



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: Wednesday May 7, 2025 Meeting Time: 5:30 PM

Meeting Place: Town of Paradise Valley Town Hall Building. 6401 E. Lincoln Drive. Paradise Valley, AZ 85253
Planning Division: 480-348-3692

PARCELS WITHIN 1,500 FT OF 6521 N 40TH PL, PARADISE VALLEY, AZ

(from Maricopa County Assessor's Office GIS site, retrieved 2/11/25)

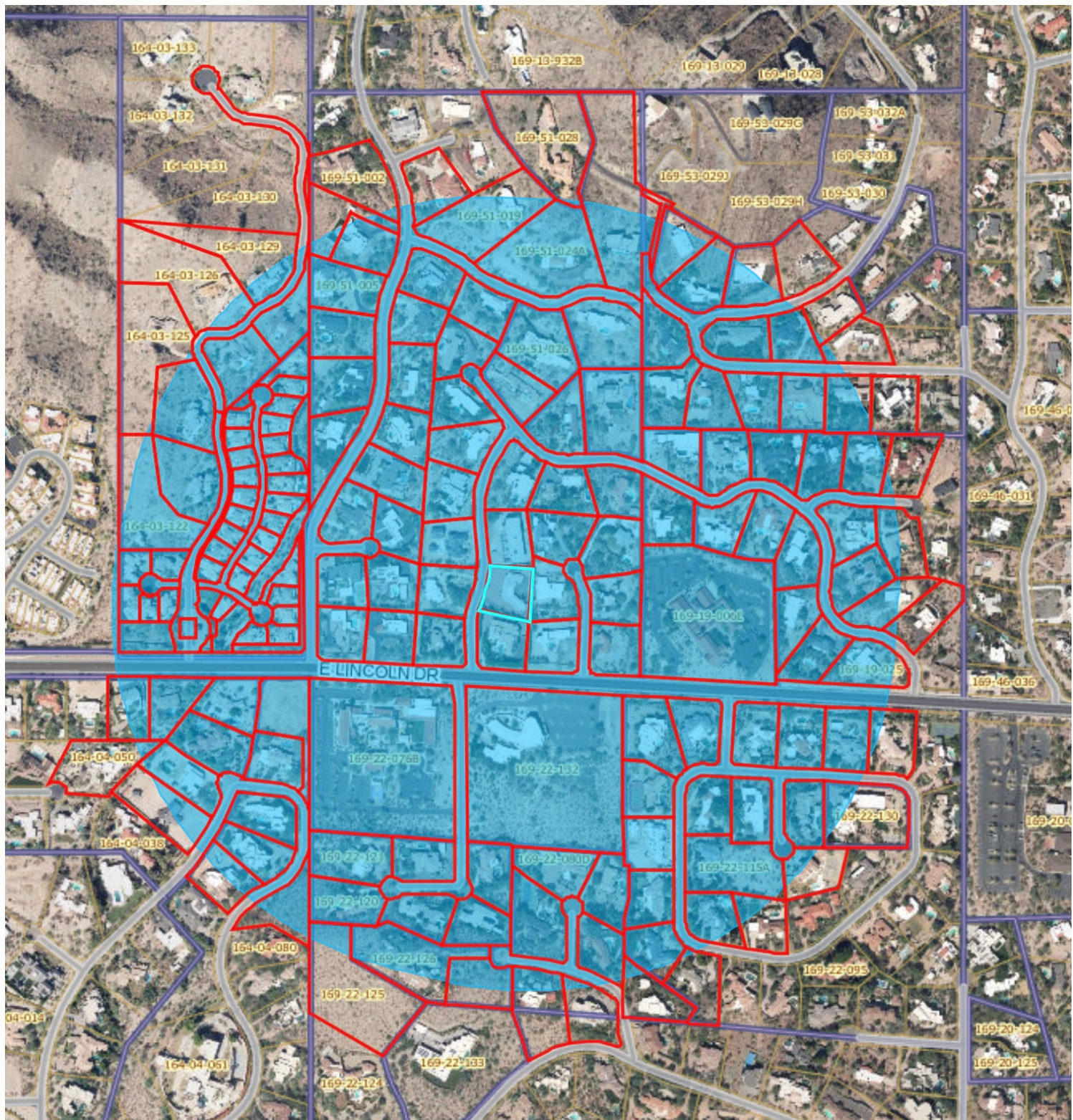
Parcel Number	Owner	Property Address	Mailing Address
164-03-122	WINDMILL INVESTMENTS LIMITED PARTNERSHIP	6600 N 39TH PL	8950 S 52ND ST STE 310 TEMPE AZ 85284
164-03-123	BLUMEL DAN/SOTO-BLUMEL RAQUEL	6650 N 39TH PL	6650 N 39TH PL PARADISE VALLEY AZ 85253
164-03-124	PRES3 LLC	6700 N 39TH PL	6700 N 39TH PL PARADISE VALLEY AZ 85256
164-03-125	SUZETTE KIRBY TRUST	6750 N 39TH PL	101 S PHILLIPS AVE STE 501 SIOUX FALLS SD 571046700
164-03-126	6800 N 39TH PL LLC	6800 N 39TH PL	PO BOX 50323 PHOENIX AZ 85076
164-03-127	JANE PEARSON EVANS REVOCABLE TRUST	6775 N 39TH PL	6775 N 39TH PL PARADISE VALLEY AZ 85253
164-03-128	PV RESERVE LLC	6825 N 39TH PL	7640 E VAQUERO DR SCOTTSDALE AZ 85258
164-03-129	ELITE CJ TRUST	6850 N 39TH PL	6850 N 39TH PL PARADISE VALLEY AZ 85253
164-03-138A	PARADISE RESERVE COMMUNITY ASSOCIATION		5229 N 7TH AVE 103 PHOENIX AZ 85013
164-03-143	ISAACSON FAMILY REVOCABLE LIVING TRUST	3925 E SIERRA VISTA DR	3925 E SIERRA VISTA DR PARADISE VALLEY AZ 85253
164-03-144	MAKENA 10 LLC	3915 E SIERRA VISTA DR	125 LAKE AVE W KIRKLAND WA 98033
164-03-145	JACK R MCDADE LIVING TRUST	3905 E SIERRA VISTA DR	3905 E SIERRA VISTA DR PARADISE VALLEY AZ 85353
164-03-146	RED BARN LLC	3910 E SIERRA VISTA DR	8950 S 52ND ST STE 310 TEMPE AZ 85284
164-03-147	TEMJ LLC	3920 E SIERRA VISTA DR	8950 S 52ND ST STE 310 TEMPE AZ 85284
164-03-148	ADE NEST LLC	6550 N 39TH WAY	6550 N 39TH WY PARADISE VALLEY AZ 85253
164-03-149	SDW MANAGEMENT TRUST	6560 N 39TH WAY	3620 SHANTARA LN PLANO TX 75093
164-03-150	BOEMER SN	6570 N 39TH WAY	6570 N 39TH WY PARADISE VALLEY AZ 85253
164-03-151	BRIAN J & NANCY L TAIT JOINT REVOCABLE TRUST	6610 N 39TH WAY	6610 N 39TH WY UNIT 23 PARADISE VALLEY AZ 85253
164-03-152	KATHY F EDWARDS SURVIVOR'S TRUST	6620 N 39TH WAY	6620 N 39TH WAY 24 PARADISE VALLEY AZ 85253
164-03-153	CLARICE M SCHIELD 1989 REVOCABLE TRUST	6630 N 39TH WAY	PO BOX 309 MEDFORD WI 54451
164-03-154	GENE AND PRISCILLA APPELWICK LIVING TRUST	6640 N 39TH WAY	6640 N 39TH WAY PARADISE VALLEY AZ 85253
164-03-155	FRANCINE REVOCABLE TRUST	6650 N 39TH WAY	6650 N 39TH WAY PARADISE VALLEY AZ 85253
164-03-156	MILLER FAMILY TRUST	6660 N 39TH WAY	4481 N LAUNFAL AVE PHOENIX AZ 85018
164-03-157	SUZETTE KIRBY TRUST	6725 N 39TH WAY	101 S PHILLIPS AVE 501 SIOUX FALLS SD 57401
164-03-158	KOSHER ALON TODD/MICHELE MARIE	6715 N 39TH WAY	6715 N 39TH WAY PARADISE VALLEY AZ 85253
164-03-159	JONES JAMES A/DESTINY DEDYA	6665 N 39TH WAY	6665 N 39TH WAY PARADISE VALLEY AZ 85253
164-03-160	RIES JAMES SANDER/SN APLEY	6655 N 39TH WAY	4535 N 56TH ST PHOENIX AZ 85018
164-03-161	MCDERMOTT LOUISE	6645 N 39TH WAY	6645 N 39TH WAY PARADISE VALLEY AZ 85253
164-03-162	HOOVER JIMMIE CHARLES	6635 N 39TH WAY	6635 N 39TH WAY PARADISE VALLEY AZ 85253
164-03-163	STEPHEN L GREEN 2010 LIVING TRUST	6625 N 39TH WAY	6625 N 39TH WAY PARADISE VALLEY AZ 85253
164-03-164	RON AND KRISTI ARDISSONE 2014 TRUST	6615 N 39TH WAY	6615 N 39TH WAY PARADISE VALLEY AZ 85253
164-03-165	JEFFREY S BEYERSDORFER REVOCABLE TRUST	6605 N 39TH WAY	6605 N 39TH WAY PARADISE VALLEY AZ 85253

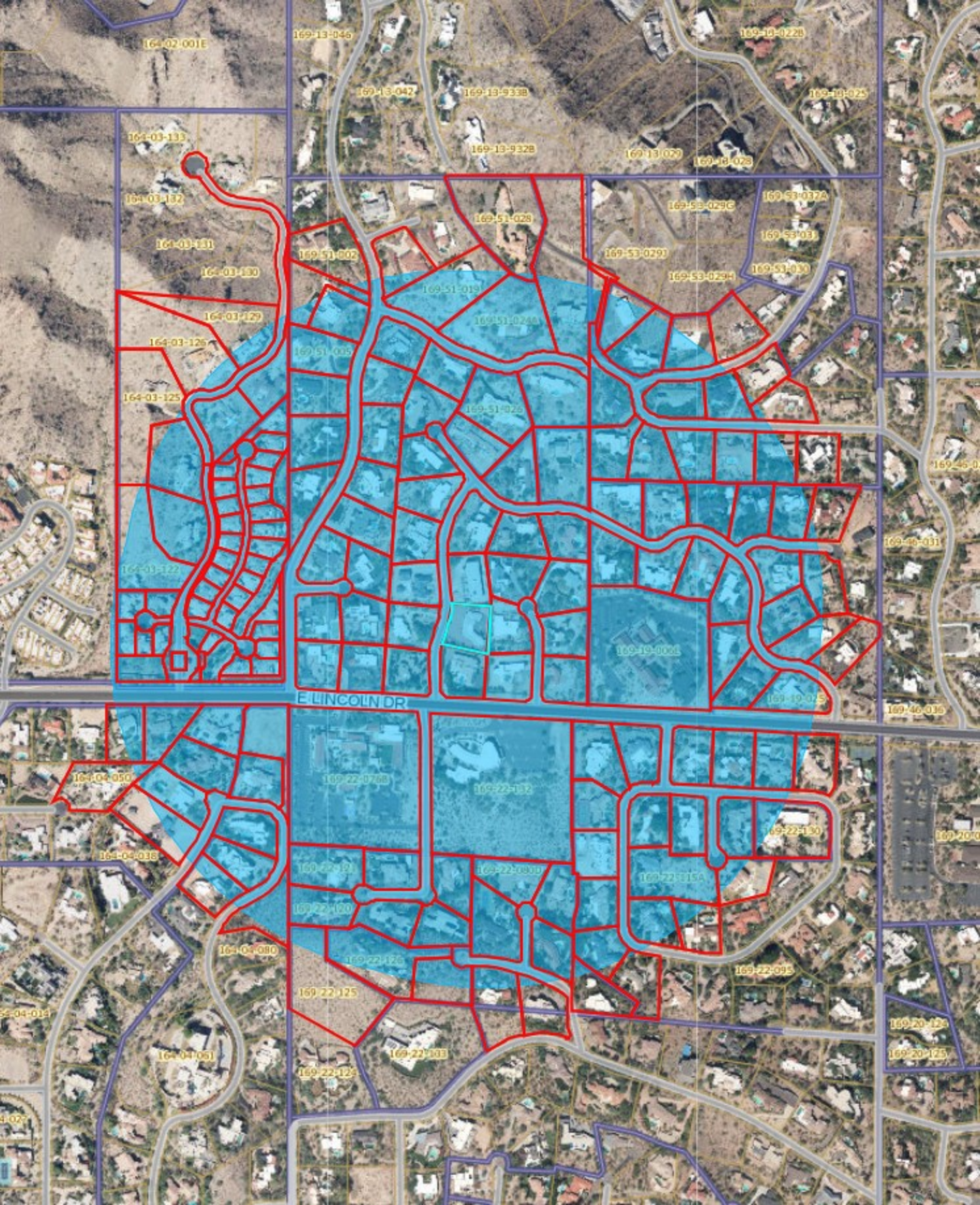
164-03-166	ABBOTT REVOCABLE TRUST	6575 N 39TH WAY	6575 N 39TH WAY PARADISE VALLEY AZ 85253
164-03-167	STRITTMATTER FAMILY TRUST	6565 N 39TH	6565 N 39TH PARADISE VALLEY AZ 85253
164-03-168	COULTER RIDGE PROPERTIES LLC	6555 N 39TH WAY	6555 N 39TH WAY PARADISE VALLEY AZ 85253
164-03-169	VPR BUILDERS LLC	3955 E SIERRA VISTA DR	14746 N 78TH WAY SCOTTSDALE AZ 85260
164-03-170	SIERRA VISTA PARADISE RESERVE LLC	3965 E SIERRA VISTA DR	4800 E MOONLIGHT WAY PARADISE VALLEY AZ 85253
164-03-171	KAREN K HOWARD REVOCABLE TRUST	3975 E SIERRA VISTA DR	3975 E SIERRA VISTA DR PARADISE VALLEY AZ 85253
164-03-172	DONALD B ROBERTS FAMILY REVOCABLE TRUST	3980 E SIERRA VISTA DR	3980 E SIERRA VISTA DR PARADISE VALLEY AZ 85253
164-03-173	KOVAN RICHARD J	3970 E SIERRA VISTA DR	3970 E SIERRA VISTA DR PARADISE VALLEY AZ 85253
164-03-174	DESERT VIEW PARTNERS LLC	3960 E SIERRA VISTA DR	3960 E SIERRA VISTA DR PARADISE VALLEY AZ 85253
164-04-039	CALDWELL FAMILY TRUST	6312 N 38TH PL	6312 N 38TH PL PARADISE VALLEY AZ 85253
164-04-040A	PHILLIPS BROWN FAMILY TRUST	6402 N 38TH PL	6402 N 38TH PL PARADISE VALLEY AZ 85253
164-04-041D	JACC LIVING TRUST	6410 N 38TH PL	6410 N 38TH PL PARADISE VALLEY AZ 85253
164-04-042	SMITH CHRIS JON/JULIA	3865 E LINCOLN DR	14301 CEDAR ST LEAWOOD KS 662243751
164-04-043	COGLIANESE THOMAS M	3859 E LINCOLN DR	3800 E LINCOLN DR UNIT 47 PHOENIX AZ 850181020
164-04-044	ENZMINGER LIVING TRUST	3843 E LINCOLN DR	3843 E LINCOLN DR PARADISE VALLEY AZ 85253
164-04-050	ROACH FAMILY TRUST	3838 E STELLA LN	3838 E STELLA LN PARADISE VALLEY AZ 85253
164-04-081	FRANCES J AUSTIN REVOCABLE TRUST/MELISSA P	6203 N PARADISE VIEW DR	7502 N LAS BRISAS LN SCOTTSDALE AZ 85253-3304
164-04-084	ALLEN FAMILY TRUST	6158 N PARADISE VIEW DR	8590 E SHEA BLVD STE 110 SCOTTSDALE AZ 85260
164-04-085	GLASS JOHN F/BARBARA	6174 N PARADISE VIEW DR	6174 N PARADISE VIEW DR PARADISE VALLEY AZ 85253
164-04-086	JOHN E AND LOIS A ROGERS FAMILY TRUST	6214 N PARADISE VIEW DR	6214 N PARADISE VIEW DR PARADISE VALLEY AZ 85253
164-04-087	KEETON FAMILY TRUST	6239 N PARADISE VIEW DR	6239 N PARADISE VIEW DR PARADISE VALLEY AZ 85253
164-04-088	XIE CHAO/SUN ZHUOQUN	6219 N PARADISE VIEW DR	580 N BENSON LN CHANDLER AZ 85224
169-19-005B	JAMES REIDY SOLE AND SEPARATE PROPERTY TRU	4202 E DESERT CREST DR	4202 E DESERT CREST DR PARADISE VALLEY AZ 85253
169-19-005D	KEVIN WILLIAM MURPHY AND KATHRYN M R MUR	4205 E DESERT CREST DR	4205 E DESERT CREST DR PARADISE VALLEY AZ 85253
169-19-006E	BIBLE CHURCH OF GOD	4222 E LINCOLN DR	4222 E LINCOLN DR SCOTTSDALE AZ 85253
169-19-008	REBECCA JANE KEMP REVOCABLE TRUST	6515 N 43RD PL	6515 N 43RD PL PARADISE VALLEY AZ 85253
169-19-009	ESTRUTH LIVING TRUST	6531 N 43RD PL	6531 N 43RD PL PARADISE VALLEY AZ 85253
169-19-010	COZZI ALBERT	6547 N 43RD PL	6547 N 43RD PL PARADISE VALLEY AZ 85253
169-19-011	BERTACINI BRIAN/MICHELLE	6565 N 43RD PL	5291 RAFTON DR SAN JOSE CA 95124
169-19-012	CASSEL WILLIAM W/CARTHA R TR	4333 E DESERT CREST DR	4333 E DESERT CREST DR SCOTTSDALE AZ 85253
169-19-015	BURNHAM FAMILY REVOCABLE TRUST	4334 E DESERT CREST DR	4334 E DESERT CREST DR PARADISE VALLEY AZ 85253
169-19-016	RUSSELL MICHAEL G/ELANA D	4320 E DESERT CREST DR	5081 LAKEHURST LN BELLVUE WA 98006
169-19-017	BORDINKO CAROLYN J	4306 E DESERT CREST DR	4306 E DESERT CREST DR PARADISE VALLEY AZ 85253
169-19-018A	BLISCHOK FAMILY TRUST	4244 E DESERT CREST DR	4244 E DESERT CREST DR PARADISE VALLEY AZ 85253
169-19-019A	WEISMAN ROSS/LISA	4230 E DESERT CREST DR	4230 E DESERT CREST DR PARADISE VALLEY AZ 85253
169-19-020	MCDERMOTT STEVEN M/NANCY	4229 E DESERT CREST DR	4229 E DESERT CREST DR PARADISE VALLEY AZ 85253
169-19-021	GHUMAN HINA	4243 E DESERT CREST DR	4243 E DESERT CREST DR PARADISE VALLEY AZ 85253

169-19-022	WASIF FAMILY REVOCABLE TRUST	6566 N 43RD PL	6566 N 43RD PL PARADISE VALLEY AZ 85253
169-19-023	SLATTERY STEVEN/SARA	6544 N 43RD PL	6544 N 43RD PL PARADISE VALLEY AZ 85253
169-19-024	SUZANNE P MONTHOFER TRUST	6534 N 43RD PL	6534 N 43RD PL PARADISE VALLEY AZ 85253
169-19-025	LONGMIRE INVESTMENTS 2 LLC	6516 N 43RD PL	340 LOOKOUT POINT DR SELAH WA 98942
169-22-072A	CATHERINE LAUBACH DICKEY TRUST	6235 N HOGAHN DR	6235 N HOGAHN DR PARADISE VALLEY AZ 85253
169-22-073A	DAVID AND SHARI PRESS LIVING TRUST	6150 N HOGAHN DR	6150 N HOGAHN DR PARADISE VALLEY AZ 85253
169-22-074A	GEIMER PAUL CHARLES/SUZANNE MARY	6175 N HOGAHN DR	6175 N HOGAHN DR PARADISE VALLEY AZ 85253
169-22-076B	CHRIST CHURCH OF THE ASCENSION	4015 E LINCOLN DR	4015 E LINCOLN DR PARADISE VALLEY AZ 85253
169-22-080C	STICKNEY FAMILY TRUST	6204 N HOGAHN CIR	6204 N HOGAHN CIR PARADISE VALLEY AZ 85253
169-22-080D	VILLAREAL ROLANDO L/AMOR C TR	6220 N HOGAHN CIR	6220 HOGAHN CIR PARADISE VALLEY AZ 85253
169-22-080G	WILLIAMS BRAD/MASSARAND KATHY M	6219 N HOGAHN CIR	6219 N HOGAHN CIR PARADISE VALLEY AZ 85253
169-22-080H	ROSS JOHN	6203 N HOGAHN CIR	6203 N HOGAHN CIR PARADISE VALLEY AZ 85253
169-22-082	ZATERMAN REVOCABLE TRUST NUMBER 1	4200 E MARLETTE AVE	25 HUNTWICK LN ENGLEWOOD CO 80113
169-22-083	JAYACHANDRAN FAMILY TRUST	4212 E MARLETTE AVE	4212 E MARLETTE AVE PARADISE VALLEY AZ 85253
169-22-084	GOLDBERG STANLEY J TR/GOLDBERG LOIS ANN TI	4226 E MARLETTE AVE	4226 E MARLETTE AVE PARADISE VALLEY AZ 85253
169-22-085	AL SAYDEE TRUST	4240 E MARLETTE AVE	4240 E MARLETTE AVE PARADISE VALLEY AZ 85253
169-22-098	NICOLE WILLS TRUST	4201 E CLAREMONT AVE	4201 E CLAREMONT AVE PARADISE VALLEY AZ 85253
169-22-099	E & D FAMILY TRUST	6200 N 42ND ST	6200 N 42ND ST PARADISE VALLEY AZ 85253
169-22-100	LLOYD RJAY TR	6212 N 42ND ST	6212 N 42ND ST PARADISE VALLEY AZ 85253
169-22-101	MRT REVOCABLE LIVING TRUST	6228 N 42ND ST	520 W WAGON WHEEL DR PHOENIX AZ 85021
169-22-102	CHARTIER DOUG	6300 N 42ND ST	6300 N 42ND ST PARADISE VALLEY AZ 85253
169-22-103	GIMBEL NEAL I/NANCY F	6312 N 42ND ST	6312 N 42ND ST PARADISE VALLEY AZ 85253
169-22-104	WL42 LLC	6324 N 42ND ST	25255 N 90TH WY SCOTTSDALE AZ 85258
169-22-105	BOSCO MICHAEL A JR/KATHRYN G TR	6301 N 42ND ST	6301 N 42ND ST PARADISE VALLEY AZ 852533910
169-22-107	ROSENBLUM GERALD A/MARIANNE TR	6201 N 42ND ST	6201 N 42ND ST PARADISE VALLEY AZ 85253
169-22-108	LOUIS A AND RUTHIE D MORGAN TRUST	4214 E CLAREMONT AVE	4214 E CLAREMONT AVE PARADISE VALLEY AZ 85253
169-22-113	SS MISSOURI LLC	4231 E MARLETTE AVE	333 E OSBORN RD STE 300 PHOENIX AZ 850122322
169-22-114	HAENEL PHILIP SOMERS/HAENEL KAITLYN	4223 E MARLETTE AVE	4223 E MARLETTE AVE PARADISE VALLEY AZ 85253
169-22-115A	GUGLIELMI JOSEPH M/BARBARA E TR	6225 N 42ND ST	6225 N 42ND ST PARADISE VALLEY AZ 85253
169-22-116	HOUSE JOHN RANDLE/PROVENZANO NICOLE DENI	4201 E MARLETTE AVE	4201 E MARLETTE AVE PARADISE VALLEY AZ 85253
169-22-117	MINER THOMAS O/PAMELA M	4031 E CLAREMONT AVE	4031 E CLAREMONT ST PARADISE VALLEY AZ 85253
169-22-118	JONES STEVEN M/KELLY	4021 E CLAREMONT AVE	4021 E CLAREMONT AVE PARADISE VALLEY AZ 85253
169-22-119	APPLEBAUM 2023 VACATION TRUST	4011 E CLAREMONT AVE	419 MCMILLAN AVE WINNIPEG MB CAN R3L 0N3
169-22-120	LANFORD ROBERT A/KATHLEEN C	4001 E CLAREMONT AVE	4001 E CLAREMONT AVE PARADISE VALLEY AZ 85253
169-22-121	PROEBSTLE LIVING TRUST	4002 E CLAREMONT AVE	7 ROBB FARM RD NORTH OAKS MN 55127
169-22-122	REYNOLDS FAMILY TRUST	4012 E CLAREMONT AVE	4012 E CLAREMONT ST PARADISE VALLEY AZ 85253
169-22-125	4040 E KEIM LLC	4040 E KEIM DR	11132 N VIENTO CT FOUNTAIN HILLS AZ 85268

169-22-126	HOBBS FAMILY LIVING TRUST	6250 N HOGAHN DR	6250 N HOGAHN DR PARADISE VALLEY AZ 85253
169-22-127	HOBBS FAMILY LIVING TRUST	6201 N HOGAHN DR	6250 N HOGAHN DR PARADISE VALLEY AZ 85253
169-22-130	JOSEPH R VOLK III REVOCABLE TRUST/REGINA A V	4241 E MARLETTE AVE	4241 E MARLETTE AVE PARADISE VALLEY AZ 85253
169-22-132	UNITARIAN UNIVERSALIST CONGREGATION OF PHOENIX	4027 E LINCOLN DR	4027 E LINCOLN DR SCOTTSDALE AZ 85253
169-51-002	CARTLEDGE CHRISTOPHER J/CHARLES	6802 N 40TH ST	6802 N 40TH ST PARADISE VALLEY AZ 85253
169-51-003	RVR REAL ESTATE LLC	6664 N 40TH ST	197 WELLINGTON CIR MCMURRAY PA 15317
169-51-004	RVR REAL ESTATE LLC	6664 N 40TH ST	197 WELLINGTON CIR MCMURRAY PA 15317
169-51-005	AHIR DAYALBHAI V/SUMANBEN D TR	6644 N 40TH ST	6644 N 40TH ST PARADISE VALLEY AZ 85253
169-51-006	STEVEN ABDELMALAK TRUST	6638 N 40TH ST	6638 N 40TH ST PARADISE VALLEY AZ 85253
169-51-007	BRANDON E DALE AND LISA C DALE REV TRUST	6622 N 40TH ST	6622 N 40TH ST PARADISE VALLEY AZ 85253
169-51-008	GIANCOLA JOSEPH/BARBARA	4001 E LAMAR RD	4001 E LAMAR RD PARADISE VALLEY AZ 85253
169-51-009	JLCL FAMILY TRUST	6645 N 40TH ST	6645 N 40TH ST PARADISE VALLEY AZ 85253
169-51-010	JEFFREY STEIER AND ELIZABETH STEIER TRUST	6625 N 40TH ST	6625 N 40TH ST PARADISE VALLEY AZ 85253
169-51-011	SONORAN FAMILY TRUST	4002 E DESERT CREST DR	5024 E TURQUOISE AVE PARADISE VALLEY AZ 85253
169-51-012	ACCOMMODATION LLC	4021 E LAMAR RD	5757 S 34TH ST 100 LINCOLN NE 68516
169-51-013E	FOUNTAIN FAMILY TRUST	4060 E LAMAR RD	4060 E LAMAR DR PARADISE VALLEY AZ 85253
169-51-014A	HALFORD ROBERT JOHN ARTHUR	4055 E LAMAR RD	PO BOX 93430 PHOENIX AZ 85070
169-51-019	ILL TRUST	4002 E LAMAR RD	4002 E LAMAR RD PARADISE VALLEY AZ 85253
169-51-020	LIEBERMAN FAMILY TRUST	6801 N 40TH ST	6801 N 40TH ST PARADISE VALLEY AZ 85253
169-51-024A	ROSALIE AVERY TRUST	4044 E LAMAR RD	4044 E LAMAR RD PARADISE VALLEY AZ 85253
169-51-026	RIYAZ AR SUMAR AND KAMAL R SUMAR REVOCABLE TRUST	4039 E LAMAR RD	4039 E LAMAR RD PARADISE VALLEY AZ 85253
169-51-027	MATTHEW JASON ADLER AND SARAH FAYE ADLER	4020 E DESERT CREST DR	10420 N 77TH PL SCOTTSDALE AZ 85258
169-51-028	HEIDI LISHERNESS QUALIFIED GST NON-EXEMPT TRUST	4212 E LAMAR RD	14822 N 73RD ST STE 101 SCOTTSDALE AZ 85260
169-52-001	FLIPMASTER LLC	6602 N 40TH ST	6122 E CALLE DEL PAISANO SCOTTSDALE AZ 85251
169-52-002	CARLO M KARIM AND AMY E MARKGRAF REVOCABLE TRUST	6611 N 40TH ST	6611 N 40TH ST PARADISE VALLEY AZ 85253
169-52-003	JERRY D RIGGS TRUST	6601 N 40TH ST	6601 N 40TH ST PARADISE VALLEY AZ 85253
169-52-004	SLOAN DEVIN	4002 E SIERRA VISTA DR	4002 E SIERRA VISTA DR PARADISE VALLEY AZ 85253
169-52-005	SPENCE NATHAN A/ALEXANDRA E	4020 E SIERRA VISTA DR	4020 E SIERRA VISTA DR PARADISE VALLEY AZ 85253
169-52-006	HUNTER WILLIAM C	4015 E SIERRA VISTA DR	PO BOX 68282 OAK GROVE OR 97267
169-52-007	BHAT PRADEEP/DEEPTI	6543 N 40TH ST	6543 N 40TH ST PARADISE VALLEY AZ 85253
169-52-008	SALEM S HENRY/KHALIL RANYA	6501 N 40TH ST	6501 N 40TH ST PARADISE VALLEY AZ 85253
169-52-009	DANIEL M AND ZULEMA M DOZIER LIV TRUST	4020 E LINCOLN DR	4020 E LINCOLN DR PARADISE VALLEY AZ 85253
169-52-010	ZRVINCIC REVOCABLE LIVING TRUST	6504 N 40TH PL	6504 N 40TH PL PARADISE VALLEY AZ 85253
169-52-011	REICHMAN SN R	6520 N 40TH PL	6520 N 40TH PL PARADISE VALLEY AZ 85253
169-52-012	MAY CHRISTOPHER/BARBARA	6536 N 40TH PL	6536 N 40TH PL PARADISE VALLEY AZ 85253
169-52-013	UR INVESTMENTS LLC	6554 N 40TH PL	6417 E GRANT RD TUCSON AZ 85715
169-52-014	HEK TRUST	6566 N 40TH PL	3104 E CAMELBACK RD UNIT 702 PHOENIX AZ 85016

169-52-015	DEAKIN JOHN G/LINDA C TR	4009 E DESERT CREST DR	4009 E DESERT CREST DR PARADISE VALLEY AZ 85253
169-52-017	BOROVAY JOEL/DANIEL DONA DIAN TR	4030 E DESERT CREST DR	4030 E DESERT CREST DR PARADISE VALLEY AZ 85253
169-52-018	DANIELS ALAN U/SUZANNE R	4031 E DESERT CREST DR	4031 E DESERT CREST DR PARADISE VALLEY AZ 85253
169-52-019	UR INVESTMENTS LLC	6535 N 40TH PL	4020 N 20TH ST STE 100 PHOENIX AZ 85016
169-52-020	AMIN YOGESH R	6521 N 40TH PL	11000 N 130TH PL SCOTTSDALE AZ 85259
169-52-021	TULI PARAMVIR SINGH/PRITPAL KAUR	6501 N 40TH PL	6501 N 40TH PL PARADISE VALLEY AZ 85253
169-52-022	KISS COUPLE TRUST	4070 E LINCOLN DR	4070 E LINCOLN DR PARADISE VALLEY AZ 85253
169-52-023	ALWAY MARK D	6520 N 41ST ST	6520 N 41ST ST PARADISE VALLEY AZ 85253
169-52-024	BUSTOS ANDRES E/RITA J	6538 N 41ST ST	6538 N 41ST ST PARADISE VALLEY AZ 85253
169-52-025	TAYLOR WILLIAM H/JOHNSON LORI	4045 E DESERT CREST DR	4045 E DESERT CREST DR PARADISE VALLEY AZ 85253
169-52-026	TNK TRUST	4051 E DESERT CREST DR	4051 E DESERT CREST DR PARADISE VALLEY AZ 85253
169-52-027	ILEANA ORLICH FAMILY TRUST	6533 N 41ST ST	6533 N 41ST ST PARADISE VALLEY AZ 852533939
169-52-028	LDK TRUST	6519 N 41ST ST	6519 N 41ST ST PARADISE VALLEY AZ 85253
169-52-029	HTH REVOCABLE TRUST	6501 N 41ST ST	6501 N 41ST ST PARADISE VALLEY AZ 85253
169-52-030	BENJAMIN IVOR/AMY W	4050 E DESERT CREST DR	4050 E DESERT CREST DR PARADISE VALLEY AZ 85253
169-53-002	WITTENBERG RON	4329 E HIGHLANDS DR	4329 E HIGHLANDS DR PARADISE VALLEY AZ 852533254
169-53-003A	GREGORY P SALTZ REVOCABLE LIVING TRUST	4315 E HIGHLANDS DR	4315 E HIGHLANDS DR PARADISE VALLEY AZ 85253
169-53-004A	OLSCHANSKY FAMILY TRUST	4301 E HIGHLANDS DR	4301 E HIGHLANDS DR PARADISE VALLEY AZ 85253
169-53-005	LIEBERMAN AARON OSCAR LEWIS/JAMIE	4237 E HIGHLANDS DR	4237 E HIGHLANDS DR PARADISE VALLEY AZ 85253
169-53-006	OLSCHANSKY FAMILY TRUST	4223 E HIGHLANDS DR	4301 E HIGHLANDS DR PARADISE VALLEY AZ 85253
169-53-007	RILEY JOE TR	4217 E HIGHLANDS DR	3106 N 16TH ST PHOENIX AZ 85016
169-53-008	LEVITT THOMAS I/MARGARET W	4211 E HIGHLANDS DR	4211 E HIGHLANDS DR PARADISE VALLEY AZ 85253
169-53-011	BROWN H STEVAN	6810 N HIGHLANDS DR	6810 N HIGHLANDS DR PARADISE VALLEY AZ 85253
169-53-012	JANE MARIE WESTHOFF TRUST	6824 N HIGHLANDS DR	316 41ST ST WESTERN SPRINGS IL 60558
169-53-022	RAY REBA/BASUDEB/ANITA	6827 N HIGHLANDS DR	6827 N HIGHLANDS DR PARADISE VALLEY AZ 85253
169-53-023A	SCHIFFENHAUS REVOCABLE TRUST	4302 E HIGHLANDS DR	4302 E HIGHLANDS DR PARADISE VALLEY AZ 85253
169-53-024A	SAYARE MITCHEL/CHRISTINA KAZIS	4242 E HIGHLANDS DR	4242 E HIGHLANDS DR PARADISE VALLEY AZ 85253
169-53-025	HEAVEY SEASTONE FAMILY REVOCABLE TRUST	4320 E HIGHLANDS DR	4320 E HIGHLANDS DR PARADISE VALLEY AZ 85253
169-53-029N	RIVERHOUSE FAMILY TRUST		10009 SE EVERGREEN HWY VANCOUVER WA 98664
169-53-038	DELAPP JEFFERY J	4208 E LAMAR RD	6831 E JOAN DE ARC AVE SCOTTSDALE AZ 85254
169-53-039	4228 HIGHLANDS LLC	4228 E HIGHLANDS DR	6038 E HIGHLANDS DR PARADISE VALLEY AZ 85253







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 3/10/25, for the proposed variance has been mailed on the following date APRIL 7th, 20 25.

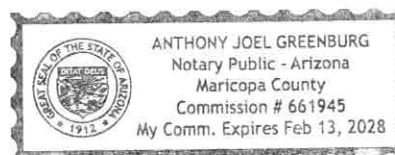
(This property list shall not be older than thirty (30) days at the time of filing of the application).

The foregoing instrument was acknowledged by me this 8th day of April, 20 25, by Victor Sidy.
Name

[Signature]
NOTARY PUBLIC

My commission expires:

02/13/2028





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, VICTOR SIDY, depose and state that the attached notice,
 of proposed application 6521 N 40TH PLACE located at
6521 N 40TH PLACE for the Board of Adjustment meeting date of
Wed, May 7th, 20 25 is
 a true and correct copy of a notice which I cause to be posted by the following day of the
 week TUESDAY
 and on the following date APRIL 8TH, 20 25 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 8th day of April, 20 25.

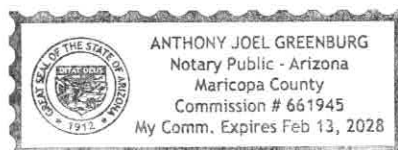
Signature

This affidavit was Subscribed and sworn to before me on this 8th day of
April, 20 25.

NOTARY PUBLIC

My commission expires:

02/13/2028





NOTICE OF HEARING

TOWN OF PARADISE VALLEY
Board of Adjustment and Appeals
6401 E. Lincoln Drive, Paradise Valley, AZ
9:30 O'CLOCK TUESDAY, MAY 20, 2025

Notice is hereby given that the Board of Adjustment and Appeals of the Town of Paradise Valley, Arizona, will hold a public hearing at 9:30 a.m. on Tuesday, May 20, 2025, at the Town Hall, 6401 East Lincoln Drive, Paradise Valley, AZ, 85025 for the following:

Discussion and Possible Action: A variance from the Zoning Ordinance, Article 1, Chapter 1, and Area Regulations, to allow a new single-family residence to encroach beyond the side-set height limits. The property is located at 6521 N. 42nd Place (Assessor's Parcel Number 169-02-025).

If you have questions about this application, please call Denise Petherick at 480-948-3525. **PENALTY FOR NOT APPEARING PRIOR TO DATE OF HEARING:** \$500.00. **PENALTY FOR NOT APPEARING AT HEARING:** \$500.00.