

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

City of Mesa
Construction Permit
PMT23-19379



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

Record: PMT23-19379

Issued On:

Printed On: 12/27/2023

Project Address: 9915 E TILLMAN AVE, MESA, AZ 85212

Zoned: PC

Subdivision: CADENCE AT GATEWAY PHASE 2
PARCEL Q

Lot: 48

Assessor Parcel: 31219048

Census Tract: 522757

Sales Tax Code: 951006

Classification: Non-Structural

Units:

Buildings:

Valuation: \$0.00

Occ Grp	Const Type	SqFt	Occ Load
R-4 Residential Care/Assisted Living	VB	2248	
Total SQ FT :		2248	

OWNER: NAZIR KASHIF

Address: 1629 E DONNER DR
TEMPE, AZ 85282

Telephone:

Fax:

CONTRACTOR:

Address:

Telephone:

Fax:

Fees:

Group Home Registration Fee	\$250.00
Certificate of Occupancy Fee	\$120.00
Technology Fee	\$10.00
Total Fees:	\$380.00

CONDITIONS

Zoning Inspection Req - Zoning Inspection Req

Building Inspections Required - Building Inspections Required

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

R-4 OCCUPANCY GROUP CONDITION 1. Community Residence Registration Application and Certificate of Occupancy for a residential care home operating as a Behavioral Health Residential Care Facility. Name: Better Opportunities for Self Success LLC. Applicant requested 6 number of residents. MZO allows up to 10 residents, excluding staff. No skilled nursing services. 24-hour care. R-4 Occupancy Group Condition 1. MBC 310.5: 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. No automatic fire sprinklers required. VB Construction. No construction work under this permit. 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 #: PMT23-19379

Owner's Name: NAZIR KASHIF

Owner's Address: 1629 E DONNER DR, TEMPE, AZ, 85282

Project Address: 9915 E TILLMAN AVE, MESA, AZ 85212

Project Name: Better Opportunities for Self Success LLC

OCCUPANCY:

Occupancy Group	Constr Type	Sq Ft	Occ Load
R-4 Residential Care/Assisted Living	VB	2248	
Total SQ FT :		2248	

Zoning District: PC

Special Stipulations/Conditions:

R-4 Condition 1

No Fire Sprinklers Required

Approved for up to 6 Residents Excluding Staff

Deputy Director/Building Official: John Sheffer

Date:

01/02/2024

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

REVIEWED

By Pamela Williams at 9:32 am, Dec 27, 2023



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

Facility Name: Better Opportunities For Self Success LLC

Number of Residents: 6, excluding staff Fire Sprinklers Installed? ☐ Yes ☒ No

Facility's Address: 9915 E Tillman Ave

City: Mesa State: AZ Zip Code: 85212

Facility's Mailing Address, if different: 4435 E Chandler Blvd Ste 200 #5022

City: Phoenix State: AZ Zip Code: 85048

Facility's Phone Number: 623-336-1645 Facility's E-Mail: zrainey@bossarizona.com

Facility's Operator: Zaria Rainey

Operator's Phone Number: 623-336-1645 Operator's E-Mail: zrainey@bossarizona.com

Property Owner (Print): Nazir Kashif

Property Owner's Address: 1629 E Donner Dr

City: Tempe State: AZ Zip Code: 85282

Property Owner's Phone Number: 602-334-8402 Property Owner's E-Mail: knazir@c21northwest.com

Property Owner's Signature: Kashif (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:

Zaria Rainey
Applicant's Signature

12/5/23

Date

P: FYI - Property is in the Cadence Planned Community (Cadence PC) zoning district and meets the 1,200 foot separation requirement to be a registered Community Residence. No response is required for this comment.



Occupancy Confirmation Worksheet

Residential Care – Non-Treatment (Assisted Living Facility/Behavioral Health/Foster/Group/Sober Living)

Property Address: 9915 East Tillman Avenue, Mesa AZ 85212 Mesa, AZ 85212

Facility Name: Better Opportunities For Self Success LLC

Type of residential care Facility as licensed: Behavioral Health Home

Number of Care Residents (not including staff): 6

Is the home equipped with automatic fire sprinkler protection and attic protection monitored off site by a third party in accordance with Mesa Fire Code? Yes* ☐ No ☒ *If Yes, Provide a Current Third Party Fire Inspection Report.

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

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:

Zaria Rainey

Applicant Printed Name

Zaria Rainey

Applicant Signature

11/13/2023

Date

Better Opportunities For Self Success LLC
9915 E. Tillman Ave
Mesa, AZ 85212
zrainey@bossarizona.com
623-336-1645

December 7, 2023

Narrative

-The name of the facility:

Better Opportunities For Self Success LLC

- The name, telephone number, email address and mailing address of the person responsible for the facility:

Zaria Rainey

623-336-1645

zrainey@bossarizona.com,

4435 Chandler Blvd Suite 200 #5022, Phoenix, AZ 85048

-The type of Community Residence:

Behavioral Health Residential Facility

-The number of residents:

6, excluding staff

-The age range of the residents:

18 and over

-What Arizona State agency will be licensing this facility?

Arizona Department Of Health

-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.

- Does the residence have fire sprinklers?

No

Better Opportunities For Self Success LLC
9915 E. Tillman Ave
Mesa, AZ 85212
zrainey@bossarizona.com
623-336-1645

- Are the fire sprinklers monitored by an off-site agency? If yes, please provide verification of off-site monitoring.

No

- Explain what services are provided at the facility.

1.Objective:

The objective of this scope of service is to outline the range of services provided by our organization to residents, focusing on teaching social skills, life skills, offering a community environment, and supporting medication management. The scope also addresses counseling services provided both individually and in a group setting, with an emphasis on teaching coping skills, the importance of staying sober, recognizing triggers, and assisting in the self-administration of medication.

2. Services Offered:

a. Social Skills Training:

- Teaching residents appropriate social skills and behaviors.
- Promoting effective communication techniques.
- Encouraging positive interactions within the community.

b. Life Skills Training:

- Assisting residents with job search techniques.
- Providing support for job applications and interview preparation.
- Teaching essential life skills, including time management, problem-solving, and decision-making
- Offering guidance on maintaining proper personal hygiene.
- Residents admitted or retained who require personal care services will have a primary behavioral health condition.

c. Community Living:

- Providing residents with an opportunity to live and function within a community environment.
- Supporting residents in adhering to their specific court-ordered terms, if applicable.

Better Opportunities For Self Success LLC
9915 E. Tillman Ave
Mesa, AZ 85212
zrainey@bossarizona.com
623-336-1645

d. Medication Management:

- Assistance in self-administration of medication.
- Educating residents on the importance of adhering to medication regimens.
- Monitoring and documenting medication adherence and any side effects.

di. Counseling Services:

- Individual Counseling:

- Offering individual counseling sessions tailored to each resident's needs.
- Addressing personal challenges, emotional well-being, and goal setting.
- Teaching coping skills to manage stress, cravings, and difficult emotions.
- Emphasizing the importance of staying sober and developing strategies to maintain sobriety.
- Assisting residents in recognizing triggers that may lead to substance use.

- Group Counseling:

- Conducting group counseling sessions to foster a supportive and interactive environment and providing education on coping skills, relapse prevention and long term sobriety.
- Facilitating discussions on recognizing and managing triggers that can contribute to substance use.
- Encouraging peer support and sharing of experiences to enhance recovery.

-Explain how the residents are supervised at the facility.

- We will have 2 rotating staff on site 24 hours.



Property Owner's Authorization Signature Form

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

Property Owner:

Nazir Kashif

Name

1629 E DONNER DR. TEMPE AZ 85282

Address (Street, City, State, Zip Code)

602-334-8402

Phone Number

Fax Number

knazir@c21northwest.com

E-mail

Signature

Kashif

11/13/23

Date

Applicant:

Zaria Rainey

Name

9915 E Tillman Ave, Mesa, AZ 85212

Address (Street, City, State, Zip Code)

623-336-1645

Phone Number

Fax Number

zrainey@bossarizona.com

E-mail

Signature

Zaria Rainey

11/13/23

Date

Registration Number (required for professional registrants)

Address of Site: 9915 E Tillman Ave, Mesa, AZ 85212

APN: 312-19-048

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]

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ARTICLES OF ORGANIZATION

OF LIMITED LIABILITY COMPANY

ENTITY INFORMATION

ENTITY NAME: BETTER OPPORTUNITIES FOR SELF SUCCESS LLC
ENTITY ID: 23601920
ENTITY TYPE: Domestic LLC
EFFECTIVE DATE: 11/02/2023
CHARACTER OF BUSINESS: Health Care and Social Assistance
MANAGEMENT STRUCTURE: Manager-Managed
PERIOD OF DURATION: Perpetual
PROFESSIONAL SERVICES: N/A

STATUTORY AGENT INFORMATION

STATUTORY AGENT NAME: Zaria Rainey
PHYSICAL ADDRESS: 5339 West Buffalo Place, CHANDLER, AZ 85226
MAILING ADDRESS: 5339 West Buffalo Place, CHANDLER, AZ 85226

PRINCIPAL ADDRESS

5339 West Buffalo Place, CHANDLER, AZ 85226

PRINCIPALS

Manager: Zaria Rainey - 5339 West Buffalo Place, CHANDLER, AZ, 85226, USA - zrainey@bossarizona.com -
Date of Taking Office:

ORGANIZERS

Zaria Rainey: 5339 West Buffalo Place, CHANDLER, AZ, 85226, USA, zrainey@bossarizona.com

SIGNATURES

Authorized Agent: Zaria Rainey - 11/02/2023



Corporations Division

COMMISSIONERS

Jim O'Connor - Chairman
Lea Márquez Peterson
Anna Tovar
Kevin Thompson
Nick Myers

Date: 11/2/2023

Delivered via: Email

Zaria Rainey

RE: Entity Name: Better Opportunities For Self Success LLC
ACC File Number: 23601920
ACC Order Number: 202311022397432
Document Received 11/02/2023
Date:
Document Type: Articles of Organization

We are pleased to notify you that the document referenced above submitted for the entity referenced above has been APPROVED for filing.

If the statutory agent street address is NOT in Maricopa County or Pima County, the document must be published. The publication must be completed within 60 days after 11/02/2023, which is the date the ACC approved the document for filing, and must be in a newspaper of general circulation in the county of the statutory agent's street address in Arizona for three consecutive publications. A list of acceptable newspapers in each county is available on the ACC website at <http://azcc.gov/docs/default-source/corps-files/newspaper-list-for-publishing.pdf>. You may receive an Affidavit of Publication from the newspaper that may be filed with the ACC, but filing it is not mandatory.

If the statutory agent street address is in Maricopa County or Pima County, the Commission has already posted notice of the approved document on its website at <http://ecorp.azcc.gov/publicnotice/index>. This posting by the Commission satisfies the statutory requirement for public notice, and no further action on your part is required in order to satisfy the notice requirement. You may, however, choose to provide additional public notice by publishing a copy of the approved document in a newspaper. If you choose to publish, the publication must be completed within 60 days after 11/02/2023, which is the date the ACC approved the document for filing, and must be in a newspaper of general circulation in the county of the known place of business in Arizona for three consecutive publications. A list of acceptable newspapers in each county is available on the ACC website at <http://azcc.gov/docs/default-source/corps-files/newspaper-list-for-publishing.pdf>.

The Corporations Division strongly recommends that you periodically monitor your limited liability company's public record, which can be viewed at ecorp.azcc.gov. If you have questions or for further information, contact Customer Service at 602-542-3026, or, within Arizona only, 800-345-5819.

Division Director Tanya Gibson
1300 W.Washington Street, Phoenix, AZ 85007 | 602-542-3026 | azcc.gov

Date of this notice: 11-02-2023

Employer Identification Number:
93-4226965

Form: SS-4

Number of this notice: CP 575 G

BETTER OPPORTUNITIES FOR SELF
SUCCESS
ZARIA RAINEY SOLE MBR
5339 W BUFFALO PL
CHANDLER, AZ 85226

For assistance you may call us at:
1-800-829-4933

IF YOU WRITE, ATTACH THE
STUB AT THE END OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 93-4226965. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

Taxpayers request an EIN for their business. Some taxpayers receive CP575 notices when another person has stolen their identity and are opening a business using their information. If you did **not** apply for this EIN, please contact us at the phone number or address listed on the top of this notice.

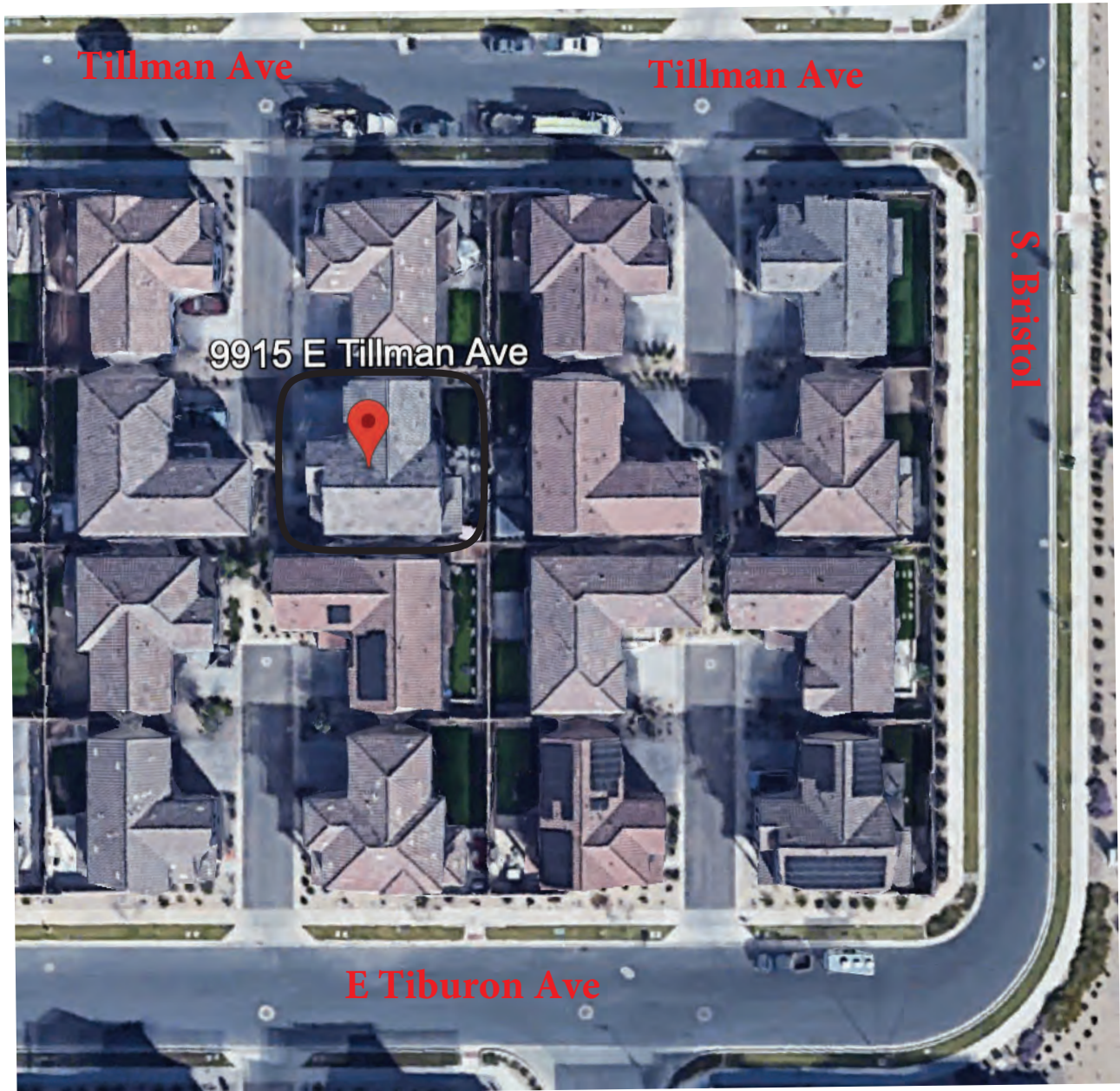
When filing tax documents, making payments, or replying to any related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear-off stub and return it to us.

A limited liability company (LLC) may file Form 8832, *Entity Classification Election*, and elect to be classified as an association taxable as a corporation. If the LLC is eligible to be treated as a corporation that meets certain tests and it will be electing S corporation status, it must timely file Form 2553, *Election by a Small Business Corporation*. The LLC will be treated as a corporation as of the effective date of the S corporation election and does not need to file Form 8832.

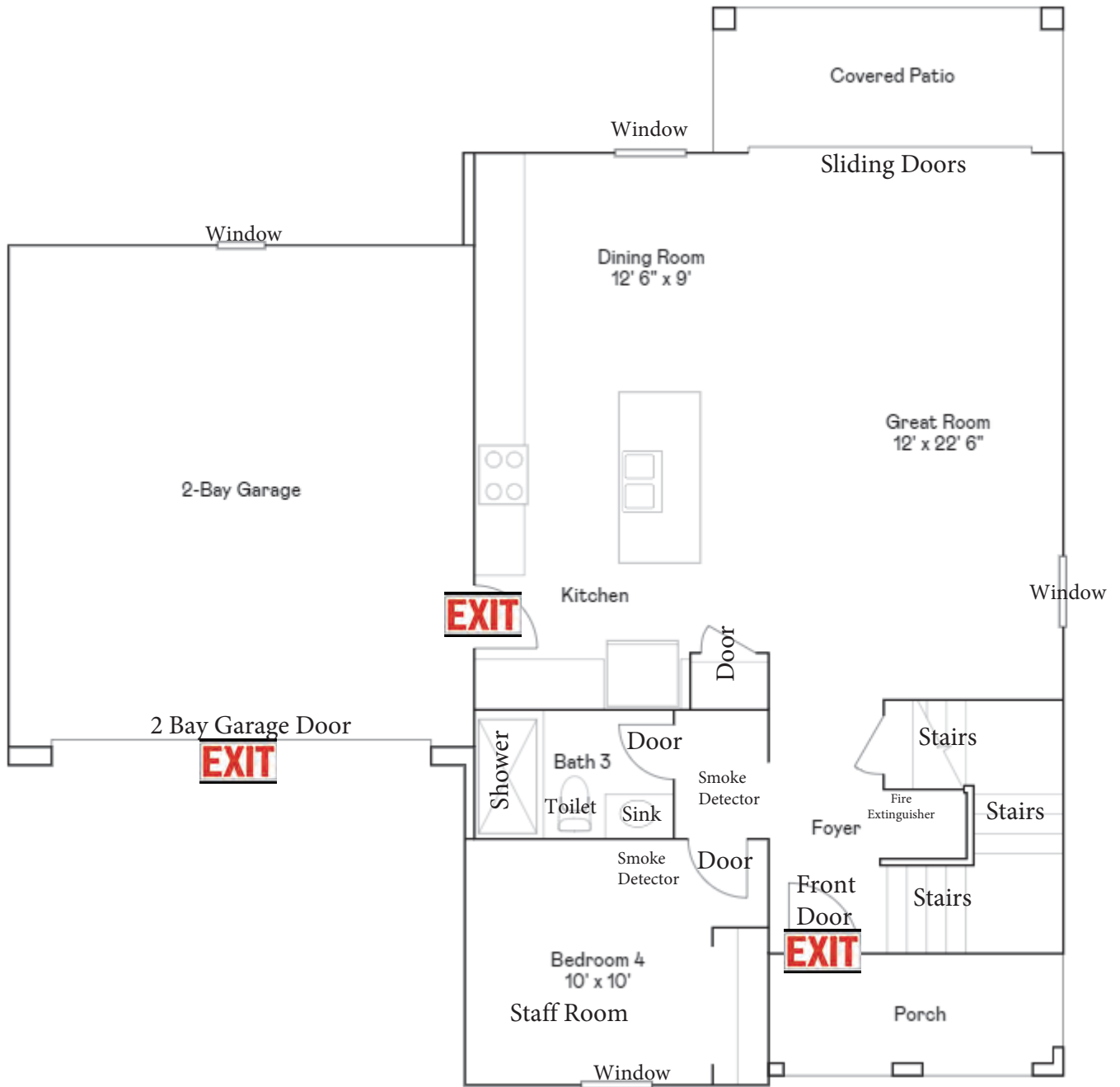
To obtain tax forms and publications, including those referenced in this notice, visit our Web site at www.irs.gov. If you do not have access to the Internet, call 1-800-829-3676 (TTY/TDD 1-800-829-4059) or visit your local IRS office.

PMT23-19379

Site Plan
9915 E Tillman Ave, Mesa AZ 85212



FLOOR PLAN
9915 E Tillman Ave, Mesa, AZ 85212
1st Floor



FLOOR PLAN
9915 E Tillman Ave, Mesa, AZ 85212
2nd Floor

