

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

City of Mesa
Construction Permit
PMT23-03049



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

Record: **PMT23-03049**

Issued On: 07/24/2023

Printed On: 7/24/2023

Project Address: 605 S 30TH CIR, MESA, AZ 85204

Zoned: RS-7

Subdivision: MEADOWGREEN UNIT 3

Lot: 585

Assessor Parcel: 14040397

Census Tract: 422501

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	2697	
Total SQ FT :		2697	

OWNER: CHARLENE K DAY FAMILY TRUST

Address: 605 S 30TH CIR
MESA, AZ 85204

Telephone:

Fax:

CONTRACTOR:

Address:

Telephone:

Fax:

Fees:

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

CONDITIONS

Fire Inspection Req - Fire Inspection Req

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 Application and Certificate of Occupancy for residential care home operating as a licensed Behavioral Health Residential Care Facility. Name: AMS Living. Mesa Zoning Code 11-31-14 limits the number of residents to #. No skilled nursing services allowed. 24-hour care. R-4 Occupancy Group Condition 2. MBC 310.5. This occupancy condition shall buildings, structures or portions thereof for more than five but not more than 10 persons per Mesa Zoning Ordinance, 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). Automatic fire sprinklers with attic protection monitored by third party 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 #: PMT23-03049

Owner's Name: CHARLENE K DAY FAMILY TRUST

Owner's Address: 605 S 30TH CIR, MESA, AZ, 85204

Project Address: 605 S 30TH CIR, MESA, AZ 85204

Project Name: AMS Living 2

OCCUPANCY:

Occupancy Group	Constr Type	Sq Ft	Occ Load
R-4 Residential Care/Assisted Living	VB	2697	
Total SQ FT :		2697	

Zoning District: RS-7

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:

07/24/2023

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 11:14 am, Jul 20, 2023

APPROVED

By Charlotte Bridges at 5:47 pm, Jul 20, 2023



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

Facility Name: AMS LIVING

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

Facility's Address: 605 S 30TH CIRCLE

City: MESA State: AZ Zip Code: 85213

Facility's Mailing Address, if different: _____

City: _____ State: _____ Zip Code: _____

Facility's Phone Number: 480-830-0266 Facility's E-Mail: amsliving@yahoo.com

Facility's Operator: Stephanie Padilla

Operator's Phone Number: 480-760-5303 Operator's E-Mail: stephanie.amsfire@yahoo.com

Property Owner (Print): Stephanie Padilla

Property Owner's Address: same as above

City: _____ State: _____ Zip Code: _____

Property Owner's Phone Number: 480-760-5303 Property Owner's E-Mail: stephanie.amsfire@yahoo.com

Property Owner's Signature: Steph Padilla (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:

Steph Padilla
Applicant's Signature

07/12/2023

Date

Located in the Single Residence-7 (RS-7) zoning district and meets the 1,200 foot separation requirement.

PMT23-03049



Occupancy Confirmation Worksheet

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

Property Address: 605 S 30TH CIRCLE

Facility Name: AMS LIVIING

Type of residential care Facility as licensed: Behavioral Health Home

Number of Care Residents (not including staff): 10

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:

Stephanie Padilla

07/12/2023

Applicant Printed Name

Applicant Signature

Date



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

Property Owner's Authorization Signature Form

Property Owner:

Kerry Day, Trustee

Name

605 S 30th Circle, Mesa AZ 85204

Address (Street, City, State, Zip Code)

480-659-7676

Phone Number

Fax Number

k.day2@cox.net

E-mail

Kerry Day

Signature

2/23/2023

Date

Applicant:

Stephanie & Jose Padilla

Name

420 N Jesse St Chandler AZ 85225

Address (Street, City, State, Zip Code)

480-760-5303

Phone Number

Fax Number

Stephanie.amsfire@yahoo.com

E-mail

Stephanie Padilla

Signature

02/22/2023

Date

Registration Number (required for professional registrants)

Address of Site: 605 S 30th Circle Mesa AZ 85204

APN: 140-40-397

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]

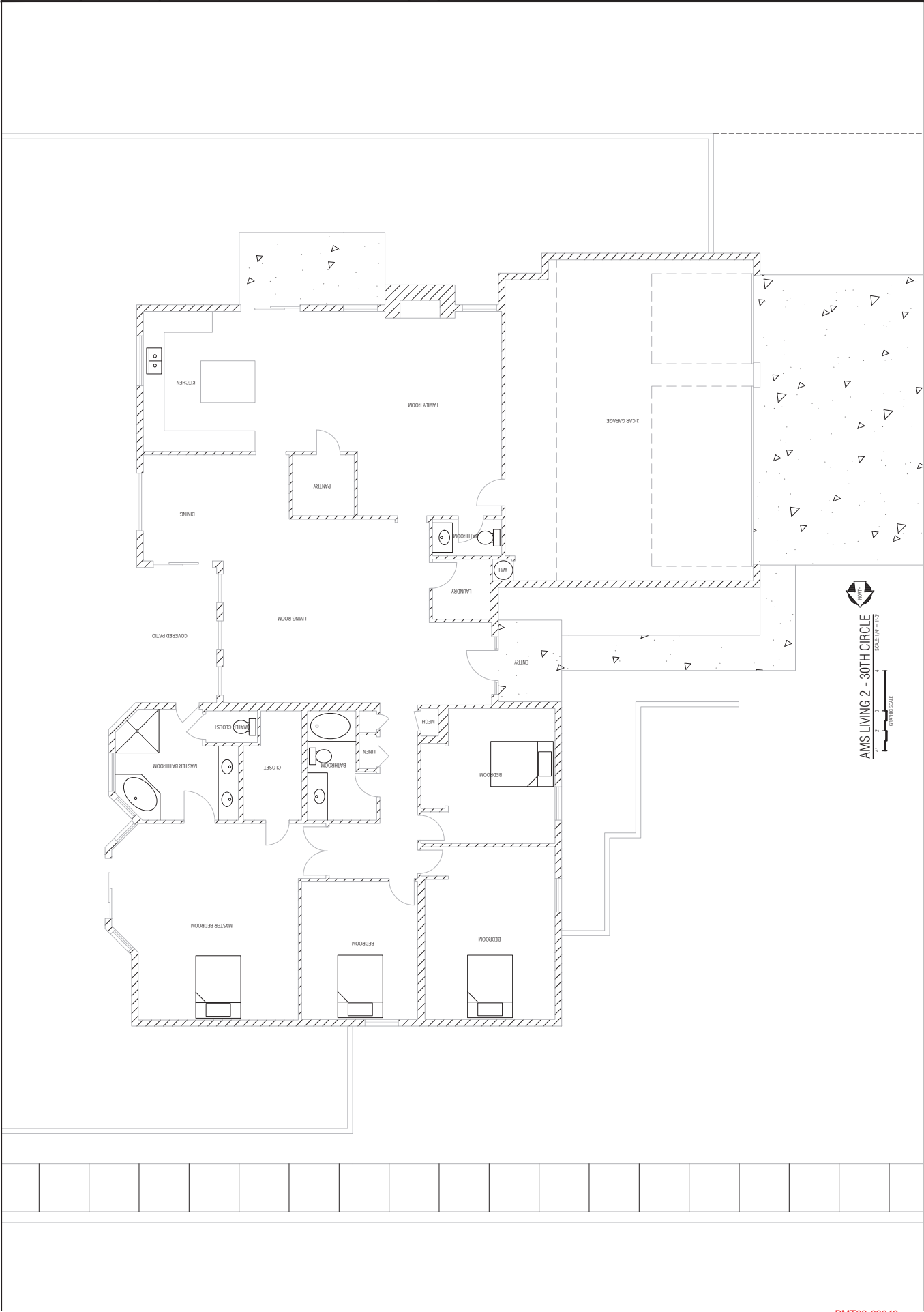
☐ Group Foster Care Home [DCS]

B: B: Community Residence Registration Application and Certificate of Occupancy for residential care home operating as a licensed Behavioral Health Residential Care Facility. Name: AMS Living. Mesa Zoning Code 11-31-14 limits the number of residents to #. No skilled nursing services allowed. 24-hour care. R-4 Occupancy Group Condition 2. MBC 310.5. This occupancy condition shall buildings, structures or portions thereof for more than five but not more than 10 persons per Mesa Zoning Ordinance, 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). Automatic fire sprinklers with attic protection monitored by third party required. VB Construction. No construction work under this permit. No inspection required.



We, Stephanie and Jose Padilla would like to open a residential behavioral group home @ 605 S 30th Circle in Mesa which is currently in a zoning district for 10 residents. We are currently in the process of purchasing the home however we have the authorization from the seller (please see attached letter.) The behavioral group home will have 10 adult residents ages 18 & up with supervisory care. All residents are capable of self-preservation and residents who may require limited verbal or physical assistance while responding to emergency situations. The behavioral facility will be licensed through AZDHS. The services provided will be room & board, individual & group counseling, self administration medication, making appointments and transportation.

Thank you
Stephanie and Jose
480-760-5303
605 s 30TH Circle Mesa 85204
amsliving@yahoo.com



RECORDED ELECTRONICALLY
BY SECURITY TITLE AGENCY

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
STEPHEN RICHER
20230141467 03/21/2023 12:52
ELECTRONIC RECORDING

RECORDING REQUESTED BY:
Security Title Agency, Inc

st63230082-6-4-2--
morenoa

WHEN RECORDED MAIL TO:
Jose Vidal Padilla and Stephanie Padilla

Escrow No.: ST63230082KJJ
APN: 140-40-397 8

Space above this line for Recorder's Use

WARRANTY DEED

For the consideration of Ten And No/100 Dollars (\$10.00), and other valuable considerations,
Kerry Day as Successor Co-Trustee of Charlene K. Day Family Trust, U/A Dated August 31, 2020
does hereby convey to

Jose Vidal Padilla and Stephanie Padilla, husband and wife
the following real property situated in County of Maricopa, State of Arizona:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Trust Disclosure-Grantor
In Compliance with ARS 33-404, Beneficiaries for the Grantor's Trust is:

DISCLOSURE OF BENEFICIARIES ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way,
covenants, conditions and restrictions as may appear of record.

The undersigned hereby warrants the title against all persons whomsoever, subject to the matters set forth.

PMT23-03049

WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: March 14, 2023

Kerry Day as Successor Co-Trustee of Charlene K. Day Family Trust, U/A Dated August 31, 2020

BY: Kerry Day Co Trustee
Kerry Day, Successor Co-Trustee

STATE OF AZ

COUNTY OF Maricopa

On the 17 day of March 2023, before me, a Notary Public in and for said State, personally appeared Kerry Day, of the Kerry Day as Successor Co-Trustee of Charlene K. Day Family Trust, U/A Dated August 31, 2020.

Witness my hand and seal

[Signature]
Notary Public

My Commission Expires: 4/1/24

(SEAL)



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 140-40-397 8

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA AND IS DESCRIBED AS FOLLOWS:

Lot 585, of Meadowgreen Unit Three, according to Book 220 of Maps, Page 28, and Certificate of Correction recorded in Docket 14298, Page 12, records of Maricopa County, Arizona.

**TRUST DECLARATION
(Disclosure of Beneficiaries)**

Date: March 14, 2023
Escrow No.: ST63230082KJJ

Pursuant to ARS 33-404, the names of the beneficiaries of the Declaration of Trust dated (August 31, 2020) are as follows:

Name: KERRY DAY
Address: 5231 E. DOLPHIN AVE MESA, AZ, 85206
Name: _____
Address: _____
Name: _____
Address: _____
Name: _____
Address: _____
Name: _____
Address: _____
Name: _____
Address: _____

(This document will be recorded at the Close of Escrow attached to the Deed)

ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

Escrow No.: ST63230082KJJ

Jose Vidal Padilla and Stephanie Padilla, husband and wife each state that:

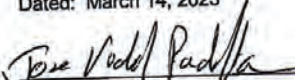

They have offered to purchase the real property situated in Maricopa County described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Each of them, individually and jointly as Grantees, declare that it is their intention to accept the conveyance and acquire all interest in the real property as community property with right of survivorship, and not as a community property estate and not as tenants in common.

By the execution and delivery of this "Acceptance of Community Property With Right of Survivorship" they direct and authorize Escrow Agent to attach this "Acceptance of Community Property With Right of Survivorship" to the deed upon its execution and delivery and to record this "Acceptance of Community Property With Right of Survivorship" together with the deed.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.
Dated: March 14, 2023


Jose Vidal Padilla

Stephanie Padilla

State of ARIZONA

County of MARICOPA

This instrument was acknowledged before me on this 20 day of March, 2023, by Jose Vidal Padilla and Stephanie Padilla.


Notary Public
My Commission Expires: 4/19/2026

[SEAL]

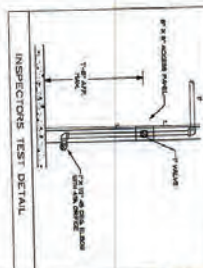
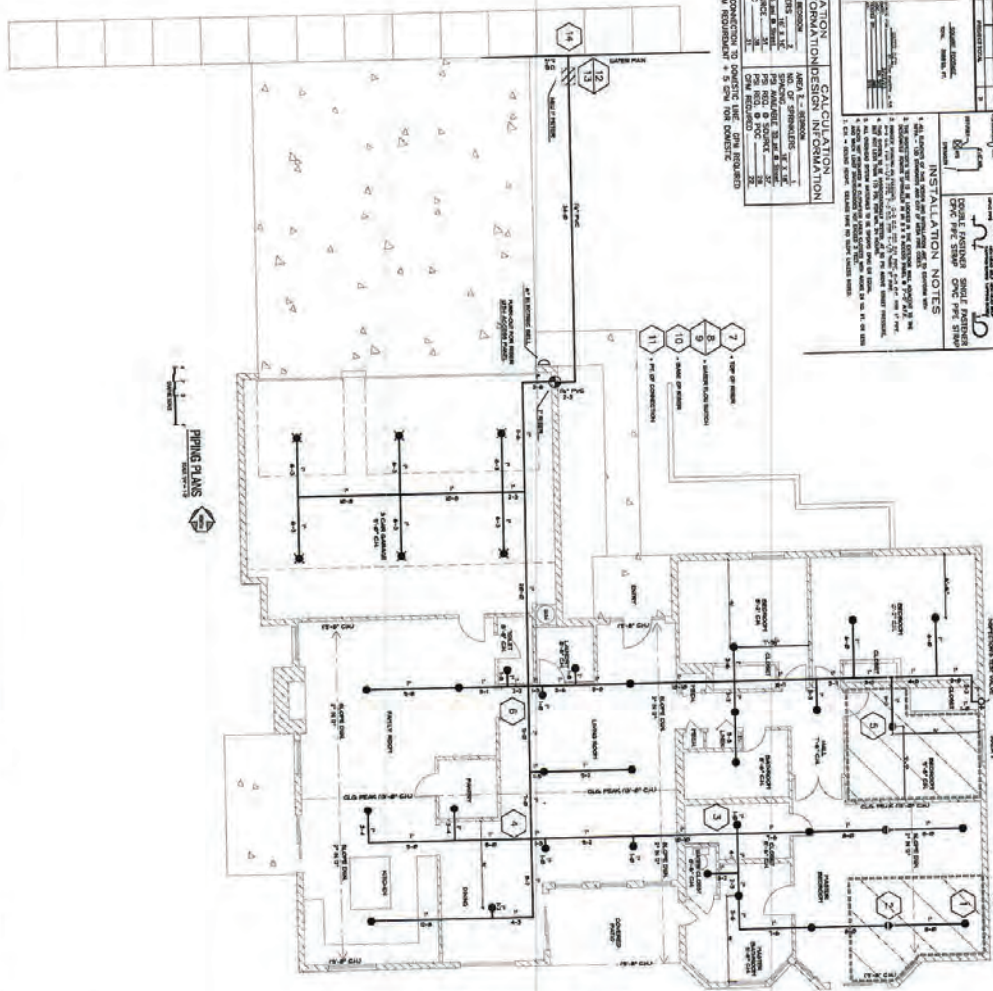


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 140-40-397 8

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA AND IS DESCRIBED AS FOLLOWS:

Lot 585, of Meadowgreen Unit Three, according to Book 220 of Maps, Page 28, and Certificate of Correction recorded in Docket 14298, Page 12, records of Maricopa County, Arizona.



NAME John A. Moll DATE 4/9/78
ADDRESS John A. Moll, Jr.
Superior Engineering Technicians
10000 13th Ave. S.W.
Seattle, WA 98148
CITY Seattle STATE WA ZIP 98148

PROPERTY OWNER: JOSE AND STEPHANIE PADILLA
400 N. JESSIE ST.
DANFORTH APTDIA, BS225
PHOENIX, AZ 85026-1403
PHONE: 602-506-1403
WIDE PHONE: 480-347-8900

Steel Title
Fire Sprinkler Plan

AMS LIVING 2
605 S. 30TH CIRCLE
MESA, ARIZONA 85204

AMS
FIRE PROTECTION



Building Inspections Division

Certificate Of Completion

Record Number: PMT23-05970
Project Address: 605 S 30TH CIR, MESA, AZ 85204
Project Description: new fire sprinkler system
Owner Name: Jose & Stephanie Padilla
Owner Address: 420 N Jessie Street, Chandler, AZ, 85225

This Certificate is issued pursuant to the requirements of the Mesa Administrative Code, Section 4-1-6(C) which became effective February 10, 2019, certifying that on the date indicated, the work authorized under the Building Permit noted above has been satisfactorily completed and is in compliance with said Code (International Codes adopted by City of Mesa and in effect at the time of permit submittal) with various ordinances of the City regulating building construction insofar as ascertained by the undersigned.

This Certificate does not grant authority to occupy a building prior to the issuance of a Certificate of Occupancy. Any alterations or changes to the project for which this Certificate is issued shall void this Certificate.

Conditions/Restrictions:

No Conditions/Restrictions

Building Safety Director

06/27/2023

Date



Building Inspections Division

Certificate Of Completion

Record Number: PMT23-08190
Project Address: 605 S 30TH CIR, MESA, AZ 85204
Project Description: Adding full fire alarm with notification tied into the new sprinkler system. Fire sprinkler drawing is FOR REFERENCE ONLY. At PMT23-05970 is the approved fire sprinkler system. Applicant confirmed that fire protection systems are being installed voluntarily (PW).
Owner Name: CHARLENE K DAY FAMILY TRUST
Owner Address: 605 S 30TH CIR, MESA, AZ, 85204

This Certificate is issued pursuant to the requirements of the Mesa Administrative Code, Section 4-1-6(C) which became effective February 10, 2019, certifying that on the date indicated, the work authorized under the Building Permit noted above has been satisfactorily completed and is in compliance with said Code (International Codes adopted by City of Mesa and in effect at the time of permit submittal) with various ordinances of the City regulating building construction insofar as ascertained by the undersigned.

This Certificate does not grant authority to occupy a building prior to the issuance of a Certificate of Occupancy. Any alterations or changes to the project for which this Certificate is issued shall void this Certificate.

Conditions/Restrictions:

No Conditions/Restrictions

Building Safety Director

07/10/2023

Date