Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Meeting Notice and Agenda

Planning Commission

Tuesday, June 20, 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. 17-232 **Personal Wireless Service Facility (a.k.a. Cell Antennas) Ordinance Amendment**

Staff Contact: Kevin Burke, 480-348-3690

5. PUBLIC HEARINGS

The Public Body may take action on this item.

A. 17-228 **Consideration of a Minor Amendment Request to the Tesseract Special Use Permit -**
Change school to The Jones-Gordon School for up to 12th Grade
4800 E Doubletree Ranch Road

Staff Contact: Paul Michaud, 480-348-3574

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. 17-229 Approval of June 6, 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.

Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Action Report

File #: 17-232

TO: **Chair Wastchak and Planning Commission Members**

FROM: **Kevin Burke, Town Manager**

DATE: **June 20, 2017**

DEPARTMENT: Town Manager

AGENDA TITLE:
Personal Wireless Service Facility (a.k.a. Cell Antennas) Ordinance Amendment

Council Goals or Other Policies / Statutory Requirements:
Responsiveness to Residents - Identify and consider resident concerns in a timely manner and seek solutions to the best of the Town's ability - Cell Service.

SUMMARY STATEMENT:

The Town Council adopted a Statement of Direction (SOD) regarding amending the Town Code to comply with the new State statute on small cell antennas. The SOD is attached and largely consistent with the discussion of the May 25 joint meeting of the Council and Commission.

The purpose of the revision is first and foremost to come into compliance with the new State statute in terms of objective design standards, undergrounding, stealth and concealment, and timely processing. In short, the Council has directed that the objective design standard for "new small cells in the right-of-way" model the New Path/Crown Castle faux cactus design. Second, the Council has directed that "small cell antennas attached to existing utility poles in the ROW" model the antenna on the southwest traffic signal post of 56th Street and Lincoln Drive. To that end, staff has attached the construction drawings for both antennae and Town Attorney Andrew Miller has drafted an amendment to incorporate these objective design standards into the Town Code. Rather than amending the PWSF Chapter in the Zoning Ordinance, because the State statute is looking for an administrative process that that leads to a timely and predictable process, the majority of the amendment is found in Chapter 2 of the Town Code. Further, the amendment proposes that the objective design standard for any proposed small cell antenna be a faux cactus and the alternative is the cylinder on top of a traffic pole or light pole. Any design concept beyond that shall apply as an SUP in accordance with Chapter XI of the Zoning Ordinance.

Both processes must be accomplished in time frames consistent with State statute. Further, processing fees and use fees for the ROW must be established and consistent with that statute.

In order to accomplish this code amendment prior to the effective date of the new statute on August 9, 2017, this agenda item will be in study session on June 20, citizen review meeting on July 11, and public hearing on July 25. It will then be returned to Council for a special meeting sometime between July 26 and August 8.

Due to the tight turn-around associated with this agenda item, the attached ordinance is in draft form with suggested edits and discussion points highlighted or in comment boxes.

BUDGETARY IMPACT:
New statute will reduce the revenue received from those carriers licensed to place PWSF's in the rights-of-way.

ATTACHMENT(S):
Cell Service SOD 6-8-17
Small Cell Wireless Facilities Ordinance 6-14-17 Burke Redlines
Design Sheet for Faux Cactus
Design Sheet for 56th and Lincoln Traffic Signal

CELL SERVICE STATEMENT OF DIRECTION

The Paradise Valley Mayor & Town Council hereby provides the Planning Commission with the following Statement of Direction (SOD) concerning cellular service.

- Amend Chapter 12, Personal Wireless Service Facilities (PWSF), of the Town Zoning Code to come into compliance with a new state statute captured in House Bill 2365.
    - Recognize that the State law focuses upon the placement of small cell PWSF's in the ROW. As such, complete the amendment regarding small cell facilities in the ROW first and Council will issue a subsequent SOD for amendments to PWSF's on private property and macro cells.
    - Said amendment should develop "Objective design standards and reasonable stealth and concealment requirements" that include the following:
        - For new small cell PWSF's in the ROW:
            - Codify a standard that captures the twenty-four (24) foot faux cactus and associated undergrounding of related equipment used in the O-DAS system currently permitted in Town ROW.
                - The location area preferred by the applicant shall be reviewed for a location, with the substantially the same coverage capabilities, that best blends with the existing natural and built environment and avoids conflicts with existing view-sheds. Any new PWSF should NOT be located within intersection and driveway view triangles. The final location shall be established by the Commission after input from property near the location recommended by the staff at a public hearing.
                - The design standard shall not allow a new faux cactus to be placed in existing cement such as a sidewalk nor shall cement be placed around the base of the facility (this does not include the cement necessary to support the structure but that should be buried);
                - The design standard shall require a certain amount of landscaping within a defined perimeter of the facility.
                - Any utility meter associated with the facility shall be faced away from the street or center of the ROW or camouflaged in some manner.
                - Design details should be similar to the finite standards used in the approval of the NewPath nodes.
            - Develop a process for an applicant who chooses not to comply with the aforementioned reasonable design standards to apply for an alternative design that meets the core principals of the faux cactus solution including:
                - height,
                - stealth and concealment of antenna and equipment; and,
                - undergrounding;
                - In said process, provide a provision such that subsequent to Planning Commission approval of any alternative design, the application shall be forwarded to Council for approval or denial;

DRAFT

- For placement of a small cell PWSF on an existing, as of August 8, 2017, traffic signal or light pole:
    - Codify a standard that captures the PWSF located on the southwest corner of 56th and Lincoln Drive. Such design standard shall:
        - Limit the height of the PWSF to 6' above the top of the pole (not including the mast arm).
        - Require all pole mounted equipment to be contained in a cylinder the same size as the supporting pole [not to exceed 20 inches];
        - Require all wiring associated with the PWSF to be contained within the existing (or replacement) pole;
        - Replacement poles shall not be more than twenty (20) inches in diameter at the point immediately below the PWSF;
        - Require all ground mounted equipment to be buried with the exception of the associated utility meter;
        - Adopt standard details similar to the spec sheet for the existing DAS site at 56th & Lincoln Drive
    - Develop a process for an applicant who chooses not to comply with the aforementioned reasonable design standards to apply for an alternative design that meets the core principals of the 56th Street reasonable design standard solution including:
        - height,
        - stealth and concealment of antenna and equipment; and,
        - undergrounding;
        - In said process, provide a provision such that subsequent to Planning Commission approval of any alternative design, the application shall be forwarded to Council for approval or denial
        - Determine if the timeline for processing an alternate design application is greater than the time limits imposed by the state statute.
- Codify a process that meets the state statute timeline requirements. Said code provision shall include at a minimum:
    - A 20 day provision for determining if a small cell PWSF application is complete and a process for notifying and/or denying an application that is not complete;
    - A 75 day provision for completing a Planning Commission review of a PWSF small cell application;
    - Identify a timeline provision for resubmittals to cure problems or denials.
    - A 180 day provision for reviewing applications that choose an alternative design which would include review by the Planning Commission and the Town Council.
- Determine and codify the proper use of Conditional Use Permits (CUP), Special Use Permits (SUP), or other zoning code provisions for processing these PWSF applications.
- Codify, or make reference to, a fee schedule that reflects the maximum allowed fees under the state statute.
- Complete and remit a draft to the Town Council by July 26, 2017

DRAFT

ORDINANCE NUMBER 2017-05

AN ORDINANCE OF THE TOWN OF PARADISE VALLEY, ARIZONA, AMENDING ARTICLE 2, MAYOR AND COUNCIL; ADDING SECTION 2-5-2(I), SMALL WIRELESS FACILITIES LOCATED IN THE RIGHTS-OF-WAY; AND AMENDING THE ZONING ORDINANCE OF THE TOWN OF PARADISE VALLEY, ARTICLE XII, IN ORDER TO PROVIDE FOR A PROCEDURE FOR THE REVIEW AND APPROVAL OF NON-COMPLIANT OR REJECTED SMALL CELL WIRELESS FACILITY APPLICATONS WITHIN THE TOWN'S RIGHTS-OF-WAY, ALL AS REQUIRED BY RECENTLY ADOPTED STATE LAW, A.R.S §9-591 ET. SEQ.

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

Section 1. The Town of Paradise Valley's Code is hereby amended by adding a new subsection I to Section 2-5-2, as follows, showing text to be added in **bold** and deleting the text shown by ~~strikeout~~.

Section 2-5-2 Planning Commission

I. SMALL WIRELESS SERVICE FACILITIES LOCATED IN THE RIGHTS-OF-WAY

1. Purpose.

The Council has determined that certain, so-called, small cell antenna applications for small wireless facility sites to be located within the Town's rights-of-way shall, in order to comply with the mandates of state law, particularly AR.S. §9-592 et. seq., be permitted under the administrative standards set forth in a new Town Code section that provides for such administrative approvals, but further providing that small cell antenna applications that do not meet the new administrative standards shall be processed as new utility poles and subject to the provisions of Article XI of the Zoning Ordinance for special use permits. The purpose of this ordinance is to establish appropriate locations, site development standards, and permit requirements to allow for small wireless facilities to be located in the rights-of-way as required by A.R.S. § 9-591 et. seq., subject to such small wireless facilities meeting the design standards and stealth and concealment requirements provided in this section. The approval and installation of small

wireless facilities are intended to be done in a manner which will facilitate the location of various types of small wireless facilities in sites consistent with the residential character of the Town. The nature of residences, their scale (height and mass), their proximity to each other and the street, and the extensive natural, informal landscaping all contribute to this distinctive character and require design standards and stealth and concealment requirements that will preserve the residential character of the Town while also providing design alternatives that will permit a quick and timely review of small wireless facility applications consistent with the intent of A.R.S. § 9-592. Minimizing the adverse visual impact of these small wireless facilities within the predominately residential areas of the Town is one of the primary objectives of this ordinance. Limitations on the height of antennas are intended to conform the antennas to the existing limitations on height of residential buildings in the Town. The ordinance is also intended to allow small wireless facilities which are sufficient in location choices and height to provide adequate personal wireless service to citizens, resort guests, the traveling public, and others within the Town.

2. <u>Definitions</u>.

For the purpose of this Section, the following terms shall have the meanings prescribed herein unless the context clearly requires otherwise:

a) "Administrative Small Wireless Facility Permit" means the administrative application filed by a Permittee for the approval of a small wireless facility site.

b) "Antenna" means the surface from which wireless radio signals are sent from and received by a small wireless facility;

c) "Applicant" means a person or other entity who submits an application with the Town for an Administrative Small Wireless Facility Permit for a small wireless facility in the Town rights-of-way. A Permittee and the owner of the subject property shall be an applicant(s) or co-applicant(s) on such application; [this is what we do for the CUP sites and what we did for the SUP "utility pole" sites with NewPath—still the best approach?]

d) "Application" means a compete submittal for an Administrative Small Wireless Facility Permit on a form or set of forms prescribed by the Town that is deemed complete by the Town staff and contains all of the required submittals, studies, diagrams, photo simulations, and other documentation required pursuant to the checklists on the prescribed form(s) or in this Section.

e) "Co-location" means the use of a single mount and/or site by more than one small wireless service;

f) "Design" means the appearance of a small wireless service facility, including but not limited to its material, color or shape;

g) "Equipment cabinet" means an enclosed box that is either located in a vault or at the base of or near a mount within which are housed, among

other things, batteries and electrical equipment (hereinafter referred to as "equipment"). This equipment is connected to the antenna by cables.

h) "Location" means property(ies) or site(s) where small wireless facilities are located or could be located;

i) "Modification" means any physical or operational change, alteration, or other modification of any of the following as they relate to a small wireless service facility or the subject property upon which it is located, including but not limited to:

1) **The site plan;**
2) **The sight line representation;**
3) **The design submittal as required in this Section;**
4) **The conversion of a single-use small wireless service facility to a co-location is also considered a modification;**

j) "Monopole" means a type of mount that is self-supporting with a single shaft of steel or concrete or other acceptable material that is not more than forty inches in diameter at ground level and that has all of the wireless facilities mounted on the pole or contained inside the pole; [this incorporates parts of the new statute definition for a "monopole"]

k) "Permittee" means an Applicant who has an approved Administrative Small Wireless Facility Permit;

l) "Small wireless facility" or "SWF" means any of several technologies using radio signals at various frequencies to send and receive voice, data or video to and from mobile transceivers; which are composed of two (2) or more of the following components:

1) **Antennas that are no more than six cubic feet in volume**
2) **Mount or pole**
3) **Faux Cactus or replacement Utility Pole**
4) **Equipment less than twenty-eight feet in volume**
5) **Underground vault for equipment**
6) **Electric meter (where required by law)**
7) **Grounding Equipment and a power transfer switch**

m) "Small wireless services" means commercial mobile radio services, unlicensed wireless services and common carrier wireless exchange access services as defined in the Telecommunications Act of 1996, and any amendments thereto, and any services that are provided to the public and that use licensed or unlicensed spectrum, whether at a fixed location or mobile and that use small wireless facilities;

n) "Sight line representation" means a drawing in which a sight line is drawn from a street level view (viewpoint) within five hundred (500) feet of the SWF to the highest point (visible point) of the SWF. Each sight line shall be depicted in profile, drawn at one inch equals forty (40) feet unless otherwise specified by the Town. The profiles shall show all intervening trees and structures;

o) **"Site" means the subject property where a small wireless service facility is located or proposed to be located and includes any contiguous property(ies) under the same ownership as the subject property;**

p) **"Siting" means the method and form of placement of a small wireless service facility on a specific area of a subject property pursuant to the provisions of this Section;**

q) **"Subject property" means all the specific right-of-way upon which a small wireless service facility is either proposed to be, or already is, developed, located, constructed or operated.**

r) **"Utility Pole" means a pole or similar structure that is used in whole or in part for communications services, electric distribution, lighting or traffic signals, but excludes a monopole.**

3. **General Requirements.**

a) **The determination of where a SWF site shall be located is subject to the following:**

1) **After an Applicant identifies an area where the Applicant desires to site a small wireless facility, Town staff shall evaluate the area near the site with the Applicant to find the optimal location for the small wireless facility(said area to include the total area within a one hundred foot radius of the Applicant's preferred site), with initial siting to be objectively chosen based on the following criteria:**

i. **Safety- sites should preferably be located outside of the fifty by fifty foot view triangle near street or driveway intersections and so as to not be in areas where car accidents are more frequent, that is, near the intersection of streets; and sites should be spaced as far back from the sidewalk or street curb so as to not pose a hazard to bicyclists, pedestrians or vehicular traffic.**

ii. **Design Standards and Aesthetics Mandate the Use of "Faux Cactus" SWFs – to maximize the concealment of SWFs, the first type of antenna and support structure to be considered shall be a faux cactus installation designed as follows:**

A. **All sites shall utilize the Larson model A25 fiberglass antenna structure, maximum twenty four foot tall from the ground or base;**

B. **All sites shall contain standard details the same as those used for the existing faux cactus installation built as part of the existing approved distributed antenna system installation located just west of southwest intersection corner at 56th Street & McDonald Drive (please refer to standard engineering detail #****, available from the Town Engineering Department);**

C. **All faux cactus antennas shall be located in areas where they can blend into the existing built and natural environment, that is , in areas where existing trees and shrubs of size similar to the antenna height already exist (or where additional trees and**

shrubs of similar size and height can be installed by the Applicant) and where the addition of the antenna to the built environment will least affect the viewsheds from neighboring properties;

D. All faux cactus sites shall be designed to the greatest extent possible to look like part of the natural environment, thus they shall not be placed in existing cement such as a sidewalk nor shall cement be placed around the base of the facility except as needed to anchor and support the structural elements of the SWF, with such cement anchor to be hidden by earth, rocks, decomposed granite or planting of shrubs near the base.

iii. <u>Alternative Design Utilizing a Utility Pole</u> – in the event that technical justifications prohibit the use of a SWF described in 2-5-2(I)(3)(a.)(ii)) , an Applicant may propose the use of a Utility Pole SWF installation, for which the following design and concealment criteria shall be used:

A. If the selected Utility Pole is a traffic signal or street light, the existing traffic signal or street light shall be replaced with new street light or traffic signal that has the appropriate load-bearing a sheer strength to support the height and weight of the antenna and equipment located with the replacement pole;

B. All antennas shall be contained within a cylinder that is the same width or diameter as the replacement pole, preferably in a pole that is the same diameter from base to the top of the pole, with said diameter not to exceed twenty inches;

C. The maximum height of the replacement pole shall not be more than six feet above the pre-existing height of the street light vertical pole or traffic signal vertical pole that it replaced (not including the mast arm);

D. All antennas and "pole-mounted" equipment shall be contained in a cylinder the same size as the supporting replacement pole (or within the replacement pole) such that the only vertical protrusions or extensions from the pole shall be those that existed before the replacement pole, that is, in the case of street lights and traffic signals the mast arms or other supports for street lights, street name signs, and traffic signals;

E. All wiring associated with the PWSF shall be contained within the replacement pole;

F. All ground mounted equipment shall be buried with the exception of the utility meter and the power transfer switch; [Need to check on this, but I think these had to be above-ground for Newpath]

G. Other standard details shall be the same as those used for the existing replacement pole built as part of the existing approved distributed antenna system pole located at the southwest corner

of 56th Street & Lincoln Drive (please refer to standard engineering detail #**, available from the Town Engineering Department).**

iv. After the Applicant and Town staff have completed the site specific safety and design steps above, the application shall be forwarded to the Planning Commission for a review of the siting and the site specific design; the Commission shall then hold a public meeting to take input from property owners within one thousand feet of the selected site on matters pertaining to viewsheds, sightlines, blending of the site with existing built or natural environment, and any aesthetic concerns not otherwise addressed in the site specific design.

v. The Commission shall either approve or deny an application within seventy-five days of an Applicant having submitted a complete Application for a specific site; with any denials to specify the basis for the denial and specific parts of the Application that do not comply with the provisions of this Section. The Applicant may then seek to cure the deficiencies in the Application and resubmit the Application within thirty days of the denial. The Commission shall then meet and review the resubmittal within thirty days after having received the resubmittal to determine whether the deficiencies have been cured or not. If cured, the Commission shall approve the Application.

vi. An Applicant who chooses not to comply with the reasonable design and concealment standards provided for herein may apply for an alternative design that meets the core principals of the faux cactus design standards by filing an application for a special use permit for a new utility pole under the provisions of Article XI of the Town Zoning Ordinance. All applications for monopoles within the Town rights-of-way shall be excluded from the Application process for SWFs and shall instead be subject to Article XI of the Town Zoning Ordinance.

2) Any subject property that meets the requirements of this Article may be eligible for consideration for a SWF, or modification thereof, pursuant to an Administrative Small Wireless Facility Permit, in accordance with the standards in this article.

b) A SWF or modification thereof is permitted only with an Administrative Small Wireless Facility Permit, granted pursuant to this section. No SWF may be developed, located, constructed or operated without an Administrative Small Wireless Facility Permit. An Administrative Small Wireless Facility Permit is required for any modification to a SWF.

4. <u>Siting Standards</u>.

The following additional siting criteria apply to consideration of an Administrative Small Wireless Facility Permit for a SWF:

a) A SWF shall be first processed through the Siting process specified in subsection 3 above.

b) In order to maintain a safe "fall zone" a SWF shall be set back from existing structures on private property by a distance equal to the height of the top of the antenna structure, plus an additional ten feet.

5. <u>Design Standards</u>.

In addition to those standards previously specified in Section 3, the following design criteria apply to consideration of an Administrative Small Wireless Facility Permit for a SWF, in addition to others which may be identified and utilized by the Planning Commission in its consideration of the Administrative Small Wireless Facility Permit:

a) <u>Appearance</u>. The degree to which the SWF "blends with" or "disturbs" the setting, the subject property and its character and use, or neighboring properties and their character and use, thus, the Commission may request that additional landscaping be installed as part of the approval of a specific Application so that the SWF can be screened from public view by trees, mature vegetation, natural features or structures on the subject property; and all equipment shall be located within the faux cactus structure to the greatest extent possible, and all "ground-mounted" equipment shall be located underground or within a faux rock to the greatest extent possible and if site conditions permit; provided, however, that if underground installation of equipment is not technically feasible. No signage shall be placed on a faux cactus. If equipment cabinets are deemed necessary by the Town, they shall be completely screened from view by a compatible wall, fence or landscaping consistent with Town landscaping guidelines; and any utility meter associated with the facility shall be faced away from the street or center of the ROW or camouflaged in some manner.

b) <u>Form</u>. The degree to which the shape of the SWF and any equipment cabinet relates to its surroundings.

c) <u>Color</u>. A SWF shall be in natural tones and a non-reflective color or color scheme appropriate to the background against which the SWF would be viewed from a majority of points within its viewshed. "Natural" tones are those reflected in the natural features and structural background against which the SWF is viewed from a majority of points within its viewshed. Final colors and color scheme must be approved by the Planning Commission.

d) <u>Size</u>. The silhouette of the SWF shall be reduced to minimize visual impact.

To the extent allowed by law, the Commission shall consider the cumulative visual effects of SWFs and any mount, specifically their appearance or domination of the skyline, natural and structural features or terrain, in

determining whether to approve an Administrative Small Wireless Facility Permit.

6. <u>Radiofrequency (RF) Performance and Interference Standards and Monitoring</u>.

a) To the extent allowed by law, the following radiofrequency (RF) performance standards apply to consideration of an Administrative Small Wireless Facility Permit for a SWF, in addition to monitoring requirements as required in this Article:

1) All equipment proposed for a SWF shall meet the current FCC RF Guidelines and any amendments thereto (hereafter "FCC Guidelines");

2) Any side-mounted or roof-mounted equipment shall meet FCC Guidelines, including but not limited to the following:

i) At the roof-mount or at the side-mount, the equipment shall meet the FCC Guidelines for occupational/controlled conditions;

ii) At ground level at the point of the structure closest to the antenna, the equipment shall meet FCC Guidelines for general population/uncontrolled conditions.

b) Within ninety (90) days after FCC issuance of an operational permit for the SWF, and annually thereafter, the Permittee shall submit a written report providing existing and maximum future projected measurements of RF radiation from the SWF for: [Do we get annual reports for any of the existing approved macro sites today? Seems like this should be every five years or so.]

1) Existing SWF: Maximum RF radiation from the SWF RF radiation environment. These measurements shall be for the measurement conditions specified in Subsection A of this Section;

2) Existing SWF plus cumulative: Maximum estimate of RF radiation from the existing SWF plus the maximum estimate of RF radiation from the total addition of co-located SWFs. These measurements shall be for the measurement conditions in Subsection A of this Section;

3) Certification signed by an RF engineer, stating that RF radiation measurements are accurate and meet FCC Guidelines as specified in Subsection A of this Section.

c) If FCC Guidelines are changed during the period of any Administrative Small Wireless Facility Permit for a SWF use, then the SWF shall be brought into compliance with such revised guidelines within the time period

provided by the FCC or if no time period is stated, then within sixty (60) days of the effective date of such guidelines.

d) If at any time during the term of the permit the Town has reasonable evidence that the Permittee is not in compliance with FCC Guidelines, and the Town provides notice of such, the Permittee so notified shall provide to the Town, within thirty (30) days after such notice, an analysis and determination of its compliance with FCC guidelines showing the data collected and status pursuant to FCC Guidelines. If on review, the Town finds that the SWF does not meet FCC Guidelines, the Permittee shall have sixty (60) days from the date of the Town's finding of noncompliance to bring the SWF into compliance. If compliance is not achieved in the sixty-day period, the Administrative Small Wireless Facility Permit may be revoked or modified by the Town.

e) The Permittee shall ensure that the SWF does not cause localized interference with the reception of area television or radio broadcasts or other small wireless services. If on review the Town finds that the SWF interferes with such reception, and if such interference is not cured by the Permittee within sixty (60) days after notice from the Town, the Town may revoke or modify the Administrative Small Wireless Facility Permit.

7. <u>Noise and Environmental Standards</u>.

a) To the extent allowed by law, the following noise and environmental standards apply to consideration of an Administrative Small Wireless Facility Permit for a SWF in addition to the monitoring requirements of this Article:

b) A SWF shall not generate noise in excess of fifty (50) decibels (dba) at ground level at the base of the facility closest to the antenna;

c) An environmental assessment is required by the National Environmental Policy Act (NEPA) for any SWF prior to commencing operations where any of the following exist:

1) Wilderness area;

2) Wildlife preserve;

3) Endangered species;

4) Historical site;

5) Indian religious site;

6) FEMA Designated Flood plain;

7) High intensity white lights in residential neighborhoods;

8) Excessive radiofrequency radiation exposure.

d) An environmental assessment which, at a minimum, conforms to FCC requirements shall be submitted to the Town for each SWF where any of the above exists, and when the FCC requires such an environmental

assessment to be submitted to the FCC. If the applicant has determined that an environmental assessment is not required pursuant to FCC rules, this Article and applicable state law and Town Code, a written certification to that effect must be submitted to the Town. If an applicant has not included an environmental assessment that the Town finds to be necessary under the National Environmental Policy Act, the Town may prepare, or cause to be prepared, such an environmental assessment at the applicant's expense or reject the application as incomplete. The environmental assessment shall be amended or revised by the applicant within thirty (30) days after notice to do so from the Town when modifications are made or occur on the SWF. Failure to amend or revise shall constitute grounds for revocation of the Administrative Small Wireless Facility Permit.

e) Within ninety (90) days after the approval of the Administrative Small Wireless Facility Permit and annually from the date of approval of the permit, the Permittee shall submit existing and maximum future projected measurements of noise from the SWF for the following: [Do we get annual reports for any of the existing approved macro sites today? Seems like this should be every five years or so.]

1) Existing SWF: Maximum noise radiation from the SWF. These measurements shall be for the type of mounts specified in Subsection A of this section;

2) Existing SWF plus cumulative: Maximum estimate of noise from the existing SWF plus the maximum estimate of noise from the total addition of co-located SWFs. These measurements shall be for the type of mounts specified in Subsection A of this section;

3) Certification signed by an acoustical engineer, stating that noise measurements are accurate and meet Subsection A of this section.

8. <u>Co-Location and Limitations</u>. A Permittee shall cooperate with other small wireless service providers in co-locating antennas and mounts provided the Permittee first desires to have a collocation on an approved SWF. All proposed co-locators must also receive an Administrative Small Wireless Facility Permit for the use at such site from the Town, particularly for the appropriate siting of any "ground-mounted" equipment.

9. <u>Submittal Requirements</u>.

a) In addition to the information requested in the Town's Administrative Small Wireless Facility Permit application, the following items shall be required for a SWF application:

1) A master site plan in accordance with Planning Commission rules and regulations showing the subject property and adjacent properties; all existing and proposed structures on the subject property and their purpose; the specific placement of the SWF antenna, mount and

equipment cabinet; fall zone; all proposed changes to the existing site, including grading, vegetation, roads, sidewalks and driveways;

2) A landscape plan showing specific placement of existing and proposed vegetation, trees, shrubs, identified by species and size of specimen at installation in accordance with Town landscape guidelines;

3) Photographs, diagrams, photo simulations and sight line representations as listed below:

- **i. A diagram or map showing the viewshed of the proposed facility;**
- **ii. Sight line representation;**
- **iii. Existing (before condition) photographs illustrated by four (4) by six (6) inch color photograph(s) of what can currently be seen from any adjacent residential buildings or properties, private roads and rights of way adjacent to the site;**
- **iv. Photo simulations of the proposed facility from each adjacent residential properties or buildings, private roads and public rights-of-way adjacent to the site (after condition photographs). Such photo simulations shall include, but not be limited to, each of the existing condition photographs with the proposed SWF superimposed on it to show what will be seen from residential buildings, properties, private roads and rights of way adjacent to the site;**
- **v. Aerial photograph as required by the Planning Commission rules and regulations;**

4) Siting elevations, or views at natural grade, from all directions (north, south, east, west) for a fifty-foot radius around the proposed SWF from all existing rights of way adjoining the subject property. Elevations shall be at one-quarter inch equals one foot scale and show the following:

- **i. Antenna, mount, underground equipment cabinet;**
- **ii. Any and all structures on the subject property, existing trees and shrubs at current height and proposed trees and shrubs at proposed height at time of installation;**
- **iii. Grade changes or cuts and fills to be shown at original grade and new grade line;**

5) Design submittals as follows:

- **i. Equipment brochures for the SWF such as manufacturer's specifications or trade journal reprints;**
- **ii. Materials of the SWF and faux cacti, replacement pole, faux rock, and camouflaged equipment shelter, if any, specified by generic type and specific treatment, such as painted fiberglass, anodized aluminum, stained wood, etc.;**

iii. Colors represented by samples or a color board showing actual colors proposed;

iv. Dimensions of all equipment specified for all three dimensions: height, width and breadth;

v. Appearance shown by at least two (2) photographic superimpositions of the SWF within the site. The photographic superimpositions shall include the antenna, mount, faux rock, and camouflaged equipment cabinet, if any, for the total height, width and breadth;

6) An executed license agreement with the Town that grants the rights to the use of the Town right-of-way and has the Town's permission for the filing of the Application;

7) To the extent allowed by law, radiofrequency (RF) radiation performance submittals shall include in a form or study acceptable to Town staff and the applicant's written statement of the existing and maximum future projected measurements of RF radiation from the proposed SWF:

i. Existing or ambient: measurement of existing RF radiation;

ii. Existing plus proposed SWF: maximum estimate of RF radiation from the proposed SWF plus the existing RF radiation environment. These measurements shall be for the conditions specified in the RF performance standards in this Article;

iii. Existing plus proposed SWF plus cumulative: maximum estimate of RF radiation from the proposed SWF plus the maximum estimate of RF radiation from the total addition of co-located SWF plus the existing RF radiation environment. These measurements shall be for the conditions specified in the RF performance standards in this Article;

iv. Certification, signed by an RF engineer, stating that RF radiation measurements are accurate and meet FCC Guidelines as specified in the RF performance standards in this Article;

8) To the extent allowed by law, noise performance submittals shall include a statement of the existing and maximum future projected measurements of noise from the proposed SWF measured in decibels (logarithmic scale, accounting for greater sensitivity at night) for the following:

i. Existing or ambient: the measurement of existing noise;

ii. Existing plus proposed SWF: maximum estimate of noise from the proposed SWF plus the existing noise environment;

iii. Existing plus proposed SWF plus cumulative: maximum estimate of noise from the proposed SWF plus the maximum estimate of noise from the total addition of co-located SWFs plus the existing noise environment;

iv. Certification signed by an acoustical engineer stating that noise measurements are accurate and meet the noise performance standards section of this Article;

9) To the extent allowed by law, environmental submittals shall include an environmental assessment if required in the environmental standards section of this ordinance. If the applicant determines that the environmental assessment is not required, certification to that effect shall be provided. The applicant shall also list location, type and amount of any materials proposed for use within the SWF that are considered hazardous by the federal, state or town government.

10. <u>Permit Limitations and General Conditions</u>. [564]

a) An Administrative Small Wireless Facility Permit shall expire ten (10) years after the date of the permit approval. A Permittee wishing to continue the use at the end of the ten-year period must apply for an Administrative Small Wireless Facility Permit renewal application to continue that use at least six months prior to its expiration. In ruling on the renewal the Planning Commission shall apply all then-existing regulations affecting the application.

b) The Administrative Small Wireless Facility Permit shall become null, void and non-renewable if the permitted facility is not constructed and placed into use within one hundred eighty days after the permit issuance date unless extended by agreement of the Town and the Applicant or a delay is caused by a lack of commercial power at the Site.

c) The permit shall expire and the Permittee must remove the SWF if the license agreement with the Town expires or is void due to breach or other cause. A Permittee shall notify the Town in writing at least thirty (30) days prior to abandonment or discontinuance of operation of the SWF.

d) If the Administrative Small Wireless Facility Permit expires, terminates, is abandoned or revoked for any reason pursuant to this Article or the Town Code, if removal of the SWF is required in this Article, or if the use is discontinued pursuant to this Article, the SWF shall be removed as required the terms of the License agreement between the Town and the Permittee.

e) The Permittee shall maintain the SWF to standards that are imposed by the Town at the time of granting of a permit. Such maintenance shall include, but shall not be limited to, maintenance of the paint, structural integrity and landscaping. If the Permittee fails to maintain the facility, the Town may undertake the maintenance at the expense of the Permittee or terminate or revoke the permit, at its sole option. If such maintenance expense is not paid by the Permittee within thirty (30) days of notice by the Town, the Permittee agrees that the Town's costs shall constitute a lien upon any personal property of the Permittee installed with the Town's rights-of-way.

f) An Administrative Small Wireless Facility Permit granted to a Permittee is specific to the Permittee and may not be assigned, provided, however, that the Permittee may assign its interest in the permit to any subsidiary or other affiliate of the Permittee. In the event of such assignment, the assignee shall re-execute the Administrative Small Wireless Facility Permit within thirty (30) days of the effective date of the assignment or the permit shall automatically expire. Permittee shall notify the Town of any change in ownership or operation of the SWF at least ninety (90) days prior to such change taking place for approval by the Town, which approval shall not be unreasonably withheld.

g) Any violation of the terms of this Article or the Administrative Small Wireless Facility Permit may result in revocation by the Town of the Administrative Small Wireless Facility Permit. Acceptance of any portion of the Administrative Small Wireless Facility Permit is acceptance of the entire Administrative Small Wireless Facility Permit and the terms of this Article.

h) Within ninety (90) days after issuance of the FCC operational permit, the Permittee shall provide a copy of such permit to the Town and register the SWF, providing information and data as may be requested by the Town. Any change in the permit or registration data shall be filed with the Town within thirty (30) days after the change is made. The Permittee shall submit to the Town a copy of is FCC Form 600 prior to the Town's approval of final inspection of a building permit for the SWF or portion thereof.

i) The Town and its agents are authorized to enter on the subject property and SWF site for the purpose of inspection and determining compliance with this Article and the provisions of the Administrative Small Wireless Facility Permit or amendment thereto.

12. <u>Applicability</u>.

The requirements of this ordinance apply to all new SWFs in the rights-of-way and modification of any existing SWFs.

<u>Section 2.</u> Article XI, Section 1102.2(E) is hereby amended as follows, showing text to be added in **bold** and deleting the text shown by ~~strikeout~~.

E. Utility Poles and Wires

1. Definitions

a. Utility poles and wires - shall mean poles, structures, wires, cable, conduit, transformers**, communications equipment,** and related facilities used in or as a part of the transportation or distribution of electricity or power or in the transmission of telephone, telegraph, radio or television

communications **or for the transmission or reception of electromagnetic radio frequency signals used in providing wireless services**;

b. Existing utility poles and wires - shall mean such utility poles and wires as are in place and in operation as of the effective date of this ordinance; and

c. New utility poles and wires - shall mean such utility poles and wires as are not existing utility poles and wires and shall include such utility poles and wires as in the future may constitute replacements for, or repairs to, existing utility poles and wires, but shall not include replacements involving less than one-quarter (1/4) mile of contiguous poles and wires on any transmission or distribution line in any twelve (12) month period where the remainder of such transmission or distribution line is not also being replaced within said period; such replacements excluded from being new utility poles under the latter clause must be poles of the same or lesser size, diameter, and height, and in the same location as the pole or poles being replaced, and in addition, must be of the same class or classification as to strength and purpose within the utility industry as the pole or poles being replaced.

2. The erection of new utility poles and wires within the Town is discouraged, and**, with the exception of small wireless facilities meeting the administrative approval standards specified in Article II, Section 2-5-2(I),** may only be permitted by the issuance of a Special Use Permit, further provided that a Special Use Permit for erection of new utility poles and wires shall be granted only in the event the applicant makes an affirmative showing that the public's general health, safety and welfare will not be impaired or endangered or jeopardized by the erection of same as proposed. In deciding such matter, the following factors shall be considered:

a. the location and heights of such poles and wires and their relation to present or potential future roads;

b. the crossing of such lines over much traveled highways or streets;

c. the proximity of such lines to schools, churches or other places where people congregate;

d. the probability of extensive flying in the area where such poles and wires are proposed to be located and the proximity to existing or proposed airfields;

e. fire or other accident hazards from the presence of such poles and wires and the effect, if any, of same upon the effectiveness of firefighting equipment;

f. the aesthetics involved;

g. the availability of suitable right-of-way for the installation;

h. the future conditions that may be reasonably anticipated in the area in view of a normal course of development;

i. the type of terrain;

j. the practicality and feasibility of underground installation of such poles and wires with due regard for the comparative costs between underground and overground installations (provided, however, that a mere showing that an underground installation shall cost more than an overground installation shall not in itself necessarily require issuance of a permit); and

k. in the event such poles and wires are for the sole purpose of carrying electricity or power or transmitting telephone, telegraph, radio or television communication through or beyond the Town's boundaries, or from one major facility to another, the practicality and feasibility of alternative or other routes.

Section 3. If any section, subsection, sentence, clause, phrase or portion of this ordinance or any part of these amendments to the Town Code adopted herein by reference is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

Section 4. This ordinance shall become effective in the manner provided by law.

PASSED AND ADOPTED by the Mayor and Council of the Town of Paradise Valley, Arizona, this ____ day of August 2017.

_____
Michael Collins, Mayor

ATTEST:

_____
Duncan Miller, Town Clerk

APPROVED AS TO FORM:

_____
Andrew M. Miller, Town Attorney

APPLICANT
NEWPATH NETWORKS
6908 E THOMAS ROAD, SUITE 201
SCOTTSDALE, AZ 85251
TEL: 480.225.0151
CONTACT: STEPHEN GARCIA

ARCHITECT
PB TELECOM, INC.
303 BATTERY STREET
SEATTLE, WA 98121
TEL: 206.838.9275
FAX: 206.838.5021
CONTACT: ROY LORETE

PROJECT TEAM

NEWPATH NETWORKS PROPOSES TO PROVIDE AN ENHANCED RESIDENTIAL WIRELESS COMMUNICATIONS SYSTEM FOR THE PARADISE VALLEY COMMUNITY; LOCATED IN THE TOWN OF PARADISE VALLEY, ARIZONA. THE SYSTEM WILL IMPROVE CELLULAR COMMUNICATIONS AND INCREASE CALL CAPACITY IN RESIDENTIAL AREAS. THE NETWORK AND ASSOCIATED EQUIPMENT HAVE BEEN DESIGNED TO MINIMIZE VISUAL IMPACTS IN URBAN SETTINGS. THE PROPOSED SYSTEM WILL PROVIDE A CELLULAR NETWORK THAT CAN BE UTILIZED SIMULTANEOUSLY BY DIFFERENT LICENSED TELECOMMUNICATIONS COMPANIES.

THIS PROPOSAL WILL CONSIST OF NODE SITES AT KEY LOCATIONS THROUGHOUT THE PARADISE VALLEY COMMUNITY. SUBJECT NODE WILL CONSIST OF GROUND MOUNTED EQUIPMENT AND INSTALLATION OF A FAUX CACTUS SPECIFICALLY ENGINEERED TO SUPPORT THE PROPOSED NETWORK ANTENNAS. THE RADIO EQUIPMENT WILL BE MOUNTED INSIDE OF THE PROPOSED CACTUS.

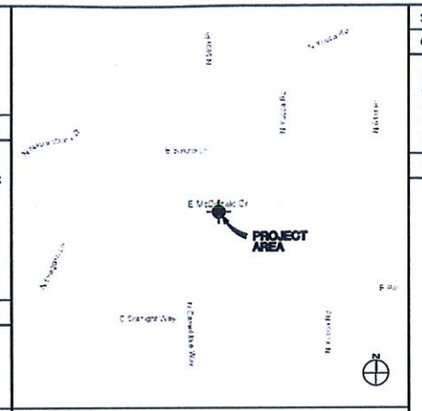
PROJECT DESCRIPTION

CURRENT – TOWN OF PARADISE VALLEY CODE
2006 – INTERNATIONAL BUILDING CODE
2005 – NATIONAL ELECTRICAL CODE
2006 – INTERNATIONAL FIRE CODE

HANDICAPPED REQUIREMENTS:
-FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION.
-HANDICAPPED ACCESS REQUIREMENTS ARE NOT REQUIRED.

PLUMBING REQUIREMENTS:
-FACILITY HAS NO PLUMBING.

CODES



VICINITY MAP — SCALE: NTS

SECTION–TOWNSHIP–RANGE	16–2N–4E
QUARTER –SECTION	20–41
POLE TYPE:	CACTUS
ASSIGNED ADDRESS:	TBD BY TOWN OF PARADISE VALLEY
NEAREST RESIDENTIAL ADDRESS:	5850 N CAVELDALE WAY
UPPER ANTENNA RAD CENTER:	20'–0"
LOWER ANTENNA RAD CENTER:	16'–0"

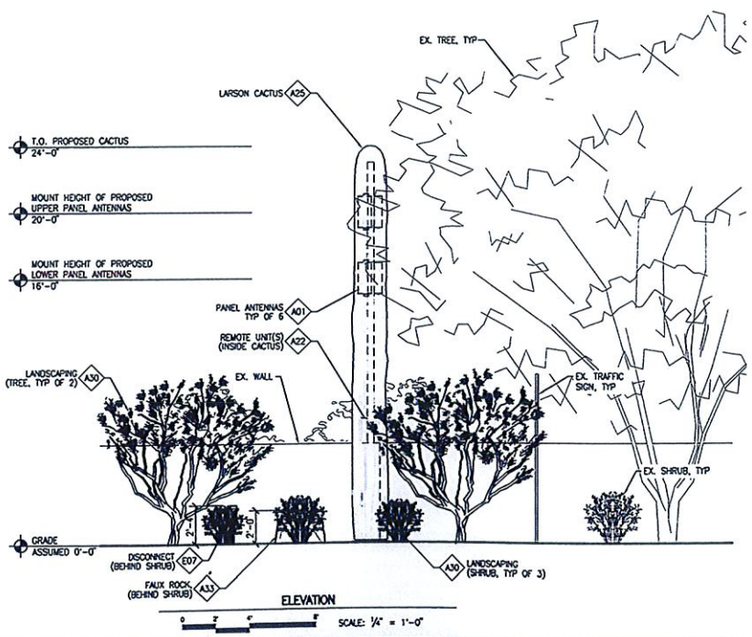
SITE INFO

#	DESCRIPTION
A01	PROPOSED NEWPATH NETWORKS PANEL ANTENNAS; 2 CLUSTERS STACKED VERTICALLY
A22	PROPOSED NEWPATH NETWORKS REMOTE UNIT(S)
A25	PROPOSED NEWPATH NETWORKS CACTUS (ANTENNA AND RADIO EQUIPMENT STEALTHING STRUCTURE)
A29	PROPOSED NEWPATH NETWORKS UNDERGROUND CONC FIBER VAULT, SEAL WATERTIGHT
A30	PROPOSED NEWPATH NETWORKS LANDSCAPE PLANTINGS
A33	PROPOSED NEWPATH NETWORKS FAUX ROCK (BATTERY BACKUP EQUIPMENT STEALTHING)
E02	PROPOSED NEWPATH NETWORKS ELECTRICAL JUNCTION BOX, SUPPLIED BY APS, INSTALLED BY CONTRACTOR
E07	PROPOSED NEWPATH NETWORKS LOCKING DISCONNECT

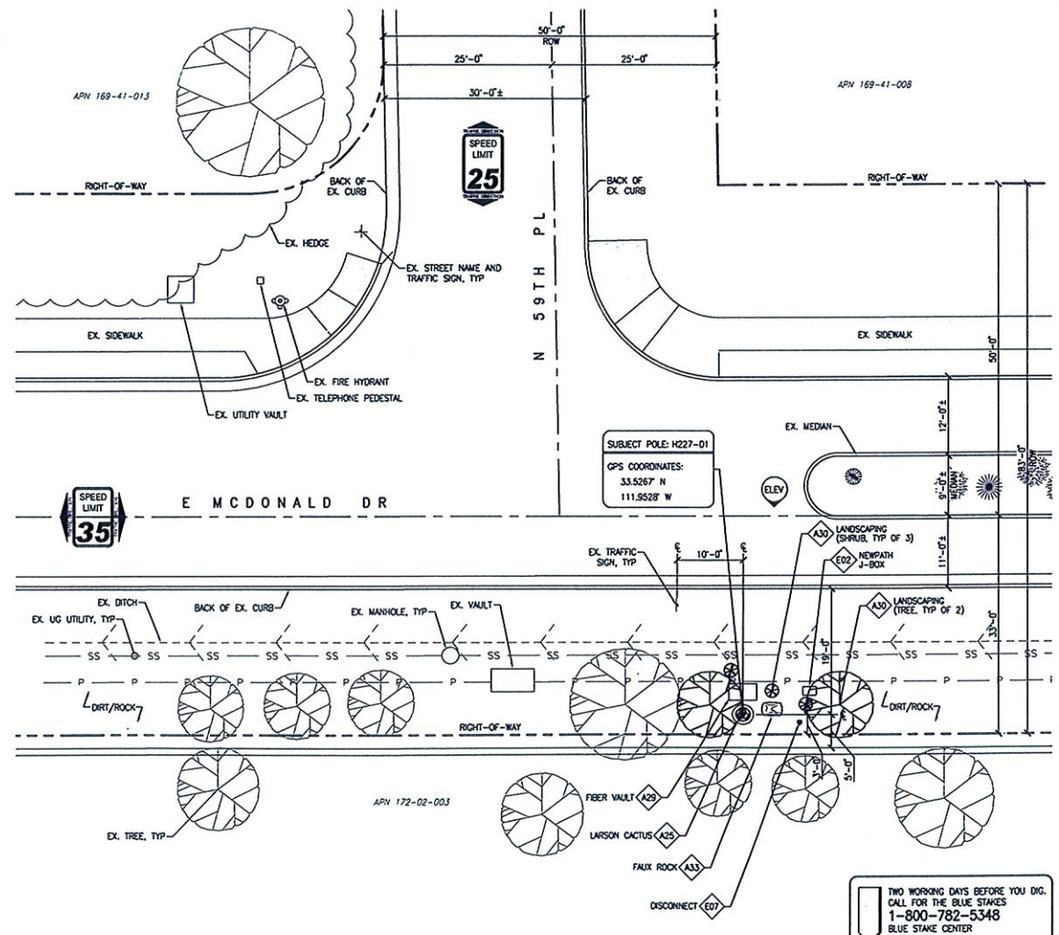
KEY NOTE LEGEND

PLANT LIST

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	3	SIMMONDSIA CHINENSIS	JOJOBA	15 GAL	NURSERY STOCK
	2	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	36" BOX	NURSERY STOCK



ELEVATION
SCALE: 1/4" = 1'–0"



SITE PLAN
SCALE: 1" = 10'–0"

TWO WORKING DAYS BEFORE YOU DIG. CALL FOR THE BLUE STAKES
1–800–782–5348
BLUE STAKE CENTER

NOTES:
1. SITE PLAN IS A DIAGRAMMATIC REPRESENTATION ONLY; VERIFY ALL DIMENSIONS.
2. VERIFY ALL PROPERTY LINE INFORMATION WITH EXISTING SURVEY DATA.

newpath NETWORKS

NewPath Networks, LLC
768 GARFIELD STREET
SEATTLE, WA 98109
ph: 206.550.3858
fax: 206.633.2768

PB TELECOM
303 BATTERY STREET SEATTLE, WA 98121
P 206.838.9275
F 206.838.5021

THIS DRAWING IS COPYRIGHTED AND IS THE SOLE PROPERTY OF THE OWNER. IT IS PRODUCED SOLELY FOR USE BY THE OWNER AND ITS AFFILIATES. REPRODUCTION OR USE OF THIS DRAWING AND/OR THE INFORMATION CONTAINED IN IT IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE OWNER.

RELEASE	
DATE	
21MAY10	LUP

PROJECT NAME
PARADISE VALLEY

NODE ADDRESS
H227-01
E MCDONALD DR & N 59TH PL

PROJECT AREA
PARADISE VALLEY, AZ

PBT JOB NUMBER: **290210**
IN HOUSE — DRAWN BY: PBT; CHECKED BY: RKL

SHEET TITLE
LUP BASE DRAWING

SHEET: **LUP-1**
PAGE: **1 OF 1**

PLOT SCALE: 1:1 ● 24"x36"; 1:2 ● 11"x17"

APPLICANT
NEWPATH NETWORKS
6908 E THOMAS ROAD, SUITE 201
SCOTTSDALE, AZ 85251
TEL: 480.225.0151
CONTACT: STEPHEN GARCIA

ARCHITECT
PB TELECOM, INC.
303 BATTERY STREET
SEATTLE, WA 98121
TEL: 206.838.9275
FAX: 206.838.5021
CONTACT: ROY LORETE

PROJECT TEAM

NEWPATH NETWORKS PROPOSES TO PROVIDE AN ENHANCED RESIDENTIAL WIRELESS COMMUNICATIONS SYSTEM FOR THE PARADISE VALLEY COMMUNITY; LOCATED IN THE TOWN OF PARADISE VALLEY, ARIZONA. THE SYSTEM WILL IMPROVE CELLULAR COMMUNICATIONS AND INCREASE CALL CAPACITY IN RESIDENTIAL AREAS. THE NETWORK AND ASSOCIATED EQUIPMENT HAVE BEEN DESIGNED TO MINIMIZE VISUAL IMPACTS IN URBAN SETTINGS. THE PROPOSED SYSTEM WILL PROVIDE A CELLULAR NETWORK THAT CAN BE UTILIZED SIMULTANEOUSLY BY DIFFERENT LICENSED TELECOMMUNICATIONS COMPANIES.

THIS PROPOSAL WILL CONSIST OF NODE SITES AT KEY LOCATIONS THROUGHOUT THE SHEA COMMUNITY. A SUBJECT NODE WILL CONSIST OF GROUND MOUNTED RADIO EQUIPMENT WITHIN A DECORATIVE METAL SCREEN ENCLOSURE AND REPLACEMENT TRAFFIC POLE SPECIFICALLY ENGINEERED TO SUPPORT THE PROPOSED NETWORK ANTENNAS. THE GROUND EQUIPMENT WILL NOT EXCEED 4'-0" IN HEIGHT (APPROX 23 CU FT) AND THE REPLACEMENT POLE WILL NOT EXTEND MORE THAN 6'-0" ABOVE THE EXISTING POLE HEIGHT. UNDERGROUND COAX WILL BE INSTALLED BETWEEN THE EQUIPMENT AND THE POLE. COAX WILL RUN THROUGH THE POLE FOUNDATION AND INSIDE THE POLE STRUCTURE. THE ANTENNA CANISTER, LOWER ANTENNAS (FUTURE) AND MOUNTING BRACKETS WILL BE PAINTED TO MATCH THE POLE. THE COLOR WILL MATCH THE ORIGINAL POLE OR BE PAINTED PER CITY REQUIREMENTS.

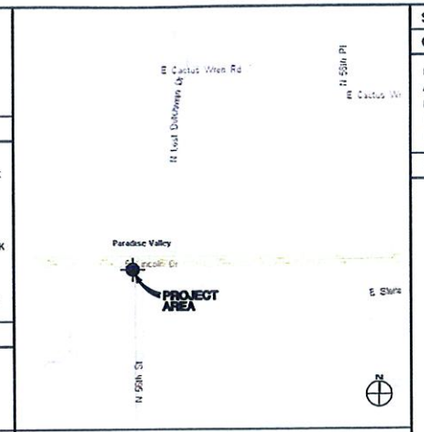
PROJECT DESCRIPTION

CURRENT – TOWN OF PARADISE VALLEY CODE
2006 – INTERNATIONAL BUILDING CODE
2005 – NATIONAL ELECTRICAL CODE
2006 – INTERNATIONAL FIRE CODE

HANDICAPPED REQUIREMENTS:
-FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION.
-HANDICAPPED ACCESS REQUIREMENTS ARE NOT REQUIRED.

PLUMBING REQUIREMENTS:
-FACILITY HAS NO PLUMBING.

CODES



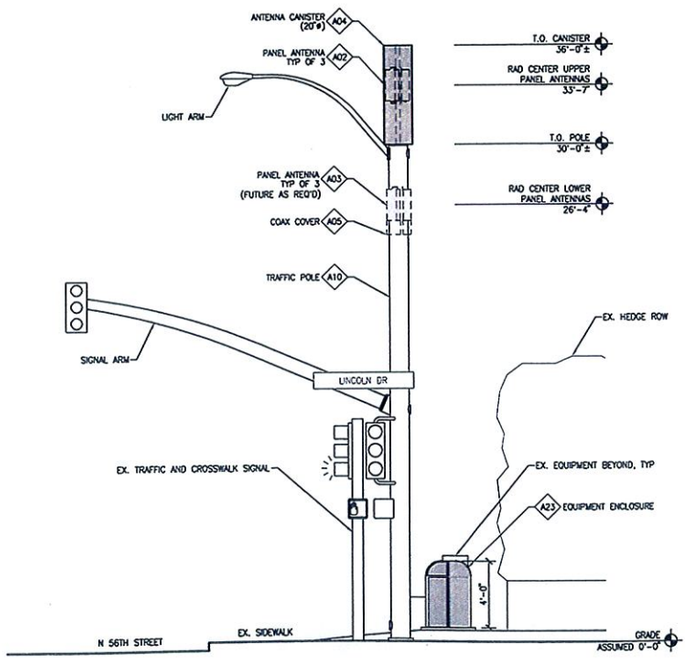
VICINITY MAP — SCALE: NTS

SECTION–TOWNSHIP–RANGE	32–3N–4E
QUARTER –SECTION	25–39
POLE TYPE:	TRAFFIC SIGNAL POLE
ASSIGNED ADDRESS:	TBD BY TOWN OF PARADISE VALLEY
NEAREST RESIDENTIAL ADDRESS:	6501 N LOST DUTCHMAN DR
UPPER ANTENNA RAD CENTER:	33'-7"
LOWER ANTENNA RAD CENTER:	26'-4"

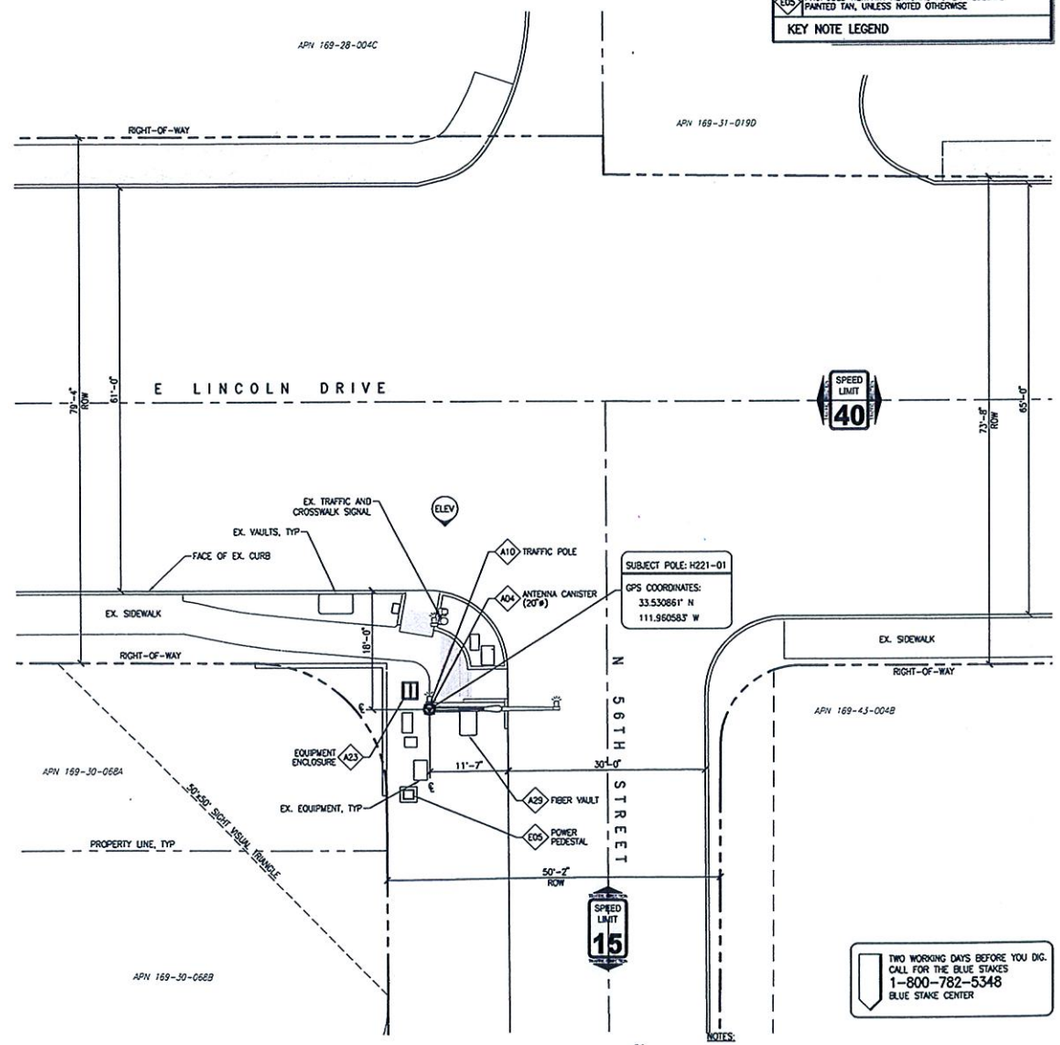
SITE INFO

#	DESCRIPTION
A02	PROPOSED NEWPATH NETWORKS PANEL ANTENNA
A03	PROPOSED NEWPATH NETWORKS "SNUGMOUNT" PANEL ANTENNAS; PAINT TO MATCH POLE
A04	PROPOSED NEWPATH NETWORKS ANTENNA CANISTER; PAINT TO MATCH POLE
A05	PROPOSED NEWPATH NETWORKS 10" COAX COVER
A10	PROPOSED TRAFFIC SIGNAL POLE REPLACEMENT
A23	PROPOSED NEWPATH NETWORKS EQUIPMENT ENCLOSURE ON PRECAST CONCRETE SLAB
A29	PROPOSED NEWPATH NETWORKS UNDERGROUND CONC FIBER VAULT, SEAL WATERTIGHT
E05	PROPOSED NEWPATH NETWORKS POWER PEDESTAL PAINTED TAN, UNLESS NOTED OTHERWISE

KEY NOTE LEGEND



ELEVATION — SCALE: 1/4" = 1'-0"



SITE PLAN — SCALE: 1" = 10'-0"

TWO WORKING DAYS BEFORE YOU DIG.
CALL FOR THE BLUE STAKES
1-800-782-5348
BLUE STAKE CENTER

NOTES:
1. SITE PLAN IS A DIAGRAMMATIC REPRESENTATION ONLY; VERIFY ALL DIMENSIONS.
2. VERIFY ALL PROPERTY LINE INFORMATION WITH EXISTING SURVEY DATA.

newpath NETWORKS

NewPath Networks, LLC
768 GARFIELD STREET
SEATTLE, WA 98109
ph: 206.550.3858
fax: 206.633.2768

PB TELECOM
303 BATTERY STREET SEATTLE, WA 98121
206.838.9275
206.838.5021

THIS DRAWING IS COPYRIGHTED AND IS THE SOLE PROPERTY OF THE OWNER. IT IS PRODUCED SOLELY FOR USE BY THE OWNER AND ITS AFFILIATES. REPRODUCTION OR USE OF THIS DRAWING AND/OR THE INFORMATION CONTAINED IN IT IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE OWNER.

RELEASE	
DATE	
21MAY10	LUP

PROJECT NAME
PARADISE VALLEY

NODE ADDRESS
H221-01
E LINCOLN DR
N 56TH ST

PROJECT AREA
PARADISE VALLEY

PBT JOB NUMBER: **290210**
IN HOUSE — DRAWN BY: PBT — CHECKED BY: RKL

SHEET TITLE
LUP BASE DRAWING

SHEET: **LUP-1**
PAGE: **1 OF 1**

PLOT SCALE: 1:1 @ 24"x36"; 1:2 @ 11"x17"

Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Action Report

File #: 17-228

TO: **Chair and Planning Commission**

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

DATE: June 20, 2017

CONTACT:
Paul Michaud, 480-348-3574

AGENDA TITLE:
Consideration of a Minor Amendment Request to the Tesseract Special Use Permit - Change school to The Jones-Gordon School for up 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 amend the Special Use Permit for the Tesseract school with another private school, The Jones-Gordon School. The proposed amendment seeks to modify the stipulation that limits the curriculum taught from pre-school through 8th grade to 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.

RECOMMENDATION A
Deem the requested amendment for the Jones-Gordon School as a minor amendment to the Special Use Permit zoning per the criteria listed in Section 1102.7.B of the Zoning Ordinance.

RECOMMENDATION B
Approve the Minor Special Use Permit Amendment for the Jones-Gordon School to modify the curriculum taught to 1st grade through 12th grade and replace two wall signs along Tatum Boulevard, subject to the stipulations in the attached stipulations document.

PRIOR DISCUSSION
The Planning Commission discussed the application request at the work session of June 6, 2017. Several additional stipulations were discussed. This included reference to the student parking agreement, limiting the allowable on-site parking for students, limiting the upper class total to 60 students, providing annual reports on student count and student parking permits, requiring a closed campus related to lunch, requiring that outdoor high school curricular activities to be off site, and

changing the normal hours of operation to 7:00 a.m. to 6:00 p.m. The draft stipulations include these noted provisions.

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 91 parking spaces per the approved 1995 Special Use Permit plans, including 5 accessible parking spaces. The 7 parking spaces along the eastern side of the parking lot will need to be re-striped. 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** Tatum Boulevard	**PROPOSED WALL SIGNS** 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	13.9 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.

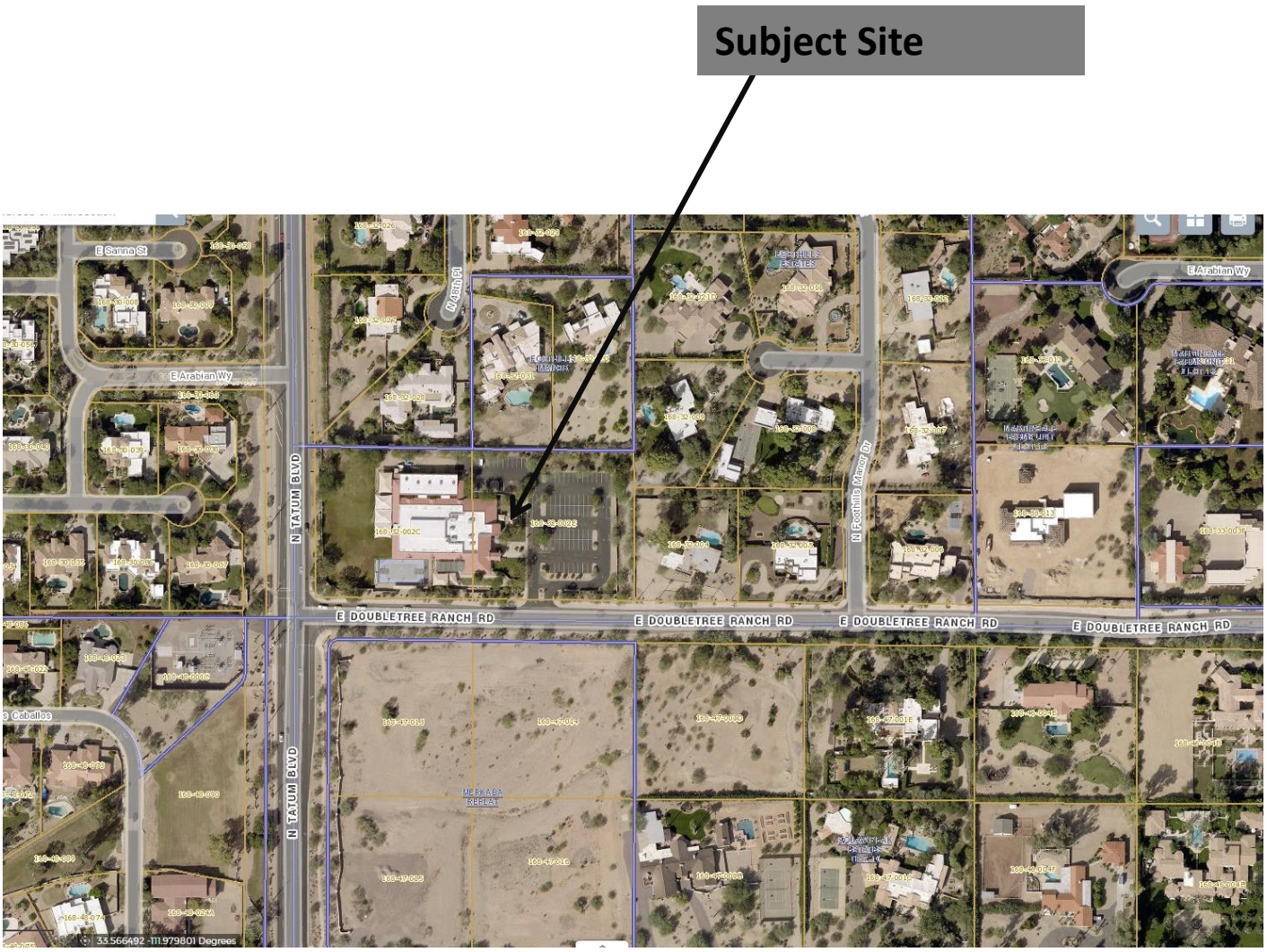
The neighbor located at the northeast portion of the site attended the June 6th study session. Her concerns related to special event parking. After the study session, a resident south of the site on Tomahawk Trail inquired about the request. In addition, e-mails in support and against the application were submitted.

ATTACHMENTS

1. Vicinity Map
2. Application/Narrative
3. Parking-Traffic Statement
4. Prior SUP Approval Excerpts
5. Noticing
6. Draft 207 Waiver
7. Plans & Related Material
8. Comments
9. Stipulations

C: - Applicant
- Case File

VICINITY MAP



The Jones-Gordon School

4800 E Doubletree Ranch Rd

RECEIVED

MAY 1 2 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: 4800 E. Doubletree Ranch Rd.

OWNER: Matt Gambetta, Sion Holdings Doubletree LLC
NAME

2915 Kalakaua Ave #504 Honolulu, HI 96815
ADDRESS PHONE #

(see letter of authorization)
SIGNATURE OF OWNER

AUTHORIZED AGENT: John Berry / Michele Hammond
NAME

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

2017-18 SY	Classrooms	Students
Lower School	4	40
Middle School	4	40
High School	4	40
TOTALS	**12**	**120**

2018-19 SY	Classrooms	Students
Lower School	4	40
Middle School	5	50
High School	5	50
TOTALS	**14**	**140**

2019-20 SY	Classrooms	Students
Lower School	4	40
Middle School	6	60
High School	5	50
TOTALS	**15**	**150**

2020-21 SY	Classrooms	Students
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 91 paved parking spaces available (including the 7 parallel parking spaces along the east drive aisle).

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.*

1/2" thick acrylic
Non-illuminated

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.

CivTech

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.

CivTech Inc. • 10605 North Hayden Road • Suite 140 • Scottsdale, AZ 85260
Office 480-659-4250 • Fax 480-659-0566

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.

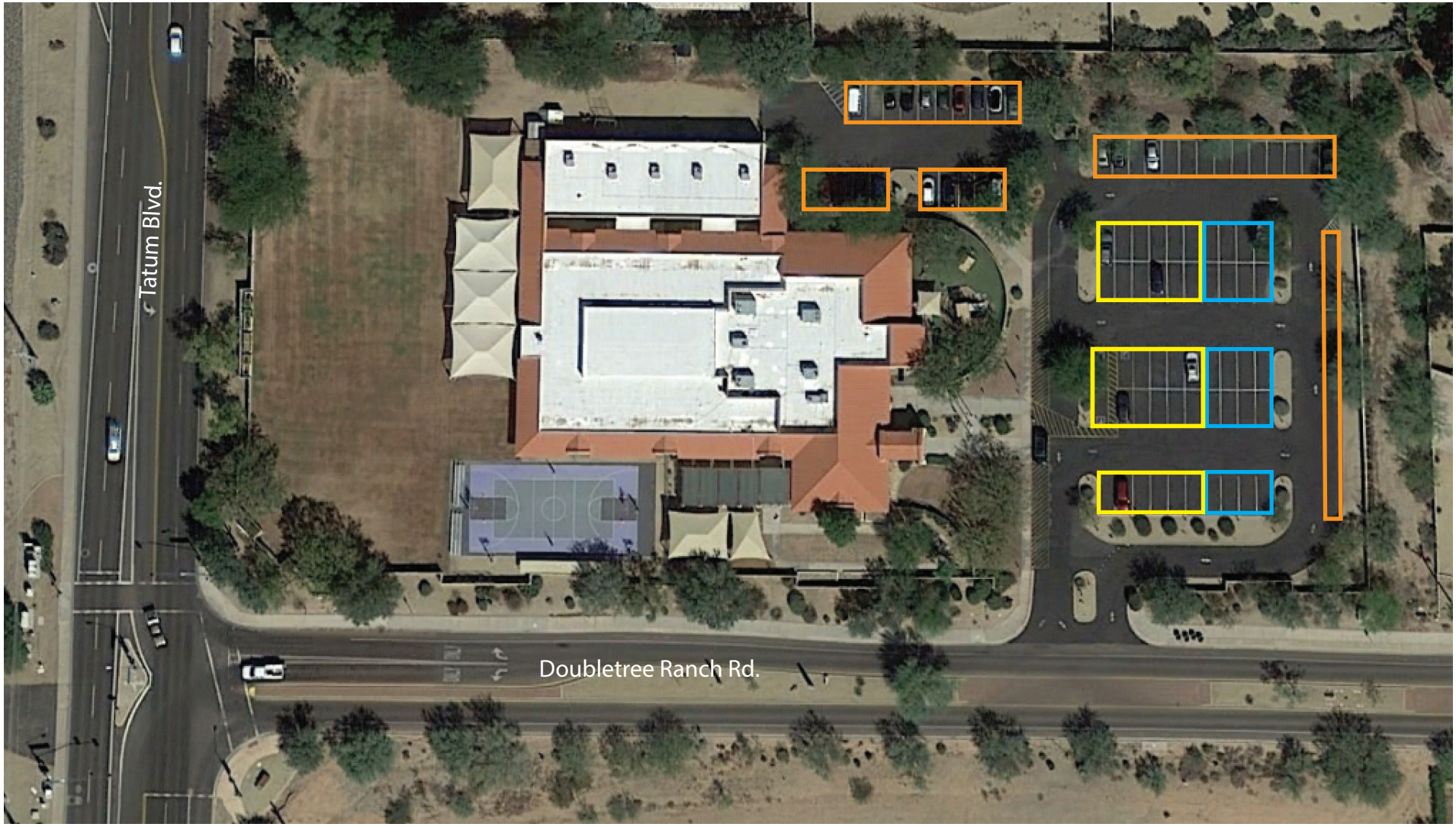
If you have any other questions or concerns, please contact me.

Sincerely,

CIVTECH INC.

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

NORTH



Visitor Parking (30 Spaces) | Staff Parking (41 Spaces) | Student Parking (20 Spaces)

Exhibit D: Available Parking

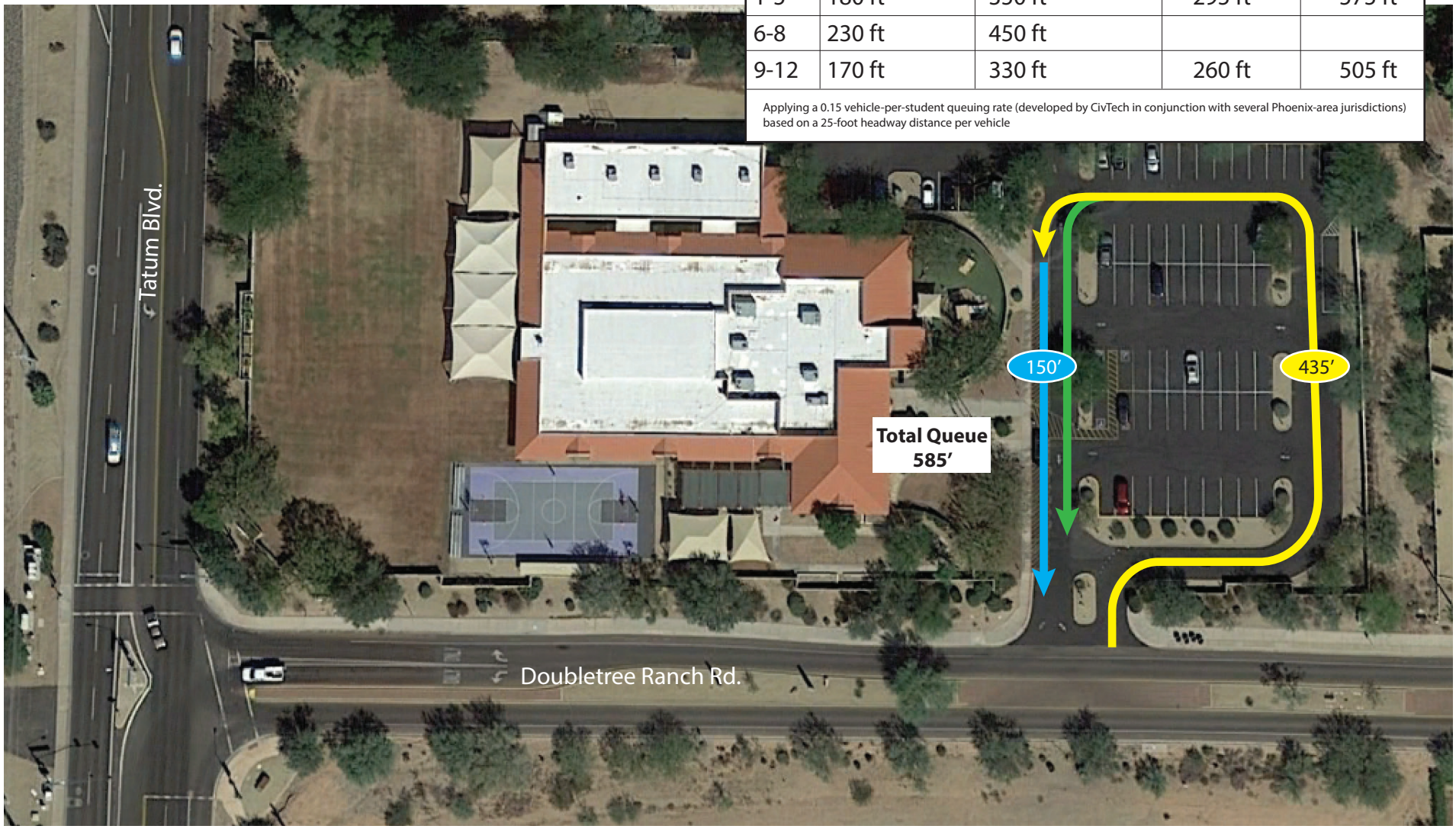
Source: CivTech 2017

Jones Gordon School

CivTech

Queue Per Grade			Queue with Overlap	
Grade	175 Students	340 Students	Target	Max
1-5	180 ft	350 ft	295 ft	575 ft
6-8	230 ft	450 ft		
9-12	170 ft	330 ft	260 ft	505 ft

Applying a 0.15 vehicle-per-student queuing rate (developed by CivTech in conjunction with several Phoenix-area jurisdictions) based on a 25-foot headway distance per vehicle



Queue | By-Pass Lane | Drop-Off/Pick-Up

Source: CivTech 2017

Exhibit A: Option 1 Circulation Plan

Jones Gordon School

CivTech

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

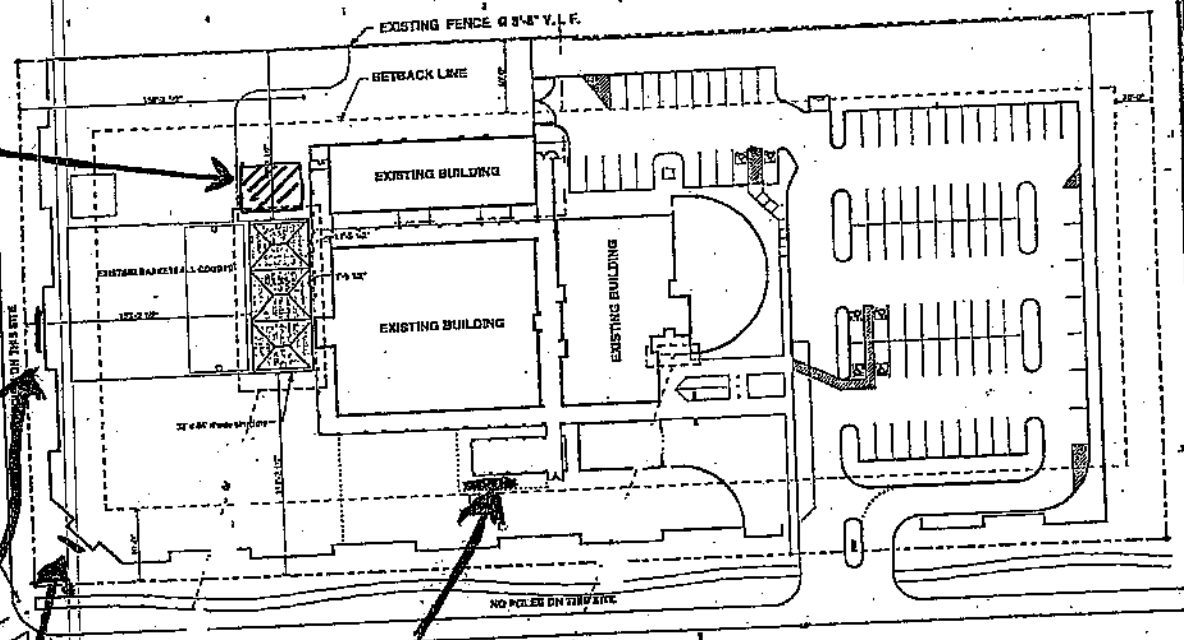
Westside
New Canopy

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 Pan Channel, 2" Black Returns White LED Halo Illumination.

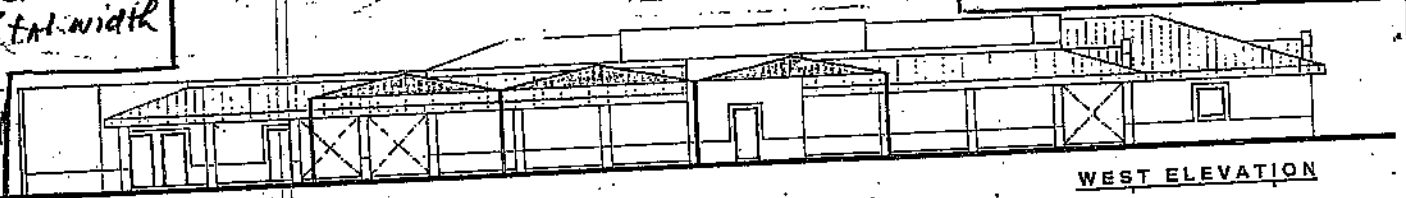
Replacement Sign
Logo 30" diameter circle
Left of Tesseract School
in 12" letters. Total width
is 150".
Reverse Pan channel
2" Black returns
White LED Halo
Illumination



Southside New Canopies
1) 23'6" x 30'; 14'6" high
Under New Canopy is playground equipment 11' High; 2' concrete footings
Replaced 10' high playground equipment
2) 23'6" X 15' X 24' X 21'; 11'8" high
covers sand box

TESSERACT SCHOOL
SITE PLAN

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



WEST ELEVATION

NAME/
LEGAL DESCRIPTION:
TESSERACT PARADISE VALLEY
4900 EAST DOUBLETREE RANCH ROAD
PARADISE VALLEY, ARIZONA

PLANS PREPARED BY:

SUBMITTAL # 3
☐ NEEDS CORRECTIONS
☒ APPROVED

REVISION	DATE

VICINITY MAP

The Orcutt/Winslow Partnership

project:
TESSERACT
PARADISE VALLEY
SHADE CANOPY PROJECT

sheet contents:
SITE PLAN, CANOPY
ISOMETRIC, VICINITY MAP

job number	drawn by	checked by	date
99130			10/28/99

sheet number:
A1.0

Revised 11-18-08

Attachment A

2009

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.

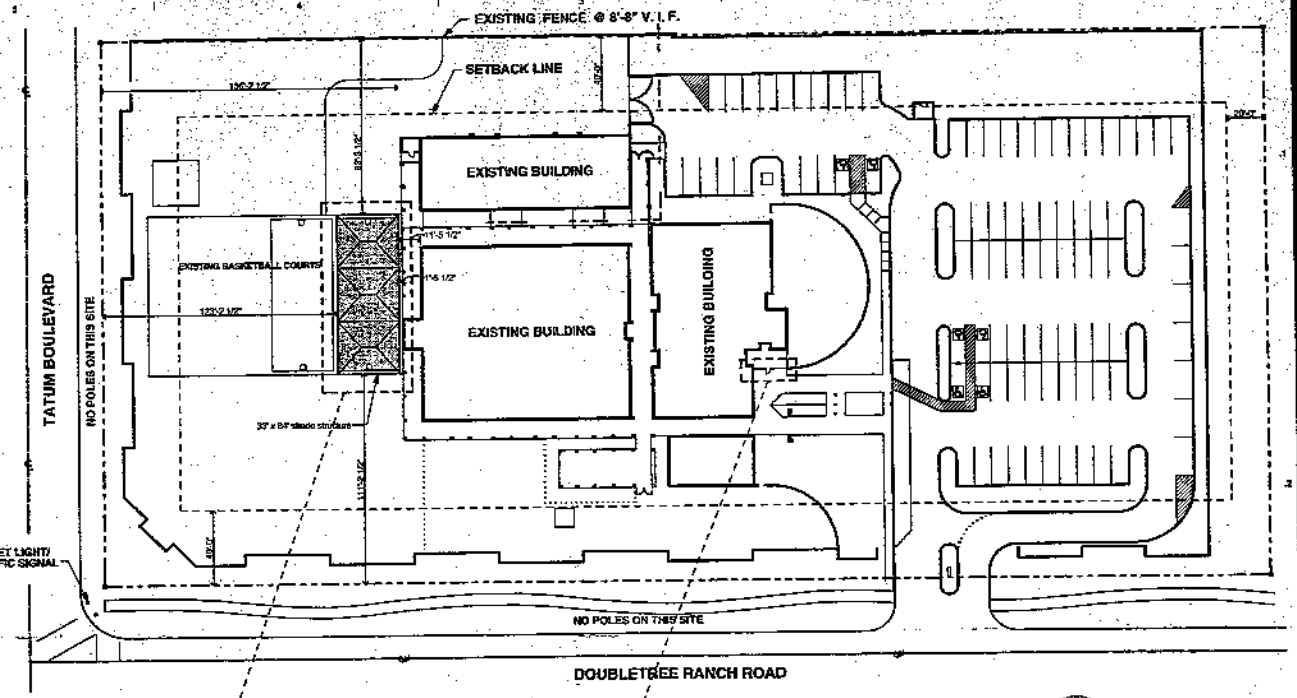
Mayor Lowry asked that the following stipulation be added:

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.

SUP-99-13



NOTES:

A. THE PROPOSED SHADE STRUCTURE WILL BE FREE-STANDING, NOT ATTACHED TO THE EXISTING BUILDING.

B. THE SHADE STRUCTURE WILL BE TIED TO THE GROUND TO THE COLUMNS THROUGH CONCRETE FOOTINGS WHICH WILL BE SIZED BY A STRUCTURAL ENGINEER.

C. THE INTERNAL STRUCTURE IS DEPENDENT UPON EXACT DESIGN AND ALL COLUMNS ARE AT THE PERIMETER.

D. THE SHADE STRUCTURE WILL BE OPEN ON ALL SIDES.

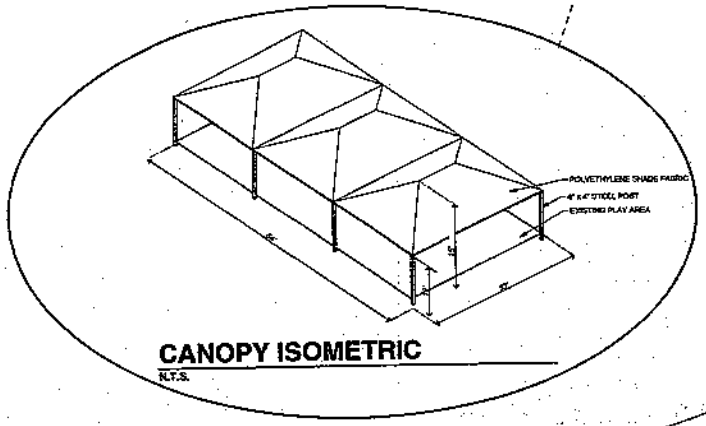
E. THE SHADE STRUCTURE WILL BE APPROXIMATELY 11 FEET FROM THE EXISTING BUILDING.

F. THE FLOOR AREA DATA FOR THE SHADE STRUCTURE WILL BE 17 INCLUDING EXISTING BUILDING AND NEW CANOPY.

TESSERACT SCHOOL SITE PLAN

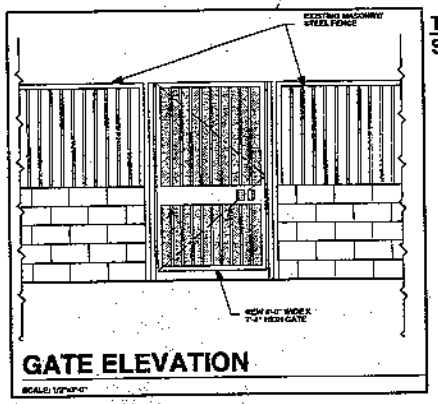
NORTH

0 5 15 30Feet



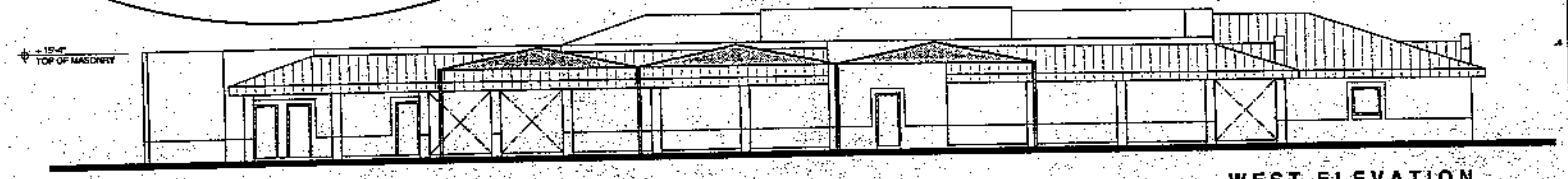
CANOPY ISOMETRIC

N.T.S.



GATE ELEVATION

SCALE: 1/2"=1'-0"



WEST ELEVATION

NAME/ LEGAL DESCRIPTION:

TESSERACT PARADISE VALLEY
4800 EAST DOUBLETREE RANCH ROAD
PARADISE VALLEY, ARIZONA

A portion of the southeast 1/4, southwest 1/4, southeast 1/4 of section 20, Township 2 North, range 4 east, G. & S.R.B. & M., Maricopa County, Arizona

PLANS PREPARED BY:

Rose Sanchez
The Orcutt/Winslow Partnership
1130 North Second Street
Phoenix, Arizona 85004
(602) 257-1764

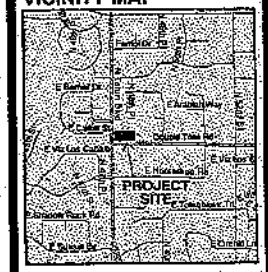
SUBMITTAL # 3

☐ NEEDS CORRECTIONS

☒ APPROVED _____

REVISION	DATE

VICINITY MAP



The Orcutt/Winslow Partnership

Architecture Planning
Research Interior Design

1130 North Second Street
Phoenix, Arizona 85004-1896
Telephone (602) 257-1764
Fax (602) 257-9029

project:
TESSERACT
PARADISE VALLEY
SHADE CANOPY PROJECT

sheet content:
SITE PLAN, CANOPY ISOMETRIC, VICINITY MAP,

job number	drawn	checked	date
68130	RRS	MVY	10/26/98

sheet number:

A1.0

1995

RETURN TO HAWKINS AND CAMPBELL
VIA 24 HOUR TURN AROUND 28

When recorded, return to:

Charles G. Ollinger, Esquire
6401 East Lincoln Drive
Paradise Valley, Arizona 85253

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

GRANTOR: TOWN OF PARADISE VALLEY, an Arizona municipal Corporation

GRANTEE: EDUCATION ALTERNATIVES, INC., a Minnesota Corporation, and TESSERACT DEVELOPMENT COMPANY, a Minnesota General Partnership

USE: Private School

This instrument amends the Amended Special Use Permit granted May 12, 1994, recorded in the Maricopa County Recorder's Office, Document Number 94-0597112 on August 8, 1994. Amendments added are shown in *italics*, deletions are shown between [brackets.].

SUBJECT PROPERTY: The real property (Property) which is subject to this Special Use Permit is located in the Town of Paradise Valley, Maricopa County, Arizona, at 4834 East Doubletree Ranch Road, and is more particularly described as follows:

> That part of the Southwest 1/4, Southwest 1/4, Southwest 1/4, of Section 29, Township 3 North, Range 4 East Gila. & Salt River Base & Meridian., Maricopa County, Arizona, being more particularly described as follows:
>
> Beginning at the southwest corner of said Section 29; thence, on a bearing of North, a distance of 328.30 feet along the west line of said Section 29;
> Thence, South 88 degrees 52' 24" East a distance of 653.68 feet to a point on the east line of said Southwest 1/4, Southwest 1/4, Southwest 1/4;
> Thence, South 00 degrees 05; 38: West a distance of 329.05 feet along the East line of said Southwest 1/4, Southwest 1/4;
> Thence, north 88 degrees 48; 23" West, a distance of 653.16 feet along the south line of said Southwest 1/4 to the true point of beginning.
> Except the West 40 feet thereof.
> Except the South 40 feet thereof
> Containing 4.064 acres more or less.

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

SUP-95-18

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

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

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

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

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

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

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

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

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

SUP-[illegible]

a) All building heights, densities, setbacks, and uses shall be as depicted and approved on Exhibit *D.*

b) All utilities shall be underground.

c) All sewage shall be connected to a public sanitary sewer.

d) The maximum enrollment shall not exceed 340 students.

e) Outdoor lighting shall not exceed eight feet in height at any location and shall meet the Town Light Ordinance and must be as depicted on the site plan.

f) The recreational path along Doubletree Ranch Road abutting the property shall be 6 feet wide and in concrete.

g) The normal hours of operation shall be between the hours of 6:00 o'clock a.m. and 7:00 o'clock p.m. Monday through Friday.

h) The school shall be for preschool through eighth grade. There shall be no grade levels above grade 8.

i) No outside bells or sound amplification systems shall be used except for an emergency alarm system.

j) 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.

k) Construction of the entire project must be completed no later than [January 15, 1995],*January 15, 1996*

l) The driveway entry shall be modified [per the attached Detail Plan #1.] *as shown in Exhibit D, Sheet B.*

m) Existing native plants necessarily disturbed by construction shall be relocated on site.

SUP-95-2

n) There shall be a landscaping screen along the north property line west of the new building; or, the playground equipment shall be relocated away from the homes to the north; [one] *Two* evergreen elm*s* added.

o) No new lighting, other than parking lot lighting, shall be permitted. Any new parking lot lighting shall conform to the submitted and approved as shown on the plan site lighting plan.

p) The fence on the northern boundary shall have only one course added.

q) No parking signs shall be placed in front of the school along Doubletree.

r) The developer shall provide trees north of parking and south of retention basin.

s) The Golle letter shall be part of the Special Use Permit.

t) The paved play area on the west may be used for overflow parking approximately five times each year.

u) The parking lot lights shall be turned off by 10:00 p.m. except for security lighting.

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

Joan Horne, Mayor

ATTEST:

Lenore P. Lancaster, Town Clerk

APPROVED AS TO FORM:

Charles G. Ollinger, Town Attorney

SUP-95-12

ACCEPTED AND AGREED TO BY:

EDUCATION ALTERNATIVES, INC.,

By Franklin L. Fuller

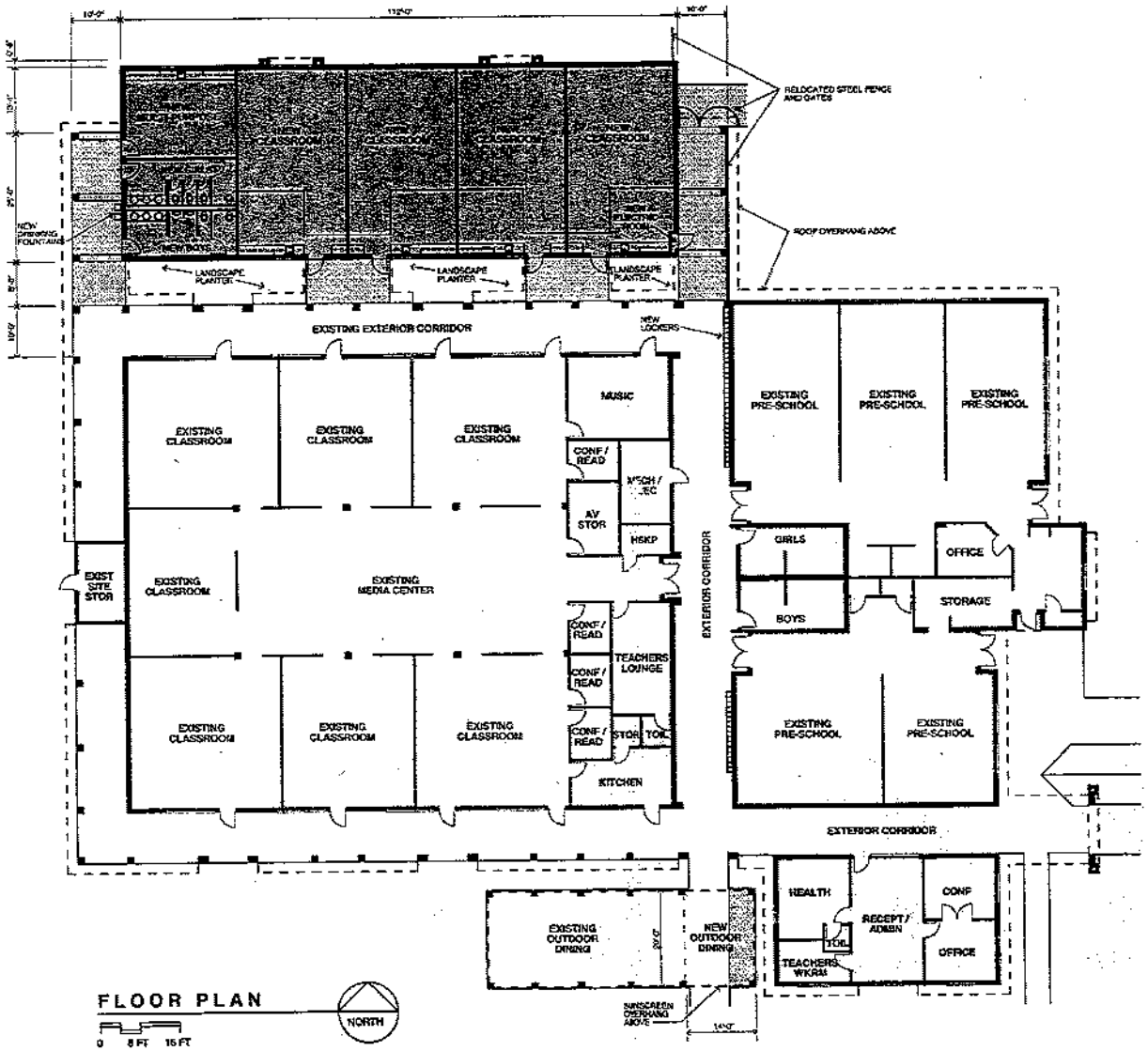
DATE: 5/17/95

TESSERACT DEVELOPMENT COMPANY *

By _____

Date: _____

* 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.



D

TESSERACT CLASSROOM ADDITION

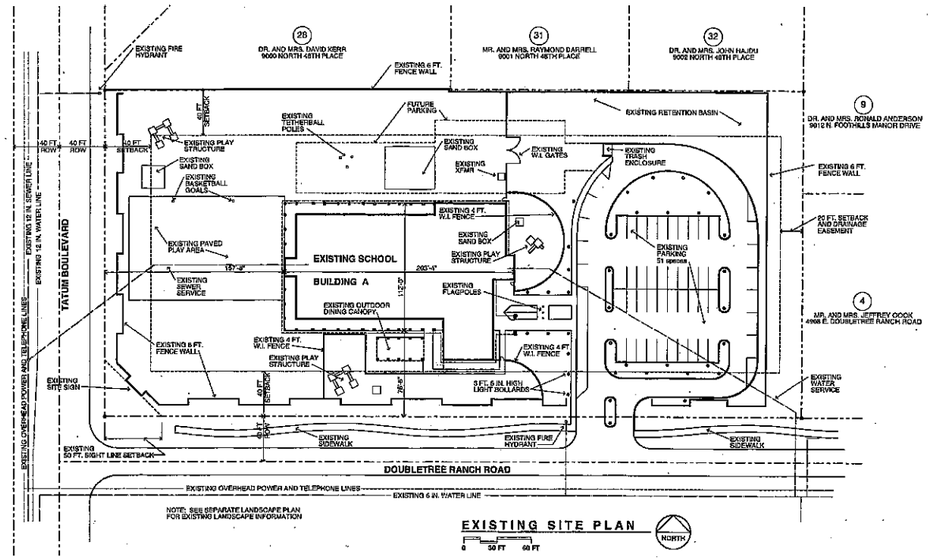
O/W NO. 94155

PARADISE VALLEY, ARIZONA

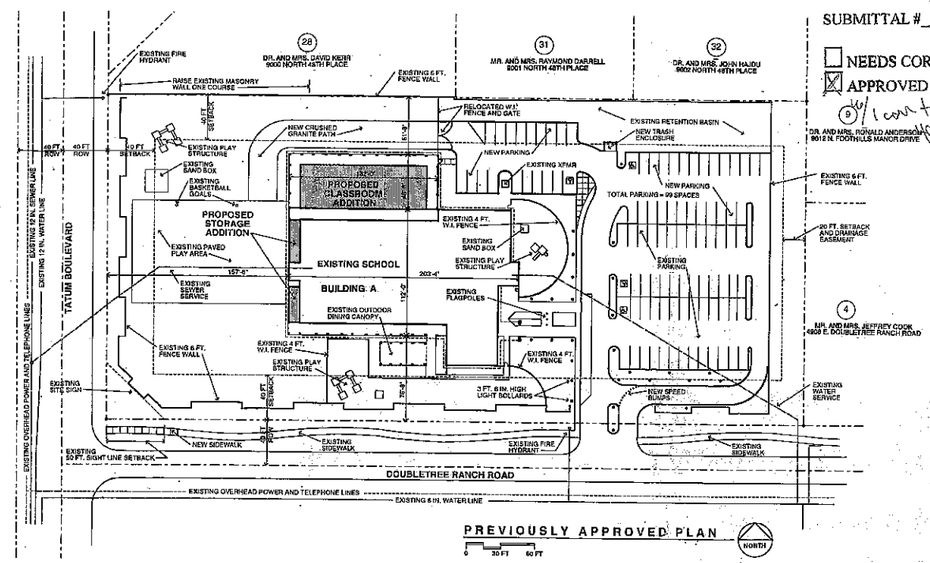
Phil Bradstock and Company, Inc.

THE ORCUTT / WINSLOW PARTNERSHIP
ARCHITECTURE + PLANNING + RESEARCH + INTERIORS
1130 NORTH SECOND STREET, PHOENIX, AZ 85004
(602) 257-1764

2-7-95



EXISTING SITE PLAN



PREVIOUSLY APPROVED PLAN

RECEIVED
FEB 16 1995

SUBMITTAL # 3

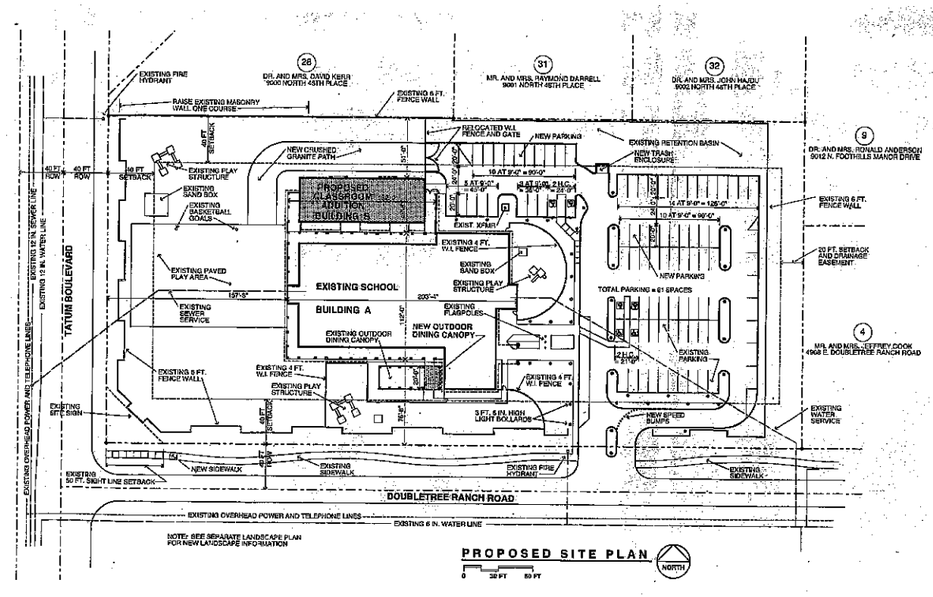
☐ NEEDS CORRECTIONS
☒ APPROVED

ok/ I can't tell if this is the same

SITE DATA

	BUILDING A EXISTING	BUILDING A ADDITION PREVIOUSLY APPROVED (but not built)	BUILDING B ADDITION PROPOSED	TOTAL (Incl. Proposed)
NET SITE AREA	177,000 Sq.Ft. 4.06 ACRES			177,000 Sq.Ft. 4.06 ACRES
BUILDING AREA (ENCLOSED)	18,000 Sq.Ft.	5,000 Sq.Ft.	4,400 Sq.Ft.	22,400 Sq.Ft.
% of SITE COVERAGE	10.2 %	2.8 %	2.5 %	12.7 %
EXT. COVERED CANOPIES	5,800 Sq.Ft.	2,100 Sq.Ft.	1,280 Sq.Ft.	7,080 Sq.Ft.
% of SITE COVERAGE	3.2 %	1.2 %	0.7 %	3.9 %
PARKING AREA	27,400 Sq.Ft.	14,200 Sq.Ft.	12,600 Sq.Ft.	40,000 Sq.Ft.
% of SITE COVERAGE	15.5 %	8.0 %	7.1 %	22.6 %
SIDEWALK AREA	3,400 Sq.Ft.	700 Sq.Ft.	300 Sq.Ft.	3,700 Sq.Ft.
% of SITE COVERAGE	1.9 %	0.4 %	0.2 %	2.1 %
LANDSCAPE AREA	122,400 Sq.Ft.	* 100,400 Sq.Ft.	* 103,820 Sq.Ft.	* 103,820 Sq.Ft.
% of SITE COVERAGE	69.2 %	56.7 %	58.7 %	58.7 %
PARKING PROVIDED	51 SPACES	99 SPACES	91 SPACES	91 SPACES
FUTURE PARKING	40 SPACES			
TOTAL FUTURE PARKING	91 SPACES			
PARKING LIGHT BOLLARDS	39 FIXTURES	48 FIXTURES	39 FIXTURES	39 FIXTURES

* Reflects total remaining landscape area



PROPOSED SITE PLAN

A

TESSERACT CLASSROOM ADDITION

O/W NO. 94155

PARADISE VALLEY, ARIZONA

Phil Bradstock and Company, Inc.

THE ORCUTT / WINSLOW PARTNERSHIP

ARCHITECTURE + PLANNING + RESEARCH + INTERIORS

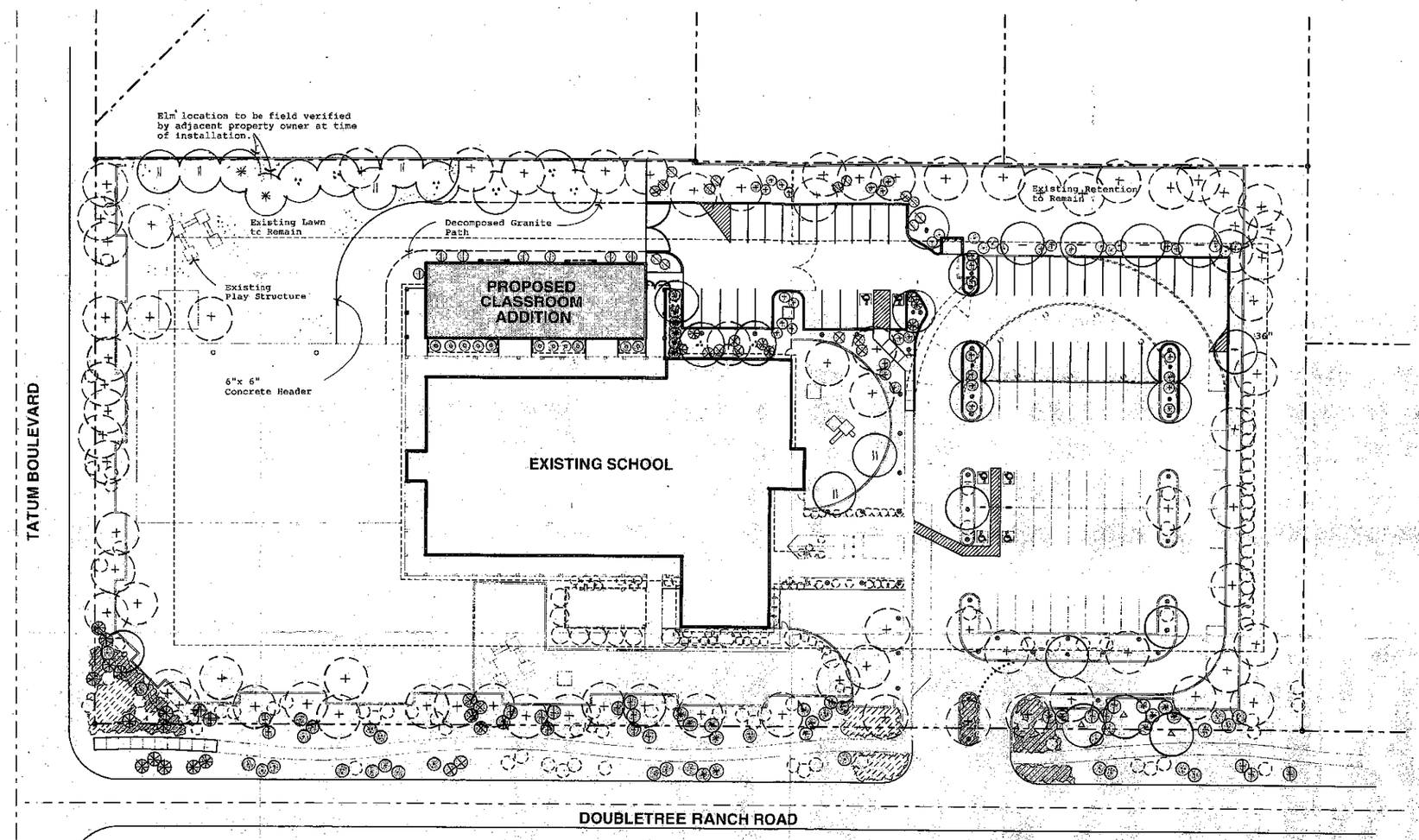
1130 NORTH SECOND STREET, PHOENIX, AZ 85004 (602) 257-1764

2-7-95

SET #3

RECEIVED
FEB 16 1995

PHIL BRADSTOCK & CO., INC.



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"
	Lysiloma thornberi Desert Fern	15 Gallon	5.0'	3.0'	0.75"
	Prosopis chilensis Chilean 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 langmaniae '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

NORTH

SYMBOL	BOTANICAL/COMMON NAME	SIZE	REMARKS HT.	SPD.	CLPR.
	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 Creosote Bush	1 Gallon			
	Leucophyllum frutescens 'Green Cloud'	1 Gallon			
	Simmondsia chinensis Jojoba	1 Gallon			
	Verbena rigida Verbena	1 Gallon	2' O.C.		

NOTES

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

23426
DOUGLAS S. DIGGINS
Arizona
Date Signed 2-7-95

Douglas S. Diggins
602.990.0582
Landscape Architect
6829 E Lafayette Blvd
Scottsdale, Arizona 85251

L1
REVISED
03-31-95

TESSERACT CLASSROOM ADDITION

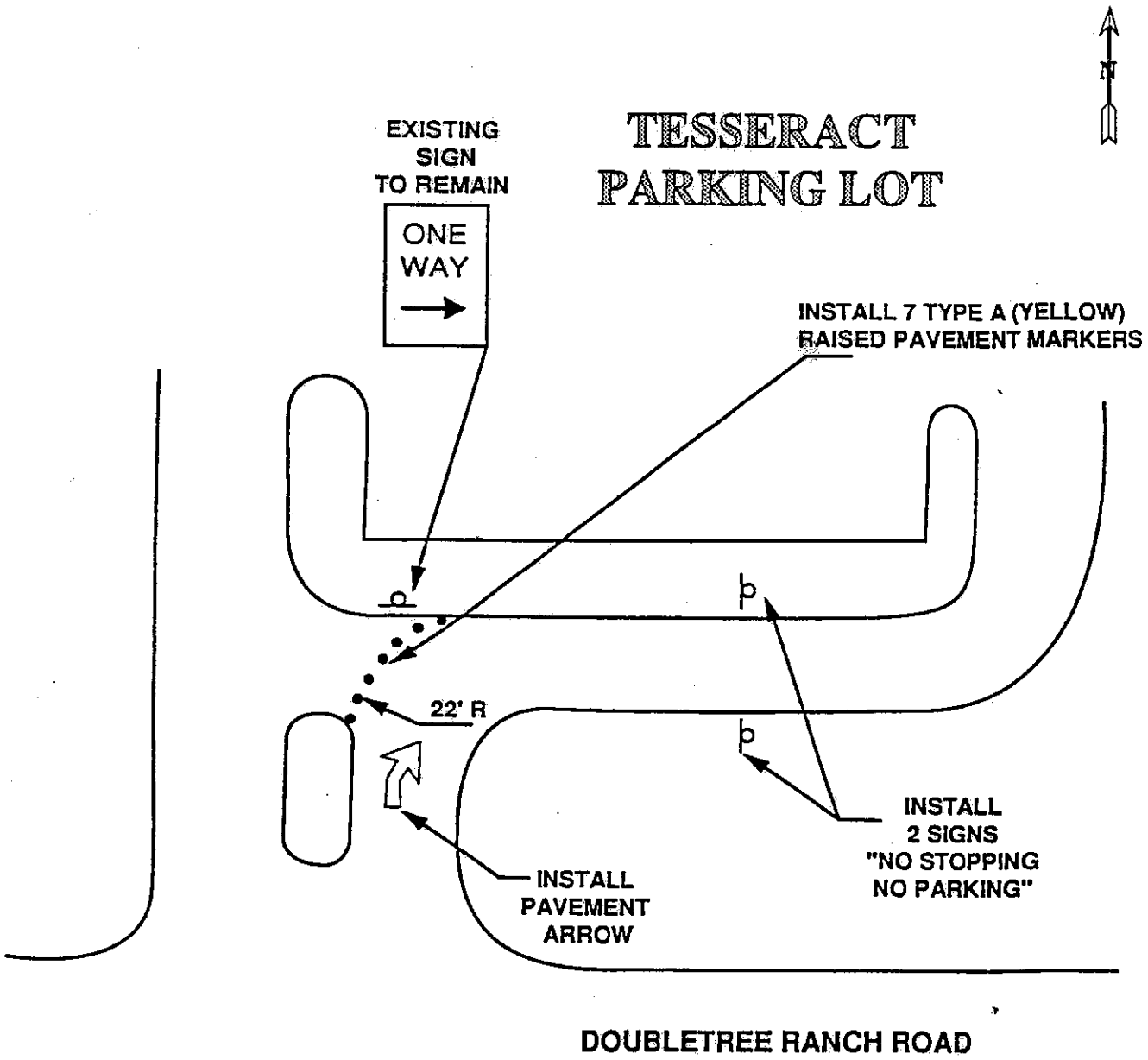
O/W NO. 94155

PARADISE VALLEY, ARIZONA

Phil Bradstock and Company, Inc.

THE ORCUTT / WINSLOW PARTNERSHIP

ARCHITECTURE + PLANNING + RESEARCH + INTERIORS
1130 NORTH SECOND STREET, PHOENIX, AZ 85004
(602) 257-1764
2-7-95



Bolduc, Smiley & Associates, Inc.

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

94720 NEW

097112

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

APR7-1.JTG

AFFIDAVIT OF MAILING NOTIFICATION

STATE OF ARIZONA)

) ss:

County of Maricopa)

In accordance with the requirements of the Town of Paradise Valley, the undersigned hereby certifies that the mailing list for the proposed project is a complete list of property owners within 1500 feet of the subject property, as obtained from the Maricopa County Assessor's Office on the following date April 24, 2017, and such notification has been mailed on the following date June 2, 2017.

Michele Hammond

Signature

The foregoing instrument was acknowledged by me this 2nd day of June, 2017, by Michele Hammond.

Name

Kimberly Anne Westfall

NOTARY PUBLIC

My commission expires:

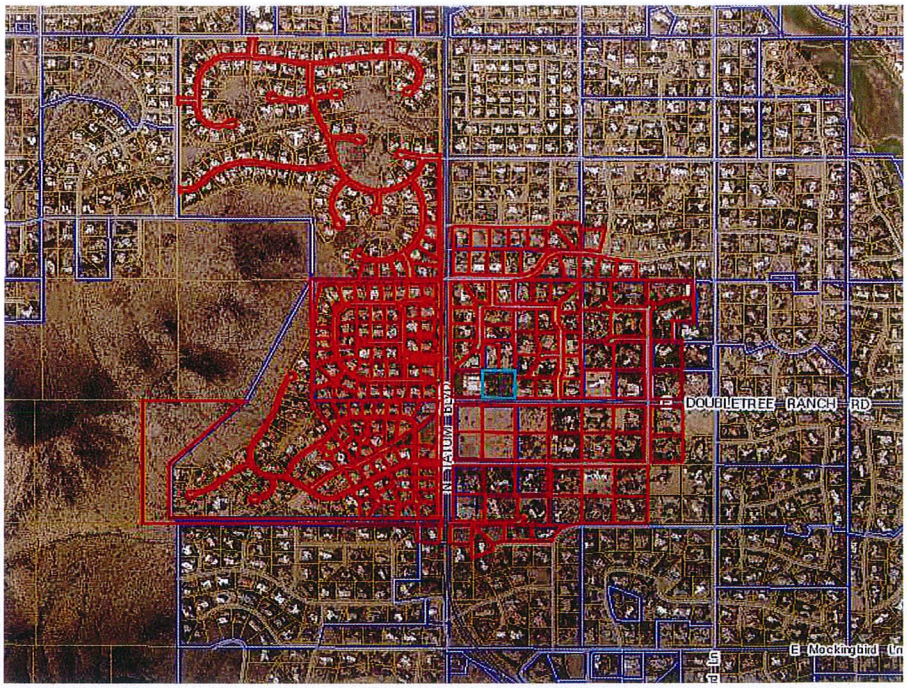
May 18, 2020

KIMBERLY ANNE WESTFALL
Notary Public - Arizona
Maricopa County
My Comm. Expires May 18, 2020

Parcel Number	Owner Name	Mailing Address1	Mailing Address City	Mailing Add	Mailing Addres
168-15-013	GREENE JOHN A & JANICE E	9429 N 47TH ST	PHOENIX	AZ	85028
168-15-014	BUSTAMANTE ERNEST S/ADELINA	9417 N 47TH ST	PHOENIX	AZ	850280000
168-15-015	WALKER JON C	7171 HILLSIDE DR	PARADISE VALLEY	AZ	85253
168-15-016	SHEPHERD DAVID A TR	4710 E FANFOL DR	PHOENIX	AZ	85028
168-15-017	MCCAIN JAMES H	4631 E FANFOL DR	PHOENIX	AZ	85028
168-15-018	TITZCK CLEMENS III TR	4623 E FANFOL	PHOENIX	AZ	85028
168-15-019	TONCHEFF LAURA C	4615 E FANFOL DR	PHOENIX	AZ	85028
168-15-131	RANCHO ALTA VIDA HOA	14100 N 83RD AVE 200	PEORIA	AZ	85381
168-15-137	RANCHO ALTA VIDA HOME OWNERS ASSOCIATION	8765 W KELTON LN BLDG A1 STE 102	PEORIA	AZ	85382
168-28-003	BERNEIL RESIDENCE LLC	14033 W PARADA DR	SUN CITY WEST	AZ	85375
168-28-004	YAO DAVID/WALSH MOLLY	4812 E BERNEIL DR	PARADISE VALLEY	AZ	85253
168-28-005	KIDESS REEM G/EYESTER DAVID T	4824 E BERNELL DR	PARADISE VALLEY	AZ	85253
168-28-006	ANN TABER RICHARDS REVOCABLE TRUST	4836 BERNIEL DR	PARADISE VALLEY	AZ	852530000
168-28-007	JOHN AND MARIE FOLTZ FAMILY TRUST	9830 N 79TH PL	SCOTTSDALE	AZ	85258
168-28-008	OSBORNE CHRIS R/MARY ELIZABETH	1980 FOOTHILL RD	RENO	NV	895119418
168-28-009	BEBBINGTON FAMILY TRUST	4935 E BERNEIL DR	PARADISE VALLEY	AZ	85253
168-28-010	WILCOX AND RUDY FAMILY REV TRUST	4945 E BERNEIL DR	PARADISE VALLEY	AZ	85253
168-28-011	EVE DYER TRUST/DYER VICTOR T TR	5001 E BERNEIL DR	PARADISE VALLEY	AZ	85253
168-28-012	MAUTNER ROBERT S	5015 E BERNEIL DR	PARADISE VALLEY	AZ	85253
168-28-037	HAJEK TIMOTHY J/GARDNER CARYN B	9422 N 50TH PL	PARADISE VALLEY	AZ	852531506
168-29-015	HICKMAN REBECCA L	4801 E FANFOL DR	PARADISE VALLEY	AZ	852530000
168-29-016	WAGNER IRENE C	4811 E FANFOL DR	PARADISE VALLEY	AZ	85253
168-29-017	ZUCKER-BARAZ FAMILY REVOCABLE TRUST	4821 E FANFOL DR	PARADISE VALLEY	AZ	85253
168-29-018	MCLEISH WILLIAM/CAROLE A TR	4831 EL FANFOL DR	PARADISE VALLEY	AZ	85253
168-29-019	PLUTNICKI RYAN/MARY LAJOIE	4841 E FANFOL DR	PARADISE VALLEY	AZ	85253
168-29-020	OLIVIER LYN DIANE	4851 E FANFOL DR	PARADISE VALLEY	AZ	85253
168-29-021	AKSHAY AND AMY SHAH LIVING TRUST	9501 N 49TH PL	PARADISE VALLEY	AZ	85253
168-30-008	MANGRAM ALICIA J	4701 E SANNA ST	PHOENIX	AZ	85028
168-30-009	SEIVERT MICHAEL A/CYDNEY E TR	4721 E SANNA ST	PHOENIX	AZ	85028
168-30-010	BASSETT CHARLES RUSSELL/ KRYSTAL NICHOLE	4722 E SANNA ST	PHOENIX	AZ	85028
168-30-011	FELDMAN ADAM R	4702 E SANNA ST	PHOENIX	AZ	85028
168-30-012	HANIAN TIMOTHY D/ANNETTE	4717 E BERNEIL DR	PHOENIX	AZ	85028
168-30-013	MERTENSMEYER THOMAS E/CYNTHIA N	4727 E BERNEIL DR	PHOENIX	AZ	85028
168-30-014	GEBRAN ASSAD ABU/ILHAM ABU TR	4728 E BERNEIL DR	PHOENIX	AZ	85028
168-30-015	HU LELAND S/TILINA N TR	4718 E BERNEL DR	PHOENIX	AZ	85028
168-30-016	KALM WILLIAM D/KEETON RAEDENR J A	4702 E BERNEIL DR	PHOENIX	AZ	85028
168-30-017	PICKETT DONALD/AMY	4648 E BERNIEL DR	PHOENIX	AZ	85028
168-30-018	TISCHLER IRWIN W/CHERYL R	4638 E BERNIEL DR	PHOENIX	AZ	85028
168-30-019	WEBER BRUCE FREDERICK/KATHLEEN GRACE TR	4628 E BERNEIL DR	PHOENIX	AZ	85028
168-30-020	ALM CHARLES R/CHRISTINE R	4618 E BERNEIL DR	PHOENIX	AZ	85028
168-30-024	KELLEY SCOTT R/LISA M	9202 N 46TH ST	PHOENIX	AZ	85028
168-30-025	KENT RICHARD A	9052 N 46TH ST	PHOENIX	AZ	85028
168-30-026	ANDREA J JOCHIM SEPARATE PROPERTY TRUST	9042 N 46TH STREET	PHOENIX	AZ	85028
168-30-027	NAGEL PHILIP/MICHELLE	7337 E DOUBLETREE RANCH RD NO 195	SCOTTSDALE	AZ	85258
168-30-028	BISKIND REVOCABLE TRUST	4605 E CARON ST	PHOENIX	AZ	850285511
168-30-029	GERTELL MICHAEL L/JODI R	4609 E CARON ST	PHOENIX	AZ	85028
168-30-030	HILARIO JUAREZ TRUST/ANDREA D GOODE TRUST	4615 E CARON ST	PHOENIX	AZ	85028
168-30-031	QUEENIN BRIAN	4619 E CARON ST	PHOENIX	AZ	85028
168-30-032	SCHURGIN ARTHUR H/CINDY I TR	4629 E CARON	PHOENIX	AZ	85028
168-30-033	BESHEARS ROBERT G/ARDYS K	4635 E CARON ST	PHOENIX	AZ	85028
168-30-034	CUMMINGS KEVIN P/NANCY J	4641 E CARON ST	PHOENIX	AZ	85028
168-30-035	PERMAN GARY D/JULIE ANN	4651 E CARON ST	PHOENIX	AZ	85028
168-30-036	BABBY LON S/ELLEN R	4701 E CARON ST	PHOENIX	AZ	85028
168-30-037	DILLINGHAM JOHN/GERRY	4721 E CARON ST	PHOENIX	AZ	85028
168-30-038	ADDIS DAVID ROBERT	4722 E CARON ST	PHOENIX	AZ	85028
168-30-039	ROBERTSON BRUCE J/SHARON	4702 E CARON ST	PHOENIX	AZ	85028
168-30-040	PLIMPTON FAMILY TRUST	4648 E CARON ST	PHOENIX	AZ	85028
168-30-041	HEIL PAUL C/ROSE NADEZHDA D	4638 E CARON ST	PHOENIX	AZ	85028
168-30-042	CHUNG FAMILY LIMITED PARTNERSHIP	4628 E CARON ST	PHOENIX	AZ	85028
168-30-043	JEFFREY AND LEAH CHOULET LIVING TRUST	4618 E CARON ST	PHOENIX	AZ	85028
168-30-044	HARAZIM FAMILY TRUST	9041 N 46TH ST	PHOENIX	AZ	85028
168-30-045	PATEL SANJAY R/RAJU LAAVANYA C	9053 N 46TH ST	PHOENIX	AZ	85028
168-30-046	SCHWICKERATH DAVID A	9211 N 46TH ST	PHOENIX	AZ	85028
168-30-047	KESSLER ROBERT M/PATTI D	4617 E BERNEIL DR	PHOENIX	AZ	85028
168-30-048	GRITZUK MICHAEL/LOUISE M TR	4629 E BERNEIL LN	PHOENIX	AZ	85028
168-30-049	LYTLE FAMILY JOINT REVOCABLE TRUST	4639 E BERNEIL DR	PHOENIX	AZ	85028
168-30-050	SINGER HOWARD A	4649 E BERNEIL DR	PHOENIX	AZ	85028
168-30-051	BRAUN M COHEN/SUSAN L TR	4648 E SANNA ST	PHOENIX	AZ	85028
168-30-052	STAIANO FAMILY TRUST	4638 E SANNA ST	PHOENIX	AZ	85028
168-30-053	KAUFMAN SEYTHER TRUST	4628 E SANNA ST	PHOENIX	AZ	85028
168-30-054	HARTMAN FAMILY LIVING TRUST	4627 E SANNA ST	PHOENIX	AZ	85028
168-30-055	R & M MCCUNE FAMILY TRUST	4637 E SANNA ST	PHOENIX	AZ	85028
168-30-056	SUNDERMAN R ALLEN	4647 E SANNA ST	PHOENIX	AZ	85028
168-30-057	TATUM FOOTHILLS HOMEOWNERS ASSOC	9000 E PIMA CTR PKWY 300	SCOTTSDALE	AZ	85258

168-30-058	TATUM FOOTHILLS HOMEOWNERS ASSOC	9000 E PIMA CTR PKWY 300	SCOTTSDALE	AZ	85258
168-30-059	TATUM FOOTHILLS HOMEOWNERS ASSOC	9000 E PIMA CTR PKWY 300	SCOTTSDALE	AZ	85258
168-30-060	TATUM FOOTHILLS HOMEOWNERS ASSOC	9000 E PIMA CTR PKWY 300	SCOTTSDALE	AZ	85258
168-30-061	TATUM FOOTHILLS HOMEOWNERS ASSOC	9000 E PIMA CTR PKWY 300	SCOTTSDALE	AZ	85258
168-30-063	TATUM FOOTHILLS HOMEOWNERS ASSOC	9000 E PIMA CTR PKWY 300	SCOTTSDALE	AZ	85258
168-30-064	TATUM FOOTHILLS HOMEOWNERS ASSOC	9000 E PIMA CTR PKWY 300	SCOTTSDALE	AZ	85258
168-30-065	TATUM FOOTHILLS HOMEOWNERS ASSOC	9000 E PIMA CTR PKWY 300	SCOTTSDALE	AZ	85258
168-30-066	TATUM FOOTHILLS HOMEOWNERS ASSOC	9000 E PIMA CTR PKWY 300	SCOTTSDALE	AZ	85258
168-30-067	TATUM FOOTHILLS HOMEOWNERS ASSOC	9000 E PIMA CTR PKWY 300	SCOTTSDALE	AZ	85258
168-30-068	TATUM FOOTHILLS HOMEOWNERS ASSOC	9000 E PIMA CTR PKWY 300	SCOTTSDALE	AZ	85258
168-30-069	TATUM FOOTHILLS HOMEOWNERS ASSOC	9000 E PIMA CTR PKWY 300	SCOTTSDALE	AZ	85258
168-30-070	TATUM FOOTHILLS HOMEOWNERS ASSOC	9000 E PIMA CTR PKWY 300	SCOTTSDALE	AZ	85258
168-30-072	TATUM FOOTHILLS HOMEOWNERS ASSOC	9000 E PIMA CTR PKWY 300	SCOTTSDALE	AZ	85258
168-30-073	RANCHO ALTA VIDA HOME OWNERS ASSN	8765 W KELTON LN BLDG A1 STE 102	PEORIA	AZ	85382
168-32-002C	SION HOLDINGS DOUBLETREE LLC	2014 UALAKAA ST UNIT A	HONOLULU	HI	96822
168-32-002E	SION HOLDINGS DOUBLETREE LLC	2014 UALAKAA ST UNIT A	HONOLULU	HI	96822
168-32-004	COOK JEFFREY J/LISA M	4908 E DOUBLETREE RANCH RD	PARADISE VALLEY	AZ	85253
168-32-005	GOLDMAN ROBERT J/BETH J TR	4912 E DOUBLETREE RANCH RD	PARADISE VALLEY	AZ	85253
168-32-006	BILL & MARSHA FAY TRUST	P O BOX 5107	SCOTTSDALE	AZ	85261
168-32-007	KEIL ODELL M/ELLEN J	9009 N FOOTHILLS MANOR DR	PARADISE VALLEY	AZ	85253
168-32-008	GALASKY STEVEN P/PAULA A TR	9010 N FOOTHILLS MANOR	PARADISE VALLEY	AZ	85253
168-32-009	ANDERSEN RONALD E & PATRICIA G	9012 FOOTHILLS MANOR DR	PARADISE VALLEY	AZ	85253
168-32-011	COLLING PETER C/CARMELA J TR	9016 N FOOTHILLS MANOR DR	PARADISE VALLEY	AZ	85253
168-32-012	COZZI HUGO L TR/MARTHA TR	9015 FOOTHILL MANOR DR	PARADISE VALLEY	AZ	85253
168-32-013	RESIDENTIAL CREDIT OPPORTUNITIES TRUST SERIE	2999 WESTMINTER AVE SUITE 265	SEAL BEACH	CA	90740
168-32-014	ML SCHOK LIVING TRUST	9109 N FOOTHILLS MANOR DR	PARADISE VALLEY	AZ	85253
168-32-015	BUONOCORE GENNARO/TRITCH CYNAMON M TR	9112 N FOOTHILLS MANOR DR	PARADISE VALLEY	AZ	85253
168-32-016	AZADEH HAFEZ	9116 N FOOTHILLS MANOR DR	PARADISE VALLEY	AZ	85253
168-32-017	MICHAEL J ORRIS REVOCABLE TRUST	9120 N FOOTHILLS MANOR DR	PARADISE VALLEY	AZ	85253
168-32-018	RADOMSKI CHRISTOPHER V	9106 N FOOTHILLS MANOR DR	PARADISE VALLEY	AZ	85253
168-32-020A	LUCAS PROPERTIES ARIZONA LLC	4142 W TIERRA BUENA LN	PHOENIX	AZ	85053
168-32-021D	JGA TRUST	4986 S FILLMORE CT	CHERRY HILLS VILLAGE	CO	80113
168-32-022	KUNASEK ANDREW W/KIM	9131 N 48TH PL	PARADISE VALLEY	AZ	85253
168-32-023	COGGINS MILTON D JR/DIANE C TR	4805 E BERNIEL DR	PARADISE VALLEY	AZ	85253
168-32-024	LRM REVOCABLE TRUST	9120 N 48TH PL	PARADISE VALLEY	AZ	85253
168-32-025	PAUL V STEFFEN AND JEANNE M STEFFEN FAMILY	9100 N 48TH PL	PARADISE VALLEY	AZ	85253
168-32-026	RAY PATRICK P TR/MICHELLE B	9030 N 48TH PL	PARADISE VALLEY	AZ	85253
168-32-027	SHOSTACK FAMILY TRUST	9020 N 48TH PL	PARADISE VALLEY	AZ	85253
168-32-028	DYKSTRA PAUL B	9000 N 48TH PL	PARADISE VALLEY	AZ	85253
168-32-029	GARRY WARNER INVESTMENT COMPANY LP	13020 CANSO PL SOUTHWEST	CALGARY	AB	T2W 3B1
168-32-030	SAVLA JAYANTILAL K/KUSUM J	9101 N 48TH PL	PARADISE VALLEY	AZ	852530000
168-32-031	FAST LANE CARWASH LLC	2812 N NORWALK SUITE 103	MESA	AZ	85215
168-32-032	WARREN RICHARD LEONARD/LINDA PETERSON TR	9021 N 48TH PL	PARADISE VALLEY	AZ	85253
168-33-003F	ROBERT G HUNT TRUST	5021 E ARABIAN WY	PARADISE VALLEY	AZ	85253
168-33-005	CHARLES AND MEREDITH VON ARENTSCHILDT TRU	9201 N MARTINGALE RD	PARADISE VALLEY	AZ	85253
168-33-006	BRIMHALL GEORGE H/BRENDA J	9211 N MARTINGALE ROAD	PARADISE VALLEY	AZ	85253
168-33-007	SCHOK RICHARD N TR	1881 LIVENGOOD	FAIRBANKS	AK	99701
168-33-008	WILEY JAY DOUGLAS & LINDA KAY	5000 E SANNA	PARADISE VALLEY	AZ	85253
168-33-009	DEL MAR 5 LLC	5000 E ARABIAN WY	PARADISE VALLEY	AZ	85253
168-33-010	LEES ROBERT W/KAY TR	9200 N MARTINGALE RD	PARADISE VALLEY	AZ	85253
168-33-011	ROBERT G HUNT TRUST	5021 E ARABIAN WY	PARADISE VALLEY	AZ	85253
168-33-012	GOULD FAMILY REVOCABLE TRUST	5001 E ARABIAN WAY	PARADISE VALLEY	AZ	85253
168-33-013	JK DOUBLETREE LLC	10645 N TATUM BLVD NO 200 606	PHOENIX	AZ	85028
168-33-015	JOHNS SUSAN KIECKHEFER	9025 N MARTINGALE	PARADISE VALLEY	AZ	85253
168-33-017	GRAHAM JOHN P/MARTINO ELIZABETH A	9001 N MARTINGALE RD	PARADISE VALLEY	AZ	85253
168-46-002B	YANG FARLEY E/LUCI M TRUST	10686 E SADDLEHORN DR	SCOTTSDALE	AZ	85258
168-46-002C	WEDDELL STEVEN M/ELAINE	4950 E TOMAHAWK TRL	PARADISE VALLEY	AZ	85253
168-46-002D	MACMILLAN ROBERT D/MARY HAZEL TR	5002 E TOMAHAWK TRL	PARADISE VALLEY	AZ	85253
168-46-002E	TRYHUS GREGG E/SARAH C	5035 E HORSESHOE RD	PARADISE VALLEY	AZ	85283
168-46-003B	KNUDSON DOYLE/TELLEZ-KNUDSON RACHEL	8923 N MARTINGALE	PARADISE VALLEY	AZ	85253
168-46-003N	8901 LLC	11021 E WHISTLING WIND WAY	SCOTTSDALE	AZ	85255
168-46-004B	GOODMAN SHAWN M	2801 ALASKAN WY 310	SEATTLE	WA	98121
168-46-004D	MADDIE LIVING TRUST	8920 N MARTINGALE RD	PARADISE VALLEY	AZ	85253
168-46-004E	SONI JATINDER K	5015 E DOUBLETREE RANCH RD	PARADISE VALLEY	AZ	85253
168-46-004F	RUBIN DAVID A/BARBARA C TR	5008 E HORSESHOE DR	PARADISE VALLEY	AZ	85253
168-47-001B	T&A JONES REVOCABLE TRUST	4914 E HORSESHOE RD	PARADISE VALLEY	AZ	85253
168-47-001C	WAY WILLIAM G/MARY A C	4936 E HORSESHOE RD	PARADISE VALLEY	AZ	85253
168-47-001D	LYTLE L BEN TR	10645 N TATUM BLVD STE 200-674	PHOENIX	AZ	86028
168-47-001E	LYTLE L BEN TR	10645 N TATUM BLVD STE 200-674	PHOENIX	AZ	85028
168-47-004B	SANDCASTLE ENTERPRISES LLC	61 PRINCEVILLE LN	LAS VEGAS	NV	89113
168-47-004C	BAYVIEW LOAN SERVICING LLC	4425 PONCE DE LEON BLVD 5TH FL	CORAL GABLES	FL	33146
168-47-004E	HAMILTON MARY G	4920 E TOMAHAWK	PARADISE VALLEY	AZ	85253
168-47-005	JAMES W ROWAN TRUST	4801 E HORSESHOE	PARADISE VALLEY	AZ	85253
168-47-006	PERKINS WILLIAM B	8875 N MARTINGALE RD	PARADISE VALLEY	AZ	85253
168-47-008	BAIJUN ZHAO AND NONG YE LIVING TRUST	PO BOX 24131	TEMPE	AZ	85285

168-47-010	OVENS MICHAEL L	4800 E TOMAHAWK TR	PARADISE VALLEY	AZ	85253
168-47-011	TOMAHAWK HOLDINGS LLC	4824 E TOMAHAWK TRL	PARADISE VALLEY	AZ	85253
168-47-012	BROOKS NEAL A/FELICE MEDWIN	4844 E TOMAHAWK TR	PARADISE VALLEY	AZ	85253
168-47-013	MERKABA LLC	10085 N 78TH PL	SCOTTSDALE	AZ	85258
168-47-014	MERKABA II LLC	16055 N DIAL BLVD 4	SCOTTSDALE	AZ	85260
168-47-015	MERKABA III LLC	16055 N DIAL BLVD 4	SCOTTSDALE	AZ	85260
168-47-016	MERKABA IV LLC	16055 N DIAL BLVD 4	SCOTTSDALE	AZ	85260
168-48-001B	PHOENIX CITY OF	251 W WASHINGTON ST 3RD FLOOR	PHOENIX	AZ	85003
168-48-001C	ARIZONA PUBLIC SERVICE CO	PO BOX 53999	PHOENIX	AZ	85072
168-48-017	GRAUER MICHAEL T/TARA LISA	4558 VIA LOS CABALLOS	PHOENIX	AZ	85028
168-48-018	CHURCH ERIC J/DONNA D	4566 E VIA LOS CABALLOS	PHOENIX	AZ	85028
168-48-019	FRIES MICHAEL T/MARGARET H	4576 E VIA LOS CABALLOS	PHOENIX	AZ	850280000
168-48-020	ARKO FAMILY TRUST	4586 E VIA LOS CABALLOS	PHOENIX	AZ	85028
168-48-021	GERSHOWITZ DIANE/KITE DANIEL/BARBARA	906 ANDREAS CANYON DR	PALM DESERT	CA	92260
168-48-022	MARSH FAMILY TRUST UNDER TRUST	4714 E VIA LOS CABALLOS	PHOENIX	AZ	85028
168-48-023	AUTEN ROY B JR	4724 E VIA LOS CABALLOS	PHOENIX	AZ	85028
168-48-024A	PHILLIPS ADRIAN W TR	8901 N 47TH PL	PHOENIX	AZ	85028
168-48-024B	DOUBLETREE CANYON HOMEOWNERS ASSOCIATIC	PO BOX 2257	SCOTTSDALE	AZ	85252
168-48-025A	SHERR CLIFFORD & NANCY	8835 N 47TH PL	PHOENIX	AZ	85028
168-48-025B	DOUBLETREE CANYON HOMEOWNERS ASSOCIATIC	PO BOX 2257	SCOTTSDALE	AZ	85252
168-48-026	KENNEDY HOWARD L/LING C TR	8825 N 47TH PL	PHOENIX	AZ	850280000
168-48-027	BEAR ROSE TRUST	8817 N 47TH PL	PHOENIX	AZ	85028
168-48-028	4 HARTS TRUST	8811 N 47TH PL	PHOENIX	AZ	85028
168-48-029	LALJI NOORALY/DHANANI SARA	8812 N 47TH PL	PHOENIX	AZ	85028
168-48-030	JOHNS GREG/SCHLECHT KERRY R	8818 N 47TH PL	PHOENIX	AZ	85028
168-48-031	MATSOCK MARK J/PATRICIA L	8826 N 47TH PL	PHOENIX	AZ	85028
168-48-032	J KATZMAN ARIZONA TRUST	17 KEEFER RD	ST CATHARINES	ON	L2M 6K4
168-48-033	MATHEW FAMILY TRUST	8823 N 47TH ST	PHOENIX	AZ	85028
168-48-034	BRUNI GREGORY JOSEPH/LESLIE PATRICIA TEONE T	8815 N 47TH ST	PHOENIX	AZ	85028
168-48-035	PRICHER JAY K/CAROLINE A	8810 N 47TH ST	PHOENIX	AZ	85028
168-48-036	SEXTON ANDREW J/KRISTIN M	8814 N 47TH ST	PHOENIX	AZ	85028
168-48-037	DIGEBJERG PETER/JILL	8822 N 47TH ST	PHOENIX	AZ	85028
168-48-064	SOSNOWITZ FAMILY TRUST	4543 E VIA DE LOS CABALLOS	PHOENIX	AZ	85028
168-48-065	SCARNATO WILLIAM B/SANDRA	4537 E VIA LOS CABALLOS	PHOENIX	AZ	85028
168-48-066	BURLESON WILLIAM C/TESS R	4557 E VIA LOS CABALLOS ST	PHOENIX	AZ	85028
168-48-067	FREY JAMES L/SANDRA H	8929 N 47TH ST	PHOENIX	AZ	85028
168-48-068	HALDEN DORENE J	8922 N 47TH ST	PHOENIX	AZ	85028
168-48-069	ANTON PAUL S/CHRISTIE VALERIE J TR	8915 N 47TH ST	PHOENIX	AZ	85028
168-48-070	BAM TRUST	8921 N 47TH ST	PHOENIX	AZ	85028
168-48-071	DOUGLAS R & CHRISTINA R WRIGHT REV TRUST	8929 N 47TH ST	PHOENIX	AZ	85028
168-48-072	KORT ROBERT M/MYNDI M	4713 E VIA LOS CABALLOS DR	PHOENIX	AZ	85028
168-48-073	BLEIMEYER JASON K/HEIDI A	4723 E VIA LOS CABALLOS DR	PHOENIX	AZ	850286137
168-48-074	PHILLIPS ADRIAN WEBSTER III/DEBORAH BORDEN	4736 E HORSESHORE RD	PHOENIX	AZ	85028
168-48-075	PORTILLO APRIL R	4726 E HORSESHOE RD	PHOENIX	AZ	85028
168-48-076	ASMUS FAMILY TRUST	4714 E HORSESHOE RD	PHOENIX	AZ	85028
168-48-077	BEEH FAMILY TRUST	4702 E HORSESHOE RD	PHOENIX	AZ	85028
168-48-078	HANDLEY PHILLIP J/PAMELA S	4534 E HORSESHOE RD	PHOENIX	AZ	850286131
168-48-086	DOUBLETREE CANYON HOMEOWNERS ASSOCIATIC	PO BOX 2257	SCOTTSDALE	AZ	85252
168-48-089	DOUBLETREE CANYON HOMEOWNERS ASSOCIATIC	PO BOX 2257	SCOTTSDALE	AZ	85252
168-48-090	DOUBLETREE CANYON HOMEOWNERS ASSOCIATIC	PO BOX 2257	SCOTTSDALE	AZ	85252
168-48-093	DOUBLETREE CANYON HOMEOWNERS ASSOCIATIC	PO BOX 2257	SCOTTSDALE	AZ	85252
168-48-094	DOUBLETREE CANYON HOMEOWNERS ASSOCIATIC	PO BOX 2257	SCOTTSDALE	AZ	85252
168-48-095	DOUBLETREE CANYON HOMEOWNERS ASSOCIATIC	PO BOX 2257	SCOTTSDALE	AZ	85252
168-48-096	DOUBLETREE CANYON HOMEOWNERS ASSOCIATIC	PO BOX 2257	SCOTTSDALE	AZ	85252
168-48-097	DOUBLETREE CANYON HOMEOWNERS ASSOCIATIC	PO BOX 2257	SCOTTSDALE	AZ	85252
168-48-098	DOUBLETREE CANYON HOMEOWNERS ASSOCIATIC	PO BOX 2257	SCOTTSDALE	AZ	85252
168-48-099	DOUBLETREE CANYON HOMEOWNERS ASSOCIATIC	PO BOX 2257	SCOTTSDALE	AZ	85252
168-53-002	SMITH DOROTHY M	4801 E TOMAHAWK TRAIL	PARADISE VALLEY	AZ	852530000
168-53-014	HOPKINS KENT/RICHARDSON RAVEL	4830 E ORCHID LN	PARADISE VALLEY	AZ	85253
168-53-015	GC REVOCABLE TRUST	6250 E CORTEZ DR	SCOTTSDALE	AZ	85254
168-53-016A	TOMASELLO JESSICA/SOLOMON SCOTT	4850 E ORCHID LN	PARADISE VALLEY	AZ	85253
168-53-017A	CARMER CHESTER CHARLES III/JENNIFER W TR	4900 E TOMAHAWK TRL	PARADISE VALLEY	AZ	85253
168-81-037A	MANCHESTER C L	8646 N TATUM BLVD	PHOENIX	AZ	850280000


N Tatum Blvd
E DOUBLETREE RANCH RD
E Mockingbird Ln

NOTICE OF PUBLIC HEARING
TOWN OF PARADISE VALLEY

Notice is hereby given that the Town of Paradise Valley Planning Commission will hold a **public hearing at 6:00 p.m., on Tuesday, June 20, 2017,** at Town Hall, 6401 East Lincoln Drive, Paradise Valley, Arizona, 85253 for the following application:

> **PUBLIC HEARING**: Doubletree School L.L.C. on behalf of Sion Holdings is requesting a Minor Special Use Permit amendment for the 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.

If you have questions about this application please call the Community Development Department at (480) 348-3692.

The Town of Paradise Valley endeavors to make all public meetings accessible to persons with disabilities. With 72 hours advance notice, special assistance can be provided for disabled persons at public meetings. Please call 480-948-7411 (voice) or 480-483-1811 (TDD) to request accommodation. For further information about any of these matters please contact the Planning Department, 6401 E. Lincoln Drive, Paradise Valley, Arizona, 480-348-3692.

All agendas are subject to change.

AFFIDAVIT OF POSTING

STATE OF ARIZONA)

) ss:

County of Maricopa)

I, Michele Hammond, depose and state that the attached notice, of proposed application SUP 17-03 located at 4800 E. Doubletree Ranch Road for the (Planning Commission/Town Council/Board of Adjustment/Hillside Committee) meeting date of June 20, 2017 is a true and correct copy of a notice which I cause to be posted by the following day of the week Friday, and on the following date June 2, 2017 in the following location(s):

NEC of Tatum & Doubletree Ranch

All in the Town of Paradise Valley, Arizona and County and State aforesaid, the same being public places in said County and in the following locations:

All to the Town of Paradise Valley, Arizona and County and State aforesaid.

DATED this 2 day of June, 2017.

Michele Hammond
Signature

This affidavit was SUBSCRIBED AND SWORN to before me this 2nd day of June, 2017

Kimberly Anne Westfall
NOTARY PUBLIC

My commission expires:

May 18, 2020

KIMBERLY ANNE WESTFALL
Notary Public - Arizona
Maricopa County
My Comm. Expires May 18, 2020

ZONING
HEARING

When recorded, return to:
Paradise Valley Town Attorney
6401 East Lincoln Drive
Paradise Valley, Arizona 85253

WAIVER OF RIGHTS AND REMEDIES

UNDER A.R.S. § 12-1134

This agreement regarding Waiver of Rights and Remedies under A.R.S. § 12-1134 (this "Agreement") is made on this _____ day of_____, 2017, between DOUBLETREE SCHOOL LLC, an Arizona limited liability company, and the TOWN OF PARADISE VALLEY, an Arizona municipal corporation (the "Town"), regarding the property located in the Town at 4800 E Doubletree Ranch Road (the "Property"), which is more particularly described in the Special Warranty Deed recorded with the Maricopa County Recorder, Maricopa County, Arizona, Document xxxxxxxx, dated xxxx xx, 2017 (Maricopa County Assessor Parcel Numbers 168-32-002C and 168-32-002E).

The Owner agrees and consents to all the conditions of approval that are set forth in the Planning Commission Action Report dated June 20, 2017 regarding the Minor Special Use Permit (SUP-17-03), along with the "Conditions of Approval," attached hereto as Exhibit A, by the Planning Commission of June 20, 2017. SUP-17-03 approved replacing the Tesseract school with another private school, The Jones-Gordon School. It modified the instruction level taught at the school from pre-school through 8th grade to 1st grade through 12th grade, with no change to the maximum enrollment of 340 students; and the approval had no exterior modifications to the building or site, except for the modification of exterior signage to identify the new school. The Owner has voluntarily applied for the change in its land use entitlements referenced in this above application; and agrees that the Conditions of Approval for The Jones-Gordon School does not diminish the value of the Property.

By signing this Agreement, the Owner acknowledges that the Owner waives any right to claim diminution in value or claim for just compensation for diminution in value with regard to the Property under A.R.S. § 12-1134 related to the approval of the Minor Special Use Permit (SUP-17-03) application by the Town Planning Commission.

This Agreement, any exhibits attached hereto, and any addendum, constitute the entire understanding and agreement of the Owner and the Town and shall supersede all prior agreements or understandings between the Owner and the Town only with respect to the Minor Special Use Permit (SUP-17-03) application. This Agreement may not be modified or amended except by written agreement by the Owner and the Town.

This Agreement is entered into in Arizona and will be construed and interpreted under the laws of the State of Arizona.

Within ten days after the execution of this Agreement, the Town Clerk shall file this Agreement in the Official Records of the County Recorder's Office, Maricopa County, Arizona.

This Agreement runs with the land and is binding upon all present and future owners of the Property.

This Agreement is subject to the cancellation provisions of A.R.S. § 38-511.

The Owner warrants and represents that DOUBLETREE SCHOOL, LLC is the owner of fee title to the Property.

Dated this this_____day of_____, 2017.

"OWNER"

DOUBLETREE SCHOOL, LLC, an Arizona limited liability company

By:_____

Name: _____

Title: _____

State of Arizona)
) ss
County of Maricopa)

SUBSCRIBED AND SWORN to before me this_____day of_____, 2017 by _____ , the_____of DOUBLETREE SCHOOL, LLC, an Arizona limited liability company, for and on behalf thereof.

My commission expires:

_____
Notary Public

"TOWN"

TOWN OF PARADISE VALLEY,
an Arizona municipal corporation

_____
Kevin Burke, Town Manager

ATTEST:

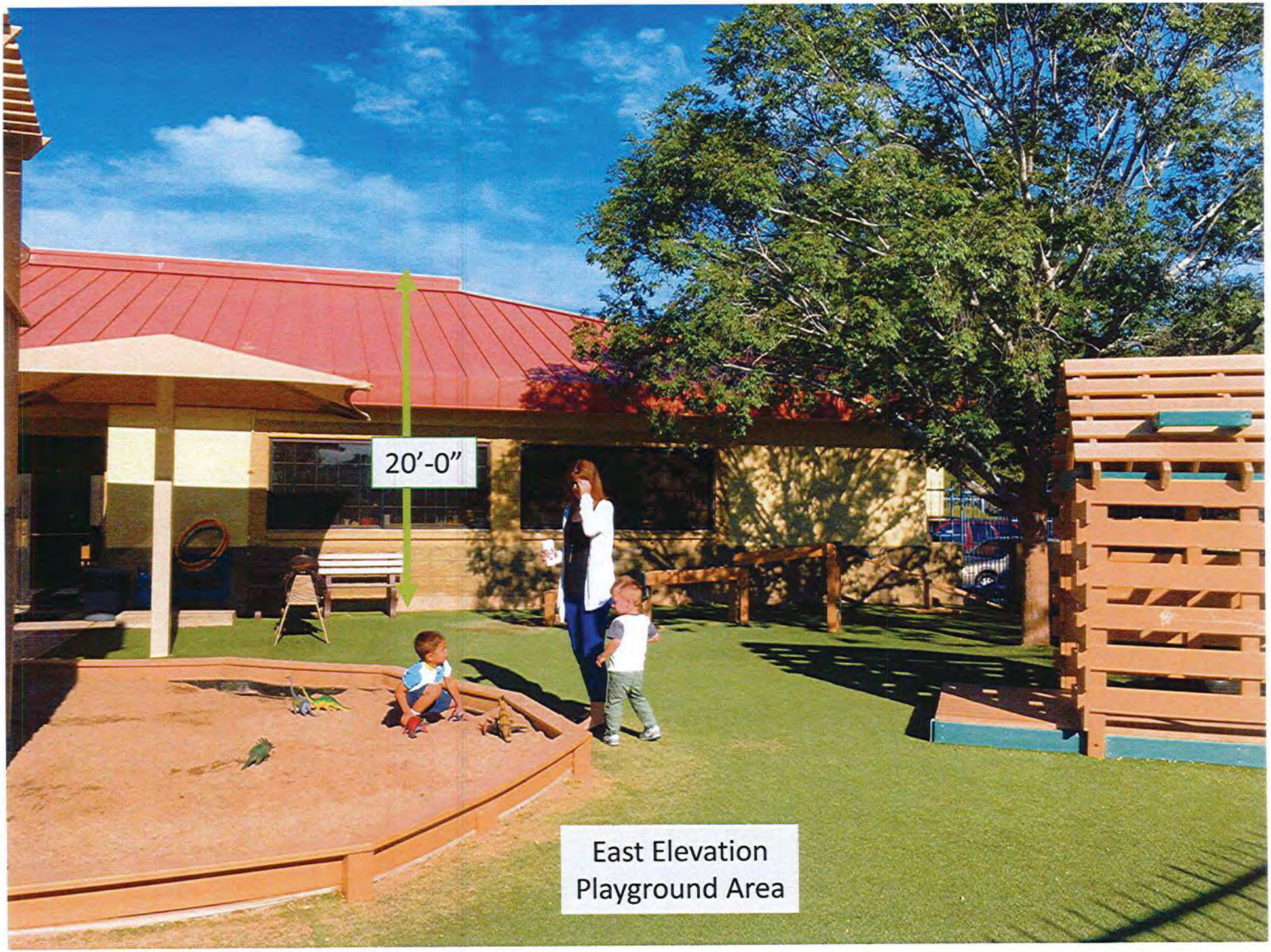
_____
Duncan Miller, Town Clerk

APPROVED AS TO FORM:

_____
Andrew Miller, Town Attorney

EXHIBIT A

10'-0"
20'-0"
East Elevation
Main Entry



East Elevation
Playground Area

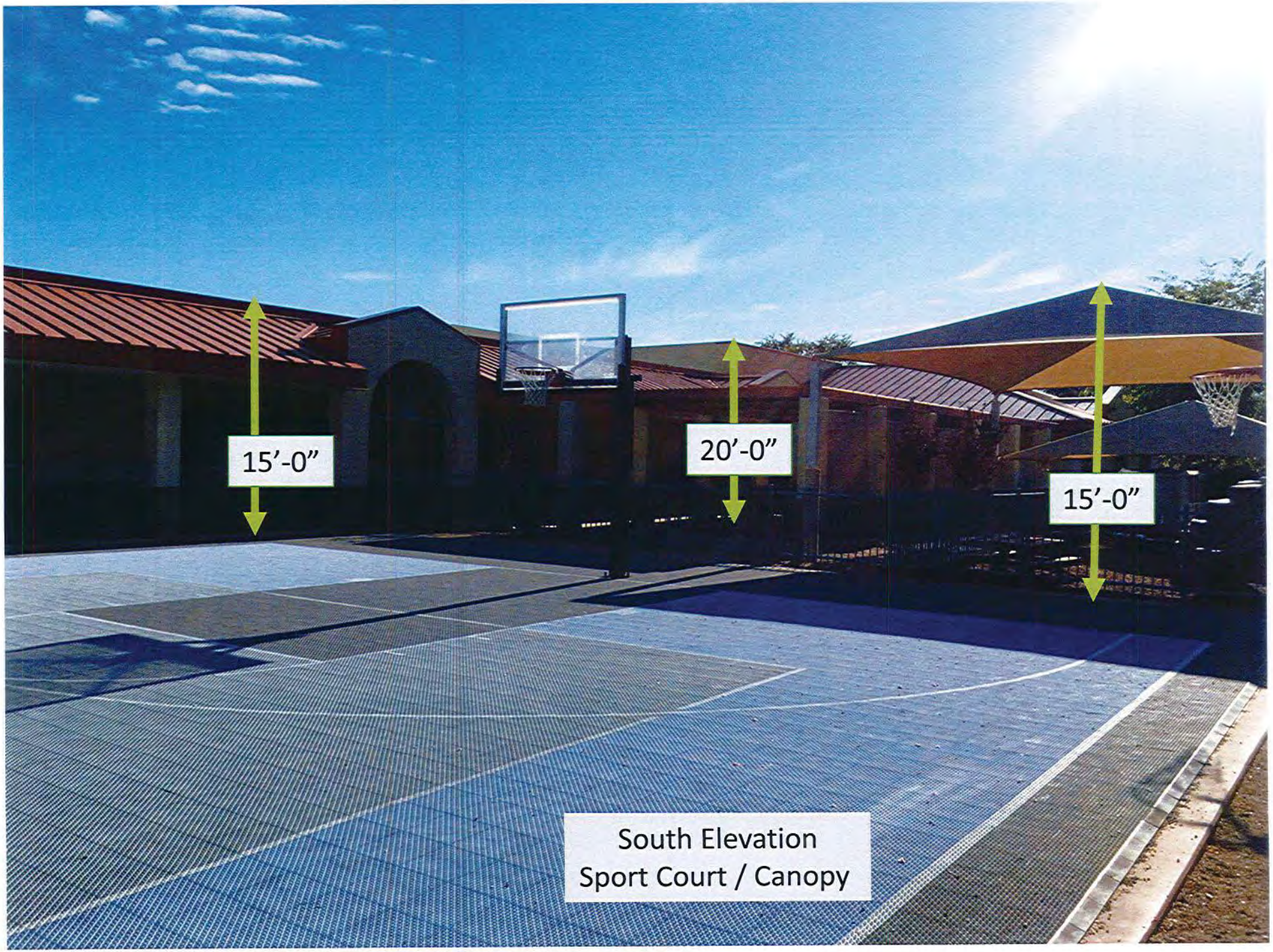
10'-0"
East Elevation
Playground Area

20'-0"
East Elevation
Playground Area

15'-0"
South Elevation
Sport Court

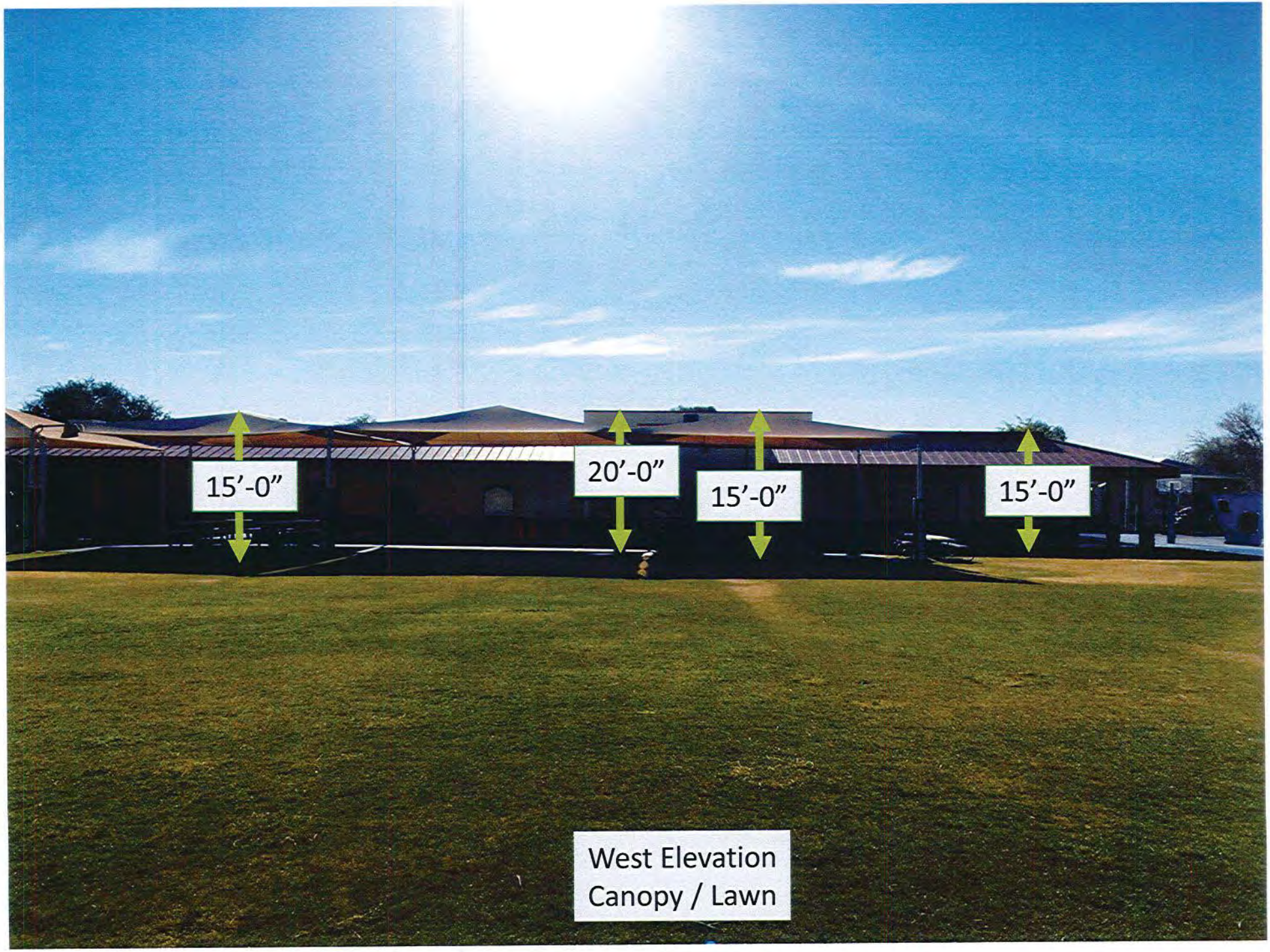
15'-0"
South Elevation
Sport Court / Canopy

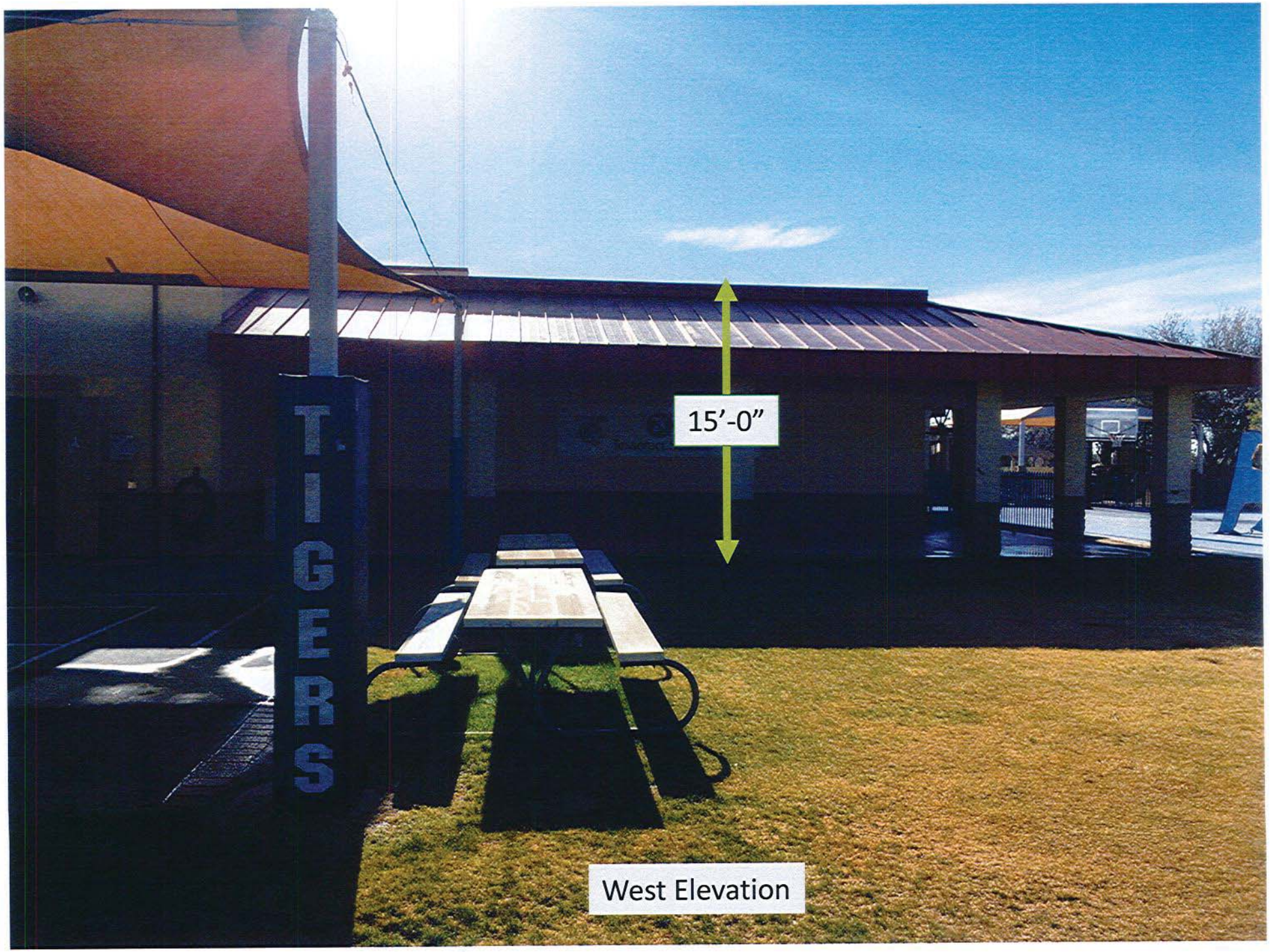
12'-0"
20'-0"
South Elevation

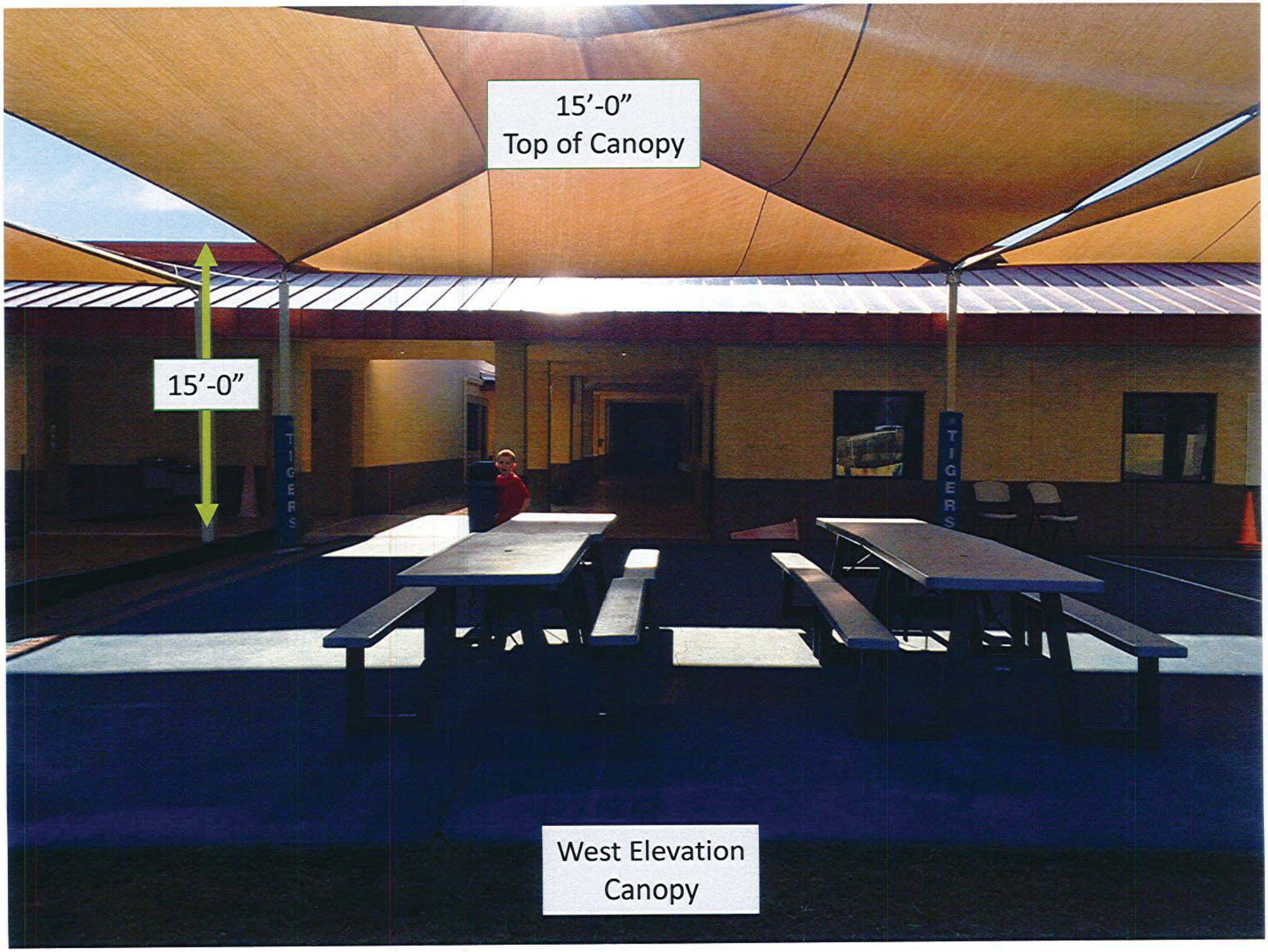

15'-0"
20'-0"
15'-0"
South Elevation
Sport Court / Canopy

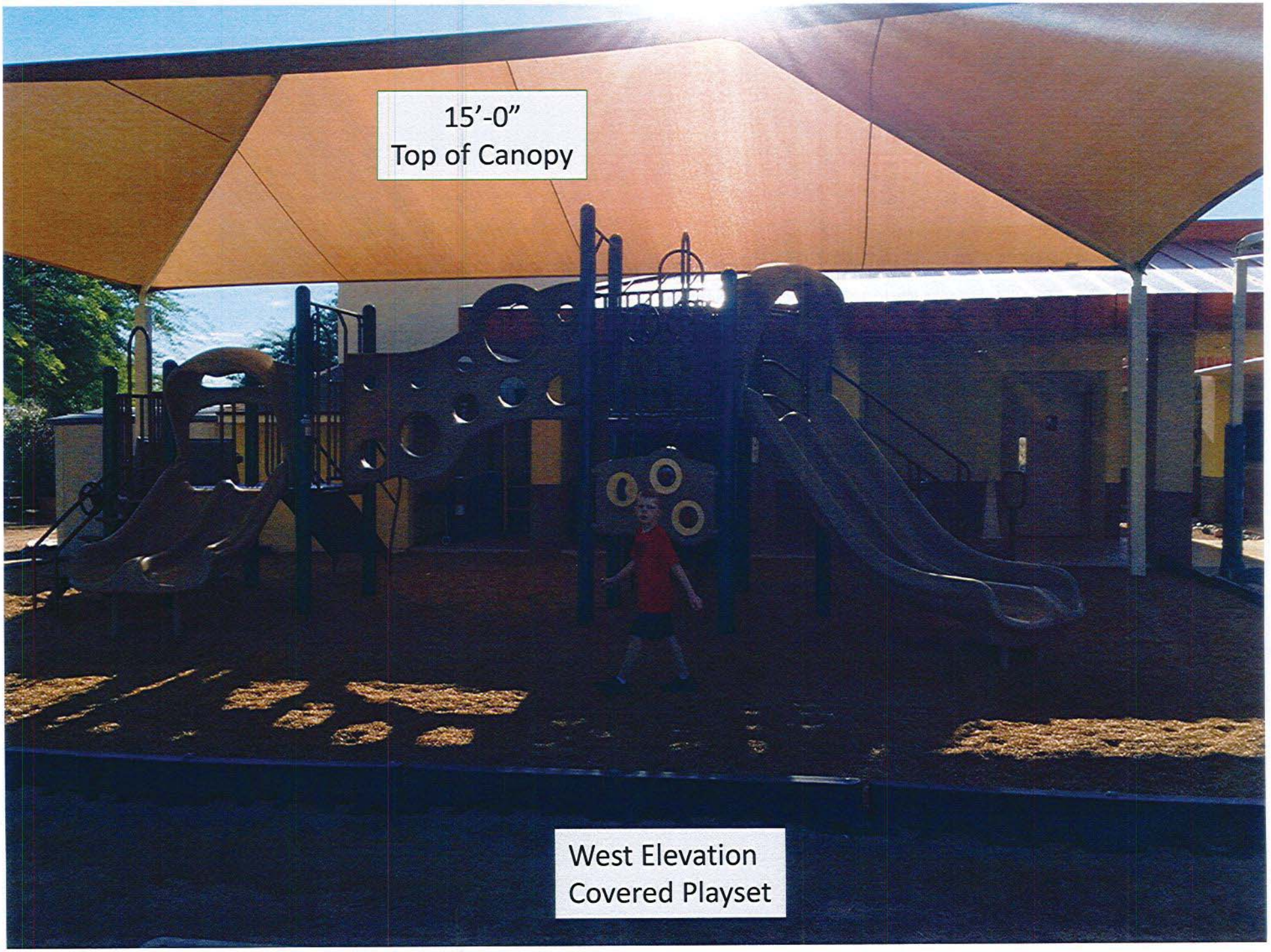
20'-0"
South Elevation
Playground Area

20'-0"
South Elevation

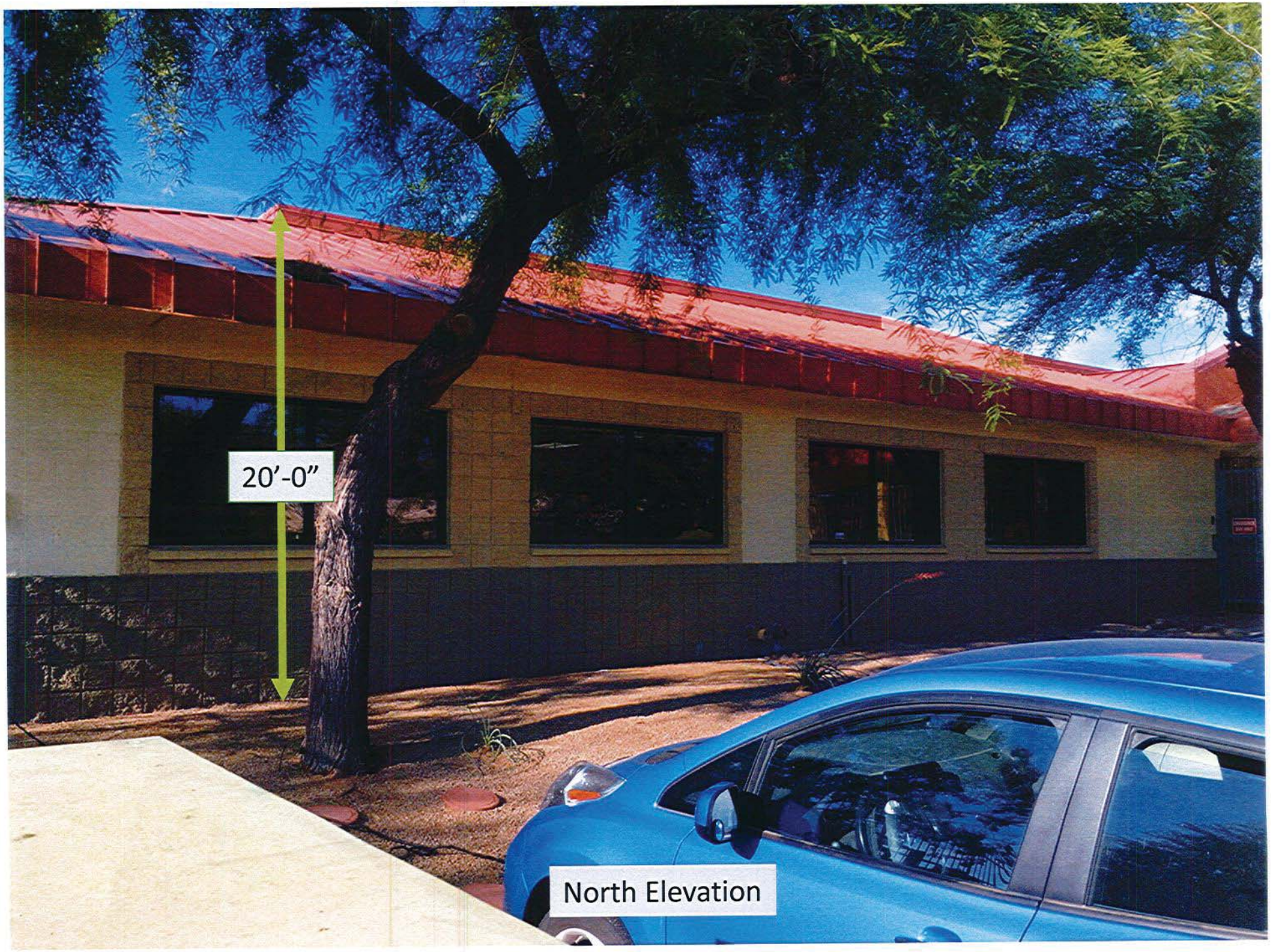

15'-0"
20'-0"
15'-0"
15'-0"
West Elevation
Canopy / Lawn


TIGERS
15'-0"
West Elevation

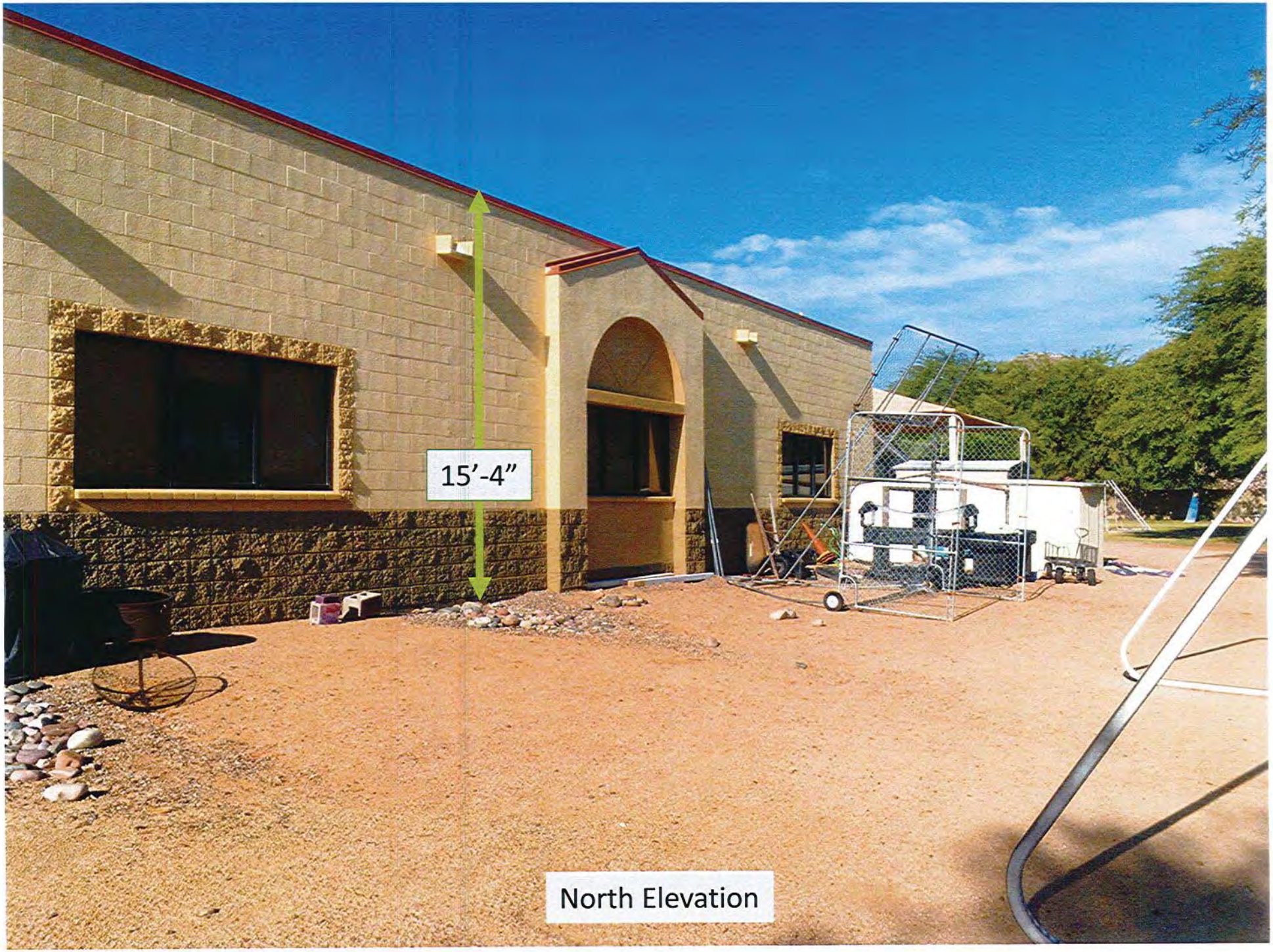

15'-0"
Top of Canopy
15'-0"
TIGERS
TIGERS
West Elevation
Canopy


15'-0"
Top of Canopy
West Elevation
Covered Playset

20'-0"
North Elevation


20'-0"
North Elevation

15'-4"


15'-4"
North Elevation

South View

Southwest View

West View

North View

East View

Evaluation of Existing Outdoor Lighting

D.H. Lighting Solutions • 4702 E. Acoma Dr. Phx. AZ 85032 • 602-867-4263

This drawing is an instrument of service and the sole property of D.H. Lighting Solutions Inc. Any reproduction by any means or medium and/or use of this instrument without express written permission from D.H. Lighting Solutions Inc is prohibited. Copyright 2017.

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

Date: 5/10/2017
Scale: See Plan

Sheet No.
SL1

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. *(this is likely a relamping error)*	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

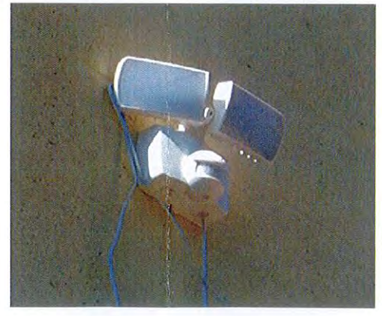
Tesseract / Jones Gordon School

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**

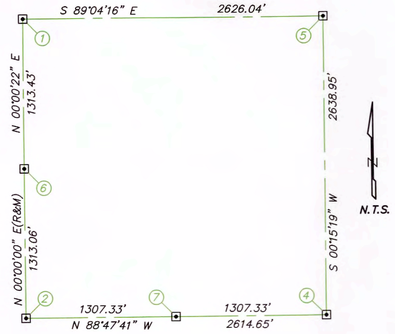
A.L.T.A. / N.S.P.S. LAND TITLE SURVEY

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

SURVEY NOTES

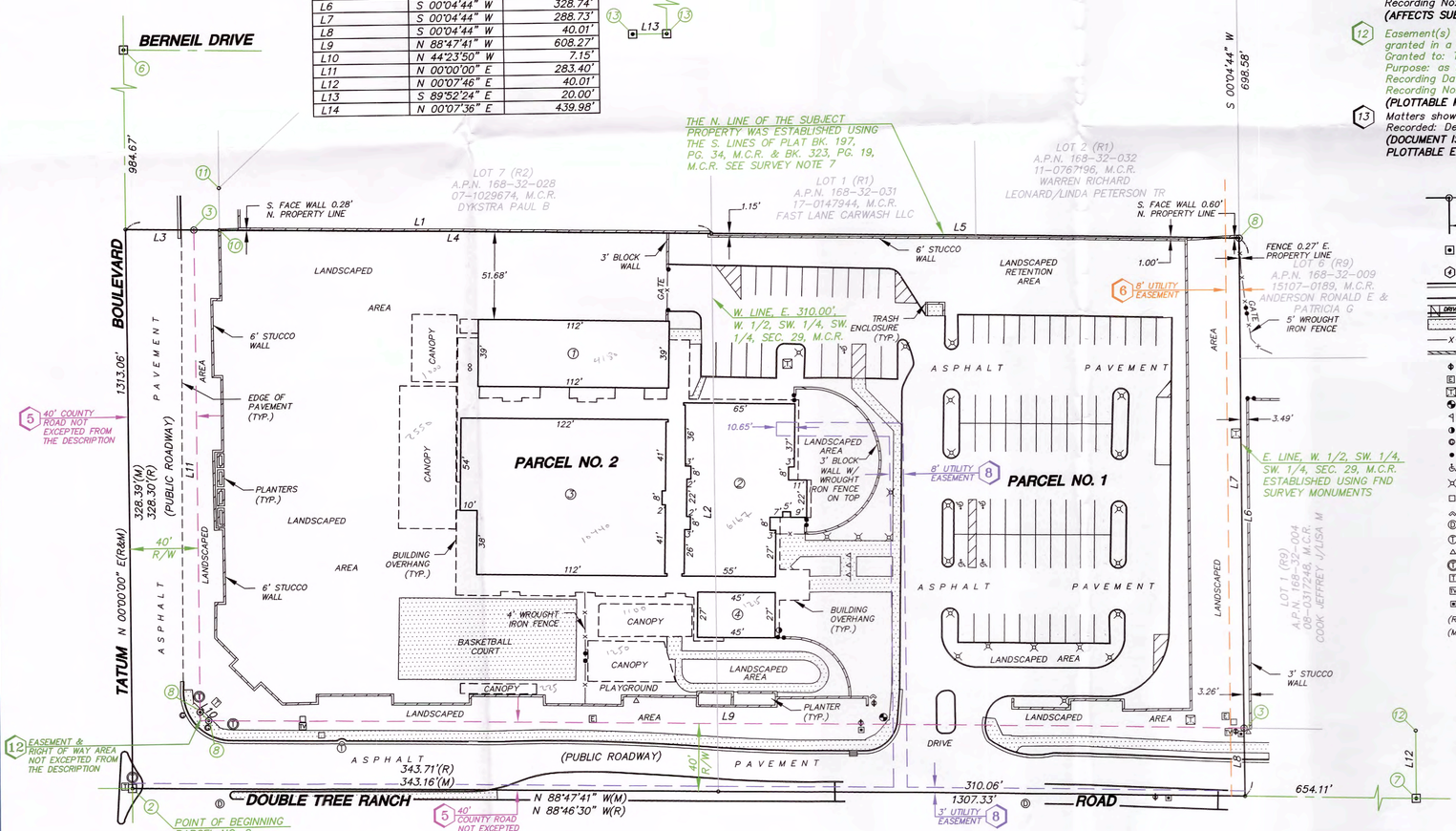
1. This survey and the description used are based on a Commitment for Title Insurance issued by Chicago Title Agency, Inc., issuing agent for Chicago Title Insurance Company, Order Number C1703067–346–SB2, dated April 13, 2017.
2. BASIS OF BEARING: The monument line of Tatum Boulevard, also being the 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.
3. 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.
4. 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).
5. 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.
6. 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).
7. 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.

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

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'



SCHEDULE "B" ITEMS

(2) 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)

(4) 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)

(5) 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)

(6) 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)

(7) 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)

(8) 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)

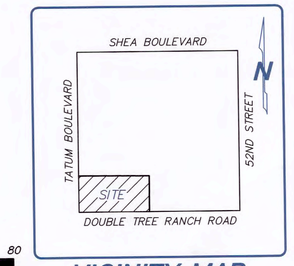
(10) A Resolution FCD 96–03A, Amendment A in favor of the Flood Control District of Maricopa County
For: Doubletree Ranch Road Regional Drainage Project
Recording Date: December 22, 1999
Recording No: 99–1141214
(AFFECTS SUBJECT PROPERTY – NOT PLOTTABLE)

(11) 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)

(12) 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: 2002–1203264
(PLOTTABLE MATTERS SHOWN HEREON)

(13) 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)

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



SCALE : 1" = 40'

VICINITY MAP

NOT TO SCALE

LEGEND

- Property Corner (See Monument Table)
- Property Line
- Fnd Survey Monument (See Monument Table)
- Schedule "B" Item
- 24 inch Vertical Curb & Gutter
- 6 inch Concrete Curb
- Indicates Driveway (means of access)
- Concrete Surface
- Fence
- Wall
- 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
- (R) See Reference Documents
- (M) 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

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

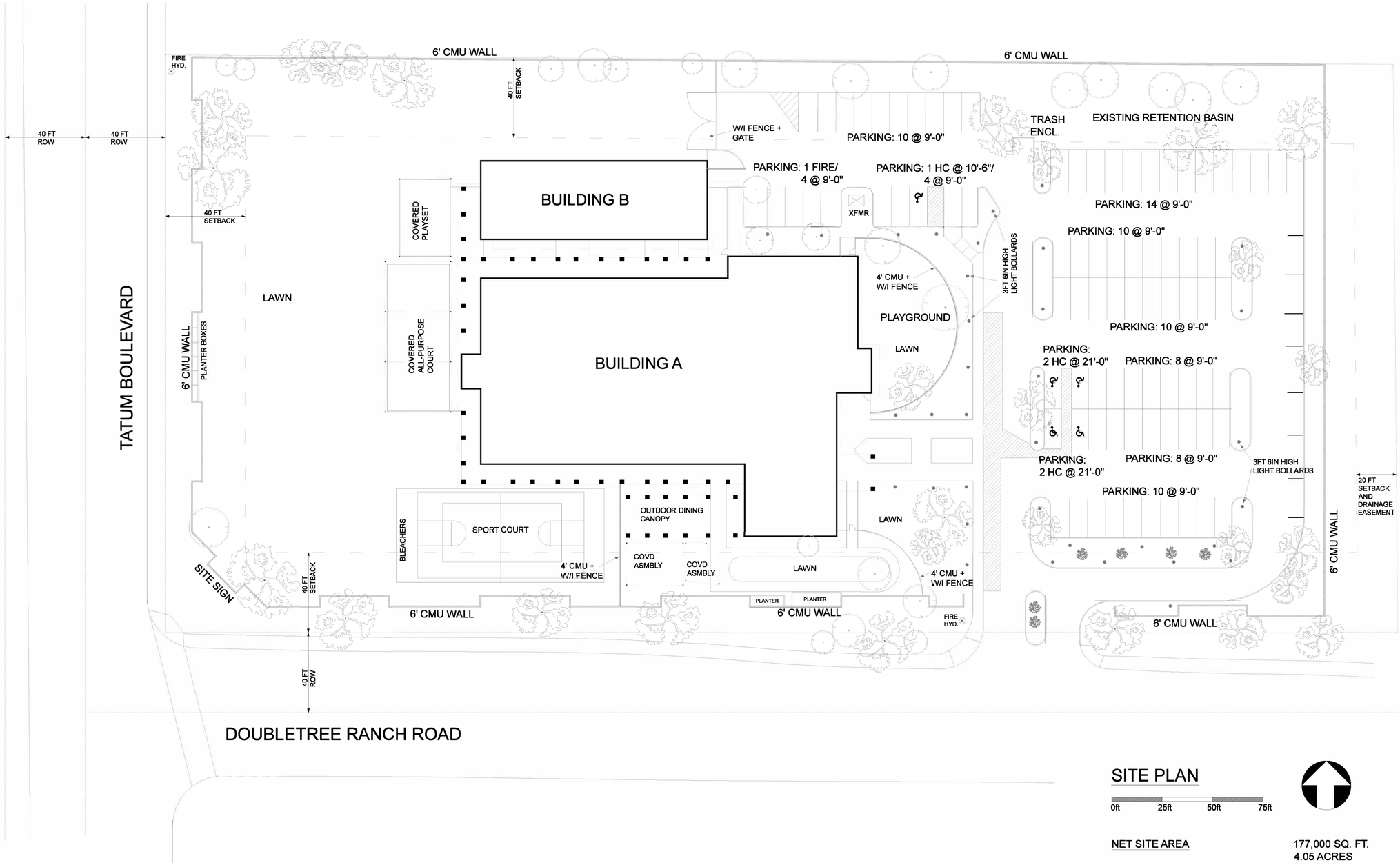
REGISTERED LAND SURVEYOR
CERTIFICATE NO. 31020
G. BRYAN GOETZENBERGER
5/5/17
Date signed
EXPIRES 3/31/18

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

ALLIANCE LAND SURVEYING LLC
7900 N. 70th AVENUE, SUITE 104
GLENDALE, AZ 85303
Phone: (623) 972-2200
contactus@azals.com
www.alliancelandsurveying.com

REV.	
REV.	
REV.	

SHEET: 1 OF 1 | DATE: 5-5-17 | JOB NO.: 170504



SITE PLAN

0ft 25ft 50ft 75ft

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	91 SPACES
LIGHTING	3 FT 6IN HIGH BOLLARDS NO CHANGES

All measurements are approximate and reliable, but not guaranteed.

Drawn by: On Demand Plans, 602.284.0822, www.ondeman

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.

image 360

Graphics › Signage › Displays

P: 480.368.7446
F: 480.368.7454

8230 E. Raintree Dr.
Suite 101
Scottsdale, AZ 85260

info@image360scottsdale.com

Order #:
78321

Client:
On Track Tutoring

Project:
Wall Signs

Date:
5/23/17

Proof #:
3A

Each order includes an initial proof and one revision. Each additional proof is charged at $15.00 each.

This proof is an original rendering by Image360. Reproduction of this design or construction based on this design is prohibited and subject to legal remedy.

APPROVAL PROCESS:

Please respond over ***email*** with:

- **APPROVED** (if everything looks good and you have reviewed everything closely)
- **NOT APPROVED** (if you have any revisions/edits *OR* if you have any questions)

It is the client's responsibility to ensure that the proof is correct in all areas. Please be sure to double-check spelling, grammar, layout, color, sizes, quantities and design before APPROVING the proof. We are happy to fix any errors before APPROVAL or answer any questions. The final product will look like as shown on this proof with the exception of some logos/art may appear blurry because the proof is low resolution. We can email a screen shot of any areas you are concerned about at 100% size to show how it will print. If a proof containing errors is approved by the client, it is the client's responsibility for payment of all original costs of printing, including corrections and reprints.

T-5.4″

25″

The Jones-Gordon School

J-8.6″

80″

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.

image 360

Graphics › Signage › Displays

P: 480.368.7446
F: 480.368.7454

8230 E. Raintree Dr.
Suite 101
Scottsdale, AZ 85260

info@image360scottsdale.com

Order #:
78321

Client:
On Track Tutoring

Project:
Wall Signs

Date:
5/23/17

Proof #:
3B

Each order includes an initial proof and one revision. Each additional proof is charged at $15.00 each.

This proof is an original rendering by Image360. Reproduction of this design or construction based on this design is prohibited and subject to legal remedy.

APPROVAL PROCESS:

Please respond over ***email*** with:

- **APPROVED** (if everything looks good and you have reviewed everything closely)
- **NOT APPROVED** (if you have any revisions/edits *OR* if you have any questions)

It is the client's responsibility to ensure that the proof is correct in all areas. Please be sure to double-check spelling, grammar, layout, color, sizes, quantities and design before APPROVING the proof. We are happy to fix any errors before APPROVAL or answer any questions. The final product will look like as shown on this proof with the exception of some logos/art may appear blurry because the proof is low resolution. We can email a screen shot of any areas you are concerned about at 100% size to show how it will print. If a proof containing errors is approved by the client, it is the client's responsibility for payment of all original costs of printing, including corrections and reprints.

Paul Michaud

From: cldavis32@cox.net
Sent: Tuesday, June 13, 2017 3:20 PM
To: Paul Michaud
Cc: dana.herzberg@jonesgordon.org
Subject: parking and JGS

Good afternoon Mr. Michaud,

I am sending this communication on behalf of Jones-Gordon School where my son, Zach, attends high school. The school community, parents, teachers and students are looking forward to the new campus and the beautiful outdoor space.

As a parent and a homeowner in a neighborhood, I can understand how a new school, especially one with high school age students, might create concern from residents of the surrounding community. I certainly would be wanting to ask questions regarding parking issues and traffic in general. I want to offer my perspective on these issues in the event that it will dispel any lingering concerns. My son has attended Mrs. Herzberg's school for the past three years. I can honestly say that the kids and their families, along with the staff, are an amazing group of people. The students are kind, caring and respectful of their school and towards each other. I anticipate that they will treat their new school with the same respect. It is a small school and as such, drop off and pick up are quick without backed up traffic issues. There are not very many high school students who drive so parking issues do not exist either. I realize that at other schools, these are significant issues. It simply isn't an issue at this school.

Please feel free to contact me if you would like any additional information. All of us certainly looking forward to building positive relationships with the surrounding neighborhood and community of Paradise Valley.

Sincerely,
Carrie Davis, MD
480.290.2900

Paul Michaud

From: Jackie Huber <jlhuber1@gmail.com>
Sent: Tuesday, June 13, 2017 4:01 PM
To: Paul Michaud
Cc: Dana Herzberg
Subject: Jones Gordon School

Dear Mr. Michaud,

My daughter has been attending The Jones Gordon School since November of 2015. I am very excited about the prospect of the school being moved to the former Tesseract Campus in Paradise Valley. This is such a good fit for so many reasons!

I am heading on vacation tomorrow and, sadly won't be back in time to attend the meeting on June 20 so I wanted to weigh in on any concerns you might have about drop-off and pick-up. I want to assure you that it has not been a factor for us- I don't even give it any thought. I do my daughter's drop-off and pick-up almost every day and it is easy and without traffic backup. We also have not dealt with parking issues. The JGS staff makes everything run smoothly. If you would like any more input, feel free to call or email me.

Thank you so much for your time,
Jackie Huber
Proud JGS Parent
602-569-4648
jlhuber1@gmail.com

Paul Michaud

From: Chip & Mary <chipandmary@cox.net>
Sent: Tuesday, June 13, 2017 3:06 PM
To: Paul Michaud; dana.herzberg@jonesgordon.org
Subject: The Jones Gordon School

June 13, 2017

Dear Mr. Michaud,

I am writing you today as a parent of a student at The Jones Gordon School. My son has been at JGS for the last two years and will be starting his freshman year of high school at JGS in August. I cannot tell you what a godsend JGS has been for my son and our family. He came to JGS from a public elementary school in Scottsdale a broken child. As a parent it would kill me to watch my son be bullied, teased and ignored by teachers. My husband and I would have to regularly fight with teachers and administration to get him the help he needed. Then we found JGS and everything changed! My son is now a confident, happy, kind and loving kid. He has done a complete 180. Last year he played on the basketball team, was 8th grade Student Body President and has more friends than I can keep track of. None of these things would have happened if he had stayed at a public school. Dana Herzberg and her team are truly passionate about this school and it's students. We are all one big family there and my only regret is we didn't find JGS sooner!

I understand there are some concerns about drop –off and pick up traffic. I also had these concerns before we started at JGS since the whole population of the school has to be independently transported. I was afraid we would be stuck waiting in long lines like we had at the public school...we were very pleasantly surprised with how quickly and easily drop-off and pick up go at JGS. I would say the average time it takes me to get my son is about three minutes on any given day. There are always teachers out in front of the school during these times to expedite the process and keep it swiftly moving. Traffic is never a problem and I don't think the residents in this area would encounter any inconvenience due to JGS being in the neighborhood. The Jones Gordon School is truly a magnificent and special school and the town of Paradise Valley should be proud to have such a fine institution in its city.

Sincerely,
Mary and Chip Church

Paul Michaud

From: Sally Robertson <sallyr2105@gmail.com>
Sent: Tuesday, June 13, 2017 1:54 PM
To: Paul Michaud
Subject: Jones Gordon school relocation

Dear Mr. Michaud,

I am a parent of a child who attends The Jones Gordon School, and we are very excited to learn of the school hopefully relocating to where the Tesseract School was situated previously.

I believe there were questions raised regarding how the roads and neighborhood would be affected by the traffic at drop off and pick up and I just wanted to let you know that there has never been any issues whatsoever since we have been attending the school.

The drop off times in the morning are staggered so that different grades start at different times, meaning there is never a heavy flood of traffic, and the same applies to pick up in the afternoon. I have never seen more than 2 or 3 cars at any one time, it is ***that*** quiet!! The whole operation is very well organized and problems with traffic back up is simply never an issue.

Kind regards
Sally Robertson.

Paul Michaud

From: Susan Doyle <susancdoyle@gmail.com>
Sent: Tuesday, June 13, 2017 12:08 PM
To: Paul Michaud
Cc: Dana Herzberg
Subject: Jones Gordon School

Dear Mr. Michaud,

We are the proud parents of Cameron, an incoming sixth grader at the Jones Gordon School.

Cameron has attended JGS for four years.

We cannot emphasize enough how outstanding this school and it's staff are. They consistently go above and beyond in every aspect of their cause.

Paradise Valley will be blessed to have this facility in it's environs. The school, the staff and the parents will recognize this campus as the jewel that it is and will treat it as such. Knowing that Cameron will now have an opportunity to attend a traditional campus in a beautiful setting for the rest of his school days gives us tremendous satisfaction and a true sense of relief.

We, as a family, will commit ourselves to abiding by and reinforcing any and all regulations requested by the city of Paradise Valley as they pertain to the school and our son.

Thank you very much for your consideration and involvement in this transition.

Sincerely,

Susan and William Doyle
Susancdoyle@gmail.com
Wdoyle@doyleawgroup.com

Paul Michaud

From:	goldchoiceone <goldchoiceone@cox.net>
Sent:	Tuesday, June 13, 2017 8:19 AM
To:	anita.theisen@gmail.com
Cc:	Paul Michaud; Planning Commissioner Daran Wastchak; Planning Commissioner James Anton; Planning Commissioner Campbell; Planning Commissioner Charles Covington; Planning Commissioner Mahrle; Planning Commission Strom; jwainright@paradisevalleyaz.gov; Kevin Burke; Mayor Michael Collins; Vice Mayor Jerry Bien-Willner; Council Member Paul Dembow; Council Member Julie Pace; ore@paradisevalleyaz.gov; Council Member David Sherf; Council Member Mark Stanton; 'Stu Troyan'; 'Ken Levin'; 'Elaine'; havanarunner@aol.com; 'Patti Andersen'; collingcandyaz@gmail.com
Subject:	FW: TESSERACT SCHOOL PREMIT AMENDMENT NEIGHBORHOOD RESPONSE - UPDATE WITH CORRECTED EMAIL ADDRESSES
Attachments:	TESSERACT SCHOOL LETTER.pdf
Importance:	High

Dear Anita,

We, your neighbors, received your letter regarding your request to move the Jones-Gorgon School to the Tesseract location, located on the corner of Doubletree Ranch Road and Tatum Blvd.

We understand your challenges and you son's disability. We are all very understanding and caring people. We all have children and we too have all shared similar and other challenges.

We are sorry, but we are not in favor of having high school students at our "door step".

Many of us are not in a gated community situation. We are all familiar with teenagers and we have all experienced the many challenges of raising teenagers.

Assuming some of the students will be driving. There will then be a multitude of beginner student drivers, driving past our homes, mornings, breaks, lunch time and after school. This will now increase the traffic on Doubletree Ranch Rd and Tatum Blvd. This is already a very busy and sometimes dangerous corner, and this will now increase the traffic on this corner and all of the side streets in the immediate vicinity. You mentioned you live in Paradise Valley. We're assuming you don't live in this vicinity otherwise you would then understand our objections.

I'm sure your son is a responsible young man. Are you personally prepared to vouch for all of the other teenagers that would also be attending? Are you personally prepared to vouch for the safety of all the homes in the immediate vicinity with all of the teenagers driving and "hanging out"?.

Is there ample parking for all of the teachers and the students? If not, this would mean they would be parking in the streets surrounding all of our homes. As it is, whenever there is a parent/teacher event at Tesseract, many of our driveways are blocked and the attendees think nothing of using our driveways as their personal walk throughs in addition to tossing cigarettes and garbage on our properties. And this is for a school with only grades K-8. We can only imagine what will change with high school students attending.

Most of us have lived here for more than 16 years. We have raised our children here. We all love living here. We love our quiet, pet friendly-safe neighborhood.

Who would be responsible for adding and paying for the additional security and/or additional police which would be necessary if you have high school students in the immediate area. The residents of Paradise Valley shouldn't have to foot the bill for that and yes, we all agree, the thought of needing to is very sad – but also very realistic.

So, we are not trying to be "meanies", but we are not happy to have this change with high school children in our immediate area.
This could also mean, to the neighbors in close proximity to the school, an adverse change in our property values in addition to making our properties not a viable to sell.

We urge you to please find a different location. We'll see you on June 20th.

Sincerely,

Robert and Beth Goldman
Stu and Karen Troyan
Dr. Richard and Bunny Gordon
Dr Steven and Paula Galasky
Kenneth and Linda Levin
Peter and Candace Colling
Ron and Patti Andersen

Cc:
pmichaud@paradisevalleyaz.gov
dwastchak@paradisevalleyaz.gov
janton@paradisevalleyaz.gov
tcampbell@paradisevalleyaz.gov
ccovington@paradisevalleyaz.gov
rmahrle@paradisevalleyaz.gov
dstrom@paradisevalleyaz.gov
jwainright@paradisevalleyaz.gov
kburke@paradisevalleyaz.gov
mcollins@paradisevalleyaz.gov
jbienwillner@paradisevalleyaz.gov
pdembow@paradisevalleyaz.gov
jpace@paradisevalleyaz.gov
ore@paradisevalleyaz.gov
dsherf@paradisevalleyaz.gov
mstanton@paradisevalleyaz.gov

June 1, 2017

Robert & Beth Goldman
4912 E Doubletree Ranch Rd
Paradise Valley, AZ 85253

Dear Robert & Beth,

My name is Anita Theisen, and my husband and I would like to introduce ourselves. We own Mercedes-Benz of Scottsdale across from Fashion Square and have a home in Paradise Valley. We recently signed an agreement to purchase the property at 4800 E Doubletree Ranch Rd, the previous site of the Tesseract School. We became interested in purchasing the site when we found out they would be moving to a new location outside of Paradise Valley. We were saddened to learn this past weekend that the Tesseract School will no longer be operating at any location.

Our intention in purchasing 4800 E Doubletree Ranch Rd is to move The Jones-Gordon School there. (www.jonesgordon.org) The Jones-Gordon School is a private school specializing in bright kids with learning differences like dyslexia (which our son has) and executive function challenges that make it difficult to learn in a conventional educational environment. While dyslexia can make it tough to learn, some of our most famous people have overcome it and achieved greatness like Albert Einstein, Pablo Picasso, Richard Branson, and Steven Spielberg.

Personally, we have seen a dramatic difference in all our son's academic scores since we changed him from a conventional learning school to this one and it is amazing for us to realize how much of a difference teaching method can make in realized potential for this kind of student.

Jones-Gordon is currently located in an office building in an industrial park at 91st St and Bell Rd in North Scottsdale. Class sizes are small (1:10 ratio is the maximum) and every student has an individualized program tailored to that child's strengths and weaknesses. JGS's tuition is $24,500 a year and the students come primarily from Paradise Valley, Scottsdale and the Arcadia area. The school is first through twelfth grades. The Tesseract model was preschool through eighth grade. We are asking the Town of Paradise Valley to approve these additional grade levels, 9-12, so we can continue with all the students in the new location. We are not changing the existing enrollment cap.

We are not planning to add buildings or change the campus in any way (aside from the signage, which will be approximately the same size in the same place) so the physical property and relationship with the neighborhood will stay the same.

I would be happy to answer any questions you have about the school or our intended use of the property. I can be reached at anita.theisen@gmail.com.

Kind Regards,

Anita Theisen

Paul Michaud, AICP
Senior Planner
Town of Paradise Valley
6401 E. Lincoln Drive
Paradise Valley, AZ 85253
(480) 348-3574

Dear Resident:

Notice is hereby given that the Town of Paradise Valley Planning Commission will hold a **public hearing at 6:00 p.m., on Tuesday, June 20, 2017,** at Town Hall, 6401 East Lincoln Drive, Paradise Valley, Arizona, 85253 for the following application:

> **PUBLIC HEARING**: Doubletree School L.L.C. on behalf of Sion Holdings is requesting a Minor Special Use Permit amendment for the 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.

If you have questions, please call me at the Planning Department at (480) 348-3574.

Sincerely,

Paul Michaud, AICP
Senior Planner

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

For further information about any of these matters, please contact the Community Development Department, 6401 E. Lincoln Drive, Paradise Valley, Arizona, 480-348-3692.

All agendas are subject to change. Several items may be on an agenda. You may want to contact the Town or view the agenda online to check the order of the item you are interested in to estimate when it may be heard. You can generally view the agenda approximately 4-6 days prior to the meeting date at www.ci.paradise-valley.az.us/330/Agendas-and-Meetings. When you click on the individual underlined items on the agenda, a list of pdf files will appear on the right side of the screen. The staff action report and attachments will be listed separately for each agenda item.

Paul Michaud

From: Ann Porter <aporter@vsit.org>
Sent: Tuesday, June 13, 2017 12:38 PM
To: Paul Michaud
Cc: dana.herzberg@jonesgordon.org
Subject: THE Jones-Gordon School!

Good Afternoon,

It is with great pride and privilege to write to you in regards to The Jones-Gordon School (JGS). I am a parent and supporter of the school and the dedicated teachers who give TIRELESSLY to "their kids." In addition, I am also a citizen, whom understands how important it is for a community to feel comfortable with how its local businesses operate. Do they in-still respectful procedures? I can say with certainty, JGS' philosophy **is** caring for its community! I have seen in every aspect how much care they put into ALL they do. This includes drop-off and pick-up. When we first started at JGS (three years ago), I wanted to get a feel for the school, and how it operates, inside and out. I noticed, how SMOOTH the transition was, and is -- ALWAYS considering the local business, ALWAYS communicating with parents to ensure a smooth transition, ALWAYS communicating with staff via radios. All parents are in and out of there in no time!

Please be a part of continuing the mission of this school --- Believing in someone, can make miracles happen, and will most certainly allow a community to grow stronger!

I sincerely thank you for time and consideration.

Warm Regards,
Ann M. Porter

VALLEY SCHOOLS

Ann M. Porter
Energy Conservation Program
Cellular: 480.748.1826
Office: 623.445.5273
Fax: 623.445.5280
aporter@vslt.org

Paul Michaud

From: Mary Preston <pspmgp@aol.com>
Sent: Tuesday, June 13, 2017 12:12 PM
To: Paul Michaud
Subject: TheJones-Gordon School

Dear Sir,
Please give consideration to this letter of support for The Jones-Gordon School application.
Sincerely,
Paul S. Preston

Paul S. Preston

6827 East Sanna Street

Paradise Valley, Arizona 85253

13 June 2017

Paul E. Michaud, Senior Planner

6401 E. Lincoln Drive

Paradise Valley, Arizona 85253

Dear Mr. Michaud,

I am writing to affirm my full support of the application by The Jones-Gordon School for a Special Use Permit change to occupy and educate from 4800 E. Doubletree Ranch Road, Paradise Valley, Arizona 85253, the former home to The Tesseract School.

I am a Paradise Valley homeowner. I have great experience interfacing with the staff and leadership of The Jones-Gordon School. They are people who keep their word; they do what they say they are going to do.

Additionally, my granddaughter, Ella Moreno, attends The Jones-Gordon School. Many mornings and afternoons of each week, I take Ella to school or collect her at the end of the school day. I do not experience traffic or parking problems.

I ask and hope that you look favorably on The Jones-Gordon School application and approve it as soon as possible.

Sincerely,

Paul S. Preston

Paul Michaud

From: schwanz@cox.net
Sent: Sunday, June 11, 2017 10:22 AM
To: Paul Michaud
Cc: Dana Herzberg
Subject: Jones Gordon School Approval

My name is Michele Schwanz and my daughter is an 11th grade student at Jones Gordon School. Last year was our first year attending Jones Gordon and prior to that attended Notre Dame Preparatory. Without a doubt the traffic during pick up and drop off has been one of the least hectic and most free flowing I have EVER experienced in the last 20 years from preschool to high school. This should in no way cause any traffic delays in the area. Some high school students have schedules that might be slight different than the lower grades therefore coming and going when the majority of students have already been dropped off.

In addition, Jones Gordon is run by an amazing staff of people especially its founder Dana Herzberg. If any issues were to unexpectedly arise from the traffic situation she would worked diligently to rectify any issues immediately. I have never met a more professional, passionate & caring individual to run a school and the teachers and staff as well.

I hope you and the planning committee will give the approval for the Jones Gordon School. Please contact me If you have any questions or need any further information regarding this matter.
Thank you,
Michele Schwanz
480.784.7922

Sent from my iPhone

Paul Michaud

From: Colleen Steinberg <steinberg_az@cox.net>
Sent: Sunday, June 11, 2017 7:13 PM
To: Paul Michaud
Subject: Jones Gordon School

Dear Mr. Michaud,

I am writing on behalf of a friend and fellow Paradise Valley resident who has a student at Jones Gordon School (JGS). I completely support the JGS purchase of the former Tesseract Campus. JGS has a solid reputation and provides an excellent education to students who learn differently with issues such as dyslexia, ADHD and slow processing. These students are often underserved by our local public, charter and private schools, making JGS a valuable asset to our community.

At the current JGS location the drop-off and pick-up are smooth and there is no reason to believe that the situation on a Paradise Valley campus would be any different. I whole heartedly support the Planning Commission making a minor amendment to the current permit to include grades 1 through 12.

Respectfully-
Colleen Steinberg
6118 North Quail Run Road
Paradise Valley, AZ 85253

Paul Michaud

From: Anita Moryadas Theisen <anita.theisen@gmail.com>
Sent: Thursday, June 08, 2017 2:17 AM
To: Susan Bitter Smith; Michele Hammond; John Berry; dana.herzberg@jonesgordon.org
Subject: Fwd: Jones-Gordon School

Typed by thumb

Begin forwarded message:

> **From:** John Graham <john.g@premiersolar.com>
> **Date:** June 7, 2017 at 11:15:19 PM GMT+2
> **To:** anita.theisen@gmail.com
> **Subject: Jones-Gordon School**
>
> Hi Anita
>
> Thanks for the informative letter. Sounds like a great thing your family is doing. Let me know if there's anything I can do to help. I like to support good causes personally and at a minimum if you can let me know if your school qualifies for any of the state tax credits I'll donate that way and have a few friends do the same. I own a couple solar companies and an hvac company and am open to any ideas if you folks decide to raise money for scholarships or equipment, etc.
>
> John Graham

Paul Michaud

From: Anita Moryadas Theisen <anita.theisen@gmail.com>
Sent: Thursday, June 08, 2017 2:16 AM
To: Susan Bitter Smith; Michele Hammond; John Berry; dana.herzberg@jonesgordon.org
Subject: Fwd: Jones Gordon

Typed by thumb

Begin forwarded message:

> **From:** "Howard Singer" <howardsingerlaw@aol.com>
> **Date:** June 7, 2017 at 10:52:02 PM GMT+2
> **To:** <anita.theisen@gmail.com>
> **Subject: Jones Gordon**
>
> I am a resident of Tatum Foothills and received your letter. Good luck to you and the school. I think its great what your doing and I hope the school occupies the old Tessaract building. I clearly would have no objection.

Howard Singer
Sternberg & Singer Ltd.
80 E. Columbus Ave.
Phoenix, Az. 85012
Phone:602-264-4965
Fax: 602-277-0144
E Mail: howardsingerlaw@aol.com

Note: This message is intended only for the use of the individual or entity to which it is addressed. It may contain information that is privileged, confidential, or otherwise protected from disclosure under applicable law. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this message is strictly prohibited. If you have received this communication in error, please notify us immediately by replying to the sender of this e-mail at Howardsingerlaw@aol.com .

Dear Anita & Chuck,

It is commendable that you want to preserve the education of your son & other students by purchasing this site, allowing for The Jones-Gordon School to relocate.

We are the neighbors on Doubletree Ranch Road, directly adjacent to Tesseract School & have resided there for over 30 years. This is to acknowledge that we have received your letter stating you have agreed to purchase Tesseract School. The notice from the Town of Paradise Valley Planning Commission was also received & we plan to attend the public hearing on 6/20/17.

We were involved in the first negotiations of the existing school & the agreement was that the Town of Paradise Valley's zoning would only be preschool-8 for this site. We do not agree to any changes.

If the existing site status remains at preschool-8, & no changes/modifications will be made to the maximum enrollment,exterior building or site, it is imperative to educate staff, parents & visitors on parking & traffic problems (there is no parking/waiting on Doubletree, in the medians or our driveway), & adherance to the Town of Paradise Valley's limit on evening or weekend events. These are all items having been addressed with Tesseract over the years.

Thank you for your time & understanding.

Regards,

Jeffrey & Lisa Cook

REJUVENT®
MEDICAL SPA & SURGERY

June 5, 2017

Attn : Town of Paradise Valley Planning Commission

Rejuvent Medical Spa and Surgery located at 9155 E. Bell Road, Scottsdale, AZ 85260 has been neighboring The Jones-Gordon School since July of 2013.

It is our understanding that they are moving locations. Rejuvent can emphatically say that we have not been negatively impacted by our proximity to the school. There have never been any issues regarding traffic, parking, noise, trespassing, vandalism, etc.

We wish them the best of luck at their new location!

If you have any questions, please feel free to contact me at (480) 889-8880.

Sincerely,

Inga Masters

Office Manager

THE JONES-GORDON SCHOOL
4800 E DOUBLETREE RANCH ROAD
STIPULATIONS
MINOR SPECIAL USE PERMIT AMENDMENT
SUP-17-03
June 20, 2017

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").

The Property has a General Plan designation of "Public/Quasi Public" and is zoned "Special Use Permit" for a private school, the allowable designation and zoning for a private school.

The Town of Paradise Valley Planning Commission held a public hearing on June 20, 2017, in the manner prescribed by law, for the purpose of considering a minor amendment to the Special Use Permit for said Property.

Said minor amendment was amended to modify the allowable curriculum taught at the school from pre-school through 8th grade to 1st grade through 12th grade; and to replace two exterior wall signs along Tatum Boulevard with the name of the new school, The Jones-Gordon School subject to the following stipulations.

STIPULATIONS (existing stipulations modified by this amendment are amended with deletions shown as ~~strikethroughs~~ and/or updated language shown in **bold**) In the case of discrepancies between approved plans, those with a later date shall take precedence.

<u>Jun 20, 2017 Minor SUP Amendment</u>

To replace the Tesseract school with another private school, The Jones-Gordon School, modify the stipulation that the curriculum taught at the school be changed from pre-school through 8th grade to 1st grade through 12th grade, and to modify the two wall signs along Tatum Boulevard to identify the new school.

1. **The Property shall be in substantial compliance with the following:**
    a. **Project Narrative, dated June 9, 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, with the queuing and parking exhibit; 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 for a private school and related facilities only as set forth in **the stipulations of this Special Use Permit** ~~paragraphs 1 and 6~~, and no changes, expansions, additions or alterations to the Property or improvements shall be allowed without an express written amendment to this Special Use Permit. *(Moved and revised from Stipulation 2, SUP 95-18)*

    a. The **allowable curriculum taught at the** school shall be for ~~preschool~~ **1st grade** through ~~eighth~~ **12th** grade. ~~There shall be no grade levels above grade 8.~~ *(Moved and revised from Stipulation 6.h, SUP-95-18)*
    b. Lower grades are defined as 1st grade through 4th grade. Middle grades are defined as 5th grade through 8th grade. Upper grades are defined as 9th grade through 12th grade.
    c. The maximum enrollment shall not exceed 340 students. *(Moved from Stipulation 6.d of SUP 95-18)*
    d. The maximum upper school enrollment shall not exceed 60 students.
    e. The normal hours of operation shall be between the hours of ~~6:00 o'clock~~ **7:00** a.m. and ~~7:00 o'clock~~ **6:00** p.m. Monday through Friday. *(Moved and revised from Stipulation 6.g, SUP 95-18)*
    f. The Property will be a closed campus, restricting the ability of students to leave for lunch off the school grounds.

g. The outdoor areas of the Property shall not be used for extra-curricular athletic activities that occur outside the regular school day.

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. Parking and circulation on the site shall remain as depicted on the approved plans and related documents.

a. 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.

b. No school-related parking shall be permitted along Doubletree Ranch Road, Tatum Boulevard, or adjacent local streets.

c. No more than 20 on-site parking spaces shall be used for student parking.

d. The school agrees to abide by the terms as generally described in the student vehicle-parking contract submitted with SUP-17-03. Within 30 calendar days of final approval of this Special Use Permit amendment,

the representative for the school shall provide to the Town Attorney the final copy of the vehicle- parking contract to ensure that all terms required under the Special Use Permit are covered. Any future updates to this parking contract shall be given to the Town to ensure its substantial compliance to the Special Use Permit for the school.

e. The representative for the school shall furnish the Town with a report providing information on the students enrolled at the school twice a year as follows:

i. A student enrollment total for the lower, middle, and upper grades.

ii. The number of student parking permits granted not to exceed 20.

iii. Total student enrollment count at the beginning of the school year.

iv. Total student enrollment count at the end of the school year.

v. Each report shall indicate the date such enrollment count was taken.

vi. The school superintendent shall sign each report.

f. The seven parking spaces along the eastern parking lot drive aisle shall be re-striped such that the Property maintains a total of 91 total parking spaces, including five accessible parking spaces.

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.

<u>Feb 22, 2013 Managerial SUP Amendment</u>

Addition of an umbrella style shade canopy at the northeast playground

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.

<u>May 5, 2009 Managerial SUP Amendment</u>

Addition of a staircase and rock wall for the south play structure at a setback of 22' and 25', respectively

1. All necessary building permits shall be obtained.

<u>Dec 3, 2008 Minor SUP Amendment (SUP-08-03)</u>

Replace an existing sign, add a new sign, replace two play structures and add three canopies

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. *(The two signs approved in SUP-08-03 are no longer valid, as these are replaced with the two wall signs along Tatum Boulevard of SUP-17-03*)

2. All existing Special Use Permit stipulations shall remain in full force and effect.

<u>May 5, 2009 Managerial SUP Amendment</u>

Addition of two security signs, one located at northwest corner of the perimeter wall and the other located on southeast corner of the perimeter wall. Signs shall not exceed a maximum height of three feet, measured from grade.

<u>Jan 27, 2000 SUP Amendment (SUP-99-13)</u>

Addition of a shade structure and a security gate. 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. 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.

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.

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

<u>May 12, 1994 SUP Amendment (SUP-95-18)</u>

Addition of a new classroom building and to modify the curriculum to add 7th and 8th grade. This Special Use Permit amendment was recorded with the Maricopa County Recorder, document 95-0300330. Document 95-0300330 replaced all the prior stipulations into one document. These prior recorded documents included the amended Special Use Permit document 94-0597112 and 89-313533 .

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

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

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

~~2. Property shall be used for a private school and related facilities only as set forth in paragraphs 1 and 6, and no changes, expansions, additions or alterations to the Property or improvements shall be allowed without an express written amendment to this Special Use Permit.~~ *(Moved and revised to Stipulation 3, SUP-17-03)*

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

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

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

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

    a. All building heights, densities, setbacks, and uses shall be as depicted and approved on Exhibit D.

    b. All utilities shall be underground.

    c. All sewage shall be connected to a public sanitary sewer.

    d. ~~The maximum enrollment shall not exceed 340 students~~ *(Moved to Stipulation 3.b, SUP-17-03)*

    e. Outdoor lighting shall not exceed eight feet in height at any location and shall meet the Town Light Ordinance and must be as depicted on the site plan.

    f. The recreational path along Doubletree Ranch Road abutting the property shall be 6 feet wide and in concrete.

    ~~g. The normal hours of operation shall be between the hours of 6:00 o'clock a.m. and 7:00 o'clock p.m. Monday through Friday.~~ *(Moved and revised to Stipulation 3.d, SUP-17-03)*

    ~~h. The school shall be for preschool through eighth grade. There shall be no grade levels above grade 8.~~ *(Moved and revised to Stipulation 3.a, SUP-17-03)*

i. No outside bells or sound amplification systems shall be used except for an emergency alarm system.

j. 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.

~~k. Construction of the entire project must be completed no later than [January 15, 1995]. January 15, 1996.~~ *(completed)*

l. The driveway entry shall be modified [per the attached Detail Plan #1.] as shown in Exhibit D, Sheet B.

m. Existing native plants necessarily disturbed by construction shall be relocated on site.

n. There shall be a landscaping screen along the north property line west of the new building; or, the playground equipment sha11 be relocated away from the homes to the north; [one] Two evergreen elms added.

o. No new lighting, other than parking lot lighting, shall be permitted. Any new parking lot lighting shall conform to the submitted and approved as shown on the plan site lighting plan.

p. The fence on the northern boundary shall have only one course added.

q. No parking signs shall be placed in front of the school along Doubletree.

r. The developer shall provide trees north of parking and south of retention basin.

s. The Golle letter shall be part of the Special Use Permit.

t. The paved play area on the west may be used for overflow parking approximately five times a year.

u. The parking lot lights shall be turned off by 10:00 p.m. except for security lighting.

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.

Copyright American Land Title Association. All rights reserved. The use of this Form is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

AMERICAN LAND TITLE ASSOCIATION

The Jones-Gordon School

Vehicle Parking Contract

Student: _____ Grade: _____

Year/Make/Model/Color of Vehicle: _____

License Plate #: _____ Driver's License #: _____

Owner of vehicle: _____ Owner phone #: _____

Address of owner: _____

DRIVING/PARKING

The following are guidelines that all student drivers are required to follow. All student drivers and their parents are required to sign a Vehicle Parking Contract. **Parking on campus is a privilege.** Parking registration is limited to juniors and seniors ONLY, with a GPA greater than or equal to 3.0, based on space availability.

PARKING REGULATIONS

1. **All vehicles parked on school grounds must be registered with the school.**
   a. Students may only park in designated student spaces.
   b. Students found to be parking off campus will lose all parking privileges. Second offenses will result in disciplinary action.
2. **A student may register multiple vehicles under their permit.** Please submit registration and proof of insurance for *each vehicle*. If a student needs to drive an alternate vehicle, bring both documents to the main office first thing in the morning.
   a. **Under no circumstances should a car be parked without proper registration.**
   b. **If a student changes vehicles at any point during the school year,** temporarily or otherwise, the registration and proof of insurance of the replacement vehicle must be brought in to document the change of vehicles and updated so that no registration fines are assessed. There is no additional charge in such a case.
3. **The registration fee of $75 must be paid with cash or check in the exact dollar amount.**
4. **Parking regulations are enforced.** It is considered a privilege to park on school grounds. Suspension of parking privileges, towing of vehicles, use of a restraining boot, and/or other disciplinary action, up to and including expulsion, may occur.
5. **All student drivers must be licensed and covered by insurance.** The school is **NOT** responsible for the vehicle and/or its contents.
6. **Vehicles will be appropriately parked on arrival,** one vehicle per space. Pull-in parking only will be permitted. Back-in parking and pull-through parking constitutes a violation for improper parking.
7. **Parking lot speed shall not exceed 10 miles per hour.** Reckless and/or irresponsible operation is cause for revocation of parking privileges (Irresponsible operation includes, but is not limited to: stop sign violation, screeching of tires, failure to yield in crosswalks, and speeding). A student shall not intentionally, nor recklessly, operate a motor vehicle so as to endanger the safety,

health and/or welfare of others on school property. Immediate disciplinary action will be taken for any such violations.

8. **Students who park on campus after privileges have been revoked** may receive additional disciplinary consequences, up to and including expulsion.
   a. Parking off-site (in surrounding neighborhoods) is **strictly** prohibited and will automatically result in disciplinary action.
9. **All regulations of the student handbook apply to the parking lot.** Students are not to loiter in the parking area nor are they to sit in their vehicles while parked on school grounds or in local neighborhoods.
10. **Student vehicles are subject to search.** Any student who exercises the privilege of parking an automobile on school grounds shall be considered to have given implied consent to a search of such automobile at any time a search is requested by the school administration.
11. In accordance with local ordinances, **noise levels emanating from the vehicle** (mechanically, musically, or otherwise) **must be kept at a minimum.** Excessive noise, as determined by JGS employees, will result in disciplinary action.
12. **The administration reserves the right to revoke parking privileges.**

Parking registration will be considered complete upon receipt of all of the following:

- Parking contract for each student/vehicle
- Copy of current student driver's license
- Copy of current proof of insurance for each vehicle
- Copy of current vehicle registration

I have read and understand the above regulations. By signing below, I agree to abide by them. In the event that I should disobey any of these regulations, I understand that I am subject to disciplinary action, up to and including expulsion from the Jones-Gordon School.

Student Signature | Name (printed) | Date

I have read and understand the above regulations. By signing below, I hereby give my son/daughter permission to park on campus and understand that failure to abide by all regulations will result in disciplinary action, up to and including expulsion from the Jones-Gordon School.

Parent Signature | Name (printed) | Date

The Clubhouse
innovative therapy centers

To Whom it May Concern:

We have known Dana Herzberg and her school, The Jones-Gordon School, for many years. We are happy to provide overflow parking for the few events they host during the year. We are located at 4600 E. Shea Blvd and have plenty of parking to accommodate their small events. Please feel free to contact me with any questions: 602-368-8601.

Most Sincerely,

Crystal Brooks
The Clubhouse Centers

4600 East Shea Boulevard, Suite 101 • Phoenix, Arizona 85028
Phone: 602-368-8601 • www.theclubhousecenters.com

EDGE
enhanced development through group experiences

Dana Herzberg, M.Ed.

The Jones-Gordon School

Dear Dana,

The Franciscan Renewal Center is happy to provide The Jones-Gordon School with overflow parking based on availability.

Please contact me directly when you have a need for additional parking.

Sincerely,

Indra Tilgass-Rodney
Director of Meetings & Conferences
The Franciscan Renewal Center
(480) 355-5632

Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Action Report

File #: 17-229

AGENDA TITLE:
Approval of June 6, 2017 Planning Commission Minutes

powered by Legistar™

Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Minutes - Draft

Planning Commission

Tuesday, June 6, 2017 | **6:00 PM** | **Council Chambers**

STAFF MEMBERS PRESENT
Town Attorney Andrew M. Miller
Community Development Director Eva Cutro
Senior Planner Paul Michaud
Town Engineer Paul Mood

1. CALL TO ORDER

Chairman Wastchak called the meeting to order at 6:00 p.m.

2. ROLL CALL

Present 7 - Chairperson Daran Wastchak
Commissioner James Anton
Commissioner Thomas G. Campbell
Commissioner Charles Covington
Commissioner Richard K. Mahrle
Commissioner Dolf Strom
Commissioner Jonathan Wainwright

3. EXECUTIVE SESSION

None

4. STUDY SESSION ITEMS

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

Paul Michaud, Senior Planner, presented this request for a minor SUP amendment to allow the existing Tesseract School to become the Jones-Gordon School. The mix of students will change from pre-school to 8th grade to first to 12th grade. There is no change in the maximum allowable 340 student enrollment. No new buildings are proposed. Changes to signage is also requested. The proposed signs are smaller than the existing signs and will not be illuminated.

The school is for twice exceptional students. There was a request to define this term. John Berry, attorney for the applicant, introduced the applicant. A twice exceptional child is a gifted child with a learning disability like dyslexia. The children do not have emotional issues.

There was discussion regarding the number of parking spaces. It was noted that parking spaces for high school students would be limited to twenty total permits. It was stated this should be stipulated. A parking agreement will also need to be signed that students can not park off campus if they do not have a parking permit.

Linda Peterson Warren, neighbor to the north, wanted documentation regarding special event parking. It was noted that if parking exceeded the existing spaces that an arrangement for parking would have to be submitted and approved by the Town. An example of given was parking at a nearby church and shuttling persons to the school. The Clubhouse on Shea Boulevard has already agreed in writing to allow overflow parking. A stipulation regarding parking for Special Events will be included.

There was discussion regarding the ability to reach the 340 student maximum in the current Special Use Permit on a campus of this size. The Jones-Gordon school anticipates a maximum of 160 students. There was discussion of limiting the number of high school students. Commissioners believe the high school students are more of a concern. The applicant suggests limiting the number of high school students to 60 total. It was recommended this be stipulated with an annual report on enrollment submitted to the school. It was suggested by the applicant that they also would supply the number of parking permits.

There was discussion of the breakdown of schools. First through fourth grade is the lower school. 5th to 8th grade is middle school. 9th to 12th grade is high school.

Dawn Cartier, traffic engineer, presented traffic patterns.

There was discussion of extra curricular activities. All high school sports are done off-site. On campus extra curricular activities are in small groups related to their studies. There will be a stipulation that outdoor high school curricular activities be off site.

There was discussion of leaving the school for lunch. While not currently prohibited, their high schoolers do not leave for lunch. The applicant has no opposition to a closed campus.

It was suggested to limit the hours of the school to 7:00 a.m. to 6:00 p.m. This is due to a concern that starting earlier may cause noise before sunrise. Mr. Berry stated this was agreeable.

There was discussion of putting all existing and proposed stipulations into a single document. Mr. Michaud stated he would do this.

Phyllis Peshkin, resident, wanted the applicant to be aware that Cherokee School currently puts a lot of traffic on Doubletree Ranch Road.

There was discussion regarding where the high school students park.

It was noted that this is scheduled for a hearing at the next meeting on June 20th.

No Reportable Action

5. PUBLIC HEARINGS

None

6. ACTION ITEMS

None

7. CONSENT AGENDA

A. 17-203 Approval of May 16, 2017 Planning Commission Minutes

A motion was made by Commissioner Wainwright, seconded by Commissioner Strom, to approve the May 16, 2017 Planning Commission minutes. The motion carried by the following vote:

Aye: 7 - Chairperson Wastchak, Commissioner Anton, Commissioner Campbell, Commissioner Covington, Commissioner Mahrle, Commissioner Strom and Commissioner Wainwright

8. STAFF REPORTS

Mr. Michaud informed the Planning Commission about providing a tablet for the Planning Commissioners in lieu of providing paper copies similar to the Town Council. Five of the seven Planning Commissioners prefer the paper copies since these are easier to scale and review in locations that Internet service may be unavailable. Staff will look into providing one or two tablets to loan out and whether the program will allow for scaling of plans. It was noted that ILegislate will work on their own personal devices, provided that device is compatible with the application. As a trial, it was suggested to provide a PDF of the packet to all Planning Commissioners for the next

meeting.

The July meeting dates were discussed. It was noted their will be a quorum and the meeting dates were changed for July to July 11th and July 25th. Commissioner Mahrle can attend by phone on both meeting dates. Commissioners Strom and Covington are unavailable for the July 25th meeting. The Hillside Building Committee of July 12th will remain, with Commissioner Wainwright willing to step in for Commisisoner Strom if he is unavailable.

The Town Council representative for the June Council meetings will be Chairman Wastchak.

Andrew Miller reviewed items related to the upcoming small cell application.

9. PUBLIC BODY REPORTS

None

10. FUTURE AGENDA ITEMS

Mr. Michaud reviewed the upcoming items.

11. ADJOURNMENT

A motion was made at 7:38 p.m. by Commissioner Campbell, seconded by Commissioner Mahrle, to adjourn the meeting. The motion carried by the following vote:

Aye: 7 - Chairperson Wastchak, Commissioner Anton, Commissioner Campbell, Commissioner Covington, Commissioner Mahrle, Commissioner Strom and Commissioner Wainwright

Paradise Valley Planning Commission

By: _____
Eva Cutro, Secretary