

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

City of Mesa
Construction Permit
PMT21-11901



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

Record: PMT21-11901

Issued On: 08/12/2021

Printed On: 8/12/2021

Project Address: 1320 N VINCENT, MESA, AZ 85207

Zoned: RS-9 PAD

Subdivision: SAGUARO MOUNTAIN

Lot: 79

Assessor Parcel: 22001203

Census Tract: 420106

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	VB	2860	10
Total SQ FT :		2860	

OWNER: PLAY FOR LIFE LLC

Address: 1820 N SHELBY
MESA, AZ 85207

Telephone:

Fax:

CONTRACTOR:

Address:

Telephone:

Fax:

Fees:

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

CONDITIONS

Desert Uplands - Planning Approval Required.

Building Inspections Required - Building Inspections Required

Fire Inspection Req - Fire Inspection Req

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

Group home is for 10 residents all capable of self-preservation and responding to emergency situations without assistance from staff. This certification of occupancy is void if any of the residents become incapable of self-preservation and responding to emergency situations. HOME IS EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM.

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 (2018 International Codes) and with Title XL 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 Number: PMT21-11901
Owner's Name: PLAY FOR LIFE LLC
Owner's Address: 1820 N SHELBY, MESA, AZ, 85207
Project Address: 1320 N VINCENT, MESA, AZ 85207
Project Name: RMBHS Vincent House

OCCUPANCY:

Occ Grp	Const Type	SqFt	Occ Load
R-4 Residential Care/Assisted Living	VB	2860	10
Total SQ FT :		2860	

Zoning District:

RS-9 PAD

Conditions/Restrictions:

Group home is for 10 residents all capable of self-preservation and responding to emergency situations without assistance from staff. This certification of occupancy is void if any of the residents become incapable of self-preservation and responding to emergency situations. HOME IS EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM.

Deputy Director/Building Official:

Date: 08/12/2021

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



Group Home Registration

Facility Address: 1320 N. Vincent Mesa, AZ 85207
 Facility Name: RMBHS Vincent House No. of Licensed Beds: 10
 Applicant/Operator: Red Mountain Behavioral Health Services LLC
 Mailing Address: 2915 E. Baseline rd. Ste 115 Phone: 480-641-9552
 City, State, Zip: Gilbert, AZ 85234 Cell: 704-942-1646
 Email Address: sarahr@rmbhs.com
 Property Owner: Play for Life LLC Phone: 704-942-1646
 Mailing Address: 1820 N. Shelby City, State, Zip: Mesa, AZ 85207
 Property Owner's Signature: [Signature]

Licensing Agency: ☒ ADHS ☐ ADES ☐ City of Mesa ☐ Other

Type of License: Behavioral Health Residential Facility

ADHS Licenses: ☐ Personal Care ☐ Supervisory Care ☐ Directed Care ☒ Respite Care

Residents will be: ☒ Capable of Self-Preservation ☐ Incapable of Self-Preservation

I CERTIFY THAT ALL INFORMATION PROVIDED ON THIS FORM IS TRUE AND CORRECT.

Applicant's Signature: [Signature] Date: 6/30/21

ZONING	Application Approved By: <u>[Signature]</u>	APPROVED By CBridge at 8:37 am, Jul 08, 2021
	<input checked="" type="checkbox"/> 1200' Separation <input type="checkbox"/> Exception Zoning District: <u>RS-9-PAD</u> Fee: <u>\$260</u>	

BUILDING OFFICIAL	Application Approved By: <u>Solita Carryl</u>	Date: <u>7/28/21</u>

FIRE	Fire Inspection Completed On: _____	Per IBC310.5.1 Condition 1, a fire inspection is not required per Fire Prevention. See email from Kevin Bush, Assistant Fire Marshall and applicant's signed "Declaration of Resident Evacuation Ability" form in Attachments.

ZONING	*Registration Approved By: <u>[Signature]</u>	APPROVED By CBridge at 2:05 pm, Aug 11, 2021
	(Registration can not be approved until the Fire Inspection has been successfully completed and the Building Official signs off.) *Provide a copy of the license for the residence issued by the State of Arizona to City of Mesa Planning Staff to complete the registration process.	



PMT21-11901

Group Home Worksheet

Development Services Department
55 North Center Street
Mesa, AZ 85211-1466
480-644-4273

Date 6/29/2021

Name of Group Home:

RMBHS Vincent House

Address of Group Home :

1320 N. Vincent Mesa, AZ

How many Licensed Beds?

10

How many bathrooms?

3

Describe the residents :

Behavioral Health

Describe the care provided :

Respite Care

Are all residents capable of self preservation?

YesNo

Do the residents reside for 24 hours?

YesNo

Does the house have fire sprinklers?

YesNo

Do the fire sprinklers report to an off-site location?

YesNo

Will the fire sprinklers activate the smoke alarms?

YesNo

Is there a smoke detector in every room except the kitchen, garage, bathroom, laundry room, closet and mechanical room?

YesNo

Does the house have Fire Extinguishers?

YesNo

Is there a 36" wide front door and back door?

YesNo

Is there a ramp and 1/2" threshold?

YesNo

Do the exit doors & ADA bath door have lever hardware?

YesNo

Is there a ADA bath with a 60" dia. clear space?

YesNo

Is there a roll-in shower?

YesNo

Is there grab bars at the toilet and shower?

YesNo

Is there clear knee space at the bathroom sink?

YesNo

Is there a lever faucet at the bathroom sink?

YesNo

Other than finishes, furniture and appliances, what will you do to improve the house?

Not at this time

If the home has 6-10 residents and any resident becomes incapable, this worksheet and the Certificate of Occupancy becomes void. Re-application is required.

If the home has 1-5 capable residents and any resident becomes incapable, this will require the home to be sprinklered. Re-application is required.

See the IBC 308.2, 308.3 and the Mesa amendments 310.1 and 903.2.2 as reference.

I hereby attest to the accuracy of this information and understand the instructions

Signature

[Signature]

Date

6/29/2021

Print name

Sarah Roane

PMT21-11901

REVIEWED

By CBridge at 8:43 am, Jul 08, 2021

June 29, 2021

To: City of Mesa, Building Safety
From: Sarah Ruane, RMBHS
RE: Narrative for Certificate of Occupancy Request (1320 n. Vincent)

The facility RMBHS Vincent House, 1320 n. Vincent will provide short term respite care services for 10 children between the ages of 5 and 17. This property will be used for the temporary care of children, not related to the staff, we will not take custody of any children. Our program provides short term respite to help alleviate stress in these children's homes and families. The state of Arizona defines "respite care" as its own services type that is designed to be short-term and ensure the well-being of the family. By providing a time of rest and relief for the family/caregiver while engaging the child in meaningful activities this can be inside the child's home or outside it. Our agency chooses to provide this service outside the home in this facility. Our clients do not have any physical handicaps, but are behavioral health clients. The level of care we provide is only respite services. The Arizona Department of Health licenses us as a Behavioral Health Residential Facility, and the only service that we provide under that licensure type are respite services. We do not provide services for clients who are addicted to any substances, they must be sober before they come into our program. Our clients are capable of recognizing and responding to emergency situations without assistance from staff. There will be no skilled nursing available in our facilities. This facility is owned by Play for Life LLC please see the attached documentation for proof of ability to sign on behalf of the LLC's involved in the property.

The facility maintains a current Fire Safety Operational Permit, fire extinguisher(s) are serviced annually along with a sprinkler system, operational smoke detectors, and fire evacuation plans for each floor of the house. No facility is greater than two stories and the facility will maintain a maximum of 10 beds available for the clients. There will be no signage posted on or around the facility and no extra vehicle traffic as transportation is provided for the clients by our staff. There is a 6-foot-high wall between the outdoor play area and adjacent neighbors.

Please feel free to contact me for further information at Sarahr@rmbhs.com, or 704-942-1646.

Sincerely,



Sarah Ruane
Chief Executive Officer
Office: 480-641-9552
Sarahr@rmbhs.com


PMT21-11901

June 30, 2021

To: City of Mesa, Building Safety
From: Sarah Ruane, RMBHS
Re: Letter for ownership of (1320 N. Vincent)

This letter is to confirm that Sarah Ruane is in fact the same person as Sarah Kinsel and she is the managing member of Play for Life LLC. Feel free to contact me directly if you have any further questions.

Thank you!



Sarah Ruane Signature



Notary Signature

6/30/2021

Acknowledged before me
this date

Maricopa

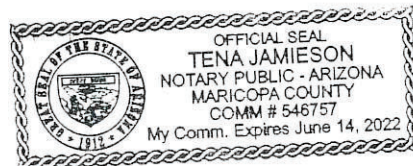
County

AZ

State

6/14/2022

Commission Expires



This instrument may be recorded at the request of:

Kent Phelps, Attorney
3303 E. Baseline Rd., #101
Gilbert, AZ 85234

The recording official is directed to return
this instrument or a copy to the above person.

Space Reserved for Recording Information.

RESOLUTION & CERTIFICATE OF POWER AND AUTHORITY OF LIMITED LIABILITY COMPANY

LIMITED LIABILITY COMPANY: RED MOUNTAIN BEHAVIORAL HEALTH SERVICES, LLC
(U.S. Tax ID No. 65-1245699)

MEETING: Members Meeting Held on April 21, 2021

The undersigned manager and members of the Limited Liability Company ("LLC") hereby certify that the following resolutions are a summary of certain resolutions adopted at the above-described meeting of the LLC. These resolutions in their original form were agreed to at the above-described meeting of the LLC, are in full force and effect, and have not been revoked or substantially modified.

■ ■ ■

1. **Principal Place of Business.** The principal place of business of the LLC is located at 2915 E. Baseline Rd., #115, Gilbert, AZ 85234.
2. **LLC Documents, Files, and Records.** The official LLC documents are on file with the Arizona Corporation Commission. The official LLC files and records are located at the LLC's principal place of business.
3. **Members and Manager of the LLC.** The name and address of the manager of the LLC is THREE IN ONE MANAGEMENT, LLC, 2915 E. Baseline Rd., #115, Gilbert, AZ 85234. The name and address of the members are:
 - 3.a. CONTANGO TRUST, dated March 9, 2012, Randy Kinsel, managing trustee
2915 E. Baseline Rd., #115
Gilbert, AZ 85234

3.b. BRAMASOLE TRUST, dated March 9, 2012, Robin Kinsel, managing trustee
2915 E. Baseline Rd., #115
Gilbert, AZ 85234

3.c. MEAD LEGACY TRUST, dated June 1, 2010, Sarah E. Ruane, managing trustee
2915 E. Baseline Rd., #115
Gilbert, AZ 85234

3.d. THE ELE TRUST, dated July 1, 2019, Sarah E. Ruane, managing trustee
2915 E. Baseline Rd., #115
Gilbert, AZ 85234

3.e. ALOHA ANANDA TRUST, dated July 1, 2019, Christopher M. Kinsel, managing trustee
2915 E. Baseline Rd., #115
Gilbert, AZ 85234

4. **Execution of Legal Documents.** Execution of legal documents for the LLC was discussed, after which, on motion duly made, seconded, and unanimously passed, it was

RESOLVED: The following persons are authorized to execute all legal documents for and on behalf of the LLC, including but not limited to provider contracts and other provider documents; government contracts and other government documents; leases; mortgages; agreements; contracts; promissory notes; bills of sale; chattel mortgages; satisfactions and assignments of mortgages, liens, and encumbrances of all kinds; claims for liens; lien waivers; and transfers and assignments of real, personal, and mixed property, all of which may be necessary and proper in the conduct of the LLC:

RANDY KINSEL or ROBIN KINSEL or SARAH E. RUANE or CHRISTOPHER M. KINSEL

Notwithstanding the above, only RANDY KINSEL or ROBIN KINSEL are authorized to execute a contract for the sale of the LLC.

5. **Financial Depository and Signators on Accounts.** The matter of the designation of the official depository of the LLC was discussed, and upon motion duly made, seconded, and unanimously passed, it was

RESOLVED: For a checking, savings, money market, investment or other corporate account, any bank or securities company may be selected as depository for the funds of the LLC. The members and manager hereby ratify and approve the certificate of resolution form required by the bank or securities company with respect to the withdrawal of funds and the execution of same by the members and incorporate the terms of that certificate of resolution by reference; and it was

FURTHER RESOLVED: The following persons are authorized to open, close, sign checks on, make withdrawals from and otherwise exercise authority over the LLC's accounts:

RANDY KINSEL or ROBIN KINSEL or SARAH E. RUANE or CHRISTOPHER M. KINSEL

6. **Professional Advisors.** The attorney for the LLC is KENT PHELPS, 3303 E. Baseline Rd., #101, Gilbert, AZ 85234; telephone (480) 771-0707.

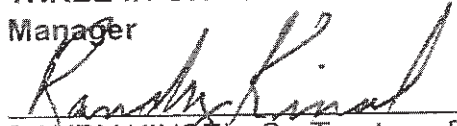
Any person dealing with this document may contact the attorney for the LLC for a written confirmation that it has not been superceded.

Reproductions of this executed original (with reproduced signatures) shall be deemed to be original counterparts of this Certificate of Power and Authority.

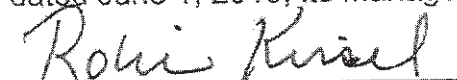
IN WITNESS WHEREOF, the undersigned execute this document to be effective as of the date of the above-entitled meeting.

MANAGER:

THREE IN ONE MANAGEMENT, LLC
Manager


RANDY KINSEL, Co-Trustee of The
Robin and Randy Kinsel Family Trust,
dated June 1, 2010, its Manager

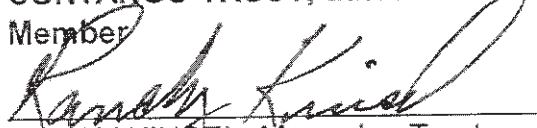
DATED: 5/17/2021


ROBIN KINSEL, Co-Trustee of The
Robin and Randy Kinsel Family Trust,
dated June 1, 2010, its Manager

DATED: 5-17-21

MEMBERS:

CONTANGO TRUST, dated March 9, 2012
Member


RANDY KINSEL, Managing Trustee

DATED: 5/17/2021

BRAMASOLE TRUST, dated March 9, 2012

Member

Robin Kinsel DATED: 5-17-21
ROBIN KINSEL, Managing Trustee

MEAD LEGACY TRUST, dated June 1, 2010

Member

Sarah E. Ruane DATED: 5-17-21
SARAH E. RUANE, Managing Trustee

THE ELE TRUST, dated July 1, 2019

Member

Sarah E. Ruane DATED: 5-17-21
SARAH E. RUANE, Managing Trustee

ALOHA ANANDA TRUST, dated July 1, 2019

Member

Christopher M. Kinsel DATED: 5-17-21
CHRISTOPHER M. KINSEL, Managing
Trustee

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

This instrument was acknowledged before me on May 17th 2021
by Randy Kinsel, Robin Kinsel, Sarah E. Ruane and Christopher M. Kinsel

Tena Jamieson
Notary Public
My commission expires: 6/14/22

