

ORDINANCE NUMBER 2023-06

AN ORDINANCE OF THE TOWN OF PARADISE VALLEY, ARIZONA, APPROVING AN INTERMEDIATE AMENDMENT TO THE SPECIAL USE PERMIT FOR FIRST SOUTHERN BAPTIST TO INCORPORATE & DEVELOP A 5,812 SQUARE FOOT SOLAR SHADE STRUCTURE TO THE SOUTHEAST PORTION OF THE PROPERTY (LOCATED AT 5230 N SCOTTSDALE ROAD / MARICOPA COUNTY ASSESSOR PARCEL NUMBER 174-65-004C).

WHEREAS, the Town of Paradise Valley Council held a public hearing on _____, 2023, in the manner prescribed by law, to hear and to take action on the amendment to the Special Use Permit for the First Southern Baptist Church, as recommended by the Planning Commission; and

WHEREAS, the Town of Paradise Valley Planning Commission held a public hearing on December 5, 2023, in the manner prescribed by law, for the purpose of considering an amendment to the Special Use Permit for the First Southern Baptist Church, and recommended approval to the Town Council; and

WHEREAS, the Town Council finds that the Applicant met the requirements of Section 2-5-2.F, Citizen Review Process, including holding a Citizen Review Session on November 10, 2023 to provide a reasonable opportunity for the Applicant, adjacent landowners, and other potentially affected citizens to discuss issues or concerns they may have with the Application; and

WHEREAS, the amendment to the Special Use Permit for the First Southern Baptist Church is consistent with the property's designation of "Public/Quasi Public" on the Town's General Plan Land Use Map and its zoning district of "Special Use Permit – Public" on the Town's Zoning Map; and

WHEREAS, in accordance with Article II, Section 1 and 2, Constitution of Arizona, the Town Council has considered the individual property rights and personal liberties of the residents of the Town before adopting this ordinance; and

WHEREAS, the Town Council has considered the probable impact of this ordinance on the cost to construct housing for sale or rent.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND TOWN COUNCIL OF THE TOWN OF PARADISE VALLEY, ARIZONA THAT:

Section 1. The recitals above are incorporated as if fully set forth herein.

Section 2. Pursuant to Article XI of the Zoning Ordinance of the Town of Paradise Valley, Arizona (the “Town”), the Town hereby grants to 1ST SOUTHERN BAPTIST CHURCH OF SCOTTSDALE limited liability company (the “First Southern Baptist Church” and “the Owner” owner of 5230 N Scottsdale Rd), its successors and assigns SUP-23-03 by its approval of this Ordinance governing the use of the Property. All capitalized terms contained herein shall have the meanings ascribed to them parenthetically or otherwise in this Ordinance, subject to the following conditions:

1. The Special Use Permit for the First Southern Baptist Church allows for Place of Worship uses on the land located at 5230 N Scottsdale Rd in the Town of Paradise Valley, Arizona, more particularly described in the legal description on Exhibit A attached hereto (the “Property”).
2. The Special Use Permit for the First Southern Baptist Church is hereby amended by application SUP 2023-03 to incorporate and develop a 5,812 solar shade structure to the southeast portion of the property (located at 5230 N Scottsdale Rd/Maricopa County Assessor Parcel Number 174-65-004C) into the First Southern Baptist Church (located at 5230 N Scottsdale Road/Maricopa County Assessor Parcel Number 174-65-004C). Proposed development on the 8-acre site is subject to any definitions, stipulations, plans, and documents set forth in Exhibit B and Exhibit C, attached hereto.
3. SUP-23-03 includes the following sections: Legal Description in Exhibit A, attached hereto, Description of Proposed and Prior SUP Amendments in Exhibit B, attached hereto, and the Project Description, Stipulations, and Approved Plans in Exhibit C, attached hereto. This Special Use Permit has been amended to include all applicable prior approvals that shall remain in full force and effect, together with the amendments of Exhibit B as set forth in Exhibit C, attached hereto.
4. This Intermediate Amendment to the Special Use Permit for this Property is in accordance with Section 1102.7 of the Zoning Ordinance.

Section 3. If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

PASSED AND ADOPTED by the Mayor and Town Council of the Town of Paradise Valley, Arizona, this ____ day of _____, 2023.

Jerry Bien-Willner, Mayor

SIGNED AND ATTESTED THIS ____ DAY OF _____ 2023.

ATTEST:

APPROVED AS TO FORM:

Duncan Miller, Town Clerk

Andrew McGuire, Town Attorney

DRAFT

**EXHIBIT A
TO
ORDINANCE NUMBER 2023-06**

Legal Description

**TOWN OF PARADISE VALLEY
SPECIAL USE PERMIT FOR FIRST SOUTHERN BAPTIST CHURCH & 5230 N
SCOTTSDALE RD**

First Southern Baptist Church. 5230 N Scottsdale Road. Assessor's Parcel Number 174-65-004C.

*The Southeast Quarter of the Northeast Quarter of the Southeast Quarter of Section 15,
Township 2 North, Range 4 East of the Gila and Salt River Base and Meridian; EXCEPT the
South 216 feet of the East 225 feet; EXCEPT the East 65 feet; and EXCEPT the South 30 feet.*

**EXHIBIT B
TO
ORDINANCE NUMBER 2023-06**

DESCRIPTION OF PROPOSED AND PRIOR SUP AMENDMENTS

**TOWN OF PARADISE VALLEY
SPECIAL USE PERMIT FOR PARADISE FIRST SOUTHERN BAPTIST CHURCH**

The Town annexed the Property in May 1961. The Town approved the original Special Use Permit ("SUP") on January 29, 1969. The list below summarizes the known amendments to the SUP.

[Insert Date] (SUP-23-03)	An Intermediate Special Use Permit Amendment to add a solar shade structure
March 26, 2020 (SUP-20-04)	Managerial amendment to allow for two playground shade canopies.
October 4, 2012 (SUP-12-00)	Managerial amendment to install gate across western driveway and allow placement of clothing donation bin on west side of property adjacent to parking lot.
February 21, 1996 (SUP-96-8)	Minor Amendment for minor interior remodel of main church building.
August 27, 1996 (SUP-96-7)	Minor Amendment to allow the installation of a mansard roof along the western wall of building "A" to match the rest of the buildings on the site, and a 10 foot by 20 foot flat roof for sun screening the building entry.
April 20, 1994 (SUP-94-8)	Minor Amendment to allow nine cellular antenna on the rooftop mechanical screening of the 2-story education building.
December 3, 1991 (SUP-91-3)	Minor Amendment to remove the existing monument sign and replace with new/larger building-mounted signage.
January 12, 1989 (SUP-88-2)	Amendment for a revised setback on the worship building and allowing the parking area lights at 12-feet tall.
January 29, 1987 (SUP-87-4)	Minor Amendment to alter elevations of worship building for acoustical purposes
November 10, 1983 (SUP-82-7)	Amendment to adopt new Master Plan and Phase 1 approval of Building E (worship center).
September 25, 1980 (SUP-80-8)	Amendment to construct 2-story education building (presently exists west of the sanctuary building), add parking, acknowledge the existing monument sign, and demolish six smaller buildings on campus. SUP-80-8 was later superseded by SUP-82-7.
January 8, 1981 (SUP-80-7)	Amendment to reduce the area of the church site by selling the southeast corner of the property (5206 N Scottsdale Road and presently the Special Use Permit for Van Dyke Aesthetics). SUP-80-7 was later superseded by SUP-82-7.
April 8, 1976 (SUP-76-8)	Amendment to allow the use of the existing buildings and property to operate a private elementary school. SUP-76-8 was later superseded by SUP-80-8.

July 27, 1972 (SUP-72-4)	Amendment to allow a monument sign facing Scottsdale Road. SUP-72-4 was later superseded by SUP-80-8.
September 9, 1970 (SUP-70-1)	Initial Special Use Permit to allow construction of the church campus. This included an interim auditorium building and classroom building which still exist (being the two existing northernmost buildings). At this time, there were several adobe buildings directly west of these two buildings that were used for church purposes and a pool that was removed. SUP-70-01 was later superseded by SUP-80-8.
January 29, 1969 (SUP-69-1)	Request to construct a church that was reviewed by the Planning Commission and later reapplied as SUP-70-1 due to the changes constituting Town Council approval.

**EXHIBIT C
TO
ORDINANCE NUMBER 2023-06**

SPECIAL USE PERMIT

**TOWN OF PARADISE VALLEY
SPECIAL USE PERMIT FOR FIRST SOUTHERN BAPTIST CHURCH**

I. PROJECT DESCRIPTION

Pursuant to Article XI of the Zoning Ordinance of the Town of Paradise Valley, Arizona (the “Town”), the Town hereby grants to FIRST SOUTHERN BAPTIST CHURCH its successors and assigns an Intermediate Special Use Permit Amendment (SUP-23-03) by its approval of this Ordinance (the “SUP”) governing the use of the Property. The purpose of the Intermediate Amendment is to construct a 5,812 square foot solar shade structure on the southeast portion of the property.

This Intermediate Amendment is one of many amendments to the first Special Use Permit on the Property approved by the Town in 1970. This Intermediate Special Use Permit Amendment is being granted by the Town to permit the continued use and operation of the Property as a Place of Worship subject to and in accordance with the stipulations and other provisions set forth herein.

Subject to the new stipulations, the existing stipulations, and other provisions set forth herein, the facilities and uses authorized to be developed, redeveloped, and used on the Property include Place of Worship uses as depicted on the Approved Plans and documents.

II. DEFINITIONS

“**Approved Plans**” means the plans and documents associated with SUP-23-03 and described in Subsection IV in Exhibit “C” of this Ordinance.

“**Owner**” means 1ST SOUTHERN BAPTIST CHURCH OF SCOTTSDALE limited liability company, their successors and assigns. An Owner may be an individual, corporation, partnership, limited liability company, trust, land trust, business trust or other organization, or similar entity, which in turn may be owned by individuals, shareholders, partners, members or benefitted parties under trust agreements, all of which may take any legal form, and may allocate interests in profits, loss, control or use.

“**Ordinance**” means Ordinance 2023-06.

“**Property**” means the real property described in Exhibit A to Ordinance 2023-06.

“Place of Worship” means the entire Property and all facilities and other improvements existing, developed or redeveloped and used or useful on the Property in general conformance with the Approved Plans and/or these Stipulations.

“Special Use Permit” or “SUP-23-03” or “SUP” shall mean this special use permit as approved by Town Ordinance 2023-06.

“Stipulations” refer to the conditions of approval as shown in Exhibit C of Ordinance 2023-06.

“Town” means the Town of Paradise Valley.

III. STIPULATIONS

A. GENERAL

SUP-23-03 (NEW/PROPOSED SUP STIPULATIONS)

1. All improvements to the Property shall be in substantial compliance with the Narrative, Plans, and Documents:
 - a. Narrative, prepared by Sonora Solar dated June 8, 2023.
 - b. Site Plan, prepared by Sonora Solar, Sheet I-1.0 and Sheet A-1.0, dated August 2, 2023.
 - c. Lighting Plan, prepared by Sonora Solar, Sheet A-1.1 and Sheet A-1.2, dated August 2, 2023.
 - d. CanadianSolar Solar Array Cut Sheets, provided by Sonoran Solar on August 2, 2023.
 - e. The 3-D Renderings, prepared by Sonora Solar attached to the application packet.
 - f. Updated Landscape Plan, prepared by Sonoran Solar dated November 14, 2023.
2. To clarify any past uncertainty regarding right-of-way dedication, no construction permit shall be issued on the Property until the Owner executes one or more fee simple dedication(s) in favor of the Town for the 65 feet of existing right-of-way along Scottsdale Road and 30 feet of right-of-way along Vista Drive adjoining the Property.
3. In the event of a conflict between these Stipulations and the Approved Plans, these Stipulations shall govern.
4. The operation time for the solar canopy lighting is limited from dusk to 10:00 p.m. In case of an event, the canopy lights will shut off 30 minutes after the event is over.
5. The landscaping shall be in substantial compliance with the approved landscape plan prepared by Sonora Solar and dated November 14, 2023. All landscaping on site shall be maintained. Overgrown vegetation and trees shall be cut back so they do not obstruct Vista Drive and any dead trees or dead vegetation shall be replaced with a same type of tree/plant (or similar type if the equivalent is not available).

6. All landscaped areas shall be supported by an automatic irrigation system and shall be designed and maintained in a manner that promotes water conservation and prevents water overflow or seepage into the street, sidewalk, or parking areas.
7. No construction permit shall be issued for the Property until appropriate engineering or architectural plans and documents are submitted to the Town and the issuance of such construction permit(s) for that particular activity is approved by the Town. Submitted plans shall be required to meet the building code most recently adopted by the Town.
8. During the period of demolition or construction of new improvements, signs shall be posted on the Property in conformance with the Town construction sign regulations that identify a person(s) with phone and email to contact regarding construction-related matters.
9. Chain link fencing with screening is required to completely surround any exterior construction areas, any construction refuse areas, any construction material storage areas and any exterior sanitation facilities used during a construction project. The screening material may not be used for advertising or other signage. Once installed and approved for SUP and code compliance, the exterior perimeter fencing may take the place of the chain link fencing with screening.
10. The Owner shall provide the Town with a signed Waiver of Claims for Diminution of Value under A.R.S. § 12-1134 (Proposition 207 Waiver) in the form provided by the Town Attorney prior to Town Council approval of this Application, with said form recorded prior to or on the effective date of this ordinance.
11. All existing Special Use Permit stipulations shall remain in full force and effect, unless changed or modified by the Intermediate Amendment SUP-23-03.

EXISTING S.U.P. STIPULATIONS to Remain in Full Force and Effect Unless Changed or Modified by Intermediate Amendment SUP-23-03. The following is a list of the existing/current S.U.P. Stipulations:

Managerial SUP Amendment for Two Playground Shade Canopies (SUP-20-04 March 26, 2020)

1. All improvements to the property shall be in substantial compliance with the following:
 - a. The narrative prepared by AAA Sun Control, LLC and dated February 14, 2020;
 - b. The Shade Covers Site Plan; and
 - c. The Elevation Plan and Details, Sheets D-1 and S-1, prepared by AMMTec Consultants, PLLC and dated February 5, 2020.

Managerial SUP Amendment to Install Gate and Allow Clothing Donation Bin (SUP-12-00 October 4, 2012)

1. The proposed gate must include a Knox lock allowing emergency personnel access to the property if necessary.
2. Only one charity donation bin may be placed on the western side of the property.

Minor Amendment for Interior Remodel of Main Church Building (SUP-96-8 February 21, 1996)

No stipulations associated with this amendment.

Minor Amendment to Allow a Mansard Roof Along the Western Wall of Building "A" and a 10 Foot by 20 Foot Flat Roof for Screening the Building Entry (SUP-96-7 August 27, 1996)

No stipulations associated with this amendment.

Minor Amendment to Allow Nine Cellular Antenna on the Rooftop Mechanical Screening of the 2-story Education Building (SUP-94-8 April 20, 1994) as recorded with the Maricopa County Recorder on May 20, 1994 in document 94-0408469

1. This amends the Special Use Permit granted on May 13, 1976, as instrument 11698, page 803 - 804, in the Office of the Maricopa County Recorder.
2. To allow nine (9) cellular telephone panel antenna on the roof of the classroom building located in a Public Utility Easement.
3. One (1) underground vault to house related equipment to the west of the classroom building located in a Public Utility Easement as indicated on Exhibit "A".

Minor Amendment to Remove Existing Monument Sign and Replace with Larger Building-mounted Signage (SUP-91-3 December 3, 1991)

No stipulations associated with this amendment.

Amendment to Alter Setback and Allow 12-foot Tall Parking Lot Lighting (SUP-88-2 January 12, 1989) as recorded with the Maricopa County Recorder on February 28, 1989 in document 89-092647

1. The building setback distance of thirty-four feet, nine inches (34'9") between the Worship Building presently under construction and the property line immediately south of the building is approved.
2. The maximum height of the parking area lights is raised from four feet (4') to twelve feet (12').
3. This grant and approval will become effective upon receipt of a \$1,000.00 civil penalty imposed by this Council.
4. All other terms and conditions of the Amended Special Use Permit remain valid.

Minor Amendment to Alter Elevations of Worship Building for Acoustical Purposes (SUP-87-4 January 29, 1987)

There were conditions related to construction of retention and demolition being on schedule that were completed as part of the worship building construction that no longer apply.

Amendment to Adopt Master Plan and Phase 1 Approval of Building E (Worship Center) (SUP-82-7 November 10, 1983) as recorded with the Maricopa County Recorder on December 7, 1983 in document 83-491024

1. The real property ("Property") subject to this Special Use Permit is located in the Town of Paradise Valley, Maricopa County, Arizona, at 5230 North Scottsdale Road, and is more particularly described as follows: The Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 15, Township 2 North, Range 4 East of the Gila and Salt River Base and Meridian; Except the South 216 feet of the East 225 feet; EXCEPT the East 65 feet and EXCEPT the South 30 feet.
2. The development, construction, and usage of the property shall be in strict compliance with those certain documents marked and certified by the Paradise Valley Town Clerk as:
 - a. Exhibit "A" - As-built Site Plan, prepared by William A. Lockard, dated August 9, 1980, revised September 19, 1980. Existing construction, November 1983.
 - b. Exhibit "B" - Sign Plan depicting existing sign.
 - c. Exhibit "C" - Elevation Plan Building C, prepared by William A. Lockard, page 1 dated February 11, 1980, and page 2 dated September 18, 1980.
 - d. Exhibit "D" - Master Plan Data, prepared by Design Three Associates Architects, Inc., dated January 19, 1983, revised April 22, 1983, revised June 7, 1983, revised October 18, 1983.
 - e. Exhibit "E" - Site plan for building E as depicted on Master Plan Data, prepared by Design Three Associates Architects, Inc., dated June 7, 1983, revised October 18, 1983, and numbered Sheet 2.
 - f. Exhibit "F" - Worship floor plan for Building E along with basement floor plan prepared by Design Three Associates Architects, Inc., dated June 7, 1983, revised October 18, 1983, and numbered Sheet 3.
 - g. Exhibit "G" - Elevation plan for Building E prepared by Design Three Associates Architects, Inc., dated June 7, 1983, revised October 18, 1983, and numbered Sheet 4.
 - h. Exhibit "H" - Phase I Parking and Landscaping Plan per Planning and Zoning Commission, October 1983, Exhibit "H" shall supersede Exhibits "D" and "E" as they pertain to Parking and landscaping. These exhibits are incorporated into this Special Use Permit and made an integral part hereof.
3. The Property may be used for a church and related facilities only, and no changes, expansions, additions, or alterations to the Property or improvements thereon shall be allowed without an express written amendment to this Amended Special Use Permit.
4. The use of the Property shall at all times conform to all 1 applicable State laws and Town ordinances.

5. Should the Property be used or developed in a manner inconsistent with the terms stated herein, this Special Use Permit may be terminated in its entirety by the Paradise Valley Town Council or the Council may in its sole discretion and in lieu of termination and revocation hereof, upon determination that a violation of the terms and conditions hereof has taken place, assess a fine against the Grantee not to exceed one thousand dollars (\$1,000.00) for each violation. Any day or portion thereof that a violation continues is deemed a separate violation.
6. This Special Use Permit shall be binding on the Grantee, its heirs, assigns, personal representatives, or successors in interest.
7. Outdoor lighting shall be prohibited except as depicted on Exhibits "A", "D", and "H" and no outdoor lighting shall be allowed on any buildings to be constructed pursuant to the Piaster Plan Data, Exhibit "D". Existing exterior lights on Building C will be shielded and such shielding approved by the staff within 30 days.
8. The Property may be utilized as an elementary school subject to compliance with all of the following conditions:
 - a. No building on the Property shall be used for elementary school classroom or instruction purposes except that building identified as Building C on Exhibit "A", and F and E on Exhibit "D" after issuance of Certificates of Occupancy.
 - b. The total number of students enrolled, registered or attending any class at the school shall not, at any time, exceed fifty (50). However, upon completion of construction and issuance of a Certificate of Occupancy for Building F, total enrollment may be increased to 100, and upon completion of construction and issuance of a Certificate of Occupancy for Building H, total enrollment may be increased to not more than 300.
 - c. Such school shall be a regularly organized parochial school with all classes conducted by competent teachers for the full time that the schools of the Scottsdale Public School District are in session, as provided by A.R.S. 15-802 (E) (2).
 - d. Classes shall be held only on Mondays, Tuesdays, Wednesdays, Thursdays, and Fridays, and only between the hours of 8:00 a.m. and 4:00 p.m.
 - e. Fire protection: The classroom shall at all times comply with applicable State fire protection laws and, in addition, have the following fire protection features or devices: (1) a properly functioning and maintained fire and smoke detection system which activates both internal and external alarm system, and (2) all doors leading to or front the building shall be automatically self-closing and two-hour fire resistant, (3) and there shall be an automatic, properly functioning and maintained fire extinguisher system for the entire building.
9. Building E, which was referred to in Exhibit "A" site plan and which is referred to as Building D in Exhibit "D" Laster Plan Data, shall be removed on or before December 29, 1985.
10. After completion of construction of any building to be constructed pursuant to Exhibit "D", no Certificate of Occupancy, temporary or permanent, shall be issued until those parking areas, landscaping and other related facilities as shown on the Master Plan Data, Exhibit "D", and Parking ; and Landscaping Plan, Exhibit "H", pertaining to said structure(s) are completed.

11. Grantee recognizes and agrees that approval of Exhibit "D", Master Plan Data, is contingent upon Grantee being bound by the following:
 - a. Building E, as depicted on Exhibit "D", shall not exceed 30 feet in height and 10,880 square feet.
 - b. Buildings F, G, and H, as depicted on Exhibit "L)", shall not exceed 20 feet in height and one-half the first floor may be below grade, and the building footprints shall not exceed 4,800, 8,000, and 7,000 square feet respectively.
12. When all Master Plan Data is completed as depicted on Exhibit "D", the maximum density of building coverage shall not exceed 13.5%.
13. Approval of Exhibit "D", master Plan, shall constitute preliminary approval of all items set forth therein, but shall not be construed as final approval of any such items. Prior to construction of buildings E, F, G and/or H as shown on the Master Plan, Grantee shall submit for approval of the Town of Paradise Valley architectural and engineering drawings of the proposed construction which shall include, without limitation, plans of building locations, building footprints, elevations, and to include parking, landscaping, in addition:
 - a. The overall site should have a unifying landscape scheme to tie the property together and diminish the disjointed appearance of the buildings.
 - b. There should be a minimum of 10 feet of landscaping between the church parking and the real estate office parking.
 - c. All landscaping shall be maintained in a healthy, neat, clean, and weed free condition. All dead plant materials shall be replaced with live plant materials of like kind and quality.
 - d. There should be a wall or continuous hedge of at least 4 feet in height along the Vista frontage which should be installed concurrent with construction of Building E.
 - e. Chain link fences shall be permitted only for children's safety and restraint and shall be maintained in a neat and orderly manner.
 - f. Undeveloped land awaiting future development shall be maintained in a neat and weed free condition at all times.
 - g. Along the Scottsdale Road and Vista frontages tree plantings shall be required utilizing 15-gallon trees (minimum) at an average of 20 feet on center with clustering allowed. These should be located outside the wall or hedge on Vista.
 - h. Landscaping shall be required within the parking areas such that there shall not be more than 100 feet of parking spaces between landscaped islands. Also along the west boundary this 100 foot spacing standard shall apply between fingers of landscaping (Exhibit "H").
 - i. The minimum landscaping along Vista Drive shall be at least 20 feet wide (Exhibit "H").
 - j. All existing and proposed mechanical equipment shall be screened from view with appropriate screening devices.
 - k. There shall be no outdoor storage of equipment or building materials except during the course of construction on each all approved phase.
14. When all Master Plan Data is completed as depicted on Exhibit "D", a maximum seating on the site shall not exceed 2,006 and there shall be a minimum of 400 paved parking spaces.

15. This Special Use Permit becomes null and void thirty days from Council approval if the Grantee does not comply with both of the following:
 - a. Grantee shall execute this document.
 - b. Grantee shall dedicate to the Town of Paradise Valley as a public right-of-way the eastern most 25 feet along Scottsdale Road, per the following legal description: The west 25 feet of the East 65 feet of the SE ¼ of the NE ¼ of Section 15, Township 2 North, Range 4 East of the Gila and Salt River Base and Meridian, EXCEPT the south 196 feet.
16. The approval of Exhibit "D", Master Plan Data, together with any and all construction or improvements pursuant thereto, shall automatically terminate if Grantee does not initiate construction of Building E, as depicted on Exhibit "D" within four years of Council approval of this Special Use Permit.
17. Grantee is not held to the execution of all or any portion of the proposed Master Plan Data and may elect to abandon the project at any time; however, if construction is commenced on any portion thereof, construction of those buildings and related facilities to said portion shall be completed in accordance with the Master Plan Data, Exhibit "D", and Parking and Landscaping Plan, Exhibit "H".
18. All construction to be commenced pursuant to the Master Plan Data, Exhibit "D" shall, in any event, be completed within ten (10) years of Council approval and granting of this Special Use Permit. Any portion of Master Plan Data not completed within the time limit shall be considered abandoned.
19. This Special Use Permit amends and supersedes the Special Use Permit issued to Grantee on September 25, 1980, recorded in Docket 14720, pages 642-645, Maricopa County Recorder.

Amendment to Construct 2-story Education Building, Add Parking, Acknowledge Monument Sign, and Demolish Six Smaller Buildings on Campus (SUP-80-8 September 25, 1980)

Stipulations associated with SUP-80-8 were superseded by SUP-82-7 approved on November 10, 1983.

Amendment to sell ±8,000 Square Feet of Lot to Adjoining Property owner Hal Rich Realty (to be Medical Plaza to Southeast) (SUP-80-7 January 8, 1981)

Stipulations associated with SUP-80-7 were superseded by SUP-82-7 approved on November 10, 1983.

Amendment to Allow the Use of the Existing Buildings and Property for a Private School (SUP-76-8 April 8, 1976)

Stipulations associated with SUP-76-8 were superseded by SUP-80-8 approved on September 25, 1980

Amendment to Allow a Monument Sign Facing Scottsdale Road (SUP-72-4 July 27, 1972)

No stipulations associated with SUP-72-4 and the approval was superseded by SUP-80-8 approved on September 25, 1980.

Creation of Special Use Permit to Allow Construction of Church Campus (SUP-70-1 September 9, 1970)

Stipulations associated with SUP-70-1 were superseded by SUP-80-8 approved on September 25, 1980.

IV. APPROVED PLANS

The following are known approved plans and documents that still apply to the Property. In the case of discrepancies between Approved Plans, those with a later date shall take precedence. In the circumstance an approved plan or document is not listed, this does not nullify its validity.

[Insert Date] (SUP-23-06)	<ol style="list-style-type: none">1. Narrative, prepared by Sonora Solar dated June 8, 2023.2. Site Plan, prepared by Sonora Solar, Sheet I-1.0 and Sheet A-1.0, dated August 2, 2023.3. Lighting Plan, prepared by Sonora Solar, Sheet A-1.1 and Sheet A-1.2, dated August 2, 2023.4. CanadianSolar Solar Array Cut Sheets, provided by Sonoran Solar on August 2, 2023.5. The 3-D Renderings, prepared by Sonora Solar attached to the application packet.6. Updated Landscape Plan, prepared by Sonoran Solar dated November 14, 2023.
March 26, 2020 (SUP-20-04)	<ol style="list-style-type: none">1. Narrative prepared by AAA Sun Control, LLC and dated February 14, 2020.2. Shade Covers Site Plan, prepared by AMMTec Consultants, PLLC and dated February 5, 20203. Elevation Plan and Details, Sheets D-1 and S-1, prepared by AMMTec Consultants, PLLC and dated February 5, 2020.
October 4, 2012 (SUP-12-00)	<i>No plan(s) on file</i>
February 21, 1996 (SUP-96-8)	<i>No plan(s) on file</i>
August 27, 1996 (SUP-96-7)	<ol style="list-style-type: none">1. Site Plan, prepared by Norman Bryar Architect dated August 16, 1996.

April 20, 1994 (SUP-94-8)	<ol style="list-style-type: none"> 1. Site Plan, prepared by Bianchi Dustrud Partnership dated April 20, 1993. 2. Sections & Electrical Plan, prepared by Bianchi Dustrud Partnership dated May 6, 1994. 3. Elevations, prepared by Bianchi Dustrud Partnership dated April 13, 1994.
November 5, 1991 (SUP-91-3)	<i>No plan(s) on file</i>
December 21, 1988 (SUP-88-2)	<ol style="list-style-type: none"> 1. Revised Site Plan (Landscape Plan & Associated Exhibits), prepared by Norman Bryar & Associates dated December 21, 1988 (parking area lights stipulated at 12 feet tall).
January 29, 1987 (SUP-87-4)	<ol style="list-style-type: none"> 1. Elevations, prepared by Norman Bryar & Associates dated January 10, 1987.
November 10, 1983 (SUP-82-7)	<ol style="list-style-type: none"> 1. As-built Site Plan, prepared by William A. Lockard, dated August 9, 1980, revised September 19, 1980. Existing construction, November 1983. 2. Sign Plan depicting existing sign. 3. Elevation Plan Building C, prepared by William A. Lockard, page 1 dated February 11, 1980, and page 2 dated September 18, 1980. 4. Master Plan Data, prepared by Design Three Associates Architects, Inc., dated January 19, 1983, revised April 22, 1983, revised June 7, 1983, revised October 18, 1983. 5. Site plan for building E as depicted on Master Plan Data, prepared by Design Three Associates Architects, Inc., dated June 7, 1983, revised October 18, 1983, and numbered Sheet 2. 6. Worship floor plan for Building E along with basement floor plan prepared by Design Three Associates Architects, Inc., dated June 7, 1983, revised October 18, 1983, and numbered Sheet 3. 7. Elevation plan for Building E prepared by Design Three Associates Architects, Inc., dated June 7, 1983, revised October 18, 1983, and numbered Sheet 4. 8. Phase I Parking and Landscaping Plan per Planning and Zoning Commission, October 1983, Exhibit "H" shall supersede Exhibits "D" and "E" as they pertain to Parking and landscaping. These exhibits are incorporated into this Special Use Permit and made an integral part hereof. <p><i>Approved Plans prior to SUP-82-7 were superseded by SUP-82-7 and/or later SUP Amendments.</i></p>