

THE ARIZONA REPUBLIC

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AFFIDAVIT OF PUBLICATION

TOWN OF PARADISE VAL
6401 E LINCOLN DR
PARADISE VALLEY, AZ 85253-4328

**NOTICE OF PUBLIC HEARING
TOWN OF PARADISE VALLEY**
Notice is hereby given that the Town of Paradise Valley Board of Adjustment will hold a public hearing at 5:30 p.m. on Wednesday, May 3rd, 2023, at Town Hall, 6401 East Lincoln Drive, Paradise Valley, Arizona, 85253 for:
PUBLIC HEARING: Discussion and possible action on a request for a variance from the Zoning Ordinance, Article XXII, Hillside Development Regulations, to allow development for a new single-family residence to exceed allowable development standards which include:

Exceed the allowable disturbance.
Exceed the allowable cut height.
The property is located at 7941 N 55th Street (Assessor's Parcel Number APN 169-06-076B).

If you have questions about this application, please call Hillside Development Planner Jose Mendez with the Planning Department at (480) 348-3519.

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

For further information about any of these matters, please contact the Community Development Department, 6401 E. Lincoln Drive, Paradise Valley, Arizona, 480-348-3592.

All agendas are subject to change. You can view the agenda, find application material, and provide your input via eComment approximately 4-6 days prior to the meeting date at <https://paradisevalleyaz.legistar.com/Calendar.aspx>. You may also contact the staff liaison, Jose Mendez on this application at JMendez@paradisevalleyaz.gov or 480-348-3519 at any time before the scheduled meeting date.
Pub: Apr 15, 2023

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Order # 0005660180 # of Affidavits 1

P.O #

Issues Dated:

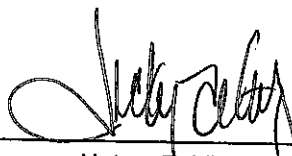
04/15/23

STATE OF WISCONSIN }
COUNTY OF BROWN } SS.

I, being first duly sworn, upon oath deposes and says: That I am the legal clerk of the Arizona Republic, a newspaper of general circulation in the counties of Maricopa, Coconino, Pima and Pinal, in the State of Arizona, published weekly at Phoenix, Arizona, and that the copy hereto attached is a true copy of the advertisement published in the said paper in the issue(s) dated indicated.

Sworn to before me this

15 TH day of
APRIL 2023



Notary Public

My Commission expires: 9/19/25

VICKY FELTY
Notary Public
State of Wisconsin



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 4.7.2023, for the proposed variance has been mailed on the following date 4.10, 20 23.

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

7941 NORTH 55TH ST.
PARADISE VALLEY, AZ 85253

The foregoing instrument was acknowledged by me this 10 day of April,
20 23, by Drew Bausom.
Name



Meredith Walcott
NOTARY PUBLIC

My commission expires:
March 1, 2025



COMMUNITY DEVELOPMENT DEPARTMENT VARIANCE APPLICATION GUIDE

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

NOTICE OF PUBLIC HEARING

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

Applicant/Representative: Drew Bausom

Applicant's Company Name: the construction zone, ltd

Phone Number: 602-230-0383

E-mail Address: drew@czphx.com

Project/Property Address: 7941 north 55th Street

Zoning: R-43 Acreage: 1.014

Project Narrative:

Consideration of a variance from the Zoning Ordinance, Article XXII, Hillside Development Regulations to allow development for a new single-family residence to exceed allowable development standards which include:

- Exceed the allowable disturbance.
- Exceed the allowable cut height.

The property is located at 7941 North 55th Street (Assessor's Parcel Number APN 169-06-076B).

MEETING DATE/ TIME/PLACE

Meeting Date: May 3, 2023 Meeting Time: 5:30 p.m.

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

Planning Division: 480-348-3692

169-06-069	LEVINE KYLE B/PEPIN CRAIG	1108 LAKESIDE AVE SOUTH SEATTLE WA USA 98144
168-65-027	DANADIN LLC	1130 S BARDEAUX AVE YUMA AZ USA 85364
169-06-101	PHOENIX ASSETS LLC	1450 WYNKOOP ST APT 1F DENVER CO USA 80202
168-77-007	ULRICK GRANT H/KREBS DONNA M	1513 FAIRFIELD BEACH RD FAIRFIELD CT USA 06824
169-04-034	MUMMY ESTATES LLC	2001 E CAMPBELL AVE STE 103 PHOENIX AZ USA 85016
169-04-037	MUMMY ESTATES LLC	2001 E CAMPBELL AVE STE 103 PHOENIX AZ USA 85016
169-04-038	MUMMY ESTATES LLC	2001 E CAMPBELL AVE STE 103 PHOENIX AZ USA 85016
169-06-064	MORRISON LANE LLC	2121 E CRAWFORD PL SALINA KS USA 67401
168-75-035	SUSAN A STEVINSON REVOCABLE TRUST	22 COVINGTON DR CHERRY HILLS VILLAGE CO USA 80113
169-06-043	RUNNING ANDREW R/LAURA A	22 S COUNTY LINE RD HINSDALE IL USA 60521
169-06-048	WAGENER FAMILY INVESTMENTS LLC	2605 W WAYZATA BLVD LONG LAKE MN USA 55356
168-65-001A	CHARLES J SLACK JR & ELIZABETH JOINT REV	2710 S RURAL RD TEMPE AZ USA 85282
169-06-076B	UR PROJECT20 LLC	2720 N VAL VISTA DR MESA AZ USA 85213
169-06-002B	VISIONARY INVESTORS LP	3219 E CAMELBACK RD STE 844 PHOENIX AZ USA 85018
169-06-054	WOLFF ROBERT W/MARGARET A	400 COUNTRY CLUB RD SCHOFIELD WI USA 54476
168-65-029	ARIEL GLOBAL INVESTMENTS LLC	4408 N 12TH ST STE 200 PHOENIX AZ USA 85014
169-06-059	MARINANGELI FAMILY TRUST	5-124 STONECREEK RD CANMORE AB CAN T1W3A5
168-75-036	SINGER NANCY P	5301 E SAGUARO PL PARADISE VALLEY AZ USA 85253
168-75-008	HARRISON NATHAN L/ASHLEY R	5301 E VISTA RICA ST PARADISE VALLEY AZ USA 85253
168-75-019	LANGBEIN FAMILY REVOCABLE TRUST	5301 E VISTA RICA ST PARADISE VALLEY AZ USA 85253
169-06-049	TEETS NANCY G/HEIDI JAYNE TR	5303 E DESERT PARK LN PARADISE VALLEY AZ USA 85253
168-75-040	DALTON FAMILY TRUST	5304 E SAGUARO PL PARADISE VALLEY AZ USA 85253
168-75-016	LAWRENCE AND JONI FINKEL FAMILY TRUST	5316 E VISTA RICA ST PARADISE VALLEY AZ USA 85253
168-75-009	AZOLAY REVOCABLE TRUST 1918	5319 E VISTA RICA ST PARADISE VALLEY AZ USA 85253
168-75-041	WADE ROBERT J/KATHLEEN R TR	5320 E SAGUARO PL PARADISE VALLEY AZ USA 85253
168-75-034	SOUTH CATBIRD LLC	5335 E SAGUARO PL PARADISE VALLEY AZ USA 85253
168-75-042	CARR MARGARET J	5338 E SAGUARO PL PARADISE VALLEY AZ USA 85253
168-65-032	SCHULTZ MILLER TRUST	5347 E ROYAL PALM RD PARADISE VALLEY AZ USA 85253
168-75-028	AHEARN GREGORY S	5400 E DESERT JEWEL DR PARADISE VALLEY AZ USA 85253
168-65-031	TROCCOLI FAMILY REVOCABLE TRUST	5401 E ROYAL PALM RD PARADISE VALLEY AZ USA 85253
169-54-026A	BRIAN AND CLARA FRANKI FAMILY TRUST	5410 E ROADRUNNER RD PARADISE VALLEY AZ USA 85253
169-06-061	BRYAN JOSEPH S III/LEISA J	5412 E MORRISON LN PARADISE VALLEY AZ USA 85253
168-75-029	DON DADY LIVING TRUST	5416 E DESERT JEWEL DR PARADISE VALLEY AZ USA 85253
169-54-027A	HAROLD A SCHIFMAN TRUST	5422 E ROAD RUNNER RD PARADISE VALLEY AZ USA 85253
169-06-060	FORD B HOWELL 2006 TRUST/WILLIAM R AULWES REVOCABLE TRUST	5426 E MORRISON LN PARADISE VALLEY AZ USA 85253
169-06-053	ROSE DWANE L/DEBRA R TR	5429 E MORRISON LN PARADISE VALLEY AZ USA 85253
168-75-030	MCLAUGHLIN DAVID J/CRAWFORDMCLAUGHLIN P BRAD	5432 E DESERT JEWEL DR PARADISE VALLEY AZ USA 85253
169-06-063	URLA REVOCABLE FAMILY TRUST	5432 E MORRISON LN PARADISE VALLEY AZ USA 85253
168-65-028	PASQUALE CAMPANILE REVOCABLE TRUST	5437 E ROYAL PALM RD PARADISE VALLEY AZ USA 85253
168-75-031	BARNETT BRADLEY JOSEPH/KAREN MARIE	5446 E DESERT JEWEL DR PARADISE VALLEY AZ USA 85253
168-75-032	HIRSCHEY VIRGINIA/JOSHUA	5460 E DESERT JEWEL DR PARADISE VALLEY AZ USA 85253
168-75-033	VERMA AVTAR C/SATYA P	5474 E DESERT JEWEL DR PARADISE VALLEY AZ USA 85253
169-54-044	LAS BRISAS HOMEOWNERS ASSN INC	5501 E ROAD RUNNER RD PARADISE VALLEY AZ USA 852533330
169-06-058	PRYOR JAMI/FRED H	5506 E MORRISON LN PARADISE VLY AZ USA 85253
169-06-055	HENNESSY-CESAL FAMILY TRUST	5513 E MORRISON LN PARADISE VALLEY AZ USA 85253
169-54-029A	DESERT TRAILS LLC	5514 E ROADRUNNER RD PARADISE VALLEY AZ USA 85253
169-06-056	SILHASEK FAMILY TRUST	5520 E MORRISON LN PARADISE VALLEY AZ USA 852533048
168-64-007	CHIDA TSE PARADISE VALLEY QUALIFIED PERSONAL RESIDENCE TRUST ETAL	5611 E MOCKINGBIRD LN PARADISE VALLEY AZ USA 85253
168-77-008	BLUE 888 LLC	6037 E DONNA CIR PARADISE VALLEY AZ USA 85253
168-76-001B	MUMMY MOUNTAIN PRESERVE TRUST	6401 E LINCOLN DR PARADISE VALLEY AZ USA 85253
169-02-022B	PLENGE ROBERT W/DORRANCE BENNETT ETAL TR	6401 E LINCOLN DR PARADISE VALLEY AZ USA 85253
169-04-029B	MUMMY MOUNTAIN PRESERVE TRUST	6401 E LINCOLN DR PARADISE VALLEY AZ USA 85253
169-04-030A	MUMMY MOUNTAIN PRESERVE TRUST	6401 E LINCOLN DR PARADISE VALLEY AZ USA 85253
169-06-004E	PLENGE ROBERT W/DORRANCE BENNETT ETAL TR	6401 E LINCOLN DR PARADISE VALLEY AZ USA 85253
169-06-102	MUMMY MOUNTAIN PRESERVE TRUST	6401 E LINCOLN DR PARADISE VALLEY AZ USA 85253
169-06-073	MUMMY MOUNTAIN PRESERVE TRUST	6401 E LINCOLN DR PARADISE VALLEY AZ USA 852534399
169-06-110	RINGEL JEREMY/RAFAL	6401 N 48TH PL PARADISE VALLEY AZ USA 85253
169-06-068	BARRY HANDWERKER TRUST NUMBER ONE/LYNNE HANDWERKER TRUST NUMBER O	6720 N SCOTTSDALE RD STE 305 PARADISE VALLEY AZ USA 85253
168-77-004	DESERTVIEW HAVEN LLC	7320 E BUTHERUS DR SCOTTSDALE AZ USA 85260
169-04-036	DANIEL E HARKINS TRUST	7511 E MCDONALD DR SCOTTSDALE AZ USA 85250
169-06-052	LEVINSON LIVING TRUST	7701 N 54TH ST PARADISE VALLEY AZ USA 85253
169-54-028A	LEVINSON LIVING TRUST	7701 N 54TH ST PARADISE VALLEY AZ USA 85253
169-06-046	FSCM TRUST	7738 N 54TH ST PARADISE VALLEY AZ USA 85253
169-06-047	REESE CALEB F TR	7748 N 54TH ST PARADISE VALLEY AZ USA 85253
169-06-062	LANC FAMILY TRUST	7801 N 54TH ST PARADISE VALLEY AZ USA 85253
169-06-045	UNDERWOOD JON OWEN /TAMSINN LEE TR	7811 N 54TH ST PARADISE VALLEY AZ USA 85253
169-06-044	SMITA S BAILEY TRUST	7823 N 54TH ST PARADISE VALLEY AZ USA 85253
169-06-065	MOORE JONATHAN L/KIMBERLY K	7838 N 54TH PL PARADISE VALLEY AZ USA 85253
169-06-071	KRUEGER LIVING TRUST	7903 N 54TH PL PARADISE VALLEY AZ USA 85253
169-06-066	TRUST FBO MICHAEL AND GENEVIEVE HOGAN	7914 N 54TH PL PARADISE VALLEY AZ USA 85253
169-06-070	PERINI SEAN/HAYDEN HEIDI D	7915 N 54TH PL PARADISE VALLEY AZ USA 85253
169-06-041	BEACH JAMES I/SUZANNE TR	7932 N 54TH ST PARADISE VALLEY AZ USA 85253
169-06-067	LERONA PETRONIO T/TERSITA E TR	7934 N 54TH ST PARADISE VALLEY AZ USA 85253
168-75-027	JOHN AND DAWN REVOCABLE TRUST	8015 N 54TH ST PARADISE VALLEY AZ USA 85253
168-75-010	SALTICH 2019 IRREVOCABLE TRUST	8030 N 54TH ST PARADISE VALLEY AZ USA 85253
168-75-017	ANDREW J ONDRACEK AND JACQUELINE ONDRACEK LIVING TRUST	8100 N 54TH ST PARADISE VALLEY AZ USA 85253
168-75-007	KEITH AND NORALANE LINDOR REVOCABLE TRUST	8101 N 53RD PL PARADISE VALLEY AZ USA 85253
168-75-025	FOWLS FAMILY TRUST	8101 N 54TH ST PARADISE VALLEY AZ USA 85253
168-77-002	HANLON CECILIA M	8101 N MUMMY MTN RD PARADISE VALLEY AZ USA 85253
168-77-003A	MIDDLETON JAMIE	8102 MUMMY MOUNTAIN RD PARADISE VALLEY AZ USA 852532242
168-77-010	JAMIE L MIDDLETON 2002 TRUST	8102 N MUMMY MOUNTAIN ROAD PARADISE VALLEY AZ USA 85253
168-75-024	MAMOLEN MARCUS P/SUSAN M	8113 N 54TH ST PARADISE VALLEY AZ USA 85253
168-75-018	COOK GLENN C/ROSILENE R TR	8114 N 54TH ST PARADISE VALLEY AZ USA 85253
168-75-022	GHEBLEH FARID/PUNE TR	8201 N 54TH ST PARADISE AZ USA 85253
168-75-015	DORA E WHITE TRUST	8213 N LOMA LN PARADISE VALLEY AZ USA 85253
168-75-021	BEBBINGTON FAMILY TRUST	8215 54TH ST PARADISE VALLEY AZ USA 85253
168-75-020	BRIDGE BOWL LLC	8216 N 54TH ST PARADISE VALLEY AZ USA 85253
168-65-030	DESIGN FORUM LLC	8229 N 54TH ST PARADISE VALLEY AZ USA 85253
169-04-029A	KRAEMER RICHARD C/CAROLE A TR	8236 PECAN GROVE CIRCLE TEMPE AZ USA 85284
168-75-026	54TH STREET PARADISE VALLEY LLC	885 WOODSTOCK RD NO 430-248 ROSWELL GA USA 30075
169-06-042	CARLSON HENRY/TUTTLE JENNIFER	9109 E MADISON ST SIOUX FALLS SD USA 57110
169-06-111	DAHDAH JUAN PABLO/ERIN WAVE	9527 E VERDE GROVE VIEW SCOTTSDALE AZ USA 85255
168-77-009	8060 N MUMMY ROAD LLC	9878 N 79TH PL SCOTTSDALE AZ USA 85258
169-06-057	ANDERSON CARL B III TR	PO BOX 22235 OKLAHOMA CITY OK USA 73123
168-75-023	HALL GERALD M/PAMELA J	PO BOX 4905 TYLER TX USA 757124905
169-06-072	KMP LIVING TRUST	PO BOX 6364 SCOTTSDALE AZ USA 85261
168-65-026		



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, Drew Bausom, depose and state that the attached notice, of proposed application Variance located at 7941 north 55th street for the Board of Adjustment meeting date of May 3rd, 20 23 is

a true and correct copy of a notice which I cause to be posted by the following day of the week wednesday, and on the following date April 12th, 20 23 in the following location(s):

All in the Town of Paradise Valley, Arizona and County and State aforesaid, the same being public places in said County and in the following locations:

All to the Town of Paradise Valley, Arizona and County and State aforesaid.

DATED this 12th day of April, 20 23.

[Handwritten Signature]
Signature

This affidavit was Subscribed and sworn to before me on this 12 day of April, 20 23.

[Handwritten Signature]

NOTARY PUBLIC

My commission expires:
March 1, 2025



NOTICE OF HEARING

TOWN OF PARADISE VALLEY
Board of Adjustment and Appeals

6401 E. Lincoln Drive, Paradise Valley, AZ
530 O'CLOCK 3RD DAY OF MAY, 2023

Notice is hereby given that the Town of Paradise Valley Board of Adjustment will hold a public hearing at 5:30 pm on Wednesday, May 3, 2023 at Town Hall, 6401 East Lincoln Drive, Paradise Valley, AZ 85253 for PUBLIC HEARING

Discussion and Possible Action of a variance from the Zoning Ordinance, Article XXI, Mixed Development Regulations, to allow development for a new single-family residence to exceed minimum development standards which include:

- Exceed the minimum front
- Exceed the allowable lot height

The property is located at 1st N 55th Street (Assessor's Parcel Number A-000-049780)

You have questions about the application, please call the Planning Department at 480-948-5252. A FEE IS REQUIRED FOR REVIEW. THE FEE IS \$100.00. THE FEE IS NON-REFUNDABLE. PLEASE NO BUDGETING.