

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, November 5, 2025**, at Town Hall, 6401 East Lincoln Drive, Paradise Valley, Arizona, 85253 for:

PUBLIC HEARING: Discussion and Possible Action on a variance from the Zoning Ordinance, Article VII, (R-18 and R-18A) Single Family Residential Districts, to allow a pool to encroach into the north/rear yard setback. The property is located at 7000 E Vermont Avenue (Assessor's Parcel Number 173-18-031A).

If you have questions about this application, please call Planner II Brandon McMahon with the Planning Department at (480) 348-3531.

Notice is hereby given pursuant to A.R.S. §38-431.02. that members of the Board of Adjustment may attend by audio/video conference call.

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 483-1811 (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, 480-348-3692.

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, Brandon McMahon on this application at bmcMahon@paradisevalleyaz.gov or 480-348-3531 at any time before the scheduled meeting date.

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If you have questions about this application, please call Planner II Brandon McMahon with the Planning Department at (480) 348-3531.

Owner	MAIL_ADDR1	MAIL_CITY	MAIL_ST.	MAIL_ZIP
5130 N 71ST STREET LLC	7979 E TUFTS AVE STE 1550	DENVER	CO	80237
5215 N 69TH PLACE LLC	100 S CHURCH AVE 100	TUCSON	AZ	85701
5225 N SCOTTSDALE ROAD LLC	203 SE PARK PLAZA DR	VANCOUVER	WA	98684
5301PV LLC	5301 N 69TH PL	PARADISE VALLEY	AZ	85253
5517 NORTH 68TH PLACE LLC	5517 N 68TH PL	PARADISE VALLEY	AZ	85253
5723 PV LLC	11420 N 64TH ST	SCOTTSDALE	AZ	85254
7039 PV LLC	11420 N 64TH ST	SCOTTSDALE	AZ	85254
71ST STREET LIVING TRUST	2601 N 3RD ST STE 305	PHOENIX	AZ	85004
71ST STREET LLC	6217 E BRAMBLE BERRY LN	CAVE CREEK	AZ	85331
73 SQUARED LLC	320 32ND AVE W STE 240	WEST FARGO	ND	58078
AGREE ALAN	5521 N 71ST ST	PARADISE VALLEY	AZ	85253
ALEXANDER T AND NANCY A KASUN LIVING TRUST	845 MORNINGSIDE LN	ELM GROVE	WI	53122
ALLEN FAMILY TRUST	5648 N SCOTTSDALE RD	PARADISE VALLEY	AZ	85253
ANTHONY A GRIFFIN REVOCABLE TRUST	400 RIVERBOAT ROW UNIT 1703	NEWPORT	KY	41071
APPLEBAUM FAMILY LIVING TRUST	7015 E VERMONT AVE	PARADISE VALLEY	AZ	85253
AQUISTO THOMAS M	7027 E VISTA DR	PARADISE VALLEY	AZ	85253
ARCADIA VISTA IMPROVEMENT CO	5240 N 70TH PL	SCOTTSDALE	AZ	852537051
ATKINS DANICE KAY	5520 N 71ST PL	PARADISE VALLEY	AZ	85253
AYOUB FRED A/MOLLY B	PO BOX 5771	SCOTTSDALE	AZ	85261
AYOUB FRED/WELSH MOLLY	PO BOX 5771	SCOTTSDALE	AZ	85261
BARRY H AND BABBI L GABEL TRUST	7130 E PARADISE CANYON RD	PARADISE VALLEY	AZ	85253
BARTON JEFFREY E/JULIANNE J TR	6802 E VISTA DR	PARADISE VALLEY	AZ	85253
BATES ROBERT L	7048 E ORANGE BLOSSOM LN	PARADISE VALLEY	AZ	85253
BAYER LUANNA R	7114 E BUENA TERRA WAY	SCOTTSDALE	AZ	85253
BAYPORT PV ASSOCIATES LP	9401 W THUNDERBIRD RD STE 200	PEORIA	AZ	85381
BEATY PATRICIA ANN TR	7024 E ORANGE BLOSSOM LN	PARADISE VALLEY	AZ	85253
BEEBE ZACHARIAH	4400 N SCOTTSDALE RD UNIT 9396	SCOTTSDALE	AZ	85251
BEHROOZ ANAHITA	4538 N MILLER RD	SCOTTSDALE	AZ	85251
BENNAN BARBARA	7203 E VALLEY VIEW RD	SCOTTSDALE	AZ	85250
BENNETT FAMILY TRUST	7102 E BUENA TERRA WAY	PARADISE VALLEY	AZ	85253
BFP SCOTTSDALE 2 LLC	5514 N 71ST ST	PARADISE VALLEY	AZ	85253
BIRO VICKI JANE	5516 N 71ST PL	PARADISE VALLEY	AZ	85253
BJ ANDERSON FAMILY TRUST	5638 N SCOTTSDALE RD	PARADISE VALLEY	AZ	85253
BLACK JEREMY KYLE	5228 N 70TH PL	PARADISE VALLEY	AZ	85253
BOWMAN ROBERT	5554 N 71ST ST	PARADISE VALLEY	AZ	85253
BRANDT LIVING TRUST	540 W SWEETWATER AVE	PHOENIX	AZ	85029
BRESETTE DENNIS R/MELISSA A	20 O ST	LAKE LOTAWANA	MO	64086
BRUSKE FAMILY TRUST	5242 N QUAIL RUN PL	PARADISE VALLEY	AZ	85253
BUECHSE HENRY W & LEROY MATHEWS	84 TWO BRIDGES RD	TOWACO	NJ	7082
CAMPBELL ROBERT B/IRINA D	7255 E BUENA TERRA WAY	SCOTTSDALE	AZ	85250
CARUSO CRISTOPHER M/JENNIFER B	5315 N 69TH PL	PARADISE VALLEY	AZ	85253
CASA CONSOLA VENTURES LIMITED PARTNERSHIP	777 RICHARDS ST PH3	VANCOUVER	BC	V6B 0M6
CASPER & JAN OFFUTT LIVING TRUST	PO BOX 10966	BOZEMAN	MT	59719
CBH III TRUST	7019 E VISTA DR	PARADISE VALLEY	AZ	85253
CC LAND LLC	6607 N SCOTTSDALE RD STE H-100	SCOTTSDALE	AZ	85250
CHARLES KEITH AND ESTHER KEITH REVOCABLE TRUST	7091 E BALFOUR RD	PARADISE VALLEY	AZ	85253
CHIANG LAWRENCE H	5612 N SCOTTSDALE RD	SCOTTSDALE	AZ	85253
CHIAPPETTI DONALD L & MARY K TR	5341 N 68TH PL	SCOTTSDALE	AZ	85257
CJ HOLDINGS LLC	PO BOX 1312	SEAHURST	WA	98062
CL REVOCABLE TRUST	7240 E ARLINGTON RD	SCOTTSDALE	AZ	85250
CLIFFORD FAMILY REVOCABLE LIVING TRUST	7028 E BALFOUR RD	PARADISE VALLEY	AZ	85253

COFFMAN FAMILY TRUST	7250 E ARLINGTON RD	SCOTTSDALE	AZ	85250
COHEN FAMILY TRUST	5214 N 69TH PL	PARADISE VALLEY	AZ	85253
COLLETTE M FORD LIVING TRUST	10655 N INDIAN WELLS DR	FOUNTAIN HILLS	AZ	85268
COTE WILLIAM A	PO BOX 2168	SCOTTSDALE	AZ	85252
CRONIN PATRICIA	5202 N QUAIL RUN PL	PARADISE VALLEY	AZ	85253
CRONRATH HEATHER/BAUER GRETCHEN C	5741 N 70TH PL	PARADISE VALLEY	AZ	85253
CROWN ANDREW BRUCE	5562 N 71ST ST	PARADISE VALLEY	AZ	85253
CS STOLPE TRUST	5515 N 71ST PL	PARADISE VALLEY	AZ	85253
D & J SKOGEBO FAMILY TRUST	159 N MACDONALD	MESA	AZ	85201
DALEY KENT R/LINDA J TR	7150 E BALFOUR RD	PARADISE VALLEY	AZ	85253
DANIELLE REOUVENI CHILDRENS TRUST	5160 N 71ST ST	PARADISE VALLEY	AZ	85253
DANOFF LIVING TRUST	6940 E ORANGE BLOSSOM LN	PARADISE VALLEY	AZ	85253
DAVIS EVERETT E/PAULETTE A TR	5175 N 70TH WY	PARADISE VALLEY	AZ	85253
DE FUENTE LLC	2657 WINDMILL PKWY 160	HENDERSON	NV	89074
DE YOUNG JOHNATHON	5636 N SCOTTSDALE RD	PARADISE VALLEY	AZ	852535912
DELONG REVOCABLE LIVING TRUST	5610 N SCOTTSDALE RD	PARADISE VALLEY	AZ	85253
DEWITT PAMELA K/SPAULDING LEE-ANN C	5558 N 71ST ST	PARADISE VALLEY	AZ	85253
DHANANI SALMAN S/AMYNAH	5300 N 70TH PL	PARADISE VALLEY	AZ	85253
DIAZ-PETERSON MARIA	7904 E CHAPARRAL RD UNIT 268	SCOTTSDALE	AZ	85250
DIRK E AND NATALIE B VANDEVENTER FAM	5146 N 68TH PL	SCOTTSDALE	AZ	85253
DJT REALTY TRUST	175 CAMBRIDGE ST	BOSTON	MA	2114
DLH PROPERTY HOLDINGS LLC	4000 RIDGE WAY	BISMARCK	ND	58503
DOMINIC H AND KIMBERLY L MACCHIARO	6933 E MONTEBELLO AVE	PARADISE VALLEY	AZ	85253
DRAPER EMMA R	5511 N 71ST PL	PARADISE VALLEY	AZ	85253
DRIMI RICHARD S/SANDRA M	6735 E SAN JUAN AVE	PARADISE VALLEY	AZ	85253
DUWE BRIAN	5522 N 71ST ST	PARADISE VALLEY	AZ	85253
DWAYNE E AND ANNE E ROSS FAMILY TRU	5525 N QUAIL RUN RD	PARADISE VALLEY	AZ	85253
EDGECLIFFE PROPERTIES LLC	941 86TH ST	DOWNERS GROVE	IL	60516
EDWARD & NICOLE MOOMJIAN FAMILY RE	7215 E BUENA TERRA WAY	SCOTTSDALE	AZ	85250
EL CABELLO TRUST	7215 E ARLINGTON RD	SCOTTSDALE	AZ	85250
ENXING MICHAEL/AMY/ALEXIS	5512 N 71ST PL	PARADISE VALLEY	AZ	85253
EYRING RUTH LA REAL TR	6995 E JACKRABBIT RD	PARADISE VALLEY	AZ	85253
F AND S ENZONE TRUST	5517 N 71ST ST	PARADISE VALLEY	AZ	85253
FANCY BOY LLC	2428 S 182ND CIR	OMAHA	NE	68130
FEI JINRONG LLC	513 8TH AVE	MENLO PARK	CA	94025
FENN ROGERS CUSTOM HOMES LLC	4320 E BROWN RD STE 109	MESA	AZ	85205
FERREIRA VICTOR	6131 E SANDRA TER	SCOTTSDALE	AZ	85254
FFMCSM PRESERVE PROPERTY LLC	5629 N 69TH PL	PARADISE VALLEY	AZ	85253
FIRST SOUTHERN BAPTIST CHURCH OF SC	5230 N SCOTTSDALE RD	SCOTTSDALE	AZ	85253
FISH FREDERICK S III/KATHERINE FISH KLE	5624 N QUAIL RUN RD	PARADISE VALLEY	AZ	85253
FLEMING EDWIN D/SALLY R	5620 N 69TH PL	PARADISE VALLEY	AZ	85253
FOWLER LIVING TRUST	341 E ROYAL FERN WAY	SANTA ROSA BEACH	FL	32459
FRANCIS VINCENT M	6935 E VISTA DR	PARADISE VALLEY	AZ	85253
FREITAS ANDREW T/LYNN M TR	5301 N MONTE VISTA DR	PARADISE VALLEY	AZ	85253
FUENTE LLC	5530 N 71ST ST	PARADISE VALLEY	AZ	85253
GANTOUS FAMILY TRUST	7120 E ORANGE BLOSSOM LN	SCOTTSDALE	AZ	852537045
GARDNER CARL	6918 E ORANGE BLOSSOM LN	PARADISE VALLEY	AZ	85253
GERALD AND BARBARA ADOMSHICK REVO	5518 N 71ST ST	PARADISE VALLEY	AZ	85253
GILLIS SYLVIA LYNN/TARBOX ERIC J	1810 N DEVON RD	UPPER ARLINGTON	OH	43212
GOLDEN CAROLYN TR	7141 E ARLINGTON RD	PARDISE VALLEY	AZ	85253
GOLDSTEIN JOEL H/ELAINE P	2800 S UNIVERSITY BLVD	DENVER	CO	80210
GOLUB STEVEN J	10029 E BOULDER BEND RD	SCOTTSDALE	AZ	85262

GOSLING GLENN	5317 N 68TH PL	PARADISE VALLEY	AZ	85253
GOSS WILLIAM J/BEVERLY J	5302 N 69TH PL	PARADISE VALLEY	AZ	85253
GRAHAM GEORGE/LYNNE	5216 N 70TH PL	PARADISE VALLEY	AZ	85253
GREEN DANIEL/JANELLE	2325 SANTA BARBARA ST	SANTA BARBARA	CA	93105
HALMI FAMILY TRUST	7036 E ORANGE BLOSSOM LN	SCOTTSDALE	AZ	85253
HANCOCK TYLER/KRISTEN	10570 E. SAN SALVADOR DR	SCOTTSDALE	AZ	85258
HARRIS SUSAN PINE	7125 E ARLINGTON RD	PARADISE VALLEY	AZ	85253
HARRISON REVOCABLE LIVING TRUST	5501 N 69TH PL	PARADISE VALLEY	AZ	85253
HART PHILLIP/BRIANA	2556 E CAROB DR	CHANDLER	AZ	85286
HARVEY BRIAN K/BETSY W	701 GARFIELD AVE	LOUISVILLE	CO	80027
HARVEY KAREN A	14266 N FOUNTAIN HILLS BLVD	FOUNTAIN HILLS	AZ	85268
HC LLC	5500 N QUAIL PL	PARADISE VALLEY	AZ	85253
HERTZ RHONDA J/COY SAMUEL F JR	5508 N QUAIL RUN RD	PARADISE VALLEY	AZ	85253
HERWICK FAMILY TRUST	7105 E ARLINGTON RD	PARADISE VALLEY	AZ	852535934
HEUSCH EDWARD A	7101 E ARLINGTON RD	SCOTTSDALE	AZ	85253
HIDDEN WOLF LAIR LLC	5205 N MONTE VISTA DR	PARADISE VALLEY	AZ	85253
HOLT THOMAS L/AMY B	5600 N 69TH PL	PARADISE VALLEY	AZ	85253
HR YORSTON TRUST	7011 E JACKRABBIT RD	PARADISE VALLEY	AZ	85253
HUBBARD MICHELE	7116 E ARLINGTON RD	PARADISE VALLEY	AZ	85253
HURD SHARON M	6928 E ORANGE BLOSSOM LN	SCOTTSDALE	AZ	85253
HYNES FAMILY REVOCABLE TRUST	6908 E JACKRABBIT RD	PARADISE VALLEY	AZ	85253
JACKRABBIT PROPCO LLC	6121 SUNSET BLVD	LOS ANGELES	CA	90028
JACQUELINE D COSTELLO LIVING TRUST	3233 E CAMELBACK RD UNIT 3431	PHOENIX	AZ	85018
JAMES F BREWER SEPARATE PROPERTY TRI	7018 E SAN MIGUEL AVE	PARADISE VALLEY	AZ	85253
JANIS LAURA A	5514 N 71ST ST	PARADISE VALLEY	AZ	85253
JE'RE D DEWAR TRUST	7005 E JACKRABBIT RD	PARADISE VALLEY	AZ	85253
JOHN W PRENZNO FAMILY TRUST	7049 E BALFOUR RD	PARADISE VALLEY	AZ	85253
JOHNSON JUSTIN L/ANNA P	5311 N QUAIL RUN PL	PARADISE VALLEY	AZ	85253
JONES WILLIAM D/LAURA J	7019 E BALFOUR	PARADISE VALLEY	AZ	85253
JOSHUA HARTMAN LIVING TRUST	5534 N 69TH PL	PARADISE VALLEY	AZ	85253
JR6905 LLC	8 THE GREEN STE B	DOVER	DE	19901
KANGWANSHIRATHADA CHITTI/NANCY	5144 N 69TH PL	PARADISE VALLEY	AZ	85253
KEERY PATRICK F/KATHLEEN L	5165 N 71ST ST	PARADISE VALLEY	AZ	85253
KILGORE PROPERTIES LLC	13614 S CAROLINA HILL CT	DRAPER	UT	84020
KIM LINDSEY REVOCABLE LIVING TRUST	5634 N SCOTTSDALE RD	SCOTTSDALE	AZ	85253
KINCAID ELEANOR/EDWARDS KELI	5539 N 71ST PL	PARADISE VALLEY	AZ	85253
KING JAN L	7211 E VALLEY VIEW RD	SCOTTSDALE	AZ	85250
KONTENTMENT TRUST	5632 N SCOTTSDALE RD	SCOTTSDALE	AZ	85253
KRAEMER FAMILY REVOCABLE TRUST I	6844 E VISTA DR	PARADISE VALLEY	AZ	85253
KRAEMER REVOCABLE TRUST	4225 CALLAWAY CT	MIDDLETON	WI	53597
KREITZER WILLIAM R/MARY ANN	1011 N CHURCH ST	GIBSON CITY	IL	609361036
KRISH TRUST	5020 E CANNON DR	PARADISE VALLEY	AZ	85253
KRISTA JANENE KALISH TRUST	6701 N SCOTTSDALE RD UNIT 35	SCOTTSDALE	AZ	85250
KSIESKI FAMILY TRUST	5521 N QUAIL RUN RD	PARADISE VALLEY	AZ	85253
KUBAS CHANDLER	3130 121ST AVE SW	DICKINSON	ND	58601
LA JOLLA BLANCA HOMEOWNERS ASSOC	PO BOX 188	SCOTTSDALE	AZ	85252
LEBECK BONNIE A	5527 N 71ST PL	SCOTTSDALE	AZ	85253
LEE DEAN/JACKIE	6917 BRIDGLAND LN	TACOMA	WA	98407
LEE SEUNG/RA YOUNGHEE	7102 E ORANGE BLOSSOM LN	SCOTTSDALE	AZ	85253
LESTER FAMILY TRUST	7236 E BUENA TERRA WAY	SCOTTSDALE	AZ	85250
LEUVEN RUSSELL VAN/SWEILEM AMINA H	9403 SE 21ST ST	VANCOUVER	WA	98664
LEWIS FAMILY TRUST-SURVIVORS TRUST	5618 N SCOTTSDALE RD	PARADISE VALLEY	AZ	85253

LINDSAY PALMS APARTMENTS INC	2855 E BROADWAY RD	MESA	AZ	85204
LOGAN CHRISTIE E/J SCOTT	6935 E JACKRABBIT RD	PARADISE VALLEY	AZ	85253
LOMBARD JAMES P	1 WOODCLIFF TERR	FAIRPORT	NY	14450
LONGHI MARK F JR	5535 N 71ST PL	PARADISE VALLEY	AZ	85253
LORI JONAS SEPII FAMILY LIVING TRUST/L	5478 OLD RANCH RD	PARK CITY	UT	84098
LYLES ROBERT A/WATTS PATRICIA A	8135 E INDIAN BEND RD STE 101	SCOTTSDALE	AZ	85251
M A BALDWIN TRUST	7740 E GAINEY RANCH RD 50	SCOTTSDALE	AZ	85258
M AND K PERERA FAMILY TRUST	6745 E SAN JUAN AVE	PARADISE VALLEY	AZ	85253
M PRIVATE RESIDENCES SCOTTSDALE INC	1508 8TH ST SW ST 205	CALGARY	AB	T2R1R6
MADELINE M BAIR TRUST	5750 N ECHO CANYON CIR	PHOENIX	AZ	85018
MAHANTI ROBERT L/JOY	1265 E APPALACHIAN RD	FLAGSTAFF	AZ	86004
MAHONEY DANIEL/AMY	5545 N QUAIL RUN RD	PARADISE VALLEY	AZ	85253
MALSOM NEAL P	5126 N 69TH PL	PARADISE VALLEY	AZ	85253
MARIA D ECKERT TRUST	5202 N 69TH PL	PARADISE VALLEY	AZ	85253
MARIA ZAMBRANO FAMILY TRUST	5502 N 71ST ST	PARADISE VALLEY	AZ	85253
MARIANI PAUL/LAURIE A	6815 E VERMONT AVE	PARADISE VALLEY	AZ	85253
MARK & CHERIE STEINMETZ FAMILY TRUST	5301 N QUAIL RUN PL	PARADISE VALLEY	AZ	852537075
MARK RUKAVINA FAMILY TRUST	5524 N QUAIL RUN RD	PARADISE VALLEY	AZ	85253
MARONEK CHRISTOPHER J/ANNMARIE E	5240 N 70TH PL	PARADISE VALLEY	AZ	85253
MARSHALL SCOTT R/RACHEL N	7014 E ORANGE BLOSSOM LN	SCOTTSDALE	AZ	85253
MARTIN AUDREY/DAVID	5745 N QUAIL RUN RD	PARADISE VALLEY	AZ	85253
MARVEN AND BRENDA HOUNJET REVOCAL	10055 MEYDENBAUER WAY SE APT 15	BELLEVUE	WA	98004
MAZZOTTA FAMILY TRUST	7752 E VALLEY VISTA LN	SCOTTSDALE	AZ	85250
MCCORMACK PATRICIA/MURRAY KEVIN	7109 E ARLINGTON RD	PARADISE VALLEY	AZ	85253
MCCOWN JANE C	5608 N SCOTTSDALE RD	PARADISE VALLEY	AZ	85253
MCDOWELL WATER CO	7409 E BONITA DR	SCOTTSDALE	AZ	852507105
MCFADDEN TATIANA MARIA/BRACHTL MAF	6841 E VISTA DR	PARADISE VALLEY	AZ	85253
MEGAN N NESTOR FAMILY TRUST/KATELIN	5641 N 69TH PL	PARADISE VALLEY	AZ	85253
MELTZER FAMILY REVOCABLE TRUST	5540 N QUAIL RUN RD	PARADISE VALLEY	AZ	85253
MENDELSON MARVIN	19360 OLIVE AVE	SONOMA	CA	95476
MICHAEL AND MELANIE LINDSLEY REVOCAL	6949 E VISTA DR	PARADISE VALLEY	AZ	85253
MKE PROPERTIES LLC	7505 MALLARD WAY	SANTA FE	NM	87507
MOONVES STEPHEN G/NELSON CYNTHIA	7245 E ARLINGTON RD	SCOTTSDALE	AZ	85250
MYLAN TRUST	6468 E SIERRA VISTA DR	PARADISE VALLEY	AZ	85253
NANCY J KESKEY REVOCABLE TRUST	5660 N 68TH PL	PARADISE VALLEY	AZ	85253
NAUGHTON DENNIS M/KATHLEEN C GREEI	5134 N 69TH PL	PARADISE VALLEY	AZ	85253
NCR TRUST	5511 N QUAIL RUN RD	PARADISE VALLEY	AZ	85253
NORTH HAVEN INVESTMENTS LLC	1077 WILSHIRE BLVD	STEVENS POINT	WI	54481
ODEN FAMILY REVOCABLE TRUST	5317 N MONTE VISTA DR	PARADISE VALLEY	AZ	85253
ONE LEXINGTON LLC	509 BEDFORD ST	LEXINGTON	MA	2420
OPTIMA RYM LLC	5553 E STELLA DR	PARADISE VALLEY	AZ	85253
ORNSTEIN FAMILY TRUST	410 N 44TH ST 700	PHOENIX	AZ	85008
OTTMANN ALICIA	7260 E ARLINGTON RD	SCOTTSDALE	AZ	85250
PANDARINATH NANJIAH/ROOPA M	5523 N 68TH PL	PARADISE VLY	AZ	85253
PAUL AND KATHY PETERSON TRUST	7001 E VERMONT AVE	PARADISE VALLEY	AZ	85253
PAYTAS FAMILY REVOCABLE LIVING TRUST	5539 N 68TH PL	PARADISE VALLEY	AZ	85253
PECH GARY L	4087 S TALAVERA WAY	BOISE	ID	83706
PENNY L KOEPKE FAMILY LIVING TRUST	7119 E BUENA TERRA WAY	PARADISE VALLEY	AZ	85253
PERCON FAMILY TRUST	6818 E VISTA DR	PARADISE VALLEY	AZ	85253
PGR FAMILY LIVING TRUST	6742 E SAN JUAN AVE	PARADISE VALLEY	AZ	85253
PHILLIP W ESPLIN LIVING TRUST	7131 E BUENA TERRA WAY	SCOTTSDALE	AZ	85253
PHILLIPS GARY D/CHERYL R	6732 E SAN JUAN AVE	PARADISE VALLEY	AZ	85253

PIERCE TROY D/KELLIE J	4012 EDGEWATER PL SOUTHEAST	MANDAN	ND	58554
PILE FAMILY LIVING TRUST	7235 E BUENA TERRA WAY	SCOTTSDALE	AZ	85250
PIRANHA REAL ESTATE LLC	6950 E ORANGE BLOSSOM LN	PARADISE VALLEY	AZ	85253
POOLE JONI L	3858 31ST AVE W	SEATTLE	WA	98199
PV HOUSE LLC	5238 N 69TH PL	PARADISE VALLEY	AZ	85253
RACHEL TRUST	5145 N 71ST PL	PARADISE VALLEY	AZ	85253
RAM 1 LLC	6620 N KASBA CIR	PARADISE VALLEY	AZ	85253
RANDALL RICHARD A/BELINDA L	5525 N 71ST ST	SCOTTSDALE	AZ	85253
RASMUSSEN LIVING TRUST	7217 E VALLEY VIEW RD	SCOTTSDALE	AZ	85250
REAM HEIDI H	5232 N QUAIL RUN PL	PARADISE VALLEY	AZ	85253
REBEKAH ELISE LEIGH TRUST	5506 N 71ST ST	PARADISE VALLEY	AZ	85253
REDENIUS-NORRIS 2020 REVOCABLE TRU	7126 E BUENA TERRA WAY	PARADISE VALLEY	AZ	85253
RENCOSK WADE	7133 E ARLINGTON RD	PARADISE VALLEY	AZ	85253
RESTATED AND AMENDED PLAZA MENTAL	5520 N 69TH PL	PARADISE VALLEY	AZ	85253
RESTO FAMILY TRUST	5231 N QUAIL RUN PL	PARADISE VALLEY	AZ	85253
RICH INVESTMENTS LIMITED PARTNERSHIP	2413 E MONTEBELLO AVE	PHOENIX	AZ	85016
RITA M SOMMERS LIVING TRUST	1418 COOK DR	MINOT	ND	58701
ROBERT H CROMPTON TRUST	5227 N 69TH PL	PARADISE VALLEY	AZ	85253
ROBERT P SHANAHAN JR REVOCABLE TRU	5318 N 68TH PL	PARADISE VALLEY	AZ	85253
ROBERTS TERENCE	5301 N 68TH PL	PARADISE VALLEY	AZ	85253
ROCKWELL LIVING TRUST	5139 N 68TH PL	PARADISE VALLEY	AZ	85253
RONALD J & FRANCINE DOBKIN REVOCABI	5170 N 70TH WAY	PARADISE VALLEY	AZ	85253
SAGUARO ACRE LLC	7442 E CENTURY DR	SCOTTSDALE	AZ	85250
SAHAI FAMILY TRUST	5736 N 70TH PL	PARADISE VALLEY	AZ	85253
SAMSON MARK D/SARA J TR	6931 E ORANGE BLOSSOM LN	PARADISE VALLEY	AZ	85253
SANCTUARY HOLDINGS LIVING TRUST	5204 N 70TH PL	PARADISE VALLEY	AZ	85253
SANCTUARY LIVING TRUST	7225 E VALLEY VIEW RD	SCOTTSDALE	AZ	85250
SANDRA A M CHAMBERS TRUST	5620 N SCOTTSDALE RD	PARADISE VALLEY	AZ	85253
SARGENT SALLIE ANN	7123 E BUENA TERRA WAY	PARADISE VALLEY	AZ	85253
SCHACHTER ROBERT K/KIM E	5203 N MONTE VISTA DR	PARADISE VLY	AZ	85253
SCHLAPP HENRY T JR /PATRICIA	2009 BROADMOOR DR E	SEATTLE	WA	98112
SCHOLL BARBARA M	5604 N SCOTTSDALE RD	SCOTTSDALE	AZ	85253
SCHROEDER MILTON ROBERT/MARY MURF	5608 N QUAIL RUN RD	PARADISE VALLEY	AZ	85253
SCOTT ANN	7122 E BUENA TERRA WAY	PARADISE VALLEY	AZ	85253
SCOTTSDALE NORTH HOME OWNERS ASS	21448 N 75TH AVE STE 6	GLENDALE	AZ	85308
SHARON M DURFEE REVOCABLE LIVING TF	1865 INDIAN HILLS CIR	FORT COLLINS	CO	80525
SILVER DANIEL M/SHELLI	5529 N 69TH PL	PARADISE VALLEY	AZ	85253
SILVERMAN FREDERICK/OSTDIEK KAREN	7122 TALNUCK CT	CLARKSTON	MI	48348
SIMONS DANIEL PAGE.ANN W TR	6929 E VISTA DR	PARADISE VALLEY	AZ	85253
SKOWRONEK SCOTT/WILSON ABIGAIL	6934 E ORANGE BLOSSOM DR	PARADISE VALLEY	AZ	85253
SLT TRUST	5219 N CASA BLANCA DR	PARADISE VALLEY	AZ	85253
SMITH MICHAEL L	5046 N 70TH ST	PARADISE VALLEY	AZ	85253
SORENSEN SCOTTSDALE ESTATE LLC	8702 N 65TH ST	PARADISE VALLEY	AZ	85253
SPARKS MARK W & KATHLEEN	5221 N QUAIL RUNN PL	PARADISE VALLEY	AZ	85253
SPEIER ALETA CAMILLE TR	7014 E VERMONT AVE	PARADISE VALLEY	AZ	85253
STAHULAK JOSEPH/JO MARIE	8130 NIELSEN DR	TINLEY PARK	IL	60477
STAIANO JOHN H/JEAN A	2268 E FLOYD PL	ENGLEWOOD	CO	80113
STANOS PETER P/LAURENA F	7030 E ORANGE BLOSSOM LN	PARADISE VALLEY	AZ	85253
STARK GREGORY J	7002 E SAN MIGUEL AVE	PARADISE VALLEY	AZ	85253
STEGMEIER DANA L	7025 E BALFOUR	PARADISE VALLEY	AZ	85253
STOCKETT GREGORY V	6923 E ORANGE BLOSSOM LN	PARADISE VALLEY	AZ	85253
SULLIVAN DANIEL III TR/SULLIVAN CHRIST	1245 OAKVIEW RD	LONG LAKE	MN	553569595

SULLIVAN KAITLYN/PIAZZA DOMINIC PAUL	7114 E ORANGE BLOSSOM LN	SCOTTSDALE	AZ	85253
SULLIVAN TODD A/TRACI LYNN	5617 N 69TH PL	PARADISE VALLEY	AZ	85253
SUSAN EASTRIDGE TRUST/CREDIT SHELTER	1302 CLAYBORNE HOUSE CT	MCLEAN	VA	22101
SUSI M LUCAS TRUST	7107 E BUENA TERRA WY	PARADISE VALLEY	AZ	85253
TEMPLIN MATHEW/GUEDES KAYLA A	5211 N QUAIL RUN PL	PARADISE VALLEY	AZ	85253
TETEA EARL	7111 E BUENA TERRA WY	PARADISE VALLEY	AZ	85253
THEDA AND JOSEPH MANGONE FAMILY TR	5211 N 70TH PL	PARADISE VALLEY	AZ	85253
THOMPSON SALLY ANNE TR/THOMPSON V	7015 E SAN MIGUEL	SCOTTSDALE	AZ	85253
TISH AND ROBERT STEPHENS FAMILY TRUS	5117 N 69TH PL	PARADISE VALLEY	AZ	85253
TOLMAN JULIA	5538 N 71ST ST	PARADISE VALLEY	AZ	85253
TRAFFICANTA CHARLES V JR/JOAN M	17112 KAMP CT	TINLEY PARK	IL	60487
TREVOR AND LINDSAY KOSKOVICH REVOC	5226 N 69TH PL	PARADISE VALLEY	AZ	85253
TRUST H/EGB TRUST	41 HILLVALE DR	SAINT LOUIS	MO	63105
VALENTINE TRUST	4326 N 69TH PL	SCOTTSDALE	AZ	85251
VERN L FOUTZ TRUST	7165 E BALFOUR RD	PARADISE VALLEY	AZ	85253
VIA VISTA HOMEOWNERS ASSOC	7904 E CHAPARRAL RD STE A110-154	SCOTTSDALE	AZ	85250
VIA VISTA LLC	501 NEBRASKA AVE	BRECKENRIDGE	MN	565201515
VILLA DE BENDITA HOME OWNERS INC	PO BOX 4954	SCOTTSDALE	AZ	85261
VILLA DE BENDITA HOME OWNERS INC	PO BOX 4954	SCOTTSDALE	AZ	85261
VILLA DEL ORO ASSN II	760 S STAPLEY DR	MESA	AZ	85204
VISTA OF PARADISE VALLEY LLC	8434 E SULKY CIR	SCOTTSDALE	AZ	85255
VKG TRUST	5241 N QUAIL RUN PL	PARADISE VALLEY	AZ	85253
VON ARENTSCHILD CHARLES/BRENNNA	5302 N 68TH PL	PARADISE VALLEY	AZ	85253
WALKER MASON/ASHLEY	6832 E VISTA DR	PARADISE VALLEY	AZ	85253
WALTER FAMILY TRUST	5212 N QUAIL RUN PL	PARADISE VALLEY	AZ	85253
WE JANIGA FAMILY TRUST	5239 N 70TH PL	PARADISE VALLEY	AZ	85253
WEIGHAUS FAMILY TRUST	5136 N 68TH PL	PARADISE VALLEY	AZ	85253
WIETRZNY STEVEN	1810 W MOODY	PHOENIX	AZ	85041
WILKENS FAMILY 2007 TRUST	5622 N SCOTTSDALE RD	PARADISE VALLEY	AZ	85253
WILLIAM J NASSIKAS TRUST	5239 N 69TH PL	PARADISE VALLEY	AZ	85253
WILLIAMS ROBERT GLYNNE/JUNE ALLYSON	4787 TIMBER PL	VICTORIA	BC	V8Y2L6
WILLIAMSON DOUGLAS/RUBIN-WILLIAMS	7027 E SAN MIGUEL AVE	PARADISE VALLEY	AZ	85253
WILLIAMSON HEATHER BLAIRE	7145 E ARLINGTON RD	PARADISE VALLEY	AZ	85253
WILSON TYLER LEE	7146 E BUENA TERRA WY	PARADISE VALLEY	AZ	85253
WINCEL FAMILY REVOCABLE TRUST	5121 N 71ST PL	PARADISE VALLEY	AZ	85253
WINER MARY E	7111 E BALFOUR RD	PARADISE VALLEY	AZ	85253
WOOD JUSTIN MARTIN/ORIANA LEHMAN	5222 N QUAIL RUN PL	PARADISE VALLEY	AZ	85253
ZAFARANA GWYNNE D	5507 N 71ST PL	SCOTTSDALE	AZ	85253
ZINDA ROBERT	7255 E ARLINGTON RD	SCOTTSDALE	AZ	85250
ZOELLNER DUNCAN FAMILY TRUST	5628 N SCOTTSDALE RD	PARADISE VALLEY	AZ	85253
ZOEY826 LLC	7373 N SCOTTSDALE RD STE C140	PARADISE VALLEY	AZ	85253



Feature Information

(1 of 2)

Clear ?

173-18-031A

Owner Information

Owner Name: ONE LEXINGTON LLC

In Care Of:

Property Address: 7000 E VERMONT AVE PARADISE VALLEY 85253

Mailing Address: 509 BEDFORD ST LEXINGTON MA USA 02420

Deed Number: 20230556238

Sale Date: 10/01/2023

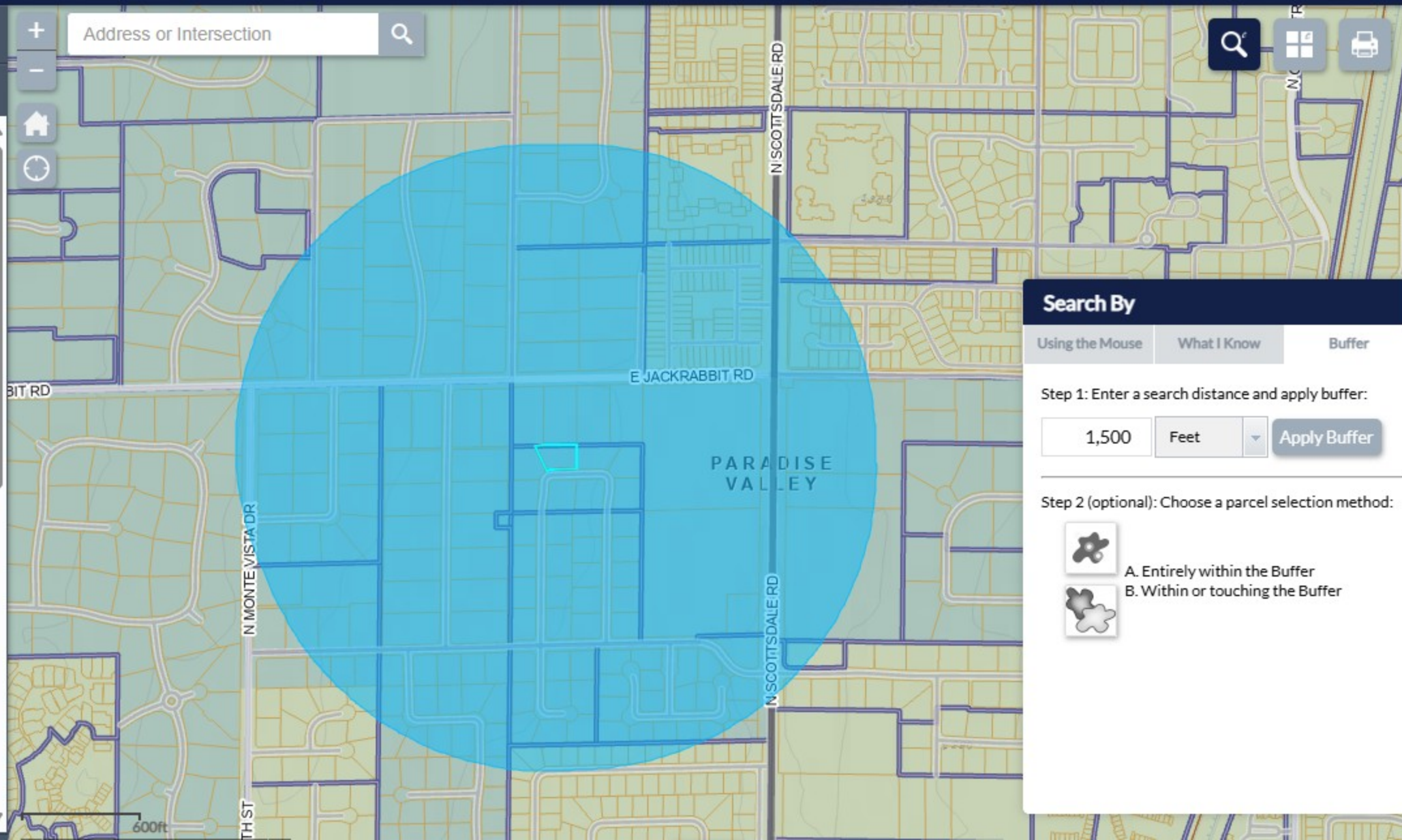
Sale Price: \$1910000

Property Information

Lat/Long: 33.515717, -111.929544

S/T/R: 15 2N 4E

Jurisdiction: PARADISE VALLEY



Search By

Using the Mouse What I Know Buffer

Step 1: Enter a search distance and apply buffer:

1,500

Feet

Apply Buffer

Step 2 (optional): Choose a parcel selection method:



A. Entirely within the Buffer



B. Within or touching the Buffer



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: Paul Rossi/ David Dick Architect

Applicant's Company Name: David Dick Architect

Phone Number: 480-945-1898

E-mail Address: dd@ddarchstudio.com

Project/Property Address: 7000 E Vermont Ave, Paradise Valley, AZ

Zoning: R-18A Acreage: 0.510

Project Narrative:

In order for the Rossis to reasonably enjoy their property in a safe and functional manner, we are requesting a small adjustment to the swimming pool setback that would reduce it from 20'0" to 14'0". Based on the town's recommendations, the rear yard has been re-designed to minimize the requested setback adjustment while maintaining safety and construction quality. By reducing the size of the pool, the requested setback reduction is 40% smaller than the original request of 10'0". The area of swimming pool that is located in the setback was also reduced from 529 square feet to 219 square feet. This amounts to a 41% reduction in the total area of the pool that falls in the setback significantly minimizing the scale of this variance request.

Discussion & Possible Action of a variance from the Zoning Ordinance, Article VII, (R-18 and R-18A) Single-Family Residential Districts, to allow a pool to encroach into the setback.

MEETING DATE/ TIME/PLACE

Meeting Date: Wednesday, November 5, 2025 Meeting Time: 5:30 pm

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

AFFIDAVIT OF POSTING

STATE OF ARIZONA)

) ss:

County of Maricopa)

I, DAVID DICK, depose and state that the attached notice, of proposed application for VARIANCE located at 7000 E Vermont Ave for the (Planning Commission/Town Council/Board of Adjustment/Hillside Committee) meeting date of Nov. 5th, 2025 is a true and correct copy of a notice which I cause to be posted by the following day of the week _____, and on the following date Oct. 2nd, 2025 in the following location(s):

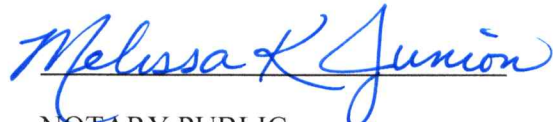
All in the Town of Paradise Valley, Arizona and County and State aforesaid, the same being public places in said County and in the following locations:

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

DATED this 2nd day of October, 2025

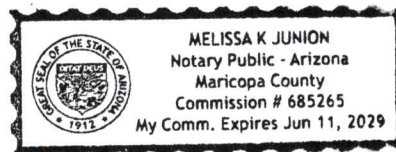

Signature

This affidavit was SUBSCRIBED AND SWORN to before me this 2nd day of October, 2025


NOTARY PUBLIC

My commission expires:

June 11, 2029





7000

NOTICE OF
HEARING

7000

NO SVCS



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 September 16, 2025, for the proposed variance has been mailed on the following date October 9th, 20 25.

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

Melissa K. Junion

The foregoing instrument was acknowledged by me this 9th day of October, 20 25, by Melissa K. Junion.
Name



Christine A. Leitch
NOTARY PUBLIC

My commission expires:

7-18-2028

AFFIDAVIT OF PUBLICATION

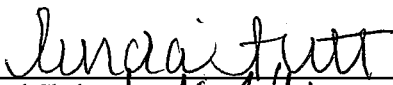
Duncan Miller
Town Of Paradise Valley
6401 E Lincoln DR
Paradise Valley AZ 85253-4328

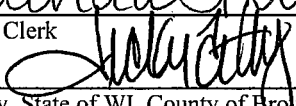
STATE OF WISCONSIN, COUNTY OF BROWN

The Arizona Business Gazette Republic Edition, a newspaper published in the city of Phoenix and general circulation in the counties of Pima, Maricopa, Coconino and Pinal, State of Arizona, and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issue:

PNI AZ Business Gazette Rep Ed 10/18/2025
PNI azcentral.com 10/18/2025

and that the fees charged are legal.
Sworn to and subscribed before on 10/18/2025



Legal Clerk


Notary, State of WI, County of Brown
9/19/29

My commission expires

Publication Cost:	\$65.52	
Tax Amount:	\$0.00	
Payment Cost:	\$65.52	
Order No:	11731784	# of Copies:
Customer No:	1387287	0
PO #:	LAZS0383330	

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

VICKY FELTY
Notary Public
State of Wisconsin

**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, November 5, 2025, at Town Hall, 6401 East Lincoln Drive, Paradise Valley, Arizona, 85253 for: PUBLIC HEARING: Discussion and Possible Action on a variance from the Zoning Ordinance, Article VII, (R-18 and R-18A) Single Family Residential Districts, to allow a pool to encroach into the north/rear yard setback. The property is located at 7000 E Vermont Avenue (Assessor's Parcel Number 173-18-031A). If you have questions about this application, please call Planner II Brandon McMahon with the Planning Department at (480) 348-3531. Notice is hereby given pursuant to A.R.S. §38-431.02. that members of the Board of Adjustment may attend by audio/video conference call. 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 483-1811 (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- 348-3692. 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, Brandon McMahon on this application at bcmcmahon@paradisevalleyaz.gov or 480-348-3531 at any time before the scheduled meeting date.

October 18 2025

LAZS0383330