

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

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

NEW STIPULATIONS

1. The Property shall be in substantial compliance with the following:
 - a. Project Narrative, dated May 11, 2017;
 - b. Site Plan, prepared by On Demand Plans;
 - c. ALTA survey, prepared by Alliance Land Surveying LLC, dated May 5, 2017;
 - d. Parking – Traffic Statement, prepared by CivTech Inc., dated May 9, 2017; and
 - e. Existing Outdoor Lighting Evaluation, prepared by D.H. Lighting Solutions, dated May 10, 2017.
2. The property owner and Town shall sign and record a Waiver of Rights and Remedies agreement under A.R.S. § 12-1134 (Proposition 207 Waiver) in the form provided by the Town Attorney within 10 calendar days of the approval of this amendment to the Special Use Permit.
3. The Property shall be used as a private academic school and related educational facilities, providing instruction for lower, middle, and upper grades (1st grade through 12th grade). The maximum enrollment shall not exceed 340 students. The maximum upper school enrollment shall not exceed 50% of the total school enrollment. No changes, expansions, additions, or alterations to the property or improvements thereon shall be allowed without an express written amendment to this Special Use Permit
4. Special events shall be permissible on the Property, with or without temporary tents or pavilions, provided these events are in accordance with the Article 8-8, Special Events on Private Property and Public Rights-of-Way, of the Town Code, as may be amended, with the following conditions:
 - a. Special Events shall include, and are not limited to, the Fall Festival, Field Day, Student Talent Showcase, Middle School

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

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

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

EXHIBIT A

LEGAL DESCRIPTION

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

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

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

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

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

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

BEGINNING at the Southwest corner of said Section 29;

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

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

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

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