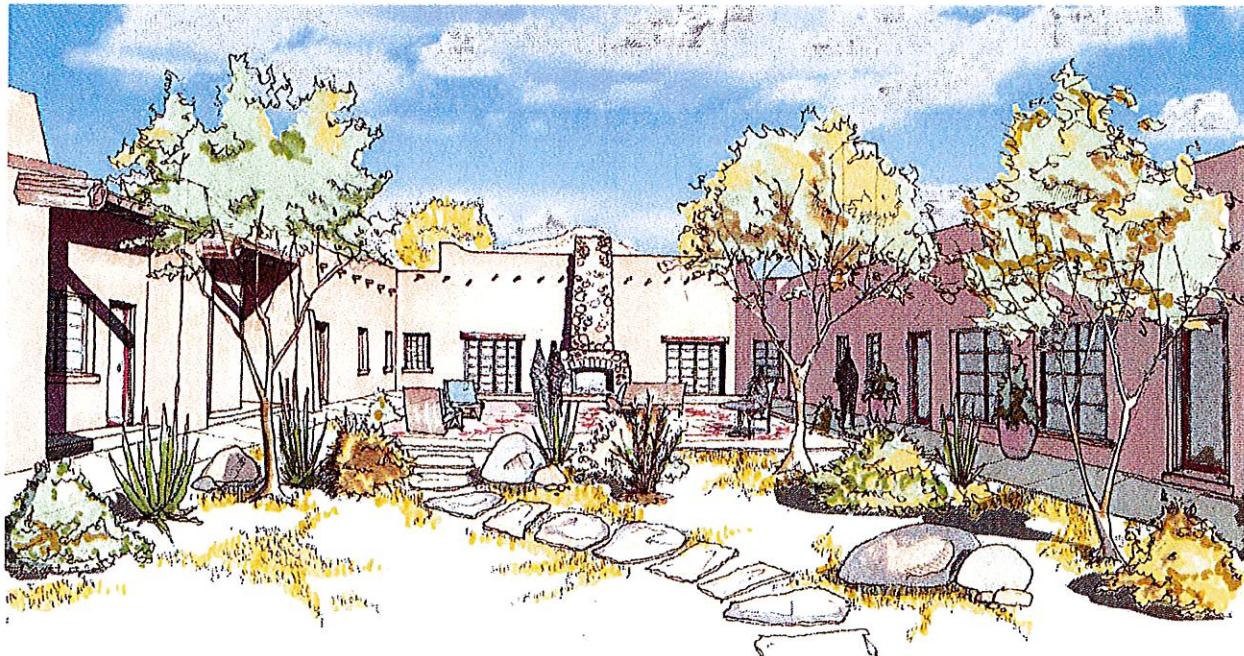


Sabino Recovery Group, LLC

Pima County Conditional Use Permit Application Property: 8505 E. Ocotillo Drive



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CONTACTS:

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Pat Griffin, Haralson, Miller, Pitt, Feldman & McAnally - Attorney for The Fenster School of Southern Arizona:

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CONDITIONAL USE PERMIT APPLICATION

ZONING ENFORCEMENT DIVISION
201 N. Stone Avenue, 1st Floor
Tucson, Arizona 85701-1207
(520) 724-6675

APPLICATION FOR CONDITIONAL USE PERMIT

OWNER: The Fenster School of Southern Arizona, an Arizona non-profit corporation

CONTACT: Pat Griffin - Haralson, Miller, Pitt, Feldman & McAnally (Agent for Owner)

PHONE: 520.792.3836 **ADDRESS:** 8505 E. Ocotillo Dr. **CITY:** Tucson, AZ **ZIP:** 85750

APPLICANT (if not owner): Sabino Recovery Group, LLC, an Arizona limited liability company

PHONE: 520.241.9333 **EMAIL ADDRESS:** jackbobod@gmail.com (Jack O'Donnell)

ADDRESS: 4436 East River Oak Trail **CITY:** Tucson, AZ **ZIP:** 85718

PROPERTY ADDRESS: 8505 E. Ocotillo Drive **ZONE:** SR

TAX CODES: 11409002D; 11409004B; 11410230C **TOWNSHIP, RANGE SEC.:** 16, 13.0, 15.0E

LOT DIMENSIONS: See Site Plan **LOT AREA:** 62.23A + 28.49A + 49.64A = TOTAL AREA: 140.36 Acres

TYPE OF USE PROPOSED FOR PROPERTY (BE SPECIFIC): Sabino Recovery will function as a private, luxury, residential, inpatient behavioral health treatment facility. Treatment will focus on individuals suffering from depression, anxiety, traumatic grief, PTSD, intimacy and relationship disorders, financial disorders, panic disorder, addictions, and co-occurring disorders. See attached information packet for a more detailed description of Sabino Recovery and its mission. Sabino Recovery will not use any structures that are within 100' of any property line for its business; it will likely continue to rent the residential units located on the southwest corner of the center parcel to residential tenants as Fenster School currently is doing.

STATE THE REASONS WHY THE USE IS PROPOSED AND WHY YOU THINK IT WOULD BE COMPATIBLE WITH THE SURROUNDING AREA:

The existing Fenster school property and buildings are ideal for this type of work where a quiet, soothing environment is instrumental in working toward patient recovery. Sabino Recovery is committed to being a good neighbor and chose the Fenster school site because of an appreciation for its character. Sabino Recovery's use will not create any noise, light, sound, smell, or other pollution that might disturb surrounding property owners. There will be no changes to the existing building footprints and there will be no new construction; building density and F.A.R. will remain the same. All facilities are substantially set back from neighbors (see site plan) and the use will

have virtually no impact on surrounding properties. The existing open spaces will not be disturbed and traffic flow will be less than existing use. Sabino Recovery will result in conversion of the property from tax-free to taxable status, raising revenue for area schools and other tax-dependent infrastructure. Finally, Sabino Recovery will create new, well-paying jobs in Pima County.

ESTIMATED STARTING DATE: as soon as possible after February 17, 2015 and acquisition of necessary permits.

ESTIMATED COMPLETION DATE: August 1, 2015

I, the undersigned, represent that all the facts in this application are true to the best of my knowledge.



Signature of Applicant

December 15, 2014

Date

Thomas William Pew III, Hecker PLLC (attorney for Sabino Recovery)
Print Name

(520)798.3803 x. 42

Applicant Phone Number

Applicant agrees to provide staff with written proof of notice to the United States Fish and Wildlife Service of this conditional use request at least 15 days prior to the date of the public hearing. Failure to do so may result in cancellation of the public hearing. In addition, the applicant or authorized representative must appear in person at the public hearing to present the request, otherwise the case may be dismissed.

Please initial here: _____

OFFICE USE ONLY

Case #: _____ Case Title: _____

Type: _____ Fee: _____ Receipt Number: _____ Hearing Date: _____

Notification Area: _____ Sections: _____

Zoning Approval: _____ Special Conditions: _____

A request for continuance of an advertised application or a change in original request by applicant, must be accompanied by an additional fee.

** Applicant should consult with Pima County Planning staff to determine the extent to which this requirement applies to the subject property. The Biological Impact Report pertains to expected impacts on endangered and threatened species as identified in the Sonoran Desert Conservation Plan.

To whom it may concern:

The undersigned, being a duly authorized officer of The Fenster School of Southern Arizona, an Arizona non-profit corporation ("Fenster") does hereby grant Sabino Recovery Group, LLC an Arizona limited liability company, its members, agents, and assigns (collectively "Sabino") the authority to apply for a conditional use permit from Pima County for the property described on Exhibit A (the "Property"). Such authorization shall include any attorney from Hecker PLLC or any architect or employee from the firm RAH Architects.

Sabino is authorized to submit any documentation to Pima County for such permit on behalf of Fenster for the Property. Such authority shall extend indefinitely unless otherwise revoked in a writing delivered to Pima County Zoning Enforcement Division signed by an authorized officer of Fenster.

Notwithstanding anything else in this Letter of Authorization, no condition or requirement may be imposed on the Property without the prior written consent of Fenster.

A photocopy of this authorization shall be considered is effective and valid as the original.

KENNETH FENSTER

Print name

Kenneth Fenster

Signature of Authorized Representative of Fenster

12/9/14

Date

Its: Director

Sabino Recovery Group, LLC



Business Description:

Sabino Recovery Integrated Health and Wellness will be a behavioral health facility, owned by the company Sabino Recovery Group, LLC (“Sabino Recovery”). The proposed property and the facilities are located at 8505 East Ocotillo Drive, Tucson AZ 85750 (the “Property”). The previous business operated at the Property was The Fenster School of Southern Arizona. Sabino Recovery has entered into a long-term lease of the Property, which includes approximately 100 acres and all of the existing structures, as well as the area that is currently operated as a horse boarding facility.

Sabino Recovery will function as a licensed inpatient residential behavioral health treatment facility, licensed by the Arizona Board of Behavioral Health and regulated by the Behavioral Health Board. The facility will follow all requirements for health services as described in Title 9 rules and regulations governed by the Arizona Board of Behavioral Health.

Sabino Recovery will provide services and treatment for individuals suffering from depression, anxiety, traumatic grief, PTSD, intimacy and relationship disorders, financial disorders, panic disorders, addictions, and co-occurring disorders.

Sabino Recovery will not take any court ordered individuals. Sabino Recovery will not take any individual with a history of violence, or individuals with active suicidal ideation. In addition, Sabino Recovery will not admit any individuals with a long-term history of psychiatric admissions.



Sabino Recovery has been funded for development and operation with 100% equity; the company will have no debt at the onset of operations.

Sabino Recovery plans to utilize the beautiful and unique location of the Property, to create a peaceful healing environment unique to the treatment industry. While still operating as a behavioral health facility, Sabino Recovery will feel more like a destination spa or upscale resort. Using a fully integrated treatment model, many of the treatment modalities offered to the guests will be the same as those offered at leading spas.

Sabino Recovery is committed to outreach to the surrounding community, to educate neighbors on the proposed use of the Property. To that end, Sabino Recovery will hold open houses for neighbors to answer questions and address any concerns neighbors may have. Sabino Recovery has already reached out individually to numerous property owners in the area to ensure local support to the greatest degree possible.

Sabino Recovery requires no new construction on the Property. Instead, they will refurbish and redevelop existing structures to comply with the Arizona Board of Behavioral Health standards. Nearly all existing buildings are, and will remain, single story; there are currently three buildings with small second-stories at the center of the site that will be used for Sabino Recovery administration and staff offices. The guest rooms will be completely remodeled, with all new plumbing, and the finished product will compare to that of a high-end extended-stay hotel. This will be a dramatic improvement from the dilapidated, unusable rooms, which currently exist in the main building on the Property. The maximum total number of guests served will be 55, significantly fewer than the maximum number of clients at The Fenster School, which was 150.

In addition to the interior remodeling of the existing buildings, Sabino Recovery will be improving the exterior of most of the buildings. One of the many exterior improvements will be bringing the main building back to its historic territorial look. Other exterior improvements will include, new roofing, exterior finishes, and new doors and windows.

Sabino Recovery will preserve 100% of the current open space on the Property. In addition to preserving the existing open space, the company will spend a substantial amount of time and money to improve the environment surrounding the existing buildings. A complete landscaping program will improve and restore the natural beauty of the Property. Sabino Recovery's landscaping plans call exclusively for indigenous vegetation.

There will be no substantial increase or impact on the surrounding neighbors. All of the buildings being utilized for treatment or housing are significantly removed from any neighboring residence. There will be no increased activity on the Property; in fact, the traffic flow should be considerably less than when Fenster was operating at its maximum capacity of 150 students. The only daily flow to and from the Property will be from staff members, who do not come and go at the same times, but whose arrival and departure are staggered throughout the day. Furthermore, the guests of Sabino Recovery will only arrive once and depart once over an approximate 35-day period. There will be no noise issues associated with the operation of Sabino Recovery; there are not even televisions in the guest rooms.

The primary treatment model will be based on a 35-day length of stay and will include individual therapy, group therapy, and family therapy. Residents will be 18 and over, with the average age being approximately 35. The treatment model will also provide integrative therapies such as



massage, acupuncture, equine assisted psychotherapy, eye movement desensitization reprocessing (EMDR), and somatic therapy as well as life balancing treatments in diet, exercise, sleep, and the social and spiritual needs of each resident.

Each resident of the Sabino Recovery treatment program will have their own dedicated treatment team, which will be facilitated by a team of licensed and credentialed professionals that may include a medical doctor, a psychiatrist, a psychologist, a psychotherapist, a nurse and other specialty therapists as relevant. Other treatment team members could be dieticians, sleep experts, fitness specialists, acupuncturist, which will be assigned dependent on the guest's individual needs.

It is important to note that all potential residents of Sabino Recovery must be medically stable for admission. Every individual must be able to perform all activities of daily living. There must be reasonable evidence that each client can benefit from the types of treatment offered. All clients must be medically and mentally stable to participate in the program. Moreover, most importantly, every individual must be coming to treatment voluntarily.

Sabino Recovery Integrated Health and Wellness's mission in short is to provide nurturing and empathic care for individuals in need in the peaceful, unique environment of the Property. The facility anticipates on opening its doors in the mid summer of 2015. We are grateful for the support from the surrounding community and look forward to a long and mutually rewarding relationship.

The founding partners of Sabino Recovery are Jack O'Donnell, Nancy O'Donnell, Pat Manley, and Thomas Isbell. Between them, the founders have over 50 years of experience in the field of behavioral health, including



instrumental roles in running Sierra Tucson and Miraval. Jack and Nancy O'Donnell will be Directors of the company and responsible for the day-to-day operation of Sabino Recovery. Jack O'Donnell will act as Chief Operating Officer, Nancy O'Donnell as Vice President of Clinical Services, Pat Manley will be a full time Director and a national spokesperson for Sabino Recovery. Thomas Isbell will be a full time employee and Director, and Sabino Recovery's Business Development officer.