

SPECIAL USE PERMIT HISTORY

July 27, 2017

Managerial SUP Amendment (SUP-17-08)

Approval of a 10-foot tall 20-foot by 20' foot playground shade structure, subject to the following stipulations:

1. All improvements to the property shall be in substantial compliance with the following:
 - a) *Narrative dated July 25, 2017;*
 - b) *Shade Structure details prepared by Ultra Shade, dated March 23, 2013;*
 - c) *Isometric, Views & Details, and Footing Details prepared by Ultra Shade, sealed by Thomas Sadler, dated June 21, 2017; and*
 - d) *Aerial Site Plan dated July 25, 2017 showing shade structure location*
2. All necessary building permits must be obtained.
3. All applicable Special Use Permit remain in effect.

December 19, 2013

Managerial SUP Amendment (SUP-17-08)

Approval of 186 roof-mounted solar panels. The panels will be placed on buildings A, B, C, D, E, F & G on our site plan diagram. Buildings A, B & D are pitched roofs, where the solar panels will be flush mounted. The flush mounted panels will be no higher than 7 inches above the roof. Buildings C, E, F & G are flat roofs, so the solar panels will be tilted up 10 degrees. Buildings C & G do not have parapet walls. Buildings E & F have parapet walls that range in height from 1 ft to 3 ft. The tilted solar panels will be no higher than 2 ft, 1 inch above the roof, subject to the following stipulations:

1. All improvements to the property shall be in substantial compliance with the following:
 - a) The narrative; and
 - b) The site plan and elevation plans prepared by K&B Design and dated December 9, 2013.
2. All necessary permits shall be obtained.

May 4, 2010

Minor SUP Amendment (SUP-10-05)

To modify the student count to accommodate a private school and charter school, change the waste water infrastructure stipulation and update the existing monument sign with a new copy and logo for the Montessori Academy, subject to the following stipulations:

1. Student count shall be limited to:
 - a) 214 enrolled students for private activities; and
 - b) 350 enrolled students for times when both private and charter school students will be on campus at the same time, of which no more than 214 shall be enrolled private school students.
2. The waste water infrastructure stipulation shall be modified as follows:
 - a) All wastewater facilities on the site shall be connected to the Town wastewater collection/sewer system within five (5) years of sewer being installed in Invergordon Road along the frontage of the subject property
3. All remaining Special Use Permit stipulations shall remain in full force and effect.
4. Traffic and circulation options shall be substantially compliant with the Montessori Academy Traffic Impact Analysis, prepared by CivTech, dated April 2010.
5. Upon enrollment, as defined above, exceeding 250 students, or if excessive delay or congestion is observed by the Town Engineer (with excessive delay or congestion being defined as excessive or significant stacking of traffic on Invergordon Road) the owner of the property shall commission and submit a traffic report to the Town assessing the conditions on Invergordon Road. If the Town Engineer, upon receipt of said report, determines that there is excessive delay or congestion (as previously defined herein), the Town may require the school to do either or both of the following:
 - a) Further stagger class start times; or
 - b) Modify Invergordon Road to accommodate a new left turn lane.
5. On October 1st every year, Montessori Academy shall provide the Town with an annual report identifying the private student, charter student, and combined student enrollment.
6. The monument sign shall be substantially compliant with Exhibit G, Proposed Revised Copy for Existing Monument Sign, prepared by Rose Law Group, dated March 23, 2010.

March 10, 2010 Zoning Administrator Interpretation

The Development Services Director determined that the school's request to operate a summer camp is allowable based on the historical uses on the property provided total camp enrollment does not exceed 214 students.

97 April 30, 2007 Administrative SUP Amendment

98
99 *A staff administrative amendment to replace the slump block fence around the pool*
100 *with a 6-foot wrought iron fence and landscaping, along with 6-foot high wrought*
101 *iron security gates that parallel the pool fence and are setback 30-40 feet from*
102 *Invergordon Road. Gates are to be open during school hours. No available plans on*
103 *record.*

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105 May 11, 2006 Administrative SUP Amendment

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107 *A staff administrative amendment for an addition of a 200 square-foot patio cover for*
108 *Building F and a 264 square-foot patio cover for Building G. Both patio covers at a*
109 *height of 10 feet. These are the two class room buildings in the middle of the site*
110 *adjoining the north and south property lines. Noticing of adjoining property owners*
111 *was done as part of this approval. No available plans on record.*

112
113 October 10, 1996 Major SUP Amendment (SUP-96-03)

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115 *To approve two new classroom buildings and an office building. The 900 square-foot*
116 *office building is located near the middle of the site along the south property line. A*
117 *600 square-foot classroom building is also located near the middle of the site along*
118 *the south property line, west of the new office building. A 1,920 square-foot*
119 *classroom building midway between the west property line and the middle of the site*
120 *along the south property line. Both classroom structures replaced existing illegal*
121 *mobile classrooms. The amendment to the SUP was as motioned and recorded in the*
122 *Town Council minutes. This SUP supersedes the prior SUP approvals. The*
123 *stipulations were as follows:*

- 124
125 1. That within 30 days of approval, the applicant will provide the Town with a mylar
126 copy of the site Master Plan, Landscape Plan, 2 Building elevation sheets, and
127 Traffic Plan as approved by the Town Council with a signature block for the
128 Town Clerk's certification.
129
130 2. That prior to issuance of a Certificate of Occupancy for the New Classroom
131 Building "N":
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133 a) the proposed emergency vehicle hammerhead turnaround be surfaced with
134 a stabilized decomposed granite, or other dust free surface acceptable to
135 the Town Engineer;
136 b) a curb be installed along the full length of the frontage of the swimming
137 pool parking area;
138 c) maintenance building "M" be removed entirely from the site, unless it can
139 be brought up to all required codes in which case it may be relocated to
140 the site noted on Sheet #6, the revised Landscape Plan;
141 d) existing illegal classroom, "I", be removed entirely from the site;
142
143 e) the following outdoor light fixtures and/or bulbs be replaced to comply
144 with Section 1023 of the Town Zoning Ordinance, the Town be provided

with "cut sheets" for all new outdoor lighting fixtures, and the site plan be corrected to reflect outdoor lighting changes, including the following limits for the fixtures noted: Fixtures "A", "C", "D "E" - 75 watts/750 lumens;

- f) all proposed landscaping be installed in accordance with the proposed Landscape Plan;
- g) that the office building, Building X (sometimes referred to as Building W), will be brought up to Code or removed.

3. That a uniform color scheme, approved by staff and utilizing no more than three desert compatible colors, be adopted by the School for all painted surfaces visible from the street, and that the painting of those surfaces be completed before December 31, 1996.
4. That all wastewater facilities on the site be connected to the Town wastewater collection system within two years of the approval of this Special Use Permit by the Town Council.
5. That the draft proposed Master Site Plan and Special Use Permit be amended to note that the School agrees to complete the installation of a 6-foot wide meandering salt finish San Diego Buff colored concrete recreation path along the entire street frontage when a matching path is constructed in the right of way approaching either side of the School property.
6. That the draft proposed Master Site Plan be amended to show the proposed new Maintenance Building "Z", as shown on the revised Landscape Plan, Sheet #6, 30 days from approval.
7. The maximum daily attendance for the school shall be no more than 214 children.

June 16, 1993 Administrative SUP Amendment

A staff administrative amendment for a pool remodel to increase the existing pool behind Building B to a total size of 20 feet by 40 feet. No available plans on record.

June 14, 1973 Major SUP Amendment (SUP-73-03 and SUP-72-03)

To limit the maximum number of students to 214 pursuant to the Special Use Permit (SUP) recorded with the Maricopa County Recorder, Maricopa County, Arizona, in Docket 11624, Page 871. This SUP essentially only has the one stipulation related to the maximum student count and a site plan. Town Council conditionally approved the SUP on August 10, 1972, with the condition the property owner provide a site plan for the site. The site plan was not filed until 1973 as part of this 1973 approval. The only document in the file record id a site plan dated March 1, 1976. There was no Special Use Permit for the site prior to this date.