

**TOWN OF PARADISE VALLEY**  
**APPLICATION FOR MINOR AMENDMENT TO SPECIAL USE PERMIT**

PARCEL NO.: 109 - 39 - 007  
(County Tax Assessor Number)

DATE: 1-18-18

NAME OF SUBDIVISION OR PARCEL: \_\_\_\_\_

ADDRESS OR LOCATION OF PROPERTY: 6050 N. Invergordon Rd.  
Paradise Vly, AZ 85253

OWNER: Montessori Academy, Inc - Julianne Newman -  
NAME

6050 N. Invergordon Rd PV AZ 85253 480-945-1121  
ADDRESS PHONE #

  
SIGNATURE OF OWNER

AUTHORIZED AGENT: Julianne Newman  
NAME

6044 N. Quail Run Rd PV AZ 85253 480-216-3507  
ADDRESS PHONE #

  
SIGNATURE OF AUTHORIZED AGENT

## APPLICATION FOR MINOR AMENDMENT TO SPECIAL USE PERMIT

PLEASE PROVIDE A NARRATIVE DESCRIPTION OF THE PROPOSAL (Please Attach

Additional Sheets as Necessary): Requesting to approve the two  
shipping containers currently located on the west  
end of the property. The suggested guideline is a  
60-foot setback, however there is no other space for  
the needed storage.

BEING UNDER SPECIAL USE PERMIT AS FOLLOWS:

NAME: Montessori Academy, Inc.

SPECIAL USE PERMIT DATED: \_\_\_\_\_ AMENDED: \_\_\_\_\_

THE MINOR AMENDMENT TO EXISTING, APPROVED SITE PLAN IS REQUESTED FOR THE FOLLOWING

REASONS: Public charter school needed additional storage. The  
storage units were purchased in 2015. There have been no  
issues or complaints until 2017. There is no other possible placement  
(Non-homeowner) on the school property.

THE ABOVE SITE PLAN IS TO BE AMENDED AS FOLLOWS: \_\_\_\_\_

EXHIBITS, MODELS, SITE PLANS, ETC. FOR THE ABOVE SPECIAL USE WILL BE CHANGED IN THE FOLLOWING MANNER: \_\_\_\_\_

## EXHIBIT A

### LEGAL DESCRIPTION

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

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 9;

THENCE NORTH 466.7 FEET ALONG THE EAST LINE OF SAID SECTION TO THE TRUE POINT OF BEGINNING;

THENCE WEST 933.4 FEET;

THENCE NORTH 193.3 FEET;

THENCE EAST 933.4 FEET;

THENCE SOUTH 193.3 FEET TO THE POINT OF BEGINNING.

APN: 169-39-007

OF A PORTION OF THE SOUTHEAST QUARTER OF SECTION 9,  
TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT  
RIVER BASE AND MERIDIAN, MARICOPA COUNTY,  
ARIZONA.

The basis of taxation is the amount lost of Medicaid Drive, since a majority of the South Line is for the Southwest quarter of Section 2, using a survey of the South East 34 degrees 54 minutes 46 seconds East.

The Benchmark used for this survey is the Town of Paradise relay boss set in hand from marking the intersection of McDonald Road and Tap in hand from finding the intersection at 101-971 WEST, Town of Paradise valley drive.

All title information and the description shown is based on a Commitment for Title Insurance issued by Fidelity National title insurance Company, Order Number 71004018-071-01, dated June 8, 2017. The property address is 101-971 West, this map is the same property described as Commitment.

The road referred to herein below is situated in the County of  
Maricopa, State of Arizona, and is described as follows:  
Beginning at a point in the southeast corner of said section 8,  
commencing at the southeast corner of said section 8;  
thence North 66° 7' West along the East line of said section to the  
true point of beginning;  
thence West 92° 3' feet;  
thence North 19° 3' feet;  
thence East 84 1/2 feet;  
thence South 88 1/2 feet to the point of beginning.

GROSS = 4.142 ACRES OR 180,427± SQ. FT.  
NET = 3.996 ACRES OR 174,048± SQ. FT.

1. Reservations concerning the above information were received from the United States of America

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To: MONTESSORI ACADEMY, INC., An Arizona Non-Profit Corporation;  
SUGGESTION BOX, 1000 N. CENTRAL AVENUE, SUITE 100, PHOENIX, ARIZONA 85004;  
ATTENTION: MONTESSORI ACADEMY, INC. TRUSTEES;  
FROM: ARIZONA INDUSTRIAL DEVELOPMENT AUTHORITY, KUTAK ROCK LLP;  
DATE: 08/20/2013

(PLOTTED HEREON)

Matters shown on record of survey  
Recording No.: Book 1038 of Maps, page 2  
(NO PLOTTABLE EASEMENTS PERTAINING TO THE SUBJECT PROPERTY  
ARE CREATED BY THIS DOCUMENT)

10

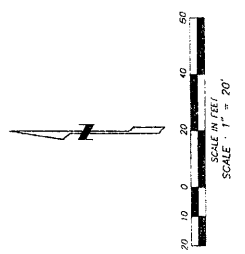
**REFERENCES**

1. 1890, 1900, 1910, 1920, 1930, 1940, 1950, 1960, 1970, 1980, 1990, 2000, 2010, 2020, 2030, 2040, 2050, 2060, 2070, 2080, 2090, 2100, 2110, 2120, 2130, 2140, 2150, 2160, 2170, 2180, 2190, 2200, 2210, 2220, 2230, 2240, 2250, 2260, 2270, 2280, 2290, 2300, 2310, 2320, 2330, 2340, 2350, 2360, 2370, 2380, 2390, 2400, 2410, 2420, 2430, 2440, 2450, 2460, 2470, 2480, 2490, 2500, 2510, 2520, 2530, 2540, 2550, 2560, 2570, 2580, 2590, 2600, 2610, 2620, 2630, 2640, 2650, 2660, 2670, 2680, 2690, 2700, 2710, 2720, 2730, 2740, 2750, 2760, 2770, 2780, 2790, 2800, 2810, 2820, 2830, 2840, 2850, 2860, 2870, 2880, 2890, 2900, 2910, 2920, 2930, 2940, 2950, 2960, 2970, 2980, 2990, 3000, 3010, 3020, 3030, 3040, 3050, 3060, 3070, 3080, 3090, 3100, 3110, 3120, 3130, 3140, 3150, 3160, 3170, 3180, 3190, 3200, 3210, 3220, 3230, 3240, 3250, 3260, 3270, 3280, 3290, 3300, 3310, 3320, 3330, 3340, 3350, 3360, 3370, 3380, 3390, 3400, 3410, 3420, 3430, 3440, 3450, 3460, 3470, 3480, 3490, 3500, 3510, 3520, 3530, 3540, 3550, 3560, 3570, 3580, 3590, 3600, 3610, 3620, 3630, 3640, 3650, 3660, 3670, 3680, 3690, 3700, 3710, 3720, 3730, 3740, 3750, 3760, 3770, 3780, 3790, 3800, 3810, 3820, 3830, 3840, 3850, 3860, 3870, 3880, 3890, 3900, 3910, 3920, 3930, 3940, 3950, 3960, 3970, 3980, 3990, 4000, 4010, 4020, 4030, 4040, 4050, 4060, 4070, 4080, 4090, 4100, 4110, 4120, 4130, 4140, 4150, 4160, 4170, 4180, 4190, 4200, 4210, 4220, 4230, 4240, 4250, 4260, 4270, 4280, 4290, 4300, 4310, 4320, 4330, 4340, 4350, 4360, 4370, 4380, 4390, 4400, 4410, 4420, 4430, 4440, 4450, 4460, 4470, 4480, 4490, 4500, 4510, 4520, 4530, 4540, 4550, 4560, 4570, 4580, 4590, 4600, 4610, 4620, 4630, 4640, 4650, 4660, 4670, 4680, 4690, 4700, 4710, 4720, 4730, 4740, 4750, 4760, 4770, 4780, 4790, 4800, 4810, 4820, 4830, 4840, 4850, 4860, 4870, 4880, 4890, 4900, 4910, 4920, 4930, 4940, 4950, 4960, 4970, 4980, 4990, 5000, 5010, 5020, 5030, 5040, 5050, 5060, 5070, 5080, 5090, 5100, 5110, 5120, 5130, 5140, 5150, 5160, 5170, 5180, 5190, 5200, 5210, 5220, 5230, 5240, 5250, 5260, 5270, 5280, 5290, 5300, 5310, 5320, 5330, 5340, 5350, 5360, 5370, 5380, 5390, 5400, 5410, 5420, 5430, 5440, 5450, 5460, 5470, 5480, 5490, 5500, 5510, 5520, 5530, 5540, 5550, 5560, 5570, 5580, 5590, 5600, 5610, 5620, 5630, 5640, 5650, 5660, 5670, 5680, 5690, 5700, 5710, 5720, 5730, 5740, 5750, 5760, 5770, 5780, 5790, 5800, 5810, 5820, 5830, 5840, 5850, 5860, 5870, 5880, 5890, 5900, 5910, 5920, 5930, 5940, 5950, 5960, 5970, 5980, 5990, 6000, 6010, 6020, 6030, 6040, 6050, 6060, 6070, 6080, 6090, 6100, 6110, 6120, 6130, 6140, 6150, 6160, 6170, 6180, 6190, 6200, 6210, 6220, 6230, 6240, 6250, 6260, 6270, 6280, 6290, 6300, 6310, 6320, 6330, 6340, 6350, 6360, 6370, 6380, 6390, 6400, 6410, 6420, 6430, 6440, 6450, 6460, 6470, 6480, 6490, 6500, 6510, 6520, 6530, 6540, 6550, 6560, 6570, 6580, 6590, 6600, 6610, 6620, 6630, 6640, 6650, 6660, 6670, 6680, 6690, 6700, 6710, 6720, 6730, 6740, 6750, 6760, 6770, 6780, 6790, 6800, 6810, 6820, 6830, 6840, 6850, 6860, 6870, 6880, 6890, 6900, 6910, 6920, 6930, 6940, 6950, 6960, 6970, 6980, 6990, 7000, 7010, 7020, 7030, 7040, 7050, 7060, 7070, 7080, 7090, 7100, 7110, 7120, 7130, 7140, 7150, 7160, 7170, 7180, 7190, 7200, 7210, 7220, 7230, 7240, 7250, 7260, 7270, 7280, 7290, 7300, 7310, 7320, 7330, 7340, 7350, 7360, 7370, 7380, 7390, 7400, 7410, 7420, 7430, 7440, 7450, 7460, 7470, 7480, 7490, 7500, 7510, 7520, 7530, 7540, 7550, 7560, 7570, 7580, 7590, 7600, 7610, 7620, 7630, 7640, 7650, 7660, 7670, 7680, 7690, 7700, 7710, 7720, 7730, 7740, 7750, 7760, 7770, 7780, 7790, 7800, 7810, 7820, 7830, 7840, 7850, 7860, 7870, 7880, 7890, 7900, 7910, 7920, 7930, 7940, 7950, 7960, 7970, 7980, 7990, 8000, 8010, 8020, 8030, 8040, 8050, 8060, 8070, 8080, 8090, 8100, 8110, 8120, 8130, 8140, 8150, 8160, 8170, 8180, 8190, 8200, 8210, 8220, 8230, 8240, 8250, 8260, 8270, 8280, 8290, 8300, 8310, 8320, 8330, 8340, 8350, 8360, 8370, 8380, 8390, 8400, 8410, 8420, 8430, 8440, 8450, 8460, 8470, 8480, 8490, 8500, 8510, 8520, 8530, 8540, 8550, 8560, 8570, 8580, 8590, 8600, 8610, 8620, 8630, 8640, 8650, 8660, 8670, 868



Date of Plot or Map August 29, 2017.  
Date last Revised September 7, 2017.  
David S. Klein  
015 4017

**SUPERIOR**  
SOUNDING SERVICES, INC.



### LEGEND

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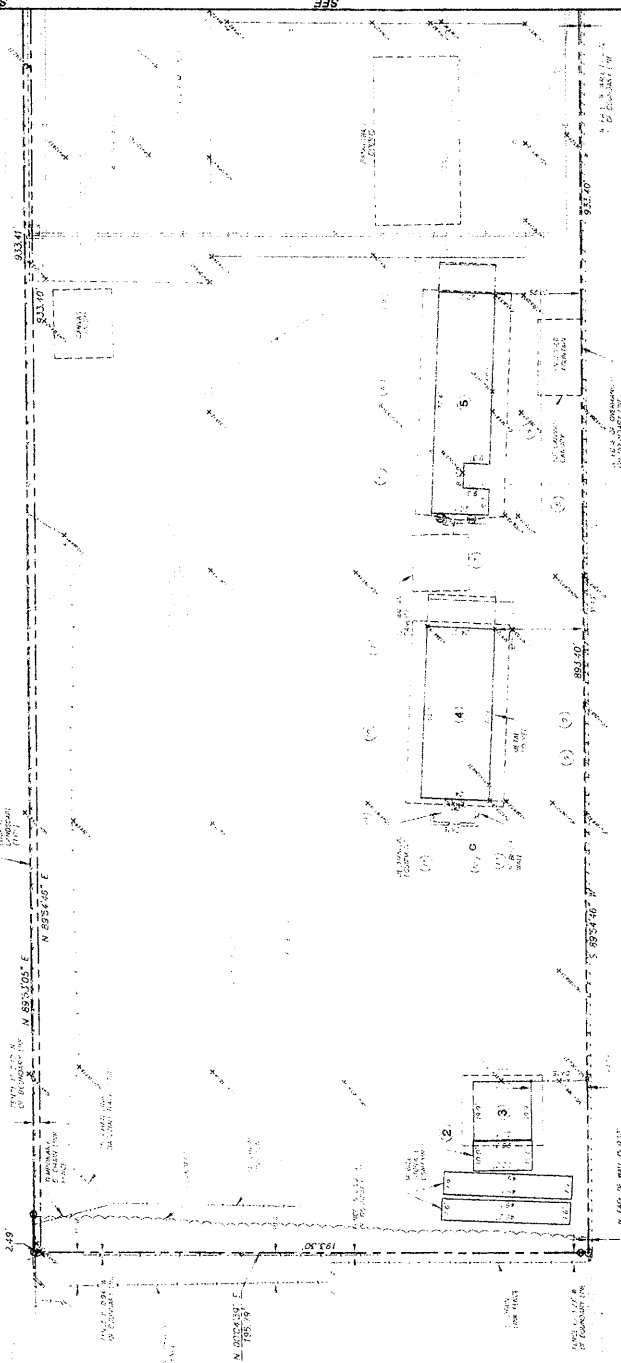
MCDONALD DRIVE

S 89°54'46" W

| TREE TABLE |            |      |
|------------|------------|------|
| TREE NO.   | TREE TYPE  | SIZE |
| (9)        | PALM       | 1'   |
| (10)       | ELM        | 8'   |
| (11)       | MESQUITE   | 6'   |
| (12)       | ELM        | 5'   |
| (13)       | CLELANDER  | 7'   |
| (14)       | PALO VERDE | 5'   |
| (15)       | MESQUITE   | 2'   |
| (16)       | MESQUITE   | 1'   |

| TREE TABLE |            |       |
|------------|------------|-------|
| TREE NO.   | TREE TYPE  | SIZE  |
| (1)        | TREE       | 1'0"  |
| (2)        | PALO VERDE | 1'0"  |
| (3)        | TREE       | 5'0"  |
| (4)        | TREE       | 2'0"  |
| (5)        | ELM        | 1'0"  |
| (6)        | ELM        | 6'0"  |
| (7)        | ELM        | 15'0" |
| (8)        | PINE       | 2'0"  |

| BUILDING | TYPE                         | HEIGHT | SQ. FEET |
|----------|------------------------------|--------|----------|
| 1        | WOOD SHED                    | 10' 3" | 200      |
| 2        | ONE STORY BLOCK              | 14' 4" | 400      |
| 3        | ONE STORY BLOCK              | 14' 4" | 1,464    |
| 4        | ONE STORY BLOCK              | 11' 5" | 1,540    |
| 5        | ONE STORY BLOCK              | 13' 5" | 1,260    |
| 6        | WOOD SHED                    | 9' 4"  | 160      |
| 7        | WOOD SHED                    | 6' 5"  | 128      |
| 8        | ONE STORY BLOCK & WOOD       | 13' 5" | 2,017    |
| 9        | ONE STORY SHED               | 14' 5" | 5,331    |
| 10       | ONE STORY WOOD               | 10' 5" | 682      |
| 11       | ONE STORY SHED, STONE & WOOD | 10' 5" | 1,448    |



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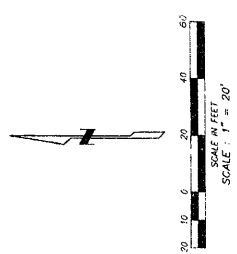
LINCOLN DRIVE

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69TH PLACE

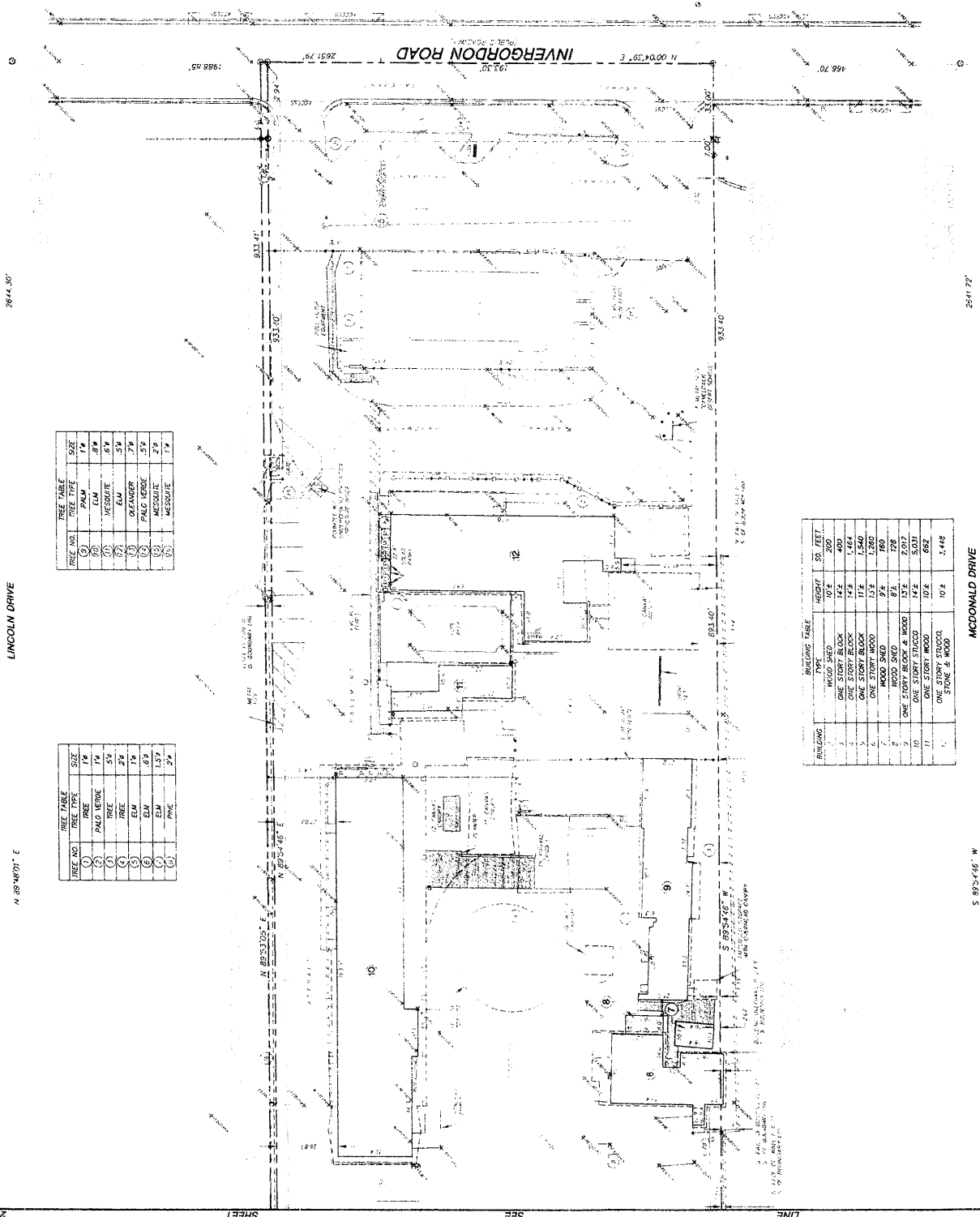
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### LEGEND

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| FREE NO. | FREE TYPE  | SIZE  |
|----------|------------|-------|
| (9)      | PALM       | 1'6"  |
| (10)     | ELM        | .8'6" |
| (11)     | YESQUIE    | 6'6"  |
| (12)     | ELM        | .5'6" |
| (13)     | CLEANDER   | .7'6" |
| (14)     | PALM VERDE | .5'6" |
| (15)     | YESQUIE    | 2'0"  |
| (16)     | YESQUIE    | .9'   |

| TREE TABLE |            |      |
|------------|------------|------|
| TREE NO.   | TREE TYPE  | SIZE |
| (1)        | TREE       | 1'6" |
| (2)        | PALO VERDE | 1'4" |
| (3)        | TREE       | 5'   |
| (4)        | TREE       | 2'0" |
| (5)        | ELM        | 1'8" |
| (6)        | ELM        | 6'8" |
| (7)        | ELM        | 1.5' |
| (8)        | PRUNE      | 2'4" |

| BUILDING | TYPE                   | BUILDING FLOOR | HEIGHT   | 50 FEET |
|----------|------------------------|----------------|----------|---------|
| 1        | WOOD SHED              |                | 10' x 6' | 200     |
| 2        | ONE STORY BLOCK        |                | 14' x 8' | 260     |
| 3        | ONE STORY BLOCK        |                | 14' x 8' | 1,664   |
| 4        | ONE STORY BLOCK        |                | 11' x 5' | 1,540   |
| 5        | ONE STORY WOOD         |                | 12' x 5' | 1,360   |
| 6        | WOOD SHED              |                | 9' x 5'  | 160     |
| 7        | WOOD SHED              |                | 8' x 5'  | 128     |
| 8        | ONE STORY BLOCK & WOOD |                | 12' x 5' | 2,017   |
| 9        | ONE STORY STUCCO       |                | 14' x 5' | 5,031   |
| 10       | ONE STORY WOOD         |                | 10' x 6' | 682     |
| 11       | ONE STORY STUCCO       |                |          |         |
| 12       | STONE & WOOD           |                | 10' x 2' | 5,448   |

2017 Aerial



2015 Aerial

