parking need of 28 spaces for those residents who have a personal preference for having their own vehicle on site.

VISITORS

Per other currently operational facilities in their portfolio, the operator anticipates visitor traffic primarily between 10:00 AM and 7:00 PM with a peak parking demand of 30 spaces between 5:00 PM and 7:00 PM.

ESTABLISHED PARKING RATE AT OTHER CURRENTLY OPERATIONAL FACILITIES

Per other currently operational facilities in their portfolio, the operator has experience that parking per a 1:1 ratio is more than sufficient for their senior living sites. Based on this proven operational ratio, 110 parking spaces would be sufficient for the proposed senior living community at 23733 North Scottsdale Road.

CITY OF SCOTTSDALE PARKING REQUIREMENTS

Parking requirements are specified in Section 9.103 of the City of Scottsdale Zoning Ordinance. Table 2 summarizes the requirements per the City of Scottsdale’s parking ratios.

Table 2: Required Parking Spaces per City of Scottsdale

Land Use	Size	Requirement ⁽¹⁾	Required Parking
Memory Care	20 bedrooms	0.7 space per bedroom	14
Assisted Living/Independent Living	90 units	1.25 space per unit	112.5
Total			127

1. The parking ratios are from Section 9.103 of the City of Scottsdale Zoning Ordinance.

Per the City of Scottsdale’s parking requirements, 127 parking spaces are required, resulting in a deficit of 6 parking spaces (4.7%).

PARKING REDUCTION

The *Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition* contains data collected by various transportation professionals for a wide range of different land uses. In the introduction to Land Use 254 (Assisted Living) the Trip Generation Manual notes that, “according to national and local data, less than 5 percent of the residents owned cars, which were rarely driven.” Therefore, a rate of 1.25 per unit is substantially high for estimating the parking needs for the assisted living (AL) units.

Congregate care facilities are for residents more independent than assisted living. When preparing parking studies for ‘congregate care facilities’, CivTech has been provided information regarding congregate care facilities that states that approximately 75% of residents own one car, and the balance rely on transportation provided by the facility. Therefore, a rate 1.25 spaces per unit is overestimating the parking needs for the independent living (IL) units.

A parking reduction of 6 spaces (4.7%) is being requested based on local data for senior living facilities and the parking demand calculated per *ITE’s Parking Generation, 4th Edition*.

LOCAL DATA

CivTech has compiled data for several senior living facilities in the local area. These data are summarized in **Table 3**.

Table 3: Local Parking Data for Senior Living Facilities

Property Location	Unit Type			Parking		
	Memory Care	Assisted Living	Total	Required	Provided	Ratio (Provided Parking to Bedrooms)
Gilbert	48 beds (35%)	87 beds (65%)	135 beds		78	0.58
Gilbert		115 beds (100%)	115 beds		63	0.55
Oro Valley	32 beds (32%)	69 beds (68%)	101 beds		56	0.55
Phoenix		126 beds (100%)	126 beds	71	96	0.76
Surprise		90 beds (100%)	90 beds	54	60	0.67
Average						0.62
Max						0.76
Congregate Care in Gilbert			253 units	133	261	1.03
Proposed Development	20 beds (18%)	90 beds (82%)	110 beds	127	121	1.10

Per **Table 3**, the average parking ratio in the local area for senior living facilities consisting of memory care and assisted living units is 0.62 spaces per bedroom, and the maximum is 0.76 spaces per bedroom. Three of the five locations only include assisted living units, and the average among those is 0.66 spaces per bedroom.

A congregate care facility recently proposed in Gilbert provides a ratio of 1.03 parking spaces per unit. Per **Table 3**, the proposed parking ratio of 1.1 parking spaces per unit for the proposed senior living community at 23733 North Scottsdale Road exceeds all the rates for the local senior living facilities summarized in this statement.

ITE PARKING GENERATION

ITE Parking Generation, 4th Edition contains data collected by various transportation professionals for a wide range of different land uses and is a widely accepted source for calculating parking demand. The data summarized in the report includes average rates that have been established correlating the relationship between an independent variable that describes the development size and parking demand for each categorized land use.

The proposed senior living community will include up to 110 units providing a selection of lifestyle options: 90 units of “age in place” independent living (“IL”) and assisted living (“AL”) and 20 units for Memory Care. Because of the mix of independent living and assisted living units, several land use categories in the *ITE’s Parking Generation, 4th Edition* have been considered.

Assisted Living

Per *ITE’s Parking Generation*, assisted living facilities are “residential settings that provide either routine general protective oversight or assistance with activities necessary for independent living to mentally or physically limited persons. They commonly have separate living quarters for residents, and services include dining, housekeeping, social and physical activities, medication administration and transportation.” Per the data, the average parking supply based on 27 study sites was 0.6 spaces per dwelling unit. The average parking demand for assisted living is 0.41 vehicles per unit, and the 85th percentile is 0.54 vehicles per unit.

Congregate Care Facility

Per *ITE’s Parking Generation*, congregate care facilities are “independent living developments that provide centralized amenities such as dining, housekeeping, transportation and social/recreational activities. Limited medical services may or may not be provided. The resident may contract additional medical services or personal assistance.” Per *ITE’s Parking Generation*, data for two suburban study sites for congregate care facilities resulted in peak parking demands of 0.41 vehicles per unit and 0.48 vehicles per unit. These studies further support that the parking demand for the assisted living (AL)/independent living (IL) units would be substantially less than 1.25 parking spaces per unit.

Continuing Care Retirement Community (CCRC)

Per the *ITE’s Parking Generation*, continuing care retirement (CCRC) facilities are “land uses that provide multiple elements of senior adult living. CCRCs combine aspects of independent living with increased care, as lifestyle needs change with time. Housing options may include various combinations of senior adult (detached), senior adult (attached), congregate care, assisted living and skilled nursing care--aimed at allowing the residents to live in one community as their medical needs change. CCRCs are usually self-contained villages.” The average parking demand for CCRCs is 1.00 vehicle per unit, and the 85th percentile is 1.12 vehicles per unit.

Per the above descriptions, ‘Assisted Living’ and ‘Congregate Care Facility’ best represent the proposed independent living (IL) and assisted living (AL) units of the proposed development.

The parking demand per the *ITE’s Parking Generation* is summarized in Table 4.

Table 4: ITE Parking Generation for Assisted Living/Independent Living

Land Use	Size	Weekday Peak Period Parking Demand	
		Average	85 th Percentile
Assisted Living (LUC 254)	90 units	37 parking spaces (0.41 vehicles/unit)	49 parking spaces (0.54 vehicles/unit)
Congregate Care Facility (LUC 253)	90 units	43 parking spaces (0.48 vehicles/unit)	-
Continuing Care Retirement Community (LUC 255)	90 units	90 parking spaces (1.00 vehicles/unit)	101 parking spaces (1.12 vehicles/unit)

To provide a comparison, **Table 5** summarizes the total parking demand for the proposed senior living community utilizing the ITE rates for the independent living (IL) and assisted living (AL) units and using the City of Scottsdale’s requirement for the memory care units

Table 5: Total Parking Demand

Land Use	Size		Weekday Peak Period Parking Demand		
			Assisted Living/Independent Living (ITE Rates)	Memory Care (City of Scottsdale’s requirement)	Total
	AL/IL	Memory			
Assisted Living (LUC 254)	90 units	20 beds	49 parking spaces (0.54 spaces /unit)	14 parking spaces (0.7 spaces/bed)	63
Congregate Care Facility (LUC 253)	90 units	20 beds	43 parking spaces (0.48 spaces /unit)	14 parking spaces (0.7 spaces/bed)	55
Continuing Care Retirement Community (LUC 255)	90 units	20 beds	101 parking spaces (1.12 spaces /unit)	14 parking spaces (0.7 spaces/bed)	115

As summarized in **Table 5**, using ITE parking rates for the independent living (IL) and assisted living (AL) units and using the City of Scottsdale’s requirement for the memory care units, the total parking demand would be 115 parking spaces or less.

Per the descriptions in ITE, ‘Assisted Living’ and ‘Congregate Care Facility’ best represent the proposed senior living community rather than ‘Continuing Care Retirement Community’. However, the proposed development meets the parking demand for a continuing care retirement community. The total parking demand based on the other land use categories would be 55 and 63 parking spaces.

Based on the data previously presented, a required ratio of 1.25 spaces per unit for a combination of assisted living (AL) and independent living (IL) units is an overestimation. There is an existing parking structure, which the proposed development has joint (recorded) property rights with 121 allocated parking spaces. Assuming 14 parking spaces are designated for memory care, 107 parking spaces remain for the assisted living (AL) and independent living (IL) units. The 107 parking spaces results in a ratio of 1.19 spaces per unit for the assisted living (AL) and independent living (IL), which is more than sufficient per the data in this parking study.

Moreover, per other currently operational facilities in their portfolio, the operator has experience that parking per a 1:1 ratio is more than sufficient for their senior living sites.

As a result, a reduction of 6 spaces (4.7%) is supported, and 121 allocated parking spaces (1.1 spaces/unit) will be more than sufficient for the proposed senior living community.

CONCLUSIONS

- The senior living community is proposed at 23733 North Scottsdale Road in Scottsdale, Arizona, on Scottsdale Road just north of Pinnacle Peak Road. The proposed project, located on approximately 4½ acres, will redevelop the site into a two-story building of approximately 167,000 square feet. The community will include up to 110 private (i.e., one-bed) units providing a selection of lifestyle options: 90 units of “age in place” independent living (IL) and assisted living (AL) and 20 units for Memory Care.
- Per the City of Scottsdale's parking requirements, 127 parking spaces are required for the proposed senior living community. Land rights allocate 121 parking spaces for the proposed development within the shared parking deck. Thus, the provided parking has a deficit of 6 parking spaces (4.7%) per the City of Scottsdale's parking requirements.
- Based on local data and data contained within *ITE's Parking Generation*, a required ratio of 1.25 spaces per unit for a combination of assisted living (AL) and independent living (IL) units is an overestimation.
- The average parking ratio in the local area for senior living facilities consisting of memory care and assisted living units is 0.62 spaces per bedroom, and the maximum is 0.76 spaces per bedroom. Three of the five locations only include assisted living units, and the average among those is 0.66 spaces per bedroom. A congregate care facility recently proposed in Gilbert provides a ratio of 1.03 parking spaces per unit. The proposed parking ratio of 1.1 parking spaces per unit for the proposed senior living community at 23733 North Scottsdale Road exceeds all the rates for the local senior living facilities summarized in this statement.
- Using ITE parking rates for the independent living (IL) and assisted living (AL) units and using the City of Scottsdale's requirement for the memory care units, the total parking demand would be less than 115 parking spaces. Per the descriptions in ITE, 'Assisted Living' and 'Congregate Care Facility' best represent the proposed senior living community rather than 'Continuing Care Retirement Community'. However, the proposed development meets the parking demand for a continuing care retirement community, which is 115 parking spaces. The total parking demand based on the other land use categories would be 55 and 63 parking spaces.
- There is an existing parking structure, which the proposed development has joint (recorded) property rights with 121 allocated parking spaces. Assuming 14 parking spaces are designated for memory care, 107 parking spaces remain for the assisted living (AL) and independent living (IL) units. The 107 designated parking spaces results in a ratio of 1.19 spaces per unit for the assisted living (AL) and independent living (IL).
- Per the data presented in this parking study, a reduction of 6 spaces (4.7%) is supported, and 121 allocated parking spaces (1.1 spaces/unit) will be more than sufficient for the proposed senior living community. Moreover, per other currently operational facilities in their portfolio, the operator has experience that parking per a 1:1 ratio is more than sufficient for their senior living sites.

Should you wish to discuss this information further, please contact me at (480) 659-4250.

Sincerely,

CivTech



Kelly S. Fletcher, P.E.
Project Engineer

Attachments:

Site Plan
Parking Generation Worksheets

ATTACHMENT A

SITE PLAN

ATTACHMENT B

TRIP GENERATION WORKSHEETS

Project: Senior Living Facility (16-1350)
Location: 23733 North Scottsdale Road-Scottsdale, Arizona
Date: 9/23/2016

ITE Parking Generation, 4th Edition

LAND USE: 254
Assisted Living

Average Peak Period Parking Demand vs. Dwelling Units
On a: Weekday

Statistic	Peak Period Demand
Peak Period	9:00 AM- 3:00 PM
Number of Study Sites	33
Average Size of Study Sites	82 dwelling units
Average Peak Period Parking Demand	0.41 vehicles per dwelling unit
Standard Deviation	0.12
Coefficient of Variation	29%
Range	0.22-0.76 vehicles per dwelling unit
85th Percentile	0.54 vehicles per dwelling unit
33rd Percentile	0.34 vehicles per dwelling unit

Assisted Living

Size (dwelling units): 90
Average Peak Period Parking Demand: 37
85th Percentile Parking Demand: 49

Project: Senior Living Facility (16-1350)
Location: 23733 North Scottsdale Road-Scottsdale, Arizona
Date: 9/23/2016

ITE Parking Generation, 4th Edition

LAND USE: 255
Continuing Care Retirement Community (CCRC)

Average Peak Period Parking Demand vs. Dwelling Units
On a: Weekday

Statistic	Peak Period Demand
Peak Period	8:00 AM- 5:00 PM
Number of Study Sites	3
Average Size of Study Sites	249 dwelling units
Average Peak Period Parking Demand	1.00 vehicles per dwelling unit
Standard Deviation	0.17
Coefficient of Variation	17%
Range	0.83-1.16 vehicles per dwelling unit
85th Percentile	1.12 vehicles per dwelling unit
33rd Percentile	0.95 vehicles per dwelling unit

Continuing Care Retirement Community
Size (dwelling units): 90
Average Peak Period Parking Demand: 90
85th Percentile Parking Demand: 101



Native Plant Inventory

Senior Living @ Pinnacle Peak
 23733 N. Scottsdale Road
 Scottsdale, AZ

9/13/2016

Plant #	Common Name	Caliper (in)/ Height (ft)	Status	Comments
1	Blue Palo Verde	14	NS	Trunk Form / Leaning
2	Ironwood	32	NS	Branch Dieback / Cambium Damage
3	Blue Palo Verde	14	S	
4	Blue Palo Verde	14	NS	Witches Broom
5	Blue Palo Verde	14	NS	Witches Broom
6	Blue Palo Verde	8	NS	Trunk Form / Leaning
7	Blue Palo Verde	18	NS	Leaning / Poor Structure
8	Blue Palo Verde	20	NS	Exposed Roots / Leaning
9	Blue Palo Verde	8	NS	Trunk Form / Poor Structure
10	Blue Palo Verde	14	NS	Witches Broom
11	Blue Palo Verde	7	NS	Trunk Form / Poor Structure
12	Saguaro	4	S	
13	Saguaro	72	NS	7 arms / Declining / Pitted
14	Foothills Palo Verde	20	S	
15	Saguaro	17	S	
16	Foothills Palo Verde	15	S	
17	Saguaro	9	S	
18	Saguaro	17	S	
19	Blue Palo Verde	16	NS	Trunk Form / Cambium Damage
20	Saguaro	20	S	1 arm
21	Blue Palo Verde	10	NS	Rocks
22	Saguaro	94	NS	11 arms / Damaged
23	Saguaro	5	S	
24	Saguaro	4	S	
25	Saguaro	14	S	
26	Saguaro	12	S	
27	Catclaw Acacia	6	NS	Trunk Form / Leaning
28	Saguaro	4	S	
29	Foothills Palo Verde	14	NS	Branch Dieback / Trunk Dieback
30	Saguaro	49	S	2 heads / 5 arms
31	Saguaro	50	NS	5 arms / Missing Top
32	Saguaro	16	NS	2 arms / Missing Top
33	Saguaro	51	S	4 arms
34	Blue Palo Verde	8	S	
35	Saguaro	36	S	2 arms
36	Saguaro	108	S	2 heads / 13 arms
37	Saguaro	48	S	2 heads / 4 arms

ative Res

Plant #	Common Name	Caliper (in)/ Height (ft)	Status	Comments
38	Mesquite	24	S	
39	Blue Palo Verde	14	S	
40	Blue Palo Verde	14	NS	Trunk Form / Leaning
41	Blue Palo Verde	12	NS	Exposed Roots / Leaning
42	Blue Palo Verde	10	NS	Trunk Form / Leaning
43	Ironwood	20	NS	Trunk Form / Leaning
44	Blue Palo Verde	20	NS	Trunk Form / Leaning
45	Blue Palo Verde	14	S	
46	Mesquite	60	NS	Wide Base
47	Saguaro	58	NS	4 arms / Declining
48	Saguaro	33	S	4 arms
49	Saguaro	42	S	4 arms
50	Barrel	3	S	
51	Saguaro	14	S	
52	Barrel	5	S	
53	Saguaro	58	S	5 arms
54	Blue Palo Verde	16	NS	Trunk Form / Cambium Damage
55	Blue Palo Verde	14	S	
56	Saguaro	51	S	6 arms
57	Blue Palo Verde	8	NS	Trunk Form / Leaning
58	Blue Palo Verde	10	NS	Witches Broom
59	Blue Palo Verde	14	NS	Witches Broom
60	Ironwood	12	S	
61	Ironwood	14	S	
62	Ironwood	36	S	
63	Saguaro	78	S	10 arms
64	Blue Palo Verde	15	NS	Trunk Form / Leaning
65	Blue Palo Verde	15	NS	Trunk Form / Leaning
66	Blue Palo Verde	16	NS	Trunk Form / Leaning
67	Ironwood	16	NS	Trunk Form / Leaning
68	Blue Palo Verde	10	NS	Proximity to UG Utilities
69	Blue Palo Verde	17	S	
70	Blue Palo Verde	16	NS	Trunk Form / Cambium Damage
71	Yucca elata	4	NS	5 heads / Poor Form / Cluster
72	Yucca elata	7	S	3
73	Yucca elata	6	NS	3 heads / Poor Form / Wide Base
74	Ironwood	10	NS	Proximity to Building
75	Ironwood	8	NS	Trunk Form / Leaning
76	Ironwood	30	NS	Trunk Form / Leaning
77	Ironwood	30	NS	Leaning / Cluster
78	Ironwood	8	NS	Trunk Form / Leaning
79	Ironwood	24	NS	Trunk Form / Leaning
80	Blue Palo Verde	4	S	
81	Barrel	4	S	
83	Hackberry	40	NS	Wide Base
84	Blue Palo Verde	5	NS	Proximity to Wall
85	Foothills Palo Verde	8	S	
86	Foothills Palo Verde	24	NS	Declining
87	Ironwood	24	NS	Trunk Form / Leaning
88	Mesquite	10	S	

Plant #	Common Name	Caliper (in)/ Height (ft)	Status	Comments
89	Mesquite	4	NS	Trunk Form / Leaning
90	Blue Palo Verde	9	S	
91	Blue Palo Verde	4	NS	Trunk Form / Leaning
92	Foothills Palo Verde	4	S	
93	Blue Palo Verde	6	S	
94	Saguaro	15	S	4 arms

<u>Summary</u>	Trees	Cacti
Salvageable	18	26
Non-Salvageable	42	7
Remain-In-Place	0	0
Total	60	33

Legend
S = Salvageable
NS = Non-Salvageable
RIP = Remain-In-Place



City of Scottsdale Building Permit

227074
 1 00938407
 10/4/2016 PLN-18TOP
 KWHEELER HPDC:600552
 10/4/2016 12:37 PM
 \$441.00

Permit No.	227074	Date Issued	10/4/2016	Keycode	2837D
Permit Type	NATIVE PLANT			APN	212-05-182B
Address	23733 N SCOTTSDALE RD			Lot	
Subdivision	CROWN WEST PLAT			MCR	1259-28
Valuation	\$0.00	Const Type		QS	45-45
Exist Use		Elec. Amps		Gas	No
Zoning	C-2 ESL	Bldg Height		Bldg Code	IBC 2012
Case No.	30-DR-2016	Meter Size		Fire Permit	
Plan No.	5505-16	Setbacks			
Owner	GENERATIONS AT PINNACLE PEAK, LLC 1600 S. BEACON BLVD STE 260 GRAND HAVEN, MI 49417	Owner Builder	No	Payment Type	
		Charge Acct			

<u>Contractor Name</u>	<u>Phone</u>	<u>License No.</u>	<u>Privilege Tax</u>
NATIVE RESOURCES INLT INC	602-869-6757	107672	0131603

<table border="0"> <tr><td>Building</td><td>\$0.39</td></tr> <tr><td>Plumbing</td><td>\$0.08</td></tr> <tr><td>Electrical</td><td>\$0.08</td></tr> <tr><td>Mechanical</td><td>\$0.08</td></tr> <tr><td>Total</td><td>\$0.63</td></tr> </table>	Building	\$0.39	Plumbing	\$0.08	Electrical	\$0.08	Mechanical	\$0.08	Total	\$0.63	<table border="0"> <tr><td>Base Fee</td><td></td><td style="text-align: right;">\$159.00</td></tr> <tr><td>A/C Square Feet</td><td>(0 x \$0.63 x 100%)</td><td style="text-align: right;">\$0.00</td></tr> <tr><td>Other Square Feet</td><td>(0 x \$0.34 x 100%)</td><td style="text-align: right;">\$0.00</td></tr> <tr><td>Fence Lineal Feet</td><td>(0 x \$0.17 x 100%)</td><td style="text-align: right;">\$0.00</td></tr> <tr><td>Ret Wall Lineal Feet</td><td>(0 x \$1.70 x 100%)</td><td style="text-align: right;">\$0.00</td></tr> <tr><td>Review Fee</td><td></td><td style="text-align: right;">\$0.00</td></tr> <tr><td>Native Plant Admin</td><td></td><td style="text-align: right;">\$33.00</td></tr> <tr><td>Native Plant (Per Plant)</td><td>(93 x \$1.00)</td><td style="text-align: right;">\$93.00</td></tr> <tr><td>Native Plant (Per Hour)</td><td>(2 x \$78.00)</td><td style="text-align: right;">\$156.00</td></tr> <tr><td>Total Amount</td><td></td><td style="text-align: right; border: 1px solid black;">\$441.00</td></tr> </table>	Base Fee		\$159.00	A/C Square Feet	(0 x \$0.63 x 100%)	\$0.00	Other Square Feet	(0 x \$0.34 x 100%)	\$0.00	Fence Lineal Feet	(0 x \$0.17 x 100%)	\$0.00	Ret Wall Lineal Feet	(0 x \$1.70 x 100%)	\$0.00	Review Fee		\$0.00	Native Plant Admin		\$33.00	Native Plant (Per Plant)	(93 x \$1.00)	\$93.00	Native Plant (Per Hour)	(2 x \$78.00)	\$156.00	Total Amount		\$441.00
Building	\$0.39																																								
Plumbing	\$0.08																																								
Electrical	\$0.08																																								
Mechanical	\$0.08																																								
Total	\$0.63																																								
Base Fee		\$159.00																																							
A/C Square Feet	(0 x \$0.63 x 100%)	\$0.00																																							
Other Square Feet	(0 x \$0.34 x 100%)	\$0.00																																							
Fence Lineal Feet	(0 x \$0.17 x 100%)	\$0.00																																							
Ret Wall Lineal Feet	(0 x \$1.70 x 100%)	\$0.00																																							
Review Fee		\$0.00																																							
Native Plant Admin		\$33.00																																							
Native Plant (Per Plant)	(93 x \$1.00)	\$93.00																																							
Native Plant (Per Hour)	(2 x \$78.00)	\$156.00																																							
Total Amount		\$441.00																																							

Customer Signature : 
 SIGNED BY KEVIN WUERFELE ON 10/4/2016

Development Services : KWHEELER

When a credit card is used as payment I agree to pay the above total amount according to the Card Issuer Agreement.
 This permit becomes null and void if work or construction authorized is not commenced within 180 days of If construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. All provisions of laws and ordinances governing this type of work will be compiled with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction. Contractors and owners: Contracting or sale of improved real property is subject to privilege tax, call 480-312-2400 for info.

Inspection Scheduling: Phone 480-312-5796 | Internet <https://eservices.scottsdaleaz.gov/bldgresources>
 Inspector information: <http://www.scottsdaleaz.gov/building-resources/inspections> or use QR Code.

7447 E. Indian School Rd., Scottsdale, AZ 85251 (480) 312-2500



PROJECT INFORMATION
Project Address

IPA SENIOR LIVING FACILITY / 23733 N SCOTTSDALE RD
23733 N SCOTTSDALE RD

Case Numbers – ZN

DR 30-DR-2016

PP

Native Plant Program Number

Quarter Section 0

Project Type – Residential Commercial Other



Plan Check Number

5505-16

Permit Number

CITY OF SCOTTSDALE NATIVE PLANT PERMIT

Total number of protected plants to be relocated 45
Total number of protected plants to be destroyed 48
Total number of protected plants affected 93 (right click to update total)

PERMIT FEE = \$33.00 \$33.00
PLUS \$1.00 per plant affected 93 \$93.00 (right click to update total)
ADMINISTRATIVE FEE = \$159.00 \$159.00

Additional Review Time: 2 hours X \$78.00 = \$ 156.00 (right click to update total)
TOTAL FEE = \$441.00

OWNER INFORMATION

Owner's Name: Generations at Pinnacle Peak, LLC
Address: 1600 S. BEACON BLVD STE 260
City, State, Zip Code GRAND HAVEN, MI 49417
Phone Number: 616-850-1058

SALVAGE CONTRACTOR INFORMATION

Salvage Contractor's Name: Native Resources
Phone Number:
Contractor's License Number:
Privilege Tax Number:

This form is valid only after a permit has been issued at
Development Services. Permit is valid for 90 days.
Extensions require City staff approval.

Additional requirements of the State of Arizona Native Plant
Law are not included on this permit.

**APPROVED
NATIVE PLANT**

NAME: Keith Niederer

DATE: 9/29/2016

City of Scottsdale
7447 E. Indian School Rd.
Scottsdale, AZ 85251
(480) 312-2500
One Stop Shop

Date: 10/4/2016 Cashier: KWHEELER
Office: PLN-1STOP Mach ID: HPDC6005525
Tran #: 1 Batch #: 56803

Receipt:00938407 Date:10/4/2016 12:37 PM.
227074
3000 BUILDING PERMITS \$441.00

TENDERED AMOUNTS:

 Visa Tendered: \$441.00
CC Last 4:0466 Auth Code: 069890

Transaction Total: \$441.00

Thank you for your payment.
Have a nice day!

THIS FORMAL COLOR SUBMITTAL WAS
DONE BY SHEYVIN WILLIAMS AT 8710 E.
SHEA BLVD. FOR COLOR FORMULA AND
INFORMATION PLEASE CALL
480.443.1737CUS

STORE

8122

Customer Senior Living @ NEC Color: SW 9121 Sawgrass Basket

Project: A-100 Flat

Contact: Completed By:

Color Approval: Date 06/02/16

30-DR-2016
6/30/2016

	THIS FORMAL COLOR SUBMITTAL WAS DONE BY SHE. VIN WILLIAMS AT 8710 E. SHEA BLVD. FOR COLOR FORMULA AND INFORMATION PLEASE CALL 480.443.1737CUS	STORE
		8122
Customer	Senior Living @ NEC	Color: SW 9099 Saddle Up
Project:		A-100 Flat
Contact:		Completed By:
Color Approval:		Date 06/02/16

