

**CHRIST CHURCH OF THE ASCENSION  
4015 E LINCOLN DRIVE  
STIPULATIONS  
MINOR SPECIAL USE PERMIT AMENDMENT  
SUP-17-09**

**December 19, 2017**

The existing Special Use Permit zoning for the Christ Church of the Ascension is on the land legally described as the Northwest quarter of Lot 1 of the Southwest quarter of Section 7, Township 2 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County; Arizona (Assessor's Parcel Number 169-22-076B) (the "Property").

The Property has a General Plan designation of "Public/Quasi Public" and is zoned "Special Use Permit Special Use Permit – Religious Facility, Private School, Non-Profit Organization, Public/Quasi Public," the allowable designation and zoning for a place of worship with a private school.

The Town of Paradise Valley Planning Commission held a public hearing on December 19, 2017, in the manner prescribed by law, for the purpose of considering a minor amendment to the Special Use Permit for said Property.

This minor amendment seeks to modify Stipulation 17 of the Town of Paradise Valley Ordinance Number 610 that applies to the Property to allow for 5<sup>th</sup> grade curriculum, to limit not more than 14 students in 5<sup>th</sup> grade, to maintain the maximum 168 student enrollment, and to have no physical changes to any structures on said Property.

Said Property is subject to the following stipulations:

**STIPULATIONS** In the case of discrepancies between approved plans, those with a later date shall take precedence.

December 19, 2017                      Minor SUP Amendment (SUP-17-09)

*To modify the existing stipulation related to the allowable curriculum on the Property to add 5<sup>th</sup> grade.*

1. The Property shall be in substantial compliance with the following:
  - a. Project Narrative, dated November 22, 2017, prepared by Berry Riddell, L.L.C.; and
  - b. Proposed School Expansion Statement, prepared by CivTech, dated December 5, 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. Stipulation 17 of the Town of Paradise Valley Ordinance 610 that applies to the Property, and was recorded with the Maricopa County Recorder on April 13, 2009 as document 20090326920, shall be modified as follows:

“The maximum enrollment of 1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup>, ~~and 4<sup>th</sup>~~ and 5<sup>th</sup> grades shall be 14 students per grade and the maximum enrollment shall not exceed 168 students.”
4. All existing Special Use Permit stipulations shall remain in full force and effect, unless changed or modified by this Minor Amendment SUP-17-09.

October 4, 2012                      Managerial SUP Amendment

*Approval of a fence around an existing sport court and to enlarge the sport court from 44 feet x 60 feet to 46 feet x 66 feet.*

1. All improvements to the property shall be in substantial compliance with the following:
  - a. Site Plan Sheet A1.1;
  - b. Tennis Court Fence Detail;
  - c. Sport Court rendering prepared by Sport Court Arizona; and
  - d. The narrative dated September 18, 2012.
2. All necessary permits shall be obtained.

75  
76 July 9, 2009 Major SUP Amendment

77  
78 *Approval of a monument sign which will be situated approximately 125 feet west of*  
79 *the southwest corner of Lincoln Drive and 40<sup>th</sup> Place. The proposed sign will match*  
80 *the height, width, materials and design of an existing sign for the Church located 330*  
81 *feet further west along Lincoln. The copy of the proposed sign will include the name*  
82 *of the Christ Church School, Pre-school -4<sup>th</sup> Grade, and either the physical or web*  
83 *address of the school. The sign will be illuminated by 25 watt up-lights.*

- 84  
85 1. Conformance with the sign elevation dated June 30, 2009.

86  
87 March 26, 2009 Major SUP Amendment (SUP-08-07)

88  
89 *This Special Use Permit superseded and replaced all prior Special Use Permits on*  
90 *the Property. The approval allowed for the expansion of the school to include grades*  
91 *1-4, to increase total daily enrollment from 112 to 168 students, to increase teaching*  
92 *staff (one new full-time teacher per grade), and the addition of an unlighted 44 feet x*  
93 *60 feet sport court.*

- 94  
95 1. Approval of Ordinance #610.  
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