

**ORDINANCE NUMBER 2026-01**

**AN ORDINANCE OF THE TOWN OF PARADISE VALLEY, ARIZONA,  
APPROVING AN INTERMEDIATE SPECIAL USE PERMIT  
AMENDMENT FOR PHOENIX COUNTRY DAY SCHOOL TO  
RENOVATE AND UPDATE THE EXISTING BASEBALL FIELD,  
CONSTRUCT A NEW WELLNESS CENTER BUILDING, AND ADD  
TWO NEW DIGITAL INFORMATION SIGNS ON THE PROPERTY  
LOCATED AT 3901 E. STANFORD DRIVE**

**WHEREAS**, on May 27, 2025, an application was filed (the “Application”) on behalf of Phoenix Country Day School, an Arizona corporation (the “Applicant”), for an Intermediate Special Use Permit Amendment, SUP-25-06, to renovate and update the existing baseball field, construct a new Wellness Center building (7,756 square feet), and add two new digital information signs (one in north parking lot and one in the east parking lot) on the real property located at 3901 E. Stanford Drive, in Paradise Valley, Arizona, more particularly described in the legal description attached hereto as Exhibit A attached hereto (the “Property”); and

**WHEREAS**, on February 26, 2026, at a public meeting, the Town of Paradise Valley Town Council (the “Town Council”) provided a Statement of Direction to the Town of Paradise Valley Planning Commission (the “Planning Commission”); and

**WHEREAS**, on April \_\_\_\_, 2026, the Planning Commission held a public hearing, as prescribed by law, to consider the Application, and recommended approval with conditions; and

**WHEREAS**, the Town Council has determined that the Applicant held a Citizen Review Meeting on January 30, 2026, in accordance with Section 2-5-2(F) of the Paradise Valley Town Code; and

**WHEREAS**, the amendment to the Special Use Permit for the Phoenix Country Day School proposed by the Application 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**, on May \_\_\_\_, 2026, the Town Council held a public hearing, as prescribed by law, to hear and take action on Ordinance Number 2026-01 relating to the Application, as recommended by the Planning Commission; and

**WHEREAS**, the amendments to the Special Use Permit as set forth in the Application are consistent with and conform to the Town’s General Plan Land Use Map and Zoning Map; and

**WHEREAS**, in accordance with Article II, Sections 1 and 2 of the 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 determined that the Application, as a modification to

an existing special use permit for a private school and relating only to the renovation and update the existing baseball field, the construction of a new Wellness Center building (7,756 square feet), and the construction of two new digital information signs on the Property, is not a rezoning within the context of the requirements of A.R.S. § 9-462.01(J).

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

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

Section 2. Pursuant to Article XI of the Town’s Zoning Ordinance, the Application is hereby approved, and SUP-25-06 is hereby granted to Phoenix Country Day School, an Arizona corporation, its and successors and assigns, as follows:

1. SUP 25-06 supplements and does not otherwise affect the existing prior-approved Special Use Permits relating to the Property, as more specifically set forth in Exhibit B, attached hereto and incorporated herein by reference.
2. SUP 25-06 creates a new Special Use Permit to allow the Property owner to renovate and update the existing baseball field, construct a new Wellness Center building (7,756 square feet), and add two new digital information signs on the Property, subject to any definitions, stipulations, plans, and documents set forth in Exhibits A through C, each of which is attached hereto and incorporated herein by reference, and which together comprise SUP-25-06.

Section 3. If any provision of this ordinance is for any reason held by any court of competent jurisdiction to be unenforceable, such provision or portion hereof shall be deemed separate, distinct, and independent of all other provisions, and such holding shall not affect the validity of the remaining portions of this ordinance.

Section 4. The Mayor, the Town Manager, the Town Clerk, and the Town Attorney are hereby authorized and directed to take all steps necessary to carry out the purpose and intent of this ordinance.

[Signatures on following page]

**PASSED AND ADOPTED** by the Mayor and Town Council of the Town of Paradise Valley, Arizona, this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Mark Stanton, Mayor

ATTEST:

\_\_\_\_\_  
Duncan Miller, Town Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Andrew J. McGuire, Town Attorney

DRAFT

**EXHIBIT A  
TO  
ORDINANCE NUMBER 2026-01**

**[Legal Description]**

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

PARCEL NUMBERS (Maricopa County Assessor Numbers 170-09-001A and 170-09-001B):

**PARCEL NO. 1:**

**BEGINNING** AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION THIRTEEN (13), TOWNSHIP TWO (2) NORTH, RANGE THREE (3) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN; THENCE NORTH 89 DEGREES 53 MINUTES 30 SECONDS EAST, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, A DISTANCE OF 361.31 FEET TO A POINT; THENCE NORTH 00 DEGREES 06 MINUTES 30 SECONDS WEST A DISTANCE OF 100.00 FEET TO A POINT; THENCE NORTH 27 DEGREES 53 MINUTES 59 SECONDS EAST A DISTANCE OF 1404.16 FEET TO A POINT ON THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, FROM WHICH POINT THE EAST QUARTER CORNER OF SAID SECTION 13 BEARS NORTH 89 DEGREES 47 MINUTES 40 SECONDS EAST A DISTANCE OF 322.00 FEET; THENCE SOUTH 89 DEGREES 47 MINUTES 40 SECONDS WEST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, A DISTANCE OF 1018.18 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13; THENCE SOUTH ALONG THE WEST LINE OF THE SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, A DISTANCE OF 1337.99 FEET TO THE POINT OF BEGINNING.

**PARCEL NO. 2:**

A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION THIRTEEN (13), TOWNSHIP TWO (2) NORTH, RANGE THREE (3) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 13;  
THENCE SOUTH 00 DEGREES 10 MINUTES 31 SECONDS EAST (ASSUMED BEARING) ALONG THE EASTERLY LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID

SECTION 13, A DISTANCE OF 1340.30 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 13; THENCE SOUTH 89 DEGREES 53 MINUTES 30 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 13, A DISTANCE OF 982.97 FEET; TO THE SOUTHEAST CORNER OF PREMISES CONVEYED TO PHOENIX COUNTRY DAY SCHOOL BY DEED RECORDED IN DOCKET 3540, PAGE 18; THENCE NORTH 00 DEGREES 06 MINUTES 30 SECONDS WEST ALONG THE SOUTHEASTERLY LINE OF SAID PHOENIX COUNTRY DAY SCHOOL PREMISES A DISTANCE OF 100 FEET TO AN ANGLE POINT; THENCE NORTH 27 DEGREES 53 MINUTES 59 SECONDS EAST, CONTINUING ALONG THE SAID SOUTHEASTERLY LINE, A DISTANCE OF 1404.16 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 13, TO THE NORTHEAST CORNER OF SAID PHOENIX COUNTRY DAY SCHOOL PREMISES; THENCE NORTH 89 DEGREES 47 MINUTES 40 SECONDS EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER A DISTANCE OF 322.00 FEET TO THE POINT OF BEGINNING; EXCEPT THE EAST 40 FEET THEREOF.

**EXHIBIT B  
TO  
ORDINANCE NUMBER 2026-01**

**[Description of Prior SUP Amendments that are amended upon the Effective Date]**

TOWN OF PARADISE VALLEY  
SPECIAL USE PERMIT FOR THE SMOKE TREE RESORT  
SUP-25-06

The list below summarizes the known approved amendments to the original Special Use Permit, all of which collectively comprise the Special Use Permit for the Property upon the Effective Date of Ordinance Number 2026-01.

SUP #	Date Approved	Nature of Approval
SUP-25-06	May __, 2026	<b>Intermediate Amendment to renovate and update the existing baseball field, construct a new Wellness Center building (7,756 square feet), and add two new digital information signs</b>
SUP-25-05	June 6, 2025	Managerial Amendment to add a second building sign to the Performance Art Center Building
SUP-24-05	October 15, 2024	Minor Amendment to replace the existing music building with a new music building and associated site improvements
SUP-23-05	April 11, 2024	Intermediate SUP amendment for Performance Art Center Building, New Parking Area, and Associated Lighting/Landscape Improvements
SUP-23-04	December 13, 2022	Managerial SUP amendment for Building ‘B’ Burch Hall interior and 705 square foot addition.
SUP-17-04	May 26, 2017	Intermediate SUP amendment to allow for the replacement of the existing administration building, new fencing, and updated signage (Ordinance 2017-04)
SUP-16-00	April 11, 2016	Managerial SUP amendment for enhanced security screenings near the bridge on Stanford Drive.
SUP-16-00	February 10, 2016	Managerial SUP amendment for enhanced security screening that included closing some openings with decorative metal screens, a decorative gate, and converting an existing window system into an entryway with awning and one light at the upper school.
SUP-15-02	July 7, 2015	Minor SUP amendment to allow for the installation of five new signs in the general location of the aquatic center and gymnasium.

SUP-14-01	June 26, 2014	Intermediate SUP amendment for the expansion of the school's gymnasium facilities (Building 'Z'), an associated shade structure, perimeter fencing and landscaping.
SUP-14-03	May 1, 2014	Managerial Amendment to add lights to the aquatic center (Building 'X') shade canopy.
SUP-14-01	January 14, 2014	Managerial SUP amendment to approve the addition of a shade canopy to the new aquatic center, Building 'X', changes to the exterior of the aquatic center building and the change in pool barrier fence material.
SUP-13-10	November 19, 2013	Minor SUP amendment to allow for the construction of a new aquatic center, Building 'X', the relocation of the tennis courts, an updated parking lot, new fencing, new landscaping, new lights, and rescinding Building 'K' approved in 2007 to keep the proposed application as a minor amendment.
SUP-10-10	March 16, 2010	Managerial SUP amendment for additional screen wall height and tenant improvements on Buildings 'B' and 'C'.
SUP-07-02	September 18, 2007	Minor SUP amendment to replace Building 'K'.
SUP-04-05	March 24, 2005	Major SUP amendment for the renovation of existing classroom Buildings 'F', 'G', 'H', 'J' and 'M', installation of new playground equipment, installation of new outdoor tensile shade structures, improvements to existing landscaping and outdoor lighting, and improvements to site infrastructure.
SUP-03-04	February 17, 2004	Minor SUP amendment for new 6-foot high wrought iron fencing along the south and east property line, replacement of an existing guardhouse in Parking Lot #6, a new student drop off drive in Parking Lot #6, and a stabilized decomposed granite overflow parking area south of Parking Lot #6.
SUP-00-10	March 22, 2001	Major SUP amendment to approve construction of Building 'U' to be used for art instruction, to remodel the use of Building 'P' from art instruction to a library, to add a computer lab in Building 'R', to add administrative offices in Building 'Q', and to construct Building 'V' to be used as an auditorium.
SUP-99-08	June 20, 1999	Minor SUP amendment to reduce the number of playing fields in the drainage basin.
SUP-98-05	September 10, 1998	Special Use Permit Review Committee approval for minor amendment to construct a new fence around Building 'H' on Stanford Drive for safety purposes and

		to allow an existing gate located southwest of Building 'Y'.
SUP-96-13	August 29, 1996	Major SUP amendment to approve "Exhibit I" as a new master plan dated May 3, 1996 and to authorize the relocation of two proposed buildings and construction of Building 'O'.
SUP-94-09	April 14, 1994	Major SUP amendment to rescind approval of the proposed master plan development east of the wash from the 1985 Special Use Permit and the Parking Lot Landscaping Plan dated February 28, 1984; to add stipulations including the measurement of the finished floor for building 'N', the color and finish of the recreation path, parking lot lighting specifications, a time limit and surface materials for parking lot improvements, restrictions on lighting except for security lighting, and the development of a traffic plan for Stanford Drive between the school and the Camelback Bible Church.
SUP-93-06	January 13, 1994	Major SUP amendment to extend the deadline for the installation of interim paving to comply with Environmental Protection Agency requirements
SUP-92-13	November 12, 1992	Major SUP amendment that superseded SUP 84-11; added a proposed master plan development east of the wash that bisects the subject property; to allow enrollment for grades K through 12 with lower, middle, and upper schools, to cap the maximum upper school enrollment to 50% of the total school enrollment and the maximum number of all students to 1,200; to replace all dead plants and to maintain all new landscaping and undeveloped land; to place time deadlines for all landscaping and irrigation improvements, the construction of playing fields in the Cudia City Wash, the six-foot meandering recreation path, the construction of the new science building and parking lots, and the permanent paving of the then unpaved parking lots. The Special Use Permit also applied conditions including setbacks requirements; submission of a letter from the Army Corp of Engineers and the Maricopa County Flood Control District authorizing construction in the wash area; adherence to 1979 Uniform
SUPERSEDED SUP-84-11	January 10, 1985	Major SUP amendment that superseded SUP-84-10 and SUP-83-08; replaced exhibits approved in the 1983 Special Use Permit with new plans including a master plan and elevations.

SUPERSEDED SUP-84-10	July 24, 1984	Special Use Permit Review Committee approval for minor amendment to amend the site plan to construct two outdoor covered sitting areas on the property.
SUPERSEDED SUP-83-08	August 25, 1983	Town Council acceptance to amend the dates of “Exhibits A and B” from March 1981 to July 21, 1983 adding security lights and a sign identifying the high school.
SUPERSEDED SUP-81-09	June 25, 1981	Major SUP amendment that superseded all prior SUP amendments; replaced exhibits from previous amendments, with plans dated March 1981 including a site plan, elevation plan, floor plan, and drainage and grading plan. The amendment also limited outdoor lighting for the pools for night swimming; the deck area around the pools; and the walkways to the parking lot. The amendment prohibits the school from selling memberships in a swim or tennis club and from holding swimming activities beyond 11:00 p.m.
SUPERSEDED SUP-80-12	June 26, 1980	Major SUP amendment to substitute the site plan dated December 20, 1979 with a revised site plan dated May 1980 that added a new classroom Building ‘N’ and deleted the student lounge building.
SUPERSEDED SUP-79-13	December 20, 1979	Major SUP amendment to clarify exhibits approved in the July 26, 1979 Special Use Permit. This authorized construction of a new dining hall and the addition of storage and hallways to the existing Burch Hall.
SUPERSEDED SUP-79-12	July 26, 1979	Major SUP amendment to replace original exhibits with two new exhibits, including a site plan with the construction of a new administration building. This amendment also allowed the parking facilities and classroom facilities to be used by the Camelback Bible Church on Sundays.
SUPERSEDED SUP-79-11	June 12, 1979	Major SUP amendment to amend the “Nature of Use” section of the Special Use Permit to allow both the pool and appurtenant dressing rooms to be used solely for the school’s physical education program and related uses and for intermittent group use and for scheduled group use only as a training facility.
SUPERSEDED SUP-78-12	June 22, 1978	Major SUP amendment to construct a new entrance to the school from Stanford Drive.
SUPERSEDED SUP-78-11	May 11, 1978	Major SUP amendment to remove an existing shed and replace it with a larger storage building of block construction.
SUPERSEDED SUP-76-14	August 12, 1976	Major SUP amendment to add a student lounge on site.
SUPERSEDED SUP-73-12	July 5, 1973	Major SUP amendment to allow for the construction of eight tennis courts, to provide that the tennis courts be

		used solely for school purposes only, and to cap the maximum number of students at 460.
SUPERSEDED SUP-72-11	July 27, 1972	Major SUP amendment to alter the location of the swimming pool and related accessory buildings from its original location.
SUPERSEDED SUP-72-10	April 13, 1972	Initial SUP approval for the existing school to construct a swimming pool and dressing rooms (Maricopa County Recorder, Docket 116254, Page 856-859). The school opened September 12, 1961.
Ordinance 11	October 2, 1961	Annexation of site into the Town.

DRAFT

**EXHIBIT C  
TO  
ORDINANCE NUMBER 2026-01**

**SPECIAL USE PERMIT**

**TOWN OF PARADISE VALLEY  
SPECIAL USE PERMIT FOR PHOENIX COUNTRY DAY SCHOOL**

**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 PHOENIX COUNTRY DAY SCHOOL, its successors, and assigns an Intermediate Special Use Permit Amendment (“SUP-25-06”) by its approval of this Ordinance Number 2026-01 governing the use of the Property. The purpose of the Intermediate SUP Amendment is to allow renovate and update the existing baseball field, construct a new Wellness Center building (7,756 square feet), and add two new digital information signs (one in north parking lot and one in the east parking lot) on the Property.

SUP-25-06 is one of many amendments to the first Special Use Permit on the Property approved by the Town in 1970. SUP 25-06 is being granted by the Town to permit the continued use and operation of the Property as a Private School 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 school uses as depicted on the Approved Plans and documents.

**I. DEFINITIONS**

“**Approved Plans**” means the plans and documents associated with SUP-25-06 and described in Subsection III in Exhibit C of this Ordinance.

“**Owner**” means PHOENIX COUNTY DAY SCHOOL, an Arizona corporation, and its 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 2026-01.

“**Property**” means the real property described in Exhibit A to Ordinance 2026-01.

“**Private School**” 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-25-06” or “SUP” shall mean this special use permit as approved by Town Ordinance 2026-01.

“**Stipulations**” refer to the conditions of approval as shown in Ordinance 2026-01, including as set forth below in this Exhibit C.

“**Town**” means the Town of Paradise Valley.

## **II. STIPULATIONS**

### **A. GENERAL**

#### **SUP-25-06 (NEW/PROPOSED SUP STIPULATIONS FOR THE RENOVATED BASEBALL FIELD, NEW WELLNESS CENTER BUILDING, AND TWO NEW DIGITAL INFORMATION SIGNS):**

1. All improvements to the property shall be in substantial compliance with the following:
  - a. The narrative, pages 1 – 7, prepared by Rose Law Group and dated February 12, 2026.
  - b. Sheet SP1.0, Overall Architectural Site Plan, prepared by ADM Group and dated December 12, 2025.
  - c. Sheet SP1.1 (version 1), Enlarged Architectural Site Plan, prepared by ADM Group and dated December 12, 2025.
  - d. Sheet SP1.1 (version 2), Enlarged Architectural Site Plan, prepared by ADM Group and dated February 12, 2026.
  - e. Sheet SP2.0, Comparison Site Plan, prepared by ADM Group and dated October 2, 2025.
  - f. AAE Model No AFP-22/H 20’ all Aluminum Hinged Fair Pole (Foul Ball Pole Detail) prepared by Aluminum Athletic Equipment.
  - g. AFP-22H Specifications (Foul Ball Pole Detail), Drawing No. AFP-22/H-C-002, prepared by Aluminum Athletic Equipment and dated October 24, 2019.
  - h. A6.0, New Wellness Center Building Elevations, prepared by ADM Group and dated December 12, 2025.
  - i. A6.1, Baseball Field Bleacher Elevations, prepared by ADM Group and dated February 12, 2026.
  - j. A6.2, Site Sections Baseball Field Elevations, prepared by ADM Group and dated October 2, 2025.
  - k. A6.3, Signage, prepared by ADM Group and dated December 12, 2025.
  - l. “Site Plan – Supplement to A6.3, Showing Sign Post Angle and Positioning” with Photo simulation.

- m. A6.4, New Wellness Center Material Board, prepared by ADM Group and dated October 2, 2025.
  - n. A7.0, Proposed Renovated Baseball Field – Photo Match Exhibits, prepared by ADM Group and dated October 2, 2025.
  - o. Preliminary Landscape Plan, PL1.1, prepared by ADM Group with revised date February 12, 2026.
  - p. Preliminary Drainage Report, pages 1 – 33 (Appendices included), prepared by Colliers Engineering & Design and dated December 10, 2025.
  - q. Preliminary Grading & Drainage Plan, pages PG01 – PG02, prepared by Hilgart Wilson and Dated December 11, 2025.
  - r. Preliminary Storm Water Management Plan, pages C3.0 – C3.2, prepared by Hilgart Wilson and Dated October 2025.
  - s. Preliminary Utility Plan, pages PU01 – PU02, prepared by Hilgart Wilson and Dated October 2025.
  - t. Electrical Symbol, Notes & Cut Sheets, Sheet E0.1, prepared by ADM Group and dated October 2, 2025.
  - u. New Wellness Building Photometric, Sheet E0.2, prepared by ADM Group and dated October 2, 2025.
  - v. Traffic and Parking Statement for Baseball Field Renovation and New Wellness Center, pages 1 -3, prepared by Summit Land Management and dated December 12, 2025.
  - w. Phoenix Country Day School Project Noise Technical Memorandum Addendum, pages 1 – 13, prepared by Newton Environmental Consulting, LLC and dated January 9, 2026.
  - x. Sign #1 Photometric Plan, GT6x-4'2"x8'8"-RGB-SF, prepared by Daktroncs and dated January 16, 2025.
  - y. Sign #2 Photometric Plan, GT6x-4'2"x8'8"-RGB-SF, prepared by Daktroncs and dated January 16, 2025.
  - z. The Preliminary Logistics/Construction Staging Plan, one page, prepared by ADM Group and Chasse Building Team and dated March 25, 2026.
2. In the event of a conflict between these Stipulations and the Approved Plans, these Stipulations shall govern.
  3. The baseball field shall not be illuminated. Temporary and occasional illumination of the baseball field may be permissible in accordance with the Town’s Special Event Permit process and requirements as required in Article 8-8, Special Events on Private Property and Public Rights-of-Way, of the Town Code.
  4. The continuing use of the portable audio/PA system for the baseball games is permissible and shall not exceed the Town’s noise requirements in Article 8-10, Nuisance Noise, of the Town Code and in Article 10-7, Control of Excessive Noise, of the Town Code (which is generally a maximum of 56 decibels from 7:00 a.m. to 10:00 p.m. and a maximum of 45 decibels from 10:00 p.m. to 7:00 a.m. measured at the property lines).

5. The new Wellness Center Building may only be used by Phoenix Country Day School and the rental of all or part of the Wellness Center Building shall be prohibited.
6. The exterior lighting on the Wellness Center Building may operate from dusk to dawn.
7. All mechanical equipment shall be screened and not visible from adjoining properties. Mechanical equipment and mechanical equipment screens shall be included in the total height of any structure to which they are attached. If applicable, mechanical screening may provide the necessary noise attenuation for any mechanical equipment. All mechanical equipment, along with any screens used for attenuation of noise, shall comply with the allowable noise levels defined in the Town's noise ordinance. Noise measurement shall include any installed screening or other attenuation devices.
8. The landscaping shall be in substantial compliance with the Approved Plans. All landscaping on site shall be maintained. Any dead trees and/or dead vegetation shall be replaced with the same type of tree/plant (or similar type if the equivalent is not available).
9. 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 sidewalks or parking areas.
10. The new Wellness Center Building signage shall comply with the Approved Plans, the Town Special Use Permit Guidelines, and Article XXV, Signs, of the Town Zoning Ordinance.
11. Prior to the issuance of a certificate of completion/occupancy for any individual structure, adequate and appropriate fire service, including but not limited to, a fire sprinkler system, building risers, fire alarms, exit signage, room and building identification signage have been installed and inspected by the Town and the necessary fire, emergency, and other vehicle access for each such structure, has been constructed and approved by the Town.
12. The digital information signs shall be limited to two signs in compliance with the approved plans and documents. The signs may be illuminated on Monday through Friday from 7:00 a.m. to 7:00 p.m. on a regular basis:
  - a. The signs shall display static text messages, pictures, and graphics that will cycle through with unobtrusive transitions (in a similar way to a slide show on a computer screen).
  - b. During evening events, the digital information signs may operate during those events but must be turned off 30 minutes after the conclusion/end of the event (and must not operate past 10:00 p.m.).
  - c. During weekend events, the digital information signs may operate in conjunction with the event. These signs cannot operate before 7:00 a.m. and must be turned off 30 minutes after the conclusion/end of the weekend event (and must not operate past 10:00 p.m.).

- d. If the Town receives a complaint from an offsite owner that the signs are too bright, the Town Community Development Director or designee may inspect the signs and require the Owner to adjust the brightness of these signs and/or adjust the operational hours of these signs.
13. Temporary construction driveway locations are subject to approval by the Town Community Development Director or designee.
  14. 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.
  15. 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.
  16. Chain link fencing with screening is required to 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.
  17. If the Town receives a complaint from an offsite owner that the building light emitting element (i.e., the bulb) within a light fixture is visible from off the Property, the Town Community Development Director or designee may inspect the Property and require the Owner to redirect (or modify in accordance with Town Codes) any light source if the light emitting element is visible from outside the Property.
  18. 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 Planning Commission approval of this Application, with said form recorded prior to or on the effective date of this Ordinance.

19. All existing Special Use Permit stipulations shall remain in full force and effect, unless changed or modified by SUP-25-06

**EXISTING S.U.P. STIPULATIONS to Remain in Full Force and Effect Unless Changed or Modified by Intermediate Amendment SUP-25-06. The following is a summary list of the existing/current SUP Stipulations:**

**SUP-25-05. Managerial Amendment to add a second building sign to the Performance Art Center Building:**

2. All improvements to the property shall be in substantial compliance with the following:
  - a. The narrative prepared by ADM Group and dated April 17, 2025;
  - b. Response letter to the May 14, 2025 plan review comments;

- c. New Site Plan, Sheet SP2.1, prepared by ADM Group and dated June 18, 2024;
- d. Sheet 1 of 6, prepared by Associated Sign Company and dated April 22, 2025;
- e. Sheet 2 of 6, prepared by Associated Sign Company and dated April 22, 2025;
- f. Sheet 3 of 6, prepared by Associated Sign Company and dated April 22, 2025;
- g. Sheet 4 of 6, prepared by Associated Sign Company and dated April 22, 2025;
- h. Sheet 5 of 6, prepared by Associated Sign Company and dated April 22, 2025;
- i. Sheet 6 of 6, prepared by Associated Sign Company and dated April 22, 2025;
- j. Exterior Elevations Plan, Sheet A6.2, prepared by ADM Group and dated June 18, 2024;
- k. Photometric Diagram, prepared by ADM Group with Project Number 7189-100; and
- l. Sloan LED Prism12 Mini light fixture cut sheets (2 pages).

**SUP-24-05. Minor Amendment to replace the existing music building with a new music building and associated site improvements:**

20. The improvements shall be in substantial compliance with the following:
- a. Project Narrative, pages 1 – 3, prepared by Rose Law Group and dated August 12, 2024;
  - b. Overall Architectural Site Plan, Sheet SP1.0, prepared by ADM Group and dated August 20, 2024.
  - c. Enlarged Architectural Site Plan, Sheet SP1.1, prepared by ADM Group and dated August 12, 2024.
  - d. Building Elevations Plan, Sheet A6.0, prepared by ADM Group and dated August 12, 2024.
  - e. Preliminary Grading & Drainage Plan, Sheet PG01, prepared by Hilgart Wilson and dated August 2024.
  - f. Preliminary Grading & Drainage Plan, Sheet PG02, prepared by Hilgart Wilson and dated August 2024.
  - g. Storm Water Management Plan, Sheet C3.0, prepared by Hilgart Wilson and dated August 2024.
  - h. Storm Water Management Plan, Sheet C3.1, prepared by Hilgart Wilson and dated August 2024
  - i. Preliminary Landscape Plan, Sheet PL1.1, prepared by ADM Group and dated July 16,2024.
  - j. Electrical Symbols, Notes & Cut Sheets Plan, Sheet E0.1, prepared by ADM Group and dated August 12, 2024.
  - k. Site-Plan New, Sheet E1.1, prepared by ADM Group and dated August 12, 2024.
  - l. Site-Plan Photometry, Sheet E1.2, prepared by ADM Group and dated August 12, 2024.
  - m. Traffic and Parking Statement, page 1, prepared by Summit Land Management and dated August 12, 2024.

21. In the event of a conflict between these Stipulations and the Approved Plans, these Stipulations shall govern.
22. The Music Building may only be used by Phoenix Country Day School and the rental of the Music Building shall be prohibited.
23. The exterior lighting on the Music Building, the new exterior lighting added to existing Maintenance Building Y, and the lighting added to the maintenance parking area may operate from dusk to dawn.
24. All mechanical equipment shall be screened and not visible from adjoining properties. Mechanical equipment and mechanical equipment screens shall be included in the total height of any structure to which they are attached. If applicable, mechanical screening may provide the necessary noise attenuation for any mechanical equipment. All mechanical equipment, along with any screens used for attenuation of noise, shall comply with the allowable noise levels defined in the Town's noise ordinance. Noise measurement shall include any installed screening or other attenuation devices.
25. The landscaping shall be in substantial compliance with the approved Preliminary Landscape plan, Sheet PL1.1, prepared by ADM Group and dated July 16, 2024. All landscaping on site shall be maintained. Any dead trees and/or dead vegetation shall be replaced with the same type of tree/plant (or similar type if the equivalent is not available).
26. 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 sidewalks or parking areas.
27. The new building signage shall comply with the approved plans, the SUP Guidelines, and Article XXV, Signs, of the Town Zoning Ordinance.
28. Prior to the issuance of a certificate of completion/occupancy for any individual structure, adequate and appropriate fire service, including but not limited to, a fire sprinkler system, building risers, fire alarms, exit signage, room and building identification signage have been installed and inspected by the Town and the necessary fire, emergency, and other vehicle access for each such structure, has been constructed and approved by the Town.
29. Temporary construction driveway locations are subject to approval by the Town Community Development Director or designee.
30. 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.

31. 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.
32. Chain link fencing with screening is required to 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.
33. If the Town receives a complaint from an offsite owner that the light emitting element (i.e., the bulb) within a light fixture is visible from off the Property, the Town Community Development Director or designee may inspect the Property and require the Owner to redirect any light source if the light emitting element is visible from outside the Property.
34. 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 Planning Commission approval of this Application, with said form recorded prior to or on the effective date of this Ordinance.
35. The screen wall around the trash bins located on the west side of the maintenance parking lot must be raised or rebuilt to a height of 8 feet tall measured from the exterior finished grade and shall have a decorative exterior finish (such as stucco and paint) to match the color and design of the improvements on campus. This wall is subject to review and approval by the Town's Community Development Director or designee.
36. All existing Special Use Permit stipulations shall remain in full force and effect, unless changed or modified by SUP-23-04.

**SUP-23-05 Intermediate Amendment for a new Performance Art Center Building and new parking area.**

37. All improvements to the Property shall be in substantial compliance with the Narrative, Plans, and Documents:
  - a. The Narrative, pages 1 – 8, prepared by Rose Law Group and dated December 21, 2023.
  - b. Overall Architectural Site Plan, Sheet SP1.0, prepared by ADM Group and dated March 25, 2024.
  - c. Enlarged Architectural Site Plan, Sheet SP1.1, prepared by ADM Group and dated March 25, 2024.
  - d. Ground Level Floor Plan, Sheet A4.0, prepared by ADM Group and dated December 26, 2023.
  - e. Balcony Level Floor Plan, Sheet A4.1, prepared by ADM Group and dated November 20, 2023.

- f. Building Elevations Plan, Sheet A6.0, prepared by ADM Group and dated December 26, 2023.
- g. Building Elevations Plan, Sheet A6.1, prepared by ADM Group and dated December 26, 2023.
- h. Open Space Criteria Diagrams, Sheet A6.2, prepared by ADM Group and dated December 26, 2023.
- i. Open Space Criteria Diagrams, Sheet A6.3, prepared by ADM Group and dated November 20, 2023.
- j. Google Maps Photo Match Exhibits, Sheet A6.4, prepared by ADM Group and dated November 20, 2023.
- k. Google Maps Photo Match Exhibits, Sheet A6.5, prepared by ADM Group and dated November 20, 2023.
- l. Materials Board, Sheet A6.6, prepared by ADM Group and dated November 20, 2023.
- m. Preliminary Grading & Drainage Plan, Sheets PG01 – PG02, prepared by Hilgart Wilson and dated November 2023.
- n. Electrical Symbols, Notes & Cutsheets Plan, Sheet E0.0, prepared by ADM Group and dated November 20, 2023.
- o. Site Plan-New, Sheet E1.1, prepared by ADM Group and dated November 20, 2023.
- p. Site Plan-Photometry, Sheet E1.2, prepared by ADM Group and dated November 20, 2023.
- q. Preliminary Landscape Plan, Sheet PL1.1, prepared by Desert Adaptive L.A. and dated December 26, 2023.
- r. SRP Transformer Site Plan Exhibit, prepared by ADM Group and dated February 19, 2024.
- s. Preliminary Utility Plan, Sheet PU01, prepared by Hilgart Wilson and dated September 2023.
- t. Parking Occupancy and Analysis – Revised, pages 1-67, prepared by Summit Land Management and dated December 2023.
- u. Traffic Impact Analysis – Revised, pages 1-83, prepared by Summit Land Management and dated December 2023.
- v. Preliminary Drainage Report, pages 1-44, prepared by Hilgart Wilson and dated November 2023.
- w. Preliminary Water Report, pages 1-13, prepared by Hilgart Wilson and dated September 2023.
- x. Preliminary Wastewater Report, pages 1-14, prepared by Hilgart Wilson and dated September 2023.
- y. Preliminary Water Report, pages 1-13, prepared by Hilgart Wilson and dated September 2023.
- z. Noise Statement, pages 1 -2, prepared by Newton Environmental Consulting, LLC and dated November 13, 2023.
- aa. City of Phoenix will serve letter, page 1, prepared by Mario Murillo with the City of Phoenix Water Services Department and dated October 24, 2023.

38. In the event of a conflict between these Stipulations and the Approved Plans, these Stipulations shall govern.
39. The Performance Art Center (PAC) building may only be used by Phoenix Country Day School and the rental of the PAC building shall be prohibited.
40. The exterior lighting on the Performance Art Center building and the lighting for the new parking area may operate from dusk to dawn.
41. All mechanical equipment shall be screened and not visible from adjoining properties. Mechanical equipment and mechanical equipment screens shall be included in the total height of any structure to which they are attached. If applicable, mechanical screening may provide the necessary noise attenuation for any mechanical equipment. All mechanical equipment, along with any screens used for attenuation of noise, shall comply with the allowable noise levels defined in the Town's noise ordinance. Noise measurement shall include any installed screening or other attenuation devices.
42. The landscaping shall be in substantial compliance with the approved landscape plan prepared by Desert Adaptive L.A. and dated December 26, 2023. All landscaping on site shall be maintained. Overgrown vegetation and trees shall be cut back so they do not obstruct Stanford Drive and any dead trees or dead vegetation shall be replaced with the same type of tree/plant (or similar type if the equivalent is not available).
43. 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.
44. The new building signage shall comply with the approved plans, the SUP Guidelines, and Article XXV, Signs, of the Town Zoning Ordinance.
45. Prior to the issuance of a certificate of completion/occupancy for any individual structure, adequate and appropriate fire service, including but not limited to, a fire sprinkler system, building risers, fire alarms, exit signage, room and building identification signage have been installed and inspected by the Town and the necessary fire, emergency, and other vehicle access for each such structure, has been constructed and approved by the Town.
46. During demolition, site grading, and the construction of onsite or offsite improvements, the Owner shall coordinate the sweeping of Stanford Drive adjacent to the Property to remove construction-related dirt and debris, as reasonably required by the Town.
47. Temporary construction driveway locations are subject to approval by the Town Community Development Director or designee.
48. 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.

49. 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.
50. Chain link fencing with screening is required to 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.
51. If the Town receives a complaint from an offsite owner that the light emitting element (i.e., the bulb) within a light fixture is visible from off the Property, the Town Community Development Director or designee may inspect the Property and require the Owner to redirect any light source if the light emitting element is visible from outside the Property.
52. In accordance with the Summit Land Management Parking Occupancy and Analysis:
  - a. The new Performing Arts Center will not be rented out or available for use by other private organizations or public agencies. The facility will only be used by the Phoenix Country Day School. The Performing Arts Center will not be open for use by the general public.
  - b. Only two different types of events will occur at the new 600-seat Performing Arts Center. The first event type is only students, faculty, and administrative employees that occur during the school day. The second event type are “family-and-friends” events.
  - c. The Director of Operations and Campus Safety will ensure that Performing Arts Center parking demand will not exceed parking supply.
53. 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.
54. All existing Special Use Permit stipulations shall remain in full force and effect, unless changed or modified by SUP-23-05.

**SUP-23-04. December 13, 2022. Managerial Amendment to allow for aesthetic improvements and a minor addition of approximately 702 square feet to Building B, Burch Hall.**

1. All improvements to the property shall be in substantial compliance with the following:
  - a. The narrative prepared by Rose Law Group and dated December 5, 2022.

- b. The Renovation Site Plan, Sheet SD0.0, Floor Plan, Sheet SD0.1, and Roof Plan, Sheet SD1.2.
- c. The Elevation Plan and Detail, Sheet SD2.0, prepared by Carhuff + Cueva Architects, LLC and dated November 30, 2022.

**SUP-17-04. May 26, 2017 (Ordinance 2017-04 recorded with the Maricopa County Recorder, Arizona in Document 2017-0386392). Intermediate Amendment to allow for the replacement of the existing Administration Building, new fencing, and updated signage.**

1. All improvements to the property shall be in substantial compliance with the following:
  - a. Intermediate Special Use Permit Amendment Application. Submitted November 2016. Resubmitted April 2017.
2. The illumination of the proposed signs shall be turned off between the hours of 9:30 p.m. and 5:30 a.m.
3. The monument sign on Stanford shall be located outside of the American Association of State Highway and Transportation Officials (AASHTO) sight triangle.
4. The monument sign on Stanford is approved as double sided because there are three entrances along Stanford and only one sign (double sided) is proposed.
5. Landscaping shall be included at the base of the sign at the corner of Stanford and 40th Street.
6. All existing Special Use Permit stipulations shall remain in full force and effect, unless changed or modified by this Intermediate Amendment.

**SUP-16-00. April 11, 2016. Managerial SUP amendment for enhanced security screenings near the bridge on Stanford Drive.**

1. All improvements to the property shall be in substantial compliance with the following :
  - a. Narrative dated April 4, 2016.
  - b. Photo sections prepared by Architekton, dated April 4, 2016.
  - c. Site Plan, Sheet AS-101, by Architekton, dated March 17, 2016.
  - d. Site Details, Sheet AS-102, by Architekton, dated March 17, 2016.

**SUP-16-00. February 10, 2016. Managerial SUP amendment for enhanced security screening that included closing some openings with decorative metal screens, a decorative gate, and converting an existing window system into an entryway with an awning and one light at the upper school.**

1. All improvements to the property shall be in substantial compliance with the following:
  - a. Narrative dated February 1, 2016.
  - b. Light Fixture Cut Sheet-Photometric, Sentinall, S1414D Series.
  - c. Site Plan, prepared by Architekton, dated February 4, 2016.

**SUP-15-02. July 7, 2015. Minor SUP amendment to allow for the installation of five new signs in the general location of the aquatic center and gymnasium.**

1. All signage improvements shall be in substantial compliance with the

following:

- a. Project Narrative, prepared by Rose Law Group, dated June 1, 2015;
  - b. Sheet SUP-8, Overall Campus Site Plan, prepared by Architekton, dated April 3, 2015;
  - c. Sheet SUP-9, Partial Campus Signage Site Plan, prepared by Architekton, dated April 3, 2015;
  - d. Sheet SUP-10, Proposed Tennis Courts Signage, prepared by Architekton, dated April 3, 2015;
  - e. Sheet SUP-11, Proposed Aquatics Center Signage, prepared by Architekton, dated April 3, 2015;
  - f. Sheet SUP-12, Proposed Monument Signage, prepared by Architekton, dated April 3, 2015;
  - g. Sheet SUP-13, Proposed Gymnasium Signage, prepared by Architekton, dated April 3, 2015;
  - h. Sheet SUP-14, Proposed Courtyard Mural Graphic, prepared by Architekton, dated April 3, 2015;
  - i. Sheet SUP-15, Proposed Existing Monument Signage, prepared by Architekton, dated April 3, 2015; and
  - k. Light readings and photometric material prepared by Henderson Engineers, Inc., dated May 29, 2015 that includes Sheet ES-1, Electrical Site Photometry, and Sheets ES-2 and ES-3, Photometric Lighting Cut Sheets.
2. The illumination of the signs included with the SUP 15-02 application (i.e. donor recognition monument, mural, aquatic center building sign and gymnasium sign) shall be turned off between the hours of 9:30 p.m. and 5:30 a.m.
  3. All existing Special Use Permit stipulations of Ordinance 677 shall remain in full force and effect, unless changed or modified by this Minor Amendment SUP 15-02.

**SUP-14-01. June 26, 2014 (Ordinance 677 recorded with the Maricopa County Recorder, Arizona in Document 2014-0424987). Intermediate SUP amendment for the expansion of the school's gymnasium facilities (Building 'Z'), an associated shade structure, perimeter fencing and landscaping.**

1. All improvements to the property shall be in substantial compliance with the following:
  - a. Project Narrative, prepared by Rose Law Group and dated June 18, 2014;
  - b. Traffic Impact Statement, prepared by CivTech Inc. and dated April 21, 2014, Traffic Impact Statement, prepared by CivTech Inc. and dated June 16, 2014, and Traffic Impact Analysis, prepared by CivTech Inc. and dated June 18, 2014;
  - c. Sheet SUP-1, Campus Plan, prepared by Architekton and dated June 17, 2014;
  - d. Sheet SUP-2, Project Plan, prepared by Architekton and dated April 21, 2014;
  - e. Sheets SUP-3, SUP-3.1 and SUP-4, Fence Plan, prepared by Architekton and dated April 21, 2014 and June 17, 2014 (SUP-3.1);
  - f. Sheets SUP-5 and SUP-6, Section and Elevations, prepared by Architekton and dated April 21, 2014;
  - g. Finish Floor Elevation Plan prepared by Architekton, Knoell & Quidort, and CVL Consultants and print dated March 18, 2014;

- h. Sheet PR100, Landscape Plan, prepared by Architekton, Knoell & Quidort, and CVL Consultants and print dated March 5, 2014;
  - i. Sheet ES-1, Electrical Site Photometry, prepared by Architekton and Henderson Engineers Inc. and dated April 8, 2014; and
  - j. Sheet ES-2, Photometric Lighting Cut Sheets, prepared by Architekton and Henderson Engineers Inc. and dated April 8, 2014.
2. Prior to issuance of any building permit for fencing or other structures within the Arizona Canal Diversion Channel, the applicant shall provide the Town's Building Official, or designee, verification that the Flood Control District of Maricopa County is acceptable to the type and details of structures proposed.
  3. Special event(s), or multiple events occurring at the same time/date, that are expected to exceed the capacity of the 445 on-site parking spaces and the overflow capacity onto the adjoining property at 3902 E Stanford Drive (Camelback Bible Church) shall be prohibited, unless mitigation measures can be demonstrated to the Town's Community Development Director, or designee.
  4. All existing Special Use Permit stipulations shall remain in full force and effect, unless changed or modified by the Intermediate Amendment SUP-14-01.

**SUP-14-03. May 1, 2014. Managerial Amendment to add lights to the aquatic center shade canopy.**

1. All improvements to the property shall be in substantial compliance with the following:
  - a. The narrative prepared by Rose Law Group and dated April 23, 2014;
  - b. Sheet GI-001, Overall Campus Plan, dated March 31, 2014, prepared by Knoell & Quidort Architekton;
  - c. Sheet AE-101C, Shade Canopy Plans and Section, dated March 31, 2014, prepared by Knoell & Quidort Architekton;
  - d. Sheet S100C, Shade Foundation & Roof Framing Plan, dated March 27, 2014, prepared by Knoell & Quidort Architekton;
  - e. Sheet ES-101C, Electrical Shade Canopy Plan, dated March 31, 2014, prepared by Knoell & Quidort Architekton; and
  - f. Grande RM4DOD Recessed Ceiling Outdoor lighting specification sheets, prepared by Metalumen.
2. All necessary permits shall be obtained.

**SUP-14-01. January 14, 2014. Managerial SUP amendment to approve the addition of a shade canopy to the new aquatic center, Building 'X', changes to the exterior of the aquatic center building and the change in pool barrier fence material.**

1. All improvements to the property shall be in substantial compliance with the following:
  - a. The narrative prepared by Rose Law Group and dated January 2014;
  - b. Sheet SUP-1, Overall Campus Plan, dated December 31, 2013, prepared by Knoell & Quidort Architekton;
  - c. Sheet SUP-3, Elevation Plan, dated January 10, 2014, prepared by Knoell & Quidort Architekton;

- d. Sheet AE-101C, Shade Canopy Plan and Section, prepared by Knoell & Quidort Architekton; and
  - e. The Trenwyth masonry units material palette and the McNichols expanded metal fencing material palette.
2. All necessary permits shall be obtained.

**SUP-13-10. November 19, 2013. Minor SUP amendment to allow for the construction of a new aquatic center, Building 'X', the relocation of the tennis courts, an updated parking lot, new fencing, new landscaping, new lights, and rescinding Building 'K' approved in 2007 to keep the proposed application as a minor amendment.**

1. All improvements to the property shall be in substantial compliance with the following:
- a. Project Narrative, prepared by Rose Law Group and dated November 1, 2013;
  - b. Parking Analysis, prepared by CivTech and dated October 30, 2013;
  - c. Drainage Memorandum, prepared by CVL Consultants and dated October 2, 2013;
  - d. Traffic Impact Analysis, prepared by CivTech and dated October 2013;
  - e. Sheet SUP-1, Overall Campus Plan, prepared by Knoell & Quidort Architects and dated October 30, 2013;
  - f. Sheet SUP-2, Project Area, prepared by Knoell & Quidort Architects and dated October 30, 2013;
  - g. Sheet SUP-3, Elevations Plan, prepared by Knoell & Quidort Architects and dated October 30, 2013;
  - h. Sheet LP.001, Preliminary Landscape Plan, prepared by CVL Consultants and dated October 31, 2013;
  - i. Sheet GP-001, Preliminary Grading Plan, prepared by CVL Consultants and dated October 29, 2013;
  - j. Sheet DP-001, Demolition Plan, prepared by CVL Consultants and dated October 29, 2013;
  - k. Sheet ES-100, Electrical Photometric Site Plan, prepared by Luminous Design Concepts, LLC and Neptune Engineering, and dated October 29, 2013;
  - l. Sheet ES-101, Light Fixture Cut Sheets, prepared by Luminous Design Concepts, LLC and Neptune Engineering, and dated October 29, 2013; and
  - m. Sheet ES-102, Light Fixture Cut Sheets, prepared by Luminous Design Concepts, LLC and Neptune Engineering, and dated October 29, 2013;
2. The score board shall only be used for swim events.
3. The Aquatic Center P.A. System shall only be used for swim events and must comply with the Town of Paradise Valley noise ordinance.

4. There shall be at least one person at the School at all operational times who has been thoroughly briefed on the provisions of this Special Use Permit and who has the authority to resolve all problems related to compliance with this Special Use Permit. All calls from Town residents to the Town or School, regarding noise or disturbances shall be referred to and addressed by such person(s).
5. All existing Special Use Permit stipulations shall remain in full force and effect, unless changed or modified by the Minor Amendment SUP-13-10.
6. The aquatic center lights shall be turned off no later than 9:30 p.m.

**SUP-10-10. March 16, 2010. Managerial SUP amendment for additional screen wall height and tenant improvements on Buildings ‘B’ and ‘C’.**

1. The improvements shall be substantially compliant with:
  - a. Sheet SUP-1, dated February, 19, 2010.
  - b. Sheet A1, dated February 19, 2010.
  - c. Elevation Plan: West Screen Wall Elevation of Building – B.
2. All necessary building permits shall be obtained.

**SUP-07-02. September 18, 2007. Minor SUP amendment to replace Building ‘K’.**

1. Improvements to Building K on the Phoenix Country Day School Campus shall be in substantial compliance with the Site Plan, Sheet SUP-1 and 2, prepared by Knoell & Quidort Architects, dated July 11, 2007, and Paving/Planting Plan, Sheet L-1, prepared by Gordon Wayne James Landscape Architect, dated June 25, 2007.
2. All existing Special Use Permit stipulations shall remain in full force and effect.

**SUP-04-05. March 24, 2005 (Ordinance 553 recorded with the Maricopa County Recorder, Arizona in Document 2005-0424978 on April 4, 2005). Major SUP amendment for the renovation of existing classroom Buildings ‘F’, ‘G’, ‘H’, ‘J’ and ‘M’, installation of new playground equipment, installation of new outdoor tensile shade structures, improvements to existing landscaping and outdoor lighting, and improvements to site infrastructure.**

**General Provisions**

1. The development, construction, and usage of the Property shall be in strict compliance with those certain documents and plans marked and certified by the Paradise Valley Town Clerk as:
  - a. Overall Campus Plan, prepared by Knoell & Quidort Architects, dated February 23, 2005.
  - b. Elevations of Athletic Facility (Building W), prepared by Peter A. Lendrum Associates, dated January 7, 1985.
  - c. Elevations of Music Building (Building L), prepared by Peter A. Lendrum Associates, dated January 7, 1985.

- d. West elevation of Business Office Building (Building A), prepared by Peter A. Lendrum Associates, dated January 7, 1985.
- e. Elevations for Building S and Q, prepared by Gabor Lorant Architects, Inc., dated July 21, 1983.
- f. Elevations and Plan for Building N, Sheet A.1.1, dated February 28, 1994 by Knoell & Quidort Architects.
- g. Parking Lot Layout of Lots 1, 2, 3, and 7, dated February 9, 1994 by Evans, Kuhn, and Associates.
- h. Parking Lot Landscaping Plan – Lots 1, 2, and 3, dated February 28, 1994, by the Planning Center.
- i. Floor Plan and Elevations for Building O, prepared by Knoell & Quidort Architects, dated May 3, 1996, revised on June 27, 1996.
- j. Elevation and Plan for the monument entry sign located at the southwest corner of the Stanford Drive and 40<sup>th</sup> Street intersection, prepared by Mark Inc. Landscape Developers, dated August 21, 1985.
- k. Floor Plan and Elevations for Buildings P, Q, R, S, T, U, and V, Sheets A-2, A-3, A-4, 5, 6, and A-7, prepared by Knoell & Quidort Architects, dated March 30, 2000 and revised through January 16, 2001.
- l. Landscaping of the Upper Campus, Sheets L-1.0 through L-1.5 and Sheets L-2.0 through L-2.3, prepared by Ten Eyck Landscape Architects, dated January 15, 2003.
- m. New fencing, student drop off area, guardhouse, and overflow parking area located in and around Parking Lot 6, Sheet SUP 1 and Sheet A-1, prepared by Knoell & Quidort Architects, dated January 28, 2004.
- n. Landscape Plan for Parking Lot 6 and overflow parking area, Sheet L1, prepared by Gordon Wayne Jones, dated January 26, 2004.
- o. Project Narrative dated January 24, 2005.
- p. Landscape Plan along Stanford Drive and for the areas around Buildings F, G, H, J, and M, Sheets L1 through L4, prepared by Gordon Wayne Jones ASLA Architects, dated March 8, 2005.
- q. Floor Plan and Elevations for Buildings F, G, H, J, and M, prepared by Knoell & Quidort Architects, Sheet 2, dated December 16, 2004, and Sheets 3 and 4, dated November 9, 2004.
- r. Photometric Plan of the West Campus, Sheets PH-1 and PH-1.1, prepared by Knoell & Quidort Architects, dated November 11, 2004.

The above plans and documents are incorporated into this Special Use Permit and made an integral part hereof.

2. If the Property is used or developed in a manner inconsistent with the terms of this Special Use Permit, this Special Use Permit may be terminated in its entirety by the Paradise Valley Town Council, or the Council may in its discretion and in lieu of termination and revocation, upon determination that a violation of the terms and conditions has taken place, after fair notice, a hearing and a reasonable opportunity to correct, impose a sanction in an amount not to exceed the maximum amount allowed for violations of the Town Zoning Ordinance for each day such violation exists.

3. This Special Use permit shall be binding on the Grantee, its assigns and successors-in-interest.

### **Permitted Uses**

4. The Property shall be used for a private academic school and related educational facilities only, providing instruction for Grades K through 12, with lower, middle and upper schools. The maximum upper school enrollment shall not exceed 50% of the total school enrollment. No changes, expansions, additions, or alterations to the property or improvements thereon shall be allowed without an express written amendment to this Special Use Permit.
5. The pool and appurtenant dressing rooms will be used solely for the Grantee's physical education program and related uses and for non-commercial intermittent group use and for non-commercial scheduled group use only as a training facility. Grantee will not at any time sell or offer for sale memberships in a swim club or similar undertaking relating to the use of its pool and the appurtenant dressing rooms. There shall be no activities with regard to the swimming pool and related uses later than 11:00 p.m.
6. The tennis courts will be used solely for Grantee's physical education program and related uses, and for non-commercial intermittent group use. Grantee will not at any time sell or offer for sale memberships in a tennis club or similar undertaking related to the use of the tennis courts.
7. Total potential enrollment at the School shall be limited to no more than 1000 students enrolled at any one time.
8. The use of the auditorium shall be restricted to school and school sponsored activities only.
9. The use of the Property shall at all times conform to all applicable State laws and Town ordinances, except that if there is a conflict between this Special Use Permit and any Town ordinance or other requirement, this Special Use Permit shall prevail.

### **Lighting**

10. Outdoor lighting is prohibited except as depicted on the approved plans listed under Stipulation 2, and as provided in Stipulation 12.
11. Underwater lighting shall be allowed to illuminate the pools for night swimming; the deck area around the pools will be illuminated by means of luminaries located not more than 12 feet above the deck and directed downward towards the surface of the deck and the pools. To illuminate the walkways from the parking lot to the pools, Grantee shall install low elevation fixtures, which will provide enough light for nighttime access to the pool areas. Low elevation fixtures will be used for the pathways, which lead from the pool area across the wash to the existing school buildings.
12. The lights placed in parking lots 1, 2, and 3 must not be higher than ten feet, shall; be placed as shown in the plans dated February 9, 1994 by Evans, Kuhn, and Associates, shall be high pressure sodium lamps with the brightness and effective distance specified in the plans.
13. Except for security lights, all outside lighting must be off unless needed for activities

### **Landscaping**

14. 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.
15. Undeveloped land shall be maintained in a neat condition at all times.

### **Phased Improvements**

16. The Grantee shall pay a fair share, but no more than half of the total cost, to underground the five existing power poles located along the west side of the school property. As directed by the Town, payment of the school's fair share shall be made at such time the school's contribution to underground the five existing power poles is needed to begin the removal and underground process of these poles. The fair share cost responsible of the Grantee shall be minus the \$17,860 already paid by the Grantee to SRP for underground conduit in 1994. Total cost includes, but is not limited to, conduit, trenching, engineering, administration, wiring, cabinets, energizing, removal of poles/wires, and labor for each utility provider.
17. A San Diego buff colored salt finished concrete recreation path per Town standards and landscaping consistent with Town Landscaping Guidelines in effect at the time the work is done shall be installed along Stanford Drive at such time as the Town directs.
18. Within 30 days of approval of SUP-04-05, the applicant shall submit to the Town mylars of the approved plans listed under stipulation 2.p, 2.q, and 2.r, and an electronic version of these plans in a pdf format for the Town's permanent record.
19. Prior to the issuance of a building permit for the structures approved in SUP-04-05, the applicant shall provide a procedure and other forms of assurances necessary for the Town to be in an assured position to complete the following improvements:
  - a. Striping and signage improvements on the eastbound right turn lane on Stanford Drive at the Stanford Drive and 40<sup>th</sup> Street intersection per the Traffic Impact Study prepared by TASK Engineering Company, dated September 27, 2004.
  - b. Installation of two new fire hydrants as located on the Overall Campus Plan, prepared by Knoell & Quidort Architects, dated January 24, 2005.
20. Prior to the issuance of the first Certificate of Occupancy for the structures approved in SUP-04-05, the applicant shall complete the improvements listed in Stipulation 21.
21. The basketball court area located south of Building M shall be relocated to the Cudia City Wash, east of the existing sports field, provided the applicant submits a letter from the Maricopa County Flood Control District authorizing the construction of the proposed basketball court area in the wash area prior to the issuance of the building permit for the basketball court area. If the Maricopa County Flood District approves the relocation of the basketball court within the wash, then the applicant will remove the existing court pavement south of Building M and landscape this existing area pursuant to the landscape plan, Sheet L1. If the Maricopa County Flood Control District does not approve the relocation, then no additional court will be added to the wash and the court will remain located south of Building M.

### **Development Standards**

22. There shall be a parking setback of twenty (20) feet from any non-residential property line and sixty (60) feet from any residential property line with the exception of the

parking adjacent to existing Building Y as shown on the Overall Campus Plan. The area within the setback shall be landscaped.

23. Grantee shall have a maximum of three (3) signs for a total of forty-five (45) square feet.
24. All construction shall be planned in such a way that all structures at any point shall not be farther than 150 feet from a hard surface, per the 1979 Uniform Fire Code, Section 10.207 as amended.
25. All buildings shall be one story and shall conform to the heights shown in the approved plans listed under Stipulation 2.
26. Mechanical equipment shall not be visible from outside the property at ground level.
27. The surface material of parking lots 1, 2, and 3 must be asphalt.
28. The finished floor elevation of building "N" must be measured from the lowest natural grade in the area of the building or the finished grade as prescribed by the Flood Control District improvements on the Grantee's campus. This is the same requirement established for building "T".
29. No permanent structures may be constructed within the drainage basin.
30. The applicant must provide the Town with a drawing including elevations and details of any proposed temporary structures before installation.
31. There shall be no outdoor storage of material located within the walled area adjoining the guardhouse and on the landscape tract where the guardhouse is located.
32. The drive aisles in the parking areas shall maintain a minimum 20-foot clearance at all times.

#### **Ongoing Operations Restrictions**

33. The Grantee shall be required to maintain the landscaping along the right-of-way of both street frontages of its Property, and including the area of the wash crossing on Stanford Drive.
34. The overflow parking area shall be used only during special events, with the two access gates to remain closed when the overflow area is not in use.

#### **SUP-03-04. February 17, 2004. Minor SUP amendment for new 6-foot-high wrought iron fencing along the south and east property lines, replacement of an existing guardhouse in Parking Lot #6, a new student drop off drive in Parking Lot #6, and a stabilized decomposed granite overflow parking area south of Parking Lot #6.**

1. All improvements to the property shall be in substantial compliance with the following:
  - a. The Campus Plan prepared by Knoell & Quidort Architects, dated January 28, 2004, Sheet SUP 1 and Sheet A-1.
  - b. The Landscape Plan prepared by Gordon Wayne Jones, dated January 26, 2004.
2. Within 30 days of approval of this minor amendment, the applicant shall submit to the Town mylars of the approved plans and an electronic version of these plans in a pdf format for the Town's permanent record.
3. All landscaping improvements associated with this Minor Amendment shall be completed prior to the Certificate of Occupancy for the guardhouse and the final inspection for the related fencing and access gates.
4. There shall be no outdoor storage of material located within the walled area adjoining the guardhouse and on the landscape tract where the guardhouse is located.

5. The overflow parking area shall be used only during special events, with the two access gates to remain closed when the overflow area is not in use.
6. The drive aisles in the parking areas shall maintain a minimum 20-foot clearance at all times.
7. Except as modified herein, all of the previous conditions of the Special Use Permit for the Phoenix Country Day School shall remain in full force and effect.

**SUP-00-10. March 22, 2001. Major SUP amendment to approve construction of Building ‘U’ to be used for art instruction, to remodel the use of Building ‘P’ from art instruction to a library, to add a computer lab in Building ‘R’, to add administrative offices in Building ‘Q’, and to construct Building ‘V’ to be used as an auditorium.**

1. Total potential enrollment at the school shall be limited to no more than 1,000 students.
2. The use of the auditorium shall be restricted to school and school sponsored activities only.
3. Construction of improvements shall be completed within four years of approval of the proposed amendment.
4. The proposed project shall be developed in conformance with the submitted site plan by Knoell & Quidort Architects, dated March 30, 2000 and revised through January 16, 2001.
5. Within 30 days of the Town Council's approval of the project, the applicant shall provide the Town a master site plan including a master landscaping plan that reflects all existing and proposed on-site improvements to date.
6. Within 30 days of completion of the proposed improvements, the applicant shall provide the Town with a survey of the entire site reflecting the improved conditions. The survey shall become a part of the SUP file.
7. Except as modified herein, all of the previous conditions of the Special Use Permits -. for the Phoenix Country Day School shall remain in full force and effect.

**SUP-99-08. June 20, 1999. Minor SUP amendment to reduce the number of playing fields in the drainage basin.**

1. That no permanent structures may be constructed within the drainage basin.
2. That the applicant provides the Town with a drawing including elevations and details of any proposed temporary structures before installation.

**SUP-98-05. September 10, 1998. Special Use Permit Review Committee approval for minor amendment to construct a new fence around Building ‘H’ on Stanford Drive for safety purposes and to allow an existing gate located southwest of Building ‘Y’.**

No stipulations associated with this amendment.

**SUP-96-13. August 29, 1996 (SUP recorded with the Maricopa County Recorder, Arizona in Document 96-0818465 on November 20, 1996). Major SUP amendment to approve “Exhibit I” as a new master plan dated May 3, 1996 and to authorize the relocation of two proposed buildings and construction of Building ‘O’.**

1. A San Diego buff colored salt finished recreation path and landscaping consistent with Town Landscaping Guidelines be installed along Stanford Drive at such time as the Town directs.
2. That the improvement of parking lot "B" be completed by April 26, 1999.
3. The Grantee agrees to pay the Grantee's fair share of the undergrounding improvements for the five (5) existing power poles along the west side of the property when the Town deems it necessary and so directs the Grantee.
4. The Grantee shall be required to maintain the landscaping along the right-of-way of both street frontages of its Property, and including the area of the wash crossing on Stanford Drive.
5. The Grantee shall be required to construct the recreational path on 40th Street to connect it to the existing recreation path, and the sidewalk in the City of Phoenix to the south prior to the issuance of a certificate of occupancy for the new classroom building.
6. Within thirty (30) days of the approval of this permit, the Grantee shall provide the Town with a mylar of the Site Plan as approved by the Council with a signature block for the Town Clerk to certify that the Site Plan is a true and accurate copy of the Site Plan approved by the Town Council on the date of its approval of this permit.
7. In all other aspects, the terms of the Special Use Permit and all Amendments previously granted by the Town are not changed.

**SUP-94-09. April 28, 1994 (SUP recorded with the Maricopa County Recorder, Arizona in Document 94-0408193 on May 20, 1994). Major SUP amendment to rescind approval of the proposed master plan development east of the wash from the 1985 Special Use Permit and the Parking Lot Landscaping Plan dated February 28, 1984; to add stipulations including the measurement of the finished floor for building 'N', the color and finish of the recreation path, parking lot lighting specifications, a time limit and surface materials for parking lot improvements, restrictions on lighting except for security lighting, and the development of a traffic plan for Stanford Drive between the school and the Camelback Bible Church.**

1. The finished floor level of building "N" must be measured from the lowest natural grade in the area of the building or the finished grade as prescribed by the Flood Control District improvements on the Grantee's campus. This is the same requirement as for recently constructed building "T".
2. A recreation path, colored San Diego Buff and salt finished, to be placed along Stanford Drive, shall be constructed at such time the Town directs.
3. The lights placed in parking lots "A" and "B" must meet the specifications of the Lighting committee; the lights must not be higher than ten feet, shall; be placed as show in Exhibit "H, shall be high pressure sodium lamps with the brightness and effective distance specified in the plans.
4. The improvements of parking lot "B" must be completed with 60 months of the date of this grant.
5. The surface material of parking lots "A " and " B " must be asphalt.
6. Except for security lights, all outside lighting must be off unless needed for activities.

7. The Grantee shall work with the Town Staff and the Camelback Bible Church to develop a traffic plan for Stanford Drive. The Grantee must cooperate with the plan as an element of this Amendment.
8. In all other aspects, the terms of the Special Use Permit are not changed.

**SUP-93-06. January 13, 1994 (SUP recorded with the Maricopa County Recorder, Arizona in Document 94-0408435 on May 20, 1994). Major SUP amendment to extend the deadline for the installation of interim paving to comply with Environmental Protection Agency requirements.**

1. This amends the Special Use Permit granted November 12, 1992, as recorded October 5, 1993, as instrument 93-0681390 in the Office of the Maricopa County 1711 Recorder. 1811
2. Paragraph 7(g) is altered to extend the deadline for installation of interim paving to comply with EPA requirements until September 1, 1994. This amendment does not change the requirement for permanent paving to be completed by May 11, 1997.
- 3 In all other aspects, the terms of the Special Use Permit are not changed. GRANTED by the Council of the Town of Paradise Valley, Arizona, this 13th day of January, 1994.

**SUP-92-13. November 12, 1992 (SUP recorded with the Maricopa County Recorder, Arizona in Document 93-0681390 on October 5, 1993). Major SUP amendment to add a proposed master plan development east of the wash that bisects the subject property; to allow enrollment for grades K through 12 with lower, middle, and upper schools, to cap the maximum upper school enrollment to 50% of the total school enrollment and the maximum number of all students to 1,200; to replace all dead plants and to maintain all new landscaping and undeveloped land; to place time deadlines for all landscaping and irrigation improvements, the construction of playing fields in the Cudia City Wash, the six-foot meandering recreation path, the construction of the new science building and parking lots, and the permanent paving of the then unpaved parking lots. The Special Use Permit also applied conditions including setbacks requirements; submission of a letter from the Army Corp of Engineers and the Maricopa County Flood Control District authorizing construction in the wash area; adherence to 1979 Uniform.**

Approved Stipulations from the November 12, 1992 Town Council Minutes

1. The landscaping improvements, together with related irrigation improvements, and construction of playing fields in the Cudia City Wash area will be completed within twelve (12) months following granting of the Amended Special Use Permits.
2. The slightly meandering recreational path six feet in width along 40th Street, together with adjacent landscaping improvements to accommodate the recreational path, will be constructed commencing within twenty-four (24) months after approval of the Amended Special Use Permit. The recreational path will be constructed in this phase from the south perimeter of the Campus, north to Building P. The recreational path in front of the new Science Building cannot be constructed in this phase as it is dependent upon grading which will be established concurrent with construction of the new Science Building and removal of the existing parking lot.

3. The new Science Building, together with construction of the new parking lot south of the existing tennis courts, and removal of the existing parking area at the immediate corner of 40th Street and Stanford Drive, will be constructed commencing within thirty (30) months following granting of the Amended Special Use Permit. In connection with this phase, the remainder of the recreational path along 40th Street, the landscaping improvements and irrigation facilities for the area surrounding the Science Building and new parking areas would be installed with this phase.
4. The currently unpaved Parking Areas A, and C will be provided interim pavement within 12 months in order to comply with EPA requirements. The permanent paving of these parking areas will commence within 54 months following the granting of the Special Use Permit.
5. The School enter into a contract with the Town agreeing to pay their fair share of the undergrounding improvements for the five existing power poles along the west side of their property at a time when the Town deems it necessary.
6. The appropriate bonding would be designated by the Town to assure compliance.
7. The construction of the designated art buildings U and V would be required to come back to be submitted before P&Z prior to the request of a building permit.

SUP Document 93-0681390

1. The real property ("Property") subject to this Special Use Permit is located in the Town of Paradise Valley, Maricopa County, Arizona, and is described as : The Northeast Quarter of the Southeast Quarter of Section 13, Township 2 North, Range 3 East, of the Gila and Salt River Base and Meridian, Maricopa County. Except the North 33 feet and East 40 feet for roadways.
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" - Master Plan, prepared by Peter A. Lendrum Associates, dated 1/7/85.
  - b. Exhibit "B" - Elevations of Athletic Facility, prepared by Peter A. Lendrum Associates, dated 1/7/85.
  - c. Exhibit "C" - Elevations of Music Building, prepared by Peter A. Lendrum Associates, dated 1/7/85.
  - d. Exhibit "D" - West elevation of Business Office Building, prepared by Peter A. Lendrum Associates, dated 1/7/85.
  - e. Exhibit "E" - East elevations of Buildings V, U, P, O, and N, prepared by Peter A. Lendrum Associates, dated 1/7/85.
  - f. Exhibit "F" - Site Plan, prepared by Gabor Lorant Architects Inc., dated 7/21/83. See paragraph 10 (r) for special provisions relating to this Exhibit "F".
  - g. Exhibit "G" - Proposed Master Plan Development East of Wash, Phoenix Country Day School, Upper School Arts & Sciences, drafted by Knoell & Quidort Architects dated 12/92, consisting of sheets A1.1, A2.1, A3.1, L1, L2, and L3.

These exhibits are incorporated into this Special Use Permit and made an integral part hereof.

3. The property shall be used for a private academic school and 411 related educational facilities only, providing instruction for Grades K through 12, with lower, middle and upper schools. The maximum upper school enrollment shall not exceed 50% of the total school enrollment. No changes, expansions, additions, or alterations to the property or improvements thereon shall be allowed without an express written amendment to this Special Use Permit.
4. The use of the Property shall at all times conform to all applicable State laws and Town ordinances.
5. If the Property is used or developed in a manner inconsistent with the terms of this Special Use Permit, this Special Use Permit may be terminated in its entirety by the Paradise Valley Town Council, or the Council may in its discretion and in lieu of termination and revocation, upon determination that a violation of the terms and conditions has taken place, assess a fine against the Grantee not to exceed One Thousand Dollars (\$1,000) 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 assigns and successors-in-interest. Outdoor lighting is prohibited except as depicted on Exhibits "A" and "G", and as provided in Paragraph 8.
7. This Special Use Permit is granted upon the condition that Grantee comply with these additional stipulations:
  - a. The maximum number of students shall be 1,200. The increase in students to 1,200 is predicated on use of the entire forty acres of property. If any property be used for non-school related purposes, or sold, the maximum number of students may be reduced.
  - b. 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.
  - c. Undeveloped land shall be maintained in a neat condition at all times.
  - d. The landscaping improvements, together with related irrigation improvements, and construction of playing fields in the Cudia City Wash area will be completed within twelve (12) months following the grant of this Amended Special Use Permit.
  - e. The slightly meandering recreational path six feet in width along 40th Street, together with adjacent landscaping improvements to accommodate the recreational path, will be constructed commencing within twenty-four (24) months after approval of this Amended Special Use Permit. The recreational path will be constructed in this phase from the south perimeter of the Campus, north to Building P. The recreational path in front of the new Science Building cannot be constructed in this phase as it is dependent upon grading which will be established concurrent with construction of the new Science Building and removal of the existing parking lot.
  - f. The new Science Building, together with construction of the new parking lot south of the existing tennis courts, and removal of the existing parking area at the immediate corner of 40th Street and Stanford Drive, will be constructed commencing within thirty (30) months following the grant of this Amended Special Use Permit. In connection with this phase, the remainder of the



- d. Grantee shall have a maximum of three (3) signs for a total of forty-five (45) square feet.
  - e. All construction shall be planned in such a way that all structures at any point shall not be farther than 150 feet from a hard surface, per the 1979 Uniform Fire Code, Section 10.207 as amended.
  - f. All new site lighting shall not exceed ten (10) feet in height, except as shown in Exhibit "G", and shall be shielded so as not to allow light to go onto the adjoining properties.
  - g. All buildings shall be one story and shall conform to the heights shown in Exhibits B, C, D, and E, as approved 1/10/85, and Exhibit G, approved 11/12/92 and certified by the Paradise Valley Town Clerk.
  - h. Mechanical equipment shall not be visible from outside the property at ground level.
12. If any part of this Special Use Permit is for any reason held illegal, invalid, or unconstitutional by the final decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining parts.
13. This Special Use Permit supersedes and replaces the Special Use Permit issued to Grantee on January 10, 1985, recorded as instrument number 85-097662, M.C.R

**Annexation of site into the Town via Ordinance 11 on October 2, 1961**

No stipulations associated with this amendment.

**III. 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.

<p><b>May ____, 2026 SUP-25-06</b></p>	<ol style="list-style-type: none"> <li>1. The narrative, pages 1 – 7, prepared by Rose Law Group and dated February 12, 2026.</li> <li>2. Sheet SP1.0, Overall Architectural Site Plan, prepared by ADM Group and dated December 12, 2025.</li> <li>3. Sheet SP1.1 (version 1), Enlarged Architectural Site Plan, prepared by ADM Group and dated December 12, 2025.</li> <li>4. Sheet SP1.1 (version 2), Enlarged Architectural Site Plan, prepared by ADM Group and dated February 12, 2026.</li> <li>5. Sheet SP2.0, Comparison Site Plan, prepared by ADM Group and dated October 2, 2025.</li> <li>6. AAE Model No AFP-22/H 20’ all Aluminum Hinged Fair Pole (Foul Ball Pole Detail) prepared by Aluminum Athletic Equipment.</li> <li>7. AFP-22H Specifications (Foul Ball Pole Detail), Drawing No. AFP-22/H-C-002, prepared by Aluminum Athletic Equipment and dated October 24, 2019.</li> </ol>
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	<ol style="list-style-type: none"> <li>8. A6.0, New Wellness Center Building Elevations, prepared by ADM Group and dated December 12, 2025.</li> <li>9. A6.1, Baseball Field Bleacher Elevations, prepared by ADM Group and dated February 12, 2026.</li> <li>10. A6.2, Site Sections Baseball Field Elevations, prepared by ADM Group and dated October 2, 2025.</li> <li>11. A6.3, Signage, prepared by ADM Group and dated December 12, 2025.</li> <li>12. “Site Plan – Supplement to A6.3, Showing Sing Post Angle and Positioning” with Photo simulation.</li> <li>13. A6.4, New Wellness Center Material Board, prepared by ADM Group and dated October 2, 2025.</li> <li>14. A7.0, Proposed Renovated Baseball Field – Photo Match Exhibits, prepared by ADM Group and dated October 2, 2025.</li> <li>15. Preliminary Landscape Plan, PL1.1, prepared by ADM Group with revised date February 12, 2026.</li> <li>16. Preliminary Drainage Report, pages 1 – 33 (Appendices included), prepared by Colliers Engineering &amp; Design and dated December 10, 2025.</li> <li>17. Preliminary Grading &amp; Drainage Plan, pages PG01 – PG02, prepared by Hilgart Wilson and Dated December 11, 2025.</li> <li>18. Preliminary Storm Water Management Plan, pages C3.0 – C3.2, prepared by Hilgart Wilson and Dated October 2025.</li> <li>19. Preliminary Utility Plan, pages PU01 – PU02, prepared by Hilgart Wilson and Dated October 2025.</li> <li>20. Electrical Symbol, Notes &amp; Cut Sheets, Sheet E0.1, prepared by ADM Group and dated October 2, 2025.</li> <li>21. New Wellness Building Photometric, Sheet E0.2, prepared by ADM Group and dated October 2, 2025.</li> <li>22. Traffic and Parking Statement for Baseball Field Renovation and New Wellness Center, pages 1 -3, prepared by Summit Land Management and dated December 12, 2025.</li> <li>23. Phoenix Country Day School Project Noise Technical Memorandum Addendum, pages 1 – 13, prepared by Newton Environmental Consulting, LLC and dated January 9, 2026.</li> <li>24. Sign #1 Photometric Plan, GT6x-4’2”x8’8”-RGB-SF, prepared by Daktroncs and dated January 16, 2025.</li> <li>25. Sign #2 Photometric Plan, GT6x-4’2”x8’8”-RGB-SF, prepared by Daktroncs and dated January 16, 2025.</li> <li>26. The Preliminary Construction Staging Plan, pages X-Y, prepared by PDQ and dated MNP</li> </ol>
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<p>June 6, 2025 (SUP-25-05)</p>	<ol style="list-style-type: none"> <li>1. The narrative prepared by ADM Group and dated April 17, 2025;</li> <li>2. Response letter to the May 14, 2025 plan review comments;</li> <li>3. New Site Plan, Sheet SP2.1, prepared by ADM Group and dated June 18, 2024;</li> <li>4. Sheet 1 of 6, prepared by Associated Sign Company and dated April 22, 2025;</li> <li>5. Sheet 2 of 6, prepared by Associated Sign Company and dated April 22, 2025;</li> <li>6. Sheet 3 of 6, prepared by Associated Sign Company and dated April 22, 2025;</li> <li>7. Sheet 4 of 6, prepared by Associated Sign Company and dated April 22, 2025;</li> <li>8. Sheet 5 of 6, prepared by Associated Sign Company and dated April 22, 2025;</li> <li>9. Sheet 6 of 6, prepared by Associated Sign Company and dated April 22, 2025;</li> <li>10. Exterior Elevations Plan, Sheet A6.2, prepared by ADM Group and dated June 18, 2024;</li> <li>11. Photometric Diagram, prepared by ADM Group with Project Number 7189-100; and</li> <li>12. Sloan LED Prism12 Mini light fixture cut sheets (2 pages).</li> </ol>
<p>October 15, 2024 (SUP-24-05)</p>	<ol style="list-style-type: none"> <li>1. Project Narrative, pages 1 – 3, prepared by Rose Law Group and dated August 12, 2024;</li> <li>2. Overall Architectural Site Plan, Sheet SP1.0, prepared by ADM Group and dated August 20, 2024.</li> <li>3. Enlarged Architectural Site Plan, Sheet SP1.1, prepared by ADM Group and dated August 12, 2024.</li> <li>4. Building Elevations Plan, Sheet A6.0, prepared by ADM Group and dated August 12, 2024.</li> <li>5. Preliminary Grading &amp; Drainage Plan, Sheet PG01, prepared by Hilgart Wilson and dated August 2024.</li> <li>6. Preliminary Grading &amp; Drainage Plan, Sheet PG02, prepared by Hilgart Wilson and dated August 2024.</li> <li>7. Storm Water Management Plan, Sheet C3.0, prepared by Hilgart Wilson and dated August 2024.</li> <li>8. Storm Water Management Plan, Sheet C3.1, prepared by Hilgart Wilson and dated August 2024</li> <li>9. Preliminary Landscape Plan, Sheet PL1.1, prepared by ADM Group and dated July 16,2024.</li> <li>10. Electrical Symbols, Notes &amp; Cut Sheets Plan, Sheet E0.1, prepared by ADM Group and dated August 12, 2024.</li> <li>11. Site-Plan New, Sheet E1.1, prepared by ADM Group and dated August 12, 2024.</li> <li>12. Site-Plan Photometry, Sheet E1.2, prepared by ADM Group</li> </ol>

	<p>and dated August 12, 2024.</p> <p>13. Traffic and Parking Statement, page 1, prepared by Summit Land Management and dated August 12, 2024.</p>
<p>April 11, 2024 (SUP-23-05)</p>	<ol style="list-style-type: none"> <li>1. The Narrative, pages 1 – 8, prepared by Rose Law Group and dated December 21, 2023.</li> <li>2. Overall Architectural Site Plan, Sheet SP1.0, prepared by ADM Group and dated March 25, 2024.</li> <li>3. Enlarged Architectural Site Plan, Sheet SP1.1, prepared by ADM Group and dated March 25, 2024.</li> <li>4. Ground Level Floor Plan, Sheet A4.0, prepared by ADM Group and dated December 26, 2023.</li> <li>5. Balcony Level Floor Plan, Sheet A4.1, prepared by ADM Group and dated November 20, 2023.</li> <li>6. Building Elevations Plan, Sheet A6.0, prepared by ADM Group and dated December 26, 2023.</li> <li>7. Building Elevations Plan, Sheet A6.1, prepared by ADM Group and dated December 26, 2023.</li> <li>8. Open Space Criteria Diagrams, Sheet A6.2, prepared by ADM Group and dated December 26, 2023.</li> <li>9. Open Space Criteria Diagrams, Sheet A6.3, prepared by ADM Group and dated December 26, 2023.</li> <li>10. Google Maps Photo Match Exhibits, Sheet A6.4, prepared by ADM Group and dated November 20, 2023.</li> <li>11. Google Maps Photo Match Exhibits, Sheet A6.5, prepared by ADM Group and dated November 20, 2023.</li> <li>12. Materials Board, Sheet A6.6, prepared by ADM Group and dated November 20, 2023.</li> <li>13. Preliminary Grading &amp; Drainage Plan, Sheets PG01 – PG02, prepared by Hilgart Wilson and dated November 2023.</li> <li>14. Electrical Symbols, Notes &amp; Cutsheets Plan, Sheet E0.0, prepared by ADM Group and dated November 20, 2023.</li> <li>15. Site Plan-New, Sheet E1.1, prepared by ADM Group and dated November 20, 2023.</li> <li>16. Site Plan-Photometry, Sheet E1.2, prepared by ADM Group and dated November 20, 2023.</li> <li>17. Preliminary Landscape Plan, Sheet PL1.1, prepared by Desert Adaptive L.A. and dated December 26, 2023.</li> <li>18. Preliminary Utility Plan, Sheet PU01, prepared by Hilgart Wilson and dated September 2023.</li> <li>19. Parking Occupancy and Analysis – Revised, pages 1-67, prepared by Summit Land Management and dated December 2023.</li> <li>20. Traffic Impact Analysis – Revised, pages 1-83, prepared by Summit Land Management and dated December 2023.</li> </ol>

	<ol style="list-style-type: none"> <li>21. Preliminary Drainage Report, pages 1-44, prepared by Hilgart Wilson and dated November 2023.</li> <li>22. Preliminary Water Report, pages 1-13, prepared by Hilgart Wilson and dated September 2023.</li> <li>23. Preliminary Wastewater Report, pages 1-14, prepared by Hilgart Wilson and dated September 2023.</li> <li>24. Preliminary Water Report, pages 1-13, prepared by Hilgart Wilson and dated September 2023.</li> <li>25. Noise Statement, pages 1 -2, prepared by Newton Environmental Consulting, LLC and dated November 13, 2023.</li> <li>26. City of Phoenix will serve letter, page 1, prepared by Mario Murillo with the City of Phoenix Water Services Department and dated October 24, 2023.</li> </ol>
December 13, 2022 (SUP-23-04)	<ol style="list-style-type: none"> <li>1. The narrative prepared by Rose Law Group and dated December 5, 2022.</li> <li>2. The Renovation Site Plan, Sheet SD0.0, Floor Plan, Sheet SD0.1, and Roof Plan, Sheet SD1.2;</li> <li>3. The Elevation Plan and Detail, Sheet SD2.0, prepared by Carhuff + Cueva Architects, LLC and dated November 30, 2022.</li> </ol>
May 26, 2017 (SUP-17-04)	<ol style="list-style-type: none"> <li>1. Intermediate Special Use Permit Amendment Application. Submitted, November 2016. Resubmitted, April 2017.</li> </ol>
April 11, 2016 (SUP-16-00)	<ol style="list-style-type: none"> <li>1. Narrative dated April 4, 2016.</li> <li>2. Photo sections prepared by Architekton, dated April 4, 2016.</li> <li>3. Site Plan, Sheet AS-101, by Architekton, dated March 17, 2016.</li> <li>4. Site Details, Sheet AS-102, by Architekton, dated March 17, 2016.</li> </ol>
February 10, 2016 (SUP-16-00)	<ol style="list-style-type: none"> <li>1. Narrative dated February 1, 2016.</li> <li>2. Light Fixture Cut Sheet-Photometric, Sentinall, S1414D Series;</li> <li>3. Site Plan, prepared by Architekton, dated February 4, 2016.</li> </ol>
July 7, 2015 (SUP-15-02)	<ol style="list-style-type: none"> <li>1. Project Narrative, prepared by Rose Law Group, dated June 1, 2015;</li> <li>2. Sheet SUP-8, Overall Campus Site Plan, prepared by Architekton, dated April 3, 2015;</li> </ol>

	<ol style="list-style-type: none"> <li>3. Sheet SUP-9, Partial Campus Signage Site Plan, prepared by Architekton, dated April 3, 2015;</li> <li>4. Sheet SUP-10, Proposed Tennis Courts Signage, prepared by Architekton, dated April 3, 2015;</li> <li>5. Sheet SUP-11, Proposed Aquatics Center Signage, prepared by Architekton, dated April 3, 2015;</li> <li>6. Sheet SUP-12, Proposed Monument Signage, prepared by Architekton, dated April 3, 2015;</li> <li>7. Sheet SUP-13, Proposed Gymnasium Signage, prepared by Architekton, dated April 3, 2015;</li> <li>8. Sheet SUP-14, Proposed Courtyard Mural Graphic, prepared by Architekton, dated April 3, 2015;</li> <li>9. Sheet SUP-15, Proposed Existing Monument Signage, prepared by Architekton, dated April 3, 2015; and</li> <li>10. Light readings and photometric material prepared by Henderson Engineers, Inc., dated May 29, 2015 that includes Sheet ES-1, Electrical Site Photometry, and Sheets ES-2 and ES-3, Photometric Lighting Cut Sheets.</li> </ol>
<p>June 26, 2014 (SUP-14-01)</p>	<ol style="list-style-type: none"> <li>1. Project Narrative, prepared by Rose Law Group and dated June 18, 2014;</li> <li>2. Traffic Impact Statement, prepared by CivTech Inc. and dated April 21, 2014, Traffic Impact Statement, prepared by CivTech Inc. and dated June 16, 2014, and Traffic Impact Analysis, prepared by CivTech Inc. and dated June 18, 2014;</li> <li>3. Sheet SUP-1, Campus Plan, prepared by Architekton and dated June 17, 2014;</li> <li>4. Sheet SUP-2, Project Plan, prepared by Architekton and dated April 21, 2014;</li> <li>5. Sheets SUP-3, SUP-3.1 and SUP-4, Fence Plan, prepared by Architekton and dated April 21, 2014 and June 17, 2014 (SUP-3.1);</li> <li>6. Sheets SUP-5 and SUP-6, Section and Elevations, prepared by Architekton and dated April 21, 2014;</li> <li>7. Finish Floor Elevation Plan prepared by Architekton, Knoell &amp; Quidort, and CVL Consultants and print dated March 18, 2014;</li> <li>8. Sheet PR100, Landscape Plan, prepared by Architekton, Knoell &amp; Quidort, and CVL Consultants and print dated March 5, 2014;</li> <li>9. Sheet ES-1, Electrical Site Photometry, prepared by Architekton and Henderson Engineers Inc. and dated April 8, 2014; and</li> <li>10. Sheet ES-2, Photometric Lighting Cut Sheets, prepared by Architekton and Henderson Engineers Inc. and dated April 8, 2014.</li> </ol>

<p>May 1, 2014 (SUP-14-03)</p>	<ol style="list-style-type: none"> <li>1. The narrative prepared by Rose Law Group and dated April 23, 2014;</li> <li>2. Sheet GI-001, Overall Campus Plan, dated March 31, 2014, prepared by Knoell &amp; Quidort Architekton;</li> <li>3. Sheet AE-101C, Shade Canopy Plans and Section, dated March 31, 2014, prepared by Knoell &amp; Quidort Architekton;</li> <li>4. Sheet S100C, Shade Foundation &amp; Roof Framing Plan, dated March 27, 2014, prepared by Knoell &amp; Quidort Architekton;</li> <li>5. Sheet ES-101C, Electrical Shade Canopy Plan, dated March 31, 2014, prepared by Knoell &amp; Quidort Architekton; and</li> <li>6. Grande RM4DOD Recessed Ceiling Outdoor lighting specification sheets, prepared by Metalumen.</li> </ol>
<p>January 14, 2014 (SUP-14-01)</p>	<ol style="list-style-type: none"> <li>1. The narrative prepared by Rose Law Group and dated January 2014</li> <li>2. Sheet SUP-1, Overall Campus Plan, dated December 31, 2013, prepared by Knoell &amp; Quidort Architekton;</li> <li>3. Sheet SUP-3, Elevation Plan, dated January 10, 2014, prepared by Knoell &amp; Quidort Architekton;</li> <li>4. Sheet AE-101C, Shade Canopy Plan and Section, prepared by Knoell &amp; Quidort Architekton;</li> <li>5. The Trenwyth masonry units material palette and the McNichols expanded metal fencing material palette</li> </ol>
<p>November 19, 2013 (SUP-13-10)</p>	<ol style="list-style-type: none"> <li>1. Project Narrative, prepared by Rose Law Group and dated November 1, 2013;</li> <li>2. Parking Analysis, prepared by CivTech and dated October 30, 2013;</li> <li>3. Drainage Memorandum, prepared by CVL Consultants and dated October 2, 2013;</li> <li>4. Traffic Impact Analysis, prepared by CivTech and dated October 2013;</li> <li>5. Sheet SUP-1, Overall Campus Plan, prepared by Knoell &amp; Quidort Architects and dated October 30, 2013;</li> <li>6. Sheet SUP-2, Project Area, prepared by Knoell &amp; Quidort Architects and dated October 30, 2013;</li> <li>7. Sheet SUP-3, Elevations Plan, prepared by Knoell &amp; Quidort Architects and dated October 30, 2013;</li> </ol>

	<ol style="list-style-type: none"> <li>8. Sheet LP.001, Preliminary Landscape Plan, prepared by CVL Consultants and dated October 31, 2013;</li> <li>9. Sheet GP-001, Preliminary Grading Plan, prepared by CVL Consultants and dated October 29, 2013;</li> <li>10. Sheet DP-001, Demolition Plan, prepared by CVL Consultants and dated October 29, 2013;</li> <li>11. Sheet ES-100, Electrical Photometric Site Plan, prepared by Luminous Design Concepts, LLC and Neptune Engineering, and dated October 29, 2013;</li> <li>12. Sheet ES-101, Light Fixture Cut Sheets, prepared by Luminous Design Concepts, LLC and Neptune Engineering, and dated October 29, 2013; and</li> <li>13. Sheet ES-102, Light Fixture Cut Sheets, prepared by Luminous Design Concepts, LLC and Neptune Engineering, and dated October 29, 2013.</li> </ol>
<p>March 16, 2010 (SUP-10-10)</p>	<ol style="list-style-type: none"> <li>1. Sheet SUP-1, dated February 19, 2010.</li> <li>2. Sheet A1, dated February 19, 2010.</li> <li>3. Elevation Plan: West Screen Wall Elevation of Building –B.</li> </ol>
<p>September 18, 2007 (SUP-07-02)</p>	<ol style="list-style-type: none"> <li>1. Site Plan, Sheet SUP-1 and 2, prepared by Knoell &amp; Quidort Architects, dated July 11, 2007; and</li> <li>2. Paving/Planting Plan, Sheet L-1, prepared by Gordon Wayne James Landscape Architect, dated June 25, 2007.</li> </ol>
<p>March 24, 2005 (SUP-04-05)</p>	<ol style="list-style-type: none"> <li>1. Overall Campus Plan, prepared by Knoell &amp; Quidort Architects, dated February 23, 2005.</li> <li>2. Elevations of Athletic Facility (Building W), prepared by Peter A. Lendrum Associates, dated January 7, 1985.</li> <li>3. Elevations of Music Building (Building L), prepared by Peter A. Lendrum Associates, dated January 7, 1985.</li> <li>4. West elevation of Business Office Building (Building A), prepared by Peter A. Lendrum Associates, dated January 7, 1985.</li> <li>5. Elevations for Building S and Q, prepared by Gabor Lorant Architects, Inc., dated July 21, 1983.</li> </ol>

	<p>6. Elevations and Plan for Building N, Sheet A.1.1, dated February 28, 1994 by Knoell &amp; Quidort Architects.</p> <p>7. Parking Lot Layout of Lots 1, 2, 3, and 7, dated February 9, 1994 by Evans, Kuhn, and Associates.</p> <p>8. Parking Lot Landscaping Plan – Lots 1, 2, and 3, dated February 28, 1994, by the Planning Center.</p> <p>9. Floor Plan and Elevations for Building O, prepared by Knoell &amp; Quidort Architects, dated May 3, 1996, revised on June 27, 1996.</p> <p>10. Elevation and Plan for the monument entry sign located at the southwest corner of the Stanford Drive and 40th Street intersection, prepared by Mark Inc. Landscape Developers, dated August 21, 1985.</p> <p>11. Floor Plan and Elevations for Buildings P, Q, R, S, T, U, and V, Sheets A-2, A-3, A-4, 5, 6, and A-7, prepared by Knoell &amp; Quidort Architects, dated March 30, 2000 and revised through January 16, 2001.</p> <p>12. Landscaping of the Upper Campus, Sheets L-1.0 through L-1.5 and Sheets L-2.0 through L-2.3, prepared by Ten Eyck Landscape Architects, dated January 15, 2003.</p> <p>13. New fencing, student drop off area, guardhouse, and overflow parking area located in and around Parking Lot 6, Sheet SUP 1 and Sheet A-1, prepared by Knoell &amp; Quidort Architects, dated January 28, 2004.</p> <p>14. Landscape Plan for Parking Lot 6 and overflow parking area, Sheet L1, prepared by Gordon Wayne Jones, dated January 26, 2004.</p> <p>15. Project Narrative dated January 24, 2005.</p> <p>16. Landscape Plan along Stanford Drive and for the areas around Buildings F, G, H, J, and M, Sheets L1 through L4, prepared by Gordon Wayne Jones ASLA Architects, dated March 8, 2005.</p> <p>17. Floor Plan and Elevations for Buildings F, G, H, J, and M, prepared by Knoell &amp; Quidort Architects, Sheet 2, dated December 16, 2004, and Sheets 3 and 4, dated November 9, 2004.</p> <p>18. Photometric Plan of the West Campus, Sheets PH-1 and PH-1.1, prepared by Knoell &amp; Quidort Architects, dated November 11, 2004.</p>
<p>February 17, 2004 (SUP-03-04)</p>	<p>1. The Campus Plan prepared by Knoell &amp; Quidort Architects, dated January 28, 2004, Sheet SUP 1 and Sheet A-1; and</p> <p>2. The Landscape Plan prepared by Gordon Wayne Jones, dated January 26, 2004.</p>

March 22, 2001 (SUP-00-10)	1. Site plan by Knoell & Quidort Architects, dated March 30, 2000 and revised through January 16,2001.
June 20, 1999 (SUP-99-08)	1. PCDS Playing Field Site Plan, prepared by Knoell & Quidort, 1996.
September 10, 1998 (SUP-98-05)	1. Exhibit A, Proposed Fencing Master Plan & Fence Elevation, prepared by Knoell & Quidort, 1996.
August 29, 1996 (SUP-96-13)	1. Amended Master Site Plan & Elevations, prepared by : Knoell & Quidort, May 3, 1996.
April 14, 1994 (SUP-94-09)	<ol style="list-style-type: none"> <li>1. Master Plan described in Exhibit H as Drawings SUP 1 and A.1.1 dated February 28, 1994 by Knoell &amp; Quidort.</li> <li>2. Drawing 3 of 4 dated February 9, 1994 by Evans, Kuhn and Associates.</li> <li>3. Parking Lot Landscaping Plan dated February 28, 1994, by the Planning Center</li> </ol>
January 13, 1994 (SUP-93-06)	<i>No plan(s) changes as part of the SUP amendment</i>
November 12, 1992 (SUP-92-13)	<ol style="list-style-type: none"> <li>1. Exhibit "A" - Master Plan, prepared by Peter A. Lendrum Associates, dated 1/7/85.</li> <li>2. Exhibit "B" - Elevations of Athletic Facility, prepared by Peter A. Lendrum Associates, dated 1/7/85.</li> <li>3. Exhibit "C" - Elevations of Music Building, prepared by Peter A. Lendrum Associates, dated 1/7/85.</li> <li>4. Exhibit "D" - West elevation of Business Office Building, prepared by Peter A. Lendrum Associates, dated 1/7/85.</li> <li>5. Exhibit "E" - East elevations of Buildings V, U, P, O, and N, prepared by Peter A. Lendrum Associates, dated 1/7/85.</li> <li>6. Exhibit "F" - Site Plan, prepared by Gabor Lorant Architects Inc., dated 7/21/83. See paragraph 10 (r) for special provisions relating to this Exhibit "F".</li> <li>7. Exhibit "G" - Proposed Master Plan Development East of Wash, Phoenix Country Day School, Upper School Arts &amp; Sciences, drafted by Knoell &amp; Quidort Architects dated 12/92, consisting of sheets A1.1, A2.1, A3.1, L1, L2, and L3.</li> </ol>
October 2, 1961 (Ordinance 11)	<i>No plan(s) on file</i>