



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Meeting Notice and Agenda Planning Commission

Tuesday, June 6, 2017

6:00 PM

Council Chambers

1. CALL TO ORDER

2. ROLL CALL

Notice is hereby given that members of the Public Body will attend either in person or by telephone conference call, pursuant to A.R.S. §38-431(4).

3. EXECUTIVE SESSION

The Public Body may convene into an executive session at one or more times during the meeting as needed to confer with the Town Attorney for legal advice regarding any of the items listed on the agenda as authorized by A.R.S. §38-431.03.A.3.

4. STUDY SESSION ITEMS

Work/Study is open to the public however the following items are scheduled for discussion only. The Public Body will be briefed by staff and other Town representatives. There will be no votes and no final action taken on discussion items. The Public Body may give direction to staff and request that items be scheduled for consideration and final action at a later date. The order of discussion items and the estimated time scheduled to hear each item is subject to change.

A. [17-196](#)

**Discussion of a Minor Amendment Request to the Tesseract
Special Use Permit -
Change school to The Jones-Gordon School for 1st to 12th Grade
4800 E Doubletree Ranch Road**

Staff Contact: Paul Michaud, 480-348-3574

5. PUBLIC HEARINGS

The Public Body may take action on this item.

6. ACTION ITEMS

The Public Body may take action on this item.

7. CONSENT AGENDA

All items on the Consent Agenda are considered by the Public Body to be routine and will be enacted by a single motion. There will be no separate discussion of these items. If a Commissioner or member of the public desires discussion on any item it will be removed from the Consent Agenda and considered separately.

A. [17-203](#) Approval of May 16, 2017 Planning Commission Minutes

8. STAFF REPORTS

9. PUBLIC BODY REPORTS

10. FUTURE AGENDA ITEMS

11. ADJOURNMENT

AGENDA IS SUBJECT TO CHANGE

**Notice is hereby given that pursuant to A.R.S. §1-602.A.9, subject to certain specified statutory exceptions, parents have a right to consent before the State or any of its political subdivisions make a video or audio recording of a minor child. Meetings of the Planning Commission are audio and/or video recorded, and, as a result, proceedings in which children are present may be subject to such recording. Parents in order to exercise their rights may either file written consent with the Town Clerk to such recording, or take personal action to ensure that their child or children are not present when a recording may be made. If a child is present at the time a recording is made, the Town will assume that the rights afforded parents pursuant to A.R.S. §1-602.A.9 have been waived.*

The Town of Paradise Valley endeavors to make all public meetings accessible to persons with disabilities. With 72 hours advance notice, special assistance can also be provided for disabled persons at public meetings. Please call 480-948-7411 (voice) or 480-483-1811 (TDD) to request accommodation to participate in the Planning Commission meeting.



Action Report

File #: 17-196

TO: Chair and Planning Commission

FROM: Eva Cutro, Community Development Director
Paul Michaud, Senior Planner

DATE: June 6, 2017

CONTACT:

Paul Michaud, 480-348-3574

AGENDA TITLE:

Discussion of a Minor Amendment Request to the Tesseract Special Use Permit -
Change school to The Jones-Gordon School for 1st to 12th Grade
4800 E Doubletree Ranch Road

REQUEST

Doubletree School L.L.C. on behalf of Sion Holdings Doubletree L.L.C. is requesting a Minor Special Use Permit amendment for the Tesseract School located at 4800 E Doubletree Ranch Road (Assessor Parcels 168-32-002C & 168-32-002E). This amendment is to replace the Tesseract school with another private school, The Jones-Gordon School. The proposed amendment seeks to modify the stipulation that the school be used for pre-school through 8th grade. The applicant requests the school be used for 1st grade through 12th grade, with no change to the maximum enrollment not to exceed 340 students. No exterior modifications to the building or site are proposed, except for modification of exterior signage to identify the new school. Occurred

BACKGROUND

The Jones-Gordon School

This private school currently operates in Scottsdale at 16641 N 91st Street, Suite 101. The school focuses on high-potential students with learning differences and those who are considered twice-exceptional. The relocation to the Paradise Valley site would afford the school more space and a central location in the valley.

History:

The original Special Use Permit was issued in 1988. The Special Use Permit has been amended several times. Between 2008 and 2013, the school was granted approval for several shade canopies and signage. The last major amendment on this site was in 1994 with approval of adding new classroom buildings and 7th and 8th grade curriculum. Attached are excerpts from the prior approvals.

Enforcement:

As of the date of this report, there are no outstanding code violations on this SUP property. Prior violations with Tesseract related to banner signs without permits and lights being left on all night.

General Plan/Zoning:

The subject property has a General Plan designation of "Public/Quasi Public" according to the Town's General Plan Land Use Map. The zoning on the subject property is "Special Use Permit - Private School." The proposed request for adding high school curriculum and signage is in conformance with this designation and zoning.

DISCUSSION/FACTS

Compliance with SUP Guidelines and Other Standards

High School Curriculum

There are no specific Special Use Permit guidelines or standards directly addressing the removal of the pre-school use and the addition of 9th through 12th grade. This amendment could affect circulation, parking, and the use of the site based on the different curriculum. As such, the applicant has provided a statement prepared by CivTech. CivTech states The Jones -Gordon School will not negatively impact parking or traffic. It does mention possible reevaluation of turn lanes as enrollment increases. The new school is expected to have between 120 to 160 students up to 2021, below the allowable 340 student cap in the SUP. The applicant proposes no change to the allowable 340 student cap.

Structures

Except for replacement of signage to identify the new school owner, there are no changes proposed with this application for any of the existing structures.

Height and Setback

As previously noted, the physical structures will remain unchanged. These existing structures vary between 12-foot tall to 20-foot tall. Setbacks are currently at 51.68 feet from the north, 155 feet from Tatum Boulevard (115 feet to the canopies), 50 feet from Doubletree Ranch Road (16' to the nearest canopy), and 255 feet from the east property line. The attached ALTA survey identifies the existing structures.

Lot Coverage

The SUP guidelines suggest maximum lot coverages of 25-percent. The existing lot coverage is approximately 16.6-percent.

Lighting

There is no proposed lighting. The applicant has provided an evaluation of the existing exterior lighting. There is an existing stipulation that the parking lot lights are turned off by 10:00 p.m.

Parking and Circulation

The proposed amendment will not alter the number of classrooms or office space. No

alterations are proposed to the existing circulation. There are 84 existing parking spaces per the approved Special Use Permit plans, including 5 accessible parking spaces. The current SUP Guidelines suggest one parking space per classroom and one parking space per 300 square feet of office space for schools. Based on the subject site the typical required spaces would fall between 25 parking spaces and 36 parking spaces. No additional parking is proposed.

Right-of-Way and Related Improvements

The subject site adjoins both Tatum Boulevard and Doubletree Ranch Road. Tatum Boulevard is classified as a Major Arterial at a typical right-of-way width of 130 feet (half-width of 65 feet). Doubletree Ranch Road is classified as a Minor Arterial with medians at a typical right-of-way width of 80 feet (half-width of 40 feet). The site adjoining Tatum Boulevard has an existing half-width of right-of-way at 40 feet. An additional 25 feet of right-of-way along Tatum Boulevard may be warranted at a future date. The school has an existing stipulation the "At such time as a recreational path is built along the east side of Tatum Boulevard from the south to Doubletree Ranch Road or from the north to the north edge of the Grantees' property, then the Grantees shall build a recreational path along the west edge of the property consistent with the new path as to size, style and materials." The recreational path adjoining the site along Doubletree Ranch Road exists.

Special Events

The narrative indicates at least five separate special events will be held at the school. Special events are common at a school and generally occur on an annual basis. Article 8-8, Special Events on Private Property and Public Rights-of-Way, of the Town Code exempts Special Use Permit properties from the Special Event process that are customary and incidental to the primary use and do not require the use of temporary structures. A stipulation has been added to many recent Special Use Permit properties to provide more specificity on process for special events when using temporary structures and to mitigate possible nuisances with limiting height or another similar standard. The attached draft stipulations include a new stipulation related to special events.

Signage

The new owner seeks to replace the two existing illuminated wall signs along Tatum Boulevard with two new non-illuminated wall signs to identify the school.

CRITERIA	EXISTING WALL SIGNS	PROPOSED WALL SIGNS
	Tatum Boulevard	Tatum Boulevard
Quantity: one sign at each entrance	Two signs along Tatum Blvd	Same
Sign Area: 32 sf	18.75 sf and 15.6 sf	13.2 sf and 12.2 sf
Height: 8 feet	Approximately 5 feet 6 inches to top of the letters	Approximately 5 feet 6 inches to top of the letters
Setback: none provided	10 feet and 20 feet	Same

No audible signs permitted	Sign do not have any components that flash, move, or are otherwise animated/audible	Sign will not have any components that flash, move, or are otherwise animated/audible
Indirect lighting of sign limited to two 75-watt incandescent bulbs (750 lumens) per sign side; bulb completely shielded from view at nearest property line, limited to 0.75 foot-candles at property line	White LED Halo illumination	Signs will not be illuminated

Minor Amendment Criteria Conformance

The Planning Commission will need to take two actions related to this application request. First, the application request must be deemed a minor amendment pursuant to the four criteria in Section 1102.7.B of the Town Zoning Ordinance. Second, the Planning Commission must take action on the application with any relevant stipulations. This request meets the four minor amendment criteria as follows:

1. Change or add any uses.

There is no change in allowable use or addition of a new use. The use on the property will remain as a private school.

2. Increase the floor area of the project by more than 5000 square feet or constitute an increase of more than 15% upon the existing or, if still under construction, approved floor area square footage of the affected SUP property, whichever is less, with any such increase to be measured cumulatively over a sixty month period.

The application request does not alter the existing structures or add any new square footage.

3. Have any material effect on the adjoining property owners that is visible, audible, or otherwise perceptible from adjacent properties that cannot be sufficiently mitigated.

The approval of the new school will not affect the 340 enrollment cap. It does remove the pre-school and add 9th through 12th grade. The mix of grades will result in different curriculum. This is not expected to impact how the school is presently used since the indoor classroom space and outdoor area will remain the same. Driving-age students will result in the possibility that some of these students will drive to school. The existing 84 parking spaces exceed the allowable number of parking spaces and the school has the authority to restrict driving privilege. Based on the application material provided, any nuisances should be sufficiently mitigated.

The two replacement wall signs are at similar location, height, size, and setback. Visibility will be reduced as the new signs will not be illuminated.

4. Change the architectural style.

The architectural style will not change, as there is no change to the existing structures.

Public Comment & Noticing

Mailing notification to all property owners within a radius of 1,500 feet, newspaper advertisement, and property posting will be completed for the meeting scheduled for action on this item. The tentative meeting to take action by the Planning Commission is June 20, 2017.

DISCUSISON POINTS

Below are some possible points of discussion for the upcoming study session:

- Evaluate whether this application request is minor amendment
- Discuss draft stipulations.

ATTACHMENTS

1. Vicinity Map
2. Application/Narrative
3. Parking-Traffic Statement
4. Prior SUP Approval Excerpts
5. Draft Stipulations
6. Plans & Related Material

C: - Applicant
 - Case File



33,566,492 Feet

The Jones-Gordon School
4800 E Doubletree Ranch Rd

RECEIVED

MAY 12 2017

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

PARCEL NO.: 168 - 32 - 002C
168 - 32 - 002E
(County Tax Assessor Number)

DATE: 5-10-2017

NAME OF SUBDIVISION OR PARCEL: 4800 E. Doubletree Ranch Rd.

ADDRESS OR LOCATION OF PROPERTY: 4800E. Doubletree Ranch Rd.

OWNER: Matt Gambetta, Sion Holdings Doubletree LLC
NAME

2815 Kalakava Ave #504 Honolulu, HI
ADDRESS 96815 PHONE #

(see letter of authorization)
SIGNATURE OF OWNER

AUTHORIZED AGENT: John Berry / Michele Hammond
NAME

6750 E. Camelback, #100 Scottsdale, AZ 480-385-2753
ADDRESS 85251 PHONE #

Michele Hammond
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): _____

See Project Narrative.

BEING UNDER SPECIAL USE PERMIT AS FOLLOWS:

NAME: Tesseract School SUP

SPECIAL USE PERMIT DATED: _____ AMENDED: _____

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

REASONS: The Jones Gordon School is relocating to this facility. No exterior or site changes except for signage. One stipulation modification.

THE ABOVE SITE PLAN IS TO BE AMENDED AS

FOLLOWS: Stipulation modification as follows:

current: h: The school shall be for preschool through eighth grade.
proposed: h: The school shall be for preschool through twelfth grade.

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

MANNER: No exterior or site changes except for signage.

May 3, 2017

Via Hand-Delivery, to:

Town of Paradise Valley
Planning Department
6401 E. Lincoln Drive
Paradise Valley, Arizona 85253

Re: Letter of Authorization – 4800 E. Doubletree Ranch Road SUP

To Whom It May Concern:

This letter authorizes the following companies/individuals: Chuck & Anita Theisen, Berry Riddell LLC, and the Jones Gordon School, to represent and act on behalf of Sion Holdings Doubletree LLC in connection with the Special Use Permit amendment application and related Town approvals for property located at 4800 E. Doubletree Ranch Road (APN#168-32-002C and 168-32-002E) in Paradise Valley, Maricopa County, Arizona.

Sion Holdings Doubletree LLC
Matt Gambetta

By: _____

Its: _____ Manager

The Jones Gordon School

4800 E. Doubletree Ranch Road

SUP Application Narrative

Location: 4800 E. Doubletree Ranch Road

APN: 168-32-002C & 168-32-002E

Current Zoning: SUP - P / Special Use Permit for Private School

Request

The applicant is seeking to relocate The Jones Gordon School from 16641 N. 91st Street, Suite 100, Scottsdale (91st Street & Bell Road) to the Tesseract School site on Doubletree Ranch Road. Tesseract recently announced plans to relocate, which has presented an opportunity for The Jones-Gordon School to move to a more centrally located home for the student population who predominately live in Scottsdale and Paradise Valley.

The applicant will occupy the school as-is with no exterior modifications to the building or site. However, the existing signage will be modified to properly identify The Jones-Gordon School in accordance with Town regulations. Further, the SUP will need to be amended to address Stipulation 6.h. which states: “h. The school shall be for preschool through eighth grade. There shall be no grade levels above grade 8.” The Jones Gordon school intends to offer curriculum through grade 12, and as such, a change to the existing stipulation is required. We respectfully request that this modification be considered a “minor” amendment to the existing SUP.



Background Information on The Jones-Gordon School

Founded in 2010 by owner and Head of School, Dana Herzberg, M.Ed., The Jones-Gordon School (JGS) is a small private school that fosters the academic, social, and emotional growth of diverse learners. JGS delivers a flexible and personalized education to elementary, middle, and high school students, empowering them to thrive. While there are other Valley schools—both public and private—who serve portions of our student population, JGS was created specifically to fill the need for an educational environment *dedicated* to bright students who need a different way of learning than traditional schools provide.

In 1999, Dana established her first successful business and the precursor to JGS, On-Track Tutoring (OTT). An at-home service, OTT serves families primarily in the Paradise Valley and Scottsdale areas with a variety of academic support services. Helping students one-on-one with her team of educational specialists was undeniably worthwhile and fulfilling; however, as an educational consultant, Dana increasingly became more aware of the need for a different kind of school in the Paradise Valley/Scottsdale area—a school for high-potential students with learning differences and those who are considered “twice exceptional” (intellectually gifted kids who also have one or more learning challenges). The school’s first students were welcomed in the fall of 2010.

Originally called On-Track Academy, The Jones-Gordon School was renamed in 2015 in honor of Dana’s mentors—Dr. Clare B. Jones, former educational psychologist, author, and educator; and Dr. Len Gordon, former professor, Dean, and member of the ASU Senate. As the only location existing or planned in the greater Phoenix area, the new JGS campus will allow its students to flourish in a permanent home. In keeping with our philosophy, core values, and the vital importance we place on the family-like atmosphere of our school community, we will not exceed the existing Tesseract School SUP enrollment cap of 340 students.

School Program & Components

It is important to note that JGS is **not** a therapeutic school, and does **not** serve children who have behavioral needs. JGS is also not a traditional school model. In addition to rigorous, college-preparatory academics and elective classes, Jones-Gordon’s progressive program strives to educate the “whole child.” We accomplish our goal of making academic success attainable through differentiated instruction, multisensory methods and experiential curriculum. Our academic environment is nurturing and constructive, and is supported by an extensive, knowledgeable team of collaborative professionals who are teachers *and* student mentors.

Cornerstones of our program:

- **Very small class sizes** — 10 students or fewer per core class and a school wide, student-to-faculty ratio of 3:1 ensure personalized attention, close student-teacher and peer relationships, and fewer classroom distractions.
- **Multisensory and project-based learning** — research-validated, hands-on curricula and authentic, immersive experiences support in-depth learning and understanding, critical thinking, and problem solving.

- **Field studies** — regularly occurring field trip destinations and activities (museums, parks, outdoor adventures, etc.) afford diverse learning opportunities tied to thematic instructional units.
- **Infusion of technology** — embedded across the curriculum, technology enhances learning, increases student engagement, and improves digital literacy skills.
- **Daily FLEX hour** — all lower and middle school students (and high school students, as needed) receive individualized instruction and support in their area(s) of need and/or enrichment (reading, writing, math, STEM, or a combination thereof).
- **Executive function (EF) instruction and support** — strategies for essential skills (planning, organization, task initiation, self-monitoring, adaptability, etc.) are taught and practiced to make learning (and life!) easier.
- **A focus on global citizenship** — through community service learning, sustainability education, values-based decision making, and travel opportunities, students develop critical 21st century learning skills that equip them to contribute to the greater world community.
- **Social-emotional learning (SEL)** — students acquire the tools to successfully navigate everyday social situations, make positive decisions and avoid negative behaviors, develop cooperative problem-solving abilities, increase empathy and caring, and gain other skills they'll use throughout their lifetime.
- **Athletics** — JGS offers daily PE in addition to schoolwide competitive programs through the Canyon Athletic Association.

Student Population and Enrollment

JGS students see the world a little differently. They're unconventional thinkers—creative, intelligent kids who thrive in our progressive learning environment. Jones-Gordon students possess average to above average or gifted intelligence; often have specific diagnosed learning differences (such as dyslexia, anxiety, and/or ADHD); and are sometimes gifted in addition to having learning or attention challenges (known as twice exceptional or “2e” students).

JGS has multi-age, ability-based, and flexible classrooms and groupings, where students are placed according to individual academic abilities in each subject area (with consideration of social development needs). Therefore, every student's schedule is unique and our students are classified as **lower, middle, or high school** students rather than as “first graders,” “second graders,” etc.

Because of the unique nature of our school and programming, JGS attracts students from all over the Valley. Approximately 5-10% of our students currently live in Paradise Valley, 40-50%

live in Scottsdale, 20-30% live in central to north Phoenix, 5-10% live in the west valley, and 10-15% live in other areas (e.g. Mesa, Fountain Hills, Cave Creek, Chandler). Because of its centralized location in terms of our student population, the Doubletree campus is ideal and convenient locality for JGS and we would anticipate an increase in students from the Paradise Valley area.

JGS Enrollment Projections

<u>2017-18 SY</u>	<u>Classrooms</u>	<u>Students</u>
Lower School	4	40
Middle School	4	40
High School	4	40
TOTALS	12	120

<u>2018-19 SY</u>	<u>Classrooms</u>	<u>Students</u>
Lower School	4	40
Middle School	5	50
High School	5	50
TOTALS	14	140

<u>2019-20 SY</u>	<u>Classrooms</u>	<u>Students</u>
Lower School	4	40
Middle School	6	60
High School	5	50
TOTALS	15	150

<u>2020-21 SY</u>	<u>Classrooms</u>	<u>Students</u>
Lower School	5	50
Middle School	6	60
High School	5	50
TOTALS	16	160

School Hours/Hours of Operation

Hours of operation per the property's existing SUP Stipulations are limited to the hours between 6:00 o'clock a.m. and 7:00 o'clock p.m. Monday through Friday; JGS hours of operation are 7:00 o'clock a.m. (when staff begins arriving) until 6:00 o'clock p.m. (when staff departs following the conclusion of after-school activities).

Helping to mitigate any potential traffic or parking issues, JGS has successfully instituted staggered drop-off and pick-up times in its existing campus, which would be maintained at the new campus:

Lower School	8:30 a.m.	3:15 p.m.
Middle School	8:45 a.m.	3:30 p.m.
High School	9:00 a.m.	3:00 p.m.

In addition, we have a successful carpooling program in place as some of our students are traveling from outside the Paradise Valley area.

Outdoor Usage

During the school day, the overwhelming majority of class-time is spent inside classrooms. Outdoor usage is generally restricted to playtime one half hour before school begins; one hour during lunch/recess; and from end-of-day dismissal until 4:30 p.m. for sports, after school activities, and playtime. Additionally, outdoor space will be used for P.E. classes by all grade levels. Students are never outdoors (or even allowed on campus) without appropriate staffing and supervision that reflects our low student-to-teacher ratio.

Special Events and Parking

JGS occasionally hosts small-scale evening events on campus, such as presentations for parents. Generally, no more than 75 adult participants can be expected at these events. JGS has five larger-scale annual events on campus, for which proper permits from the Town of PV will be obtained and stipulations met:

Fall Festival, occurring just prior to Thanksgiving, held outdoors during the school day (12-4PM), typically with outdoor games and a potluck family feast. An estimated 200 to 350 maximum participants (students and family members) can be expected at the event.

Field Day, occurring late winter/early spring, 9:00am-1:00pm, held outdoors during the school day, with both lower school and middle school students participating in outdoor events that last approximately four hours in total. High school students, as well as parent volunteers (as many as 50), are also on campus to assist staff in facilitating the event.

Student Talent Showcase, occurring in the spring (late March to early April), held indoors during the school day (10:00am -1:00pm). An estimated 200 to 350 maximum participants (students and family members) can be expected at the event.

Middle School Promotion, occurring at the end of May, held indoors during the school day, 2:00-4:00PM. An estimated 100 to 250 maximum participants (students and family members) can be expected at the event.

High School Graduation, occurring at the end of May, held indoors in the early evening, 4:00-6:00PM. An estimated 75 to 200 maximum participants (students and family members) can be expected at the event.

According to the Town's SUP Guidelines and Town Code, the number of classrooms on the campus, our model and student count, we calculate that JGS is required to have approximately 36 paved parking spaces on site. Based on Town of Paradise Valley documents, the campus has 84 paved parking spaces available.

Our student body is comprised of approximately 20 students who are of driving age; of those, fewer than half (currently six students) regularly drive themselves to and from school. This number is expected to stay within 10%, as we do not desire or project growth of our high school. JGS is prepared to restrict student parking to whatever number the Town deems necessary and appropriate within the number of spaces currently available.

In order to handle any overflow parking during special events, we have been in contact with several nearby church facilities (located along Shea Blvd.) so that event attendees can park off-site and be shuttled to campus via existing JGS 15-passenger vans. We anticipate that a long-term agreement can be entered into with one or more churches to facilitate this occasional parking need.

Signage

In keeping with the Town's character and regulations, The Jones-Gordon School's simple and elegant proposed signage, (to replace the existing LED-lit signage on perimeter walls along Tatum Blvd. as well as on the corner of Tatum Blvd./Doubletree Ranch Rd.), will consist of the school's name/logotype only, fabricated from non-illuminated painted acrylic or metal. *Rough mock-ups of proposed signage appear below.*



Other Considerations

The existing Tesseract campus has ample space for the school's needs. We plan to make only minor modifications to the campus's interior buildings; no outside facility changes are necessary or required. No plans for any interior or exterior changes to lighting, sound systems (or PA/bell systems), etc., are planned or desired.

For the last seven years, JGS has been located in the McDowell Mountain area of North Scottsdale. During that time, there have been no issues or neighborhood complaints about the school regarding noise, parking, traffic, etc.



May 9, 2017

Ms. Michele Hammond, Principal Planner
Berry Riddell LLC
6750 East Camelback Road, Suite 100
Scottsdale, Arizona 85251

Subject: Jones Gordon School

Dear Ms. Hammond:

At your request, CivTech has observed traffic operations at both the existing Jones Gordon School (JGS) and the Tesseract School (future location of JGS). We understand that a variance to the Special Use Permit (SUP) Stipulation Checklist (1995: Tesseract School) is required to allow JGS to extend the upper grade limit from 8th to 12th.

The City of Paradise Valley requested that the applicant retain a registered engineer to address the traffic and parking on the site at full enrollment and including students through the 12th grade. This letter addresses the City's specific concerns.

Parking

The 4800 East Doubletree Ranch Road school site currently has 82 spaces (including 5 accessible spaces). With a maximum enrollment of 340 students and assuming 10 students per classroom, up to 34 classrooms might be utilized. The SUP Guidelines require 1 parking space per classroom. JGS will have significantly more than the 34 spaces required. CivTech recommends that all staff and student vehicles be marked (placard on vehicle dashboard) and that a designated visitors' parking area be identified.

Student Age Drivers

The addition of student age drivers should not have a significant impact on traffic operations. Student parking on the JGS campus will be a privilege, not a right. CivTech recommends that each student planning to park sign an agreement with JGS that outlines the required driving rules/ behaviors on site. A student will be allowed one warning if their driving is not acceptable. After that, a repeat offense will result in loss of the privilege.

CivTech observed pick-up and drop-off operations at the existing JGS in Scottsdale. No adverse student age driving was seen.

Drop-off and Pick-up Operations

CivTech observed drop-off and pick-up operations at both JGS and Tesseract. Both proceeded extremely well without significant queuing or any spillback on the local streets. With a current enrollment of 106 students, JGS attracted 68 cars in the morning (8:00-9:00 am) and 49 in the afternoon (3:00-4:00 pm). Even with a maximum enrollment of 340, the new JGS location has more than enough space on site to queue drop-off and pick-up vehicles without creating spillback onto Doubletree Ranch Road.

Right-Turn Lane

Based on observations of drop-off and pick-up at Tesseract, CivTech does not feel that a right-turn lane into the school is warranted at this time. As enrollment increases, the necessity of a right- or left-turn lane into the school should be re-evaluated if queuing or spillback are observed.

If you have any other questions or concerns, please contact me.

Sincerely,

CIVTECH INC.



Douglas M. McCants, PE (AZ 22204), PTOE, PTP
Senior Project Manager/Senior Traffic Engineer



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

West side
New Canopy

26' x 39'

14'6" high

10' entry level

Same height as existing

Basketball court shade

Same color.

Under new canopy is
new playground equipment
that is 11' high, with 2'
concrete footings, replaced
10' high playground equipment

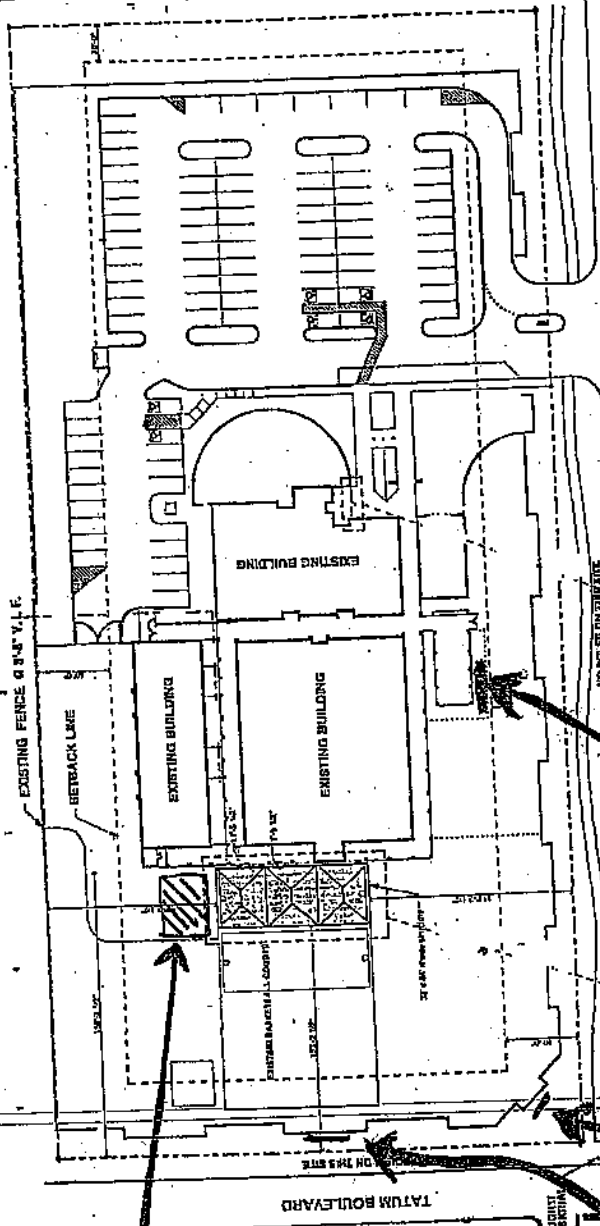
New sign, Logo 30" diameter
circle above Tesseract School
in 12" letters. Total width
is 113". Reverse Pm
Channel, 2" Black returns
white LED Halo
illumination.

Replacement sign
Logo 30" diameter circle
Left of Tesseract School
in 12" letters. Total width
is 150".

Reverse Pm channel
2" Black returns
white LED Halo
illumination

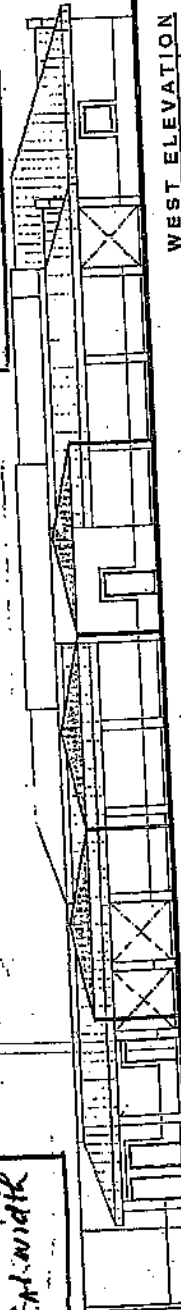
Revised 11-18-08

Attachment A



Southside New Canopies
23'6" x 30'; 14'6" high
Under new canopy is playground
equipment 11' high, 2' concrete footings
replaced 10' high playground equipment
23'6" x 15' x 24' x 21'; 11'8" high
COVERS SAND BOX

Setbacks
Canopy Along DTPR
26' within property line
Canopy Along Tatum
123' within property line
Mature trees are around
exterior of property



NAME/
LEGAL DESCRIPTION:
Tesseract Paradise Valley
And East Doubletree Ranch Roads
Paradise Valley, Arizona

PLANS PREPARED BY:

SUBMITTAL 3

NEEDS CONNECTIONS
APPROVED

REVISION	DATE

VICINITY MAP



The Orcutt/Winslow
Partnership

Tesseract
Paradise Valley
Shade Canopy Project

Site Plan, Canopy
Isometric, Vicinity Map

Scale
1" = 10' (Site Plan)
1" = 20' (Isometric)
1" = 1/2 mile (Vicinity Map)

Author
Date
Checked
Date
Approved
Date

Project
Date
Checked
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2008



September 26, 2008

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

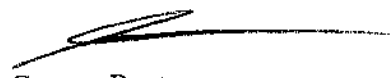
Chuck Wagner
Director, Finance & Operations
Paradise Valley Private School Foundation
4800 E Doubletree Ranch Rd
Paradise Valley, AZ 85253

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:

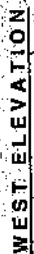
3. The material of the shade structure shall be compatible to the color of the existing school buildings.

Councilmembers Williams and Winkler accepted the amendment.

The motion carried 7-0.

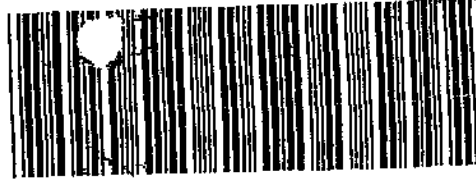
SUF-99-13

A1.0



- A. THE PROPOSED BRIDGE STRUCTURE WILL BE FREE-STANDING, NOT ATTACHED TO THE EXISTING BRIDGE.
- B. THE BRIDGE STRUCTURE WILL BE TIED TO THE GROUND TO THE EXISTING BRIDGE STRUCTURE, WHICH WILL BECOME A STRUCTURAL BACKSTOP.
- C. THE BRIDGE STRUCTURE IS DEPENDENT UPON EXISTING BRIDGE PILES AND ALL COLUMNS ARE AT THE EXISTING BRIDGE AND ALL COLUMNS WILL BE OPEN ON ALL SIDES.
- D. THE BRIDGE STRUCTURE WILL BE APPROXIMATELY 11 FEET FROM THE EXISTING BRIDGE.
- E. THE BRIDGE STRUCTURE WILL BE APPROXIMATELY 11 FEET FROM THE EXISTING BRIDGE.
- F. THE BRIDGE STRUCTURE WILL BE APPROXIMATELY 11 FEET FROM THE EXISTING BRIDGE.
- G. THE BRIDGE STRUCTURE WILL BE APPROXIMATELY 11 FEET FROM THE EXISTING BRIDGE.
- H. THE BRIDGE STRUCTURE WILL BE APPROXIMATELY 11 FEET FROM THE EXISTING BRIDGE.
- I. THE BRIDGE STRUCTURE WILL BE APPROXIMATELY 11 FEET FROM THE EXISTING BRIDGE.
- J. THE BRIDGE STRUCTURE WILL BE APPROXIMATELY 11 FEET FROM THE EXISTING BRIDGE.
- K. THE BRIDGE STRUCTURE WILL BE APPROXIMATELY 11 FEET FROM THE EXISTING BRIDGE.
- L. THE BRIDGE STRUCTURE WILL BE APPROXIMATELY 11 FEET FROM THE EXISTING BRIDGE.
- M. THE BRIDGE STRUCTURE WILL BE APPROXIMATELY 11 FEET FROM THE EXISTING BRIDGE.
- N. THE BRIDGE STRUCTURE WILL BE APPROXIMATELY 11 FEET FROM THE EXISTING BRIDGE.
- O. THE BRIDGE STRUCTURE WILL BE APPROXIMATELY 11 FEET FROM THE EXISTING BRIDGE.
- P. THE BRIDGE STRUCTURE WILL BE APPROXIMATELY 11 FEET FROM THE EXISTING BRIDGE.
- Q. THE BRIDGE STRUCTURE WILL BE APPROXIMATELY 11 FEET FROM THE EXISTING BRIDGE.
- R. THE BRIDGE STRUCTURE WILL BE APPROXIMATELY 11 FEET FROM THE EXISTING BRIDGE.
- S. THE BRIDGE STRUCTURE WILL BE APPROXIMATELY 11 FEET FROM THE EXISTING BRIDGE.
- T. THE BRIDGE STRUCTURE WILL BE APPROXIMATELY 11 FEET FROM THE EXISTING BRIDGE.
- U. THE BRIDGE STRUCTURE WILL BE APPROXIMATELY 11 FEET FROM THE EXISTING BRIDGE.
- V. THE BRIDGE STRUCTURE WILL BE APPROXIMATELY 11 FEET FROM THE EXISTING BRIDGE.
- W. THE BRIDGE STRUCTURE WILL BE APPROXIMATELY 11 FEET FROM THE EXISTING BRIDGE.
- X. THE BRIDGE STRUCTURE WILL BE APPROXIMATELY 11 FEET FROM THE EXISTING BRIDGE.
- Y. THE BRIDGE STRUCTURE WILL BE APPROXIMATELY 11 FEET FROM THE EXISTING BRIDGE.
- Z. THE BRIDGE STRUCTURE WILL BE APPROXIMATELY 11 FEET FROM THE EXISTING BRIDGE.

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

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

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

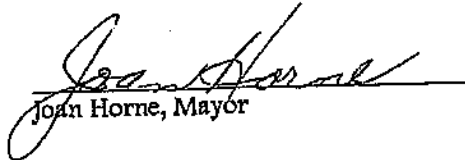
- 1 a) All building heights, densities, setbacks, and uses shall be as depicted and
2 approved on Exhibit *D*.
- 3 b) All utilities shall be underground.
- 4 c) All sewage shall be connected to a public sanitary sewer.
- 5 d) The maximum enrollment shall not exceed 340 students.
- 6 e) Outdoor lighting 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

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 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 TESSERACT DEVELOPMENT COMPANY *
 11
 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

TESSERA CT CLASSROOM ADDITION

PARADISE VALLEY, ARIZONA

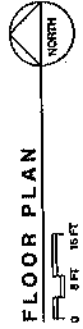
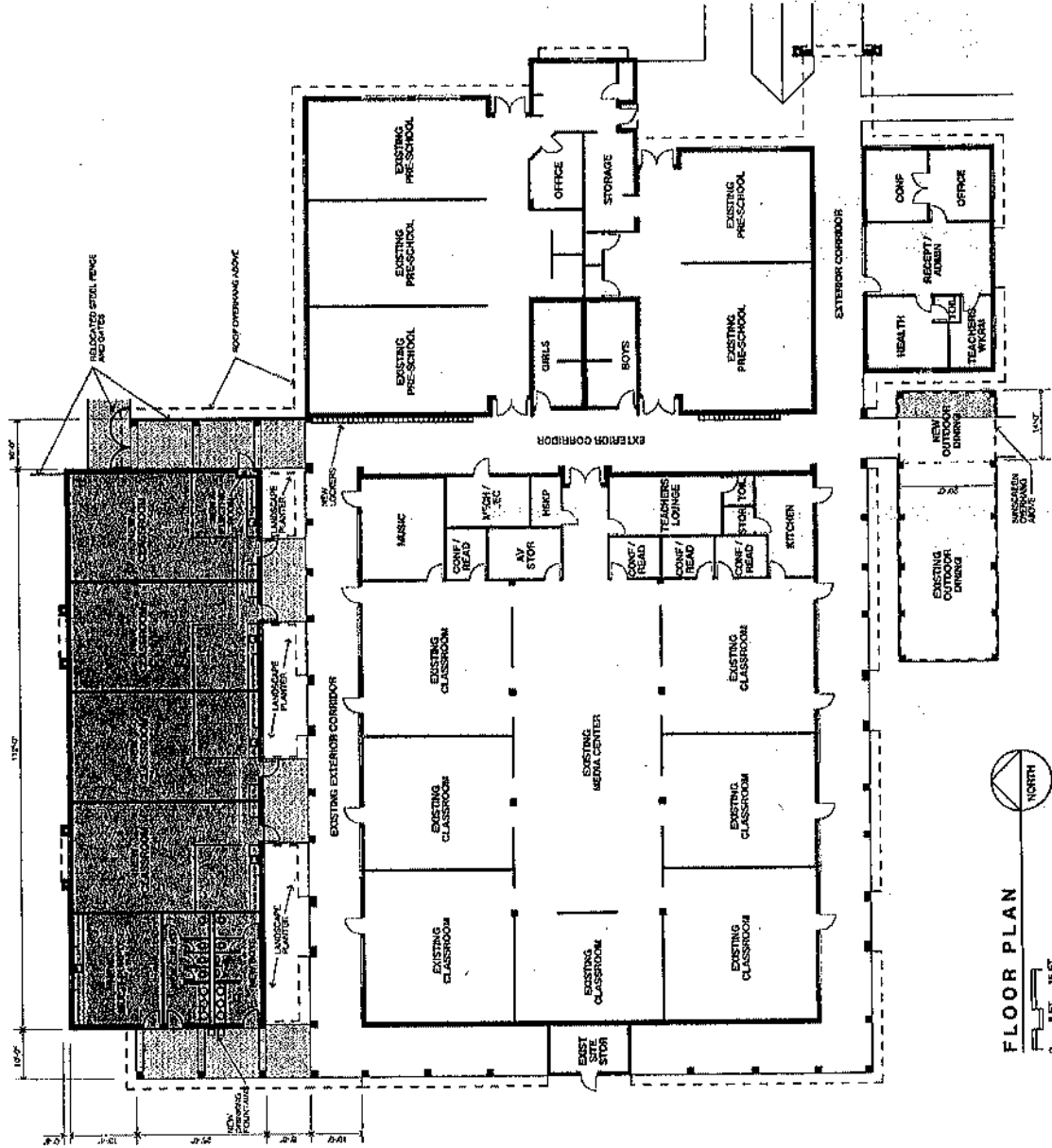
O/W NO. 94165

Phil Bradstock and Company, Inc.

THE ORCUTT / WINSLOW PARTNERSHIP

ARCHITECTURE + PLANNING + RESEARCH + INTERIORS

2-7-86
(602) 257-1764



D

**THE JONES-GORDON SCHOOL
4800 E DOUBLETREE RANCH ROAD
STIPULATIONS
MINOR SPECIAL USE PERMIT AMENDMENT
SUP-17-03**

The existing Special Use Permit zoning for the school is on the land legally described as set forth in Exhibit “A” attached, being a portion of the Southwest quarter of Section 29, Township 3 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County; Arizona (Assessor’s Parcel Numbers 168-32-002C and 168-32-002E) (the “Property”).

NEW STIPULATIONS

1. The Property shall be in substantial compliance with the following:
 - a. Project Narrative, dated May 11, 2017;
 - b. Site Plan, prepared by On Demand Plans;
 - c. ALTA survey, prepared by Alliance Land Surveying LLC, dated May 5, 2017;
 - d. Parking – Traffic Statement, prepared by CivTech Inc., dated May 9, 2017; and
 - e. Existing Outdoor Lighting Evaluation, prepared by D.H. Lighting Solutions, dated May 10, 2017.
2. The property owner and Town shall sign and record a Waiver of Rights and Remedies agreement under A.R.S. § 12-1134 (Proposition 207 Waiver) in the form provided by the Town Attorney within 10 calendar days of the approval of this amendment to the Special Use Permit.
3. The Property shall be used as a private academic school and related educational facilities, providing instruction for lower, middle, and upper grades (1st grade through 12th grade). The maximum enrollment shall not exceed 340 students. 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. Special events shall be permissible on the Property, with or without temporary tents or pavilions, provided these events are in accordance with the Article 8-8, Special Events on Private Property and Public Rights-of-Way, of the Town Code, as may be amended, with the following conditions:
 - a. Special Events shall include, and are not limited to, the Fall Festival, Field Day, Student Talent Showcase, Middle School

Promotion, and High School Graduation as outlined in the narrative with SUP-17-03;

- b. Special Events, including setup and tear down, are allowable between the hours of 6:00 a.m. until 9:00 p.m., Monday through Friday, 7:00 a.m. until 9:00 p.m. on Saturday, and no events on Sunday.
- c. As allowable in said Article 8-8, Special Use Permit properties are exempt from the Special Event permit review process provided that such exempted events are limited to the type of activities that are customary and incidental to the primary uses of the Property and any temporary tents or pavilions used are as approved at the locations and tent sizes shown on any approved plan(s);
- d. Exemption from the Special Event permit review process does not exempt the owner of the Property from any applicable required permit inspections related to public health, safety and welfare by the Town, State of Arizona, or other such jurisdiction. Such permit inspections may include, but are not limited to the following:
 - i. A permit from the Town Fire Marshal, or designee, for any structure or tent having an area in excess of 200 square feet, or a canopy in excess of 400 square feet, and
 - ii. Review by the Town Community Development Department the provision for and location of any portable restroom facilities;
- e. Any temporary tents or pavilions not shown on said plans may be approved in accordance to Article 8-8-10, Procedure for Review of Application and Appeal of Decision, of the Town Code;
- f. Temporary tents or pavilions shall remain erected for not more than one day before and after the Special Event or up to five consecutive days, whichever is less. Such tents or pavilions may exceed five days provided the owner of the Property applies for a Special Event Permit in accordance with said Article 8-8 and such permit is approved by the Town;
 - i. Maximum temporary tent or pavilion height shall not exceed 24 feet above finished grade;
 - ii. Temporary tents or pavilions must meet a minimum setback of 40 feet to the exterior property line of the Property; and

- iii. Placement of any temporary tent or pavilion shall have no adverse impact on parking or circulation;
 - f. Lighting underneath temporary tents and pavilions, and safety-security lighting within the area of the Special Event, are permissible with the provisions that these lights are not visible to the adjoining residential properties, are mounted above the lower limit of the tent or pavilion top or are otherwise shielded by the tent or pavilion side walls or are otherwise in compliance with the outdoor lighting requirements of Section 1023, Outdoor Lighting and Illumination, of the Town Code as may be amended.
 - g. Special event(s) that exceed the capacity of the 84 on-site parking spaces shall be prohibited, unless mitigation measures can be demonstrated to the Town's Community Development Director, or designee. Such mitigation measures might include temporary overflow parking measures, hiring off-duty officers to control traffic, shuttling attendees, or other similar measures.
5. If queuing or spill back of vehicles onto Doubletree Ranch Road is observed to be an issue by the Town in the future the applicant shall conduct a traffic analysis and pay for a right-turn lane and/or a left-turn lane into the school if it is deemed necessary.
6. All existing Special Use Permit stipulations shall remain in full force and effect, unless changed or modified by this Minor Amendment SUP-17-03.

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:

PARCEL NO. 1: (Tax Parcel No. 168-32-002E)

The East 310.00 feet of the South 660.00 feet of the West half of the Southwest quarter of the Southwest quarter of Section 29, Township 3 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPT that portion thereof which lies within FOOTHILLS MANOR, a subdivision recorded in Book 323 of Maps, page 19, records of Maricopa County, Arizona.

PARCEL NO. 2: (Tax Parcel No. 168-32-002C)

That portion of the West half of the Southwest quarter of the Southwest quarter of Section 29, Township 3 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

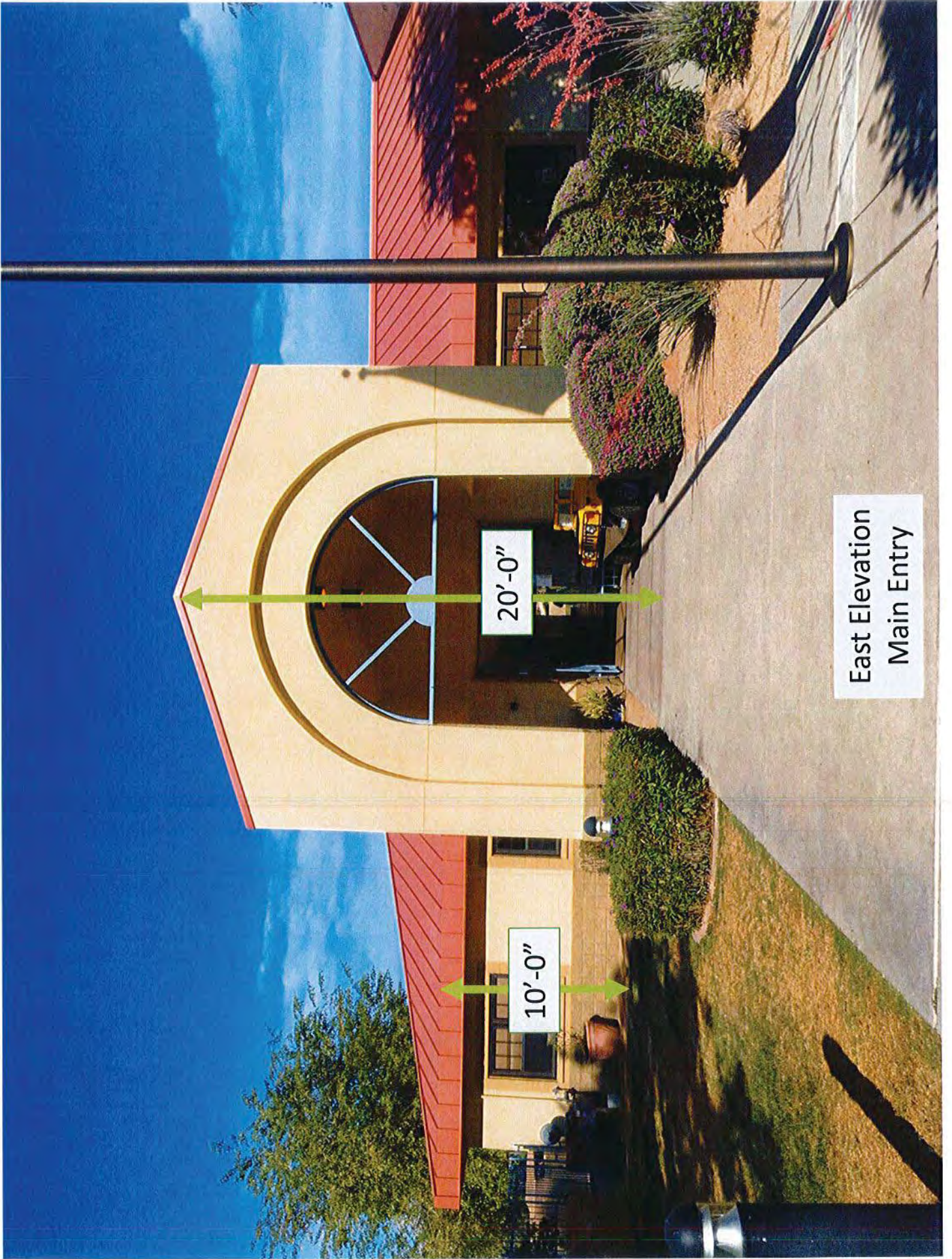
BEGINNING at the Southwest corner of said Section 29;

thence North along the West line of said Section 29, 328.30 feet;

thence South 88 degrees 48 minutes 40 seconds East, 344.13 feet to a point on the West line of the East 310.00 feet of the South 660.00 feet of said West half;

thence along said West line South 00 degrees 04 minutes 30 seconds West, 328.51 feet to a point on the South line of said Section 29;

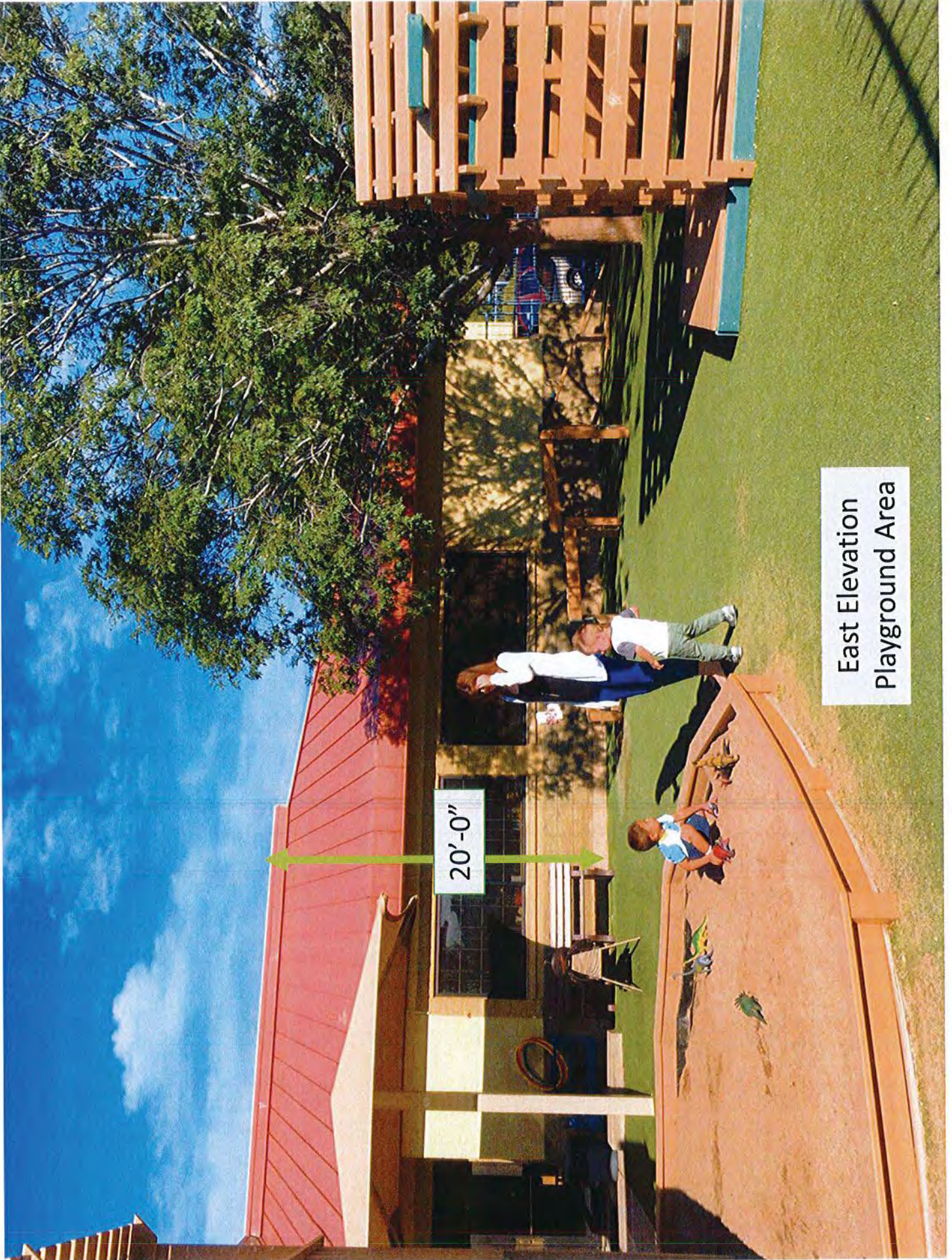
thence along said South line North 88 degrees 46 minutes 30 seconds West, 343.71 feet to the POINT OF BEGINNING.



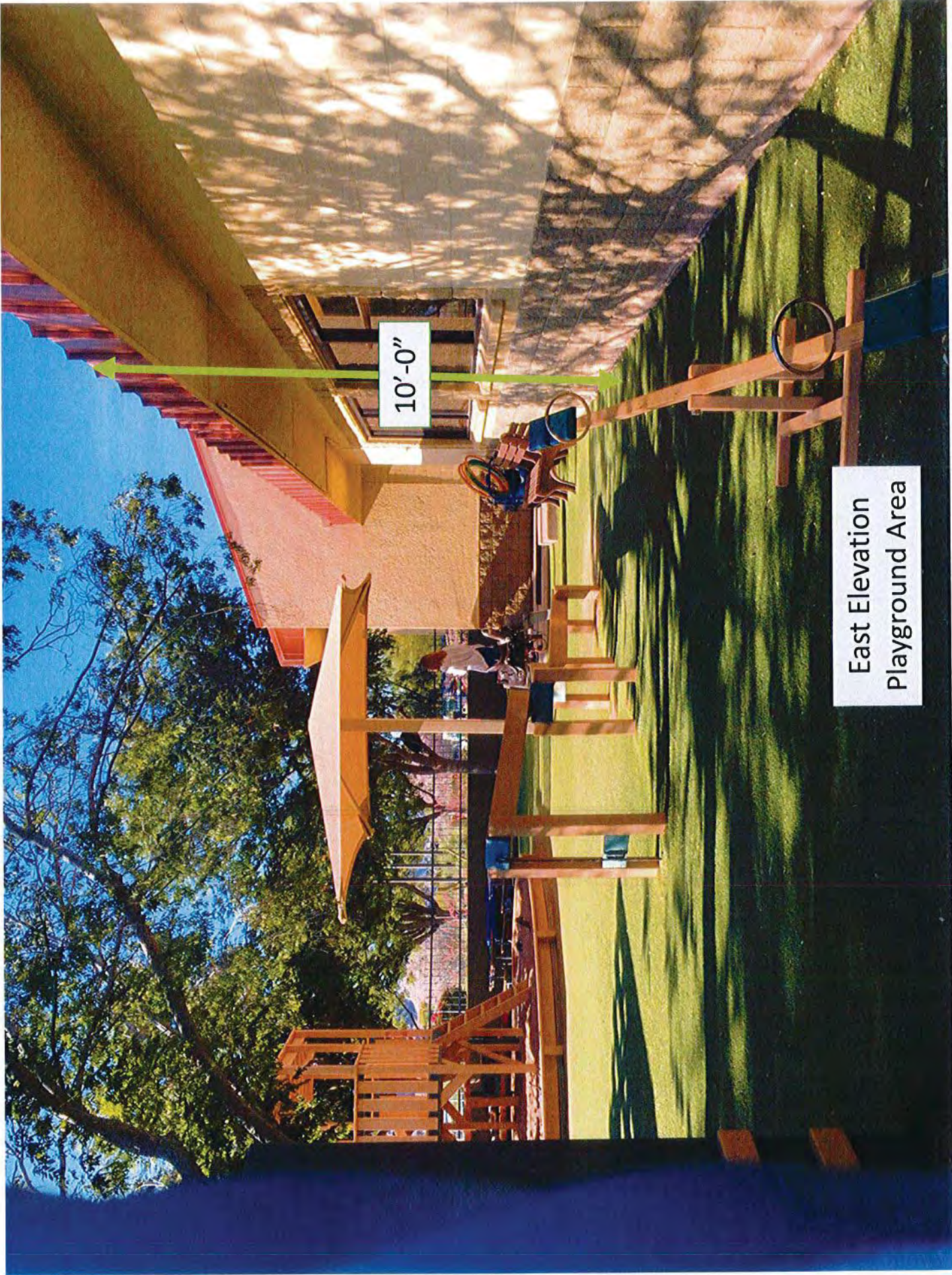
20'-0"

10'-0"

East Elevation
Main Entry

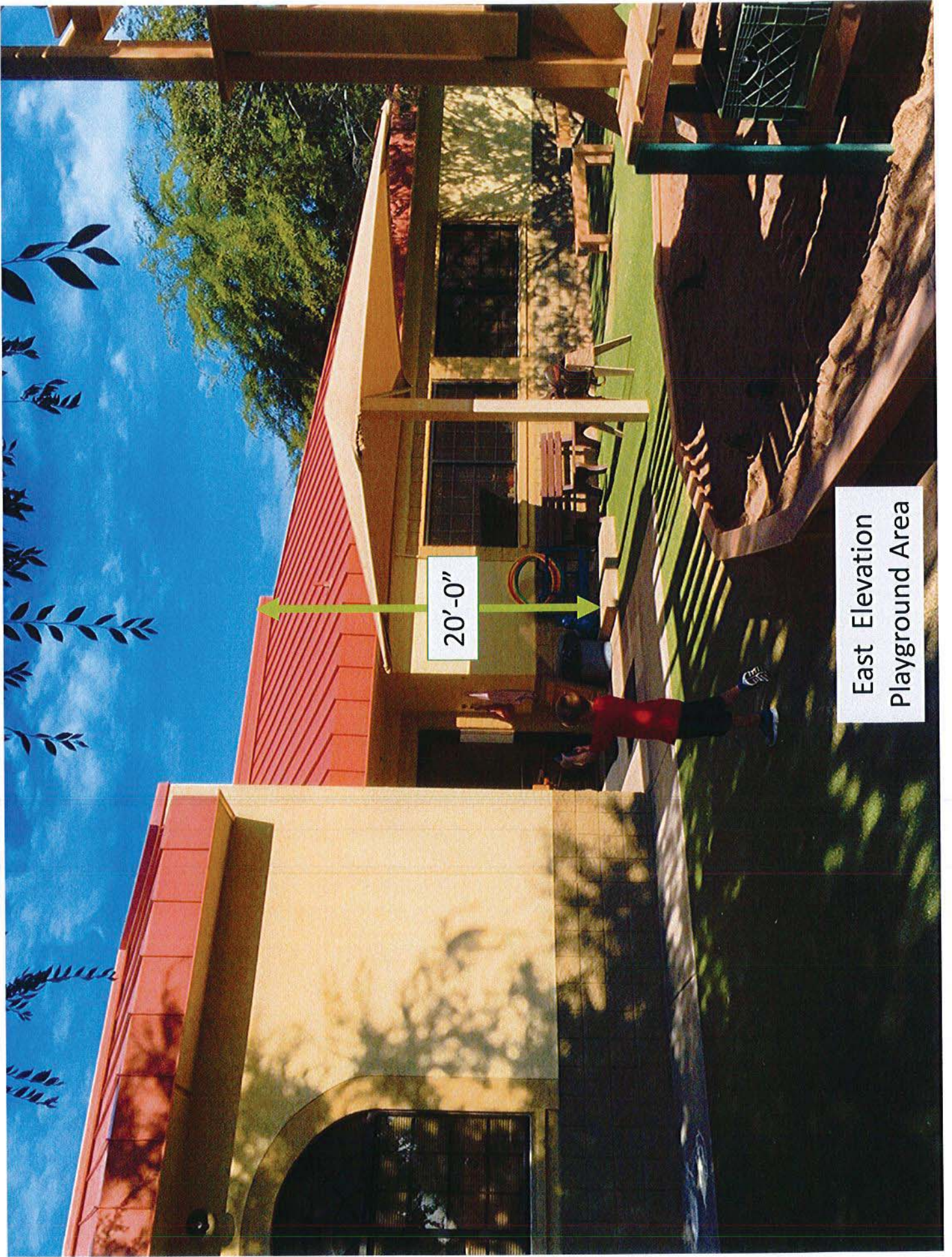


East Elevation
Playground Area



10'-0"

East Elevation
Playground Area



20'-0"

East Elevation
Playground Area



South Elevation
Sport Court



South Elevation
Sport Court / Canopy

15'-0"



South Elevation



South Elevation
Sport Court / Canopy



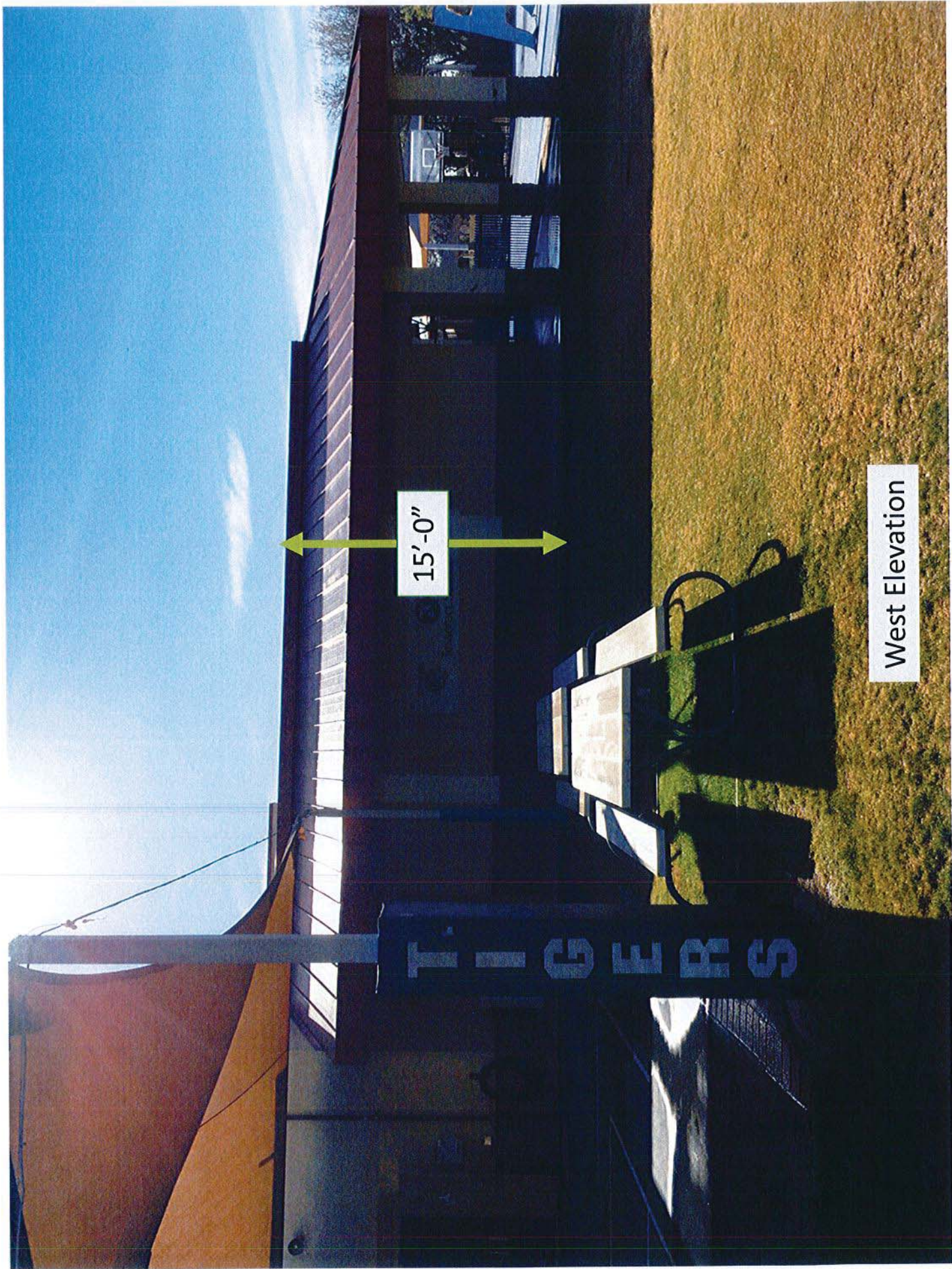
South Elevation
Playground Area



South Elevation



West Elevation
Canopy / Lawn



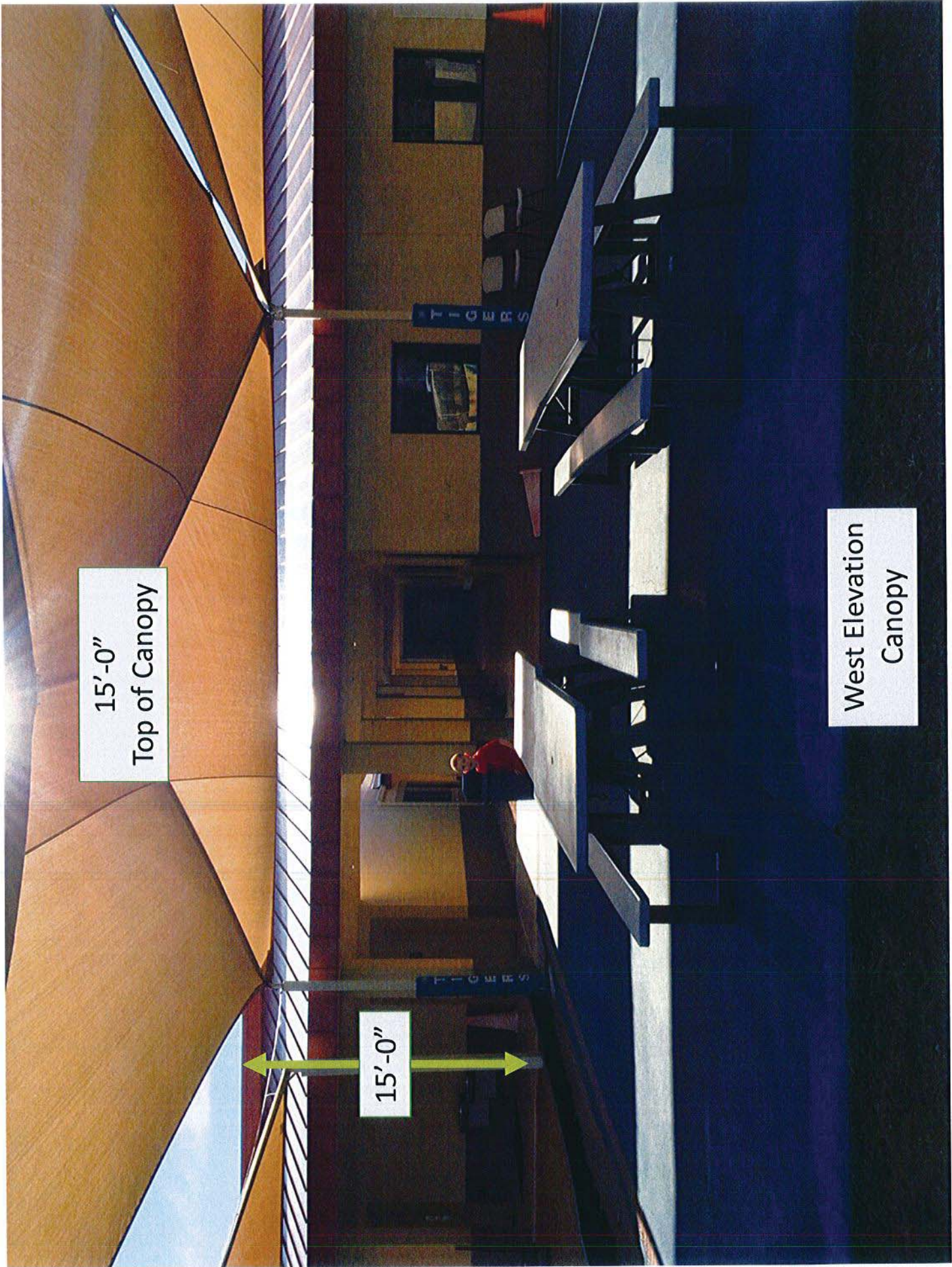
15'-0"


West Elevation

15'-0"
Top of Canopy

15'-0"

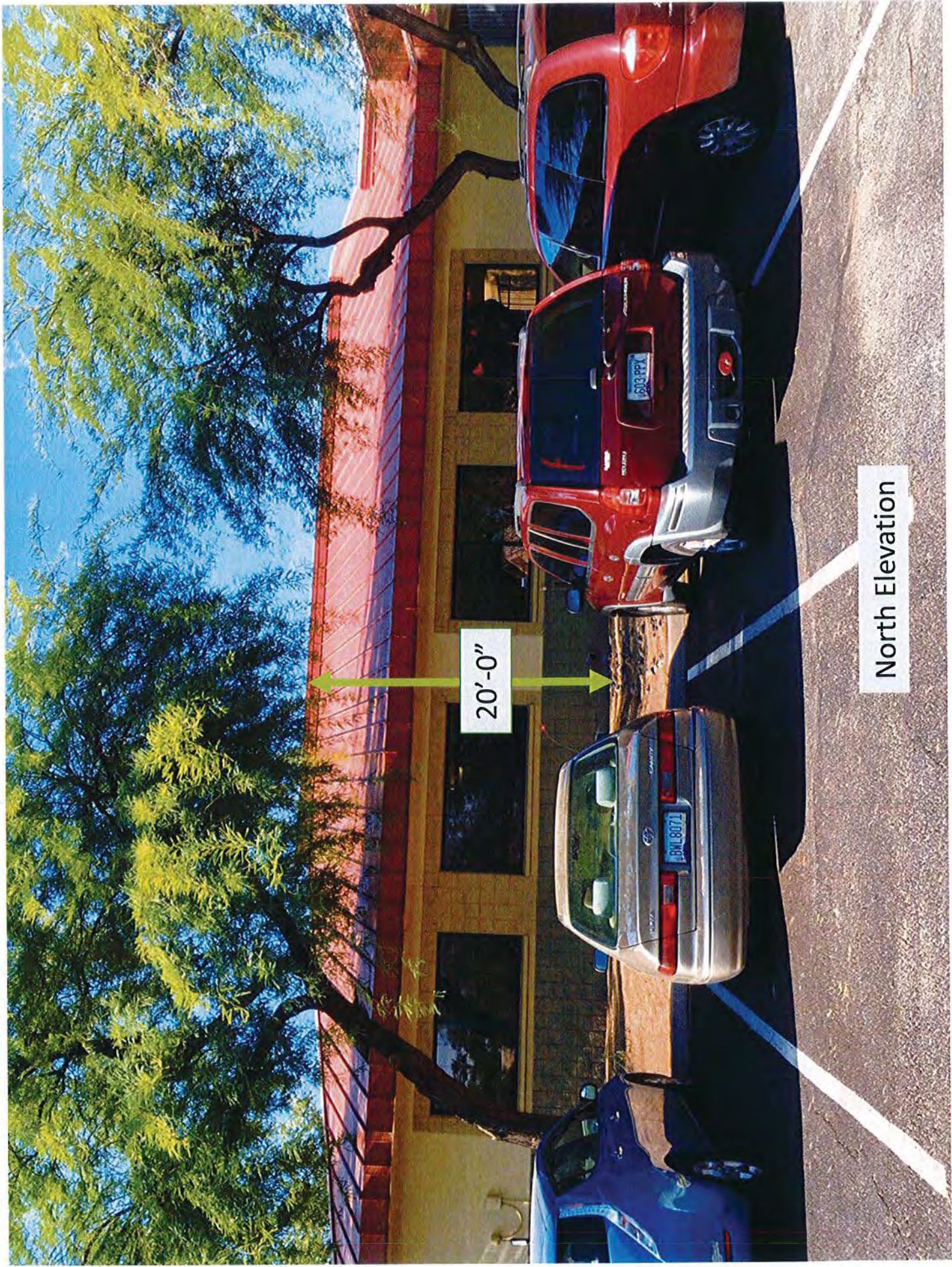
West Elevation
Canopy



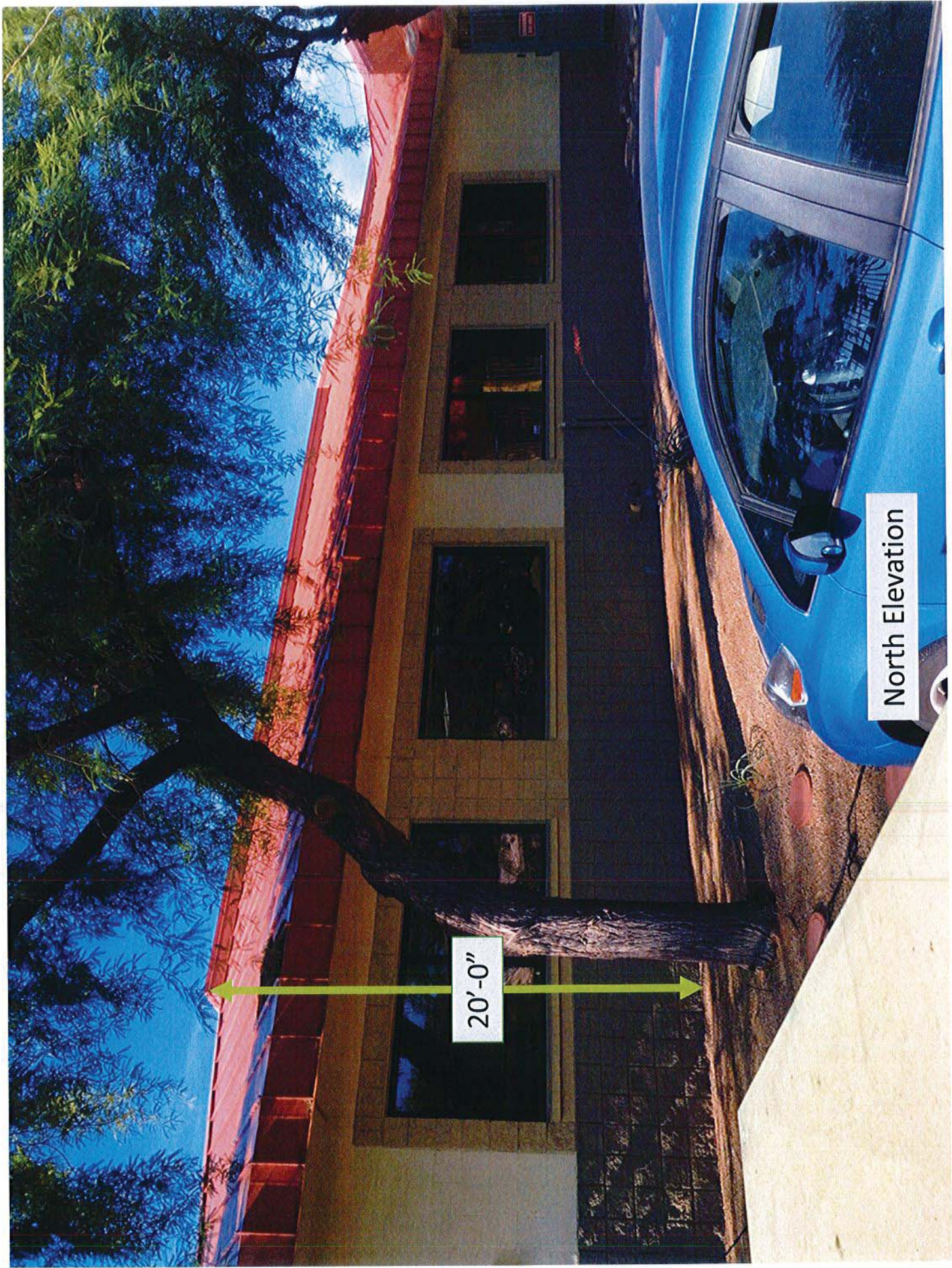


15'-0"
Top of Canopy

West Elevation
Covered Playset



North Elevation



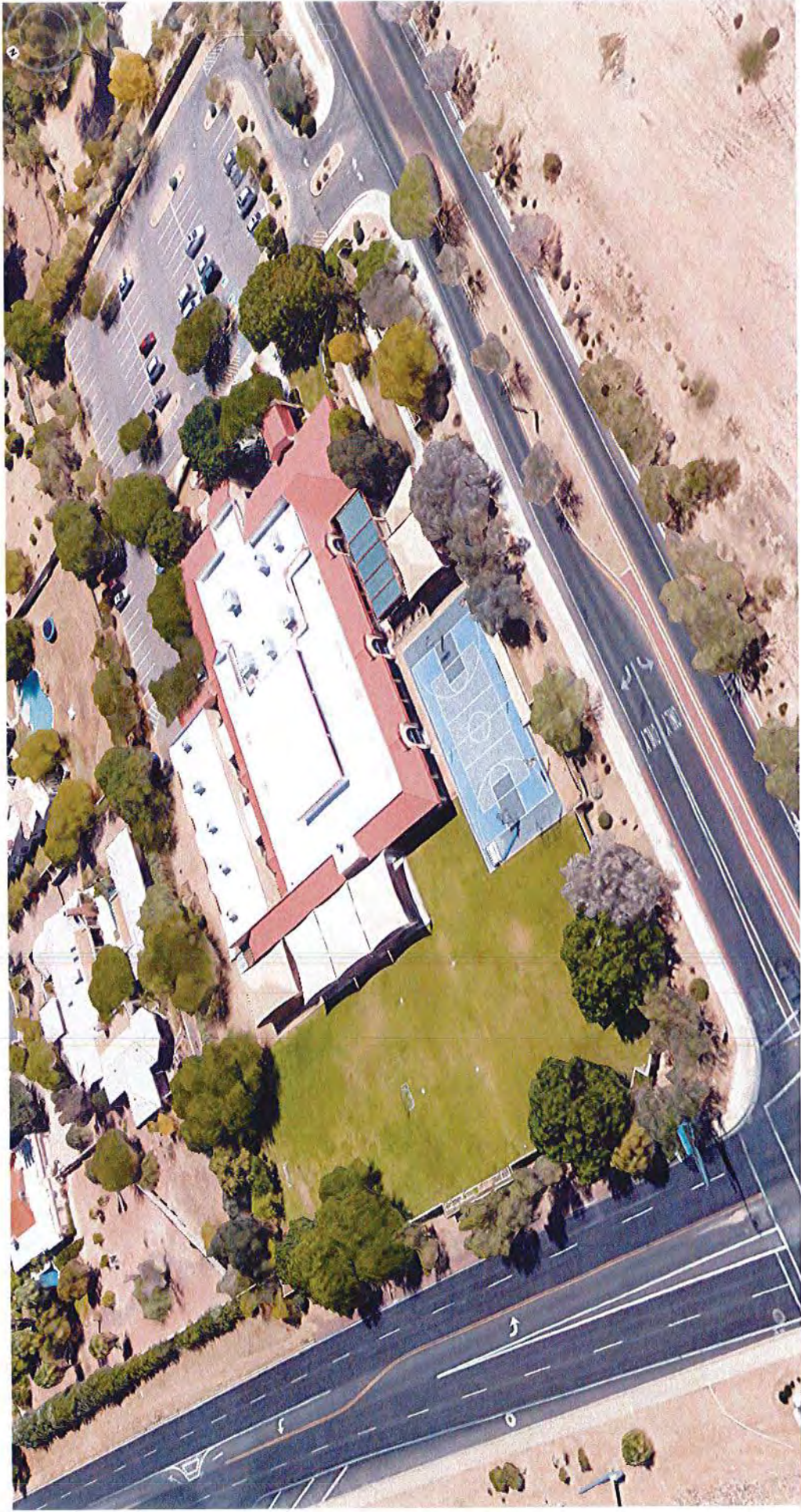
20'-0"

North Elevation

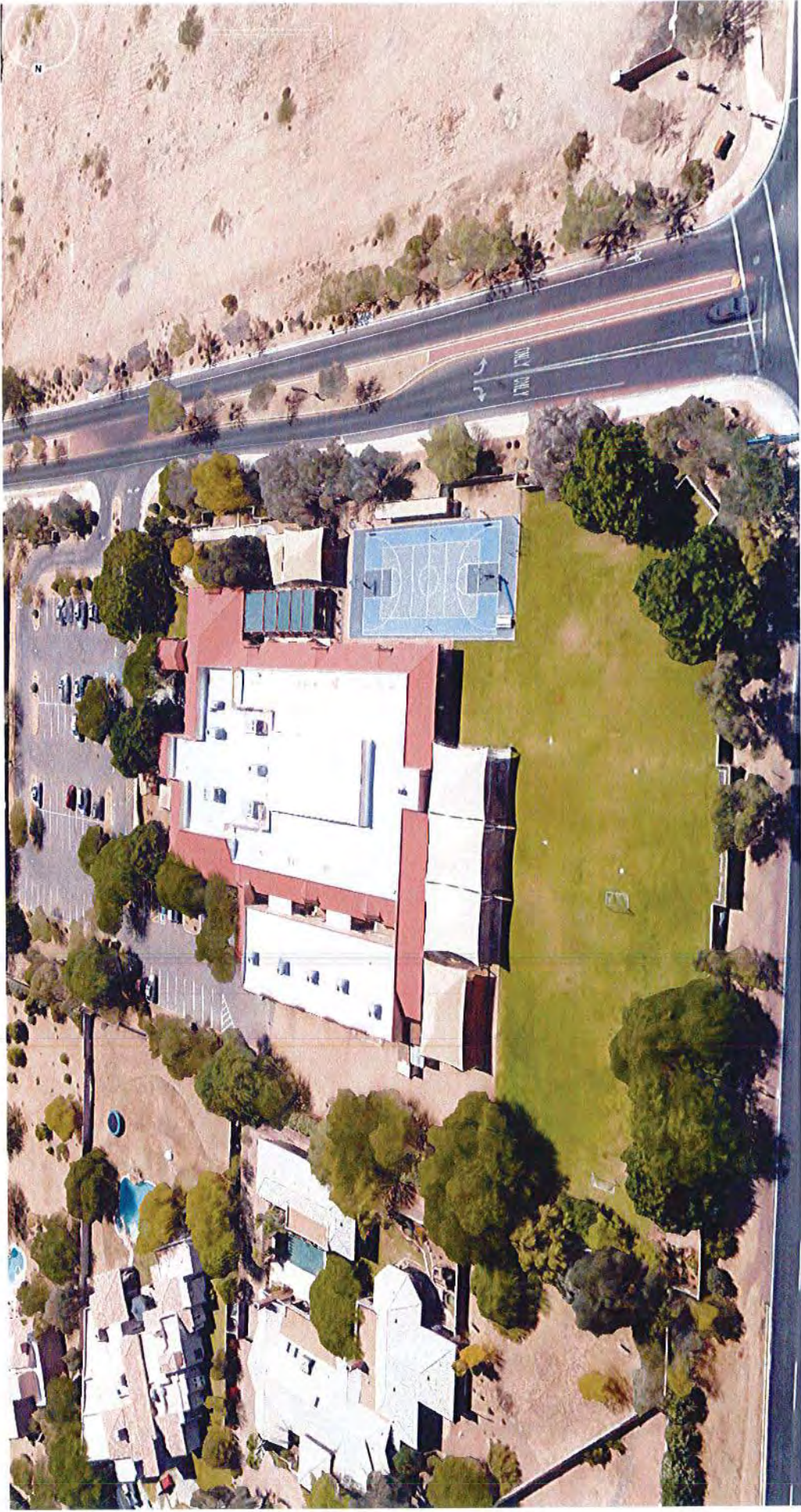




South View



Southwest View



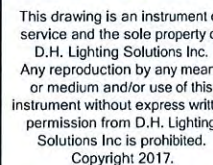
West View



North View



East View



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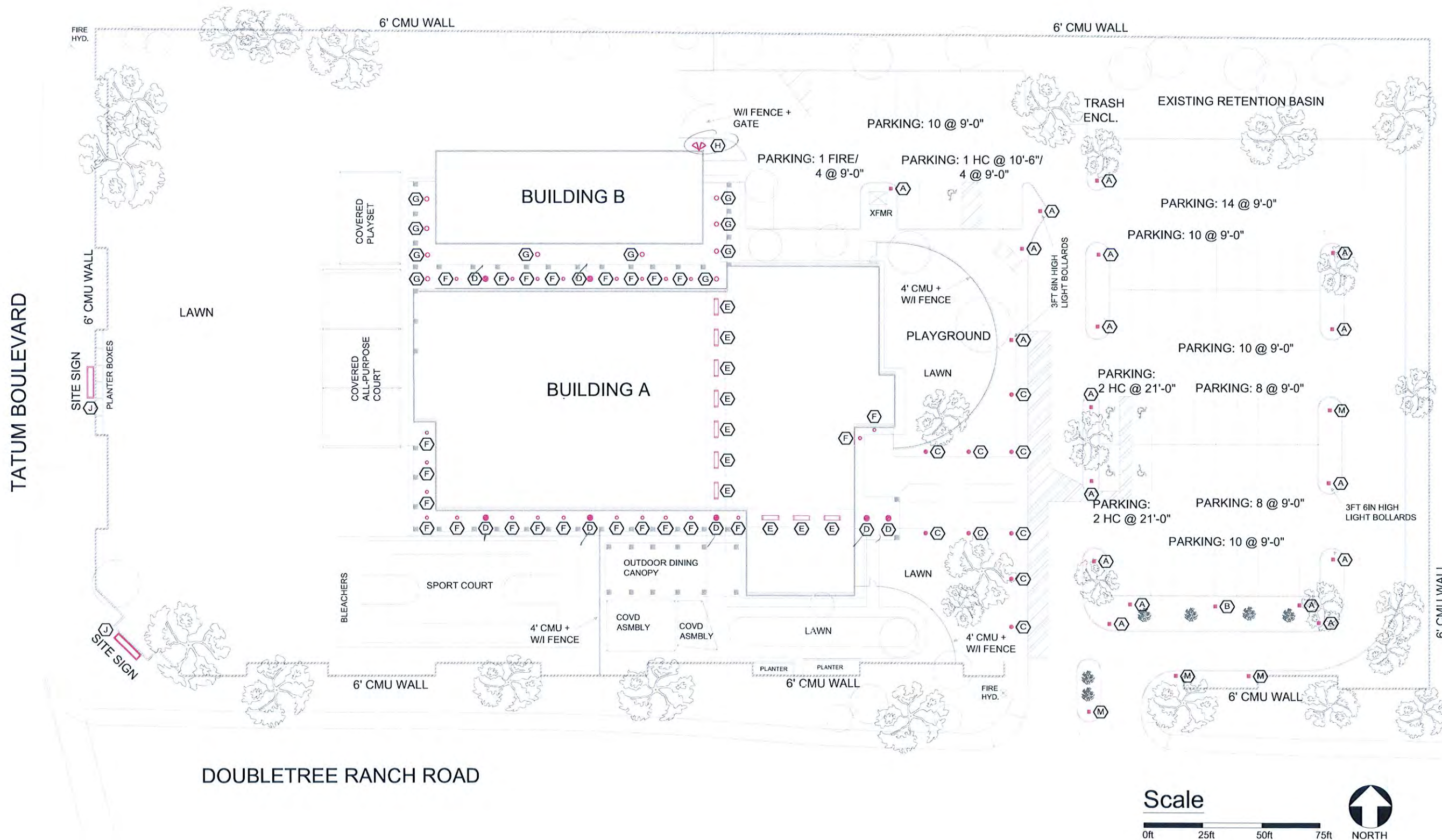
Jones Gordon School
Existing Outdoor Lighting Evaluation
4800 E. Doubletree Ranch Rd. Phoenix, AZ 85253

Date: 5/10/201

Scale: See Plate




Sheet No.

SL:






Evaluation of Existing Outdoor Lighting


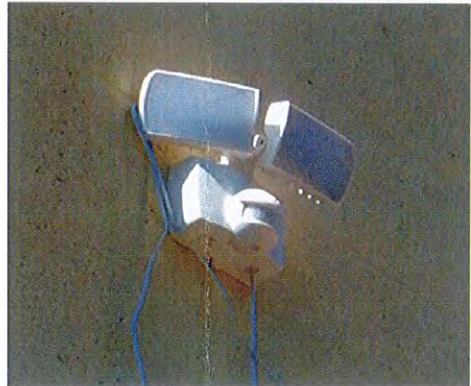

Tesseract / Jones Gordon School
Evaluation of Existing Outdoor Lighting

Type/Symbol	Luminaire Description	Luminaire Locations	Luminaire Photo	Lumens per Luminaire	Quantity of Luminaires	Total Lumens
A	100-watt HPS lamp in an ~36" bollard	Main Parking Lot and North Parking Lot		9,200	18	165,600
B	150-watt HPS lamp in an ~36" bollard with an internal house-side shield. <i>(this is likely a relamping error)</i>	Main Parking Lot		16,500	1	16,500
C	27-watt LED module in an ~40" bollard	Main Entrance walkway and Drop-off Zone		990	9	8,910


Tesseract / Jones Gordon School
Evaluation of Existing Outdoor Lighting

Type/Symbol	Luminaire Description	Luminaire Locations	Luminaire Photo	Lumens per Luminaire	Quantity of Luminaires	Total Lumens
D	~250-watt HPS lamp in an ~12" diameter surface-mounted cylinder	Main Entrance, and North & South covered walkways		28,500	7	199,500
E	(2) 32-watt T8 fluorescent lamps in a surface-mounted 1'x4' wraparound luminaire	Breezeways by Administration Office and student lockers		2,925 lamp lumens x 0.88 B.F. x 2 lamps = 5,148 actual lumens	10	51,480
F	100-watt HPS lamp in an ~6" diameter open downlight	Buildings A & B covered walkways		9,200	23	211,600

Tesseract / Jones Gordon School
Evaluation of Existing Outdoor Lighting

Type/Symbol	Luminaire Description	Luminaire Locations	Luminaire Photo	Lumens per Luminaire	Quantity of Luminaires	Total Lumens
G	(2) 13-watt CFL lamps in an ~8" diameter open downlight	Building B covered walkways		780 lamp lumens x 1.00 B.F. x 2 lamps = 1,560 actual lumens	10	15,600
H	(2) LED panels in a wall-mounted motion-controlled security luminaire	NE corner of Building B, near gate to the parking lot		500 module lumens x 2 modules = 1,000 actual lumens	1	1,000
J	Low-voltage LED modules in continuous runs in wall-mounted signs that are a combination of a back-lit panel and halo-lit channel letters.	Wall-mounted signs on Tatum Blvd.		1,465 actual lumens (based upon the known lumens-per-foot of the installed LED modules times the estimated total length of the run)	2	2,930

Tesseract / Jones Gordon School
Evaluation of Existing Outdoor Lighting

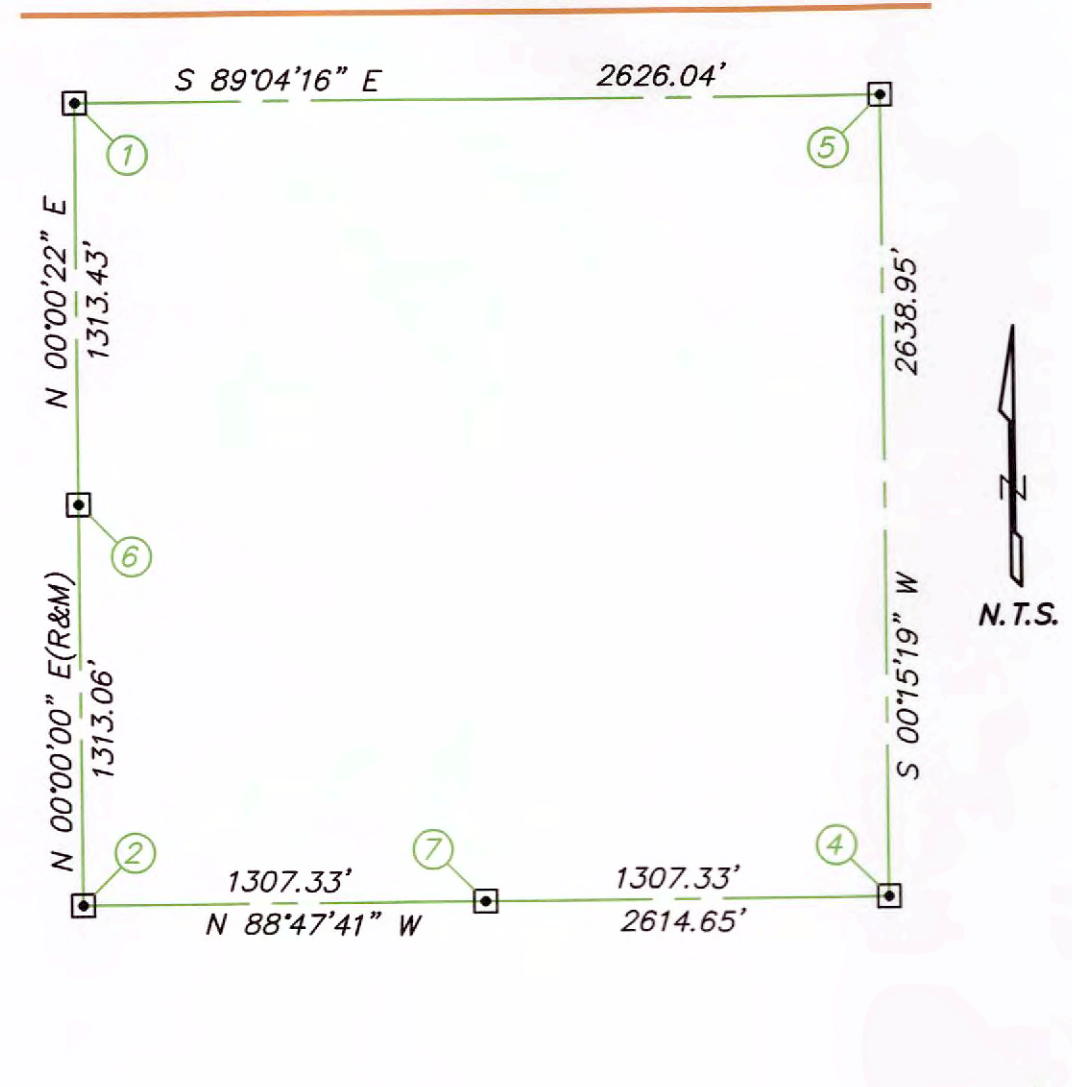
Type/Symbol	Luminaire Description	Luminaire Locations	Luminaire Photo	Lumens per Luminaire	Quantity of Luminaires	Total Lumens
M	Missing or broken bollard	Main Parking Lot and North Parking Lot		9,200 (not included in Totals)	4 (not included in Totals)	0
Totals					81	673,120

SURVEY NOTES

- This survey and the description used are based on a Commitment for Title Insurance issued by Chicago Title Agency, Inc., Issuing agent for Chicago Title Insurance Company, Order Number C1703067-346-SB2, dated April 13, 2017.
- BASIS OF BEARING: The monument line of Tatum Boulevard, also being the West line of the Southwest quarter of Section 29, using a bearing of North 00 degrees 00 minutes 00 seconds East, per the Deed No. 2003-1745343, M.C.R.
- The Boundary information shown on this survey is based on a prior survey prepared by Alliance Land Surveying, LLC, dated November 16, 2015, recorded in Book 1253, Page, 36, M.C.R. The centerline and section monuments were not re-measured and are shown based on the prior survey. The Property corners for the subject property have been verified and exist in the ground as shown on this survey.
- The building square footage shown is based on exterior measurements of the building footprint at ground level and is not intended to reflect the interior or leaseable area of any building. The building footprint and dimensions depict the general configuration of the building(s).
- The utility information shown is limited to visible above ground evidence. This survey makes no attempt to depict any underground utilities and there is no guarantee or warranty to the exact location or presence of any underground utilities that may actually exist adjacent to or within the boundaries of the subject property. Prior to any excavation please call an underground utility locator or "BLUE STAKE" at (602)263-1100 for the precise location and extent of all utilities in the area.
- This Survey has been prepared exclusively for the parties stated in the certification for use in conjunction with the escrow referenced in Survey Note No. 1. Reproduction or use of this survey by any other party for any other transaction or purpose is unauthorized without written authorization from Alliance Land Surveying, LLC. The use of the word "certify" or "certification" by a person or firm that is registered or certified by the board is an expression of professional opinion regarding facts or findings that are the subject of the certification and does not constitute an express or implied warranty or guarantee (A.R.S. 32-151).
- The description for Parcel No. 1 includes areas within FOOTHILLS ESTATES UNIT II, Bk. 197, Pg. 34, M.C.R. The North line of the subject property was established using the South lines of Plat Bk. 197, Pg. 34, M.C.R. & Bk. 323, Pg. 19, M.C.R.

LINE	BEARING	DISTANCE
L1(R)	S 88°48'40" E	344.13'
L1(M)	S 88°49'35" E	343.61'
L2(R)	S 00°04'30" W	328.51'
L2(M)	S 00°04'44" W	328.57'
L3	S 88°49'35" E	40.01'
L4	S 88°49'35" E	303.60'
L5	S 88°49'35" E	310.06'
L6	S 00°04'44" W	328.74'
L7	S 00°04'44" W	288.73'
L8	S 00°04'44" W	40.01'
L9	N 88°47'41" W	608.27'
L10	N 44°23'50" W	7.15'
L11	N 00°00'00" E	283.40'
L12	N 00°07'46" E	40.01'
L13	S 89°52'24" E	20.00'
L14	N 00°07'36" E	439.98'

SW. 1/4, SEC. 29, T3N, R4E



MONUMENT TABLE	
①	W. 1/4, COR. SEC. 29 - FND BRASS CAP IN HANDHOLE
②	SW. COR. SEC. 29 - FND HOLE IN CONCRETE
③	FND 1/2" REBAR W/CAP L.S. 16576
④	S. 1/4, COR. SEC. 29 - FND BRASS CAP FLUSH
⑤	CEN. OF SEC. 29 - FND COTTON PICKER SPINDLE 0.40' BELOW SURFACE AS SHOWN ON (R8)
⑥	NW. COR., SW. 1/4, SW. 1/4, SEC. 28 - FND BRASS CAP IN HANDHOLE
⑦	SE. COR., SW. 1/4, SW. 1/4, SEC. 28 - FND HOLE IN CONCRETE AS SHOWN ON (R8)
⑧	FND PK NAIL & WASHER L.S. 31020 PER (R8)
⑨	CALC'D POSITION PER BK. 121, PG. 42, M.C.R. & BK. 197, PG. 34, M.C.R.
⑩	SW. COR. LOT 7, BK. 197, PG. 34, M.C.R. - FND NAIL NO I.D., S. 38°52'17" W., 0.38' AS SHOWN ON (R8)
⑪	FND 1/2" REBAR W/CAP L.S. 15865 PER BK. 687, PG. 28, M.C.R.
⑫	SE. COR. LOT 3, BK. 121, PG. 42, M.C.R. - FND 1/2" REBAR W/CAP L.S. 35694 AS SHOWN ON (R8)
⑬	FND BRASS CAP FLUSH

SCHEDULE "B" ITEMS

- Reservations contained in the Patent From: The United States of America Recording Date: June 12, 1922 Recording No: Book 167 of Deeds, page 314 (AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE)
- A resolution in favor of the Board of Supervisors of Maricopa County For: Road Opened Recording Date: August 23, 1950 Recording No: Docket 601, page 289 (DOES NOT AFFECT SUBJECT PROPERTY)
- Rights of the public in and to that portion of the herein described Land as shown on the Map/Plat: Road Map Recording Date: January 15, 1951 Recording No: Book 8, page 9 (PLOTTABLE MATTERS SHOWN HEREON)
- Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document: Granted to: Arizona Public Service Company Purpose: underground electric lines and appurtenant facilities Recording Date: February 2, 1968 Recording No: Docket 6951, page 622 (PLOTTABLE MATTERS SHOWN HEREON)
- Matters contained in that certain document Entitled: Special Use Permit Recording Date: April 14, 1988 Recording No: 88-332292 Thereafter, Amended Special Use Permit Number 89-3 recorded July 10, 1989 in Recording No. 89-313533. This Amended Special Use Permit was Amended August 8, 1994 in Recording No. 94-0597112 and recorded May 25, 1995 in Recording No. 95-0300330. (AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE)
- Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document: Granted to: Arizona Public Service Company Purpose: electric lines and appurtenant facilities Recording Date: August 11, 1988 Recording No: 88-396724 (PLOTTABLE MATTERS SHOWN HEREON)
- A Resolution FCD 96-03A, Amendment A in favor of the Flood Control District of Maricopa County For: Doubletree Ranch Road Regional Drainage Project Recording Date: December 22, 1999 Recording No: 99-1141214 (AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE)
- A Resolution Number 1000 in favor of the Town of Paradise Valley For: approving agreement for the Doubletree Ranch Road Regional Drainage Improvement Project Recording Date: July 19, 2000 Recording No: 2000-0547920 (AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE)
- Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document: Granted to: Town of Paradise Valley Purpose: as set forth therein Recording Date: November 14, 2002 Recording No: 2002-12033864 (PLOTTABLE MATTERS SHOWN HEREON)
- Matters shown on Record of Survey: Recorded: December 17, 2015 in Book 1253 of Maps, page 36 (DOCUMENT IS A RECORD OF SURVEY AND DOES NOT CREATE ANY PLOTTABLE EASEMENTS OVER THE SUBJECT PROPERTY)

LEGEND

Property Corner (See Monument Table)	Property Line
Fnd Survey Monument (See Monument Table)	Schedule "B" Item
24 inch Vertical Curb & Gutter	Indicates Driveway (means of access)
6 inch Concrete Curb	Concrete Surface
Concrete Surface	Fence
Back Flow Preventer	Electric Box
Electric Transformer	Fire Hydrant
Flag Pole	Gas Meter
Gas Valve	Guard Post or Gate Post
Handicapped Space	Light Pole
Metal Cover	Sprinkler Hook-Up (fire department)
Storm Drain Manhole	Telephone Manhole
Telephone Riser	Traffic Signal Pole
Traffic Signal Box	TV Junction Box
Water Meter	See Reference Documents
Measured	

SITE INFORMATION

ADDRESS: 4800 E. DOUBLE TREE ROAD, PARADISE VALLEY, ARIZONA

A.P.N.: 168-32-002-C, 168-32-002-E

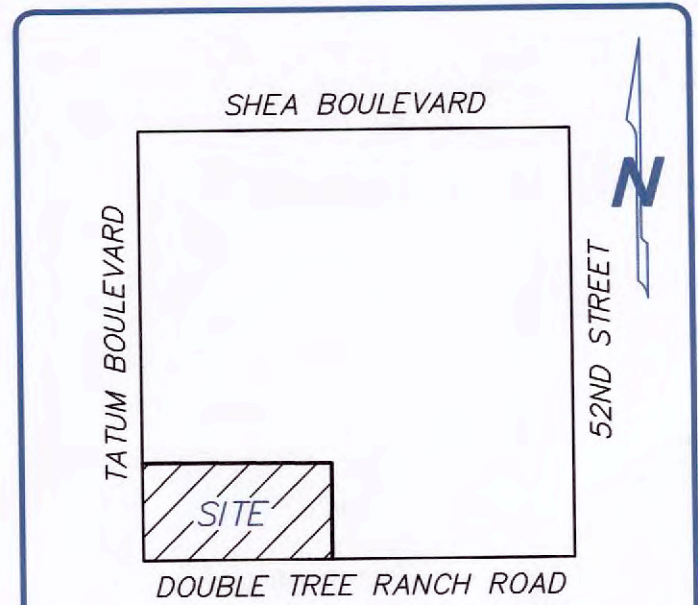
LAND AREA:
GROSS AREA = 4.928 ACRES - 214,654 SQ. FT.
NET AREA = 4.063 ACRES - 176,976 SQ. FT.
NET AREA IS THE GROSS AREA LESS EASEMENT (5) FOR COUNTY ROAD

STRIPED PARKING SPACE TABULATION:
Regular: 79
Handicapped: 5
Total: 84

ALTA / N.S.P.S. LAND TITLE SURVEY

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

BUILDING TABLE			
BUILDING	HEIGHT	SQ. FEET	TYPE
①	15'	4,404	ONE STORY BLOCK
②	19'	6,168	ONE STORY BLOCK
③	19'	10,726	ONE STORY BLOCK
④	19'	1,211	ONE STORY BLOCK



VICINITY MAP

NOT TO SCALE

SCALE : 1" = 40'

PARCEL DESCRIPTION

PARCEL NO. 1: (Tax Parcel No. 168-32-002E)
The East 310.00 feet of the South 660.00 feet of the West half of the Southwest quarter of the Southwest quarter of Section 29, Township 3 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;
EXCEPT that portion thereof which lies within FOOTHILLS MANOR, a subdivision recorded in Book 323 of Maps, page 19, records of Maricopa County, Arizona.

PARCEL NO. 2: (Tax Parcel No. 168-32-002C)
That portion of the West half of the Southwest quarter of the Southwest quarter of Section 29, Township 3 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:
BEGINNING at the Southwest corner of said Section 29;
thence North along the West line of said Section 29, 328.30 feet;
thence South 88 degrees 48 minutes 40 seconds East, 344.13 feet to a point on the West line of the East 310.00 feet of the South 660.00 feet of said West half;
thence along said West line South 00 degrees 04 minutes 30 seconds West, 328.51 feet to a point on the South line of said Section 29;
thence along said South line North 88 degrees 46 minutes 30 seconds West, 343.71 feet to the POINT OF BEGINNING.

REFERENCE DOCUMENTS

- (R) DEED NO. 2003-1745343, M.C.R.
- (R1) PLAT PER BOOK 323, PAGE 19, M.C.R.
- (R2) PLAT PER BOOK 197, PAGE 34, M.C.R.
- (R3) PLAT PER BOOK 248, PAGE 26, M.C.R.
- (R4) R.O.S. PER BOOK 687, PAGE 28, M.C.R.
- (R5) R.O.S. PER BOOK 746, PAGE 37, M.C.R.
- (R6) R.O.S. PER BOOK 952, PAGE 16, M.C.R.
- (R7) R.O.S. PER BOOK 1223, PAGE 31, M.C.R.
- (R8) R.O.S. PER BOOK 1253, PAGE 36, M.C.R.
- (R9) PLAT PER BOOK 121, PAGE 42, M.C.R.

CERTIFICATION

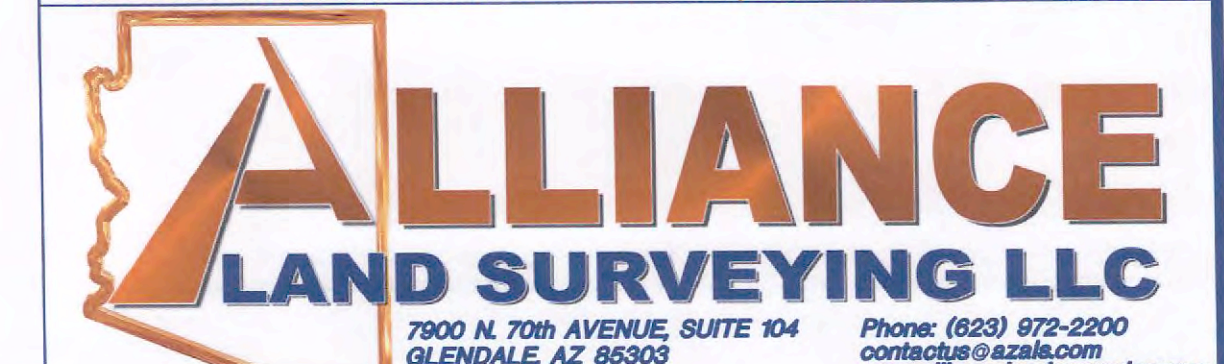
TO:
DOUBLETREE SCHOOL, LLC, an Arizona limited liability company; SION HOLDINGS - DOUBLETREE LLC, a Hawaii limited liability company; Chicago Title Agency, Inc.; and Chicago Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 4, 7(a), 7(b)(1), 7(c), 8, 9, 13 and 14 of Table A thereof. The fieldwork was completed on May 5, 2017.

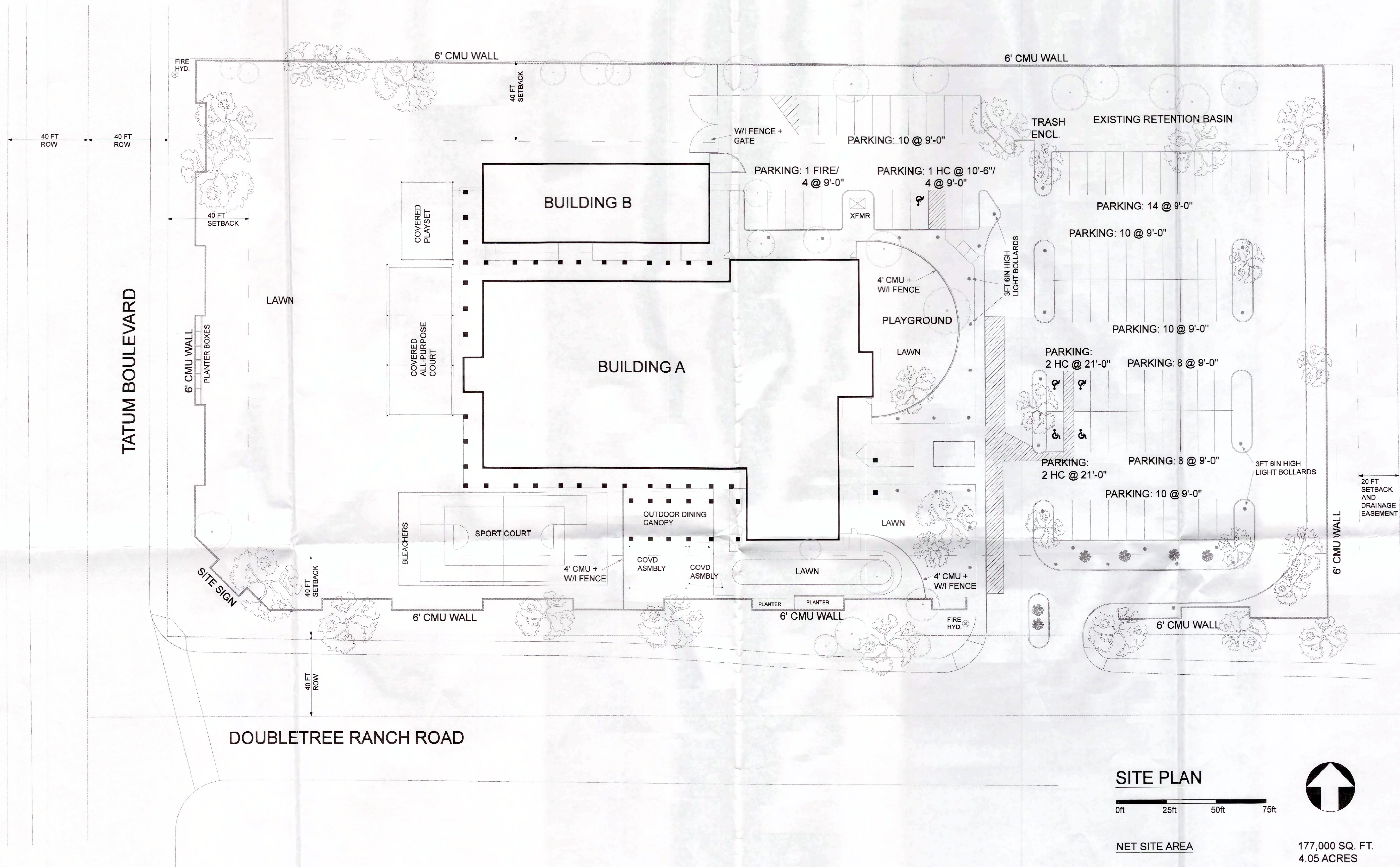
May 5, 2017
G. Bryan Goetzenberger
R.L.S. 31020



ALTA / N.S.P.S. LAND TITLE SURVEY
4800 E. DOUBLETREE RANCH RD, PARADISE VALLEY, AZ

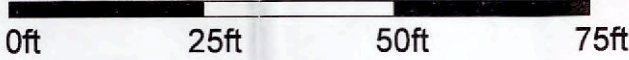


SHEET: 1 of 1 DATE: 5-5-17 JOB NO: 170504



DOUBLETREE RANCH ROAD

SITE PLAN



NET SITE AREA	177,000 SQ. FT. 4.05 ACRES
BUILDING AREA (ENCLOSED) % of SITE COVERAGE	22,400 SQ. FT. 12.7%
EXT COVERED CANOPIES % of SITE COVERAGE	7080 SQ. FT. 3.9%
PARKING AREA % of SITE COVERAGE	40,000 SQ. FT. 22.6%
SIDEWALK AREA % of SITE COVERAGE	3,700 SQ. FT. 2.1%
LANDSCAPE AREA % of SITE COVERAGE	103,820 SQ. FT. 56.7%
PARKING PROVIDED	84 SPACES
LIGHTING	3 FT 6IN HIGH BOLLARDS NO CHANGES

T-5.4"
15"
J-8.6"

The Jones-Gordon School

117"

1/2" thick black acrylic letters
Stud mounted into wall
Non-illuminated



CLIENT RESPONSIBILITY: Electrical must be within 5' of sign. Each sign requires a 120 V 20 amp dedicated circuit unless otherwise noted. Image360 is NOT responsible for condition of electrical. Image360 must be given access to the back of the sign. Additional charges may apply.



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F: 480.368.7454 Suite 101
Scottsdale, AZ 85260
info@image360scottsdale.com

Order #:

78321

Client:

On Track Tutoring

Project:

Wall Signs

Date:

5/23/17

Proof #:

3A

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1/2" thick black acrylic letters
Stud mounted into wall
Non-illuminated



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Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Action Report

File #: 17-203

AGENDA TITLE:

Approval of May 16, 2017 Planning Commission Minutes



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Minutes - Draft

Planning Commission

Tuesday, May 16, 2017

6:00 PM

Council Chambers

STAFF MEMBERS PRESENT

Town Attorney Andrew M. Miller
Community Development Director Eva Cutro
Planner George Burton
Town Engineer Paul Mood

1. CALL TO ORDER

2. ROLL CALL

Present 6 - Chairperson Daran Wastchak
Commissioner James Anton
Commissioner Charles Covington
Commissioner Richard K. Mahrle
Commissioner Dolf Strom
Commissioner Jonathan Wainwright
Absent 1 - Commissioner Thomas G. Campbell

3. EXECUTIVE SESSION

4. STUDY SESSION ITEMS

5. PUBLIC HEARINGS

- A.** [17-174](#) Consideration of a Minor Special Use Permit Amendment
Mountain Shadows Resort (SUP 17-02). 5445 E Lincoln Drive.
- George Burton, Planner, presented per the application packet. He shared photographs of the lighting fixtures, cut sheets, and dimensions. Mr. Burton explained that two actions need to be taken by the Planning Commission. The first is to deem this request a minor amendment and the second to vote on the proposal.
- Stipulations were discussed. Commissioner Strom questioned the stipulation regarding complaints from off-site owners. There was also discussion regarding the color of the translucent lens. It appears to be purple when the light is off and red when the light is on. Commissioner Strom requested that the color of the lens should be stipulated. It shall be stipulated that the lens shall not be clear or

white. There was discussion of kelvins and brightness. The cut sheet lists options for both. It shall be stipulated that the kelvin and brightness shall match or not exceed what is currently installed.

Public hearing opened at 6:13 pm. No comments and public hearing was closed.

A motion was made by Commissioner Mahrle, seconded by Commissioner Wainwright, to deem the request a Minor SUP amendment. The motion carried by the following vote:

Aye: 6 - Chairperson Wastchak, Commissioner Anton, Commissioner Covington, Commissioner Mahrle, Commissioner Strom and Commissioner Wainwright

Absent: 1 - Commissioner Campbell

A motion was made by Commissioner Covington, seconded by Commissioner Wainwright, to approve the Mountain Shadows Resort Minor Special Use Permit Amendment for the addition of accent building lights, subject to the stipulations in the action report plus the two additional stipulations regarding the lens color and the kelvins/brightness. The motion carried by the following vote:

Aye: 6 - Chairperson Wastchak, Commissioner Anton, Commissioner Covington, Commissioner Mahrle, Commissioner Strom and Commissioner Wainwright

Absent: 1 - Commissioner Campbell

6. ACTION ITEMS

7. CONSENT AGENDA

A. [17-175](#) Approval of the May 2, 2017 Planning Commission Meeting Minutes.

A motion was made by Commissioner Strom, seconded by Commissioner Mahrle, to approve the May 2, 2017 minutes. The motion carried by the following vote:

Aye: 6 - Chairperson Wastchak, Commissioner Anton, Commissioner Covington, Commissioner Mahrle, Commissioner Strom and Commissioner Wainwright

Absent: 1 - Commissioner Campbell

8. STAFF REPORTS

Andrew Miller and Eva Cutro gave a quick summary of topics from the National Planning Conference.

9. PUBLIC BODY REPORTS

Chair Wastchak reminded everyone of the joint Commission/Council meeting tomorrow night at 5:00 p.m. regarding cell service/coverage. Chair Wastchak introduced and welcomed Paul Mood, Town Engineer. Commissioner Strom discussed the Hillside Code, particularly storm water retention. He noted that the Town is working on a new Storm Water Design Manual.

10. FUTURE AGENDA ITEMS

July 4, 2017 is a meeting date. This meeting shall be cancelled and may not be re-scheduled. If it is re-scheduled, Commissioner Strom would not want a meeting on July 11th because July 12th is a Hillside Meeting and he would prefer not to have back to back meetings.

11. ADJOURNMENT

A motion was made by Commissioner Strom at 6:33 p.m., seconded by Commissioner Anton, to adjourn the meeting. The motion carried by the following vote:

Aye: 6 - Chairperson Wastchak, Commissioner Anton, Commissioner Covington, Commissioner Mahrle, Commissioner Strom and Commissioner Wainwright

Absent: 1 - Commissioner Campbell

Paradise Valley Planning Commission

By: _____
Eva Cutro, Secretary