



COMMUNITY DEVELOPMENT DEPARTMENT VARIANCE APPLICATION GUIDE

Town of Paradise Valley • 6401 East Lincoln Drive • Paradise Valley, Arizona 85253 • Phone: (480) 348-3692

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT THE TOWN OF PARADISE VALLEY BOARD OF ADJUSTMENT WILL HOLD A HEARING ON THE FOLLOWING PROPOSED PROJECT. IF YOU HAVE QUESTIONS ABOUT THIS APPLICATION, PLEASE CALL THE PLANNING DIVISION AT (480) 348-3692.

Applicant/Representative: _____

Applicant's Company Name: _____

Phone Number: _____

E-mail Address: _____

Project/Property Address: _____

Zoning: _____ Acreage: _____

Project Narrative:

MEETING DATE/ TIME/PLACE

Meeting Date: _____ Meeting Time: _____

Meeting Place: Town of Paradise Valley Town Hall Building. 6401 E. Lincoln Drive. Paradise Valley, AZ 85253
Language regarding remote participation requirements on next page (as determined by staff)

Planning Division: 480-348-3692



COMMUNITY DEVELOPMENT DEPARTMENT AFFIDAVIT OF MAILING NOTIFICATION

Town of Paradise Valley • 6401 East Lincoln Drive • Paradise Valley, Arizona 85253 • Phone: (480) 348-3692

STATE OF ARIZONA)
) ss:
County of Maricopa)

In accordance with the requirements of the Town of Paradise Valley, the undersigned hereby certifies that all the property owners within 1,500 feet of the property, as obtained from the Maricopa County Assessor's Office on 11/10/2025, for the proposed variance has been mailed on the following date 11/10/2025, 2025.

(This property list shall not be older than thirty (30) days at the time of filing of the application).

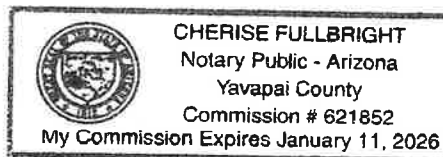
[Signature]

The foregoing instrument was acknowledged by me this 10th day of November, 2025, by Richard Van Home.
Name

[Signature]
NOTARY PUBLIC

My commission expires:

January 11, 2026





COMMUNITY DEVELOPMENT DEPARTMENT

AFFIDAVIT OF POSTING

Town of Paradise Valley • 6401 East Lincoln Drive • Paradise Valley, Arizona 85253 • Phone: (480) 348-3692

STATE OF ARIZONA)

) ss:

County of Maricopa)

I, Richard vanHorn, depose and state that the attached notice, of proposed application _____ located at

5712 E Hwy Dr for the Board of Adjustment meeting date of December 3rd, 2025 is

a true and correct copy of a notice which I cause to be posted by the following day of the week 11/10/25

and on the following date 11/10/25, 2025 in the following location(s):

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 10 day of November, 2025.

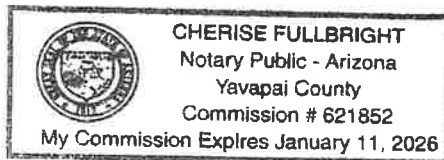
Signature _____

This affidavit was Subscribed and sworn to before me on this 10th day of November, 2025.

Cherise Fullbright
NOTARY PUBLIC

My commission expires:

January 11, 2026



Owner	MAIL_ADDR1	MAIL_CITY	MAIL_STAT	MAIL_ZIP
COLEMAN FAMILY REVOCABLE TRUST	3255 BURNHAM RD	FARMINGTON	NM	87401
PETERSON JANA LOUISE	5901 E HUMMINGBIRD LN	PARADISE VALLEY	AZ	85253
TAHERI KAVEH	5939 E HUMMINGBIRD LN	PARADISE VALLEY	AZ	85253
ROVINSKY ELLIOT B	5841 E HUMMINGBIRD LN	PARADISE VALLEY	AZ	85253
MUMMY MOUNTAIN PRESERVE TRUST THE	6401 E LINCOLN DR	PARADISE VALLEY	AZ	85253
GIBBONS DALE	5959 E HUMMINGBIRD LN	PARADISE VALLEY	AZ	85253
P DUGEL FAMILY LTD PARTNERSHIP	5841 E QUARTZ MOUNTAIN RD	PARADISE VALLEY	AZ	85253
SOMMET MUMMY PROPERTY LLC	5801 E QUARTZ MOUNTAIN RD	PARADISE VALLEY	AZ	85253
JEWELL LINDSAY A/MORROW CHARLES	5784 E QUARTZ MOUNTAIN RD	PARADISE VALLEY	AZ	85253
ZANG KERRY/VIRGINIA TR	5789 E QUARTZ MOUNTAIN RD	PARADISE VALLEY	AZ	85253
JONATHAN AND DANIELLE ROBERTS REVOCABLE LIVING TRUST	10042 W AVENIDA DEL SOL	PEORIA	AZ	85383
JACKSON JILL M/LORMAN ROBERT	5689 E QUARTZ MOUNTAIN RD	PARADISE VALLEY	AZ	85253
DEWANJEE SUMIT	7301 E 3RD AVE UNIT 413	SCOTTSDALE	AZ	85251
CASPIAN LEGACY LLC/3035 ELLSWORTH HOLDINGS LLC	5739 E QUARTZ MOUNTAIN RD	PARADISE VALLEY	AZ	85253
EAGLES NEST HOLDINGS LLC	7582 LAS VEGAS BLVD STE 134	LAS VEGAS	NV	89123
BRODKIN TERRY B	5650 E CHENEY DR	PARADISE VALLEY	AZ	85253
LAMB FAMILY LIVING TRUST	5676 E CHENEY DR	PARADISE VALLEY	AZ	85253
TCK REVOCABLE LIVING TRUST	5678 E CHENEY DR	PARADISE VALLEY	AZ	85253
PLENGE ROBERT W/DORRANCE BENNETT ETAL TR	6401 E LINCOLN DR	PARADISE VALLEY	AZ	85253
RICHARD F ROSS REVOCABLE TRUST	7473 N 58TH PL	PARADISE VALLEY	AZ	85253
MAT VALLEY LLC		SEDONA	AZ	86336
RICK L FLORY FAMILY TRUST	7447 N 58TH PL	PARADISE VALLEY	AZ	85253
VARAHRAMYAN SHAHRYAR CARLO/SHOREH	7726 N FOOTHILLS DR S	PARADISE VALLEY	AZ	85253
DANIEL AND ELAINE GRUBER TRUST	7420 N 58TH PL	PARADISE VALLEY	AZ	85253
HAWKINS BRIAN G/EWA K	PO BOX 1539	LITCHFIELD PARK	AZ	85340
JOHNSTON SHARON RAE	7480 N 58TH PL	PARADISE VALLEY	AZ	85253
EVERLINK LLC	5715 E CHENEY DR	PARADISE VALLEY	AZ	85253
SHOT IN THE HAND FAMILY TRUST	5715 E CHENEY DR	PARADISE VALLEY	AZ	85253
DR ROBERT NEY CHILDRESS TRUST	5720 E QUARTZ MOUNTAIN RD	PARADISE VALLEY	AZ	85253
KARBASSI MASOUD/LADEN	5750 E QUARTZ MOUNTAIN RD	PARADISE VALLEY	AZ	85253
PARADISE VALLEY TOWN OF	6401 E LINCOLN DR	PARADISE VALLEY	AZ	85253
LA PLACE DU SOMMET HOMEOWNERS ASSOCIATION INC	4645 E COTTON GIN LOOP	PHOENIX	AZ	85040
LA PLACE DU SOMMET HOMEOWNERS ASSOC	7255 E HAMPTON AVE STE 101	MESA	AZ	85209
MUMMY MOUNTAIN PRESERVE TRUST	6401 E LINCOLN DR	PARADISE VALLEY	AZ	85253
CAMELBACK PROPERTIES INN INC	PO BOX 696583	SAN ANTONIO	TX	78269
CAMELBACK PROPERTIES INN INC	PO BOX 696583	SAN ANTONIO	TX	78269
JOHNSON BRENDA	5434 E LINCOLN DR 77	PARADISE VALLEY	AZ	85253
LEE JACK C/I LOUISE	5434 E LINCOLN DR 78	PARADISE VALLEY	AZ	85253
ROBERT W EBERSPACHER REVOCABLE TRUST/JULIE M EBERSPACHER REVOCABLE TRUST	1140 OAK SPRING LN	LIBERTYVILLE	IL	60048
ELIZABETH BALIS GOODYEAR LIVING TRUST	5434 E LINCOLN DR 80	PARADISE VALLEY	AZ	85253
DOLLAGHAN MICHAEL D/CONSTANCE	5434 E LINCOLN DR UNIT 72	PARADISE VALLEY	AZ	85253
COLONIA MIRAMONTE OWNERS ASSN INC	7255 E HAMPTON AVE 101	MESA	AZ	85209
COLONIA MIRAMONTE OWNERS ASSN INC	7255 E HAMPTON AVE 101	MESA	AZ	85209
MORSE JOHN DAVID/CAROL KAY TR	5744 E JOSHUA TREE	PARADISE VALLEY	AZ	85253
ERIC AND LORI RISSEY FAMILY TRUST	5829 E JOSHUA TREE LN	PARADISE VALLEY	AZ	85253
JVSV LLC	2205 CARILLON PT	KIRKLAND	WA	98033
TUCHIN REVOCABLE LIVING TRUST	5730 E JOSHUA TREE LN	PARADISE VALLEY	AZ	85253
FUQUA BRIDGET A TR	6624 N SMOKE TREE LN	PARADISE VALLEY	AZ	85253
DIAMOND STEEL LLC	5644 E CACTUS WREN RD	PARADISE VALLEY	AZ	85253
MARTIN J VANDERPLOEG 2001 REVOCABLE LIV TRUST	5716 E CACTUS WREN RD	PARADISE VALLEY	AZ	85253
DESOUZA CALUM BRUNO/TRICIA	5736 E CACTUS WREN RD	PARADISE VALLEY	AZ	85253
SINGH FAMILY TRUST	5739 E JOSHUA TREE LN	PARADISE VALLEY	AZ	85253
BAKER REVOCABLE TRUST	5729 E JOSHUA TREE LN	PARADISE VALLEY	AZ	85253
ROESKE JEROME D/KATHRYN A TR	5709 E JOSHUA TREE LN	PARADISE VALLEY	AZ	85255
WE'RE BACK LLC	1622 WILLOW RD 201	NORTHFIELD	IL	60093
HOLLENBECK RICK/PAM TR	6820 N LOST DUTCHMAN DR	PARADISE VALLEY	AZ	85253
RUNBECK ROBERT KEVIN/NEUMAN SANTRA KAY	6830 N LOST DUTCHMAN DR	PARADISE VALLEY	AZ	85253
MERIDIAN 6837 LLC	1734 E BOSTON ST STE 103	GILBERT	AZ	85295
PETERSON MARK/KARA	6837 N LOST DUTCHMAN DR	PARADISE VALLEY	AZ	85253
KATHRYN JO LINCOLN TRUST	6813 N LOST DUTCHMAN DR	PARADISE VALLEY	AZ	85253
KRAMER REVOCABLE TRUST	5640 E JOSHUA TREE LN	PARADISE VALLEY	AZ	85253
LEWIS THOMAS E/SUZANNE TR	6820 N 57TH PL	SCOTTSDALE	AZ	85251
SCOTT GUY/SHELLEY	N-11950 100 AVE NW	EDMONTON	AB	T5K 0K5
RICHARDS PHILLIP CROCE/STEPHANIE JEAN	5709 E INDIAN BEND RD	PARADISE VALLEY	AZ	85253
GEAR BARBARA F TR	6817 N 57TH PL	PARADISE VALLEY	AZ	85253
SCOTT D GOLDMAN REVOCABLE TRUST	5720 E JOSHUA TREE LN	PARADISE VALLEY	AZ	85253
PARADISE VALLEY WATER CO	2355 W PINNACLE PEAK RD STE 300	PHOENIX	AZ	85027
A G FAMILY RESIDENCE TRUST	6710 N SCOTTSDALE RD STE 225	SCOTTSDALE	AZ	85253
MERAZ JOSE JR/FRIAS NUVIA M GARDEA	5639 E JOSHUA TREE LN	PARADISE VALLEY	AZ	85253
RECTOR RICHARD A/DEPENDAHL ROBYN L TR	5921 E INDIAN BEND RD	PARADISE VALLEY	AZ	85253
WESSELS-COVINGTON FAMILY TRUST	5900 E JOSHUA TREE LN	PARADISE VALLEY	AZ	85253
JOSHUA TREE LANE LLC	5816 E JOSHUA TREE LN	PARADISE VALLEY	AZ	85253
OYA TYLOR REVOCABLE TRUST	6815 N 58TH PL	PARADISE VALLEY	AZ	85253
SCHERR JASON	6841 N 58TH PL	PARADISE VALLEY	AZ	85253
FRANCES J HAYNES FAMILY TRUST	6831 N 58TH PL	PARADISE VALLEY	AZ	85253
TAZ DIAMOND LLC	5815 E JOSHUA TREE LN	PARADISE VALLEY	AZ	85253
CHA CHA BAMBA LLC	5815 E JOSHUA TREE LN	PARADISE VALLEY	AZ	85253
LONGO JOSEPH A III/MAUREEN C	5995 E INDIAN BEND RD	PARADISE VALLEY	AZ	85253
ERIC AND LORI RISSEY FAMILY TRUST	5829 E JOSHUA TREE LN	PARADISE VALLEY	AZ	85253
PJM INVESTORS LLC	1300 N STATE PKWY UNIT 1102	CHICAGO	IL	60610
HEBETS JAMES B/CAROL M TR	5831 E INDIAN BEND RD	PARADISE VALLEY	AZ	85253
SHERMAN REVOCABLE TRUST	5840 E JOSHUA TREE LN	PARADISE VALLEY	AZ	85253
KEITH W BRUCH TRUST/JULIE A BRUCH TRUST	1627 MONTEREY DR	GLENVIEW	IL	60026
AUGUSTA INVESTMENTS LLC	370 E WINDMILL LN	LAS VEGAS	NV	89123
SALAHEDDINE TOMEH MD PC PROFIT SHARING PLAN	5600 E DOUBLETREE RD	PARADISE VALLEY	AZ	85253

5651 LLC	5651 E INDIAN BEND RD	PARADISE VALLEY	AZ	85253
NORMAN TRUST	330 W LAWRENCE RD	PHOENIX	AZ	85013
PLUMMER LIVING TRUST	5600 E INDIAN BEND RD	PARADISE VALLEY	AZ	85253
SHORT DAVE	4156 N 33RD PL	PHOENIX	AZ	85018
TERRY L PHILLIPS FAM TR/LISA E FITZNER FAM TR	5640 E INDIAN BEND RD	PARADISE VALLEY	AZ	85253
DONALD NEUERMAN REVOCABLE TRUST	3104 E CAMELBACK RD UNIT 713	PHOENIX	AZ	8.5E+08
PERRY STEPHEN B/FELICIA M	12 MEADE LN	CLEVELAND HEIGHTS	OH	44106
WDI FAMILY TRUST	7002 N 57TH PL	PARADISE VALLEY	AZ	85253
SCHAFFNER FAMILY TRUST	5750 E INDIAN BEND RD	PARADISE VALLEY	AZ	85253
BRUNGS ELIZABETH K TR	5806 E INDIAN BEND RD	PARADISE VALLEY	AZ	85253
TARLOW STEFAN/SHELLEY R	5826 E INDIAN BEND RD	PARADISE VALLEY	AZ	85253
SCAP 5 LLC	7433 N 62ND ST	PARADISE VALLEY	AZ	85253
5870 INDIAN BEND LLC	5870 E INDIAN BEND RD	PARADISE VALLEY	AZ	85253
7024 N 59TH PLACE LLC	7024 N 59TH PL	PARADISE VALLEY	AZ	85253
WISLEY INVESTMENTS LLC	7046 N 59TH PL	PARADISE VALLEY	AZ	85253
BRENDA A BRUNSON FAMILY LIVING TRUST	7068 N 59TH PL	PARADISE VALLEY	AZ	85253
PARADISE VALLEY LLC	7070 N 59TH PL	PARADISE VALLEY	AZ	85253
JOUDEH FAMILY TRUST	PO BOX 42050	MESA	AZ	85274
WYTHE 40 LLC	5225 E DESERT VISTA RD	PARADISE VALLEY	AZ	8.53E+08
SULLIVAN LIVING TRUST	7029 N 57TH PL	PARADISE VALLEY	AZ	85253
WHEELER ROSS L REVOCABLE TRUST	7023 N 59TH PL	PARADISE VALLEY	AZ	85253
MELAMED BETTY TR	7031 N 59TH PL	PARADISE VALLEY	AZ	85253
5850 LLC	PO BOX 925	SCOTTSDALE	AZ	85252
CLUB ESTATES LLC	1122 E PIKE ST STE 800	SEATTLE	WA	98122
5712 E GLEN LLC	15610 E SIERRA MADRE DR	FOUNTAIN HILLS	AZ	85268
DENICOLE TINA S	7111 N 59TH PL	PARADISE VALLEY	AZ	85253
RANA MARIO/ANGELA	7071 N 59TH PL	PARADISE VALLEY	AZ	85253
LYNCH BROS DEVELOPMENT COMPANY LTD	4615 E LA MIRANDA WAY	PHOENIX	AZ	85044
2019 KRUMWIEDE REVOCABLE LIVING TRUST	7045 N 59TH PL	PARADISE VLY	AZ	85253
MITCHELL I DOLINS REVOCABLE TRUST/ETAL	5717 E ARROYO RD	PARADISE VALLEY	AZ	85253
LEGACY HILL ACQUISITIONS LLC	7102 N 57TH PL	PARADISE VALLEY	AZ	85253
RICHARDS SUSAN B QUALIFIED PERSONAL RES TRUST	6333 N SCOTTSDALE RD	SCOTTSDALE	AZ	85250
BEHSHAD FAMILY TRUST	5709 E ARROYO RD	PARADISE VALLEY	AZ	85253
WIRTH JAMES F/GAIL J TR	5700 E GLENN DR	PARADISE VALLEY	AZ	85253
ELAINE E JOHNSON TRUST	4701 121ST ST	URBANDALE	IA	50323
MUMMY MOUNTAIN PRESERVE TRUST	6401 E LINCOLN DR	PARADISE VALLEY	AZ	8.53E+08
MUMMY MOUNTAIN PRESERVE TRUST	6401 E LINCOLN DR	PARADISE VALLEY	AZ	8.53E+08
MCBURNETT FAMILY TRUST	7050 N 59TH PL	PARADISE VALLEY	AZ	85253
PAVIO ANTHONY M/JEANNES S	7040 N 59TH PL	PARADISE VALLEY	AZ	85253
PARADISE VALLEY WATER CO	2355 W PINNACLE PEAK RD STE 300	PHOENIX	AZ	85027
PARADISE VALLEY WATER CO	2355 W PINNACLE PEAK RD STE 300	PHOENIX	AZ	85027
LEWIS E PATRICK TRUST	PO BOX 14136	SCOTTSDALE	AZ	85267
NICK AND KATIE TARATSAS TRUST	5800 E GLEN DR	PARADISE VALLEY	AZ	85253

NOTICE OF HEARING

TOWN OF PARADISE VALLEY
Board of Adjustment and Appeals
6401 E. Lincoln Drive, Paradise Valley, AZ
5:30 O'CLOCK 3rd DAY OF December, 2025

Notice is hereby given that the Town of Paradise Valley Board of Adjustment will hold a public hearing at 5:30 p.m. on Wednesday December 24, 2025, at Town Hall, 6401 East Lincoln Drive, Paradise Valley, AZ, 85252 for:

PUBLIC HEARING

Discussion and Possible Action on a variation from the Zoning Ordinance, Article XXX, Nevada Development Regulations and Article X, Height and Area Regulations, to allow: 1) retaining walls and a landscaped outdoor patio area to encroach into the front yard setback and exceed the height limit; 2) allow a new single-family residence to exceed the height limit; 3) install and maintain a nonconforming split drive; and 4) allow portions of a new single-family residence to encroach into the side yard and rear yard setbacks. The property is located at 5712 E. Glen Drive (Assessor's Parcel Number 100-00-0064).

If you have questions about this application, please call Denise Palmer, George Butler with the Planning Department at (480) 340-2525.

PENALTY FOR REMOVING POSTER PRIOR TO DATE OF HEARING

CASE NO. 25-25-08

POSTING DATE JULY 2024