

Building Safety 480-644-4273
Fax 480-644-2418

City of Mesa
Construction Permit
PMT23-03490



Development Services
P.O. Box 1466 Mesa,
Arizona 85211-1466
www.mesaaz.gov

Record: PMT23-03490

Issued On:

Printed On: 4/1/2024

Project Address: 6302 E QUARTZ ST, MESA, AZ 85215

Zoned: RS-9 PAD

Subdivision: RIDGEVIEW UNIT 2 LOT 131-282

Lot: 202

Assessor Parcel: 14169319

Census Tract: 420211

Sales Tax Code: 041000

Classification: Non-Structural

Units:

Buildings:

Valuation: \$0.00

Occ Grp	Const Type	SqFt	Occ Load
R-4 Residential Care/Assisted Living	Not	1838	10
Total SQ FT :		1838	

OWNER: JUST MY FAVS TRUST

Address: 6302 E QUARTZ ST
MESA, AZ 85215

Telephone:

Fax:

CONTRACTOR:

Address:

Telephone:

Fax:

Fees:

Group Home Registration Fee	\$250.00
Technology Fee	\$14.80
Duplicate Certificate of Occupancy - Existing building more than 12 months after original C of O is	\$120.00
Total Fees:	\$384.80

CONDITIONS

Building Inspections Required - Building Inspections Required

Zoning Inspection Req - Zoning Inspection Req

INSPECTION REQUESTS

To request an inspection online, log into your account and enter the permit number. Click the down arrow under 'Record Info' and click on 'Inspections'. Click 'Schedule or Request an Inspection' and select the type of inspection. Select the date, time, and click 'Continue'. Enter notes for the inspector if necessary and then click 'Finish'. Your inspection is now scheduled

REMARKS

Community Residence Registration and Certificate of Occupancy for a residential care home operating as a Behavioral Health Home. Name: Healthy Homes 365 LLC. Maximum 10 care residents, all persons capable of self-preservation. 24-hour care. R-4 Condition 2 Occupancy Group. MBC 4-2-1 Section 310.5: This occupancy condition shall include buildings in which there are any persons receiving custodial care who require limited verbal or physical assistance while responding to an emergency situation to complete building evacuation. Automatic fire sprinklers with attic protection monitored by third party required. MBR 4-2-1 Section 310.5
No inspection required.

NOTICE: PERMIT AUTHORIZES CONSTRUCTION ONLY PURSUANT TO PLANS REVIEWED FOR CODE COMPLIANCE AND APPLICABLE LAWS AND ORDINANCES. PERMIT DOES NOT NEGATE APPLICABLE PRIVATE COVENANTS, CONDITIONS, AND RESTRICTIONS. CONTRACT WORK SHALL BE PERFORMED BY PROPERLY LICENSED CONTRACTORS WITH VALID MESA AND STATE PRIVILEGE SALES TAX LICENSES. THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 180 DAYS, OR IF WORK OR CONSTRUCTION IS SUSPENDED OR ADANDONED FOR A PERIOD OF 180 DAYS AT ANY TIME AFTER WORK IS COMMENCED.

X _____
AUTHORIZED AGENT OWNER SIGNATURE DATE



Certificate of Occupancy

Building Safety Division

This Certificate is issued pursuant to the requirements of the Mesa Administrative Code, Section 4-1-6 (B), which became effective February 10, 2019, certifying that on this date the structure and site listed below is in compliance with said Code (International Codes) and with Title XI, of the Mesa City Code entitled "Zoning" and with the various ordinances of the City regulating building construction and use insofar as ascertained by the undersigned:

Building Permit #: PMT23-03490
Owner's Name: MARK AND TICA MASON
Owner's Address: 6302 E QUARTZ ST, MESA, AZ, 85215
Project Address: 6302 E QUARTZ ST, MESA, AZ 85215
Project Name: Healthy Homes 365 LLC

OCCUPANCY:

Occupancy Group	Constr Type	Sq Ft	Occ Load
R-4 Residential Care/Assisted Living	Not	1838	10
Total SQ FT :		1838	

Zoning District: RS-9 PAD

Special Stipulations/Conditions:

R-4 CONDITION 2
FIRE SPRINKLERS REQUIRED
APPROVED FOR UP TO 10 RESIDENTS EXCLUDING STAFF

Deputy Director/Building Official: John Sheffer

Date:

04/01/2024

ANY ALTERATIONS OR CHANGES TO THE OCCUPANCY ABOVE SHALL VOID THIS CERTIFICATE.
POST AND MAINTAIN THIS CERTIFICATE IN A CONSPICUOUS PLACE.

APPROVED

By CB at 04/01/2024 14:39:02

PMT23-03490



Community Residence, Assisted Living, and Nursing and Convalescent Home Registration Application

Facility Name Healthy Homes 365 LLC

Number of Residents 10 Fire Sprinklers Installed? ☒ Yes ☐ No

Facility's Address: 6302 E Quartz St

City: Mesa State: Az Zip Code 85215

Facility's Mailing Address, if different: 1343 N. 26th St

City: Mesa State: AZ Zip Code 85213

Facility's Phone Number: 480 862 3643 Facility's E-Mail: ticamason74@gmail.com

Facility's Operator: Tica Mason

Operator's Phone Number: 480 862 3643 Operator's E-Mail: ticamason74@gmail.com

Property Owner (Print): Mark and Tica Mason

Property Owner's Address: 1343 N 26th St

City: Mesa State: Az Zip Code: 85213

Property Owner's Phone Number: 602 738 7395 Property Owner's E-Mail: Masonibew@gmail.com

Property Owner's Signature: Mark Mason (owner authorization is required)

The applicant has read and understands all rules and regulations of the City of Mesa; has physically inspected the site and verifies that the proposed site is in compliance with all applicable city, state and federal laws; and is responsible for the accuracy of all information provided in this application. Submittal of erroneous information, or failure to disclose any requested information may result in denial of application. Errors found after processing application may result in loss of registration, and removal of registered location from Mesa Map of Registered Community Residences.

I affirm that the information presented in support of this registration is true and correct to the best of my knowledge:

Mason
Applicant's Signature

3/14/2024
Date



Occupancy Confirmation Worksheet

Residential Care – Non-Substance Abuse or Detox Treatment (Assisted Living Facility/Behavioral Health/
Group Home/Sober Living)

Part I: Certificate of Occupancy Application

Property Address: 6302 E Quartz St Mesa AZ 85215

Facility Name: HealthyHomes 365 LLC

Type of Residential Facility as Licensed: Transitional Community Residence

Number of Care Residents (not including staff): 10

Is the residential home equipped with automatic fire sprinkler protection and attic protection monitored offsite by a third party in accordance with Mesa Fire Code? ☒ Yes ☐ No Family Fire Security LLC

Select the appropriate occupancy group, per Mesa Building Code and Mesa Fire Code: PMT23-18536

R-5. Residential Group R-5 occupancies where the occupants are primarily permanent in detached one- and two-family dwellings and multiple single-family dwellings (townhouses) and their accessory structures conforming with the Mesa Residential Code. 24-hour care facility R-5 occupancies include:

☐ R-5 Residential care/assisted living facility, with 5 or fewer residents, all capable of self-preservation or responding to an emergency situation without physical assistance from staff. MBR 4-2-1 Section 310.6

☐ R-5 Residential care/assisted living homes including facilities providing directed care services, with 5 or fewer residents, any (persons) not capable of self-preservation or responding to an emergency situation without physical assistance from staff. Such assisted living homes shall be protected with automatic sprinkler systems in accordance with section 903.3 and a smoke alarm system in accordance with section 907.2.10.1.3. MBR 4-2-1 Section 310.6

R-4 Residential Group R-4 occupancy for more than five but not more than 10 persons in care (per MZO 11-31-14), excluding staff, who reside on a 24-hour basis in a supervised residential environment and receive custodial care (custodial care includes persons receiving care who have the ability to respond to emergency situations and evacuate at a slower rate and/or who have mental and psychiatric complications). R-4 includes, but is not limited to, the following: Alcohol and drug center, Assisted living facilities, Congregate care facilities, Group Home, Halfway Houses, Residential board and care facilities, Social rehabilitations.

☐ R-4 Condition 1; This occupancy condition shall include buildings in which all persons receiving custodial care, without any assistance, are capable of responding to an emergency situation to complete building evacuation. MBR 4-2-1 Section 310.5

☒ R-4 Condition 2; Residential care home with 6 to 10 residents (per Mesa Zoning Ordinance), not including staff, all capable of self-preservation. This occupancy condition shall include buildings in which there are any persons receiving custodial care who require limited verbal or physical assistance while responding to an emergency situation to complete building evacuation. Automatic fire sprinklers with attic protection monitored by third party required. MBR 4-2-1 Section 310.5

The applicant has read and understands all rules and regulations of the City of Mesa; has physically inspected the site and verifies that the proposed site is in compliance with all applicable city, state and federal laws; and is responsible for the accuracy of all information provided in this application. Submittal of erroneous information, or failure to disclose any requested information may result in denial of application. Errors found after processing application may result in loss of local jurisdiction approval. The applicant is confirming the true and correct occupancy for this facility.

I affirm that the information presented in support of this registration is true and correct to the best of my knowledge:

Applicant Printed Name

Tica Mason

Applicant Signature

[Signature]

Date

3-14-2024



Property Owner's Authorization Signature Form

www.mesaaz.gov/planning
480-644-2385

Property Owner:

Mark & Tica Mason

Name

1343 N. 26th St Mesa AZ 85213

Address (Street, City, State, Zip Code)

602-738-7395

Phone Number

Fax Number

MASONIBEW@GMAIL.COM

E-mail

Mark Mason

Signature

3/20/24

Date

Applicant:

Tica Mason

Name

Address (Street, City, State, Zip Code)

480 862 3643

Phone Number

Fax Number

TICAMASON74@GMAIL.COM

E-mail

Tica Mason

Signature

3/20/24

Date

Registration Number (required for professional registrants)

Address of Site: 6302 E. Quartz St
Mesa AZ 85215

APN: 141-69-319

Select Type of Request:

☐ Administrative Review

- Minor Modifications/Changes to existing cases
- Desert Uplands Reviews
- Form Based Code /Zoning Clearance
- Land Division (Lot Splits)
- Historic Preservation (Certificate of Appropriateness)
- Medical Marijuana
- Wireless Communication Facilities (Cell Towers)

☐ Planning & Zoning

- Rezone
- Pre-Plats
- Council Use Permits
- Development Unit Plans
- Site Plan Review/Modifications Special Use Permits
- Minor General Plan Amendments

☐ Board of Adjustment

- Variances
- Substantial Conformance Improvement Permit (SCIP)
- Development Incentive Permit (DIP)
- Special Use Permits
- Wireless Communication Facilities (Cell Towers)

☐ Design Review

☐ Annexation

☐ General Plan Amendment – Major

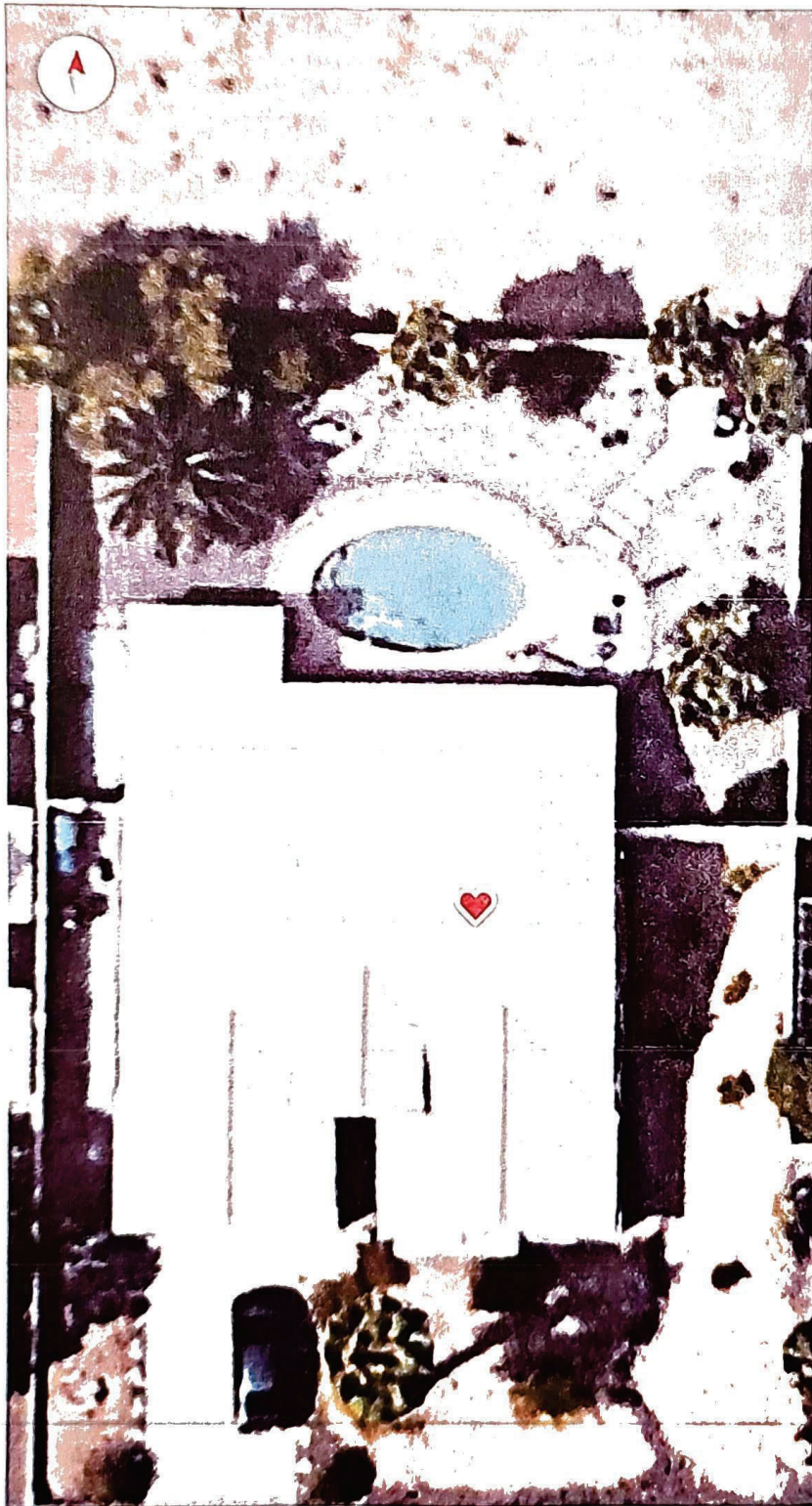
☒ Community Residence [Residential Care Home]

☐ Group Foster Care Home [DCS]

Certification of Occupancy Application

Below please find the following information about the Community Residence requested for an application:

- The name of the facility: HealthyHomes 365 LLC
- The name, telephone number, email address and mailing address of the person responsible for the facility: Tica Mason, (480) 862 3643, ticamason74@gmail.com, 1343 N 26th st Mesa AZ 85213
- The type of Community Residence: Behavioral Health Residential Facility
- The number of residents: 10
- The age range of the residents: 18 to 80 years of age.
- What Arizona State agency will be licensing this facility? Arizona Department of Health and Services.
- Indicate whether or not all residents are capable of recognizing and responding to emergency situations without assistance from staff: Yes All residents are capable of recognizing and responding to emergency situations without assistance from staff. Each resident is physically and mentally capable of evacuating themselves without direction from a staff member. Each resident will be educated on evacuation plans, route and meeting location. PMT23-18536
- Does the residence have fire sprinklers? Yes Permit#
- Are the fire sprinklers monitored by an off-site agency? Yes, Family Fire & Security LLC
- Provide a site plan of the property: Site plan of property attached below
- Provide an evacuation floor plan of the facility: Evacuation floor plan of the facility attached below



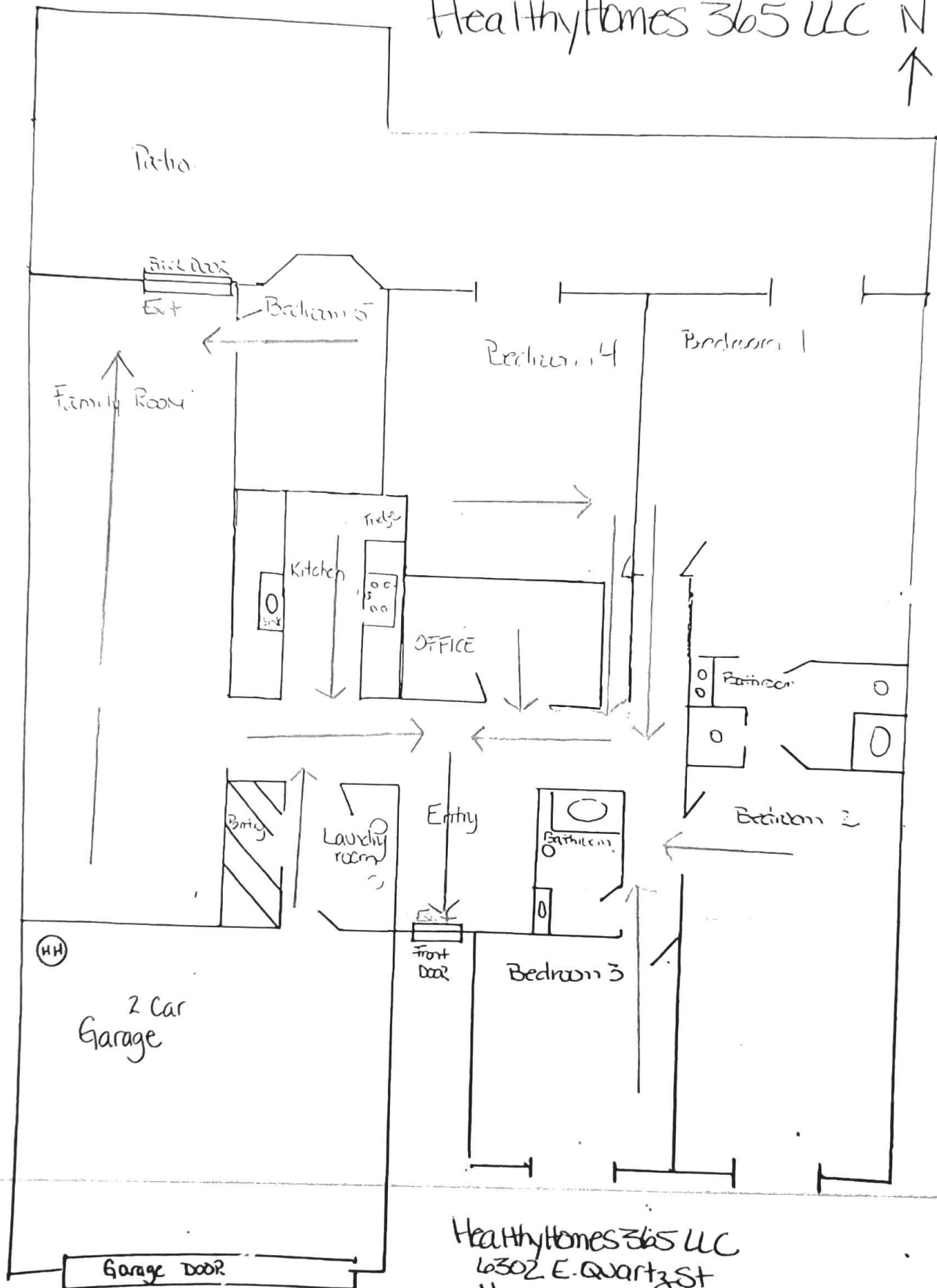
Healthy Homes 365 LLC
6302 E Quartz St.
Mesa AZ 85215

SITE PLAN

6302 E Quartz



HealthHomes 365 LLC N
↑



HealthHomes 365 LLC
6302 E. Quartz St
Mesa, AZ 85215

Evacuation Floor Plan

ARTICLES OF ORGANIZATION

OF LIMITED LIABILITY COMPANY

ENTITY INFORMATION

ENTITY NAME: HEALTHYHOMES365 LLC
ENTITY ID: 23472458
ENTITY TYPE: Domestic LLC
EFFECTIVE DATE: 01/16/2023
CHARACTER OF BUSINESS: Any legal purpose
MANAGEMENT STRUCTURE: Manager-Managed
PERIOD OF DURATION: Perpetual
PROFESSIONAL SERVICES: N/A

STATUTORY AGENT INFORMATION

STATUTORY AGENT NAME: LEGALCORP SOLUTIONS, LLC
PHYSICAL ADDRESS: 2 EAST CONGRESS ST SUITE 900, TUCSON, AZ 85701
MAILING ADDRESS: 2 EAST CONGRESS ST SUITE 900, TUCSON, AZ 85701

PRINCIPAL ADDRESS

1343 North 26th Street, MESA, AZ 85213

PRINCIPALS

Manager: Tica Marie Mason - 1343 North 26th Street, MESA, AZ, 85213, USA - - Date of Taking Office:

ORGANIZERS

Tica Marie Mason: 1343 North 26th Street, MESA, AZ, 85213, USA, ticamason74@gmail.com

SIGNATURES

Organizer: Tica Marie Mason - 01/16/2023