



February 22, 2013

James C. Bacon, Jr.
Town Manager
Town of Paradise Valley
6401 E. Lincoln Drive
Paradise Valley, AZ 85253

Neil Nash
Shade 'N Net
5711 W. Washington
Phoenix, AZ 85043

**Subject: Managerial SUP Amendment Request for Playground Shade Canopy
Tesseract School - 4800 E. Doubletree Ranch Road**

Dear Mr. Nash:

I reviewed the Tesseract School request to add an umbrella style shade canopy at the north east playground. Since the proposed improvements only increases the lot coverage by 225 square feet and do not change the use or architecture of the special use permit (SUP); I approve the Managerial SUP Amendment to add the shade canopy.

The request is **APPROVED** subject to the following conditions:

1. All improvements to the property shall be in substantial compliance with the following:
 - a. Site Plan,
 - b. Elevation Plan/Detail, and the
 - c. Beige colored material sample.
2. All necessary building permits shall be obtained.

Please contact George Burton with the Community Development Department if you have any questions regarding the Special Use Permit.

Best Regards,

James C. Bacon, Jr.
Town Manager

Cc: SUP File



May 5, 2009

James C. Bacon, Jr.
Town Manager
Town of Paradise Valley
6401 E. Lincoln Drive
Paradise Valley, AZ 85253

Allan Alvarado
Director of Finance & Operations
Tesseract School
4800 E Doubletree Ranch Road
Paradise Valley, AZ 85253

Subject: Administrative SUP Amendment Request for South Play Structure

Dear Mr. Alvarado:

I have thoroughly reviewed Tesseract School's request to allow the play structure staircase and rock wall at a setback 22 feet and 25 feet, respectively.

Since the staircase and rock wall are screened by the adjoining fence and are not visible from adjacent properties, I support the administrative SUP approval for the south play structure.

The request is **APPROVED** subject to the following condition:

1. All necessary building permits shall be obtained.

Please contact the Planning Department if you have any questions regarding the Special Use Permit.

Best Regards,

James C. Bacon, Jr.
Town Manager

Cc: SUP-08-03 File



December 3, 2008

George Burton
Planner
Town of Paradise Valley
6401 E. Lincoln Drive
Paradise Valley, AZ 85253

Chuck Wagner
Tesseract School
4800 E Doubletree Ranch Rd
Paradise Valley, AZ 85253

Subject: Tesseract School, 4800 E Doubletree Ranch Rd.
Minor SUP Amendment Request (SUP-08-03)

Dear Chuck:

Last night the Planning Commission voted 5-0 to APPROVE a minor amendment to the Tesseract School Special Use Permit to replace an existing sign, add a new sign, replace two play structures and add three canopies, subject to the following stipulations:

1. The improvements to replace an existing sign, add a new sign, replace two play structures and add three canopies at the Tesseract School Campus shall be in substantial compliance with Attachments A thru F provided by the applicant.
2. All existing Special Use Permit stipulations shall remain in full force and effect.

The next step is to submit building permit applications and plans for the noted structures. It was a pleasure working with you on this project and I wish you and the school all the best. Please contact me at 480-348-3525 if you have any questions regarding this matter.

Sincerely, ,

George Burton
Planner

Cc: SUP-08-03 File



September 26, 2008

George Burton
Planner
Town of Paradise Valley
6401 E Lincoln Drive
Paradise Valley, AZ 85253

Chuck Wagner
Director, Finance & Operations
Paradise Valley Private School Foundation
4800 E Doubletree Ranch Rd
Paradise Valley, AZ 85253

Re: Two (2) Security Signs, 4800 E Doubletree Ranch Rd

Dear Mr. Wagner:

Staff reviewed your request to add two (2) security signs, one located at northwest corner of the perimeter wall and the other located on southeast corner of the perimeter wall. The signs, as illustrated on the September 18, 2008 e-mail, are compliant with the Town of Paradise Valley Sign Ordinance and the Tesseract School Special Use Permit (SUP). Please note that the signs shall not exceed a maximum height of three (3) feet, measured from grade to the top of the signs. If you have any questions, please contact me at 480-348-3525.

Regards,

George Burton
Planner

Consideration of Amendment to Tesseract School Special Use Permit to Allow a Shade Structure and a Security Gate

Mr. Pascoe stated this is a request to amend the special use permit for Tesseract School to add a shade structure and a security gate. The property is located at Tatum and Doubletree Ranch Road. The shade structure would be 15 feet high and 84 feet long. The fabric on the structure would be a tan to blend in with the building. The structure would be more than 100 feet from the north and west boundaries of the property and there is landscaping to provide further screening. It would be almost invisible from the street. The security gate would be a 4 feet wide, 7 feet 4 inches high wrought iron fence to provide security to the pre-school areas. There is currently open access from the parking lot to the pre-school areas. There would be a panic button to allow easy access out of the area.

David Schmidt, architect, addressed how the gate will be structured to prevent someone reaching through the gate to hit the panic button.

Mayor Lowry opened the discussion to the audience.

Dr. Howard Luber, 9116 N. Morning Glory Road, a dermatologist, stated that he was asked by concerned parents to address the Council on the issue of skin cancer and the need to protect children from exposure to the sun. He stated that the Town should require all schools to have shade structures.

Councilmember Williams moved to approve the Tesseract School Special Use Permit. With the following stipulations in the action report as follows:

1. ~~Prior to the issuance of a building permit for the shade structure and a security gate approved by Chief of Police and the appropriate fire authorities, the applicant shall provide additional landscaping along the northern property line to supplement the 1994 landscape plan.~~
2. Development shall be in conformance with the submitted site plan.

Councilmember Winkler seconded the motion.

Mayor Lowry asked that the following stipulation be added:

3. The material of the shade structure shall be compatible to the color of the existing school buildings.

Councilmembers Williams and Winkler accepted the amendment.

The motion carried 7-0.

SUF-99-13

NAME/

LEGAL DESCRIPTION:

TESSERA CT PARADISE VALLEY
 4800 EAST DOUBLE TREE RANCH ROAD
 PARADISE VALLEY, ARIZONA 85366
 1/4 SECTION 36, T12N, R10E, S12E, 1/4
 1/4 SECTION 37, T12N, R10E, S12E, 1/4
 1/4 SECTION 38, T12N, R10E, S12E, 1/4
 1/4 SECTION 39, T12N, R10E, S12E, 1/4

PLANS PREPARED BY:

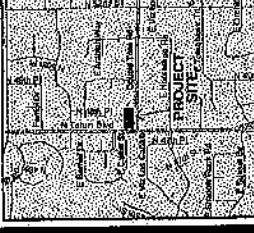
THE TESSERA GROUP
 10000 N. 10TH AVENUE, SUITE 100
 DENVER, CO 80231
 (303) 755-1000
 WWW.TESSERAGROUP.COM

SUBMITTAL # 3

☐ NEEDS CORRECTIONS
☒ APPROVED

REVISION	DATE

VICINITY MAP



THE TESSERA GROUP
 10000 N. 10TH AVENUE, SUITE 100
 DENVER, CO 80231
 (303) 755-1000
 WWW.TESSERAGROUP.COM

The Orcutt/Winslow Partnership

Architecture, Planning
 Research, Interior Design
 10000 N. 10TH AVENUE, SUITE 100
 DENVER, CO 80231
 (303) 755-1000
 WWW.TESSERAGROUP.COM

PROJECT

TESSERA CT
 PARADISE VALLEY
 SHADE CANOPY PROJECT

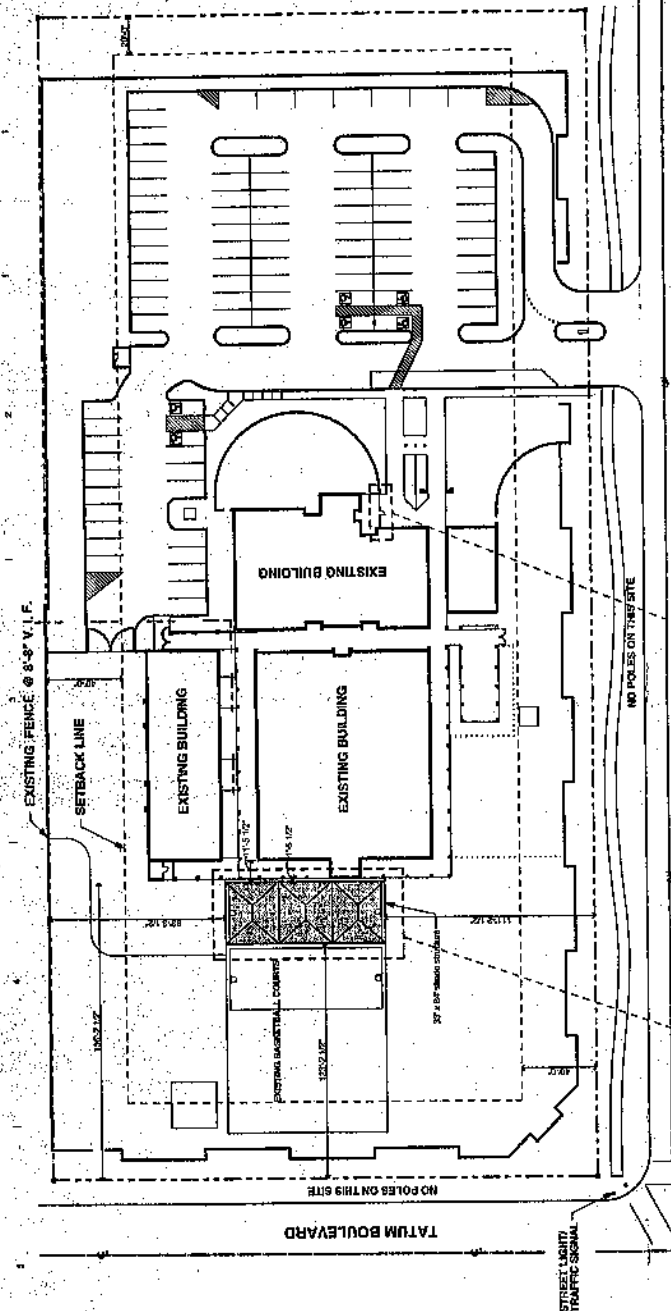
SHEET CONTENT:

SITE PLAN, CANOPY
 ISOMETRIC, VICINITY MAP

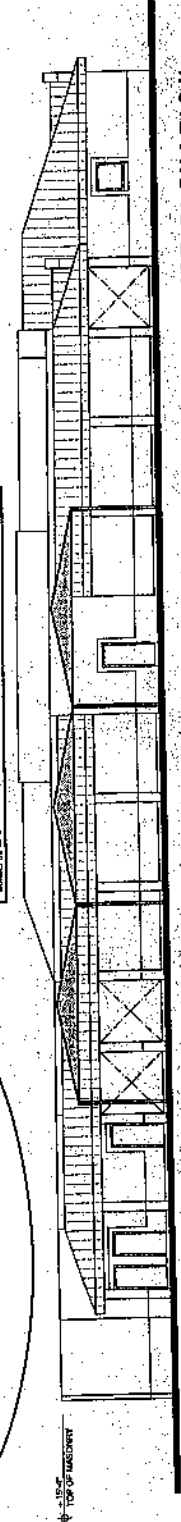
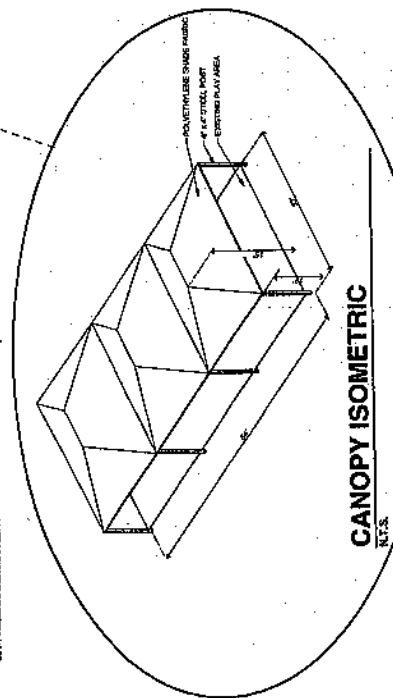
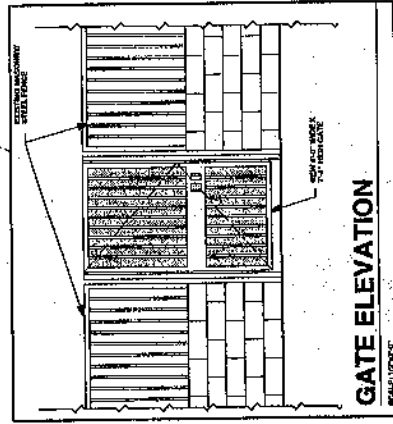
JOB NUMBER	DRAWN	CHECKED	DATE
05100	BHS	MTY	10/26/06

sheet number:

A1.0



TESSERA CT SCHOOL SITE PLAN



WEST ELEVATION

NOTES:

- THE PROPOSED SHADE STRUCTURE WALL IS TO BE CONSTRUCTED OF 4\"/>

1995
RETURN TO HAWKINS AND CAMPBELL
VIA 24 HOUR TURN AROUND



OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL

95-0300330 05/25/95 05:00

TONY 1 OF 1

TOWN OF PARADISE VALLEY
AMENDED SPECIAL USE PERMIT

1 When recorded, return to:
2
3 Charles G. Ollinger, Esquire
4 6401 East Lincoln Drive
5 Paradise Valley, Arizona 85253
6
7
8
9
10
11 GRANTOR: TOWN OF PARADISE VALLEY,
12 an Arizona municipal Corporation
13
14 GRANTEE: EDUCATION ALTERNATIVES, INC., a Minnesota Corporation, and
15 TESSERACTION DEVELOPMENT COMPANY, a Minnesota General
16 Partnership
17
18 USE: Private School
19

20 This instrument amends the Amended Special Use Permit granted May 12, 1994,
21 recorded in the Maricopa County Recorder's Office, Document Number 94-0597112 on August
22 8, 1994. Amendments added are shown in *italics*, deletions are shown between [brackets].
23 SUBJECT PROPERTY: The real property (Property) which is subject to this Special Use Permit is
24 located in the Town of Paradise Valley, Maricopa County, Arizona, at 4834 East Doubletree
25 Ranch Road, and is more particularly described as follows:
26

27 That part of the Southwest 1/4, Southwest 1/4, Southwest 1/4, of Section
28 29, Township 3 North, Range 4 East Gila. & Salt River Base & Meridian.,
29 Maricopa County, Arizona, being more particularly described as follows:
30

31 Beginning at the southwest corner of said Section 29; thence, on a bearing
32 of North, a distance of 328.30 feet along the west line of said Section 29;
33 Thence, South 88 degrees 52' 24" East a distance of 653.68 feet to a point
34 on the east line of said Southwest 1/4, Southwest 1/4, Southwest 1/4;
35 Thence, South 00 degrees 05' 38" West a distance of 329.05 feet along the
36 East line of said Southwest 1/4, Southwest 1/4;
37 Thence, north 88 degrees 48' 23" West, a distance of 653.16 feet along
38 the south line of said Southwest 1/4 to the true point of beginning.
39 Except the West 40 feet thereof.
40 Except the South 40 feet thereof
41 Containing 4.064 acres more or less.

42 BE IT RESOLVED that this *Amended* Special Use Permit is granted to Education
43 Alternatives, Inc., and Tesseract Development Company pursuant to Article XI, Section 1101(0)

SUP-95-16

1 of the Zoning Ordinance of the Town of Paradise Valley, upon the following terms, stipulations
2 and conditions:

3 1. The development, construction and usage of the Property shall be in strict
4 compliance with that *those* certain documents marked and certified by the Paradise Valley Town
5 Clerk as:

6
7
8 *Exhibit D - Classroom Addition, Proposed Site Plan prepared by The Orcutt/Winslow*
9 *Partnership, Sheets A, B, D, and E, dated February 7, 1995, and sheet L-1,*
10 *dated march 31, 1995, Project No.94155.*
11

12 *This*-exhibit is incorporated into this Special Use Permit. *All earlier Exhibits (A, B, and C) are*
13 *revoked.*

14 2. Property shall be used for a private school and related facilities only as set forth in
15 paragraphs 1 and 6, and no changes, expansions, additions or alterations to the Property or
16 improvements shall be allowed without an express written amendment to this Special use
17 Permit.

18 3. The use of the Property shall at all times conform to all applicable state laws and
19 Town ordinances.

20 4. If the Property is used or developed in a manner inconsistent with the terms of this
21 Special Use permit, the Council may, upon determination after notice and hearing that a
22 violation has taken place, assess a sanction against the Grantee in an amount not to exceed one
23 thousand dollars (\$1,000.00) for each violation. Any day or portion thereof that a violation
24 continues is deemed a separate violation.

25 5. This Special Use Permit shall be binding on the Grantees, their heirs, assigns,
26 personal representatives or successors in interest.

27 6. The property shall be utilized as a private school upon the following terms,
28 stipulations and conditions:

SUP-7-1

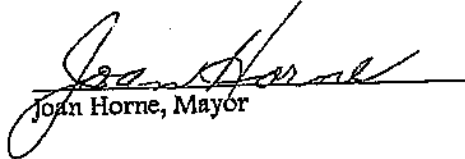
- 1 a) All building heights, densities, setbacks, and uses shall be as depicted and
2 approved on Exhibit *D*.
- 3 b) All utilities shall be underground.
- 4 c) All sewage shall be connected to a public sanitary sewer.
- 5 d) The maximum enrollment shall not exceed 340 students.
- 6 e) Outdoor lighting shall not exceed eight feet in height at any location and shall
7 meet the Town Light Ordinance and must be as depicted on the site plan.
- 8 f) The recreational path along Doubletree Ranch Road abutting the property shall be
9 6 feet wide and in concrete.
- 10 g) The normal hours of operation shall be between the hours of 6:00 o'clock a.m.
11 and 7:00 o'clock p.m. Monday through Friday.
- 12 h) The school shall be for preschool through eighth grade. There shall be no grade
13 levels above grade 8.
- 14 i) No outside bells or sound amplification systems shall be used except for an
15 emergency alarm system.
- 16 j) At such time as a recreational path is built along the east side of Tatum Boulevard
17 from the south to Doubletree Ranch Road or from the north to the north edge of
18 the Grantees' property, then the Grantees shall build a recreational path along the
19 west edge of the property consistent with the new path as to size, style and
20 materials.
- 21 k) Construction of the entire project must be completed no later than [January 15,
22 1995], *January 15, 1996*
- 23 l) The driveway entry shall be modified [per the attached Detail Plan #1.] *as shown*
24 *in Exhibit D, Sheet B.*
- 25 m) Existing native plants necessarily disturbed by construction shall be relocated on
26 site.

SUP-95-2

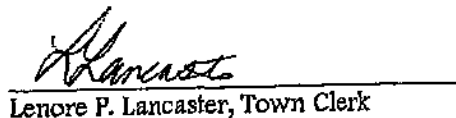
- 1 n) There shall be a landscaping screen along the north property line west of the new
 2 building; or, the playground equipment shall be relocated away from the homes to
 3 the north; [one] Two evergreen elms added.
- 4 o) No new lighting, other than parking lot lighting, shall be permitted. Any new
 5 parking lot lighting shall conform to the submitted and approved as shown on the
 6 plan site lighting plan.
- 7 p) The fence on the northern boundary shall have only one course added.
- 8 q) No parking signs shall be placed in front of the school along Doubletree.
- 9 r) The developer shall provide trees north of parking and south of retention basin.
- 10 s) The Golle letter shall be part of the Special Use Permit.
- 11 t) The paved play area on the west may be used for overflow parking approximately
 12 five times each year.
- 13 u) The parking lot lights shall be turned off by 10:00 p.m. except for security
 14 lighting.

15 GRANTED by The Town Council of the Town of Paradise Valley, Arizona this 13th day
 16 of April, 1995

17
 18
 19
 20
 21
 22
 23
 24
 25
 26
 27
 28
 29
 30
 31
 32
 33
 34
 35
 36
 37


 Joan Horne, Mayor

ATTEST:


 Lenore P. Lancaster, Town Clerk

APPROVED AS TO FORM:


 Charles G. Ollinger, Town Attorney

SUP-95-18

1 ACCEPTED AND AGREED TO BY:
 2
 3 EDUCATION ALTERNATIVES, INC.,
 4
 5
 6 By Franklin L. Fisher
 7
 8 DATE: 5/17/95
 9
 10
 11 TESSERACT DEVELOPMENT COMPANY *
 12
 13
 14 By _____
 15
 16 Date: _____
 17

* Education Alternatives, Inc. purchased the Paradise Valley facility from Tesseract Development Company on December 31, 1994. As such, a signature from TDC is not necessary.

200-11-12

TESTERACT CLASSROOM ADDITION

PARADISE VALLEY, ARIZONA

O/W N.O. 94155

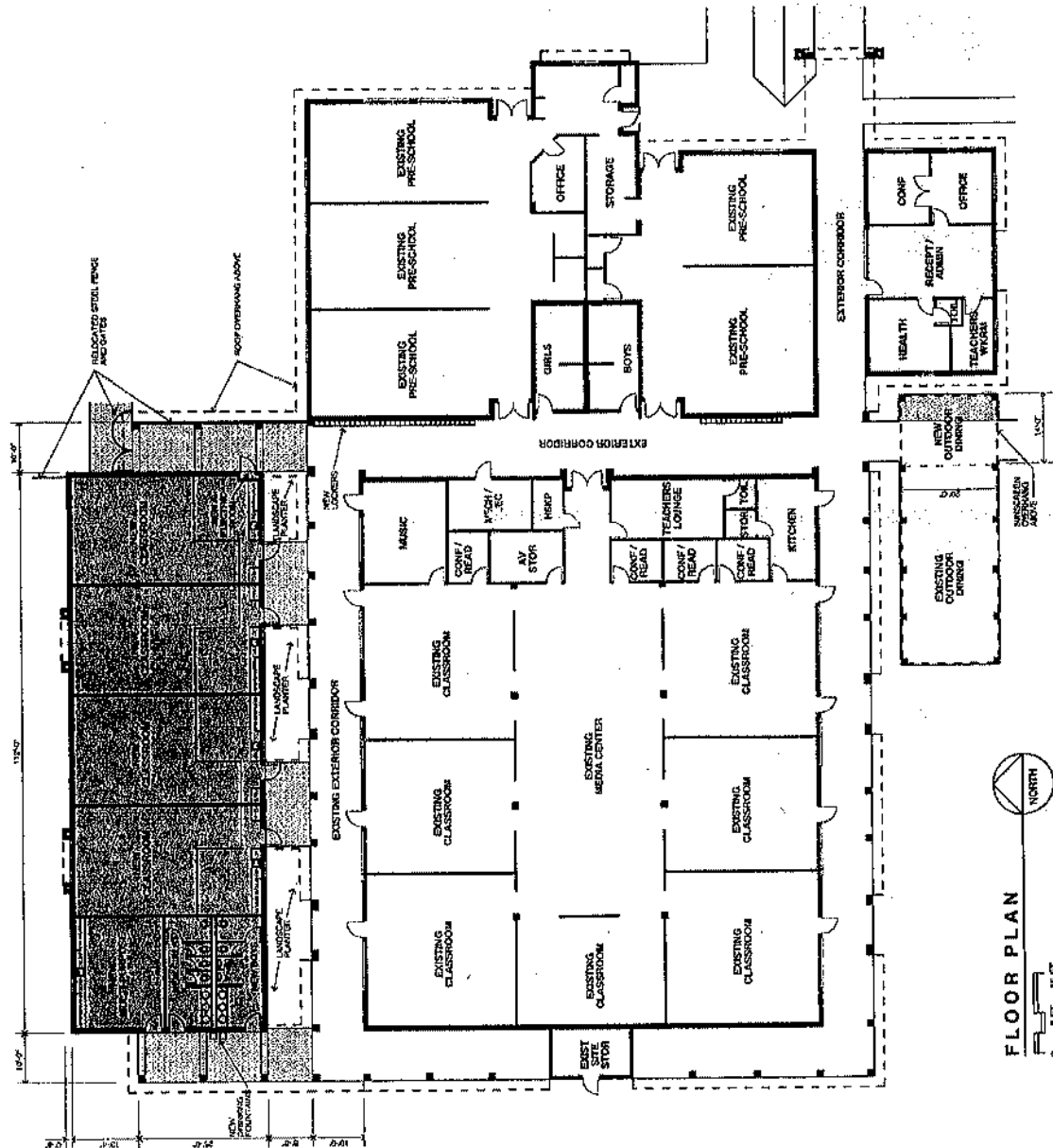
Philip B. Radstock and Company, Inc.

THE ORCUTT / WINSLOW PARTNERSHIP

ARCHITECTURE + PLANNING + RESEARCH + INTERIORS

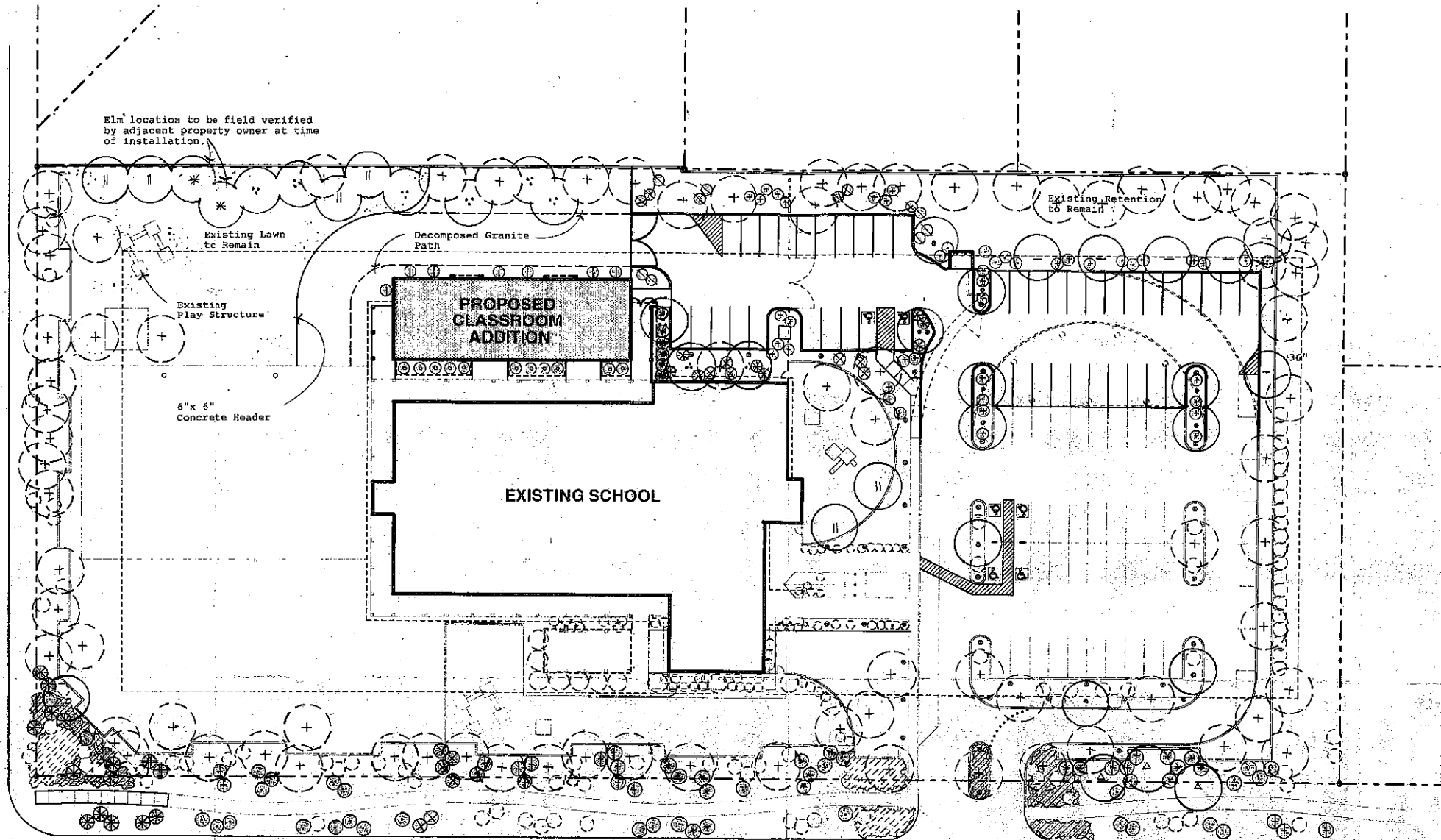
2-7-86
(002) 257-1764

(002) 257-1764



F.W. BRADSTOCK & CO., INC.

TATUM BOULEVARD



LANDSCAPE LEGEND

SYMBOL	BOTANICAL-COMMON NAME	SIZE	REMARKS
			HT. SPD. CLPR.
+	Existing Tree		To Remain
○	Cercidium praecox Sonoran Palo Verde	15 Gallon	5.0' 2.0' 0.75"
○	Lycium thornberi Desert Fern	15 Gallon	5.0' 3.0' 0.75"
○	Prosopis chilensis Chihuahuan Mesquite	15 Gallon	Multi-trunk: 5.0' 3.0' 0.50"
○	Ulmus parvifolia Evergreen Elm	36" Box	14.0' 8.0' 3.00"
○	Cassia nemophila Desert Cassia	1 Gallon	
○	Hesperaloe parviflora Red Yucca	1 Gallon	
○	Justicia spicigera Mexican Honeysuckle	1 Gallon	
○	Nandina domestica 'Compacta'	1 Gallon	
○	Leucophyllum langnashiae 'Rio Bravo'	1 Gallon	
○	Pittosporum tobira 'Variegata'	1 Gallon	
○	Ruellia peninsularis Baja Ruellia	1 Gallon	
○	Decomposed Granite (D.G.) Desert Gold color	1/4" Minus	2" Min. depth. All landscape areas.
○	Concrete Header	6"x 6"	Curb mold

PRELIMINARY LANDSCAPE PLAN

0 30 FT 60 FT			
○	Prosopis glandulosa Honey Mesquite	15 Gallon	Multi-trunk: 5.0' 3.0' 0.50"
○	Existing Shrub		To Remain
○	Existing Vegetative Ground Cover		To Remain
○	Acacia smallii Sweet Acacia	24" Box	6.0' 4.0' 1.00"
○	Cercidium praecox Sonoran Palo Verde	36" Box (Noted)	12.0' 10.0' 3.00"
○	Chilopsis linearis Desert Willow	15 gallon	6.0' 3.0' 1.00"
○	Caesalpinia pulcherrima Red Bird of Paradise	1 Gallon	
○	Larrea tridentata Greasewood Bush	1 Gallon	
○	Leucophyllum frutescens 'Green Cloud'	1 Gallon	
○	Simmondsia chinensis Jojoba	1 Gallon	
○	Verbena rigida Verbena	1 Gallon	2" O.C.

NOTES

- Trees to be relocated or replaced with equal size and species are: (1) 36" box Cercidium praecox (3) 24" box Acacia smallii
- All trees to be removed are due to disease, infestation of mistletoe, inability to relocate successfully or undesirable species (Parkinsonia aculeata).



Douglas S. Diggs
002.960.0582

Landscape Architect
6829 E. Lohrman Blvd.
Scottsdale, Arizona 85251



L1
REVISED
03-31-95

TESSERA CT CLASSROOM ADDITION

PARADISE VALLEY, ARIZONA

O/W NO. 94155

Phil Bradstock and Company, Inc.

THE ORCUTT / WINSLOW PARTNERSHIP

ARCHITECTURE + PLANNING + RESEARCH + INTERIORS
1130 NORTH SECOND STREET, PHOENIX, AZ 85004

2-7-95
(602) 257-1764

TESSERA
PARKING LOT

EXISTING
SIGN
TO REMAIN

ONE
WAY

**INSTALL 7 TYPE A (YELLOW)
RAISED PAVEMENT MARKERS**

22' R

— INSTALL
PAVEMENT
ARROW

**INSTALL
2 SIGNS
"NO STOPPING
NO PARKING"**

DOUBLETREE RANCH ROAD

**Bolduc,
Smiley &
Associates, Inc.**

**PAVEMENT MARKING & SIGNING
RECOMMENDATIONS TO PREVENT SCHOOL TRAFFIC
FROM STOPPING IN THE DRIVEWAY &
BACKING UP ONTO DOUBLETREE RANCH ROAD**

597112

Education Alternatives, Inc.

John T. Golle
Chairman & Chief Executive Officer

1300 Norwest Financial Center 612/832-0092
7900 Xerxes Avenue South FAX 612/832-0191
Minneapolis, MN 55431

April 7, 1994

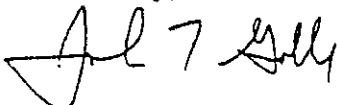
Mr. Ron Gross
9009 N. Foothills Manor Dr.
Paradise Valley, AZ 85253

Dear Mr. Gross:

Thank you for taking the time to discuss the proposed expansion of Tesseract® School with our representatives. I understand that you and some of your neighbors may have concerns about future expansions. If the pending Special Use Permit modification is granted, please accept this letter as our commitment that Tesseract® School will not seek future amendments to the Special Use Permit to add additional classrooms to the facility, increase the number of students, or acquire adjacent properties and seek to expand the overall size of the campus.

You are welcome to submit this letter to the Town of Paradise Valley in conjunction with the pending application to modify the Special Use Permit.

Sincerely,



John T. Golle

APR7-1JTG