



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Meeting Notice and Agenda Board of Adjustment

*Chair Eric Leibsohn
Boardmember Ken Barnes
Boardmember Joseph Contadino
Boardmember James Kuykendall
Boardmember Hope Ozer
Boardmember Bill Petsas
Boardmember Quinn Williams*

Wednesday, June 3, 2026

5:30 PM

Council Chambers

1. CALL TO ORDER

2. ROLL CALL

Notice is hereby given that members of the Board of Adjustment will attend either in person or by telephone conference call, pursuant to A.R.S. §38-431(4).

3. EXECUTIVE SESSION

The Board of Adjustment may convene into an executive session at one or more times during the meeting as needed to confer with the Town Attorney for legal advice regarding any of the items listed on the agenda as authorized by A.R.S. §38-431.03.A.3.

4. STUDY SESSION ITEMS

Work/Study is open to the public however the following items are scheduled for discussion only. The Board of Adjustment will be briefed by staff and other Town representatives. There will be no votes and no final action taken on discussion items. The Board of Adjustment may give direction to staff and request that items be scheduled for consideration and final action at a later date. The order of discussion items and the estimated time scheduled to hear each item is subject to change.

5. PUBLIC HEARINGS

The Board of Adjustment may take action on this item.

- A. [26-130](#) **6235 E. Catesby Road (APN 169-49-051)**
Discussion and Possible Action on an Appeal of Yard Clarification
Case No. BA-26-01

Attachments:

- [A. Staff Report](#)
- [B. Vicinity Map & Aerial Photo](#)
- [C. Application](#)
- [D. Yard Clarification](#)
- [E. Narrative & Documents](#)
- [F. Notification Materials](#)
- [G. Quail Run Manor, Silver Sky & Finisterre Subdivision Plats](#)
- [H. Letter of Opposition](#)
- [I. Applicant Presentation](#)
- [I. Staff Presentation](#)

6. ACTION ITEMS

The Board of Adjustment may take action on this item.

7. CONSENT AGENDA

All items on the Consent Agenda are considered by the Public Body to be routine and will be enacted by a single motion. There will be no separate discussion of these items. If a Commissioner or member of the public desires discussion on any item it will be removed from the Consent Agenda and considered separately.

8. STAFF REPORTS

9. PUBLIC BODY REPORTS

10. FUTURE AGENDA ITEMS

11. ADJOURNMENT

AGENDA IS SUBJECT TO CHANGE

**Notice is hereby given that pursuant to A.R.S. §1-602.A.9, subject to certain specified statutory exceptions, parents have a right to consent before the State or any of its political subdivisions make a video or audio recording of a minor child. Meetings of the Planning Commission are audio and/or video recorded, and, as a result, proceedings in which children are present may be subject to such recording. Parents in order to exercise their rights may either file written consent with the Town Clerk to such recording, or take personal action to ensure that their child or children are not present when a recording may be made. If a child is present at the time a recording is made, the Town will assume that the rights afforded parents pursuant to A.R.S. §1-602.A.9 have been waived.*

The Town of Paradise Valley endeavors to make all public meetings accessible to persons with disabilities. With 72 hours advance notice, special assistance can also be provided for disabled persons at public meetings. Please call 480-948-7411 (voice) or 480-483-1811 (TDD) to request accommodation to participate in the Planning Commission meeting.



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Action Report

File #: 26-130

AGENDA TITLE:
6235 E. Catesby Road (APN 169-49-051)
Discussion and Possible Action on an Appeal of Yard Clarification
Case No. BA-26-01

STAFF CONTACT:

TOWN *Of* PARADISE VALLEY



STAFF REPORT

TO: Chair and Board of Adjustment

FROM: Chad Weaver, Community Development Director
Paul Michaud, Planning Manager
George Burton, Senior Planner

DATE: June 3, 2026

DEPARTMENT: Community Development Department/Planning Division
George Burton, 480-348-3525

AGENDA TITLE:

**Grantham Variance – 6235 E. Catesby Road (APN 169-49-051)
Appeal of Yard Clarification. Case No. BA-26-01**

This application is an appeal of a yard clarification on this property.

BACKGROUND/DISCUSSION

Zoning Administrator

Section 2-5-3 of the Town Code identifies that there shall be a Zoning Administrator who is responsible for interpreting the Zoning Ordinance and that the Community Development Director shall be the Zoning Administrator. As a result, the Community Development Director/Zoning Administrator is responsible for the administrative functions of enforcing and interpreting the provisions of the Zoning Ordinance, as well as various conditions and stipulations of zoning related entitlements. These actions may be through the course of regular business or when warranted by an official written interpretation.

Scope of Request & Background

The applicant requests an appeal of the Community Development Director's decision regarding an interpretation of Article II, Section 201, and Article X, Section 1002, of the Town Zoning Ordinance, which clarifies and determines the yard designation for residentially zoned properties. The appeal is to change the portion of the rear yard (which adjoins the south property line) to be designated as a side yard. The yard classification determines setback requirements in which the house has a 40-foot front yard setback, a 40-foot rear yard setback, and a 20-foot side yard setback.

On September 12, 2025, the applicant submitted building permit plans to construct a new single-family residence on this property. However, staff "redlined" the plans on September 12th identifying that part of the home encroaches into a portion of the 40-

foot rear yard setback (with a portion of the house drawn at a 20-foot setback from the south property line). After several communications with the applicant who continued to disagree with the yard determination, Staff issued a formal written yard clarification on December 4, 2025 identifying that the rear yard adjoins the west and south property lines, the side yards adjoin the north and east property lines, and the front yard adjoins the cul-du-sac along the northeast property line. (please reference Attachment D). The applicant submitted a pre-application for consideration of both an appeal and variance on January 22, 2026. Comments were provided back to the applicant on February 2, 2026, with the applicant filing his appeal (BA-26-01) on March 19th which was deemed complete on April 13th. The applicant disagrees that a portion of the rear yard adjoining the south property line is a rear yard and believes this portion should be designated as a side yard.

Lot History

The subject property is Lot 14 of the Mummy Mountain Park IV subdivision. This lot was platted in Maricopa County in July of 1961 and then annexed into the Town on September 28, 1961. According to permit records, the original home was built in 1963 and went through several remodels. The following is a chronological history of the property:

May 17, 1963	Building permit for new residence
August 15, 1984	Building permit for garage addition
November 27, 1990	Building permit for remodel/addition to main house
November 27, 1990	Building permit for to remodel guest house
July 9, 2014	Building permit for interior remodel
May 3, 2016	Building permit for pool
May 3, 2016	Building permit for pergola
May 3, 2016	Building permit for accent and screen walls
December 19, 2025	Demolition permit to remove house and structures from property
September 12, 2025	Building permit for new single-family residence (under review)
September 12, 2025	Building permit for fence walls (under review)

Lot Conditions

The property is zoned R-43, is 46,010 square feet in size (1.06 acres), and is a pie shaped lot on a cul-de-sac. The property has an average width of approximately 220 feet wide and has an 8-foot-wide proposed drainage easement that runs along the south property line.

DISCUSSION ITEMS

Staff Analysis:

The Town uses the current criteria outlined in Section 1001 of Article X and the definitions of yard in Section 201 of Article II of the Town Zoning Ordinance to clarify and/or designate the yards on a property. Section 201 of Article II defines yards as the following:

- *Yard*: An open space at grade level between the setback line and the nearest parallel lot line, unoccupied and unobstructed by any portion of a structure from the ground upward, except as otherwise provided herein.
- *Yard, Front*: A yard extending across the front width of a lot and being the minimum horizontal distance between the right-of-way line and the front setback line.
- *Yard, Rear*: A yard extending across the rear width of a lot and being the minimum horizontal distance between the rear lot line and the rear setback line. On both corner lots and interior lots the rear yard shall in all cases be at the opposite end of the lot from the front yard.
- *Yard, Side*: A yard between the side setback line and the side lot line of a lot and extending from the front yard to the rear yard, and being the minimum horizontal distance between a side lot line and the side setback line. An interior side yard is defined as the side yard adjacent to a common lot line.

Section 1002 provides criteria for designating and identifying the location of a front yard as follows:

- A. For a lot where structures currently exist on a lot with double or multiple frontages, the primary frontage shall be determined based upon the following four (4) criteria:
 1. A door positioned for use by the general public when calling upon the occupants leading into the dwelling.
 2. The primary frontage as depicted on the recorded subdivision plat; or where the primary frontage is not shown on the subdivision plat, as is consistent with and in harmony with the original subdivision design.
 3. The arrangement and location of the primary frontage is consistent with and in harmony with the arrangement and location of the primary frontage of the adjacent properties.
 4. The primary frontage should be on the street that is a lower level in the Town's Street Classification System; e.g., the frontage should be on a local street versus on an arterial or collector street, or the frontage should be on a collector street versus on an arterial street.
- B. For a vacant lot with double or multiple frontages, the primary frontage, if not already designated, shall be determined based upon the following three (3) criteria:
 1. The primary frontage as depicted on the recorded subdivision plat; or where the primary frontage is not shown on the subdivision plat, as is consistent with and in harmony with the original subdivision design.
 2. The arrangement and location of the primary frontage is consistent with and in harmony with the established character of the adjacent properties.
 3. The primary frontage should be on the street that is a lower level in the Town's Street Classification System; e.g., the frontage should be on a local street versus on an arterial or collector street, or the frontage should be on a collector street versus on an arterial street.

The existing home is legal non-conforming. Although building permits were issued by the Town, the existing home encroached into the 40-foot rear yard setback and was

setback approximately 30 feet from the west property line and setback approximately 25 feet from the south property line.

The Community Development Director clarified that the front yard adjoins the cul-du-sac adjoining the northeast property line, the side yards adjoin the north and east property lines, and the rear yard adjoins the west and south property lines. In accordance with Article II and Article X of the Town Zoning Ordinance:

- The rear yard is opposite the front yard and adjoins the south and west property lines.
- The arrangement and location of the yards are consistent with and in harmony with the established character of the adjacent properties (in which the side yard adjoins a neighboring side yard, the rear yard adjoins the neighboring rear yard, the front yard adjoins a neighboring front yard, etc.).
- The Town Codes does not state that a rear yard must adjoin only one property line nor has criteria to establish or clarify which single property line shall be designated as the rear yard. Examples of properties with rear yards adjoining multiple property lines include Quail Run Manor, Silver Sky, and Finisterre subdivisions (see attachment G).

REQUIRED ACTION

The Board of Adjustment must consider the facts and determine if the appeal is warranted (and the portion of the rear yard adjoining the south property line should be classified as a side yard instead of a rear yard). The Board of Adjustment may take the following action:

1. Deny the appeal request (and confirm that the southern portion of the lot remains a rear yard as clarified by the Community Development Director).
2. Approve the appeal, which will change the rear yard adjoining the south property line to a side yard.
3. Continue the application for further review.

COMMENTS

Neighborhood notification was completed in accordance with the Town requirements. Staff received comment and inquires from two adjoining neighbors. The southern neighbor identified that they are opposed to the appeal and support's staff's designation of the rear yard since they are the property that is most impacted and the eastern neighbor stated they are indifferent since the request does not impact them.

COMMUNITY IMPACT: None.

CODE VIOLATION: None.

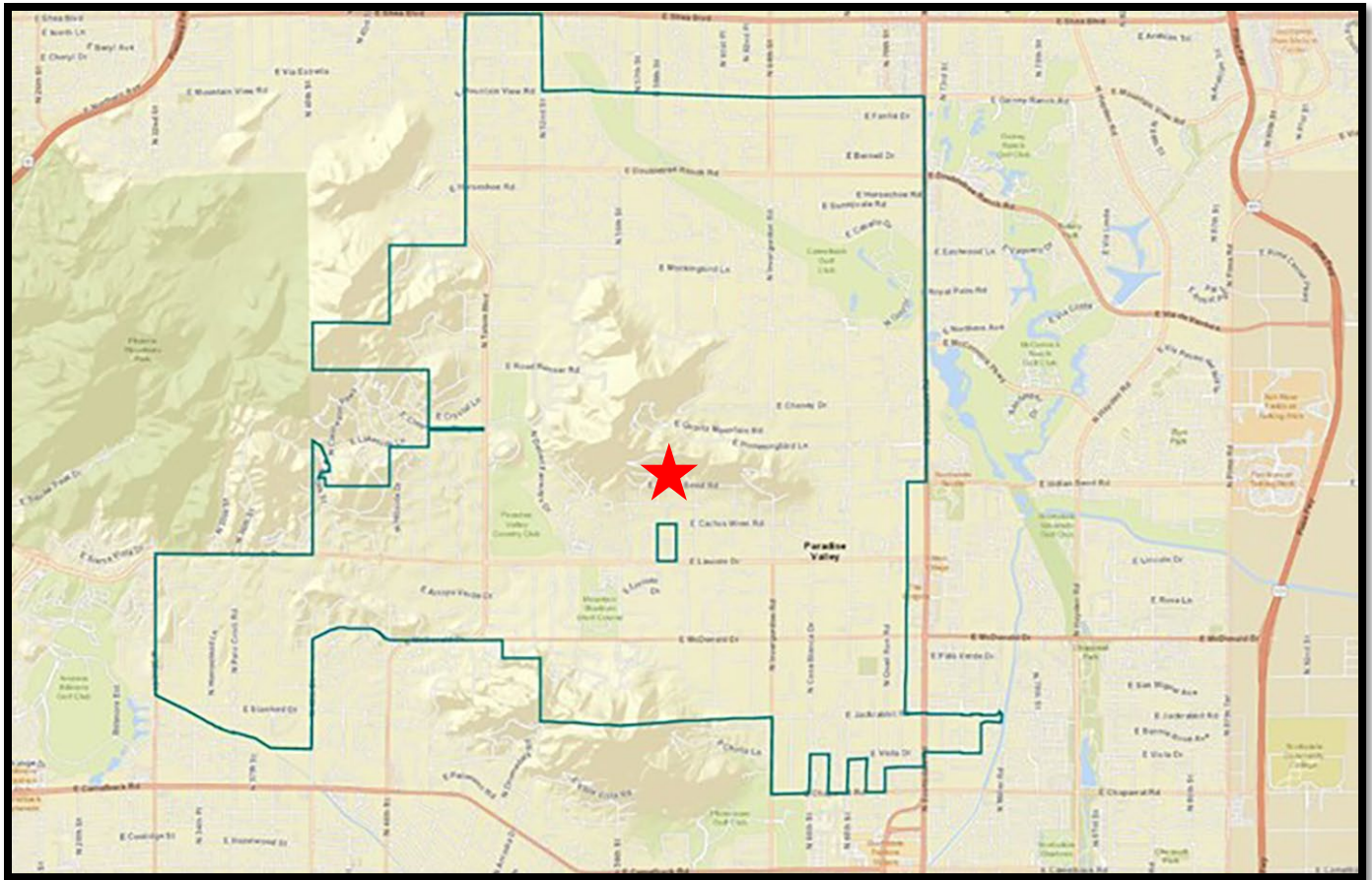
ATTACHMENTS

- A. Staff Report
- B. Vicinity Map & Aerial Photo

- C. Application
- D. Yard Clarification
- E. Narrative & Documents
- F. Notification Materials
- G. Quail Run Manor, Silver Sky & Finisterre Subdivision Plats
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VICINITY MAP



Mummy Mountain Park 4 – Lot 14

6235 E. Catesby Road



AERIAL



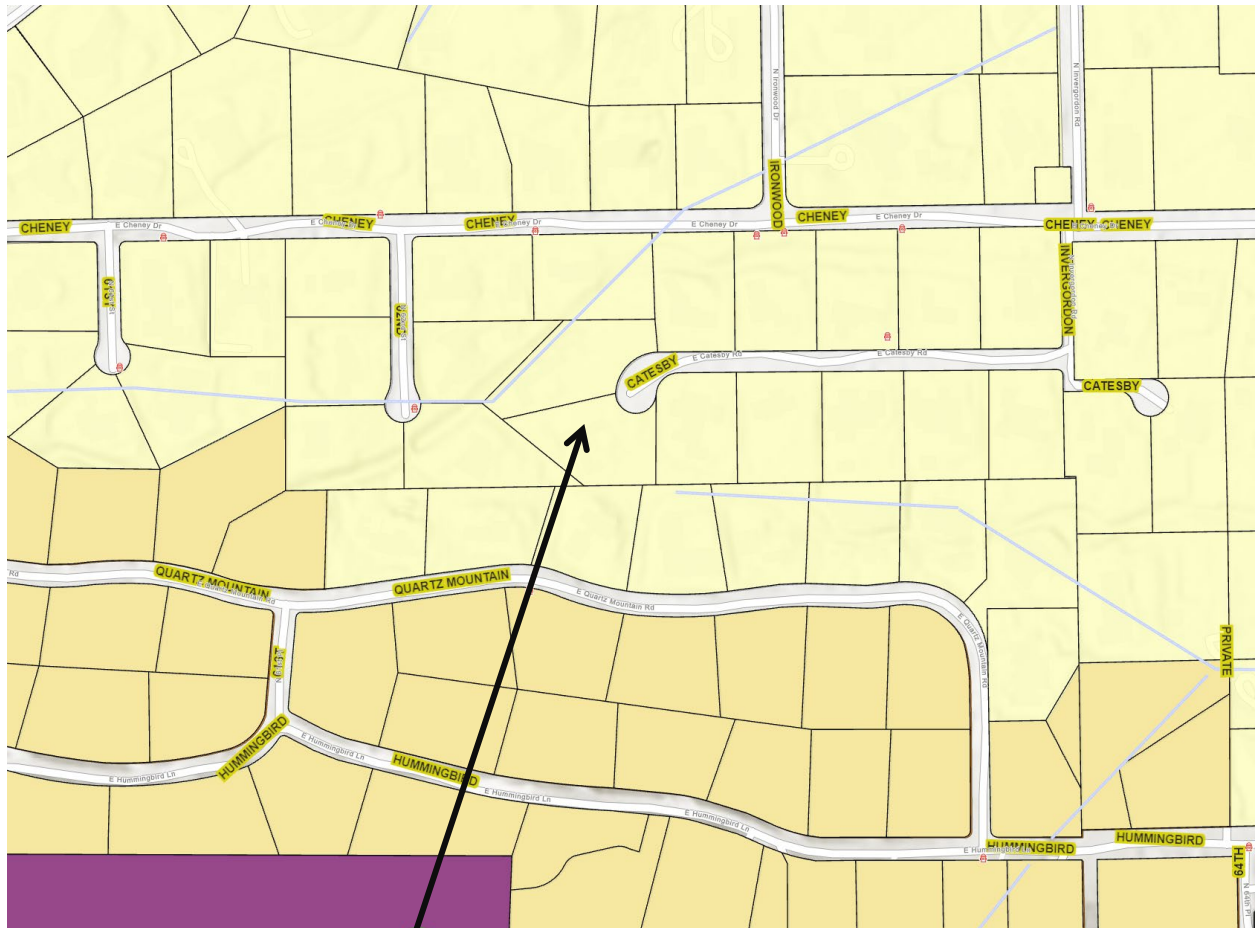
Subject Property

Mummy Mountain Park 4 – Lot 14

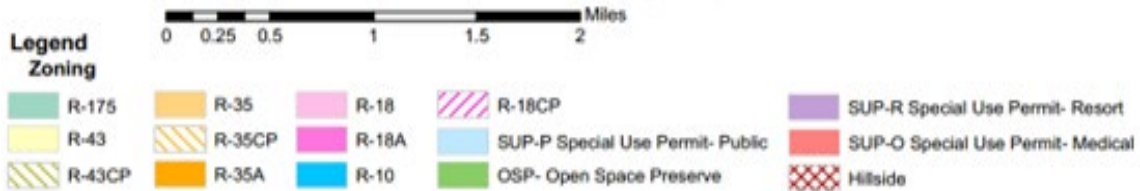
6235 E Catesby Road



ZONING



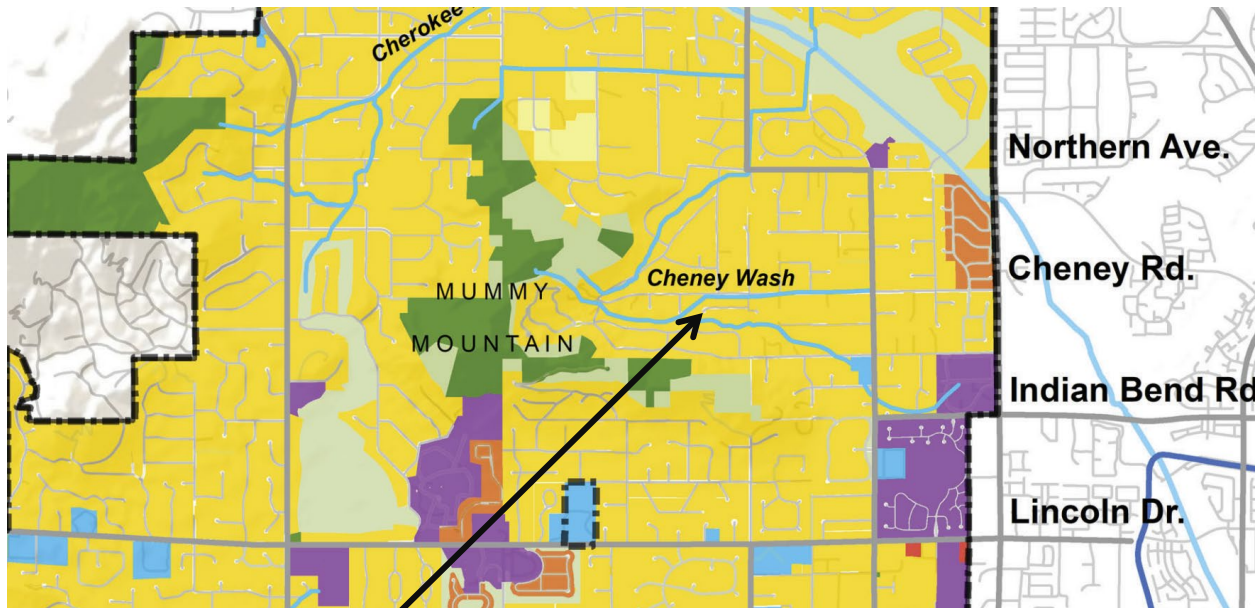
Subject Property



Mummy Mountain Park 4 – Lot 14
6235 E. Catesby Road



GENERAL PLAN



Subject Property

Legend		Land Use Classifications			
	Planning Area		Very Low Density Residential		Public Open Space
	Municipal Limits		Low Density Residential		Medical Office
	Roads		Medium Density Residential		Public/Quasi Public
	Indian Bend Wash		Private Open Space		Resort/Country Club
	Arizona Canal				
	Major Washes	NOTE: All public right-of-ways shall be considered Public Open Space.			

Mummy Mountain Park 4 – Lot 14
6235 E. Catesby Road

TOWN

Of

PARADISE VALLEY



6401 E Lincoln Dr

Paradise Valley, AZ 85253

(480) 948-7411

BA-26-01 - Planning Case

Application Summary

Description of Work: Single Family Residence at 6235 E CATESBY RD. Request for variance of TOPV Planning position regarding setback on Southern property line.

File Date: 3/19/2026

Address: 6235 E CATESBY RD, PARADISE VALLEY, AZ 85253

Parcel No: 16949051

Zoning:

Owner Name: GRANTHAM JAMES B/ANITA M

Owner Address: 6235 E CATESBY RD, PARADISE VALLEY, AZ 85253

Owner Contact Info: -

Applicant Name: KEITH GALBUT

Applicant Address: 6720 N. SCOTTSDALE RD, SUITE 305, SCOTTSDALE, AZ 85253

Applicant Contact Info: 6027907905 - KGALBUT@GB.LAW

The owner hereby certified with their electronic submittal to the Town of Paradise Valley that the ownership, applicant/professional contacts, plans, and related documents are true and accurate. The owner further certified that the description of work will comply with all Federal, State, County and Town laws.

This electronic submission is legally binding and has the same validity and effect as a signature affixed by hand.

Yard Clarification
6235 E Catesby Road
APN: 169-49-051

Clarification: In accordance with Section 1002 of the Town Zoning Ordinance, the front yard adjoins the curved northeast property line (Catesby Road). The side yards adjoin the northwest and east property lines. The rear yards adjoin the south and southwest property lines.

All improvements must comply with Articles 5, 10, 23, and 24 of the Town Zoning Ordinance.

Approval: Reviewed by the Community Development Director and the Senior Planner

Senior Planner
(480) 348-3525

December 4, 2025



Town of Paradise Valley
Community Development Department
6401 East Lincoln Drive
Paradise Valley, AZ 85253





GALBUT BEABEAU

A PROFESSIONAL CORPORATION
LAWYERS & COUNSELORS

Via Electronic Submission to:

Town of Paradise Valley
Community Development – Planning & Zoning Department
6401 E. Lincoln Drive
Paradise Valley, Arizona 85253-4399

Re: Appeal of Zoning Determination – 6235 E. Catesby Road, Paradise Valley, 85253

Property Owners/Applicant: James and Anita Grantham

Property: 6235 E. Catesby Road, Paradise Valley, Arizona 85253

Request: A zoning determination that the Property is not subject to multiple rear-yard setbacks.



Introduction

The Applicant respectfully appeals the zoning determination by the Town of Paradise Valley (the “Town”) Zoning Administrator that the Property is subject to two rear-yard setbacks. Specifically, the Applicant requests a determination that the multiple “rear yard” position by the Town does not apply to the Property, as such interpretation is unsupported by the plain language of the Town of Paradise Valley Zoning Code (the “Code”) and is inconsistent with the prior application of the Code over many decades.

The Property is zoned R-43 which establishes the following setbacks:

District	Minimum Lot Size, sq ft	Minimum Lot Width, ft	Minimum Front Setback, ft	Minimum Side Setback, ft	Minimum Rear Setback, ft	Minimum Side/Rear with Frontage	Maximum Floor Area Ratio	Minimum Floor Area, sq ft ¹	Number of Stories
R-175 with a Primary Building built prior to June 13, 1991	175,000	165	40	20 ²	40	40	25%	2,000	2
R-175 with no Primary Building built prior to June 13, 1991	175,000	165	100	20 ²	100	100	25%	2,000	2
R-43	43,560	165	40	20	40	40	25%	2,000	2
R-35	35,000	150	40	20 ³	40	40	25%	1,800	2
R-35A	35,000	150	40	15 ³	40	40	25%	1,800	1
R-18	18,000	120	40	20	40	40	25%	1,500	1
R-18A	18,000	120	35	10	35	35	25%	1,500	1
R-10	10,000	100	20 ⁴	7 ⁴	25 ⁴	20 ⁴	None	1,500	1

As the Board of Adjustment is aware, Arizona law requires that municipal land-use regulation and interpretation be administered through a consistent and rational decision-making process. Municipal zoning authority is derived from A.R.S. § 9-462 et seq., which authorizes municipalities to regulate land use and zoning districts. Arizona courts reviewing the exercise of that authority have consistently held that municipal zoning determinations must have a rational basis and may not be arbitrary, capricious, or an abuse of discretion. *See, e.g., Pingitore v. Town of Cave Creek*, 194 Ariz. 261 (App. 1998).

Further, Arizona courts have long held that where a zoning ordinance is ambiguous or reasonably susceptible to more than one interpretation, the ambiguity is generally resolved in favor of the property owner and against the restricting authority. *See Kubby v. Hammond*, 68 Ariz. 17, 22 (1948) (stating “[z]oning ordinances, being in derogation of common law property rights, will be strictly construed and any ambiguity or uncertainty decided in favor of property owners.”). This principle reflects the fundamental rule that restrictions on the use of private property should not be expanded through inconsistent administrative interpretation.

The Town, acting through its planning staff, serves an important administrative role in ensuring that the Town's zoning regulations are applied consistently, predictably, and fairly. Maintaining that consistency is essential to preserving confidence in the Town's regulatory process and the integrity of the zoning framework.

Background

The Applicant purchased the Property in 2023, at which time the existing residence was situated within the 40-foot setback area along the southern lot line. The Property is located within the Mummy Mountain Park 4 subdivision and was platted in 1964. The relevant plat does not establish specific setbacks. At the time of the purchase of the Property, the location of the previously existing improvements, combined with a plain reading of the Code, and the status of similar properties in Paradise Valley, provided Applicant no indication that the southern lot line would be classified as a second "rear yard" subject to a 40-foot rear setback.

The professionals engaged by the Applicant (civil engineer Nick Prodanov with Land Development Group who has engineered and/or provided surveys to over 1,000 homes in Paradise Valley, and architect Brent Kendle of Kendle Design Collaborative, who has designed numerous homes in Paradise Valley) reviewed the Code and understood that the front setback is forty (40) feet from the cul-de-sac front, the west lot line is the forty (40) feet rear-yard setback, and the other boundaries are twenty (20) feet side setbacks.

The Applicant expended substantial time, effort, and financial resources designing a new residence. The proposed design does not seek to alter the use of the Property or expand development beyond what has historically existed in Paradise Valley; rather, it reflects a good-faith effort to replace an aging structure while respecting the established building envelope and the Code. The design and all related engineering have been submitted to the Town for permitting. In response to the building permit application, the Town Planning Department took the position that there should be multiple rear-yard setbacks.

Zoning Interpretation by the Town Planning Department

The Town's interpretation requiring multiple rear setbacks for the Property is inconsistent with the language, structure, and intent of the Code. The ordinance defines a "rear yard" in the singular. **Nowhere in the Code does it provide for multiple rear-yard setbacks for properties in the Town.**

Specifically, the Code defines a "rear yard" as "[a] yard extending across the rear width of a lot and being the minimum horizontal distance between the rear lot line and the rear setback line." The Code's use of singular terminology is not incidental. The definition refers to "the rear yard," "the rear lot line," and "the rear width of a lot." These terms contemplate a single, identifiable rear boundary opposite the front yard. If the Town intended for irregular or multi-sided lots to have multiple rear yards, the Code would expressly state so. It does not. Indeed, many Paradise Valley lots, particularly those located on cul-de-sacs, contain five or more sides. Yet the Code does not establish a separate classification for such parcels, nor does it authorize additional setback burdens based solely on lot geometry. Here, by designating multiple lot lines as "rear

yards,” the Town is attempting to create additional setback requirements that do not exist in the Code. An interpretation that results in this kind of regulatory action is not a reasonable construction of the Code. It is an overreach that the Code’s plain text does not permit.

On December 4, 2025, the “Yard Clarification” provided by the Community Development Director and the Senior Planner stated as follows:

Clarification: In accordance with Section 1002 of the Town Zoning Ordinance, the front yard adjoins the curved northeast property line (Catesby Road). The side yards adjoin the northwest and east property lines. The rear yards adjoin the south and southwest property lines.

All improvements must comply with Articles 5, 10, 23, and 24 of the Town Zoning Ordinance.

Approval: Reviewed by the Community Development Director and the Senior Planner

Section 1002 Front Yard Designation addresses how **front yards** are defined. **It says nothing regarding rear yards or multiple rear-yards.**

From December 2025 through the date of this letter there have been numerous conversations to seek clarification and reconsideration of the Town’s position. The goal has been open dialogue with an eye towards understanding the legal basis of the Town’s position.

For example, on January 21, 2026, I met with George Burton, Senior Planner, Community Development Department at the Town and discussed the position of the Town. Mr. Burton stated that he met with staff, including Development Director, Chad Weaver, and that they would not amend their position. I asked how the Town’s position was supported by the Code and why numerous comparable properties, previously identified in emails to him and his colleagues, had not been subject to the same interpretation. He had no explanation and stated it was the position of Chad Weaver, and I need to “take it up with him.”

On March 13, 2026, in response to direct questions regarding the Town’s position, I received an email from Mr. Weaver, stating that “the task of assigning yard designations can be complicated” and that “under our current standard of review” the Town planners were in agreement on “the interpretation.” Additionally, Mr. Weaver stated “Aside from other criteria, the current lot assignments align well with all surrounding lots, which is always a goal as it provides equity and predictability for the area.”

The role of the Town’s planning staff is to apply the Code as written—not to rewrite or expand it through ad hoc interpretation on a case-by-case basis. The Town’s planning staff does not establish what “provides equity and predictability.” To the contrary, the Code must be enforced consistently based on its plain language. Even if some degree of interpretation were appropriate, which is not here, the Town has not articulated any clear, consistent, or textually grounded basis for its position that is consistent with the Code. Instead, the asserted “interpretation” is applied without any defined standards or supporting rationale. Allowing such an approach effectively substitutes discretionary judgment for codified regulations, undermining predictability and

uniformity in land use administration. In effect, this application is the very definition of arbitrary and capricious decision-making.

The Town's position produces irrational results when applied to properties on a cul-de-sac. Unlike rectangular parcels, these lots inherently lack parallel rear boundaries, and treating multiple converging lot lines as separate rear yards artificially compresses the buildable envelope in a manner unrelated to any legitimate zoning objective and is not supported by the Code.

Additionally, the Town's stated reliance on the curvature of the cul-de-sac to justify the application of multiple rear yard setbacks is misplaced. Under the Code, a cul-de-sac is defined as "a short minor street having but one end open for motor traffic, the other being permanently terminated by a vehicular turn-around." The Code does not make any mention of a cul-de-sac having multiple "rear yards". Thus, the Property has a single point of access and a single street frontage along the cul-de-sac. Any interpretation that attempts to treat the a cul-de-sac as creating additional yard designations improperly results in an artificial reclassification of lot lines that is not supported by the Code.

The Property should be analyzed in a manner consistent with its actual relationship to the street—one front yard along the cul-de-sac, a single rear yard opposite that frontage, and the remaining lot lines as side yards. The Town's contrary interpretation effectively converts a standard cul-de-sac lot into a uniquely burdened parcel based solely on the geometry of the turnaround, rather than based on the Code.

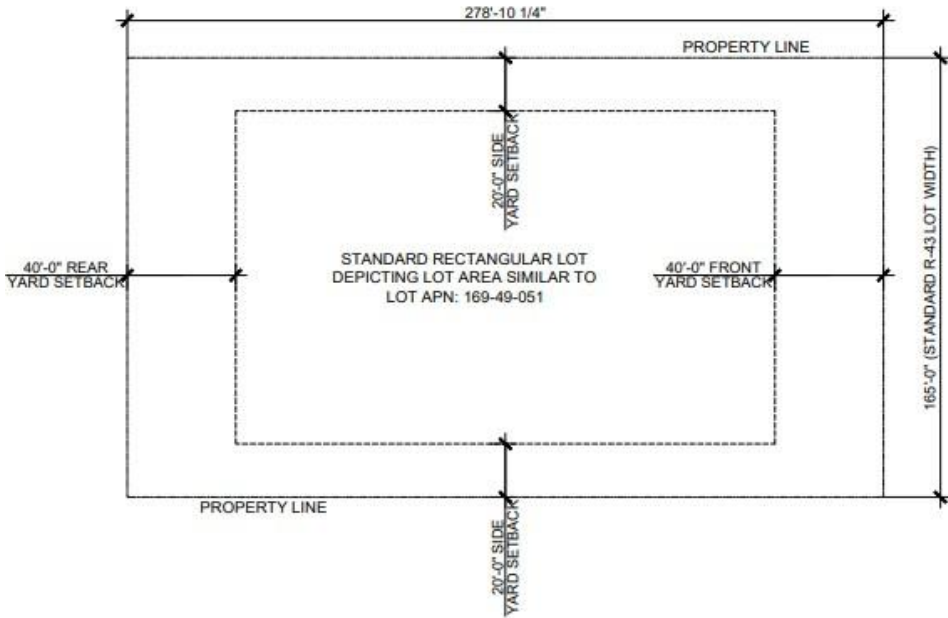
Impact to Applicants

The Town's current interpretation of the Zoning Ordinance treats the southern boundary of the Property as a second "rear yard". A second "rear yard" is not a designation of R-43 parcels, and when applied to this irregularly shaped lot, the resulting buildable and usable area is disproportionately restricted in a manner that does not occur on other R-43 parcels:

- A typical rectangular lot of the same size (46,010 sq. ft.) has clearly defined front, side, and back setbacks, and an approximate (depending on length and width) buildable envelope of **24,856 sq. ft.**, representing 54.02% of the total lot area (*See Figure 1*).
- As interpreted by the Town, the Property's buildable envelope is only **20,621.97 sq. ft.**, which is only 44.82% of the lot, and a reduction of 4,235 sq. ft. from the standard lot (more than **17%** of the standard lot's buildable area) (*See Figure 2*).
- As a matter of comparison, the Applicant's position of one rear yard setback on the western property line yields a buildable envelope of **23,191 sq. ft.** (*See Figure 3*)

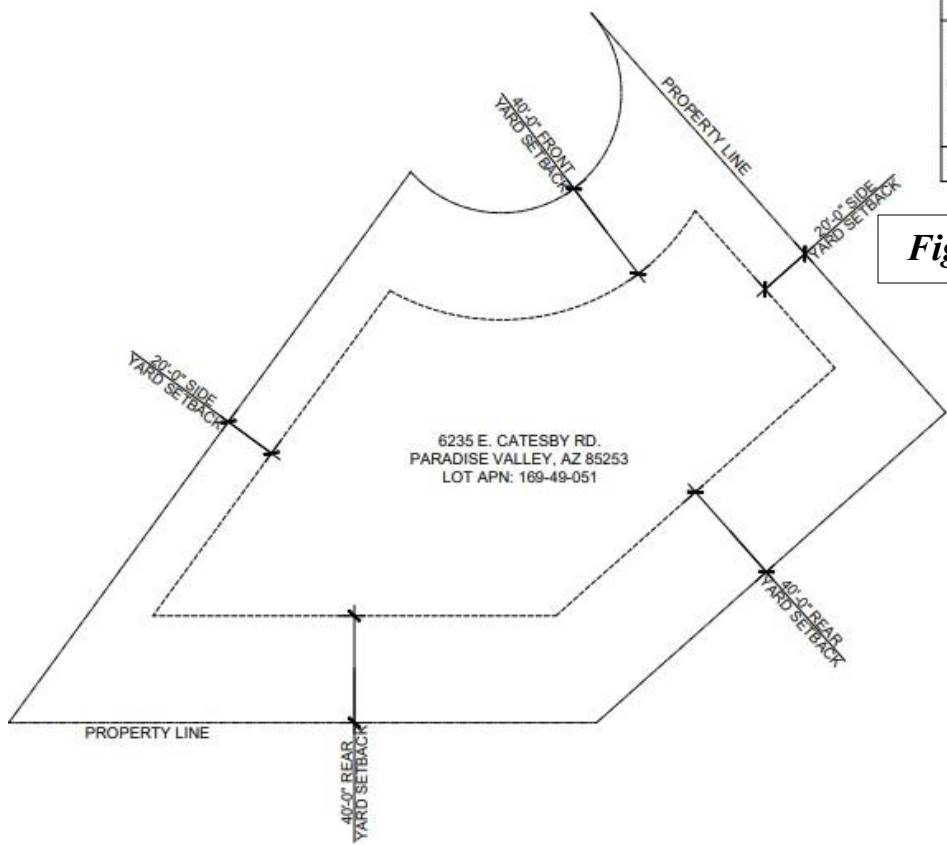
Figure 1 – Standard Rectangular Lot

LOT COVERAGE	
TYPICAL R-43 AREA	43,560 SQ FT
TOTAL AREA OF EXAMPLE LOT DEPICTED	46,010 SQ FT
FRONT YARD SETBACK	40 FT
REAR YARD SETBACK	40 FT
SIDE YARD SETBACKS	20 FT
MAXIMUM BUILDABLE AREA	24,856 SQFT



LOT COVERAGE	
TYPICAL R-43 AREA	43,560 SQ FT
TOTAL AREA OF LOT APN: 169-49-051	46,010 SQ FT
FRONT YARD SETBACK	40 FT
REAR YARD SETBACK	40 FT
SIDE YARD SETBACKS	20 FT
MAXIMUM BUILDABLE AREA	20,621 SQFT

Figure 2 - 6235 E. Catesby Road.



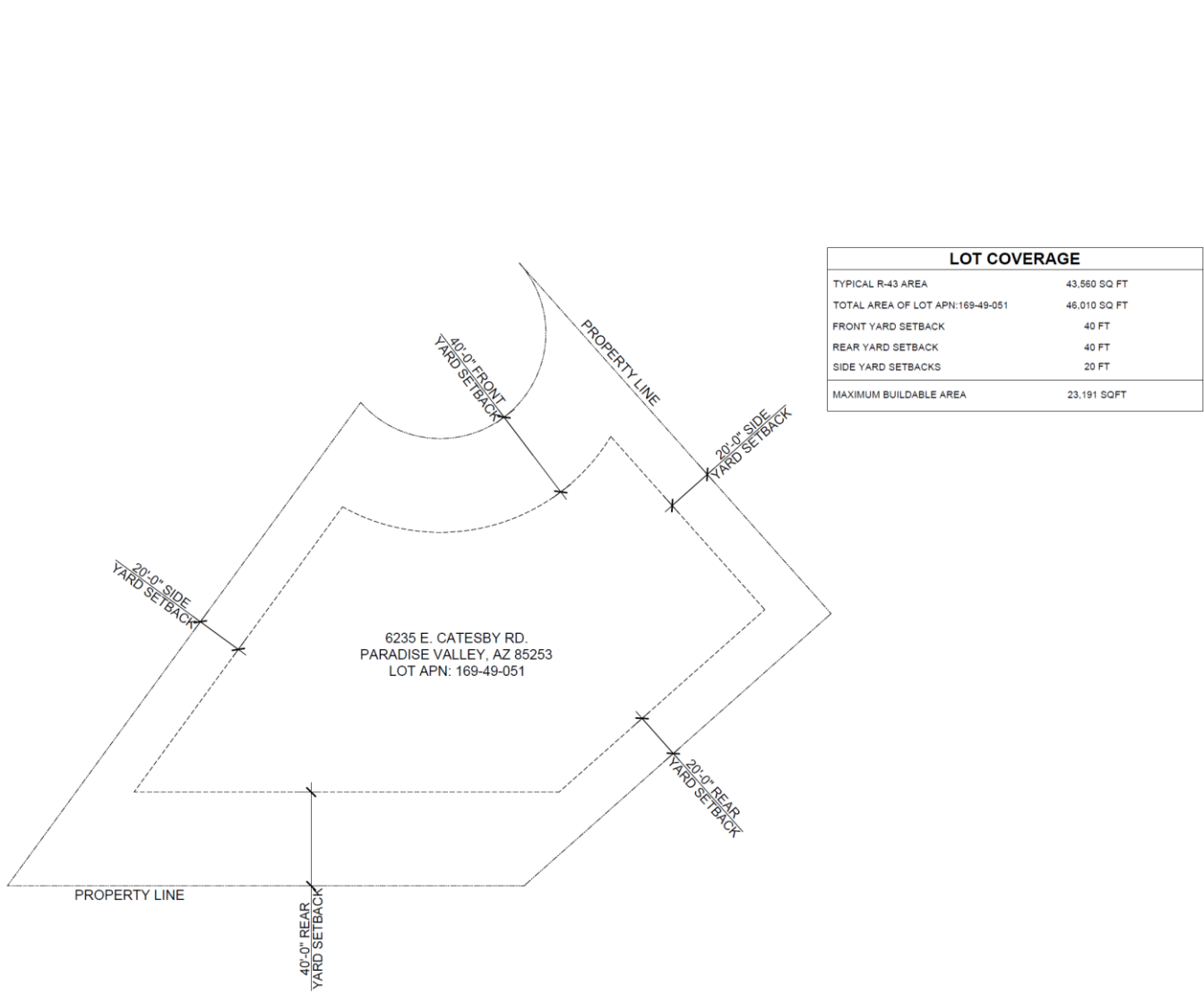
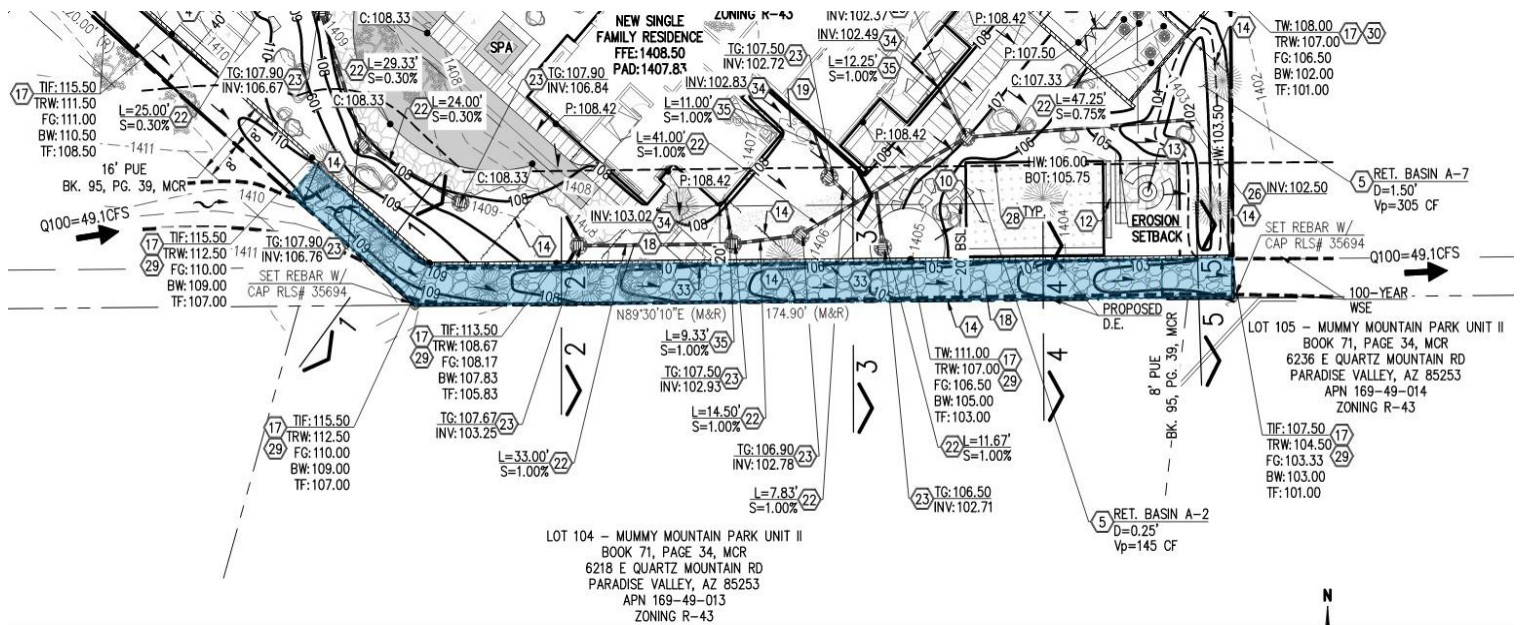


Figure 3- One Rear Yard Setback

Additionally, the Property is burdened by drainage requirements and associated site constraints, which encumber portions of the Property and restrict its use for ordinary residential purposes. These easements reduce the area available for improvements, landscaping, and functional outdoor space, thereby diminishing the Property's effective size and utility. Please see the depiction in blue below.



Previous Application of Similarly Situated Parcels

Even if the Town's interpretation were textually defensible, which it is not, its selective application to the Property constitutes an arbitrary and capricious application of the Code. The Applicant has identified numerous properties within Paradise Valley that share materially identical characteristics to the Property (i.e., cul-de-sac, similar lot geometry, comparable orientation, and analogous boundary conditions). Yet these properties were not subject to multiple rear yard designations and were permitted to develop in a manner that would be precluded under the interpretation now being applied to the Property. While not exhaustive, every property included below (and shown on Exhibit A), regardless of its location within a subdivision, contains five or more sides, is located on a cul-de-sac, and follows the text of Code wherein there is one front yard, one rear yard, and the remaining sides are considered side yards.

Property	Subdivision	Description
6671 E Judson Rd	Judson	Five-sided lot with cul-de-sac; cul-de-sac frontage considered front; one rear setback; three designated side yards

6352 E Belmont	Lavitt Manor	Five-sided lot with cul-de-sac; cul-de-sac frontage considered front; one rear setback and three designated side yards; Plat recorded and approved in 2019; This property is less than 10 houses away as the bird flies from the Property.
6421 E Ironwood Dr	Camelback Country Club Estates	Six-sided lot with cul-de-sac; cul-de-sac frontage considered front; one rear setback; four designated side yards; Year built 2016
8216 N 62nd Pl	Jarson Estates	Five-sided lot with cul-de-sac; cul-de-sac frontage considered front; one rear setback and three designated side yards; Plat recorded in 1984
6901 E Bronco Dr	Cheney Heights	Five-sided lot with cul-de-sac; cul-de-sac frontage considered front; one rear setback and three designated side yards; Plat recorded in 1971; Year built 2024
6715 E Cuarenta Ct	El Norte Cuarenta	Five-sided lot with cul-de-sac; cul-de-sac frontage considered front; one rear setback and three designated side yards; Plat recorded in 1973; Year built 2002
6900 E Bronco Dr	Cheney Heights	Five-sided lot with cul-de-sac; cul-de-sac frontage considered front; one rear setback and three designated side yards; Plat recorded in 1971; Year built 2001
5740 E Cactus Wren Rd	None	Five-sided lot with cul-de-sac; cul-de-sac frontage considered front; one rear setback and three designated side yards; Year built 2005
5739 E Cactus Wren Rd	Club Estates	Five-sided lot with cul-de-sac; cul-de-sac frontage considered front; one rear setback and three designated side yards; Year built 2014; Subdivision does not establish setback
3545 E Nita Rd	Viewland	Seven-sided Lot with cul-de-sac; cul-de-sac frontage considered front; one rear setback and five designated side yards; Year built 2022; Plat approved 1964
6817 N 46th Pl	Enclave In Paradise Valley	Five-sided Lot with cul-de-sac; cul-de-sac frontage considered front; one rear setback and three designated side yards; Plat recorded in 2001; Year built 2010
6816 N Joshua Tree Ln	Paradise Hills Lot 68-99	Five-sided Lot with cul-de-sac; cul-de-sac frontage considered front; one rear setback and three designated side yards; Plat recorded in 1953; Year built 2005
6726 N Desert Hills Rd	Egyptian Hills	Five-sided lot with cul-de-sac; cul-de-sac frontage considered front; one rear setback and three designated side yards; Year built 2021
8502 N. 59th Pl.	Equestrian Trails	Five-sided lot with cul-de-sac; cul-de-sac frontage considered front; one rear setback and three designated side yards; Year built 2014

It is also important to note that the previous residence on the Property was built within 40 feet of the southern boundary. On the exact same lot, the previous residence was built pursuant to

a different interpretation of the Code.

When the same zoning provision is applied inconsistently to materially indistinguishable properties, without any explanatory distinction, the resulting treatment is not a legitimate exercise of administrative discretion. Instead, it is an inconsistency that the law does not accept. Administrative interpretations may be entitled to deference when they reflect consistent, longstanding practice. However, when the Town departs from prior practice without explanation, that deference is forfeited. Here, the Town has offered no basis for its inconsistent approach. Notably, there is no Paradise Valley Zoning Determination that gives guidance on this issue.

No amendments have been made to the relevant provisions of the Code. No clarifying policies or interpretive guidance have been adopted. No administrative rationale has been articulated while requested multiple times. This indicates that the inconsistent application of the Code is an ad hoc determination whose inconsistency with prior practice cannot be explained by any change in the applicable Code and law.

The Applicant has engaged in extensive, good-faith efforts to understand the basis for the Town's current position. Those efforts have included multiple direct communications with Town planning staff. Despite these efforts, the Applicant has received no substantive response that (1) identifies a meaningful distinction between the Property and the comparable properties in Exhibit A, or (2) articulates a consistent and replicable methodology for determining when multiple rear yard designations apply to similarly situated lots.

Under established principles of administrative law, land use determinations must be grounded in identifiable standards and applied with reasonable consistency. A determination that treats similarly situated properties differently, without articulating a rational basis for doing so, is the definition of arbitrary and capricious administrative action. The Town's silence in response to the Applicant's reasonable inquiries only reinforces this notion.

Conclusion

In sum, the Town's current position rests on a misinterpretation of the Code that is not supported by its plain language and has been applied inconsistently to similarly situated properties. For these reasons, the Town should issue a determination confirming that the southern boundary of the Property is not a "rear yard" and is therefore not subject to the 40-foot rear setback requirement.

Thank you for your consideration.

Sincerely,



Keith R. Galbut

Exhibit A

Feature Information

(1 of 1) Clear ?

174-54-034

Owner Information

Owner Name: 6671 JUDSON LLC
 In Care Of:
 Property Address: 6671 E JUDSON RD PARADISE VALLEY 85253
 Mailing Address: 6386 SILENT HARBOR DR HUNTINGTON BEACH CA USA 92648
 Deed Number: 20200226507
 Sale Date:
 Sale Price: \$

Property Information

Lat/Long: 33.536180, -111.936214
 S/T/R: 10 2N 4E
 Jurisdiction: PARADISE VALLEY
 PUC: 0171
 Lot Size (sq ft): 66439.000000
 MCR #: 541-26
 Subdivision: JUDSON
 Lot #: 32
 Tract/Block: /
 Floor: 1
 Construction Year: 2002
 Living Space (sq ft): 8,997

Valuation Information

Tax Year:	2026	2025
FCV:	\$ 5,346,600	\$ 5,342,000
LPV:	\$ 2,735,964	\$ 2,605,680
Legal Class:	4.1	4.1





Feature Information
(1 of 1) Clear ?

169-03-111

Owner Information

Owner Name: WHITE FAMILY REVOCABLE TRUST
 In Care Of:
 Property Address: 6352 E BELMONT DR, PARADISE VALLEY 85253
 Mailing Address: 6352 E BELMONT DR, PARADISE VALLEY AZ USA 85253
 Deed Number: 20240170112
 Sale Date: 01/01/2022
 Sale Price: \$5983320

Property Information

Lat/Long: 33.548542, -111.944242
 S/T/R: 4 2N 4E
 Jurisdiction: PARADISE VALLEY
 PUC: 0171
 Lot Size (sq ft): 49448.000000
 MCR #: 1499-50
 Subdivision: LAVITT MANOR 2
 Lot #: 2
 Tract/Block: /
 Floor: 1
 Construction Year: 2022
 Living Space (sq ft): 6,791

Valuation Information

Tax Year: 2026 2025
 FCV: \$7,904,200 \$6,318,300
 LPV: \$3,482,618 \$3,316,779
 Legal Class: 3.1 3.1

Address or Intersection



Zoom to ...





Feature Information
(1 of 1) Clear ?

174-36-016A

Owner Information

Owner Name: SKAGGS DON/TERESA A
 In Care Of:
 Property Address: 6421 E IRONWOOD DR PARADISE VALLEY 85253
 Mailing Address: 6421 E IRONWOOD DR PARADISE VALLEY AZ USA 85253
 Deed Number: 20180037094
 Sale Date: 01/01/2018
 Sale Price: \$2850000

Property Information

Lat/Long: 33.553748, -111.942999
 S/T/R: 34 3N 4E
 Jurisdiction: PARADISE VALLEY
 PUC: 0161
 Lot Size (sq ft): 59258.000000
 MCR #: 139-33
 Subdivision: CAMELBACK COUNTRY CLUB ESTATES
 Lot #: 14
 Tract/Block: /
 Floor: 1
 Construction Year: 2016
 Living Space (sq ft): 6,606

Valuation Information

Tax Year:	2026	2025
FCV:	\$ 4,673,200	\$ 4,533,500
LPV:	\$ 2,682,119	\$ 2,554,399
Legal Class:	3.1	3.1



Zoom to ...





Feature Information

(1 of 1)

Clear ?

168-61-007

Owner Information

Owner Name: KKT PROPERTIES L L C
In Care Of:
Property Address: 8216 N 62ND PL PARADISE VALLEY 85253
Mailing Address: 8216 N 62ND PL PARADISE VALLEY AZ USA 85253
Deed Number: 20240684850
Sale Date:
Sale Price: \$

Property Information

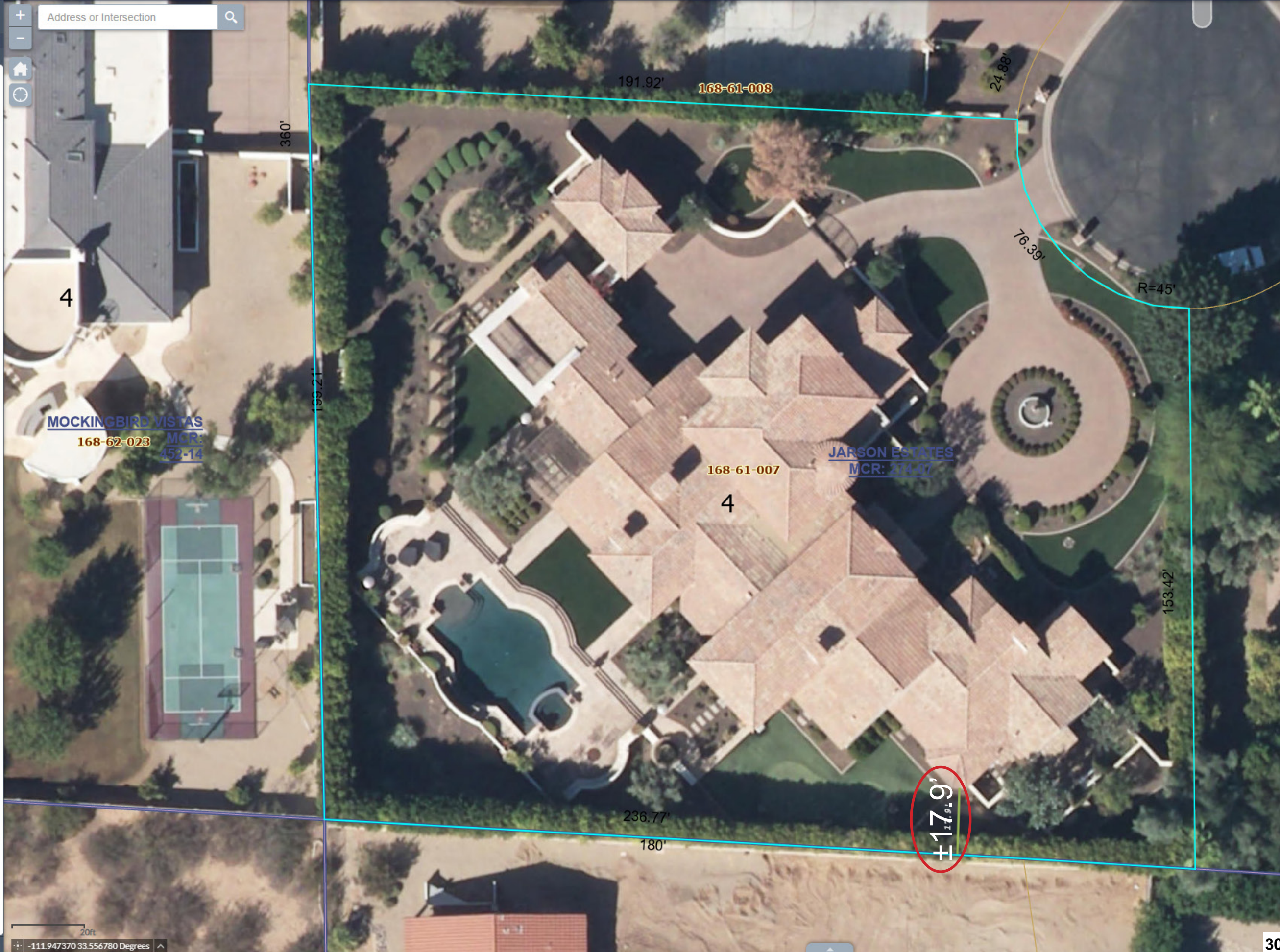
Lat/Long: 33.557110, -111.947196
S/T/R: 33 3N 4E
Jurisdiction: PARADISE VALLEY
PUC: 0171
Lot Size (sq ft): 49498.000000
MCR #: 274-07
Subdivision: JARSON ESTATES
Lot #: 4
Tract/Block: /
Floor: 1
Construction Year: 2006
Living Space (sq ft): 7,350

Valuation Information

Tax Year:	2026	2025
FCV:	\$ 5,149,700	\$ 4,412,700
LPV:	\$ 3,189,702	\$ 3,037,811
Legal Class:	3.1	3.1



Zoom to ...



Address or Intersection

Feature Information (1 of 1) Clear ?

174-39-014

Owner Information

Owner Name: MARTORI STEPHEN A III/ERIKA
In Care Of:
Property Address: 6901 E BRONCO DR PARADISE VALLEY 85253
Mailing Address: 6901 E BRONCO DR PARADISE VALLEY AZ USA 85253
Deed Number: 20250216137
Sale Date: 04/01/2025
Sale Price: \$9467500

Property Information

Lat/Long: 33.549818, -111.932247
S/T/R: 3 2N 4E
Jurisdiction: PARADISE VALLEY
PUC: 0161
Lot Size (sq ft): 47153.000000
MCR #: 135-17
Subdivision: CHENEY HEIGHTS
Lot #: 5
Tract/Block: /
Floor: 1
Construction Year: 2024
Living Space (sq ft): 7,884

Valuation Information

Tax Year: 2026 2025
FCV: \$ 7,047,500 \$ 3,279,700
LPV: \$ 3,735,175 \$ 1,803,835
Legal Class: 3.1 M

Zoom to





Feature Information

(1 of 1)

Clear ?

174-38-024

Owner Information

Owner Name: WILLIAM S WINER 2008 REVOCABLE LIVING TRUST
In Care Of:
Property Address: 6715 E CUARENTA CT PARADISE VALLEY 85253
Mailing Address: 7180 E KIERLAND BLVD UNIT 1116 PHOENIX AZ USA 85254
Deed Number: 20250636741
Sale Date:
Sale Price: \$

Property Information

Lat/Long: 33.551152, -111.936560
S/T/R: 32N 4E
Jurisdiction: PARADISE VALLEY
PUC: 0161
Lot Size (sq ft): 43326.000000
MCR #: 158-02
Subdivision: EL NORTE CUARENTA
Lot #: 6
Tract/Block: /
Floor: 1
Construction Year: 2002
Living Space (sq ft): 7,402

Valuation Information

Tax Year:	2026	2025
FCV:	\$ 4,959,700	\$ 4,496,700
LPV:	\$ 2,926,487	\$ 2,787,131
Legal Class:	3.1	3.1

Address or Intersection

GARY ESTATES
MCR: 093-06

N Calle Caballeros

±22.5'

Address or Intersection

Feature Information (1 of 1) [Clear](#) [?](#)

174-39-013

Owner Information

Owner Name: CHAL ARTHUR H/KAREN K TR
In Care Of:
Property Address: 6900 E BRONCO DR PARADISE VALLEY 85253
Mailing Address: 6900 E BRONCO DR PARADISE AZ USA 852533123
Deed Number: 20110598173
Sale Date:
Sale Price: \$

Property Information

Lat/Long: 33.550796, -111.932272
S/T/R: 32N 4E
Jurisdiction: PARADISE VALLEY
PUC: 0161
Lot Size (sq ft): 47995.000000
MCR #: 135-17
Subdivision: CHENEY HEIGHTS
Lot #: 4
Tract/Block: /
Floor: 1
Construction Year: 2001
Living Space (sq ft): 6,077

Valuation Information

Tax Year:	2026	2025
FCV:	\$ 4,253,700	\$ 3,951,700
LPV:	\$ 2,496,898	\$ 2,377,998
Legal Class:	3.1	3.1

[Zoom to](#) [Home](#) [Layers](#) [Measure](#) [Info](#)





Feature Information
(1 of 1) Clear ?

169-32-016B

Owner Information

Owner Name: EDWIN D GONZALES AND KENDA B GONZALES TR
In Care Of:
Property Address: 5740 E CACTUS WREN RD PARADISE VALLEY 85253
Mailing Address: 5740 E CACTUS WREN RD PARADISE VALLEY AZ USA 85253
Deed Number: 20051544664
Sale Date:
Sale Price: \$

Property Information

Lat/Long: 33.535602, -111.956495
S/T/R: 9 2N 4E
Jurisdiction: PARADISE VALLEY
PUC: 0161
Lot Size (sq ft): 45583.000000
MCR #: CLUB ESTATES MCR: 074-49
Subdivision:
Lot #: 1
Tract/Block: /
Floor: 1
Construction Year: 2005
Living Space (sq ft): 8,271

Valuation Information

Tax Year: 2026 2025
FCV: \$ 6,464,600 \$ 5,578,600
LPV: \$ 3,374,226 \$ 3,213,549
Legal Class: 3.1 3.1



Zoom to ...





Feature Information
(1 of 1) Clear ?

169-32-003

Owner Information

Owner Name: STOLESON MARK/KATHERINE
 In Care Of:
 Property Address: 5739 E CACTUS WREN RD PARADISE VALLEY 85253
 Mailing Address: 5739 E CACTUS WREN RD PARADISE VALLEY AZ USA 85253
 Deed Number: 20250080849
 Sale Date: 02/01/2025
 Sale Price: \$9600000

Property Information

Lat/Long: 33.534985, -111.956488
 S/T/R: 9 2N 4E
 Jurisdiction: PARADISE VALLEY
 PUC: 0161
 Lot Size (sq ft): 42722.000000
 MCR #: 74-49
 Subdivision: CLUB ESTATES
 Lot #: 1
 Tract/Block: /
 Floor: 1
 Construction Year: 2014
 Living Space (sq ft): 6,333

Valuation Information

Tax Year:	2026	2025
FCV:	\$ 6,703,800	\$ 6,108,500
LPV:	\$ 2,924,925	\$ 2,785,643
Legal Class:	4.2	4.2



Zoom to ...





Feature Information
(1 of 1) Clear ?

170-03-040

Owner Information

Owner Name: MICHELON RICHARD IAN/AMY
In Care Of:
Property Address: 3545 E NITA RD PARADISE VALLEY 85253
Mailing Address: 3545 E NITA RD PARADISE VALLEY AZ USA 85253
Deed Number: 20230425721
Sale Date: 12/01/2021
Sale Price: \$6975000

Property Information

Lat/Long: 33.520719, -112.005277
S/T/R: 13 2N 3E
Jurisdiction: PARADISE VALLEY
PUC: 0161
Lot Size (sq ft): 51083.000000
MCR #: 106-48
Subdivision: VIEWLAND
Lot #: 4
Tract/Block: /
Floor: 1
Construction Year: 2022
Living Space (sq ft): 6,558

Valuation Information

Tax Year:	2026	2025
FCV:	\$ 5,488,300	\$ 5,473,800
LPV:	\$ 3,012,557	\$ 2,869,101
Legal Class:	4.1	4.1



Zoom to ...



Feature Information
(1 of 1) Clear ?

169-18-022

Owner Information

Owner Name: MARKHAM G YONKERS AND RACHELA PETERSON LIVING TRUST

In Care Of:
Property Address: 6817 N 46TH PL PARADISE VALLEY 85253
Mailing Address: 6817 N 46TH PL PARADISE VALLEY AZ USA 85253
Deed Number: 20210787596
Sale Date: 07/01/2021
Sale Price: \$4950000

Property Information

Lat/Long: 33.536935, -111.979563
S/T/R: 7 2N 4E
Jurisdiction: PARADISE VALLEY
PUC: 0161
Lot Size (sq ft): 80767.000000
MCR #: 567-50
Subdivision: ENCLAVE IN PARADISE VALLEY
Lot #: 2
Tract/Block: /
Floor: 1
Construction Year: 2010
Living Space (sq ft): 8,058

Valuation Information

Tax Year: 2026 2025
FCV: \$ 6,640,100 \$ 5,776,800
LPV: \$ 3,950,124 \$ 3,762,023
Legal Class: 3.1 3.1





Feature Information
(1 of 1) Clear ?

169-09-038

Owner Information

Owner Name: PICCINATI ARTHUR J/KIRCH MARGARET E TR

In Care Of:

Property Address: 6816 N JOSHUA TREE LN PARADISE VALLEY 85253

Mailing Address: 6816 N JOSHUA TREE LN PARADISE VALLEY AZ USA 85253

Deed Number: 20080666241

Sale Date:

Sale Price: \$

Property Information

Lat/Long: 33.537390, -111.977226

S/T/R: 8 2N 4E

Jurisdiction: PARADISE VALLEY

PUC: 0171

Lot Size (sq ft): 51424.000000

MCR #: 57-11

Subdivision: PARADISE HILLS LOT 68-99

Lot #: 140

Tract/Block: /

Floor: 1

Construction Year: 2005

Living Space (sq ft): 7,352

Valuation Information

Tax Year: 2026 2025

FCV: \$ 5,206,700 \$ 4,579,300

LPV: \$ 2,666,033 \$ 2,539,079

Legal Class: 3.1 3.1



Zoom to



+
▼ Address or Intersection
🔍

Feature Information

(1 of 1) Clear ?

169-35-002A

Owner Information

Owner Name: LEWIS D GHIZ FAMILY TRUST

In Care Of:

Property Address: 6726 N DESERT HILLS RD PARADISE VALLEY 85253

Mailing Address: 6726 N DESERT HILLS RD PARADISE VALLEY AZ USA 85253

Deed Number: 20200146213

Sale Date:

Sale Price: \$

Property Information

Lat/Long: 33.535782, -111.949348

S/T/R: 9 2N 4E

Jurisdiction: PARADISE VALLEY

PUC: 0171

Lot Size (sq ft): 50172.000000

MCR #: 69-18

Subdivision: EGYPTIAN HILLS

Lot #: 2

Tract/Block: /

Floor: 1

Construction Year: 2021

Living Space (sq ft): 6,712

Valuation Information

Tax Year:	2027	2026
FCV:	\$ 8,275,600	\$ 7,861,100
LPV:	\$ 3,457,610	\$ 3,292,962
Legal Class:	4.1	4.1

Whispering Hills Rd

N Desert Hills Rd

169-35-026

169-35-010

169-35-009

169-35-019

169-35-003

169-35-002A

169-35-004

169-35-001

169-35-005

169-35-018

169-35-018

169-35-018

169-35-018

169-35-018

169-35-018

169-35-018

169-35-018

169-35-018

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169-35-018

Feature Information

(1 of 1)

Clear ?

168-58-030A

Owner Information

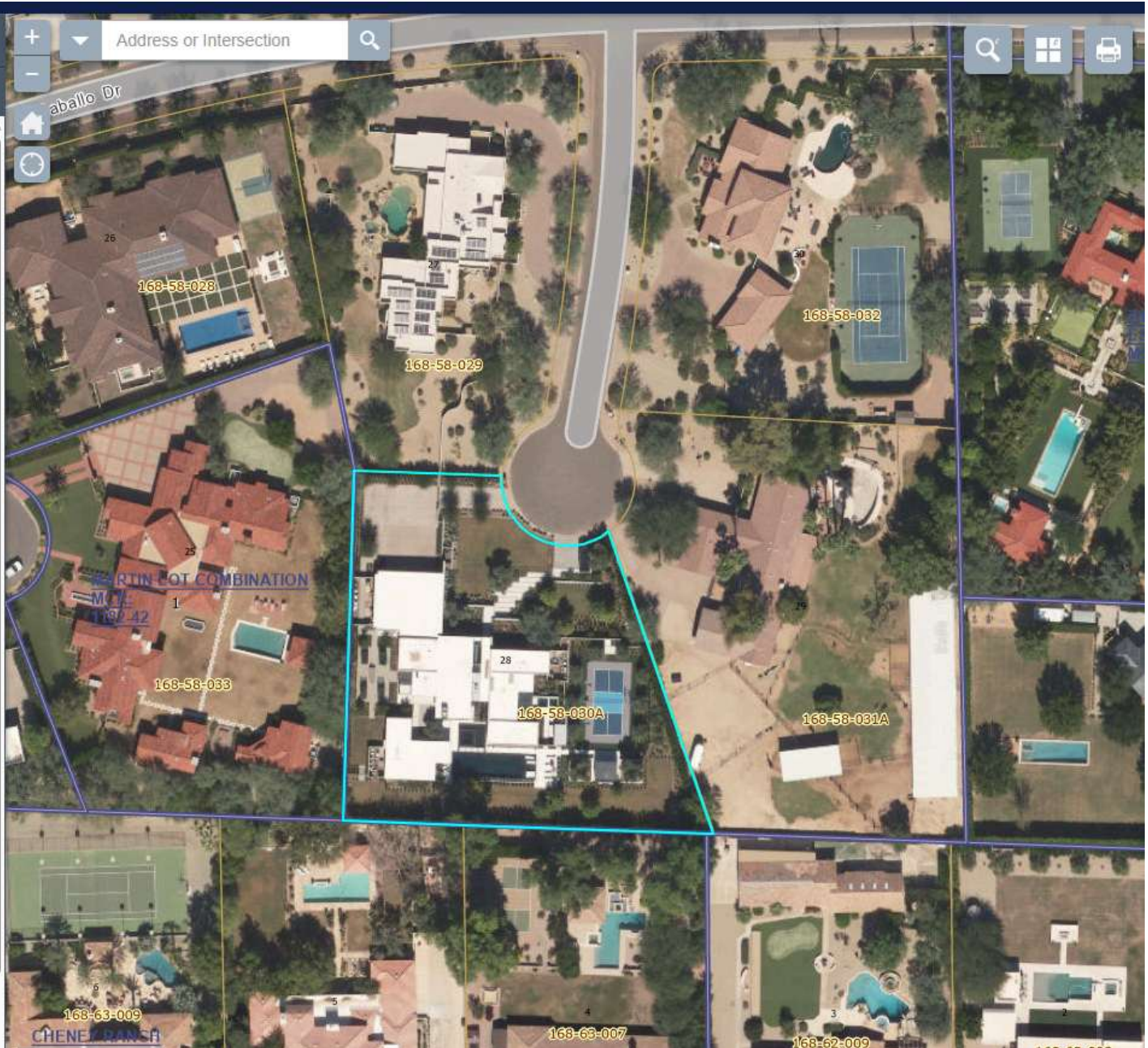
Owner Name:	ABWELL LLC
In Care Of:	
Property Address:	8502 N 59TH PL PARADISE VALLEY 85253
Mailing Address:	8502 N 59TH PL PARADISE VALLEY AZ USA 85253
Deed Number:	20220643521
Sale Date:	08/01/2022
Sale Price:	\$6100000

Property Information

Lat/Long:	33.560861 , -111.952834
S/T/R:	33 3N 4E
Jurisdiction:	PARADISE VALLEY
PUC:	0151
Lot Size (sq ft):	45158.000000
MCR #:	97-19
Subdivision:	EQUESTRIAN TRAILS
Lot #:	28
Tract/Block:	/
Floor:	1
Construction Year:	2014
Living Space (sq ft):	4,817

Valuation Information

Tax Year:	2027	2026
FCV:	\$ 4,670,300	\$ 4,596,300
LPV:	\$ 2,120,849	\$ 2,019,856
Legal Class:	3.1	3.1





COMMUNITY DEVELOPMENT DEPARTMENT APPEAL OF THE ZONING ADMINISTRATOR APPLICATION

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

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 April 28, 2026, for the proposed application PA-25-60 has been mailed on the following date May 6, 2026. (Case Number)

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

Brittany Chetochine

The foregoing instrument was acknowledged by me this 8th day of May, 2020, by Sunshine Nye.
Name

NOTARY PUBLIC

My commission expires:

July 9, 2028



Parcel Number	Property Address	Owner	Mailing Address	Mailing City	Mailing State	Mailing Zip Code
169-01-001	7040 N INVERGORDON RD PARADISE VALLEY 85253	STEIN LIVING TRUST	6233 E INDIAN BEND RD	PARADISE VALLEY	AZ	85253
169-01-003B	7050 N INVERGORDON RD PARADISE VALLEY 85253	CLAUSEN MANAGEMENT TRUST	7050 N INVERGORDON RD	PARADISE VALLEY	AZ	85253
169-01-003C		MUMMY MOUNTAIN ESTATE LLC	6538 E HUMMINGBIRD LN	PARADISE VALLEY	AZ	85253
169-01-003D	7080 N INVERGORDON RD PARADISE VALLEY 85253	LANC PARADISE VALLEY LLP	7801 N 54TH ST	PARADISE VALLEY	AZ	85253
169-01-003G	7090 N INVERGORDON RD PARADISE VALLEY 85253	JOE SALLOUM TRUST/CAITLYN FOGERTY TRUST	13617 E SWEETWATER AVE	SCOTTSDALE	AZ	85259
169-01-007G	6401 E LINCOLN DR PARADISE VALLEY 85253	PLERGE ROBERT W/DORRANCE BENNETT ETAL TR	6401 E LINCOLN DR	PARADISE VALLEY	AZ	85253
169-01-007T	6134 E INDIAN BEND RD PARADISE VALLEY 85253	RDG QUALIFED PER RES TRUST /CBG QUAL PER RES	6134 E INDIAN BEND RD	PARADISE VALLEY	AZ	85253
169-01-007W		PLERGE ROBERT W/DORRANCE BENNETT ETAL TR	6401 E LINCOLN DR	PARADISE VALLEY	AZ	85253
169-01-009P	6402 E HUMMINGBIRD LN PARADISE VALLEY 85253	ALLISON KENNETH S/REBECCA P FAM TRUST	6402 E HUMMINGBIRD LN	PARADISE VALLEY	AZ	85253
169-01-009H	6354 E HUMMINGBIRD LN PARADISE VALLEY 85253	PARADISE ZEN LLC	6502 E EZETER BLVD	SCOTTSDALE	AZ	85251
169-01-009P	6340 E QUARTZ MOUNTAIN RD PARADISE VALLEY 85253	QUARTZ MOUNTAIN VIEW LLC	6340 E QUARTZ MOUNTAIN RD	PARADISE VALLEY	AZ	85253
169-01-012	6326 E QUARTZ MOUNTAIN RD PARADISE VALLEY 85253	PERCY JAMES C JR/JULIE KAY	1340 YORK DR	BLACKFOOT	ID	83221
169-03-014	6094 E CHOLLA DR PARADISE VALLEY 85253	INGRAM KEITH/SHEILA TR	6094 E CHOLLA DR	PARADISE VALLEY	AZ	85253
169-03-017	6210 E CHOLLA PL PARADISE VALLEY 85253	GKM 2020 GIFT TRUST	6210 E CHOLLA PL	PARADISE VALLEY	AZ	85253
169-03-018	6208 E CHOLLA DR PARADISE VALLEY 85253	MAROLT WILLIAM C/CONSTANCE J TR	6208 E CHOLLA DR	PARADISE VALLEY	AZ	85253
169-03-019	6214 E CHOLLA PL PARADISE VALLEY 85253	HAGENAH PHILIP W/SUSAN S	6214 E CHOLLA PL	PARADISE VALLEY	AZ	85253
169-03-020	6220 E CHOLLA DR PARADISE VALLEY 85253	IACONA PROPERTIES LLC	3020 S PARK DR	TEMPE	AZ	85282
169-03-021A	6235 E CHOLLA DR PARADISE VALLEY 85253	RODRIGUEZ EDUARDO/TAIPE CATHERINE AGUIRRE	6235 E CHOLLA DR	PARADISE VALLEY	AZ	85253
169-03-021B	6277 E CHOLLA DR PARADISE VALLEY 85253	WEAKS FAMILY LLC	8825 N 23RD AVE STE 100	PHOENIX	AZ	85021
169-03-024	6207 E CHOLLA DR PARADISE VALLEY 85253	M & E LIVING TRUST	6207 E CHOLLA DR	PARADISE VALLEY	AZ	85253
169-03-025	6161 E CHOLLA DR PARADISE VALLEY 85253	GRAHAM NANCY W	6161 E CHOLLA DR	PARADISE VALLEY	AZ	85253
169-03-026	6094 E CHENEY DR PARADISE VALLEY 85253	KRUPA FAMILY LIVING TRUST	6094 E CHENEY DR	PARADISE VALLEY	AZ	85253
169-03-027	6044 E CHENEY DR PARADISE VALLEY 85253	DONOVAN-BYERS FAMILY TRUST	6044 E CHENEY DR	PARADISE VALLEY	AZ	85253
169-03-028	7591 N HUMMINGBIRD LN PARADISE VALLEY 85253	KSD TRUST	7591 N HUMMINGBIRD LN	PARADISE VALLEY	AZ	85253
169-03-029	7575 N HUMMINGBIRD LN PARADISE VALLEY 85253	CHAMARTHI SURESH/DOMMARAJU SILPA	7575 N HUMMINGBIRD LN	PARADISE VALLEY	AZ	85253
169-03-031	7555 N HUMMINGBIRD LN PARADISE VALLEY 85253	ROBINETT GARY D/JAANE E TR	7555 N HUMMINGBIRD LN	PARADISE VALLEY	AZ	85253
169-03-032	7590 N HUMMINGBIRD LN PARADISE VALLEY 85253	NUTE REVOCABLE TRUST	7590 N HUMMINGBIRD LN	PARADISE VALLEY	AZ	85253
169-03-033	7616 N FOOTHILL DR S PARADISE VALLEY 85253	GEORGE AND JOHNNIE BENSON REVOCABLE LIVING TRUST	7616 N FOOTHILL DR S	PARADISE VALLEY	AZ	85253
169-03-065	7500 N INVERGORDON RD PARADISE VALLEY 85253	PHOENIX CITY OF	251 W WASHINGTON ST 8TH	PHOENIX	AZ	85003
169-03-068	7425 N IRONWOOD DR PARADISE VALLEY 85253	ADELSON ROBERT/MARTA	402 ACADEMY CIR	MERION STATION	PA	19066
169-03-069	7600 N INVERGORDON RD PARADISE VALLEY 85253	GHAFOURI ALI/LEILA HAKIMZADEH	7600 N INVERGORDON RD	PARADISE VALLEY	AZ	85253
169-03-070	7501 N IRONWOOD DR PARADISE VALLEY 85253	MEGIJAR BARRY J/KAREN A	7501 N IRONWOOD DR	PARADISE VALLEY	AZ	85253
169-03-071	7502 N INVERGORDON RD PARADISE VALLEY 85253	DAVID AND CHRISTINE GUSTAFSON FAMILY TRUST	7502 N INVERGORDON RD	PARADISE VALLEY	AZ	85253
169-03-074	7535 N IRONWOOD DR PARADISE VALLEY 85253	MARILYN WILLIAMSON TRUST	7535 N IRONWOOD DR	PARADISE VALLEY	AZ	85253
169-03-075	7530 N INVERGORDON RD PARADISE VALLEY 85253	KURTH TRUST	7530 N INVERGORDON RD	PARADISE VALLEY	AZ	85253
169-03-076	6020 E CHENEY DR PARADISE VALLEY 85253	SURVIVORS TRUST	6020 E CHENEY DR	PARADISE VALLEY	AZ	85253
169-03-077	6030 E CHENEY DR PARADISE VALLEY 85253	NAHOM ROBERT/JACQUELINE A	6030 E CHENEY LN	PARADISE VALLEY	AZ	85253
169-03-079	7630 N INVERGORDON RD PARADISE VALLEY 85253	LA FAMILIA PADEIRO REAL ESTATE INVESTMENTS L C	7630 N INVERGORDON RD	PARADISE VALLEY	AZ	85253
169-03-095	6250 E CHENEY DR PARADISE VALLEY 85253	ATLAS RESIDENTIAL LLC	6250 E CHENEY DR	PARADISE VALLEY	AZ	85253
169-03-096	6286 E CHENEY DR PARADISE VALLEY 85253	SRE HOMES LLC	9454 WILSHIRE BLVD UNIT 920	BEVERLY HILLS	CA	90212
169-03-098	6220 E CHENEY DR PARADISE VALLEY 85253	JOHN CORRIOTRE TRUST	6220 E CHENEY DR	PARADISE VALLEY	AZ	85253
169-03-099	6230 E CHENEY DR PARADISE VALLEY 85253	SCHUMACHER LON/DAWN I	6230 E CHENEY DR	PARADISE VALLEY	AZ	85253
169-03-104	7633 N HUMMINGBIRD LN PARADISE VALLEY 85253	CEREGHINI PAUL G/ELISABETH A TR	7633 N HUMMINGBIRD LN	PARADISE VALLEY	AZ	85253
169-03-105	7621 N HUMMINGBIRD LN PARADISE VALLEY 85253	CEREGHINI PAUL G/ELISABETH A TR	7633 N HUMMINGBIRD LN	PARADISE VALLEY	AZ	85253
169-03-110	7575 N IRONWOOD DR PARADISE VALLEY 85253	SILVKA VIRGIL P/TURNER AUDREY L	1208 ASHLAND AVE	WILMETTE	IL	60091
169-03-111	6352 E BELMONT DR PARADISE VALLEY 85253	WHITE FAMILY REVOCABLE TRUST	6352 E BELMONT DR	PARADISE VALLEY	AZ	85253
169-03-112		EAST BELMONT DRIVE OWNERS ASSOCIATION	6352 E BELMONT DR	PARADISE VALLEY	AZ	85253
169-03-113		EAST BELMONT DRIVE OWNERS ASSOCIATION	6352 E BELMONT DR	PARADISE VALLEY	AZ	85253
169-04-001	6006 E CHENEY DR PARADISE VALLEY 85253	MUMMY MOUNTAIN 2022 LLC	6006 E CHENEY DR	PARADISE VALLEY	AZ	85253
169-04-002	5940 E CHENEY DR PARADISE VALLEY 85253	BONNIE L TERRILL TRUST	5940 E CHENEY DR	PARADISE VALLEY	AZ	85253
169-04-007	7550 N HUMMINGBIRD LN PARADISE VALLEY 85253	LDL FAMILY TRUST	7550 N HUMMINGBIRD LN	PARADISE VALLEY	AZ	85253
169-04-008B	7560 N HUMMINGBIRD LN PARADISE VALLEY 85253	IPPOLITO FAMILY TRUST	11571 E COCHISE DR	SCOTTSDALE	AZ	85259
169-48-001	6015 E QUARTZ MOUNTAIN RD PARADISE VALLEY 85253	JOHN AND HILLA COREY TRUST	6015 E QUARTZ MOUNTAIN RD	PARADISE VALLEY	AZ	85253
169-48-004A	5949 E QUARTZ MOUNTAIN RD PARADISE VALLEY 85253	GANGADEAN RAMESH/URSULA R	5949 E QUARTZ MOUNTAIN RD	PARADISE VALLEY	AZ	85253
169-48-008	5936 E QUARTZ MOUNTAIN RD PARADISE VALLEY 85253	HUEREQUE LUCY	5936 E QUARTZ MOUNTAIN RD	PARADISE VALLEY	AZ	85253
169-48-009	6000 E QUARTZ MOUNTAIN RD PARADISE VALLEY 85253	HOWE JAMES J/BELINDA I TR	6000 E QUARTZ MOUNTAIN RD	PARADISE VALLEY	AZ	85253
169-48-010	6016 E QUARTZ MOUNTAIN RD PARADISE VALLEY 85253	WFH PROPERTIES LLC	6725 N 65TH PL	PARADISE VALLEY	AZ	85253
169-48-011	6017 E CHENEY DR PARADISE VALLEY 85253	DEAN CHRISTOPHER M TR	6017 E CHENEY	PARADISE VALLEY	AZ	85253
169-48-012	6003 E CHENEY DR PARADISE VALLEY 85253	SURVIVORS TRUST	6003 E CHENEY DR	PARADISE VALLEY	AZ	85253
169-48-013	5937 E CHENEY DR PARADISE VALLEY 85253	CHENEY DRIVE LLC	6354 E HUMMINGBIRD LN	PARADISE VALLEY	AZ	85253
169-49-001	6071 E CHENEY DR PARADISE VALLEY 85253	MASON S LLC	6071 E CHENEY DR	PARADISE VALLEY	AZ	85253
169-49-002	6101 E CHENEY DR PARADISE VALLEY 85253	J & B IRREVOCABLE TRUST	6101 E CHENEY DR	PARADISE VALLEY	AZ	85253
169-49-003	7310 N 61ST ST PARADISE VALLEY 85253	DENNIS LEE ELWELL REVOCABLE TRUST/CANDY ELWELL REVOCABLE TRUST	1020 NE 18TH ST	ANKENY	IA	50021
169-49-004	7424 N 61ST ST PARADISE VALLEY 85253	PARADISE FOUND VENTURES LLC/RYAN PATTERSON ENTERPRISES LLC	16424 N 91ST ST	SCOTTSDALE	AZ	85260
169-49-005	7326 N 61ST ST PARADISE VALLEY 85253	FURLONG JOHN L/KATHLEEN M	7326 N 61ST ST	PARADISE VALLEY	AZ	85253
169-49-006	7447 N 61ST ST PARADISE VALLEY 85253	XDIAMOND2 LLC	514 E GRAND AVE PMB 501	LARAMIE	WY	82070
169-49-007	6030 E QUARTZ MOUNTAIN RD PARADISE VALLEY 85253	JOYCE L BASSETT TRUST	14275 N 87TH ST STE 215	SCOTTSDALE	AZ	85260
169-49-008	6048 E QUARTZ MOUNTAIN RD PARADISE VALLEY 85253	CLOUGH BRADLEY S R	6048 E QUARTZ MOUNTAIN RD	PARADISE VALLEY	AZ	85253
169-49-009	6102 E QUARTZ MOUNTAIN RD PARADISE VALLEY 85253	DREAM VIEW LLC/ETAL	6601 E INDIAN BEND RD	PARADISE VALLEY	AZ	85253
169-49-010	6112 E QUARTZ MOUNTAIN RD PARADISE VALLEY 85253	CALDERON LIVING TRUST	13010 W MISSOURI AVE	LITCHFIELD PARK	AZ	85340
169-49-011	6122 E QUARTZ MOUNTAIN RD PARADISE VALLEY 85253	JORDEN FAMILY REVOCABLE TRUST	6122 E QUARTZ MOUNTAIN RD	PARADISE VALLEY	AZ	85253
169-49-012	6200 E QUARTZ MOUNTAIN RD PARADISE VALLEY 85253	JAYJOE LLC	320 SERPENTINE DR	DEL MAR	CA	92014
169-49-013	6218 E QUARTZ MOUNTAIN RD PARADISE VALLEY 85253	KALLNER FAMILY TRUST	6218 E QUARTZ MOUNTAIN RD	PARADISE VALLEY	AZ	85253
169-49-014	6236 E QUARTZ MOUNTAIN RD PARADISE VALLEY 85253	FNB TRUST	6236 E QUARTZ MOUNTAIN RD	PARADISE VALLEY	AZ	85253
169-49-015	6302 E QUARTZ MOUNTAIN RD PARADISE VALLEY 85253	CAROLYN B IACOBELLI TRUST	6302 E QUARTZ MOUNTAIN RD	PARADISE VALLEY	AZ	85253
169-49-016	6310 E QUARTZ MOUNTAIN RD PARADISE VALLEY 85253	FOUR FAMILY REVOCABLE LIVING TRUST	6310 E QUARTZ MOUNTAIN RD	PARADISE VALLEY	AZ	85253
169-49-017A	6324 E QUARTZ MOUNTAIN RD PARADISE VALLEY 85253	MARINA ROZENKEVICH LIVING TRUST	6324 E QUARTZ MOUNTAIN RD	PARADISE VALLEY	AZ	85253
169-49-018	6331 E QUARTZ MOUNTAIN RD PARADISE VALLEY 85253	HLM TRUST	6331 E QUARTZ MOUNTAIN RD	PARADISE VALLEY	AZ	85253
169-49-019	6307 E QUARTZ MOUNTAIN RD PARADISE VALLEY 85253	ANISHAY LIVING TRUST	6307 E QUARTZ MOUNTAIN RD	PARADISE VALLEY	AZ	85253
169-49-020	6301 E QUARTZ MOUNTAIN RD PARADISE VALLEY 85253	TAIT FAMILY TRUST	6301 E QUARTZ MOUNTAIN RD	PARADISE VALLEY	AZ	85253
169-49-021	6235 E QUARTZ MOUNTAIN RD PARADISE VALLEY 85253	JULIE E POPMA REVOCABLE TRUST/MATTHEW J POPMA REVOCABLE TRUST	9935 SW CHOCTAW ST	TUALATIN	OR	97062
169-49-022	6217 E QUARTZ MOUNTAIN RD PARADISE VALLEY 85253	ONO MARK K/JULIE A MOORE	6217 E QUARTZ MOUNTAIN RD	PARADISE VALLEY	AZ	85253
169-49-023	6201 E QUARTZ MOUNTAIN RD PARADISE VALLEY 85253	PJD TRUST	6201 E QUARTZ MOUNTAIN RD	PARADISE VALLEY	AZ	85253
169-49-024	6117 E QUARTZ MOUNTAIN RD PARADISE VALLEY 85253	MURLEY NANCY ELIZABETH/BRAMMER SARAH E TR	6117 E QUARTZ MOUNTAIN RD	PARADISE VALLEY	AZ	85253
169-49-025	6200 E HUMMINGBIRD LN PARADISE VALLEY 85253	STRECKER REVOCABLE TRUST	6200 E HUMMINGBIRD LN	PARADISE VALLEY	AZ	85253
169-49-026	6210 E HUMMINGBIRD LN PARADISE VALLEY 85253	HURD PARADISE LLC	5959 VILLAGE VIEW DR STE 200	WEST DES MOINES	IA	50266
169-49-027	6220 E HUMMINGBIRD LN PARADISE VALLEY 85253	JACALYN E LYNN FAMILY TRUST/CARL F SCHAFFER FAMILY REVOCABLE TRUST	6220 E HUMMINGBIRD LN	PARADISE VALLEY	AZ	85253
169-49-028	6300 E HUMMINGBIRD LN PARADISE VALLEY 85253	STEVEN AND JAN VARNER FAMILY TRUST	6300 E HUMMINGBIRD LN	PARADISE VALLEY	AZ	85253
169-49-029	6308 E HUMMINGBIRD LN PARADISE VALLEY 85253	ANTON JOHN T/AMY L	6308 E HUMMINGBIRD LN	PARADISE VALLEY	AZ	85253
169-49-030	6322 E HUMMINGBIRD LN PARADISE VALLEY 85253	ONYX PROPERTIES LLC	8513 E WELSH TRL	SCOTTSDALE	AZ	85258
169-49-032	6100 E HUMMINGBIRD LN PARADISE VALLEY 85253	ANDREW J HURWICH TRUST	6100 E HUMMINGBIRD LN	PARADISE VALLEY	AZ	85253
169-49-033	6108 E HUMMINGBIRD LN PARADISE VALLEY 85253	MODZELEWSKI STEPHEN/SZE DEBORAH Y	6108 E HUMMINGBIRD LN	PARADISE VALLEY	AZ	85253
169-49-034	6107 E QUARTZ MOUNTAIN RD PARADISE VALLEY 85253	BRUCE D BACKER AND SARAH R BACKER REV TRUST	6107 E QUARTZ MOUNTAIN RD	PARADISE VALLEY	AZ	85253
169-49-035	6101 E QUARTZ MOUNTAIN RD PARADISE VALLEY 85253	STANLEY D AND MARY F JOHNSEN TRUST	6101 E QUARTZ MOUNTAIN RD	PARADISE VALLEY	AZ	85253
169-49-036	6047 E QUARTZ MOUNTAIN RD PARADISE VALLEY 85253	JOYCE L BASSETT TRUST	6047 E QUARTZ MOUNTAIN RD	PARADISE VALLEY	AZ	85253
169-49-037D	6349 E HUMMINGBIRD LN PARADISE VALLEY 85253	DJORDJEVICH VESNA	6040 E MAIN ST PMB 466	MESA	AZ	85205
169-49-037H	6305 E HUMMINGBIRD LN PARADISE VALLEY 85253	ELLIS FAMILY TRUST	6305 E HUMMINGBIRD LN	PARADISE VALLEY	AZ	85253
169-49-037J	6201 E HUMMINGBIRD LN PARADISE VALLEY 85253	AMENDED AND RESTATED SPILLMAN FAMILY REVOCABL	6201 E HUMMINGBIRD LN	PARADISE VALLEY	AZ	85253
169-49-037K	6119 E HUMMINGBIRD LN PARADISE VALLEY 85253	MATHENY KEITH/KELLY MARCH	5957 DARENHILL DR	PLANO	TX	75093
169-49-037M	6301 E HUMMINGBIRD LN PARADISE VALLEY 85253	GANGADEAN RAMESH/URSULA	PO BOX 4565	SCOTTSDALE	AZ	85261
169-49-037P	6301 E HUMMINGBIRD LN PARADISE VALLEY 85253	GANGADEAN RAMESH/URSULA	PO BOX 4565	SCOTTSDALE	AZ	85261
169-49-037R	6101 E HUMMINGBIRD LN PARADISE VALLEY 85253	R MARTIN PLYMAN REVOCABLE LIVING TRUST	6101 E HUMMINGBIRD LN	PARADISE VALLEY	AZ	85253

169-49-037S	6331 E HUMMINGBIRD LN	PARADISE VALLEY 85253	INDIAN SCHOOL-HERITAGE MEDICAL LLC	1060 E HUMMINGBIRD LN	PARADISE VALLEY AZ	85253
169-49-037U			PARADISE VALLEY TOWN OF	6401 E LINCOLN DR	PARADISE VALLEY AZ	85253
169-49-037V	6229 E HUMMINGBIRD LN	PARADISE VALLEY 85253	RAM DEVELOPMENT COMPANY	5949 E QUART MOUNTAIN RD	PARADISE VALLEY AZ	85253
169-49-037W	6319 E HUMMINGBIRD LN	PARADISE VALLEY 85253	RICHARD N HORNE AND DONNA G HORNE FAMILY REVOCABLE TRUST	6319 E HUMMINGBIRD LN	PARADISE VALLEY AZ	85253
169-49-038	6336 E CATESBY RD	PARADISE VALLEY 85253	RICHARD MUSCARA LIVING TRUST	6328 E CATESBY RD	PARADISE VALLEY AZ	85253
169-49-039	6328 E CATESBY RD	PARADISE VALLEY 85253	RICHARD MUSCARA LIVING TRUST	6328 E CATESBY RD	PARADISE VALLEY AZ	85253
169-49-040	6314 E CATESBY RD	PARADISE VALLEY 85253	JIM FAMILY TRUST	6314 E CATESBY RD	PARADISE VALLEY AZ	85253
169-49-041	6302 E CATESBY RD	PARADISE VALLEY 85253	MBJ FAMILY TRUST	6302 E CATESBY RD	PARADISE VALLEY AZ	85253
169-49-042	6242 E CATESBY RD	PARADISE VALLEY 85253	ALBERT STEPHEN F/NANCY TR	6242 E CATESBY RD	PARADISE VALLEY AZ	85253
169-49-043	6229 E CHENEY DR	PARADISE VALLEY 85253	HESS SURVIVORS TRUST	6229 E CHENEY DR	PARADISE VALLEY AZ	85253
169-49-044	6201 E CHENEY DR	PARADISE VALLEY 85253	SHANE & JULIE GARRISON FAMILY TRUST	6201 E CHENEY DR	PARADISE VALLEY AZ	85253
169-49-045	6131 E CHENEY DR	PARADISE VALLEY 85253	ERSKINE FAMILY TRUST	6131 E CHENEY DR	PARADISE VALLEY AZ	85253
169-49-046	7434 N 62ND ST	PARADISE VALLEY 85253	GARBUS FAMILY REVOCABLE TRUST	7434 N 62ND ST	PARADISE VALLEY AZ	85253
169-49-047	7420 N 62ND ST	PARADISE VALLEY 85253	RAPP CURTIS R	7420 N 62ND ST	PARADISE VALLEY AZ	85253
169-49-048	7423 N 62ND ST	PARADISE VALLEY 85253	LATHAM CAPITAL LLC	7423 N 62ND ST	PARADISE VALLEY AZ	85253
169-49-049	7433 N 62ND ST	PARADISE VALLEY 85253	SCAP 4 LLC	7433 N 62ND ST	PARADISE VALLEY AZ	85253
169-49-050	6234 E CATESBY RD	PARADISE VALLEY 85253	NORQUIST TRUST	6234 E CATESBY RD	PARADISE VALLEY AZ	85253
169-49-051	6235 E CATESBY RD	PARADISE VALLEY 85253	GRANTHAM JAMES B/ANITA M	6235 E CATESBY RD	PARADISE VALLEY AZ	85253
169-49-052	6245 E CATESBY RD	PARADISE VALLEY 85253	TODD AND JODI REEG REVOCABLE TRUST	6245 E CATESBY RD	PARADISE VALLEY AZ	85253
169-49-053	6301 E CATESBY RD	PARADISE VALLEY 85253	MAKI FAMILY TRUST	6301 E CATESBY RD	PARADISE VALLEY AZ	85253
169-49-054	6317 E CATESBY RD	PARADISE VALLEY 85253	MILLER W THADDEUS/MARYVELYN	777 PRESTON ST APT 31F	HOUSTON TX	77382
169-49-055	6333 E CATESBY RD	PARADISE VALLEY 85253	DIVENERE FAMILY REVOCABLE TRUST	6333 E CATESBY RD	PARADISE VALLEY AZ	85253
169-49-056	6337 E CATESBY RD	PARADISE VALLEY 85253	KRAMER FAMILY TRUST	6337 E CATESBY RD	PARADISE VALLEY AZ	85253
169-49-057	6053 E HUMMINGBIRD LN	PARADISE VALLEY 85253	6053 LLC	PO BOX 925	SCOTTSDALE AZ	85252
169-49-058	6075 E HUMMINGBIRD LN	PARADISE VALLEY 85253	3909 CLUB CIRCLE LLC	PO BOX 925	SCOTTSDALE AZ	85253
169-49-059	6030 E HUMMINGBIRD LN	PARADISE VALLEY 85253	HUMMINGBIRD 6030 LLC	571 GOLF COURSE RD	FRIDAY HARBOR WA	98250
169-49-060	6010 E HUMMINGBIRD LN	PARADISE VALLEY 85253	F & A TASHMAN TRUST	6010 E HUMMINGBIRD LN	PARADISE VALLEY AZ	85253
174-44-002B	6402 E CHENEY DR	PARADISE VALLEY 85253	HARTMAN FAMILY LIVING TRUST	6402 E CHENEY DR	PARADISE VALLEY AZ	85253
174-44-002D	7529 N INVERGORDON RD	PARADISE VALLEY 85253	DSKZ TRUST	7529 N INVERGORDON RD	PARADISE VALLEY AZ	85253
174-44-002E	7541 N INVERGORDON RD	PARADISE VALLEY 85253	ODLAND FAMILY REVOCABLE TRUST	7541 N INVERGORDON RD	PARADISE VALLEY AZ	85253
174-44-004	6440 E CHENEY DR	PARADISE VALLEY 85253	CASCIO PHILLIP JR	PO BOX 1801	GREENVILLE MS	38702
174-44-005E	7530 N 65TH ST	PARADISE VALLEY 85253	J & C MILLER LIVING TRUST	7530 N 65TH ST	PARADISE VALLEY AZ	85253
174-44-006U	7607 N INVERGORDON RD	PARADISE VALLEY 85253	ERIC STEVEN ANSEL FAMILY TRUST	7607 N INVERGORDON RD	PARADISE VALLEY AZ	85253
174-44-020	6430 E CHENEY DR	PARADISE VALLEY 85253	GLERUM FAMILY LIVING TRUST	2838 W LAKE SAMMAMISH PKWY NE	REDMOND WA	98052
174-45-001A	6420 E HUMMINGBIRD LN	PARADISE VALLEY 85253	6420HUMMINGBIRD LLC	6420 E HUMMINGBIRD LN	PARADISE VALLEY AZ	85253
174-45-001C	6412 E HUMMINGBIRD LN	PARADISE VALLEY 85253	DRAGON DEVELOPMENT HUMMINGBIRD LLC	6720 S SCOTTSDALE RD 305	SCOTTSDALE AZ	85253
174-45-001D	6402 E HUMMINGBIRD LN	PARADISE VALLEY 85253	ALLISON KENNETH S/REBECCA P	6402 E HUMMINGBIRD LN	PARADISE VALLEY AZ	85253
174-45-005			IACONA FAMILY LIVING TRUST	2133 E NICOLET	PHOENIX AZ	85020
174-45-009C	6441 E CHENEY DR	PARADISE VALLEY 85253	CHENEY 6441 PV LLC	10632 N SCOTTSDALE RD STE B685	SCOTTSDALE AZ	85254
174-45-009E	6401 E CHENEY DR	PARADISE VALLEY 85253	CONNOR STEPHEN M/MADLEN R	6401 E CHENEY	PARADISE VALLEY AZ	85253
174-45-009H	6431 E CHENEY DR	PARADISE VALLEY 85253	W MICHAEL FLOOD AND COLLEEN M FLOOD TRUST	6431 E CHENEY RD	PARADISE VALLEY AZ	85253
174-45-009J	6421 E CHENEY DR	PARADISE VALLEY 85253	GULLICKSON WILLIAM DEAN JR	6421 E CHENEY DR	PARADISE VALLEY AZ	85253
174-45-012A	6430 E HUMMINGBIRD LN	PARADISE VALLEY 85253	OLSON KEVIN/ALEXANDER BONNIE	6430 E HUMMINGBIRD LN	PARADISE VALLEY AZ	85253
174-45-012B	6450 E HUMMINGBIRD LN	PARADISE VALLEY 85253	DUNCHUNSTANG THUTPEN T/BORRIS EILEEN R	6450 E HUMMINGBIRD LN	PARADISE VALLEY AZ	85253
174-45-014A	6386 E BLUEBIRD LN	PARADISE VALLEY 85253	JENNINGS REBECCA LEIGH TR	2254 S EVANS WY	FRANKTOWN CO	80116
174-45-015A	6407 E CATESBY RD	PARADISE VALLEY 85253	JAMES A CONNELLY JR 1983 REVOCABLE TRUST	PO BOX 75450	OKLAHOMA CITY OK	73147
174-45-016	6411 E CATESBY RD	PARADISE VALLEY 85253	CAVAN DANIELLE/MESRI DAVID	6411 E CATESBY RD	PARADISE VALLEY AZ	85253
174-52-002F	6401 E HUMMINGBIRD LN	PARADISE VALLEY 85253	WHEELER CHARLES B/LORI M TR	6401 E HUMMINGBIRD LN	SCOTTSDALE AZ	85253
174-52-009	7170 N 64TH PL	PARADISE VALLEY 85253	NEARHOODCHURCHILL FAMILY TRUST	7170 N 64TH PL	PARADISE VALLEY AZ	85253



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, Brittany Chetochine, depose and state that the attached notice, of proposed application PA-25-60 located at 6235 E. Catesby Road, Paradise Valley, AZ 85253 for the Planning Commission/Town Council meeting date of June 3, 20 26 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 28, 20 26 in the following location(s):

6235 E. Catesby Road
Paradise Valley, AZ 85253

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 May, 20 26.

[Signature]
Signature

This affidavit was Subscribed and sworn to before me on this 8th day of May, 20 26.

[Signature]
NOTARY PUBLIC

My commission expires:
July 9, 2028





COMMUNITY DEVELOPMENT DEPARTMENT APPEAL OF THE ZONING ADMINISTRATOR APPLICATION

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: Keith Galbut

Applicant's Company Name: ADVOCATE - Residential Construction Advisors

Phone Number: 602-714-3952

E-mail Address: kgalbut@advocate-rca.com

Project/Property Address: 6235 E. Catesby Road, Paradise Valley, AZ 85253

Zoning: R-43 Acreage: 0.97 acres

Project Narrative:

Discussion and Possible Action of an appeal of the decision of the Community Development Director filed by James & Anita Grantham, appealing Article X, Height and Area Regulations, and Article II, Definitions, of the Town's Zoning Ordinance which clarifies and designates the yard locations on a property. The appeal is to change the rear yard to a side yard. The applicant would like to change the portion of the rear yard that adjoins the south property line to a side yard.

MEETING DATE/ TIME/PLACE

Meeting Date: June 3, 2026 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



NOTICE OF HEARING
BUREAU OF LAND MANAGEMENT
U.S. DEPARTMENT OF THE INTERIOR

QUAIL RUN MANOR

A LOT COMBINATION OF LOTS 1&2 AND LOTS 3&4 OF QUAIL RUN NORTH, AND A LOT COMBINATION OF LOTS 1&2 AND LOTS 3&4 OF QUAIL RUN SOUTH IN A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

COUNTY RECORDER
 OFFICIAL RECORDS OF
 MARICOPA COUNTY RECORDER
 JUSTIN HEAP
 20260130585 03/06/2026 09:12
 BOOK 1908 PAGE 32
 ELECTRONIC RECORDING
 FLAT2604-3-1-1-M-
 Esquivela

CVL CONSULTANTS
 4550 North 12th Street
 Phoenix, Arizona 85014
 602-264-6831
 www.cvlci.com

PARENT LEGAL DESCRIPTION

LOTS 1 THROUGH 4, INCLUSIVE, OF THE FINAL PLAT FOR QUAIL RUN NORTH AS RECORDED IN BOOK 1791 OF MAPS, PAGE 13 AND LOTS 1 THROUGH 4, INCLUSIVE, OF THE FINAL PLAT FOR QUAIL RUN SOUTH AS RECORDED IN BOOK 1791 OF MAPS, PAGE 12, RECORDS OF THE MARICOPA COUNTY RECORDER.

NEW LEGAL DESCRIPTION

COMMENCING AT THE MARICOPA COUNTY ENGINEERING DEPARTMENT BRASS CAP IN A HANDHOLE MARKING THE SOUTHEAST CORNER OF SAID SECTION 10, FROM WHICH THE CITY OF SCOTTSDALE BRASS CAP MARKING THE EAST QUARTER CORNER OF SAID SECTION 10 BEARS NORTH 01°33'43" EAST, A DISTANCE OF 2658.12 FEET;

THENCE NORTH 01°33'43" EAST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1,329.06 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF SAID SOUTHEAST QUARTER;

THENCE SOUTH 88°38'23" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1,327.66 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER AND THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 88°38'23" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 663.83 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER;

THENCE NORTH 00°37'50" EAST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER A DISTANCE OF 663.65 FEET TO THE NORTHWEST CORNER THEREOF;

THENCE NORTH 88°37'41" EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER A DISTANCE OF 642.42 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 25.00 FEET WESTERLY FROM THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER;

THENCE SOUTH 00°56'28" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 293.71 FEET TO THE BEGINNING OF A TANGENT CURVE OF 25.00 FOOT RADIUS, CONCAVE NORTHWESTERLY;

THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 64°35'50", A DISTANCE OF 28.19 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE OF 45.00 FOOT RADIUS, CONCAVE SOUTHEASTERLY;

THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°19'18", A DISTANCE OF 16.75 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE OF 25.00 FOOT RADIUS, CONCAVE NORTHWESTERLY;

THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 44°24'59", A DISTANCE OF 19.38 FEET;

THENCE SOUTH 88°37'58" WEST, A DISTANCE OF 197.03 FEET;

THENCE SOUTH 88°39'28" WEST, A DISTANCE OF 174.88 FEET; TO A POINT ON A 45.00 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS SOUTH 01°20'31" EAST;

THENCE SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 244°37'24", A DISTANCE OF 192.13 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE OF 25.00 FOOT RADIUS, CONCAVE SOUTHEASTERLY;

THENCE NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 64°37'24", A DISTANCE OF 28.20 FEET;

THENCE NORTH 88°39'28" EAST, A DISTANCE OF 110.90 FEET;

THENCE NORTH 88°37'59" EAST, A DISTANCE OF 197.80 FEET TO THE BEGINNING OF A TANGENT CURVE OF 25.00 FOOT RADIUS, CONCAVE SOUTHERLY;

THENCE EASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 44°24'51", A DISTANCE OF 19.38 FEET; TO THE BEGINNING OF A TANGENT REVERSE CURVE OF 45.00 FOOT RADIUS, CONCAVE NORTHERLY;

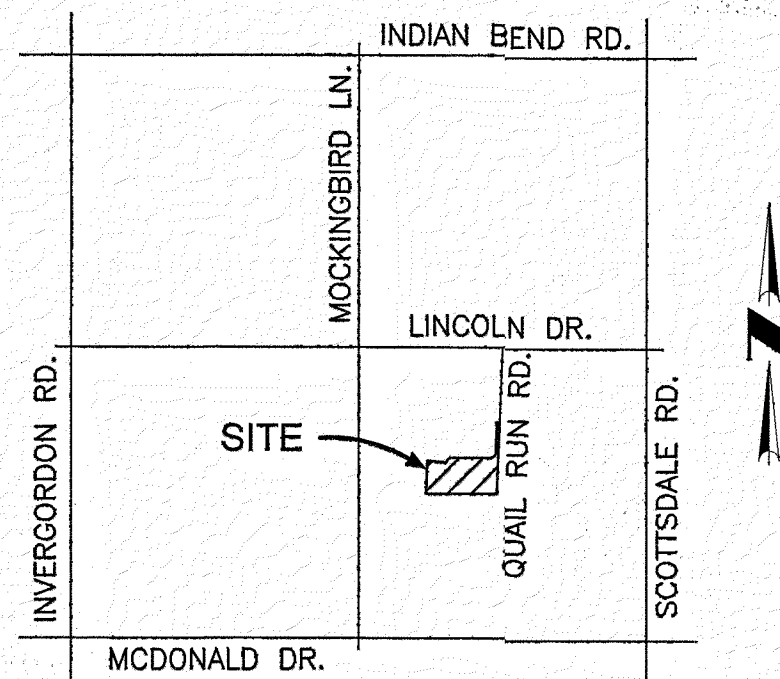
THENCE EASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 68°27'12", A DISTANCE OF 53.76 FEET TO A POINT ON SAID EAST LINE;

THENCE SOUTH 00°56'28" WEST, ALONG SAID EAST LINE, A DISTANCE OF 265.65 FEET TO THE POINT OF BEGINNING.

CONTAINING 405,158 SQUARE FEET OR 9.301 ACRES, MORE OR LESS.

NOTES

- ALL ELECTRIC, NATURAL GAS, TELEPHONE AND CABLE TV SERVICE LINES WILL BE INSTALLED UNDERGROUND EXCEPT AS REQUIRED BY THE UTILITY PROVIDERS. NO POWER POLES EXIST ON SITE.
- CONSTRUCTION WITHIN UTILITY EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES SHALL BE LIMITED TO WOOD AND WIRE OR REMOVABLE SECTION TYPE FENCING AND MUST BE IN CONFORMANCE WITH APPLICABLE DEED RESTRICTIONS, TOWN CODES, AND MAG SPECS AND STANDARD DETAILS.
- THE ELEVATION OF ANY PAD FOR A BUILDING OR STRUCTURE WITHIN THE BASE FLOOD LIMITS OF AN AREA OF SPECIAL HAZARD MUST BE IN ACCORDANCE WITH ARTICLE 5-11 OF THE TOWN OF PARADISE VALLEY TOWN CODE, FLOODPLAIN ADMINISTRATION.
- CC&R'S FOR THIS DEVELOPMENT ARE AS PER THE "QUAIL RUN MANOR" DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS TO BE HEREINAFTER RECORDED.
- ZONING = R-43
- ALL LOTS WILL ADHERE TO THE EXISTING R-43 ZONING DISTRICT DEVELOPMENT STANDARD OF HAVING MAXIMUM 24-FOOT MAIN STRUCTURE BUILDING HEIGHT AND LIMITED TO 2 STORIES. LOTS WILL HAVE A MAXIMUM FLOOR AREA RATIO OF 25%.
- ACCESSORY BUILDINGS ARE TO BE A MAXIMUM OF ONE (1) STORY AND SIXTEEN (16) FEET IN HEIGHT.
- ALL LOT CORNERS SHALL BE MONUMENTED WITH 1/2" REBAR AND CAPPED OR TAGGED BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.
- EXISTING DEED RESTRICTIONS PER DOCKET 895, PAGE 463, REMAIN IN FORCE.



VICINITY MAP
(NOT-TO-SCALE)

SITE DATA

QUAIL RUN MANOR
 EXISTING ZONING - R-43
 NO. OF LOTS - 4
 LOT #1 - 109,576 SQUARE FEET (2.515 ACRES)
 LOT #2 - 109,301 SQUARE FEET (2.509 ACRES)
 LOT #3 - 91,064 SQUARE FEET (2.090 ACRES)
 LOT #4 - 95,217 SQUARE FEET (2.185 ACRES)

GROSS AREA - 405,158 SQUARE FEET (9.301 ACRES)
 NET AREA - 405,158 SQUARE FEET (9.301 ACRES)
 AREA OF LOTS - 405,158 SQUARE FEET (9.301 ACRES)
 AREA OF PUBLIC STREET - 0.0 SQUARE FEET (0.0 ACRES)
 DENSITY - 0.782 DU/AC

BASIS OF BEARING

THE BASIS OF BEARING USED FOR THIS PLAT IS NORTH 88°36'58" EAST, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, ACCORDING TO BOOK 1297 OF MAPS, PAGE 21, MARICOPA COUNTY RECORDS.

BENCHMARK

GDACS PT NO. 3758
 BRASS CAP IN HANDHOLE LOCATED AT THE CENTERLINE INTERSECTION OF MCDONALD ROAD AND INVERGORDON ROAD.

ELEVATION = 1361.60' (NAVD 88)

DRAINAGE EASEMENT RESTRICTIONS

PURSUANT TO A.R.S. 9-463.01 (C), AND SECTION 6-4 (E)(J), 8-7-1 ET. SEQ. AND 6-3-8 OF THE CODE OF ORDINANCES OF THE TOWN OF PARADISE VALLEY, DRAINAGE EASEMENTS ARE FOR THE PURPOSE OF ALLOWING STORM, FLOOD AND OTHER WATERS TO PASS OVER, UNDER, OR THROUGH THE LAND SET ASIDE FOR SUCH EASEMENTS, AND NOTHING WHICH MAY, TO ANY DEGREE, IMPEDE OR OBSTRUCT THE FLOW OF SUCH WATER, SHALL BE CONSTRUCTED, PLACED, PLANTED OR ALLOWED TO GROW ON OR IN SUCH EASEMENTS. THE MAINTENANCE AND CLEARING OF THESE DRAINAGE EASEMENTS SHALL BE THE SOLE RESPONSIBILITY AND DUTY OF THE OWNER OF THE PROPERTY ON WHICH SAID EASEMENTS ARE PLATTED. HOWEVER, THE TOWN OF PARADISE VALLEY, A MUNICIPAL CORPORATION, MAY, IF THE TOWN DEEMS IT TO BE IN THE BEST INTERESTS OF THE HEALTH, SAFETY, OR WELFARE OF THE TOWN OF PARADISE VALLEY, CONSTRUCT AND/OR MAINTAIN DRAINAGE FACILITIES ON OR UNDER SUCH EASEMENTS. AGENTS AND EMPLOYEES OF THE TOWN OF PARADISE VALLEY SHALL HAVE FREE ACCESS TO AND FROM ALL PORTIONS OF SUCH EASEMENTS AT ALL TIMES.

DEDICATION

STATE OF Texas }
 COUNTY OF Harris }^{SS}

KNOW ALL MEN BY THESE PRESENTS:

THAT 3S TUNA VENTURE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME "QUAIL RUN MANOR" A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF "QUAIL RUN MANOR" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREETS, AND EASEMENTS, CONSTITUTING SAME AND THAT EACH LOT OR STREET SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN EACH, RESPECTIVELY, ON SAID PLAT AND 3S TUNA VENTURE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE TOWN OF PARADISE VALLEY, FOR USE AS SUCH, THE STREETS AND EASEMENTS AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES.

IN WITNESS WHEREOF:

3S TUNA VENTURE, LLC A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER OF THE LAND DESCRIBED HEREIN, HAS CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED DULY AUTHORIZED OFFICER.

3S TUNA VENTURE, LLC A DELAWARE LIMITED LIABILITY COMPANY.

BY: Barrington M. Hammond Jr. DATE: January 9, 2026
 BARRINGTON M. HAMMOND JR.
 A MANAGING MEMBER

ACKNOWLEDGEMENT

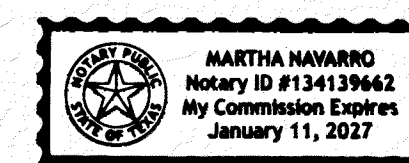
STATE OF Texas }
 COUNTY OF Harris }^{SS}

ON THIS 9th DAY OF January 2026, BEFORE ME, THE UNDERSIGNED NOTARY

PUBLIC, PERSONALLY APPEARED BARRINGTON M. HAMMOND JR. AND ACKNOWLEDGED HIMSELF TO BE A MANAGING MEMBER OF 3S TUNA VENTURE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED THAT HE, AS SAID OFFICER, BEING DULY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

Martha Navarro MY COMMISSION EXPIRES: January 11, 2027
 NOTARY PUBLIC
 Martha Navarro



OWNER

3S TUNA VENTURE, LLC
 A DELAWARE LIMITED LIABILITY COMPANY
 1302 WAUGH DRIVE
 SUITE #539
 HOUSTON, TEXAS 77019
 EMAIL: BARRY@RURALROUTE3HOLDINGS.COM

ENGINEER

COE & VAN LOO CONSULTANTS, INC.
 4650 NORTH 12TH STREET
 PHOENIX, ARIZONA 85014
 PHONE: (602) 264-6831
 FAX: (602) 264-0928
 CONTACT: DOUGLAS W. CHUBIN, P.E.
 REGISTRATION #35697

UTILITY PROVIDERS

TELEPHONE	LUMEN - CENTURYLINK
ELECTRIC	ARIZONA PUBLIC SERVICE COMPANY
SEWER	TOWN OF PARADISE VALLEY
WATER	EPCOR WATER ARIZONA INC.
FIRE	TOWN OF PARADISE VALLEY
POLICE	TOWN OF PARADISE VALLEY
GAS	SOUTHWEST GAS
CABLE TELEVISION	COX COMMUNICATIONS

FLOOD ZONE INFORMATION

THE LIMITS OF FLOOD ZONE X AS SHOWN ON THIS FINAL PLAT ARE AS PER THE FEMA FLOOD ZONE INSURANCE RATE MAP NUMBER 04013C1770M DATED SEPTEMBER 18, 2020 FOR THE AREA CONTAINED WITHIN THE BOUNDARY OF THIS PLAT.

ZONE "X": AREAS OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE X IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD.

TOTAL LAND USE	
NUMBER OF LOTS	4
GROSS RESIDENTIAL DENSITY	0.782 DU/AC

LAND USE TABLE		
LAND USE AREAS	SQUARE FEET	ACRES
LOTS	405,158	9.301
RIGHT OF WAY	0	0.000
TOTAL GROSS AREA	405,158	9.301

ADMINISTRATIVE LAND MODIFICATION APPROVAL

APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR AND TOWN ENGINEER ON

January 22, 2026

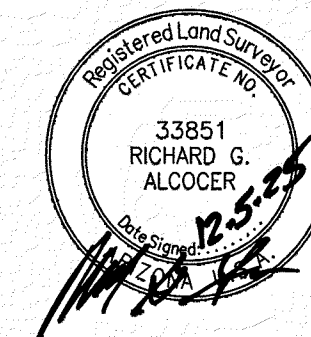
Clayton Allen
 COMMUNITY DEVELOPMENT DIRECTOR

Richard G. Alcocer
 TOWN ENGINEER

CERTIFICATION

I, RICHARD G. ALCOCKER, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP, CONSISTING OF TWO (2) SHEETS, CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF JANUARY 2024, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN, THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BY: Richard G. Alcocer
 RICHARD G. ALCOCKER
 REGISTRATION NUMBER 33851
 4550 NORTH 12TH STREET
 PHOENIX, ARIZONA 85014
 (602)-264-6831
 CVLSURVEY@CVLCCI.COM



DATE _____
 REVISION _____
 NO. _____
COE & VAN LOO CONSULTANTS, INC.
 PARADISE VALLEY, ARIZONA

LOT COMBINATION
QUAIL RUN MANOR
 PARADISE VALLEY, ARIZONA



CVL Contact: D. CHUBIN
 CVL Project #: 1-01-0377604

GROSS AREA = 9.301 ACRES
 NET AREA = 9.301 ACRES
 SEE SHEET 2 FOR LEGEND AND LOT AREA TABLE

SHEET
 01 OF 03

COUNTY RECORDER
 OFFICIAL RECORDS OF
 MARICOPA COUNTY RECORDER
 JUSTIN HEAP
 20260130585 03/06/2026 09:12
 BOOK 1908 PAGE 32
 ELECTRONIC RECORDING
 PLAT2604-3-1-1-M-
 Esquivela

CVL CONSULTANTS
 4550 North 12th Street
 Phoenix, Arizona 85014
 602-264-6831
 www.cvlci.com

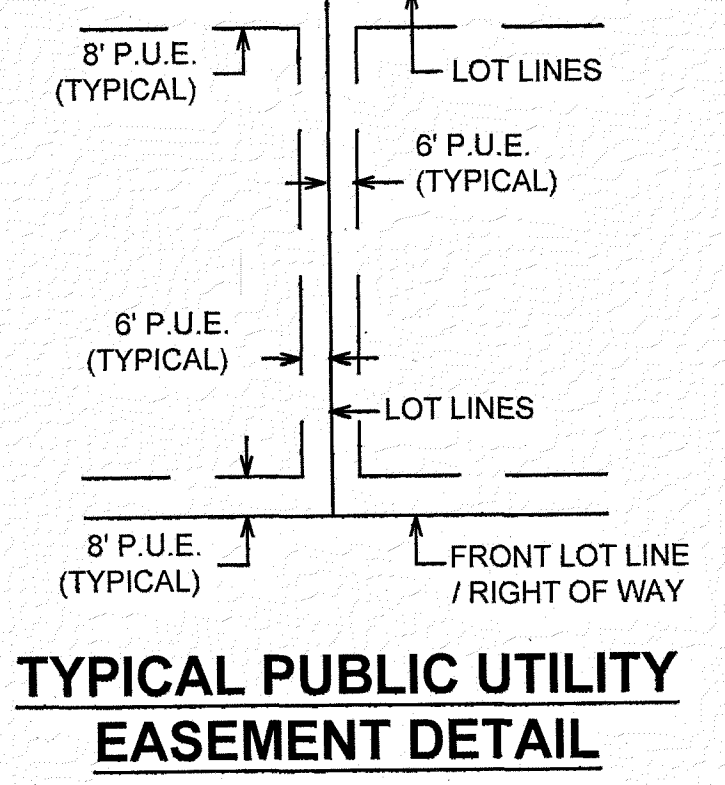
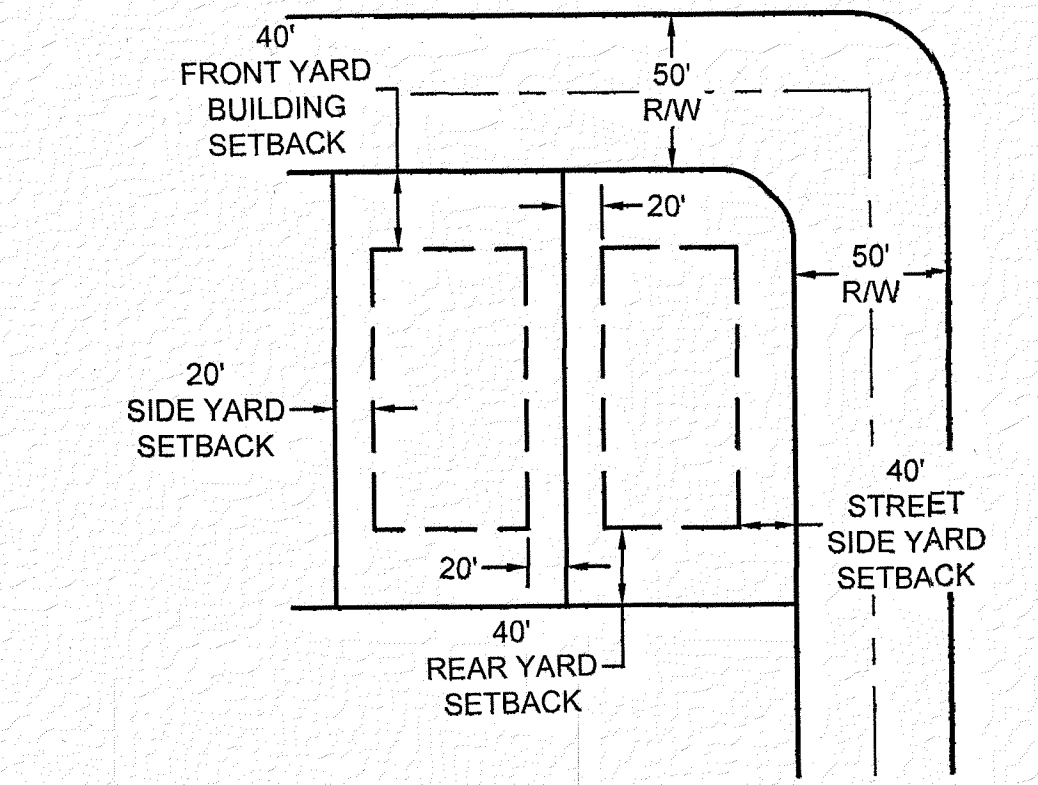
DATE
 REVISION
 NO.

COE & VAN LOO CONSULTANTS, INC.

LOT COMBINATION
QUAIL RUN MANOR
 PARADISE VALLEY, ARIZONA

Registered Land Surveyor
 CERTIFICATE NO. 33851
 RICHARD G. ALCOCKER
 State of Arizona
 CVL Contact: D. CHUBIN
 CVL Project #: 1-01-0377604

SHEET 02 OF 03

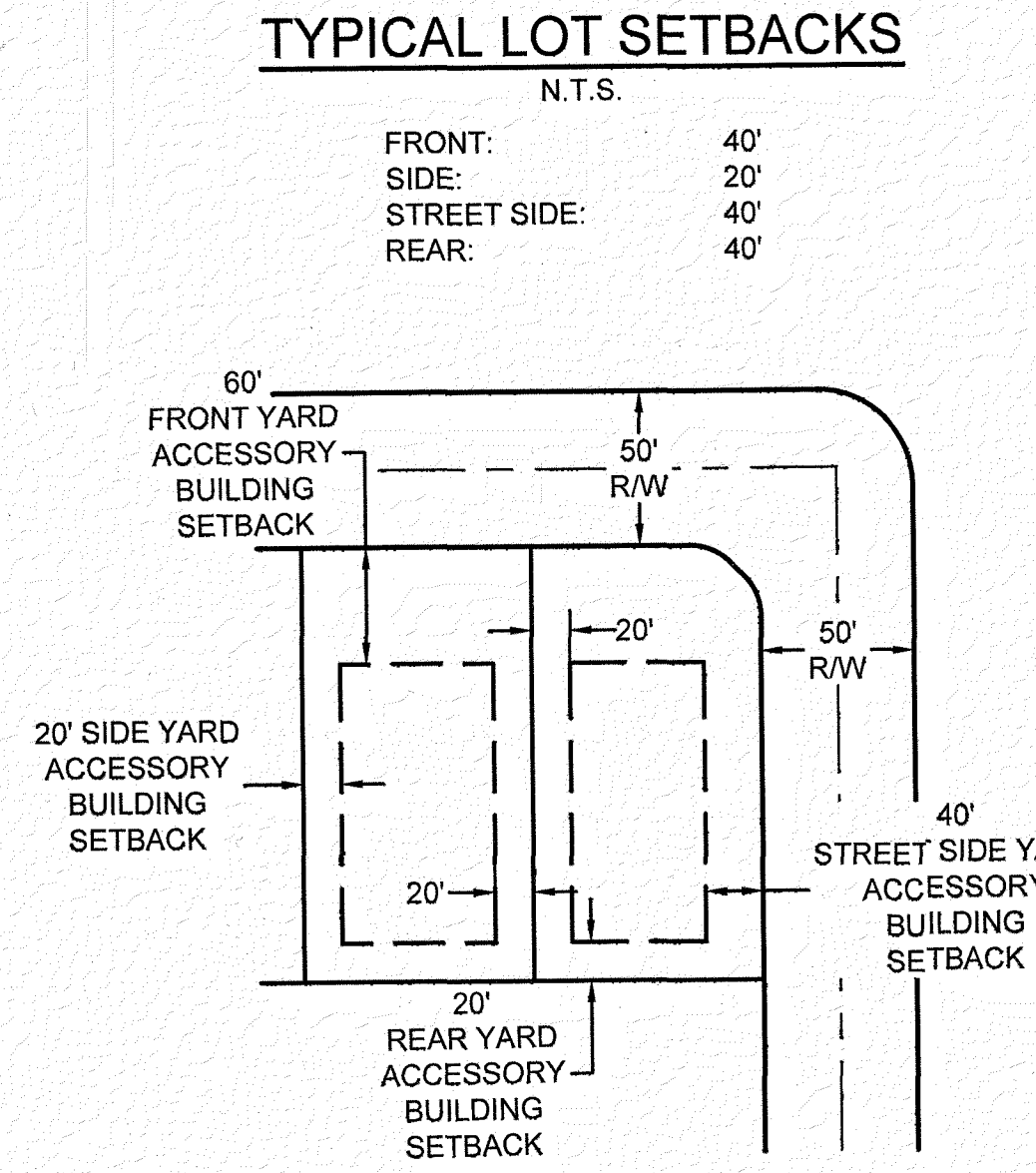


CURVE TABLE

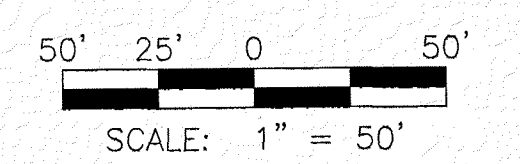
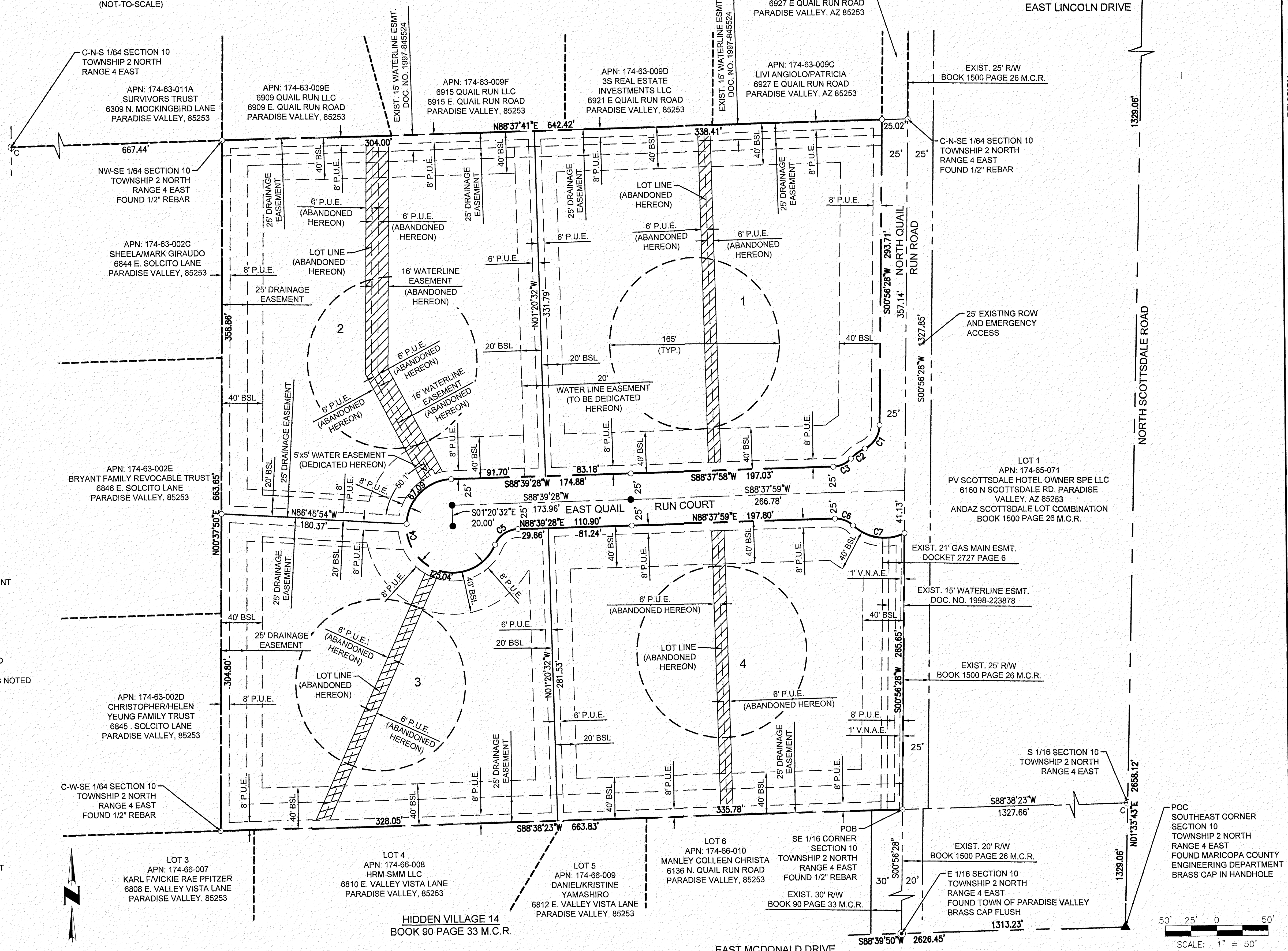
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	28.19'	25.00'	064°35'50"	15.80	26.72	N33°14'23"E
C2	16.75'	45.00'	021°19'18"	8.47	16.65	S54°52'39"W
C3	19.38'	25.00'	044°24'59"	10.21	18.90	N66°25'29"E
C4	192.13'	45.00'	244°37'24"	-71.15	76.06	S33°39'13"E
C5	28.20'	25.00'	064°37'24"	15.81	26.73	S56°20'47"W
C6	19.38'	25.00'	044°24'51"	10.21	18.90	N69°09'36"W
C7	53.76'	45.00'	068°27'12"	30.61	50.62	S81°10'46"E

LOT AREA TABLE

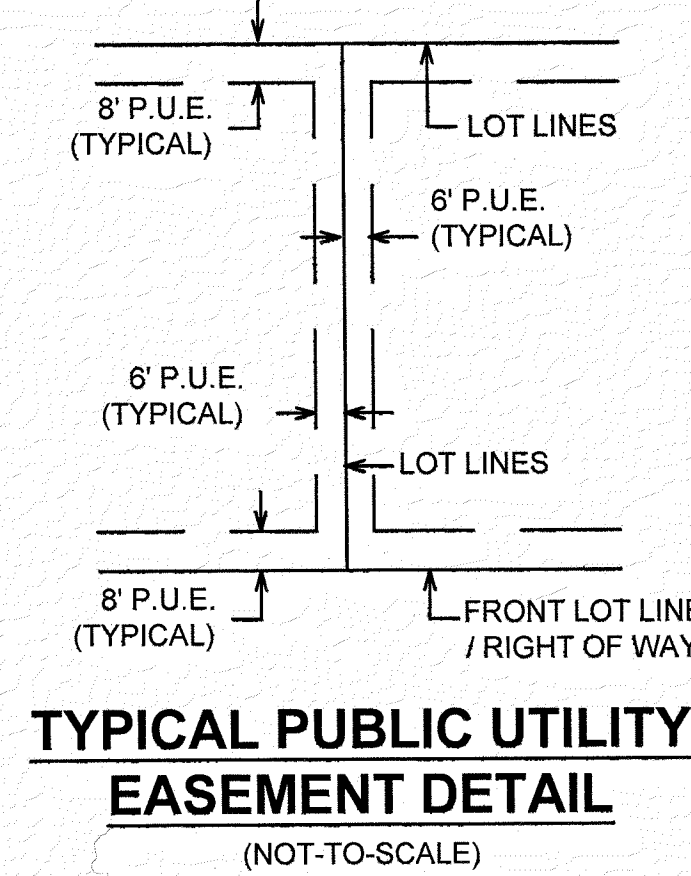
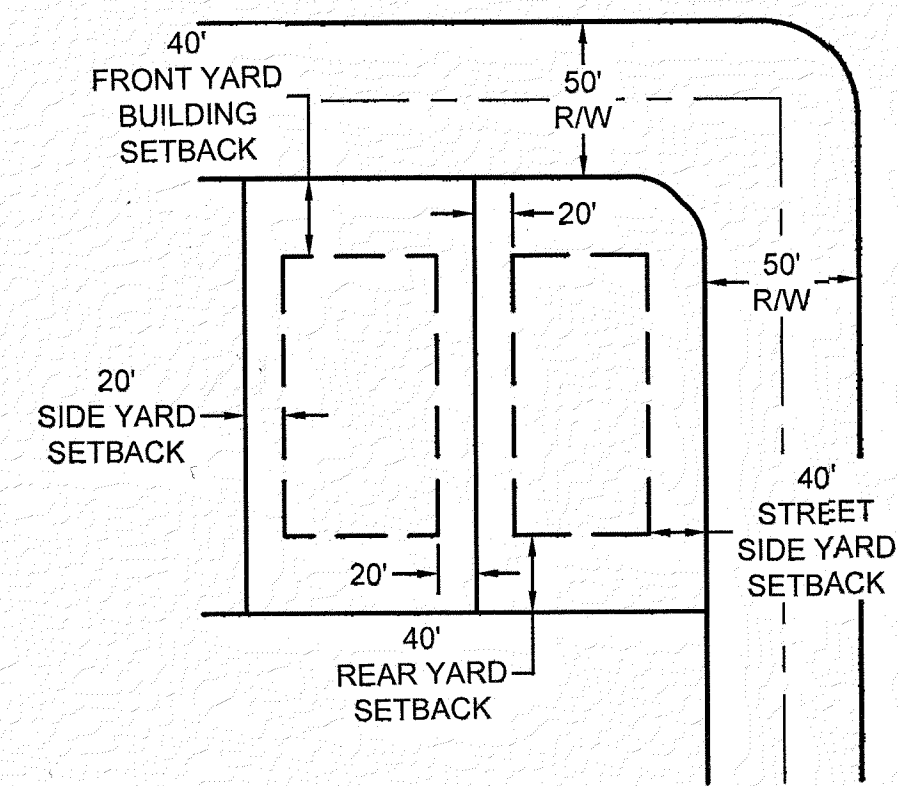
LOT #	AREA (SQUARE FEET)	AREA (ACRES)
1	109,576	2.515
2	109,301	2.509
3	91,064	2.090
4	95,217	2.185
TOTAL	405,158	9.301



- LEGEND**
- INDICATES BOUNDARY LINE
 - - - INDICATES EASEMENT LINE
 - - - INDICATES BUILDING SET BACK
 - - - INDICATES ROAD CENTER LINE
 - INDICATES RIGHT OF WAY
 - ▲ INDICATES SECTION CORNER - FOUND MONUMENT AS NOTED
 - INDICATES CENTERLINE MONUMENT
 - SET REBAR AT SUBDIVISION CORNER
 - ⊙ INDICATES FOUND BRASS CAP FLUSH AS NOTED
 - ⊚ INDICATES FOUND BRASS CAP IN HANDHOLE AS NOTED
 - AC INDICATES ACRES
 - APN INDICATES ASSESSOR PARCEL NUMBER
 - BSL INDICATES BUILDING SETBACK LINE
 - C1 INDICATES CURVE NUMBER
 - DOC. NO. INDICATES DOCUMENT NUMBER
 - DU INDICATES DWELLING UNIT
 - P.U.E. INDICATES PUBLIC UTILITY EASEMENT
 - R/W INDICATES RIGHT-OF-WAY
 - V.N.A.E. INDICATES VEHICULAR NON ACCESS EASEMENT
 - (R) INDICATES RADIAL BEARING
 - POB POINT OF BEGINNING
 - POC POINT OF COMMENCEMENT



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CURVE TABLE

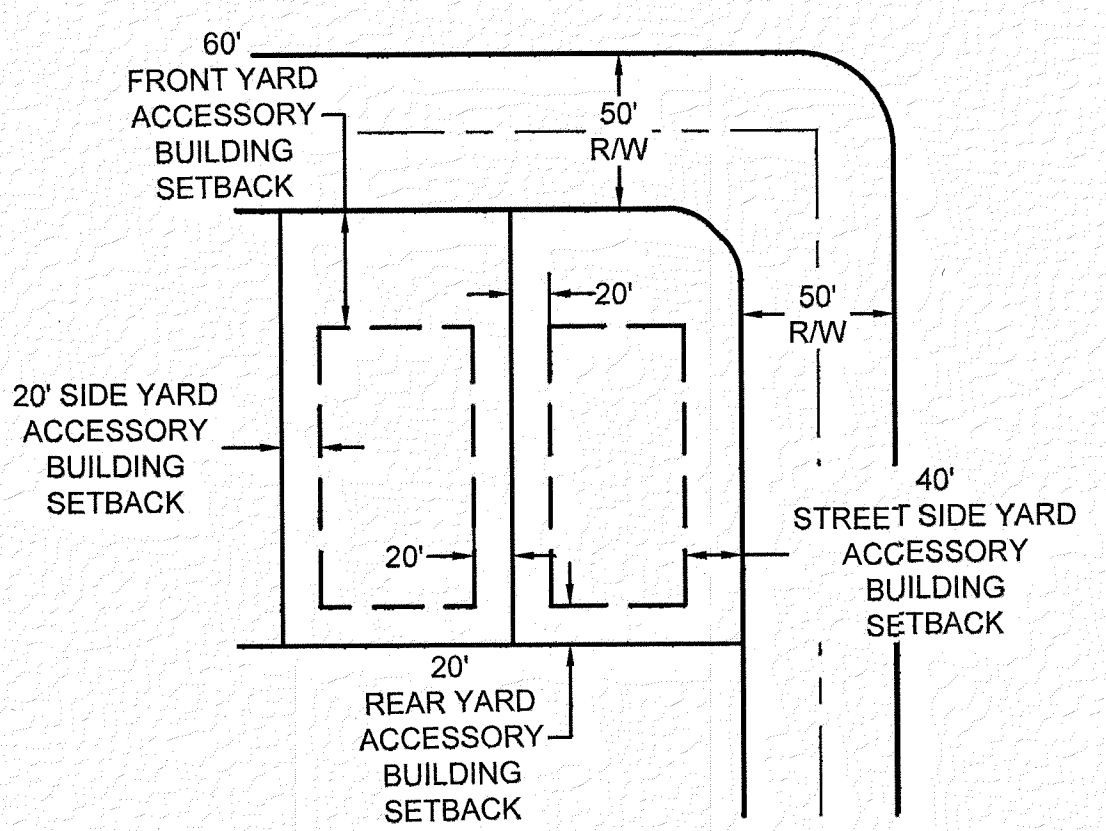
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	28.19'	25.00'	064°35'50"	15.80	26.72	N33°14'23"E
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LOT AREA TABLE

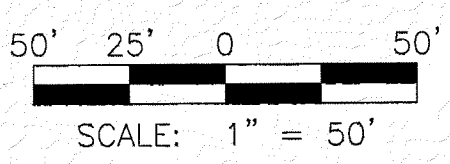
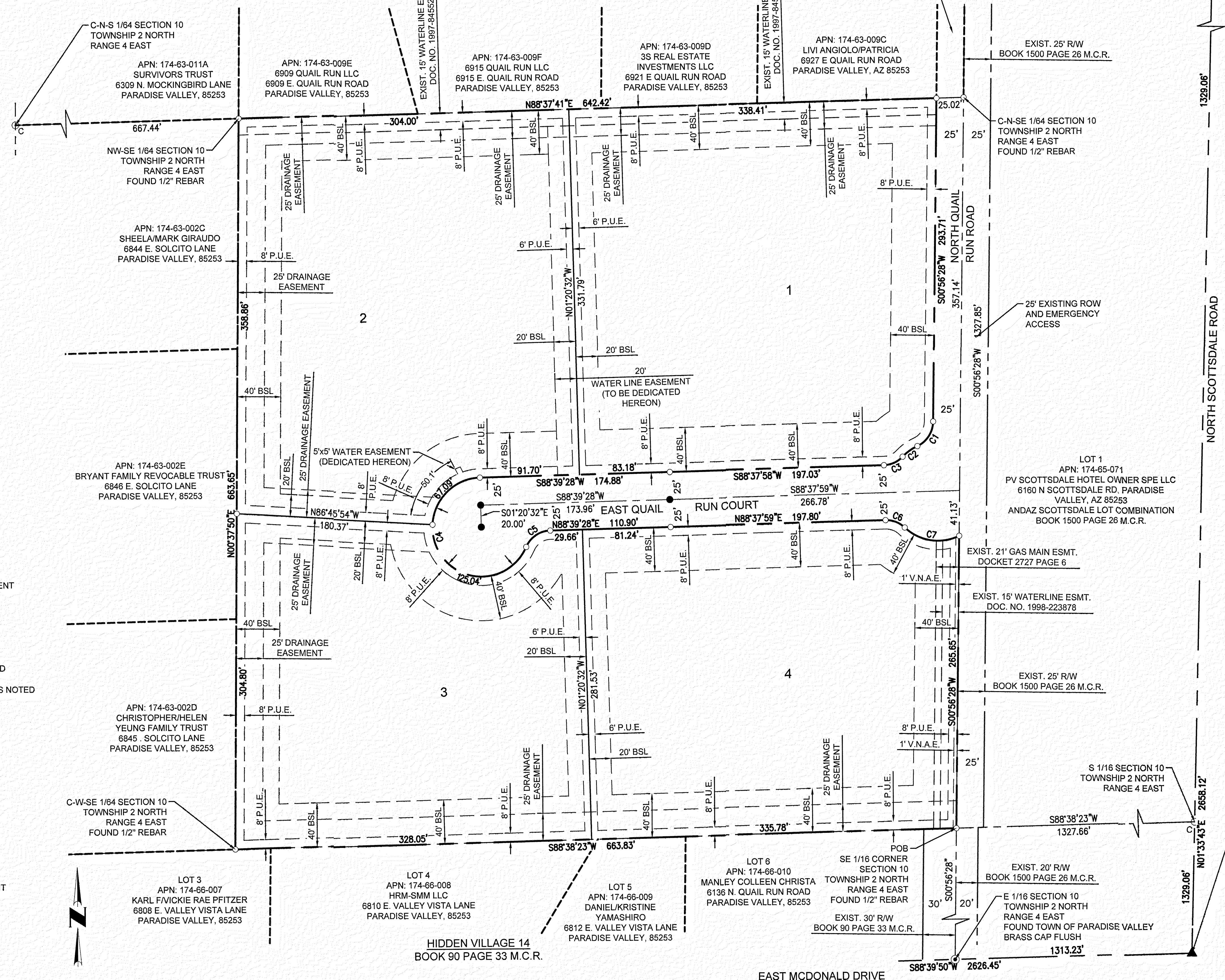
LOT #	AREA (SQUARE FEET)	AREA (ACRES)
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4	95,217	2.185
TOTAL	405,158	9.301

COUNTY RECORDER
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
JUSTIN HEAP
20260130585 03/06/2026 09:12
BOOK 1908 PAGE 32
ELECTRONIC RECORDING

PLAT2604-3-1-1-M-
Esquivela



- LEGEND**
- INDICATES BOUNDARY LINE
 - - - INDICATES EASEMENT LINE
 - - - INDICATES BUILDING SET BACK
 - INDICATES ROAD CENTER LINE
 - INDICATES RIGHT OF WAY
 - ▲ INDICATES SECTION CORNER - FOUND MONUMENT AS NOTED
 - INDICATES CENTERLINE MONUMENT
 - SET REBAR AT SUBDIVISION CORNER
 - ⊙ INDICATES FOUND BRASS CAP FLUSH AS NOTED
 - ⊚ INDICATES FOUND BRASS CAP IN HANDHOLE AS NOTED
 - AC INDICATES ACRES
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 - BSL INDICATES BUILDING SETBACK LINE
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 - P.U.E. INDICATES PUBLIC UTILITY EASEMENT
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 - V.N.A.E. INDICATES VEHICULAR NON ACCESS EASEMENT
 - (R) INDICATES RADIAL BEARING
 - POB POINT OF BEGINNING
 - POC POINT OF COMMENCEMENT



DATE _____
REVISION _____
NO. _____
COE & VAN LOO CONSULTANTS, INC.

LOT COMBINATION
QUAIL RUN MANOR
PARADISE VALLEY, ARIZONA

Registered Land Surveyor
CERTIFICATE NO. 33851
RICHARD G. ALCOCCER
C.V.L. Contact: D. CHUBIN
C.V.L. Project #: 1-01-0377604

FINAL PLAT SILVER SKY

A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 3 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

COUNTY RECORDER

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
STEPHEN RICHER
20230303933 06/12/2023 11:16
BOOK 1742 PAGE 16
ELECTRONIC RECORDING

PLAT2304-3-1-1-M-
Garcia

CVL
 CONSULTANTS
 4550 North 12th Street
 Phoenix, Arizona 85014
 602-264-6831
 www.cvlci.com

LEGAL DESCRIPTION

THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CALCULATED POSITION OF THE SOUTH QUARTER CORNER OF SAID SECTION 33, FROM WHICH THE TOWN OF PARADISE VALLEY BRASS CAP FLUSH MARKING THE SOUTHEAST CORNER OF SAID SECTION 33 BEARS SOUTH 85°34'19" EAST, A DISTANCE OF 2,503.33 FEET;

THENCE SOUTH 85°34'19" EAST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 659.44 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 33.00 FEET EASTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 33, BEING THE TRUE POINT OF BEGINNING;

THENCE NORTH 00°51'52" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 1,284.14 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 33;

THENCE SOUTH 86°47'08" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 598.56 FEET TO THE WEST LINE OF BRET HILLS, AS RECORDED IN BOOK 107 OF MAPS, PAGE 29, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 00°31'14" EAST, ALONG SAID WEST LINE, A DISTANCE OF 1,296.17 FEET TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33;

THENCE NORTH 85°34'19" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 591.78 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 765,434 SQUARE FEET OR 17.572 ACRES, MORE OR LESS.

NOTES

- ALL ELECTRIC, NATURAL GAS, TELEPHONE AND CABLE TV SERVICE LINES WILL BE INSTALLED UNDERGROUND EXCEPT AS REQUIRED BY THE UTILITY PROVIDERS. NO POWER POLES EXIST ON SITE.
- CONSTRUCTION WITHIN UTILITY EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES SHALL BE LIMITED TO WOOD AND WIRE OR REMOVABLE SECTION TYPE FENCING AND MUST BE IN CONFORMANCE WITH APPLICABLE DEED RESTRICTIONS, TOWN CODES, AND MAG SPECS AND STANDARD DETAILS.
- THE ELEVATION OF ANY PAD FOR A BUILDING OR STRUCTURE WITHIN THE BASE FLOOD LIMITS OF AN AREA OF SPECIAL HAZARD MUST BE IN ACCORDANCE WITH ARTICLE 5-11 OF THE TOWN OF PARADISE VALLEY TOWN CODE, FLOODPLAIN ADMINISTRATION.
- CC&R'S FOR THIS DEVELOPMENT ARE AS PER THE "SILVER SKY" DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS AS RECORDED IN DOCUMENT NUMBER 2023-0283934, RECORDS OF MARICOPA COUNTY.
- ZONING = R-43
- ALL LOTS WILL ADHERE TO THE UNDERLYING R-43 ZONING DISTRICT DEVELOPMENT STANDARD OF HAVING MAXIMUM 24-FOOT MAIN STRUCTURE BUILDING HEIGHT AND LIMITED TO 2 STORIES. LOTS WILL HAVE A MAXIMUM LOT COVERAGE OF 25%.
- ACCESSORY BUILDINGS ARE TO BE A MAXIMUM OF ONE (1) STORY AND SIXTEEN (16) FEET IN HEIGHT.
- ALL LOT CORNERS SHALL BE MONUMENTED WITH 1/2" REBAR AND CAPPED OR TAGGED BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.

HOMEOWNERS ASSOCIATION RATIFICATION

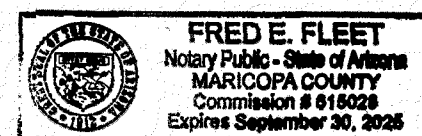
BY THIS RATIFICATION, Jeremy Takus, A DULY AUTHORIZED AGENT OF SILVER SKY HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, HEREBY RATIFIES THE RECORDATION OF THIS PLAT FOR "SILVER SKY" AND ACKNOWLEDGES THE RESPONSIBILITIES SET FORTH THEREIN.

BY: Jeremy Takus DATE June 9th 2023

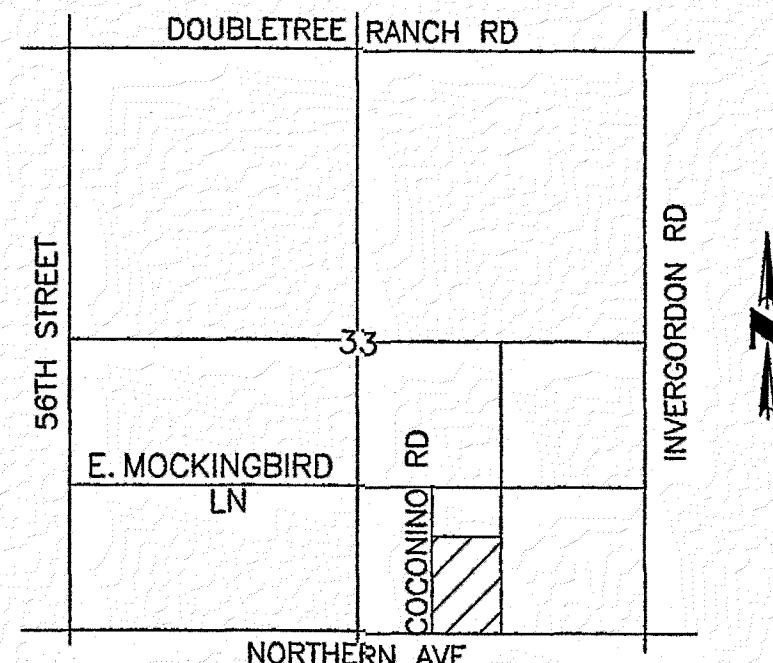
HOMEOWNERS ASSOCIATION RATIFICATION ACKNOWLEDGEMENT

STATE OF ARIZONA)
)SS
COUNTY OF MARICOPA)
ON THIS 9th DAY OF June, 2023, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED Jeremy Takus AND

ACKNOWLEDGED HIMSELF TO BE A MANAGING MEMBER, OF SILVER SKY HOMEOWNERS ASSOCIATION AND ACKNOWLEDGED THAT HE, AS SAID OFFICER, BEING DULY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.



HEREUNTO SET MY HAND AND OFFICIAL SEAL.
FRED E. FLEET MY COMMISSION EXPIRES: September 30, 2025
NOTARY PUBLIC
IN WITNESS WHEREOF:



VICINITY MAP

SITE DATA

EXISTING ZONING - R-43
NO. OF LOTS - 12
GROSS AREA - 765,434 SQUARE FEET (17.572 ACRES)
NET AREA - 717,712 SQUARE FEET (16.476 ACRES)
AREA OF LOTS - 717,712 SQUARE FEET (16.476 ACRES)
AREA OF PUBLIC STREET - 47,722 SQUARE FEET (1.096 ACRES)
DENSITY - 0.682 D.U./ACRE

UTILITY PROVIDERS

TELEPHONE	LUMEN
ELECTRIC	ARIZONA PUBLIC SERVICE COMPANY
SEWER	INDIVIDUAL DISPOSAL SYSTEMS AND TOWN OF PARADISE VALLEY
WATER	THE CITY OF PHOENIX
FIRE	TOWN OF PARADISE VALLEY
POLICE	TOWN OF PARADISE VALLEY
GAS	SOUTHWEST GAS
CABLE TELEVISION	COX COMMUNICATIONS

OWNER

ADI PV18, LLC
AN ARIZONA LIMITED LIABILITY COMPANY
8501 N. SCOTTSDALE RD.
SUITE #270
SCOTTSDALE, AZ 85253
PHONE: (623) 273-4422

ENGINEER

COE & VAN LOO CONSULTANTS, INC.
4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
PHONE: (602) 264-6831
FAX: (602) 264-0928
CONTACT: FRED FLEET, P.E.
REGISTRATION #16237

BASIS OF BEARING

THE BASIS OF BEARING USED FOR THIS PLAT IS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 3 NORTH, RANGE 4 EAST, AS SHOWN ON GDACS SURVEY IN BOOK 734, PAGE 10, MARICOPA COUNTY RECORDS. SAID BEARING = NORTH 85° 34' 19" WEST

BENCHMARK

FOUND COTTON PICKER SPINDLE 0.4' DOWN IN ASPHALT LOCATED IN THE CENTER LINE OF COCONINO ROAD, LYING NORTHWESTERLY 33.14 FEET FROM THE SOUTHWEST CORNER AS SHOWN HEREON. TOWN OF PARADISE VALLEY
ELEVATION = 1358.70 (N.A.V.D.88)

DEDICATION

STATE OF ARIZONA)
)SS
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

THAT ADI PV18, LLC AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME "SILVER SKY" AND HEREBY PUBLISHES THIS FINAL PLAT AS AND FOR THE FINAL PLAT OF "SILVER SKY" A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 3 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID "SILVER SKY" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, EASEMENTS, AND STREETS CONSTITUTING SAME AND THAT EACH LOT OR STREET SHALL BE KNOWN BY THE NUMBER OR NAME THAT IS GIVEN TO EACH, RESPECTIVELY, ON SAID PLAT. ADI PV18, LLC AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY DEDICATE TO THE TOWN OF PARADISE VALLEY, FOR USE AS SUCH, THE STREETS AND EASEMENTS AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES.

IN WITNESS WHEREOF:

ADI PV18, LLC AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER OF THE LAND DESCRIBED HEREIN, HAS CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURES OF THE UNDERSIGNED DULY AUTHORIZED OFFICERS.

ADI PV18, LLC AN ARIZONA LIMITED LIABILITY COMPANY.

BY: Juan Carlos Diaz Quintanar DATE: June 9th 2023
A MANAGING MEMBER

ACKNOWLEDGEMENT

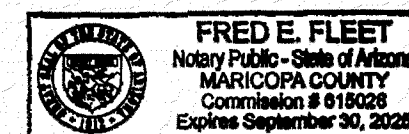
STATE OF ARIZONA)
)SS
COUNTY OF MARICOPA)

ON THIS 9th DAY OF June, 2023, BEFORE ME, THE UNDERSIGNED NOTARY

PUBLIC, PERSONALLY APPEARED Juan Carlos Diaz Quintanar AND ACKNOWLEDGED HIMSELF TO BE A MANAGING MEMBER OF ADI PV18, LLC AN ARIZONA LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED THAT HE, AS SAID OFFICER, BEING DULY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

HEREUNTO SET MY HAND AND OFFICIAL SEAL.

Fred E. Fleet MY COMMISSION EXPIRES: September 30, 2025
NOTARY PUBLIC



DRAINAGE EASEMENT RESTRICTIONS

PURSUANT TO A.R.S. 9-463.01 (C), AND SECTION 6-4 (E)(J), 6-7-1 ET. SEQ. AND 6-3-8 OF THE CODE OF ORDINANCES OF THE TOWN OF PARADISE VALLEY, DRAINAGE EASEMENTS ARE FOR THE PURPOSE OF ALLOWING STORM, FLOOD AND OTHER WATERS TO PASS OVER, UNDER, OR THROUGH THE LAND SET ASIDE FOR SUCH EASEMENTS, AND NOTHING WHICH MAY, TO ANY DEGREE, IMPEDE OR OBSTRUCT THE FLOW OF SUCH WATER, SHALL BE CONSTRUCTED, PLACED, PLANTED OR ALLOWED TO GROW ON OR IN SUCH EASEMENTS. THE MAINTENANCE AND CLEARING OF THESE DRAINAGE EASEMENTS SHALL BE THE SOLE RESPONSIBILITY AND DUTY OF THE OWNER OF THE PROPERTY ON WHICH SAID EASEMENTS ARE PLATTED. HOWEVER, THE TOWN OF PARADISE VALLEY, A MUNICIPAL CORPORATION, MAY, IF THE TOWN DEEMS IT TO BE IN THE BEST INTERESTS OF THE HEALTH, SAFETY, OR WELFARE OF THE TOWN OF PARADISE VALLEY, CONSTRUCT AND/OR MAINTAIN DRAINAGE FACILITIES ON OR UNDER SUCH EASEMENTS. AGENTS AND EMPLOYEES OF THE TOWN OF PARADISE VALLEY SHALL HAVE FREE ACCESS TO AND FROM ALL PORTIONS OF SUCH EASEMENTS AT ALL TIMES.

FLOOD ZONE INFORMATION

THE LIMITS OF FLOOD ZONE AE AND FLOOD ZONE X AS SHOWN ON THIS FINAL PLAT ARE AS PER THE LOMR CASE # 18-09-1514P (LETTER OF MAP REVISION) ISSUED BY FEMA (THE FEDERAL EMERGENCY MANAGEMENT AGENCY) APPROVAL # 18-09-1514P DATED 03/15/2019. AND SUPERSEDES THE LIMITS OF FLOOD ZONE AE AND FLOOD ZONE X AS SHOWN ON THE FEMA FLOOD ZONE INSURANCE RATE MAP NUMBER 04013C1765L DATED OCTOBER 16, 2013 FOR THE AREA CONTAINED WITHIN THE BOUNDARY OF THIS PLAT.

ZONE "X": AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

ZONE "AE": THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS.

100 YEAR ASSURED WATER SUPPLY

THE AREA PLATTED HEREON LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF THE CITY OF PHOENIX WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO SECTION 45-876 ARIZONA REVISED STATUTES AS PER ARIZONA DEPARTMENT OF WATER RESOURCES CERTIFICATE NUMBER 27-701026.0000 DATED 06/03/2019.

TOTAL LAND USE

NUMBER OF LOTS	12
GROSS RESIDENTIAL DENSITY	0.682 DU/AC

LAND USE TABLE

LAND USE AREAS	SQUARE FEET	ACRES
LOTS	717,712	16.476
RIGHT OF WAY	47,722	1.096
TOTAL GROSS AREA	765,434	17.572

APPROVAL

APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PARADISE VALLEY, ARIZONA THIS

13 DAY OF April, 2023.

BY: Mayo

ATTEST: Sumner Miller
TOWN CLERK

Shelby Palmer
TOWN ENGINEER

Paul E. Hsieh
COMMUNITY DEVELOPMENT DIRECTOR

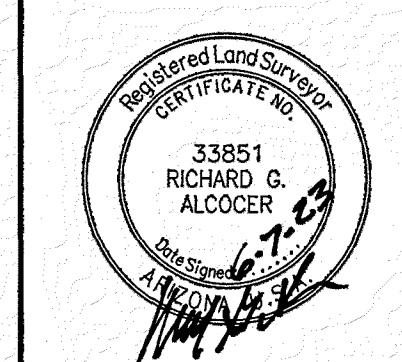
CERTIFICATION

I, RICHARD G. ALCOCER, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA. THAT THIS MAP, CONSISTING OF THREE (3) SHEETS, CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF DECEMBER 2022, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN, THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BY: Richard G. Alcocer
RICHARD G. ALCOCER
REGISTRATION NUMBER 33851
4550 N. 12TH STREET
PHOENIX, ARIZONA 85014
(602)-264-6831
CVLSURVEY@CVLICI.COM

DATE
 REVISION
 NO.
Coe & Van Loo Consultants, Inc.
 PARADISE VALLEY, ARIZONA

FINAL PLAT
SILVER SKY
 PARADISE VALLEY, ARIZONA



1 SHEET OF 3

GROSS AREA = 17.572 ACRES
NET AREA = 16.476 ACRES
SEE SHEET 2 FOR LEGEND AND LOT AREA TABLE
CVL Contact: F. FLEET
CVL Project #: 01-0387901
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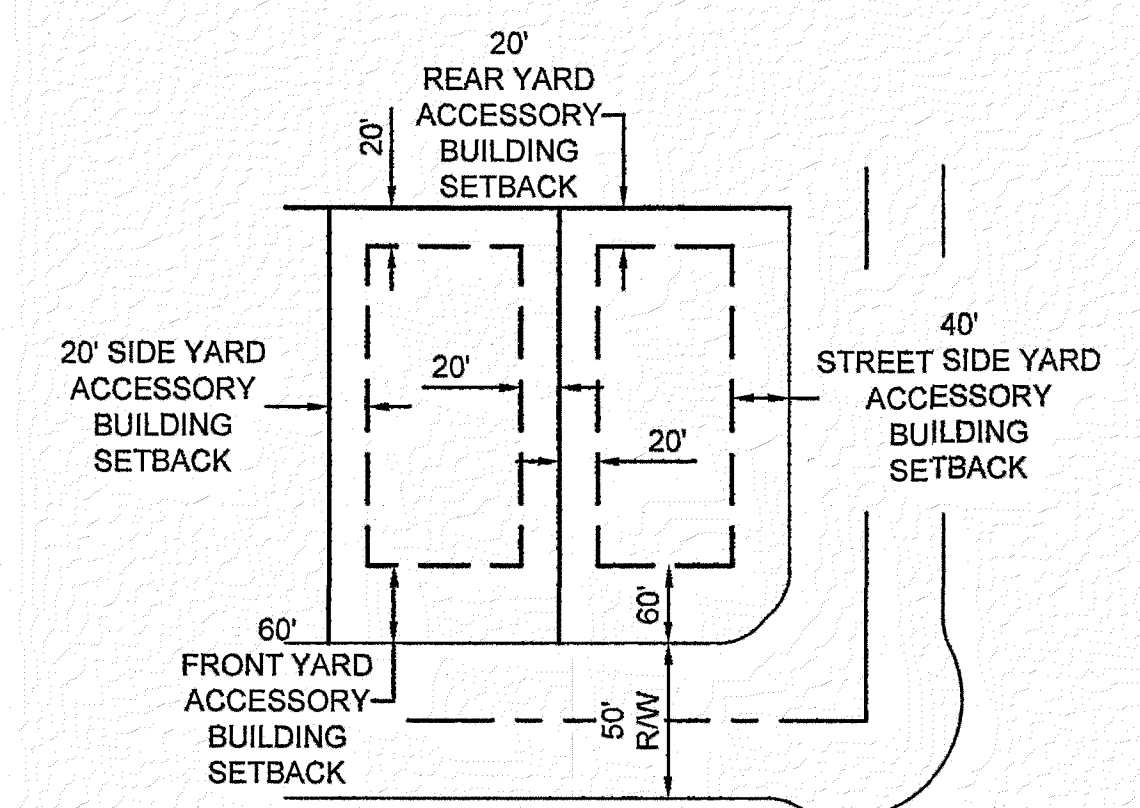
COUNTY RECORDER
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
STEPHEN RICHER
20230303933 06/12/2023 11:16
BOOK 1742 PAGE 16
ELECTRONIC RECORDING

PLAT2304-3-1-1-M-
Garcia

Coe & Van Loo Consultants, Inc.

SILVER SKY
PARADISE VALLEY, ARIZONA

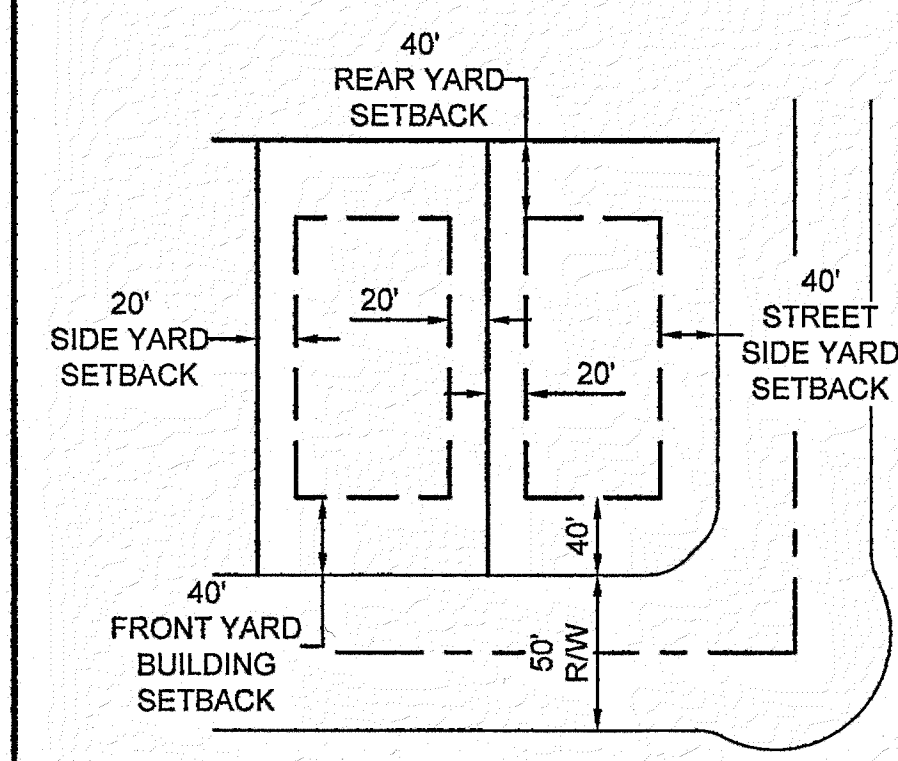
FINAL PLAT
2 SHEET OF 3
CVL Contact: F.FLEET
CVL Project #: 01-0387901
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TYPICAL ACCESSORY BUILDING SETBACKS

N.T.S.

FRONT:	60'
SIDE:	20'
STREET SIDE:	40'
REAR:	20'



TYPICAL BUILDING SETBACKS

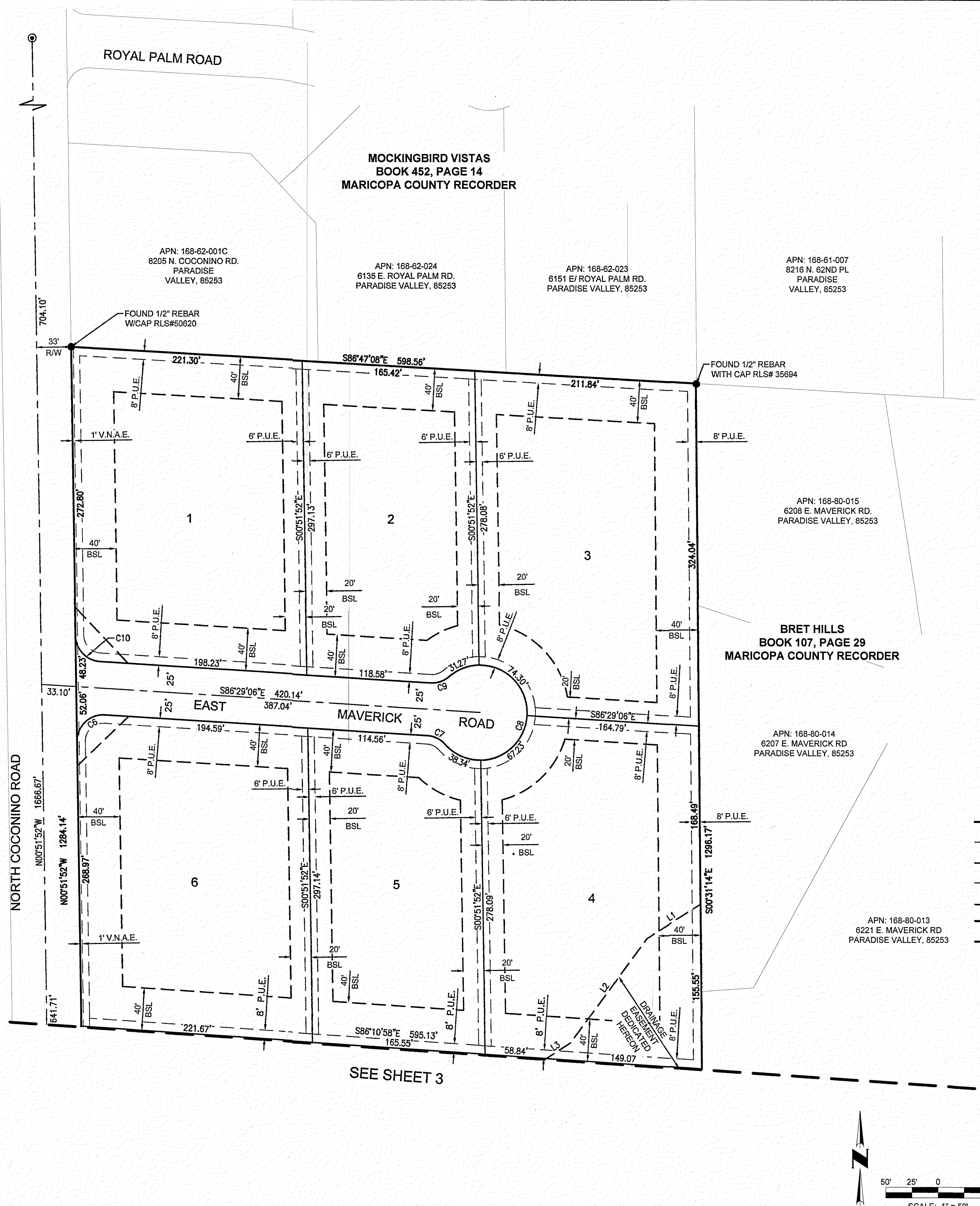
N.T.S.

FRONT:	40'
SIDE:	20'
STREET SIDE:	40'
REAR:	40'

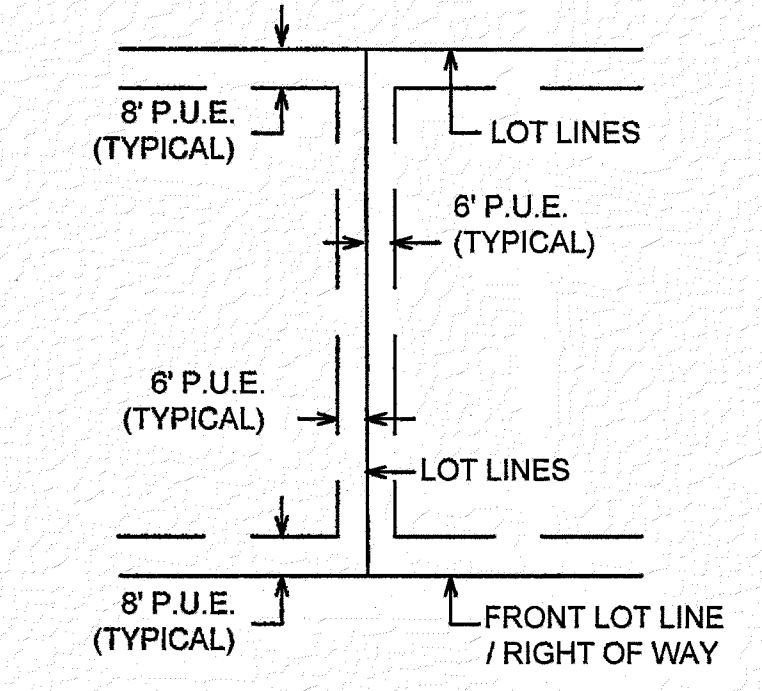
LOT AREA TABLE

LOT #	AREA (SQUARE FEET)
1	65,347
2	48,612
3	66,391
4	65,865
5	48,503
6	65,358
7	65,404
8	48,585
9	65,141
10	64,684
11	57,377
12	56,447

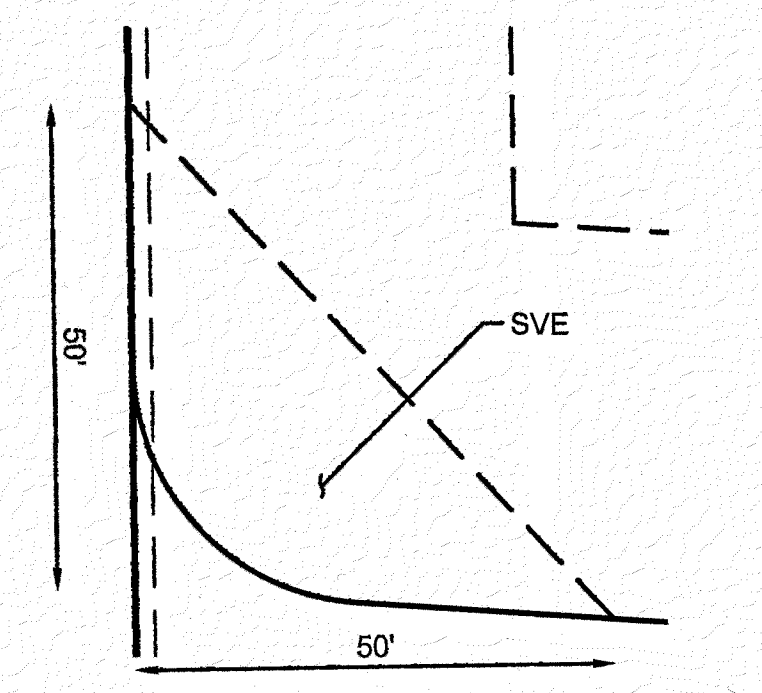
UNSUBDIVIDED
APN: 168-79-003A



SEE SHEET 3

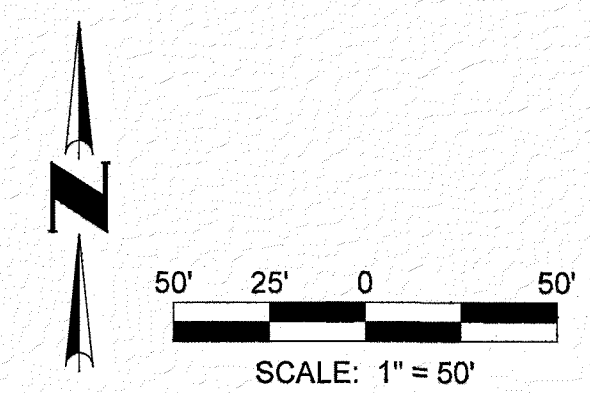


TYPICAL PUBLIC UTILITY EASEMENT DETAIL
(NOT-TO-SCALE)



SITE VISIBILITY EASEMENT DETAIL
(NOT-TO-SCALE)

- LEGEND**
- INDICATES BOUNDARY LINE
 - - - INDICATES EASEMENT LINE
 - INDICATES BUILDING SET BACK
 - +— INDICATES ROAD CENTER LINE
 - +— INDICATES RIGHT OF WAY
 - ▲ INDICATES SECTION CORNER - FOUND MONUMENT AS NOTED
 - INDICATES CORNER OF THIS SUBDIVISION - FOUND MONUMENT AS NOTED
 - ⊙ INDICATES FOUND BRASS CAP FLUSH AS NOTED
 - ⊗ INDICATES FOUND COTTON PICKER SPINDLE
 - AC INDICATES ACRES
 - C1 INDICATES CURVE NUMBER
 - P.U.E. INDICATES PUBLIC UTILITY EASEMENT
 - R/W INDICATES RIGHT-OF-WAY
 - BSL INDICATES BUILDING SETBACK LINE
 - SVE INDICATES SITE VISIBILITY EASEMENT
 - ① INDICATES 50'X60' SITE VISIBILITY EASEMENT



196-16

FINISTERRE

A SUBDIVISION OF A PORTION OF THE S.E. 1/4 OF SECTION 9, T2N, R4E,
OF THE GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA.

196-16

STATE OF ARIZONA } ss
 County of Maricopa }
 I hereby certify that the within instrument was filed and recorded at request of
Journal of Paradise Valley
 FEB 4 1978 - 9 30

In Book 196
 on page 76
 Witness my hand and official seal the day and year aforesaid.
Tom Drees
 County Recorder
 By R. B. Bunker
 Deputy Recorder

34866

DEDICATION

STATE OF ARIZONA }
 COUNTY OF MARICOPA } ss.

KNOW ALL MEN BY THESE PRESENTS:

FINISTERRE, an Arizona Partnership, as legal owner of said real property, have subdivided under the name of FINISTERRE, a subdivision of part of the S.E. 1/4 of Section 9, T2N, R4E, of the Gila & Salt River Base & Meridian, Maricopa County, Arizona, as shown and platted hereon and hereby publish this plat and hereby declare that this plat sets forth the location and gives the dimensions of the lots and streets constituting same and that each lot and street shall be known by the number or name given each respectively on this plat, and hereby dedicate and grant to the Town of Paradise Valley the streets and rights of way shown on this plat and included in the above described premises. Easements are hereby dedicated for the purposes shown.

IN WITNESS WHEREOF:
 Richard L. Johns, James R. Pitre
 hereunto affixed their signature this 4th day of January, 1978, as general partners, have

Richard L. Johns
James R. Pitre

ACKNOWLEDGEMENT

STATE OF ARIZONA }
 COUNTY OF MARICOPA } ss.

Before me this 4th day of January, 1978, the following persons personally appeared before me, the undersigned notary public:

Richard L. Johns and James R. Pitre, who

acknowledged themselves to be the sole and general partners of FINISTERRE, an Arizona partnership, the trustor, and acknowledged FINISTERRE to be the owner (as trustor) of the property platted hereon; and acknowledged that they, as such general partners, executed this instrument for the purposes herein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires: My Commission Expires Jan. 20, 1980
James R. Pitre
 Notary Public

RATIFICATION

Home Federal Savings and Loan Association, an Arizona Corporation, as beneficiary under a deed of trust relating to the within described property, and First State Service Corporation, an Arizona Corporation, as trustee under said deed of trust, do hereby ratify, approve and acquiesce in the dedications as stated in this dedication.

Home Federal Savings and Loan Association, Beneficiary

by: Robert H. Levy Assistant Vice President
 First State Service Corporation, Trustee
 by: A.L. Raubenolt President

STATE OF ARIZONA }
 COUNTY OF MARICOPA } ss.

Before me this 6 day of January, 1978, the following person personally appeared before me, the undersigned notary public: Robert H. Levy

who acknowledged himself to be Assistant Vice President, of Home Federal Savings & Loan Assn.

and acknowledged that he as Assistant Vice President, being duly authorized so to do, executed this instrument for the purposes herein contained by signing the name of Home Federal Savings & Loan Assn., by himself as Assistant Vice President

IN WITNESS WHEREOF: I hereunto set my hand and official seal.

My Commission expires: 12-5-78
Robert H. Levy
 Notary Public

STATE OF ARIZONA }
 COUNTY OF MARICOPA } ss.

Before me this 6 day of January, 1978, the following person personally appeared before me, the undersigned notary public: A.L. Raubenolt

who acknowledged himself to be President, of First State Service Corporation

and acknowledged that he as President, being duly authorized so to do, executed this instrument for the purposes herein contained by signing the name of First State Service Corporation, by himself as President

IN WITNESS WHEREOF: I hereunto set my hand and official seal.

My Commission expires: 12-5-78
A.L. Raubenolt
 Notary Public

APPROVALS

Approved by the Town Council of the Town of Paradise Valley, Arizona, this
12th day of JANUARY, 1978.

By: Babea von Ammen Mayor Attest: Mary Ann Brines Town Clerk

Approved by:
Robert Altshuler
 Town Engineer

1/13/78
 Date

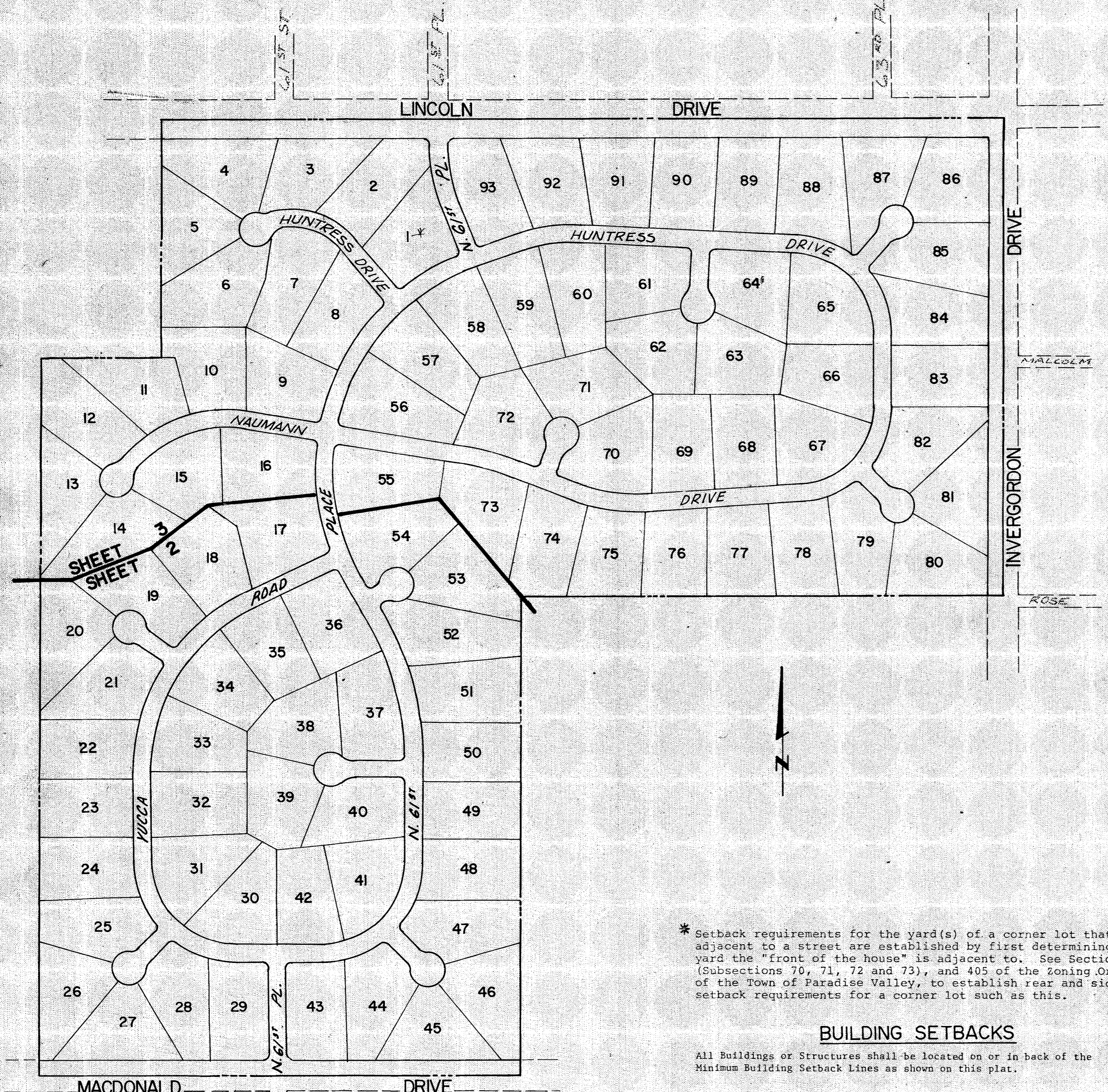
CERTIFICATION

This is to certify that the survey and subdivision of the premises described and platted herein were made under my direction during the month of JANUARY, 1978, and this plat is correct and accurate, and the monument or monuments shown herein have been located as described.

James R. Pitre
 Registered Professional Engineer

HOMEOWNERS ASSOCIATION
 The property covered by this plat is subject to a Declaration of Covenants, Conditions and Restrictions recorded with the County Recorder of Maricopa County, Arizona.

EASEMENT FOR WALL AND LANDSCAPE MAINTENANCE
 An affirmative easement for wall and landscape maintenance is created by the Declaration of Covenants, Conditions and Restrictions recorded supra, (with respect to lots 26 to 29 inclusive, lots 43 to 46 inclusive, lots 80 to 93 inclusive and lots 2, 3, and 4.)



* Setback requirements for the yard(s) of a corner lot that are adjacent to a street are established by first determining which yard the "front of the house" is adjacent to. See Sections 201 (Subsections 70, 71, 72 and 73), and 405 of the Zoning Ordinance of the Town of Paradise Valley, to establish rear and side yard setback requirements for a corner lot such as this.

BUILDING SETBACKS

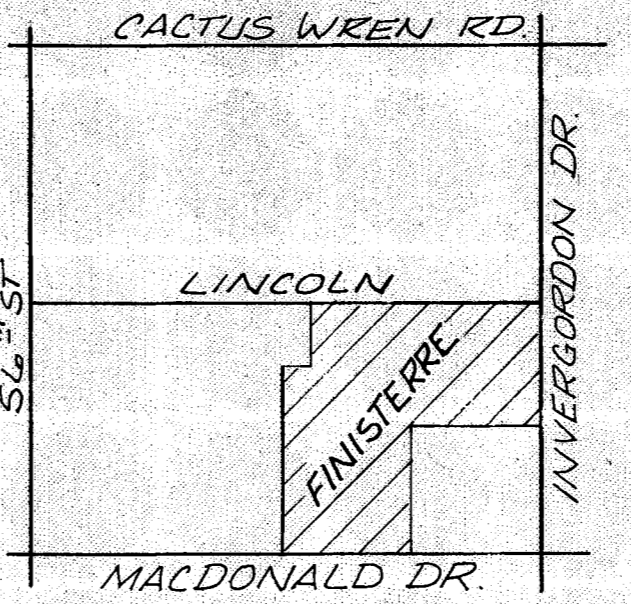
All Buildings or Structures shall be located on or in back of the Minimum Building Setback Lines as shown on this plat.

BASIS OF BEARINGS

The Bearing of N 89° 59' 23" E for the N1 of Lincoln Drive was assumed as the Basis of Bearings for this plat.

NOTICE REGARDING WATER SUPPLY
 In 19 77, the Arizona Water Commission determined that the available underground water supply for this subdivision, as provided by the Paradise Valley Water Company, was adequate for a period of 70 years (from 1977), pursuant to A.R.S. 45-513. In 19 77, the Arizona Water Commission considered an underground water supply to be adequate if it would be expected to last for at least one hundred years.

NOTE:
 All finished floor elevations to be a minimum of 12" above surrounding terrain per Section 1024 of the Zoning Ordinance.



VICINITY MAP
 NO SCALE

196-16

196-16

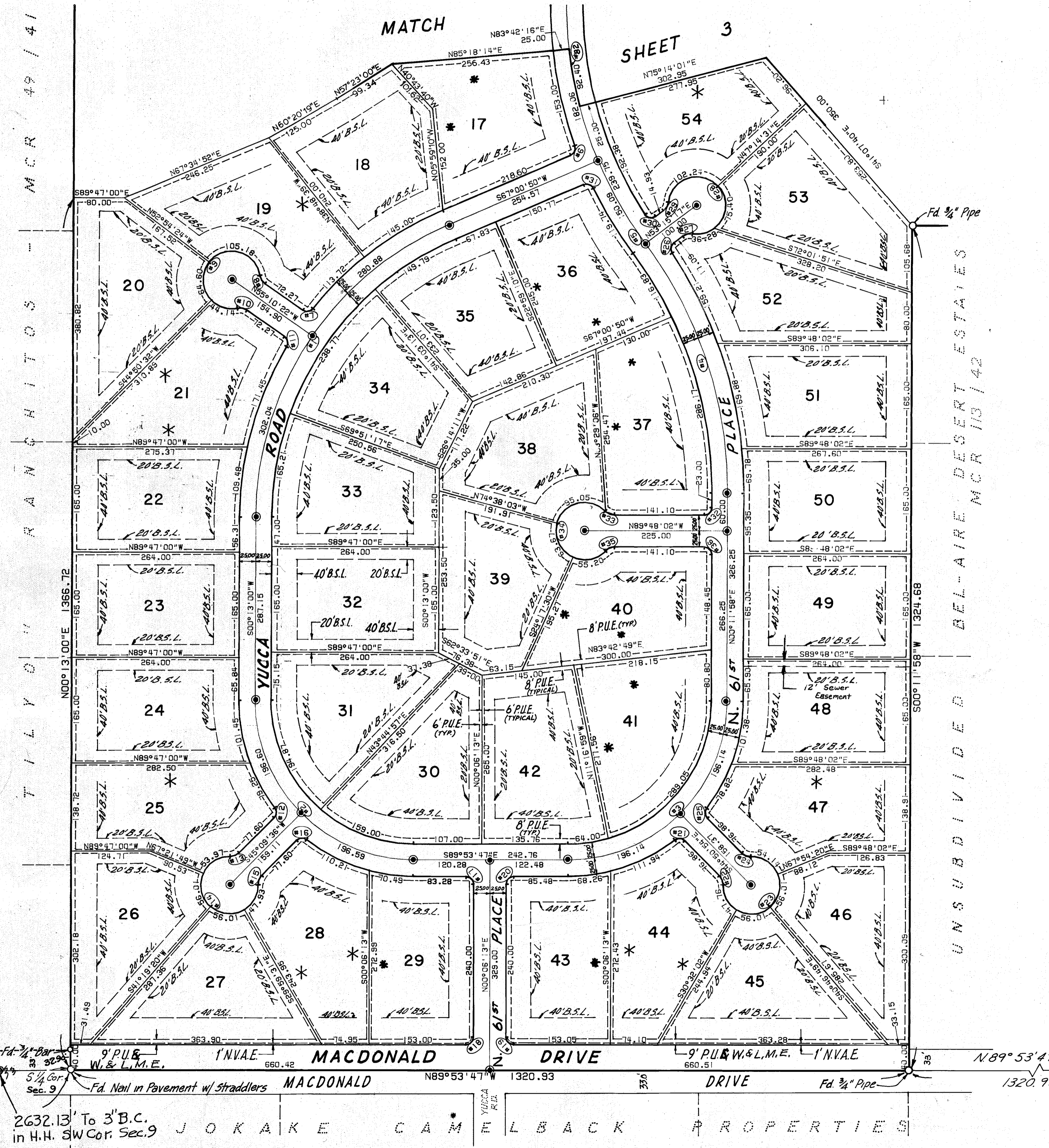
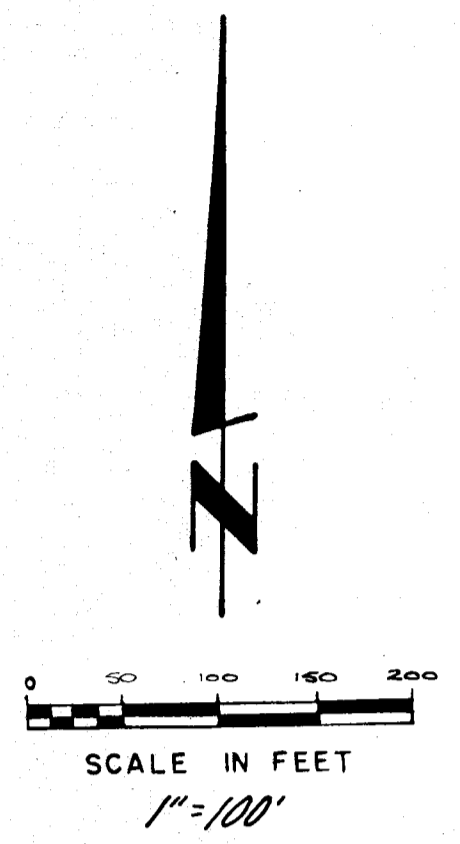


FINISTERRE

A SUBDIVISION OF A PORTION OF THE S.E. 1/4 OF SECTION 9, T2N, R4E,
OF THE GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA.

34866

STATE OF ARIZONA } ss
 County of Maricopa }
 I hereby certify that the within instrument was filed and recorded at request of
Tom of Paradise Valley
 FEB 1 - 1978 - 9 30
 in Book 196
 on page 76
 Witness my hand and official seal this day and year aforesaid.
 Tom Freestone
 County Recorder
 By *R. G. ...*
 Deputy Recorder



NUMBER	DELTA	RADIUS	ARC	TAN	CHORD	CHORD BRNG
1	088°47'50"	500.00	582.92	328.67	550.46	S33°36'54.3"W
2	080°08'47"	250.00	393.19	250.49	353.50	S44°50'23.5"E
3	089°54'15"	250.00	392.28	249.58	353.26	N45°09'05.6"E
4	036°56'41"	650.00	419.12	217.14	411.90	N18°16'22.2"W
5	030°26'58"	625.00	332.15	170.10	328.26	N21°31'13.5"W
6	088°47'45"	12.00	18.18	11.35	16.49	S23°38'57.0"W
7	088°02'57"	12.00	18.02	11.20	16.36	S31°48'03.9"W
8	046°11'13"	20.00	16.12	8.53	15.69	N32°04'45.3"W
9	272°22'26"	45.00	213.92	—	62.31	S34°49'38.1"W
10	046°11'13"	20.00	16.12	8.53	15.69	S78°15'58.3"E
11	088°02'57"	12.00	18.02	11.20	16.38	S12°08'53.4"E
12	082°35'34"	12.00	17.30	10.54	15.84	S03°51'49.1"W
13	046°11'13"	20.00	16.12	8.53	15.69	S58°15'13.0"W
14	272°22'26"	45.00	213.92	—	62.31	S44°50'23.6"E
15	046°11'13"	20.00	16.12	8.53	15.69	N22°03'59.9"E
16	082°35'34"	12.00	17.30	10.54	15.84	N86°27'23.5"E
17	090°00'00"	12.00	18.85	12.00	16.37	S44°53'47.0"E
18	090°00'00"	12.00	18.85	12.00	16.37	S45°05'13.0"W
19	090°00'00"	12.00	18.85	12.00	16.37	N44°53'46.9"W
20	090°00'00"	12.00	18.85	12.00	16.37	N45°06'13.0"E
21	082°35'34"	12.00	17.30	10.54	15.84	S86°08'41.5"E
22	046°11'13"	20.00	16.12	8.53	15.69	S21°45'17.8"E
23	272°22'26"	45.00	213.92	—	62.31	N45°09'05.6"E
24	046°11'13"	20.00	16.12	8.53	15.69	N67°56'30.9"W
25	082°35'34"	12.00	17.30	10.54	15.84	N03°33'07.4"W
26	088°47'45"	12.00	18.20	11.37	16.51	N0°47'54.4"E
27	046°11'13"	20.00	16.12	8.53	15.69	N76°20'53.7"E
28	272°22'26"	45.00	213.92	—	62.31	N36°44'42.7"W
29	046°11'13"	20.00	16.12	8.53	15.69	S30°09'40.7"W
30	039°36'28"	12.00	19.51	12.78	17.50	N79°55'28.9"W
31	088°47'46"	12.00	18.18	11.35	16.49	S69°35'17.4"E
32	090°00'00"	12.00	18.85	12.00	16.37	S45°11'58.4"W
33	046°11'13"	20.00	16.12	8.53	15.69	N86°42'25.1"W
34	272°22'26"	45.00	213.92	—	62.31	S00°11'58.9"W
35	046°11'13"	20.00	16.12	8.53	15.69	N67°05'21.9"E
36	090°00'00"	12.00	18.85	12.00	16.37	S44°48'01.6"E
62	008°28'15"	625.00	32.40	42.28	32.318	N10°31'51.5"W

LEGEND

- Indicates found pipe or rebar; corner of this subdivision.
- Indicates set monument.
- ⊙ Indicates found monument.
- B.C. Indicates brass cap.
- N.V.A.E. Indicates vehicular non-access easement.
- P.U.E. Indicates Public Utilities Easement.
- B.S.L. Indicates building set-back line.
- * See Note - Sheet 1.
- P.U.&W.&L.M.E. Indicates Public Utility & Wall & Landscape Maintenance Easement

Engel & ...
 1/18/77

2632.13' To 3' B.C. in H.H. SW Cor. Sec. 9
 JOKAKE CAM TILBACK PROPERTIES
 MCR 37/38

Date Nov. 1977
 Sheet 2 of 3
 Genge / Wheeler - Brooks - Coffeen, Inc.
 2538 E. University Dr. Suite 140, Phoenix, Az.
 Zip 85034 Phone (602) 275-5408
WBC

FINISTERRE

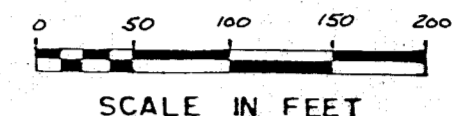
A SUBDIVISION OF A PORTION OF THE S.E. 1/4 OF SECTION 9, T2N, R4E,
OF THE GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA.

34866

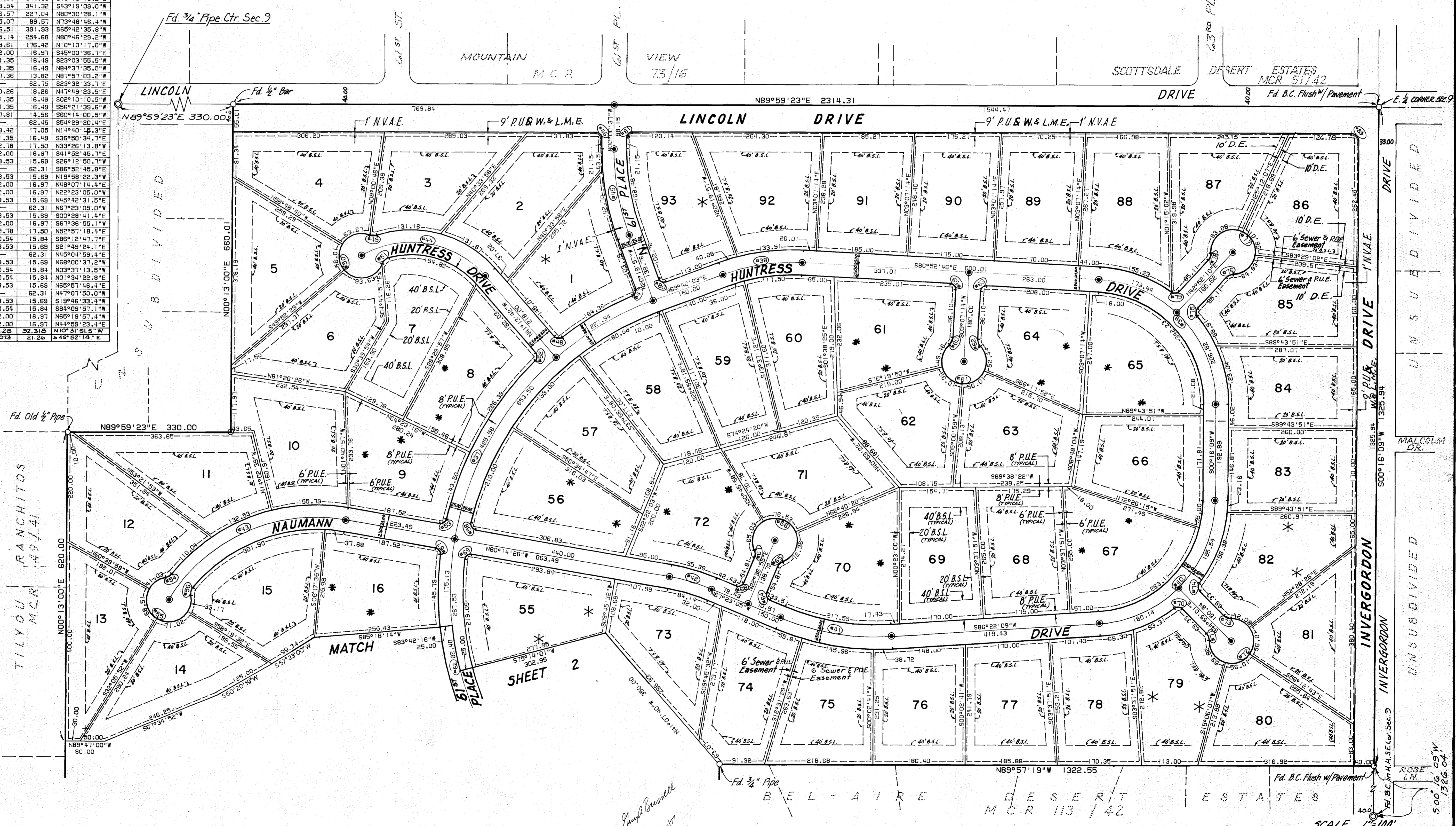
LEGEND

- Indicates found pipe or rebar; corner of this subdivision, or as noted.
- Indicates set monument.
- ⊙ Indicates found monument.
- D.E. Indicates drainage easement.
- N.V.A.E. Indicates vehicular non-access easement.
- P.U.E. Indicates Public Utilities Easement.
- B.S.L. Indicates building set-back line.
- * See Note - Sheet 1.

STATE OF ARIZONA }
County of Maricopa } ss
I, *Tom Brooks*, County Recorder, do hereby certify that the within instrument was filed and recorded at request of *Bel-Aire Desert Estates MCR 113/42* on *196* in Book *196* on page *16*. Witness my hand and official seal the day and year aforesaid.
Tom Brooks
County Recorder
By *R. Brooks*
Deputy Recorder



NUMBER	DELTA	RADIUS	ARC	TAN	CHORD	CHORD BRNG
37	084°26'02"	625.00	321.03	567.05	839.92	N27°42'01.8"E
38	023°27'12"	400.00	153.73	83.03	162.59	N81°23'38.4"E
39	087°09'55"	250.00	90.26	237.86	344.65	S43°18'18.2"E
40	086°05'58"	250.00	375.68	233.54	341.32	S43°19'05.0"W
41	026°14'46"	500.00	229.04	116.57	227.04	N80°30'28.1"W
42	012°51'23"	400.00	89.75	45.07	89.57	N73°48'46.4"W
43	088°09'53"	350.00	415.99	236.51	391.93	S68°42'35.8"W
44	079°05'34"	200.00	276.03	165.14	254.68	N80°46'25.2"W
45	020°19'21"	500.00	171.35	89.61	176.42	N10°10'17.0"W
46	090°00'00"	12.00	18.85	12.00	16.97	S45°00'36.7"E
47	086°47'46"	12.00	18.18	11.35	16.49	S23°03'55.5"W
48	086°47'46"	12.00	18.18	11.35	16.49	N84°31'35.0"W
49	040°24'50"	20.00	15.11	7.36	13.92	N87°51'03.2"W
50	271°35'51"	45.00	213.92	62.76	62.45	S23°32'33.7"E
51	089°19'45"	20.00	18.56	10.26	18.26	N47°49'23.5"E
52	086°47'46"	12.00	18.18	11.35	16.49	S02°10'10.5"W
53	086°47'46"	12.00	18.18	11.35	16.49	S56°21'39.6"W
54	042°40'48"	20.00	14.90	7.81	14.56	S63°14'00.5"W
55	272°22'26"	45.00	213.92	62.45	62.31	S84°29'20.4"E
56	050°26'41"	20.00	13.61	9.42	17.05	N14°40'15.3"E
57	086°47'46"	12.00	18.18	11.35	16.49	S36°50'34.7"E
58	033°36'28"	12.00	19.61	12.78	17.30	N33°26'13.8"W
59	090°00'00"	12.00	18.85	12.00	16.97	S41°52'45.7"E
60	046°11'13"	20.00	16.12	8.53	15.59	S84°42'31.5"E
61	272°22'26"	45.00	213.92	62.31	62.31	S86°52'45.8"E
62	046°11'13"	20.00	16.12	8.53	15.59	N19°58'22.3"W
63	090°00'00"	12.00	18.85	12.00	16.97	N48°07'14.4"E
64	030°00'00"	12.00	18.85	12.00	16.97	N22°23'05.0"W
65	046°11'13"	20.00	16.12	8.53	15.59	N64°42'31.5"E
66	272°22'26"	45.00	213.92	62.31	62.31	N87°23'05.0"W
67	046°11'13"	20.00	16.12	8.53	15.59	S00°28'41.4"E
68	090°00'00"	12.00	18.85	12.00	16.97	S67°36'55.1"W
69	033°36'28"	12.00	19.61	12.78	17.30	N22°57'18.4"E
70	082°35'34"	12.00	17.30	10.54	15.84	S86°12'47.7"E
71	046°11'13"	20.00	16.12	8.53	15.59	S84°57'48.4"E
72	272°22'26"	45.00	213.92	62.31	62.31	N47°07'50.0"W
73	046°11'13"	20.00	16.12	8.53	15.59	N88°00'31.2"W
74	082°35'34"	12.00	17.30	10.54	15.84	N03°37'13.5"W
75	082°35'34"	12.00	17.30	10.54	15.84	N01°34'22.8"E
76	046°11'13"	20.00	16.12	8.53	15.59	S84°57'48.4"E
77	272°22'26"	45.00	213.92	62.31	62.31	N47°07'50.0"W
78	046°11'13"	20.00	16.12	8.53	15.59	S19°46'33.4"W
79	082°35'34"	12.00	17.30	10.54	15.84	S84°09'57.1"W
80	090°00'00"	12.00	18.85	12.00	16.97	N85°19'57.4"W
81	090°00'00"	12.00	18.85	12.00	16.97	N44°59'23.4"E
82	005°28'15"	42.50	32.40	42.26	32.35	N10°31'51.5"W
83	30°12'44"	15.00	23.635	15.073	21.26	S45°52'14"E



Date Nov. 1977
Sheet 3 of 3
Genge / Wheeler-Brooks - Coffeen, Inc.
2538 E. University Dr., Suite 140, Phoenix, Az.
Zip 85034
Phone (602) 275-5408
WBC

INDEXED
PAGE 129235

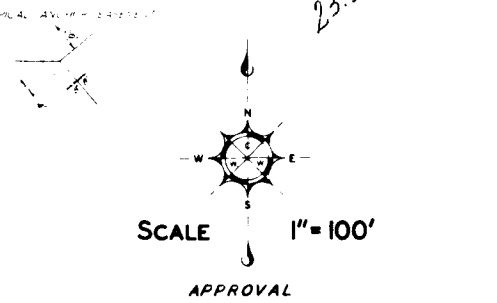
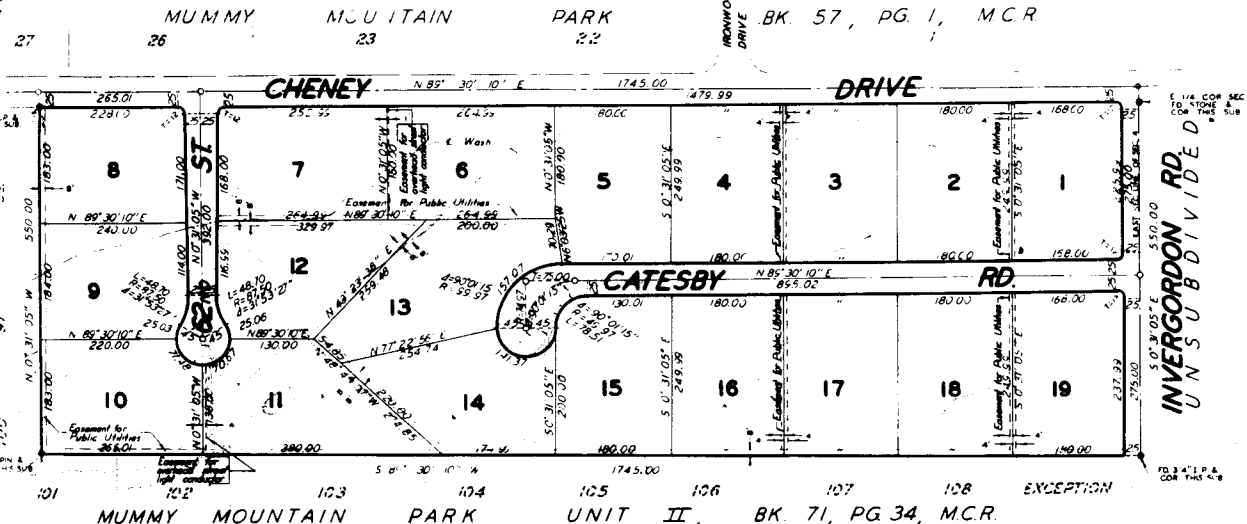
95-39

MUMMY MOUNTAIN PARK UNIT IV

A SUBDIVISION OF A PORTION OF THE S.E. 1/4, SECTION 4, T.2 N., R.4 E., G. & S.R., B. & M.
MARICOPA COUNTY, ARIZONA

23.3643 Acres

STATE OF ARIZONA
County of Maricopa
I, James H. White, County Recorder, do hereby certify that the within instrument was first and regularly recorded in the office of the County Recorder of Maricopa County, Arizona, on this 24 day of July, 1960, at 8:00 AM.
Witness my hand and official seal this day and year aforesaid.
James H. White
County Recorder



APPROVAL
Approved by the Board of Supervisors of Maricopa County, Arizona, this 24 day of July, 1960.
By James H. White, Chairman
Approved: SECRETARY OF THE PLANNING & ZONING COMMISSION DATE

CERTIFICATE
This is to certify that the survey and subdivision of the premises described and plotted hereon were made under my direction during the month of October, 1960.
Robert M. Williams
REGISTERED LAND SURVEYOR

DEDICATION

KNOW ALL MEN BY THESE PRESENTS That the Phoenix Title and Trust Company, an Arizona Corporation, Trustee, has caused to be subdivided under the name of MUMMY MOUNTAIN PARK UNIT IV, a portion of the S.E. 1/4, Section 4, T.2 N., R.4 E., G & S.R., Maricopa County, Arizona as plotted herein and hereby publishes this plat and for the plot of said MUMMY MOUNTAIN PARK UNIT IV, and hereby declares that said plat sets forth the location and gives the dimensions of the lots and streets constituting same, and that each lot and street shall be known by the number or name given each respectively on said plat and hereby dedicates to the public for use of such the streets or shows on said plat and included in the above described premises. Easements are dedicated to purposes shown.

IN WITNESS WHEREOF the Phoenix Title and Trust Company, as Trustee, has hereunto caused their corporate name to be signed and their corporate seal to be affixed and the same to be attested by the signatures of their officers lawfully duly authorized.

PHOENIX TITLE AND TRUST COMPANY --- TRUSTEE
BY James H. White VICE PRESIDENT
ATTEST Virginia D. Quisenberry ASSISTANT SECRETARY

ACKNOWLEDGEMENT

STATE OF ARIZONA
COUNTY OF MARICOPA
On this the 24 day of JULY, 1960, before me, the undersigned officer personally appeared James H. White and Virginia Quisenberry who acknowledged themselves to be Vice President and Assistant Secretary respectively, of the Phoenix Title and Trust Company, a corporation, and acknowledged that they as such officers, respectively, being authorized to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation, as Trustee, by themselves, as such officers, respectively.

IN WITNESS WHEREOF I hereunto set my hand and official seal

My commission expires 10-26-64 Robert F. Kaufman NOTARY PUBLIC

Collar, Williams & White Engineering, Inc.



115 NORTH BROWN AVE
SCOTTSDALE, ARIZONA
JOB NO 600831



APPROVED
MARICOPA COUNTY
PLANNING & ZONING COMMISSION
Final 7-6-60

51407

From: [REDACTED]
To: [George Burton](#)
Cc: [REDACTED]
Subject: Opposition to Variance Request — 6253 E. Catesby Road (FILE_4167)
Date: Thursday, May 28, 2026 10:07:17 AM

External
email: use
caution
with links
&
attachments

[REDACTED]

Dear Members of the Planning Committee,

We are Kathy and Mike Kallner, and we own the home directly behind the property at 6253 E. Catesby Road. We are writing to respectfully ask the Committee to deny the rear yard setback variance being requested for that property. We are the neighbors most directly and materially affected by this proposal. Ironically, the representative for this variance privately requested that both subject property side neighbors (not affected by their variance) sign a legal document stating their approval of this but did not approach us. For obvious reasons we are opposed to the request.

What concerns us:

- The Town of Paradise Valley requires a 40-foot rear yard setback for good reason to protect privacy, light, and the open character of our neighborhood. The proposed structure encroaches approximately 959 square feet into that protected zone. That's not a small deviation.
- Our home sits directly to the south. The rear of this proposed home, including the portion that exceeds the setback, faces our property. It runs along the entire back of our property line. We will feel the impact of this encroachment every single day.
- Privacy and sightlines matter deeply to us. A structure built closer to our property line than Town code allows will affect our outdoor living areas, our views, and the sense of space we chose this neighborhood for.
- We don't believe the lot conditions require this variance. The parcel is angular, the but it is a large, buildable lot. The homeowners were

aware of the shape of this lot when they purchased it and designed their home and their guest house. We believe a thoughtful redesign could meet the 40-foot setback without sacrificing a quality home. We'd simply ask that the applicant be required to explore that.

We have been Paradise Valley homeowners and members of this community for many years. We take pride in this neighborhood and have great respect for the Town's planning process. That's exactly why we're asking the Committee to deny the variance.

We plan to attend the June 3rd hearing and would welcome the opportunity to speak. In the meantime, please don't hesitate to reach out to us directly with any questions.

With appreciation,

Kathy and Mike Kallner



Appeal of Zoning Determination
For
6235 E. Catesby Road

June 3, 2026 5:30 pm

GALBUT BEABEAU
ARIZONA ROOTED | GLOBALLY MINDED

Order of Witnesses by Applicant

1. Nick Prodanov
2. Brent Kendle
3. Anita Grantham

From: Chad Weaver <cweaver@paradisevalleyaz.gov>
Sent: Friday, March 13, 2026 6:18
To: Keith Galbut <kgalbut@advocate-rca.com>; Brandon McMahon <bcmahon@paradisevalleyaz.gov>
Cc: George Burton <gburton@paradisevalleyaz.gov>; Paul Michaud <pmichaud@paradisevalleyaz.gov>; Andrew McGuire <amcguire@paradisevalleyaz.gov>
Subject: Re: 6235 E Catesby Rd Variance Pre-Application Comments (PA-25-60)

NOTICE: Any information provided in a format other than a formal written determination by the Town of Paradise Valley Zoning Administrator is preliminary in nature and may not be relied upon for any purpose by the recipient or any other person or entity. By participating in any correspondence, telephone conversation, discussion, meeting, or any other communication with a Town employee, the person agrees and acknowledges that the Town employee is not authorized to bind the Town in any manner, except by formal Zoning Administrator determination, and that any errors, omissions, or incorrect or false information provided by the employee shall not give rise to any liability on behalf of the Town.

Mr. Galbut,

Apologies for the delay, but I wanted to provide our Town Attorney the chance to review since he was included in the original correspondence. Due to the number of lot sizes and configurations present in PV, the task of assigning yard designations can be complicated. While we did review the addresses you provided, few were truly comparable in our opinion. Many in question were actually designated on the original plat and may indeed not comply to our current standard of review. We further evaluated your lot as a team and agreed on the interpretation you're inquiring about. Aside from other criteria, the current lot assignments align well with all surrounding lots, which is always a goal as it provides equity and predictability for the area. You are able to appeal this determination and I believe that process may have been provided.

Please let me know if you have further questions.



Chad Weaver
Community Development Director
Town of Paradise Valley
cweaver@paradisevalleyaz.gov
480-348-3522

From the Zoning Ordinance, Article II:

“Yard, Rear: ¹⁹⁶ A yard extending across the rear width of a lot and being the minimum horizontal distance between the rear lot line and the rear setback line. On both corner lots and interior lots the rear yard shall in all cases be at the opposite end of the lot from the front yard.”

<https://www.paradisevalleyaz.gov/DocumentCenter/View/107/Article-02---Definitions>

District	Minimum Lot Size, sq ft	Minimum Lot Width, ft	Minimum Front Setback, ft	Minimum Side Setback, ft	Minimum Rear Setback, ft	Minimum Side/Rear with Frontage	Maximum Floor Area Ratio	Minimum Floor Area, sq ft ¹	Number of Stories
R-175 with a Primary Building built prior to June 13, 1991	175,000	165	40	20 ²	40	40	25%	2,000	2
R-175 with no Primary Building built prior to June 13, 1991	175,000	165	100	20 ²	100	100	25%	2,000	2
R-43	43,560	165	40	20	40	40	25%	2,000	2
R-35	35,000	150	40	20 ³	40	40	25%	1,800	2
R-35A	35,000	150	40	15 ³	40	40	25%	1,800	1
R-18	18,000	120	40	20	40	40	25%	1,500	1
R-18A	18,000	120	35	10	35	35	25%	1,500	1
R-10	10,000	100	20 ⁴	7 ⁴	25 ⁴	20 ⁴	None	1,500	1

The Property is zoned R-43, which includes the above.



Setback with previous property.

The Town's current interpretation of the Zoning Ordinance treats the southern boundary of the Property as a second "rear yard". A second "rear yard" is not a designation of R-43 parcels, and when applied to this irregularly shaped lot, the resulting buildable and usable area is disproportionately restricted in a manner that does not occur on other R-43 parcels:

- A typical rectangular lot of the same size (46,010 sq. ft.) has clearly defined front, side, and back setbacks, and an approximate (depending on length and width) buildable envelope of 24,856 sq. ft., representing 54.02% of the total lot area (See Figure 1).
- As interpreted by the Town, the Property's buildable envelope is only 20,621.97 sq. ft., which is only 44.82% of the lot, and a reduction of 4,235 sq. ft. from the standard lot (more than 17% of the standard lot's buildable area) (See Figure 2).
- As a matter of comparison, the Applicant's position of one rear yard setback on the western property line yields a buildable envelope of 23,191 sq. ft. (See Figure 3)

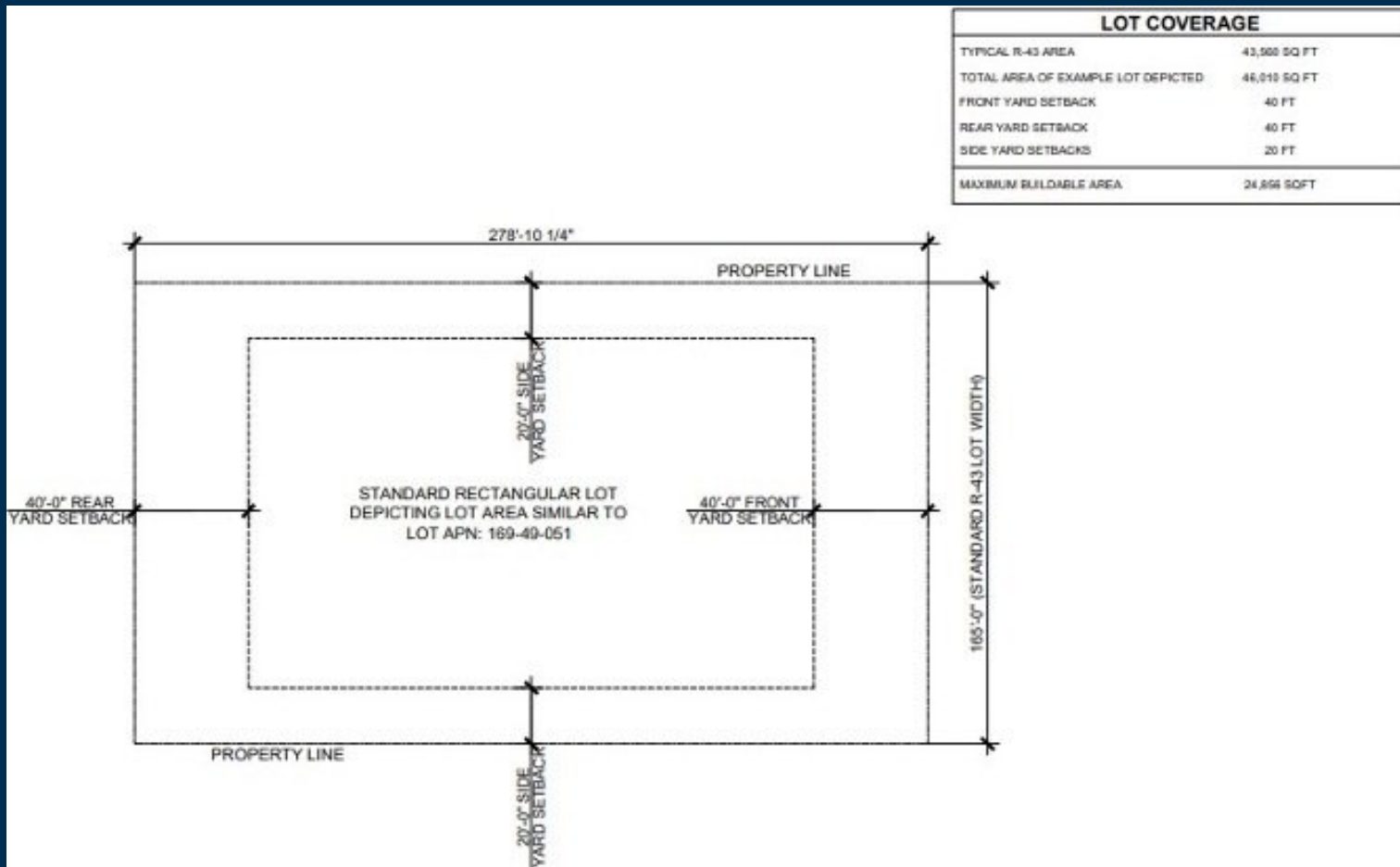


Figure 1 – Standard Rectangular Lot

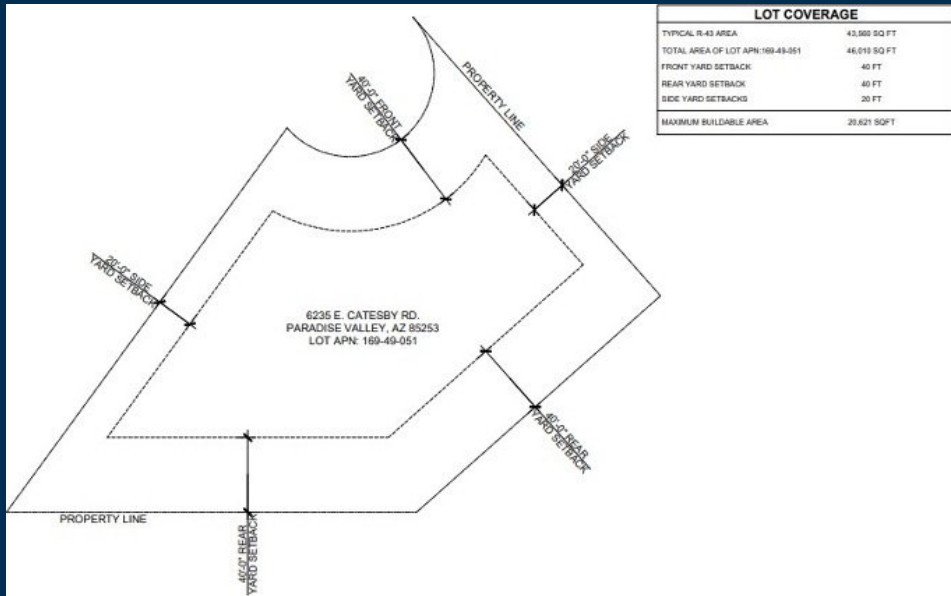


Figure 2 - 6235 E. Catesby Road

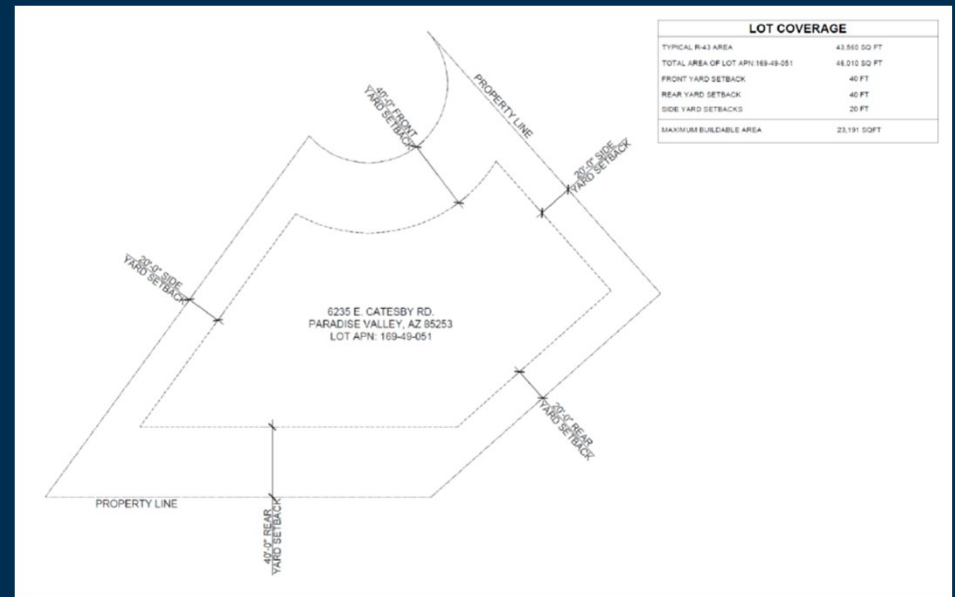
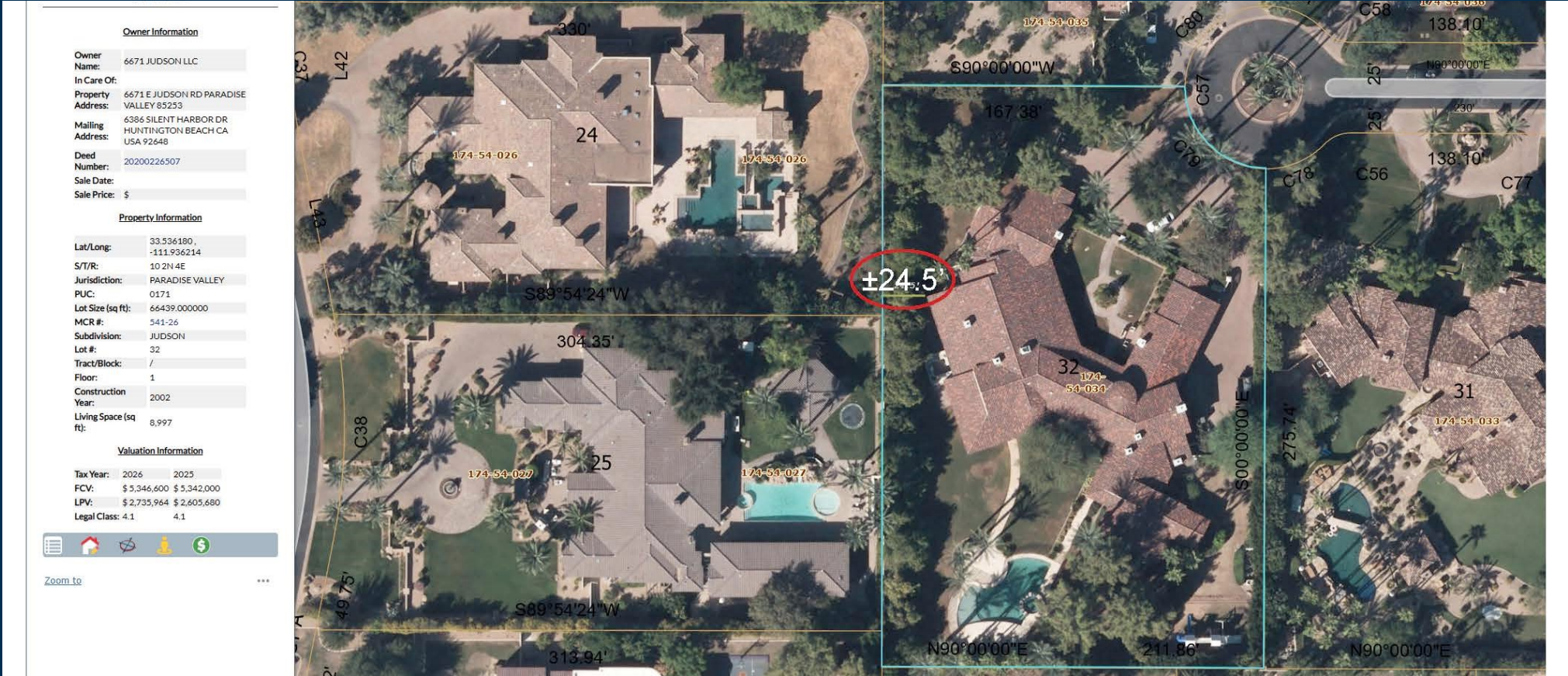


Figure 3 – One Rear Yard Setback

Property	Subdivision	Description
6671 E Judson Rd	Judson	Five-sided lot with cul-de-sac; cul-de-sac frontage considered front; one rear setback; three designated side yards
6352 E Belmont	Lavitt Manor	Five-sided lot with cul-de-sac; cul-de-sac frontage considered front; one rear setback and three designated side yards; Plat recorded and approved in 2019; This property is less than 10 houses away as the bird flies from the Property.
6421 E Ironwood Dr	Camelback Country Club Estates	Six-sided lot with cul-de-sac; cul-de-sac frontage considered front; one rear setback; four designated side yards; Year built 2016
8216 N 62nd Pl	Jarson Estates	Five-sided lot with cul-de-sac; cul-de-sac frontage considered front; one rear setback and three designated side yards; Plat recorded in 1984
6901 E Bronco Dr	Cheney Heights	Five-sided lot with cul-de-sac; cul-de-sac frontage considered front; one rear setback and three designated side yards; Plat recorded in 1971; Year built 2024
6715 E Cuarenta Ct	El Norte Cuarenta	Five-sided lot with cul-de-sac; cul-de-sac frontage considered front; one rear setback and three designated side yards; Plat recorded in 1973; Year built 2002
6900 E Bronco Dr	Cheney Heights	Five-sided lot with cul-de-sac; cul-de-sac frontage considered front; one rear setback and three designated side yards; Plat recorded in 1971; Year built 2001

Property	Subdivision	Description
5740 E Cactus Wren Rd	None	Five-sided lot with cul-de-sac; cul-de-sac frontage considered front; one rear setback and three designated side yards; Year built 2005
5739 E Cactus Wren Rd	Club Estates	Five-sided lot with cul-de-sac; cul-de-sac frontage considered front; one rear setback and three designated side yards; Year built 2014; Subdivision does not establish setback
3545 E Nita Rd	Viewland	Seven-sided Lot with cul-de-sac; cul-de-sac frontage considered front; one rear setback and five designated side yards; Year built 2022; Plat approved 1964
6817 N 46th Pl	Enclave in Paradise Valley	Five-sided Lot with cul-de-sac; cul-de-sac frontage considered front; one rear setback and three designated side yards; Plat recorded in 2001; Year built 2010
6816 N Joshua Tree Ln	Paradise Hills Lot 68-99	Five-sided Lot with cul-de-sac; cul-de-sac frontage considered front; one rear setback and three designated side yards; Plat recorded in 1953; Year built 2005
6726 N Desert Hills Rd	Egyptian Hills	Five-sided lot with cul-de-sac; cul-de-sac frontage considered front; one rear setback and three designated side yards; Year built 2021
8502 N. 59th Pl.	Equestrian Trails	Five-sided lot with cul-de-sac; cul-de-sac frontage considered front; one rear setback and three designated side yards; Year built 2014

Previous Application of Similarly Situated Parcels



Owner Information

Owner Name: 6671 JUDSON LLC
 In Care Of:
 Property Address: 6671 E JUDSON RD PARADISE VALLEY 85253
 Mailing Address: 6386 SILENT HARBOR DR HUNTINGTON BEACH CA USA 92648
 Deed Number: 20200226507
 Sale Date:
 Sale Price: \$

Property Information

Lat/Long: 33.536180, -111.936214
 S/T/R: 10 2N 4E
 Jurisdiction: PARADISE VALLEY
 PUC: 0171
 Lot Size (sq ft): 66439.000000
 MCR #: 541-26
 Subdivision: JUDSON
 Lot #: 32
 Tract/Block: /
 Floor: 1
 Construction Year: 2002
 Living Space (sq ft): 8,997

Valuation Information

Tax Year:	2026	2025
FCV:	\$5,346,600	\$5,342,000
LPV:	\$2,735,964	\$2,605,680
Legal Class:	4.1	4.1



Zoom to ***

Exhibit A - 6671 E. Judson Road

174-36-016A

Owner Information

Owner Name: SKAGGS DON/TERESA A
 In Care Of:
 Property Address: 6421 E IRONWOOD DR PARADISE VALLEY 85253
 Mailing Address: 6421 E IRONWOOD DR PARADISE VALLEY AZ USA 85253
 Deed Number: 20180037094
 Sale Date: 01/01/2018
 Sale Price: \$2850000

Property Information

Lat/Long: 33.553748, -111.942999
 S/T/R: 34.3N 4E
 Jurisdiction: PARADISE VALLEY
 PUC: 0161
 Lot Size (sq ft): 59258.000000
 MCR #: 139-33
 Subdivision: CAMELBACK COUNTRY CLUB ESTATES
 Lot #: 14
 Tract/Block: /
 Floor: 1
 Construction Year: 2016
 Living Space (sq ft): 6,606

Valuation Information

Tax Year: 2026 2025
 FCV: \$4,673,200 \$4,533,500
 LPV: \$2,682,119 \$2,554,399
 Legal Class: 3.1 3.1

Zoom to



Exhibit A - 6421 E. Ironwood Drive

(1 of 1) Clear ?

168-61-007

Owner Information

Owner Name: KKT PROPERTIES L L C
 In Care Of:
 Property Address: 8216 N 62ND PL PARADISE VALLEY 85253
 Mailing Address: 8216 N 62ND PL PARADISE VALLEY AZ USA 85253
 Deed Number: 20240684850
 Sale Date:
 Sale Price: \$

Property Information

Lat/Long: 33.557110, -111.947196
 S/T/R: 33 3N 4E
 Jurisdiction: PARADISE VALLEY
 PUC: 0171
 Lot Size (sq ft): 49498.000000
 MCR #: 274-07
 Subdivision: JARSON ESTATES
 Lot #: 4
 Tract/Block: /
 Floor: 1
 Construction Year: 2006
 Living Space (sq ft): 7,350

Valuation Information

Tax Year:	2026	2025
FCV:	\$ 5,149,700	\$ 4,412,700
LPV:	\$ 3,189,702	\$ 3,037,811
Legal Class:	3.1	3.1

MOCKINGBIRE VISTAS 168-62-023 MCR: 252-14
 JARSON ESTATES MCR: 252-14

Zoom to ...



Exhibit A - 8216 N. 62nd Place

Owner Information

Owner Name: MARTORI STEPHEN A III/ERIKA
 In Care Of:
 Property Address: 6901 E BRONCO DR PARADISE VALLEY 85253
 Mailing Address: 6901 E BRONCO DR PARADISE VALLEY AZ USA 85253
 Deed Number: 20250216137
 Sale Date: 04/01/2025
 Sale Price: \$9467500

Property Information

Lat/Long: 33.549818, -111.932247
 S/T/R: 3 2N 4E
 Jurisdiction: PARADISE VALLEY
 PUC: 0161
 Lot Size (sq ft): 47153.000000
 MCR #: 135-17
 Subdivision: CHENEY HEIGHTS
 Lot #: 5
 Tract/Block: /
 Floor: 1
 Construction Year: 2024
 Living Space (sq ft): 7,884

Valuation Information

Tax Year: 2026 2025
 FCV: \$7,047,500 \$3,279,700
 LPV: \$3,735,175 \$1,803,835
 Legal Class: 3.1 M

Zoom to

Exhibit A - 6901 E. Bronco Drive

Owner Information

Owner: WILLIAM S WINER 2008
Name: REVOCABLE LIVING TRUST
In Care Of:
Property: 6715 E CUARENTA CT
Address: PARADISE VALLEY 85253
Mailing: 7180 E KIERLAND BLVD UNIT
Address: 1116 PHOENIX AZ USA
85254
Deed Number: 20250636741
Sale Date:
Sale Price: \$

Property Information

Lat/Long: 33.551152,
-111.936560
S/T/R: 3 2N 4E
Jurisdiction: PARADISE VALLEY
PUC: 0161
Lot Size (sq ft): 43326.000000
MCR #: 158-02
Subdivision: EL NORTE CUARENTA
Lot #: 6
Tract/Block: /
Floor: 1
Construction Year: 2002
Living Space (sq ft): 7,402

Valuation Information

Tax Year:	2026	2025
FCV:	\$ 4,959,700	\$ 4,496,700
LPV:	\$ 2,926,487	\$ 2,787,131
Legal Class:	3.1	3.1

Zoom to

Exhibit A - 6715 E. Cuarenta Court

Owner Information

Owner: CHAL ARTHUR H/KAREN K TR

In Care Of:

Property Address: 6900 E BRONCO DR PARADISE VALLEY 85253

Mailing Address: 6900 E BRONCO DR PARADISE AZ USA 852533123

Deed Number: 20110598173

Sale Date:

Sale Price: \$

Property Information

Lat/Long: 33.550796, -111.932272

S/T/R: 3 2N 4E

Jurisdiction: PARADISE VALLEY

PUC: 0161

Lot Size (sq ft): 47995.000000

MCR #: 135-17

Subdivision: CHENEY HEIGHTS

Lot #: 4

Tract/Block: /

Floor: 1

Construction Year: 2001

Living Space (sq ft): 6,077

Valuation Information

Tax Year:	2026	2025
FCV:	\$ 4,253,700	\$ 3,951,700
LPV:	\$ 2,496,898	\$ 2,377,998
Legal Class:	3.1	3.1

Zoom to

Exhibit A - 6900 E. Bronco Drive



Exhibit A - 5740 E. Cactus Wren Road



Exhibit A - 5739 E. Cactus Wren Road



Exhibit A - 3545 E. Nita Road

169-18-022

Owner Information

Owner Name: MARKHAM G YONKERS AND RACHEL A PETERSON LIVING TRUST
In Care Of:
Property Address: 6817 N 46TH PL PARADISE VALLEY 85253
Mailing Address: 6817 N 46TH PL PARADISE VALLEY AZ USA 85253
Deed Number: 20210787596
Sale Date: 07/01/2021
Sale Price: \$4950000

Property Information

Lat/Long: 33.536935, -111.979563
S/T/R: 7 2N 4E
Jurisdiction: PARADISE VALLEY
PUC: 0161
Lot Size (sq ft): 80767.000000
MCR #: 567-50
Subdivision: ENCLAVE IN PARADISE VALLEY
Lot #: 2
Tract/Block: /
Floor: 1
Construction Year: 2010
Living Space (sq ft): 8,058

Valuation Information

Tax Year: 2026 2025
FCV: \$ 6,640,100 \$ 5,776,800
LPV: \$ 3,950,124 \$ 3,762,023
Legal Class: 3.1 3.1



Zoom to



Exhibit A - 6817 N. 46th Place

169-35-002A

Owner Information

Owner Name: LEWIS D GHIZ FAMILY TRUST
 In Care Of:
 Property Address: 6726 N DESERT HILLS RD PARADISE VALLEY AZ 85253
 Mailing Address: 6726 N DESERT HILLS RD PARADISE VALLEY AZ USA 85253
 Deed Number: 20200146213
 Sale Date:
 Sale Price: \$

Property Information

Lat/Long: 33.535782, -111.949348
 S/T/R: 9 2N 4E
 Jurisdiction: PARADISE VALLEY
 PUC: 0171
 Lot Size (sq ft): 50172.000000
 MCR #: 69-18
 Subdivision: EGYPTIAN HILLS
 Lot #: 2
 Tract/Block: /
 Floor: 1
 Construction Year: 2021
 Living Space (sq ft): 6,712

Valuation Information

Tax Year:	2027	2026
FCV:	\$ 8,275,600	\$ 7,861,100
LPV:	\$ 3,457,610	\$ 3,292,962
Legal Class:	4.1	4.1



Exhibit A - 6726 N. Desert Hills Road

(1 of 1)

Clear ?

168-58-030A

Owner Information

Owner Name: ABWELL LLC
 In Care Of:
 Property Address: 8502 N 59TH PL PARADISE VALLEY 85253
 Mailing Address: 8502 N 59TH PL PARADISE VALLEY AZ USA 85253
 Deed Number: 20220643521
 Sale Date: 08/01/2022
 Sale Price: \$6100000

Property Information

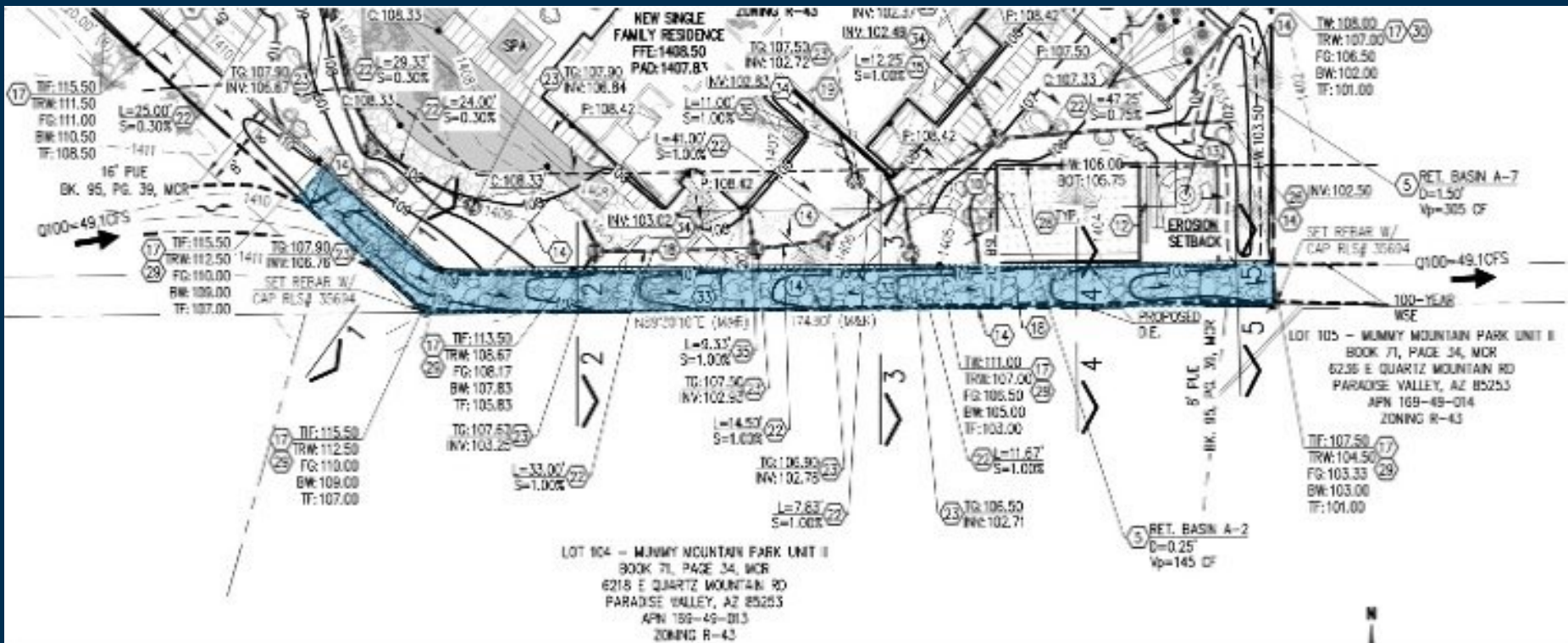
Lat/Long: 33.560861, -111.952834
 S/T/R: 33 3N 4E
 Jurisdiction: PARADISE VALLEY
 PUC: 0151
 Lot Size (sq ft): 45158.000000
 MCR #: 97-19
 Subdivision: EQUESTRIAN TRAILS
 Lot #: 28
 Tract/Block: /
 Floor: 1
 Construction Year: 2014
 Living Space (sq ft): 4,817

Valuation Information

Tax Year: 2027 2026
 FCV: \$ 4,670,300 \$ 4,596,300
 LPV: \$ 2,120,849 \$ 2,019,856
 Legal Class: 3.1 3.1



Exhibit A - 8502 N. 59th Place



Easements for drainage requirements and site constraints



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TOWN OF PARADISE VALLEY

Case BA-26-01

6235 E. Catesby Road

Appeal of Yard Clarification

Board of Adjustment

June 3, 2026



TODAY'S GOAL

- Review and Action:
 - Appeal of Zoning Administrator's clarification on yard designation (rear yard to be a side yard)



June 3, 2026

AGENDA

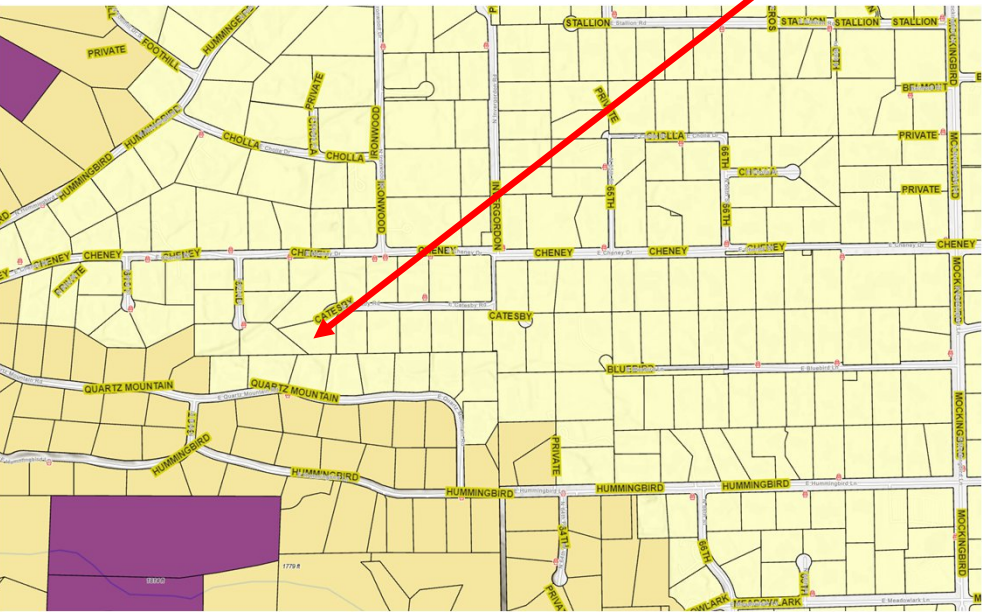
- Background
- Appeal/
Scope of Request
- Analysis
- Action



June 3, 2026

VICINITY MAP

Subject Property



June 3, 2026

SITE CONDITIONS & LOT HISTORY

- Zoned R-43
- 46,010 sq ft (1.06 acres)
- Pie shaped on a cul-du-sac
- 8' wide drainage easement along south property line
- Mummy Mountain Park IV Subdivision
 - Platted in Maricopa County - July 1961
 - Annexed - September 1961
- Multiple Bldg. Permits :
 - SFR – 1963
 - Addition – 1984
 - Remodel/additions – 1990s
 - Pool & Pergola – 2016
 - Demo house - 2025

June 3, 2026

BACKGROUND

- Town Code identifies Community Development Director (CDD) as Zoning Administrator (ZA)
- Zoning Administrator responsible for interpreting Zoning Ordinance (ZO)
- These actions may be through course of regular business or when warranted by official written interpretation

BACKGROUND (CONT.)

- September 12, 2025:
 - Building permit plans redlined for rear yard setback encroachment along south property line
 - House at 20' setback instead of 40' setback
- December 4, 2025:
 - Staff issued formal yard clarification identifying rear yard adjoins west and south property lines
- January 22, 2026:
 - Pre-application for appeal and variance submitted
- February 2, 2026:
 - Appeal application submitted
- April 13, 2026:
 - Appeal application deemed complete

June 3, 2026

APPEAL

- Section 201 & Section 1002 of Zoning Ordinance:
 - Criteria for clarifying/determining yard designation on residentially properties
- Appeal:
 - To change portion of rear yard (which adjoins south property line) to be designated as a side yard
- Yard classification determines setback requirements:
 - 40' front yard setback
 - 40' rear yard setback
 - 20' side yard setback

June 3, 2026

APPEAL

Designated Yards



Appeal/Requested Yards



APPEAL

- Criteria for clarifying/determining yard designation on residentially properties:
 - Section 201 of Zoning Ordinance
 - Section 1002 of Zoning Ordinance
- Appeal of Zoning Administrator allowed via Section 2-5-3 of Town Code:
 - There shall be a Board of Adjustment, with responsibility to hear appeals of decisions of Zoning Administrator and authority to grant variances from provisions of Zoning Ordinance

YARD DEFINITIONS (SECTION 201)

- **Yard:** An open space at grade level between setback line and nearest parallel lot line, unoccupied and unobstructed by any portion of structure from ground upward, except as otherwise provided herein
- **Yard, Front:** A yard extending across front width of a lot and being minimum horizontal distance between the right-of-way line and front setback line
- **Yard, Rear:** A yard extending across rear width of a lot and being minimum horizontal distance between rear lot line and rear setback line. On both corner lots and interior lots rear yard shall in all cases be at opposite end of lot from the front yard
- **Yard, Side:** A yard between side setback line and side lot line of a lot and extending from front yard to the rear yard, and being minimum horizontal distance between a side lot line and the side setback line. An interior side yard is defined as side yard adjacent to a common lot line

YARD LOCATION CRITERIA

For a lot with existing house, primary frontage shall be determined based upon the following 4 criteria:

1. Position of the front door of the house
2. Primary frontage as depicted on recorded subdivision plat; or when not shown on subdivision plat, as is consistent with and in harmony with original subdivision design
3. Primary frontage consistent with and in harmony with arrangement and location of adjacent properties
4. Primary frontage should be on lower classification of street

June 3, 2026

YARD LOCATION CRITERIA (CONT.)

For a vacant lot with double or multiple frontages, primary frontage, if not already designated, shall be determined upon following 3 criteria:

1. Primary frontage as depicted on recorded subdivision plat; or where the primary frontage is not shown on subdivision plat, as is consistent with and in harmony with original subdivision design
2. Arrangement and location of primary frontage is consistent with and in harmony with established character of adjacent properties
3. Primary frontage should be on lower classification of street

June 3, 2026

ANALYSIS

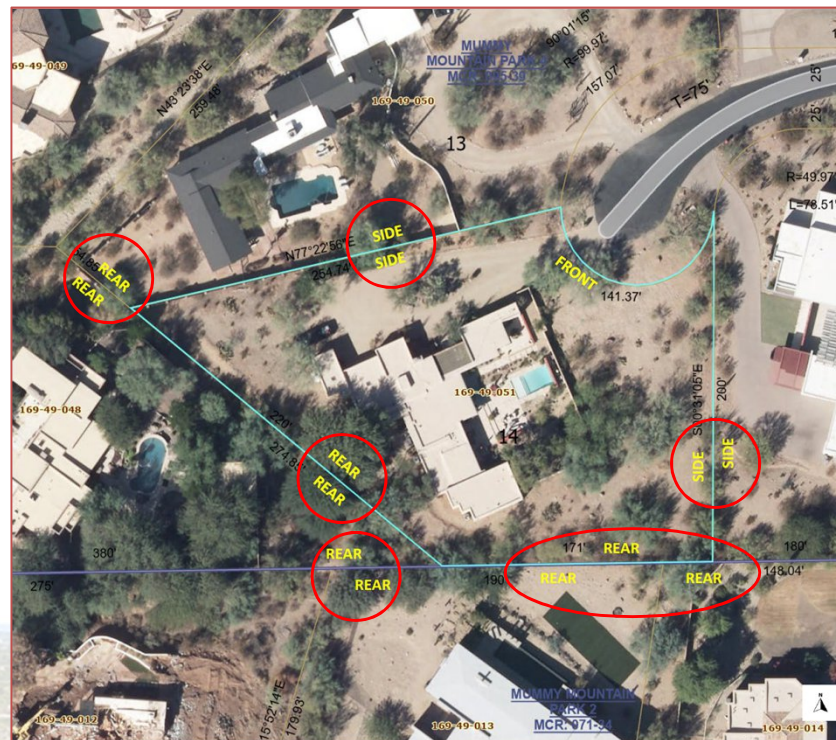
- Existing home is legal non-conforming
- Although building permits were issued by Town, existing home encroached into 40' rear yard setback
- House setback approximately:
 - 30' from west property line
 - 25' from south property line
 - 40' setback required



June 3, 2026

ANALYSIS (CONT.)

- Director Clarified:
 - Front yard adjoins cul-du-sac
 - Side yards adjoin north and east property lines, and
 - Rear yard adjoins west and south property lines



June 3, 2026

ANALYSIS (CONT.)

- In accordance with Zoning Ordinance:
 - Rear yard is opposite front yard and adjoins south and west property lines
 - Arrangement and location of yards consistent with adjacent properties (side yard adjoins neighboring side yard, rear yard adjoins neighboring rear yard, front yard adjoins neighboring front yard)
 - Town Codes does not state that a rear yard must adjoin only 1 property line nor has criteria to establish or clarify which single property line shall be designated as rear yard
 - Examples of properties with rear yards adjoining multiple property lines include Quail Run Manor, Silver Sky, and Finisterre subdivisions

PUBLIC COMMENT

- Neighborhood notification completed in accordance with Town requirements
- Staff received comment from adjoining neighbors:
 - Southern neighbor opposed to appeal and support's staff's designation of rear yard since they are most impacted
 - Eastern neighbor indifferent since request does not impact them

Appeal/Requested Yards



June 3, 2026



POSSIBLE ACTIONS

1. Deny the Appeal:
 - a. Rear yard remains as identified and adjoins south and west property lines
2. Approve the Appeal:
 - a. Yard adjoining south property line changes from Rear Yard to **Side** Yard
3. Continue for further review

Appeal/Requested Yards



June 3, 2026



QUESTIONS?

Designated Yards



Appeal/Requested Yards



June 3, 2026