

RECEIVED

SEP 29 2017

APPLICATION TO BOARD OF ADJUSTMENT FOR VARIANCE

DATE: 9.22.17

LOCATION OF PROPERTY: 5739 N. Casa Blanca Drive, Paradise Valley,
ADDRESS

LEGAL DESCRIPTION: See Attached

OWNER: Carter W. Emerson Revocable Trust Carter W. Emerson
PRINTED NAME SIGNATURE
Revocable Trust

ADDRESS PHONE #

ENGINEER/OTHER: _____ X _____
PRINTED NAME SIGNATURE

ADDRESS PHONE #

APPLICANT/
REPRESENTATIVE: Jordan Rose X _____
PRINTED NAME SIGNATURE

7144 E. Stetson Drive, Scottsdale, AZ 85251
ADDRESS

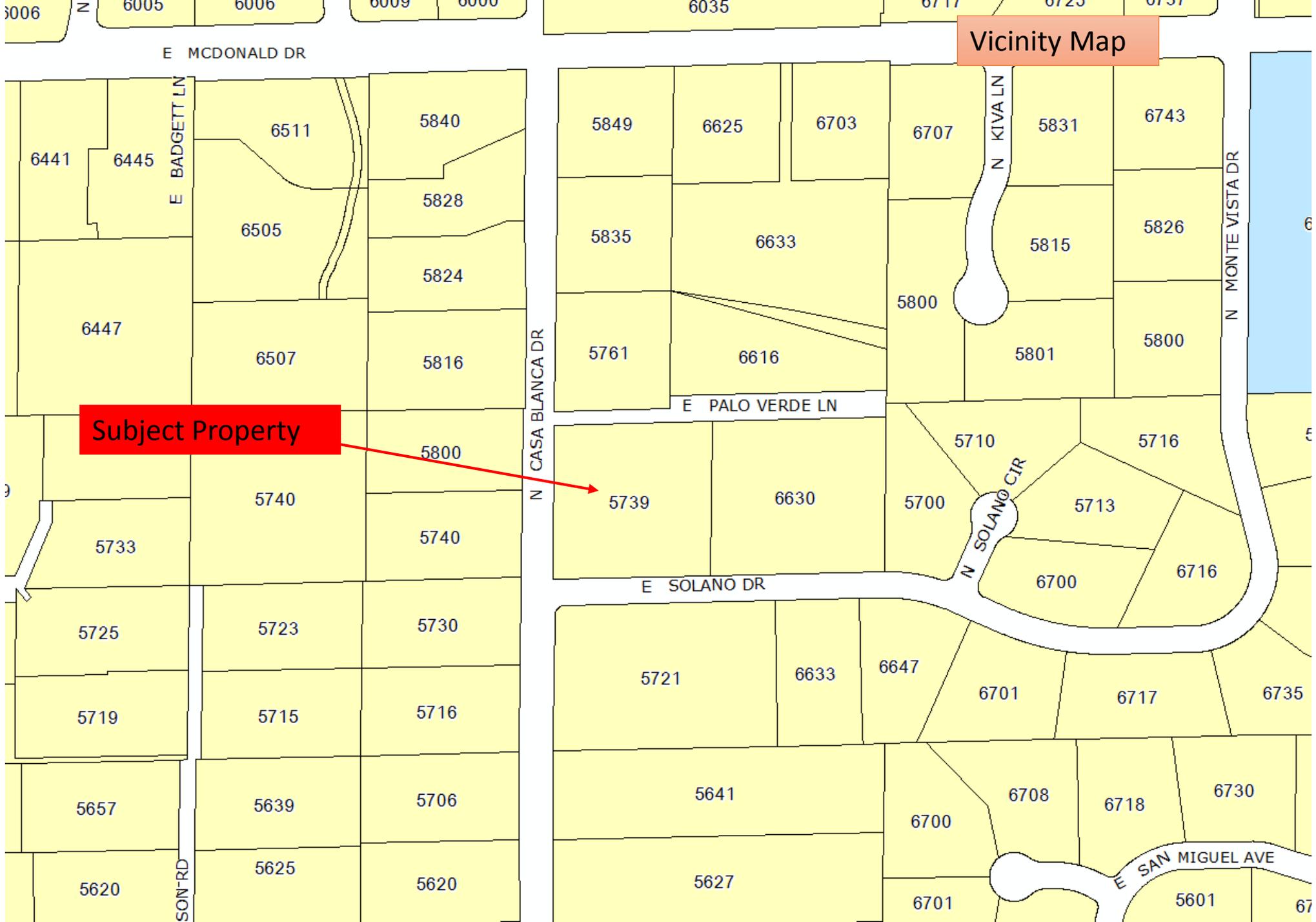
480.505.3936 480.505.3925
PHONE # FAX #

THE ABOVE APPLICANT HEREBY APPLIES FOR A VARIANCE AS INDICATED
BELOW IN ACCORDANCE WITH THE ZONING ORDINANCE AND SECTION 2-5-3 OF
THE CODE OF ORDINANCES OF THE TOWN OF PARADISE VALLEY.

STATE HARDSHIP INVOLVED OR GROUNDS FOR APPEAL TO THE BOARD OF
ADJUSTMENT. (Please attach additional sheets as necessary).

See attached narrative

Vicinity Map

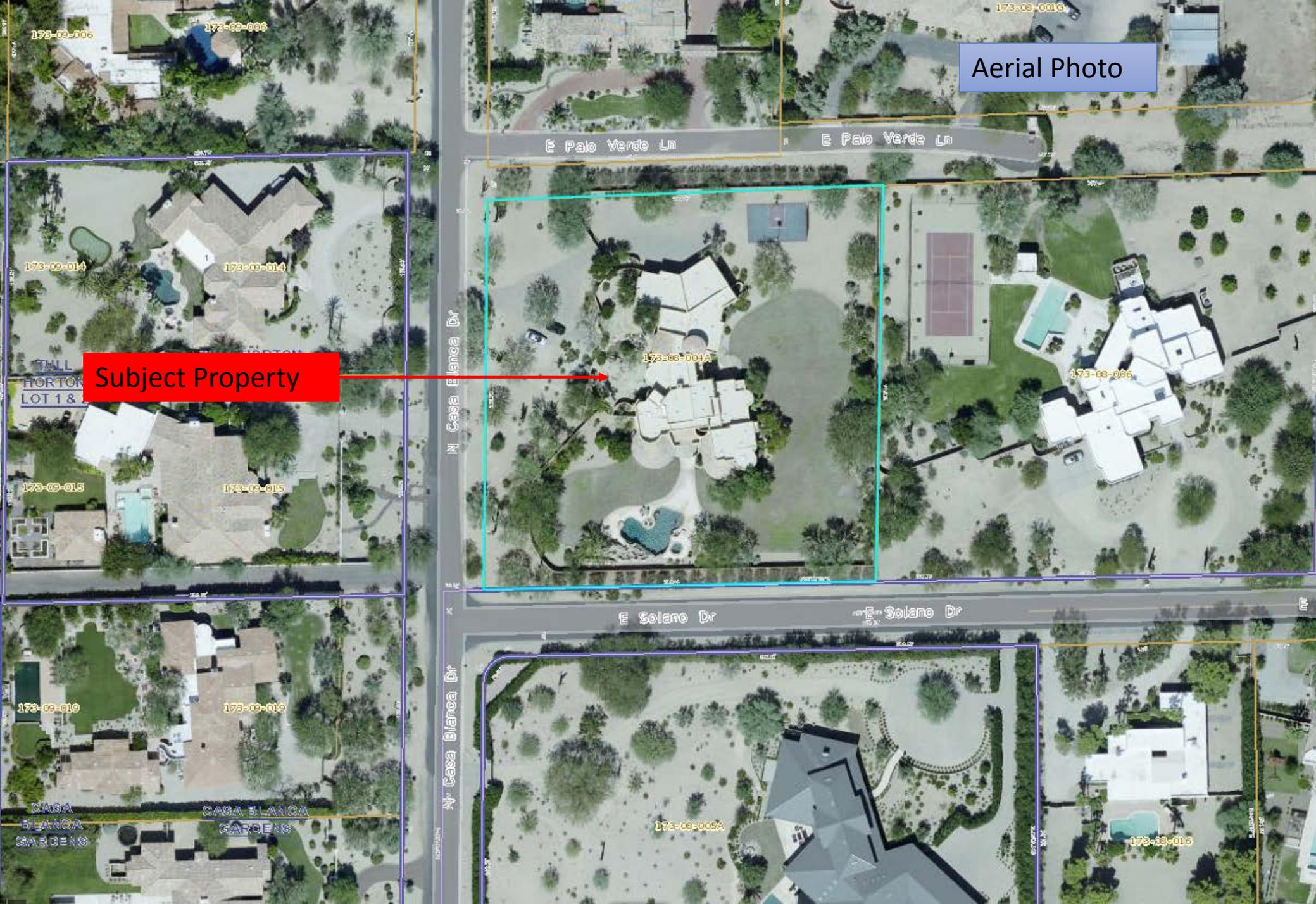


Subject Property



Aerial Photo

Subject Property





Action Report

File #: 18-005

TO: Chair and Board of Adjustment

FROM: Eva Cutro, Community Development Director
Paul Michaud, Senior Planner
George Burton, Planner

DATE: January 3, 2018

CONTACT:

George Burton, 480-348-3525

AGENDA TITLE:

Emerson Variance - 5739 N. Casa Blanca Drive (APN: 173-08-004A) Case No. BA-17-04

RECOMMENDATION

Staff recommends Motion "A", a motion to deny the variance request to allow existing non-conforming fence walls to remain and encroach into the setbacks.

A. MOTION FOR DENIAL

I move for [denial] of Case No. BA-17-04, a request by the Carter W. Emerson Revocable Trust, property owner of 5739 N. Casa Blanca Drive; for a variance from the Zoning Ordinance, Article XXIV, Walls and Fences, to allow existing non-conforming fence walls to remain and encroach into the setbacks.

Reasons for Denial:

I find that the variance requested does not meet the variance criteria

B. MOTION FOR APPROVAL

I move for [approval] of Case No. BA-17-04, a request by the Carter W. Emerson Revocable Trust, property owner of 5739 N. Casa Blanca Drive; for a variance from the Zoning Ordinance, Article XXIV, Walls and Fences, to allow existing non-conforming fence walls to remain and encroach into the setbacks. The variance shall be in compliance with the submitted plans and documents:

1. The Narrative, dated November 15, 2017 and prepared by Rose Law Group;
2. The Site Plan, prepared by Blochbeger Design and dated September 20, 2017; and
3. The Alta/NSPS Land Title Survey, prepared by Land Development Group and dated April 17, 2017.

Reasons for Approval:

I find that there are special circumstances, applicable to only the subject lot, meeting the variance criteria.

BACKGROUND

Lot Conditions

The property is zoned R-43 and is 91,478 square feet in size (2.10 acres). The property is square in shape and has streets along three sides. The front yard adjoins Casa Blanca Drive, the north side yard adjoins Palo Verde Drive, the south side yard adjoins Solano Drive.

Lot History

The subject property is not located in a subdivision and was annexed into the Town in 1961. Below is a list of improvements on the property:

- December 20, 1973. Permit for a single-family residence.
- March 22, 1974. Permit for a pool.
- June 12, 1979. Permit for a carport.
- November 3, 1987. Permit for a metal barn.
- December 31, 1997. Permit for masonry fence wall.
- August 14, 2002. Permit for a new single-family residence.
- July 23, 2003. Permit for a pool.
- October 8, 2003. Permit for fence walls.
- November 14, 2003. Permit for a basketball court.

Due to a new home that was constructed in 2002, the property owner was required to dedicate and improve the adjoining rights-of-way in accordance with the Town Code and General Plan. As a result of the right-of-way dedication, the existing north and south side fence walls became non-conforming in setback. Then Community Development Director Hamid Arshadi, noted that the fence walls can remain at their current location. However, in 2004, the Town updated the fence wall ordinance; in which the code (Section 2415) requires all non-conforming fence walls to meet current zoning requirements when remodeling more than 50% of the primary residence or constructing a new single-family residence. Since more than 50% of the house will be remodeled, the applicant is requesting a variance to keep the existing fence walls at their current location/setback.

Request

The applicant requests a variance to allow the existing non-conforming fence walls to remain. Per Section 2404, a side or rear yard with a street is limited to a 6' tall fence wall with a 20' setback from the property line. The subject property has two existing non-conforming fence walls. One existing 6' tall fence wall that is located in the north side yard and is setback 10.4' from the north property line (adjoining Palo Verde Drive). The other existing 6' tall fence wall is located in the south side yard and is setback 11' from the south property line (adjoining Solano Drive).

Per Section 2415 of the Town Zoning Ordinance, all non-conforming fence walls must meet current setback and height requirements when remodeling more than 50% of the house or building a new single-family residence. Since more than 50% of the house will be remodeled, the applicant is requesting a variance to keep the existing fence walls at their current location/setback.

DISCUSSION/ FACTS:

Variance criteria:

Town Code and Arizona Revised Statutes set criteria an applicant must meet before a Board of Adjustment may grant a variance request. If the Board finds an applicant meets **all** of these criteria, the Board may grant the variance. However, if the Board finds the applicant does not meet all of the criteria, the Board may not grant the variance. The following are staff's findings with regard to such variance criteria.

1. *“Such variance... will serve not merely as a convenience to the applicant, but [is] necessary to alleviate some demonstrable hardship or difficulty so great as to warrant a variance under the circumstances.” (Town Code Section 2-5-3(C)2).*

Findings in Favor (FIFs):

The existing fence walls are setback approximately 20' from the edge of the street, giving the appearance that the walls are compliant with the setback requirement.

Findings Opposed (FOPs):

There is no property hardship that warrants the request. The size, shape, and topography of the lot do not prevent the fence walls from being removed and reconstructed at the required setback.

2. *The “special circumstances, hardship, or difficulty [do not] arise out of misunderstanding or mistake...” (Town Code Section 2-5-3(C)4(b)).*

FIFs:

The hardship is not out of mistake or misunderstanding. The dedication of right-of-way in 2002 created a non-conforming setback for the north and south fence walls.

FOPs:

The applicant should be aware of all special circumstances on the property and plan any designs accordingly.

3. *“Such variance from ... the strict application of the terms of [the Zoning Ordinance] ... are in harmony with its general purposes and intents...” (Town Code Section 2-5-3(C)2).*

FIFs:

The intent of the fence ordinance is to provide safety, noise abatement, and security with minimal impact to visual openness and the environment. The existing walls provide security for the property and noise abatement from the surrounding three streets.

FOPs:

The request does not meet the intent of the code as other alternatives exist. The property is a large parcel that can accommodate fence walls at the required setback. The size, shape, and topography of the lot do not prevent the fence walls from meeting setbacks. Also, moving the wall at the required setback will provide additional visual openness the code seeks to maintain and preserve.

4. *"The special circumstances, hardship or difficulty applicable to the property are [not] self-imposed by the property owner, or predecessor..." (Town Code Section 2-5-3(C)4).*

FIFs:

The special circumstance is that the property adjoins three streets.

FOPs:

The request is self-imposed since the fence walls can be re-built to meet setback requirements. The property is oversized for its zoning classification (at 2.10 acres), the property is square in shape, and the lot is relatively flat. As a result, there are no characteristics of the lot that prevent the fence walls from meeting setback requirements.

5. *Because of special circumstances applicable to the property, including its size, shape, topography, location, or surroundings, the strict application of the Zoning Ordinance will deprive such property of privileges enjoyed by other property of the same classification in the same zoning district." (Arizona Revised Statutes 9-462.06(G)(2)).*

FIFs:

None.

FOPs:

Arizona Revised Statutes and the Town Zoning Ordinance do not require the most optimal or profitable use of a property. The size, shape, and topography of the lot do not prevent the applicant from removing the existing fence walls and construction new code compliant fences.

6. *The variance would not "constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which such property is located." (Arizona Revised Statutes 9-462.06(G)(2)).*

FIFs:

The fence is existing and is located 20' from the edge of the street. Also, the neighboring property to the south has an existing fence that encroaches into the setback.

FOPs:

Except for the neighboring property to the south, all other properties in the area meet the setback requirements outlined in the Zoning Ordinance. Although a property adjoining three roadways is atypical, there are no property hardships (e.g. size, shape, and topography of the lot) that prevent the fence walls from meeting the 20' setback from property line.

File #: 18-005

COMMENTS: A neighboring property owner inquired about the application and stated he has no objection to the request.

COMMUNITY IMPACT: Staff received two letters of support from neighboring property owners.

FISCAL IMPACT: None.

CODE VIOLATIONS: None.

ATTACHMENTS

Vicinity Map & Aerial Photo
Application
Narrative and Plan Set
Noticing Materials

C: Nick Labadie (Applicant)
Case File BA-17-04

5739 N. Casa Blanca Drive

Variance Application

A request to allow existing perimeter walls to remain as-is



Property Address:

5739 N. Casa Blanca Drive
Paradise Valley, Arizona
APN: 169-42-012A

Prepared by:

Jordan Rose
Nick Labadie
Rose Law Group pc
7144 E. Stetson Drive, Suite 300
Scottsdale, Arizona 85251
480.505.3936

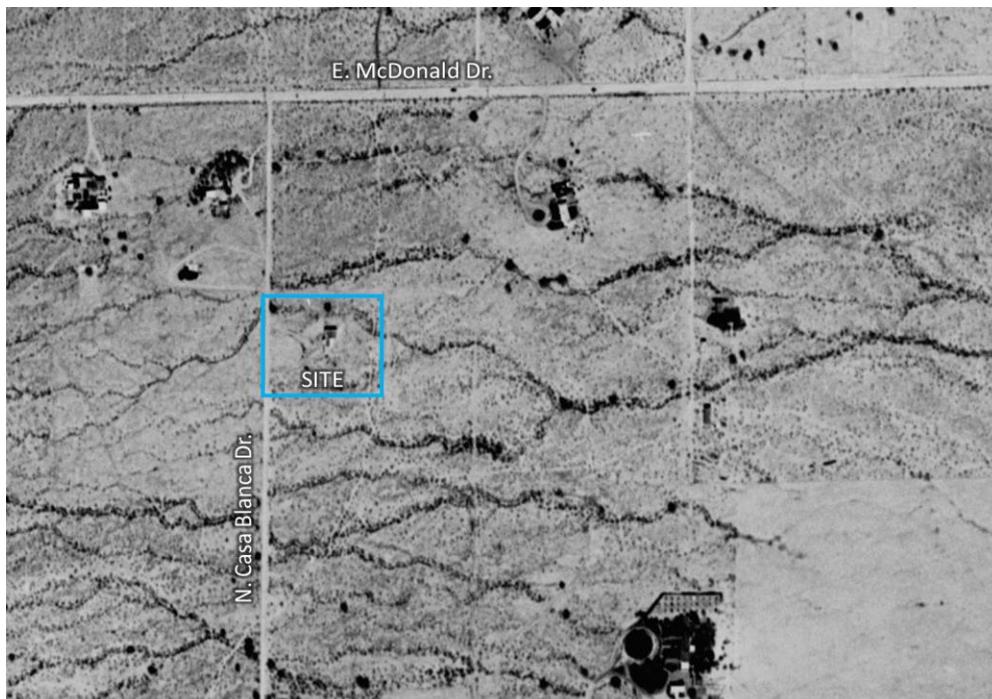
Submitted: September 29, 2017
Resubmitted: November 15, 2017

Request

This request is for a variance from Article XXIV, Section 2404(b)(2) and Table 2404A of the Town of Paradise Valley's Zoning Ordinance ("Ordinance") reducing the minimum side setback where adjacent to a local street to 10 feet where 20 feet is required at 5739 N. Casa Blanca Drive (the "Property"), located on the northeast corner of N. Casa Blanca Dr. and E. Solano Dr. and on the southeast corner of N. Casa Blanca Dr. and E. Palo Verde Dr. (see Exhibit A, Vicinity Map). This lot is unique as it appears to be one of only 6 lots in the entire Town of PV surrounded on three sides by roadway with increased setbacks for walls on all three sides. Notably, these unique characteristics were caused by the Town's actions, when it required ROW to be dedicated to create E. Solano Dr. and E. Palo Verde Dr. When this right-of-way ("ROW") was dedicated to the Town, it transformed the Property into a rare peninsula parcel surrounded on three sides by ROW without any provision for relief by right in the Ordinance. Were that ROW not dedicated, the existing walls would not only be legal conforming walls where they are today, they would be able to be on the Property line; the Property's setbacks would be greatly reduced, and the Property's buildable area would be significantly larger. None of the ROW was sought or requested by the Property owner. This variance is necessary to allow existing fully legally permitted walls, built almost 20 years ago, to remain as constructed and to relieve the hardship created on this property as a result of the lot being in the unusual situation of being surrounded on three sides by roadway.

History

The County's records do not show an original plat for the Property, and it appears to be a metes and bounds parcel; however, the County's historical aerial photography shows a home on the Property as far back as 1949. As you can see in the photo below, at that time, there were no other properties on any side of the Property and only N. Casa Blanca Drive existing.



Aerial photo of Property, 1949 (Maricopa County GIS)

Ten years later by 1959, a handful of homes had been built in this area, including to the south, west, and east of the Property. The home to the east appears to have been accessing their lot via a driveway that ran along the north side of the Property, but does not appear to have been an actual ROW, as you can see in the photo below.



Aerial Photo of Property, 1959 (Maricopa County GIS)

By 1975, 16 years later, Desert Arroyos Subdivision was created (see Exhibit B, Desert Arroyos Final Plat) and Solano Road was created to provide secondary access to that new neighborhood. This effectively turned the Property into a corner lot, forcing an increase in side yard setback for walls to 20 feet from 0 feet.



Aerial Photo of Property, 1976 (Maricopa County GIS)

In 2002, the Property was redeveloped and new permits were approved for the new walls and structures, including the perimeter walls as they remain today. Then Community Development Director Hamid Arshadi specifically included in the approval, a condition that indicated only new structures (after what was included in that permit) would need to be in conformance with the Ordinance. If Mr. Arshadi had not intended these walls to be permitted even with new future construction, he surely would have explicitly said that. It is clear this was his intent, as the Town Code provides requirements for new structures to be in conformance with the Town Code. It also sets criteria (Sec. 2415(a)), for when conformance with the Ordinance is triggered. As written and issued, the approval of the walls is in their current location is perpetual and unconditional.

It is our belief that this special approval was given in return for the ROW, which the Property owner dedicated to the Town to create the roadway on the north boundary of the property, E. Palo Verde Dr., which would have otherwise not allowed for the walls to be built where they are today (see Exhibit C, Site Photos).

By creating E. Palo Verde Dr., the Town transitioned the Property from a Corner lot to a very unusual peninsula lot thereby imposing an additional 20 feet of setback along the north property line as well. The current owners are in the process of designing a remodel of the existing home (see Exhibit D, Site Plan) that will continue to improve the area and add to the number of beautiful homes that Paradise Valley is known for but would like to keep the walls as they are today. It is inequitable to require the owner of the Property to bear the entire burden (hardship) of relocating walls and losing buildable area solely to increase the value of a nearby property by improving access to it.



Aerial Photo of Property, 2003/2004 (Maricopa County GIS)

Meets Variance Criteria

Approval of this request for a variance to allow the existing perimeter walls to remain will provide relief from the hardship on the Property that results from it being made an unusual peninsula lot by the Town. Below is a discussion of the legal justifications for the requested variance.

- 1. “Such variance...will serve not merely as a convenience to the applicant, but [is] necessary to alleviate some demonstrable hardship or difficulty so great as to warrant a variance under the circumstances.” (Town Code Section 2-5-3(C)2).**

As discussed above, the Property is in the unique situation of being an unusual peninsula lot due to the creation of two new streets after the creation of the Property and ROW dedication later in the development. This lot appears to be one of only 6 lots in the entire Town that has this condition of being a peninsula lot with increased setbacks for walls on all three sides. There are roughly 5,720 lots in Paradise Valley, which makes these lots extremely rare at just 0.01% of the Town’s lots (see Exhibit E, Map of Comparable Peninsula Lots). Further, each of the other comparable peninsula lots were originally platted as peninsula lots, whereas the Property was made one by the Town’s creation of the adjacent roads. There are other cases of peninsula lots at the perimeter of subdivisions in Paradise Valley, however it is understood that it would be a burden on those lots to have increased setbacks on all three sides, so the Ordinance allows walls on lots at the perimeter of subdivisions to have a zero setback. This variance is requested to maintain the significant property rights that other properties in the R-43 zoning district and the other 99.99% of lots in Paradise Valley enjoy.

To alleviate this hardship, the Town need only allow existing, duly permitted walls to remain, which we believe was the intent of the Community Development Director’s handwritten approval at the time they were constructed.

- 2. The “special circumstances, hardship, or difficulty [do not] arise out of misunderstanding or mistake...” (Town Code Section 2-5-3(C)4(b)).**

This hardship does not arise out of misunderstanding or mistake. The situation the Property is currently in was created intentionally by the Town in its creation of the new streets but only after the Town agreed to preserve the current location of the walls. Accordingly, this was not done with the intent of creating a hardship for the Property but it was an unintended consequence. Nevertheless, any effort to require relocation of the walls (enforcement of increased setbacks) will result in a significant hardship, which can only be remedied by this variance, the remedy to which is contemplated and provided by the Ordinance in the form of this variance process. It even appears that the former Development Services Director agreed to allow the walls to remain in order to gain additional ROW dedication from the lot’s then owner. The lot has participated in helping the Town develop important roadway access in the past and should not now be forced to live without protection from those roadways.

3. **“Such variance from...the strict application of the terms of [the Zoning Ordinance]...are in harmony with its general purposes and intents...” (Town Code Section 2-5-3(C)2).**

The intent of the setback for walls is to create open space and avoid perimeter walls from being on the property line. This request is in harmony with that intent as the existing walls are setback from the pavement 26'-3" ft. on E. Palo Verde Dr. and 21'-0" ft. on E. Solano Dr. The north wall is 10.4 feet from the property line at its closest point, and the south wall is 11 feet to the southern property line at its closest point (see Exhibit F, Wall Detail). They have been in this location for almost 20 years, and forcing the owner to relocate those walls will not yield any meaningful benefit to the Town or the community at large, rather it will only impose burdens on the lot owner. Neither of these roads will be improved or widened as they are local streets far from a higher-level street. This street condition has served the Town and the surrounding residents well and is only a result of this lot's past participation in ROW dedication. The request and the preservation of the walls is and has been in harmony with the general purposes and intents of the Ordinance.

4. **“The special circumstances, hardship or difficulty applicable to the property are [not] self-imposed by the property owner, or predecessor...” (Town Code Section 2-5-3(C)4).**

Neither the Owner, nor its predecessor created this situation, rather, it was the Town's instigation of the ROW dedication that created this unique peninsula lot - the only one like it in Paradise Valley. No owner of the Property has at any point requested or wanted either E. Solano Dr. or E. Palo Verde Dr. to exist. It has been the result of surrounding development that they could not have stopped. Whether the ROW was dedicated as a result of a taking or given up as a requirement for the improvement of the surrounding properties, at no point did the Property owners wish to dedicate any ROW. The assurance that the permitted walls would be allowed to remain and only new construction would need to be in compliance with the Ordinance was necessary to not create the hardship we are now requesting be alleviated.

5. **“Because of special circumstances applicable to the property, including its size, shape, topography, location, or surroundings, the strict application of the zoning ordinance will deprive such property of privileges enjoyed by other property of the same classification in the same zoning district.” (Arizona Revised Statutes 9-462.06(G)(2)).**

As discussed above, the Property is unique to almost all others in the Town as an R-43 zoned peninsula lot with increased setbacks for walls on all three sides, and unique to every single other lot in Paradise Valley as it was not originally so. The Property's location surrounded by ROW on 3 sides, when it was originally developed with ROW on just the west side, makes this a special circumstance. The fact that adjacent subdivisions and Town actions caused this special circumstance (as opposed to other peninsula lots that were always planned as such) exerts a hardship on the Property and a deprivation of property rights that is not felt by other lots, even peninsula lots. Without this variance from the strict interpretation of the Ordinance, the Property

would be the only lot in the Town that is required to have full setbacks for yards adjoining streets on three sides without ever having been intended or wanting to be. This significantly reduces the buildable area of the Applicant's lot, far more than any other R-43 lot in the Town.

Additionally, the parcel immediately south of the Property enjoys the benefit of a subdivision perimeter wall on E. Solano Dr. that is permitted to be on the property line without any setback. Approving this variance would actually create a setback on the north side of E. Solano Dr. that is 10 feet larger than the south side.

6. The variance would not "constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which such property is located" (Arizona Revised Statutes 9-462.06(G)(2)).

Granting this request for a variance would not be a special privilege as 99.99% of the lots in the Town already enjoy this benefit. Rather, it would be a relief of the clear hardship allowing the Applicant to enjoy the equal benefit and use of the Property as other similarly zoned properties.

Conclusion

We believe this request for a variance is justified and is the minimum necessary to alleviate the hardship because of the truly unique nature of the Property and the fact that it was created inadvertently by the establishment of two new streets and dedicated ROW on two sides of it. The request does not constitute a special privilege, is in harmony with the expressed intent of the Town Code and Zoning Ordinance, remedies a hardship that is not self-imposed, does not arise out of a misunderstanding, and would otherwise deprive the property owner of benefits afforded other property owners within the R-43 zoning district and almost every other property owner in Paradise Valley. We respectfully ask that you approve this request.

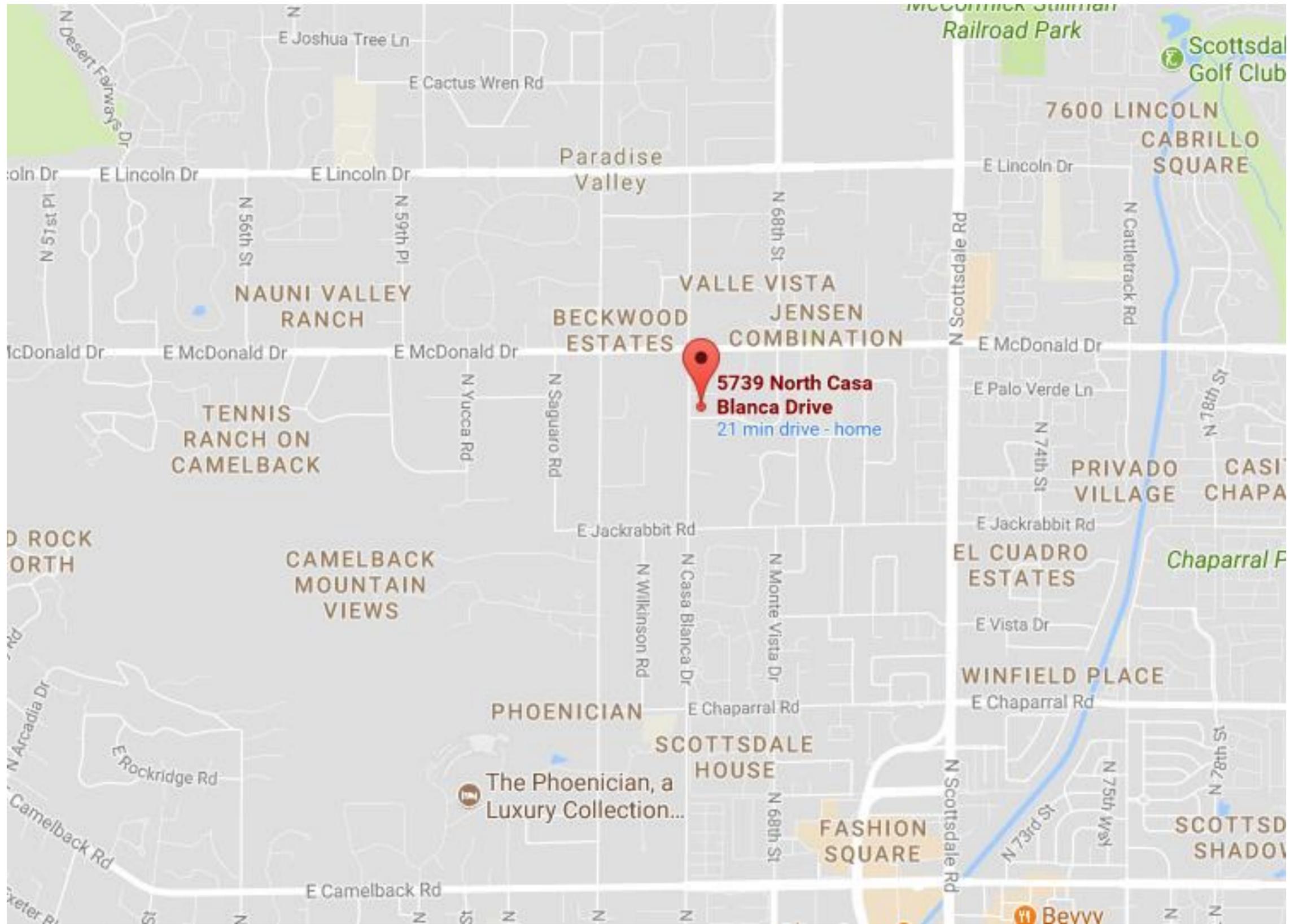


Exhibit A: Vicinity Map

Emerson Residence
5739 N Casa Blanca Dr.
APN: 173-08-004

Rose Law Group pc
7144 E. Stetson Dr.,
Suite 300
480-505-3936

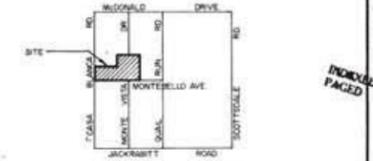


180-22

FINAL PLAT OF
DESERT ARROYOS
 A SUBDIVISION OF PART OF THE N. 1/2, SEC. 15, T.2N., R.4E., G. & S. R.B. & M., MARICOPA COUNTY, ARIZONA

180-22

STATE OF ARIZONA
 County of Maricopa } SS
 I hereby certify that the with
 in instrument was filed and re-
 corded at request of
Western Skies
 on page 22
 of book 180-22
 of this my hand and official
 seal on this 22nd day of August
 1975.



LOCATION MAP

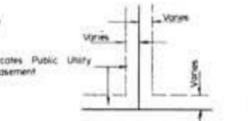
Top of 1/2" 1 P, 20 1/2" West
 of the SE Property Cor
 Elev 1323.77

BENCH MARK

Indicates corner this subdivision - Found or set
 1/2" Iron Pipe unless otherwise indicated

40 Ft Front Yard
 20 Ft Side Yard
 40 Ft Rear Yard

TYPICAL LOT SETBACKS



EASEMENT DETAIL

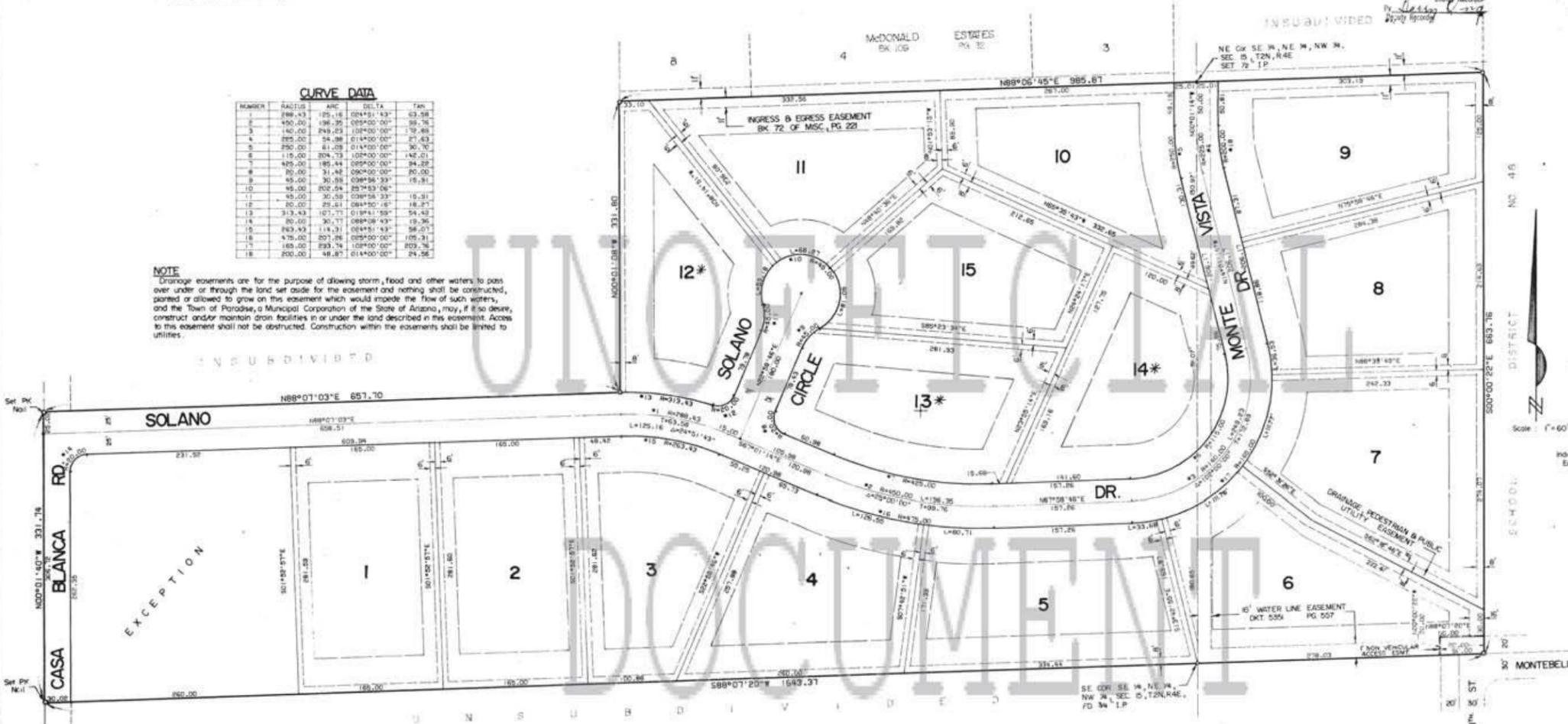
WESTERN SKIES DEVELOPMENT, INC.
 4443 E. THOMAS RD
 PHOENIX, ARIZONA
DEVELOPER

* Side yard setback not adjacent to street shall be 20'.

CURVE DATA

NUMBER	RADIUS	ARC	DELTA	TANG
1	288.43	125.16	024°51'43"	63.68
2	450.00	198.25	025°00'00"	99.76
3	140.00	289.23	024°00'00"	132.80
4	225.00	34.88	014°00'00"	27.63
5	250.00	61.09	014°00'00"	30.70
6	15.00	294.73	024°00'00"	142.61
7	425.00	185.44	025°00'00"	94.22
8	20.00	31.42	024°00'00"	20.00
9	45.00	30.66	024°00'00"	18.27
10	45.00	202.24	25°43'06"	101.12
11	45.00	30.59	024°00'00"	15.31
12	45.00	35.61	024°00'00"	18.27
13	313.43	107.71	019°41'59"	54.42
14	20.00	30.17	024°00'00"	15.36
15	283.43	114.31	024°00'00"	58.07
16	475.00	207.26	025°00'00"	105.31
17	165.00	293.74	024°00'00"	147.76
18	200.00	48.87	014°00'00"	24.56

NOTE
 Drainage easements are for the purpose of allowing storm, flood and other waters to pass over, under or through the land set aside for the easement and nothing shall be constructed, planted or allowed to grow on this easement which would impede the flow of such waters, and the Town of Paradise, a Municipal Corporation of the State of Arizona, may, if it so desire, construct and/or maintain drain facilities in or under the land described in this easement. Access to this easement shall not be obstructed. Construction within the easements shall be limited to utilities.



DEDICATION

State of Arizona } SS
 County of Maricopa }
KNOW ALL MEN BY THESE PRESENTS
 That WESTERN SKIES DEVELOPMENT, INC., an Arizona Corporation, as sole owners, have subdivided under the name of DESERT ARROYOS, a part of the N. 1/2, Sec. 15, T.2N., R.4E., G. & S.R.B. & M., Maricopa County, Arizona, and hereby publishes this plat as and for the plat of said DESERT ARROYOS, 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 and street shall be known by the number or name given to each respectively on said plat, and WESTERN SKIES DEVELOPMENT, INC., hereby dedicates to the Town of Paradise Valley and the public for its use, the streets and easements shown on said plat and included in the above described premises.
 IN WITNESS WHEREOF WESTERN SKIES DEVELOPMENT, INC., as sole owners, hereunto set their signatures.

 Secretary

 Vice President

The undersigned trustee, under deeds of trust recorded in Docket _____, page _____ and Docket _____, page _____, hereby ratifies and approves the dedication hereon.
 ARIZONA TITLE INSURANCE & TRUST COMPANY

ACKNOWLEDGEMENTS

State of Arizona } SS
 County of Maricopa }
 On this the _____ day of _____, 1975, before me, the undersigned officer, personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged that he as secretary of WESTERN SKIES DEVELOPMENT, INC., an Arizona Corporation, as sole owners, executed the foregoing instrument for purposes therein contained.
 IN WITNESS WHEREOF I hereunto set my hand and official seal.

 Notary Public My Commission Expires _____

State of Arizona } S.S.
 County of Maricopa }
 On this the _____ day of _____, 1975, before me, the undersigned officer, personally appeared _____ known to me to be the person whose name is subscribed in the foregoing instrument, and acknowledged that he as, Vice President of ARIZONA TITLE INSURANCE & TRUST COMPANY, an Arizona Corporation, as trustee, executed the foregoing instrument for purposes therein contained.
 IN WITNESS WHEREOF I hereunto set my hand and official seal.

 Notary Public My Commission Expires _____

CERTIFICATION

This is to certify that this survey and subdivision of the land depicted in and subject to this subdivision plat as DESERT ARROYOS was made under my direction during the month of _____, 1975, that this survey is correct, accurate, true and complete as shown herein; and that said monuments are sufficient to enable this survey to be retraced, and they have been located as described.

 Registered Land Surveyor Date

APPROVALS

This plat was duly approved by the Mayor and City Council of the Town of Paradise Valley, Arizona this the _____ day of _____, 1975.

By: _____
 Mayor

PLANNERS
 RICHARD CAVINESS-COOPER DOWNS & ASSOC.
 5417 E. Vernon
 Phoenix, Arizona Ph. 994-5943

CIVIL ENGINEERS
 MCAUSLAND-PEARCE & ASSOC.
 2239 N. Hayden Rd.
 Scottsdale, Arizona Ph. 994-9508
 Job No. 965-C July, 1975

180-22

180-22

Exhibit B: Desert Arroyos Plat

Emerson Residence
 5739 N Casa Blanca Dr.
 APN: 173-08-004

Rose Law Group pc
 7144 E. Stetson Dr.,
 Suite 300
 480-505-3936





Exhibit C: Site Photos Index

Emerson Residence
5739 N Casa Blanca Dr.
APN: 173-08-004

Rose Law Group pc
7144 E. Stetson Dr., Suite 300
480-505-3936





Looking North from the NE corner of the property.



Looking South from the NE corner of the property.



Looking West from the NE corner of the property.



Looking East from the NE corner of the property.

Exhibit C: Site Photos - from NE Corner Location #1

Emerson Residence

5739 N Casa Blanca Dr.

APN: 173-08-004

Rose Law Group pc
7144 E. Stetson Dr., Suite 300
480-505-3936



Looking North from the NW corner of the property.



Looking South from the NW corner of the property.



Looking West from the NW corner of the property.



Looking East from the NW corner of the property.

Exhibit C: Site Photos - from NW Corner Location #2

Emerson Residence
5739 N Casa Blanca Dr.
APN: 173-08-004

Rose Law Group pc
7144 E. Stetson Dr., Suite 300
480-505-3936



Looking North from the SW corner of the property.



Looking South from the SW corner of the property.



Looking West from the SW corner of the property.



Looking East from the SW corner of the property.

Exhibit C: Site Photos - from NW Corner Location #3

Emerson Residence
5739 N Casa Blanca Dr.
APN: 173-08-004

Rose Law Group pc
7144 E. Stetson Dr., Suite 300
480-505-3936



Looking North from the SE corner of the property.



Looking South from the SE corner of the property.



Looking West from the SE corner of the property.



Looking East from the SE corner of the property.

Exhibit C: Site Photos - from NW Corner Location #4

Emerson Residence
5739 N Casa Blanca Dr.
APN: 173-08-004

Rose Law Group pc
7144 E. Stetson Dr., Suite 300
480-505-3936

- THE -
**EMERSON
 RESIDENCE**

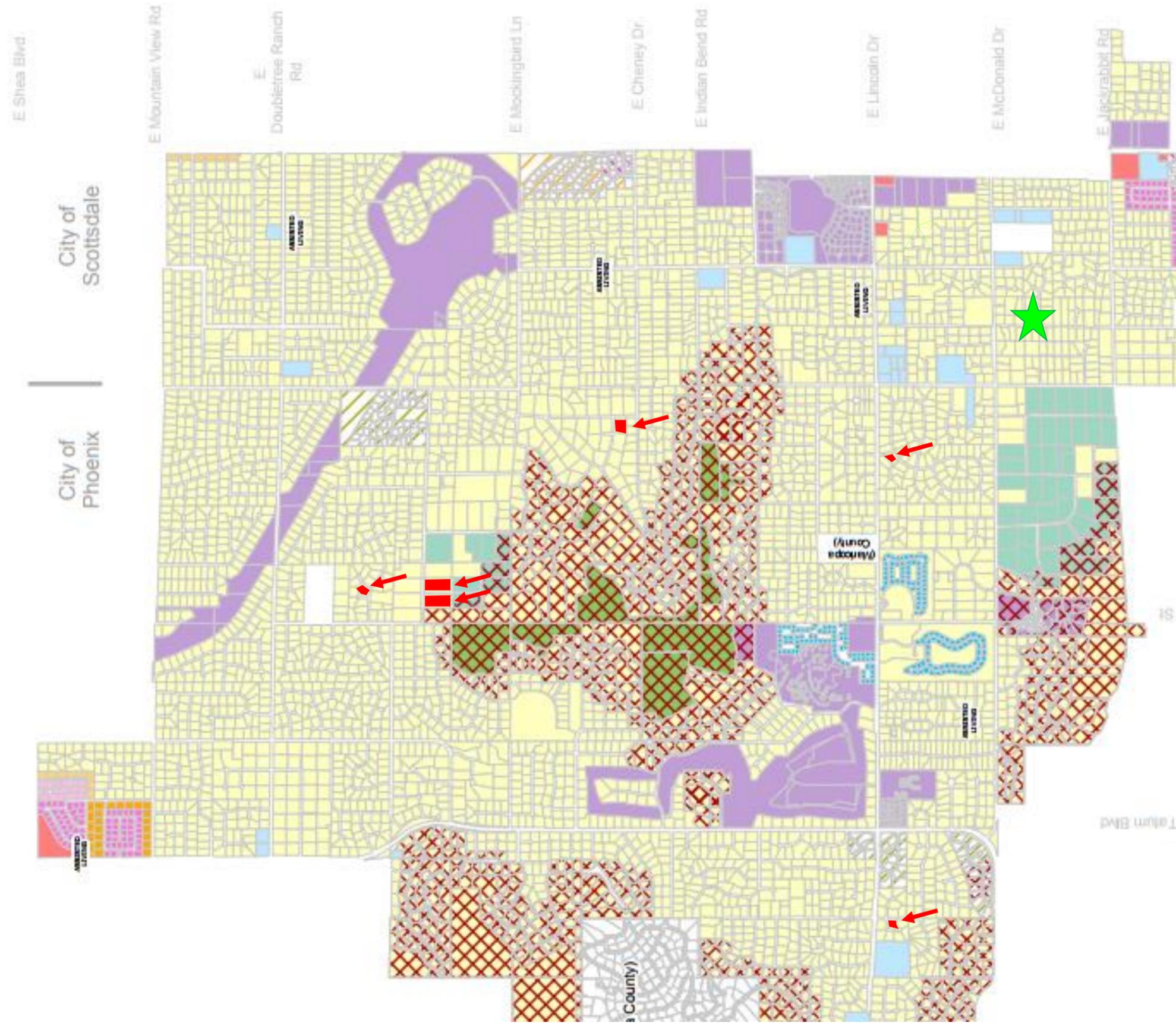
5739 N. CASA BLANCA
 PARADISE VALLEY, ARIZONA



01 SITE PLAN
 SCALE: 1/16"=1'-0"

Revision:	
Project #:	
Date:	9-20-17
Issued For:	
Drawn By:	

**Blochberger
 DESIGN**
 5440 N. 46th Place
 Phoenix, AZ 85018
 jimblochberger@cox.net
 phone: 602.692.9081
 fax: 602.957.6018



★ Subject property – the only peninsula lot in Paradise Valley not platted as such and subject to increased setbacks on three sides.

■ Peninsula Lot

**Legend
Zoning**

- R-175
- R-43
- R-43CP
- R-18CP
- SUP-P Special Use Permit- Public
- OSP- Open Space Preserve
- SUP-R Special Use Permit- Resort
- SUP-O Special Use Permit- Medical
- Hillside
- Public School
- R-35
- R-35CP
- R-35A
- R-18
- R-18A
- R-10

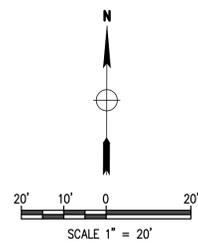
Revised 04/24/13 15:30

Exhibit E: Map of Comparable Peninsula Lots

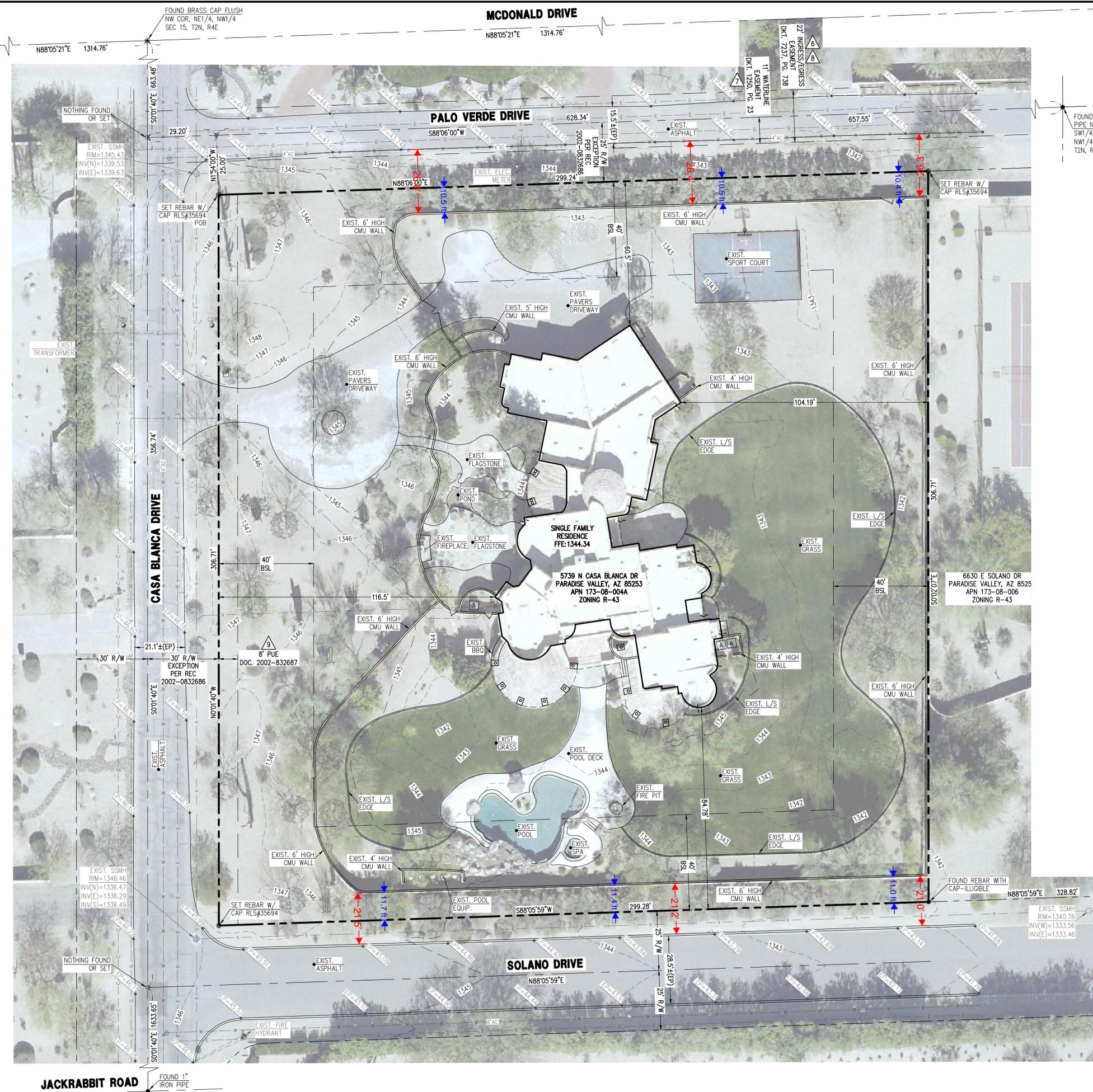
Rose Law Group pc
7144 E. Stetson Dr., Suite
300
480-505-3936

Emerson Residence
5739 N Casa Blanca Dr.
APN: 173-08-004





INVERGORDON ROAD



JACKRABBIT ROAD

MCDONALD DRIVE

PALO VERDE DRIVE

SOLANO DRIVE

MOCKINGBIRD LANE

REVISIONS:	DATE:	SCALE: 1"=20'	DESIGNED BY: JF	DATE: 04/17/17
			DRAWN BY: DW	JOB: 1704039
			CHECKED BY: NP	VERSION: 1.1
				PLOT DATE: 04/17/17

**ALTA/NPS LAND
TITLE SURVEY**

**PARCEL NO. 173-08-004A
5739 N CASA BLANCA DR
PARADISE VALLEY, AZ 85253**

P. 602.889.1984 | F. 602.445.9482
8808 N CENTRAL AVE., SUITE 288
PHOENIX, AZ 85020
PHOENIX@LDGENG.COM

James B. Flack
 Professional Engineer
 License No. 35694
 State of Arizona, U.S.A.
 Expires 12/31/2018

George Burton

Subject: FW: Variance Meeting

From: Fife Symington [
Sent: Wednesday, December 20, 2017 9:54 AM
To: Eva Cutro <ecutro@paradisevalleyaz.gov>
Subject: Variance Meeting

Dear Members of the Board,

I am writing to you, as a resident of Paradise Valley, to express my strong support for the variance being requested at 5739 N. Casa Blanca Drive. I live at 5721 N. Casa Blanca, due south of the property in question. We love this neighborhood and only want it to stay as it is, which is what this variance would permit. I have had a chance to review the application and believe that more than just being a reasonable request, the variance is necessary for the Emerson's to be able to enjoy the same property rights as everyone else in the neighborhood. It is unfortunate that their property has been chipped away to provide access to other properties and now it may cost them dearly if they are not granted this variance.

Approving this request will only have a positive effect on our neighborhood by reaffirming that we would all like to see its character, look and feel remain as it is today. We have all chosen to purchase homes in this area because we love it and have no interest in seeing existing walls replaced with new walls or anything about the look of the street to change. The Emerson's wall has been there since before I bought my property 11 years ago. It is aesthetically pleasing, and forcing them to tear it down would be utterly pointless and a major inconvenience for the whole neighborhood.

I hope that you will agree with me that this application meets all the required criteria for approval, will maintain the character of our neighborhood, and is only fair to preserve the property rights of the Emersons.

Sincerely,

Fife Symington

Fife Symington

December 15, 2017

Board of Adjustment
Town of Paradise Valley
6401 E Lincoln Dr.
Paradise Valley, AZ 85253

Dear Members of the Board,

My name is Drew Brown and I live at 5219 North Casa Blanca Drive, Paradise Valley, AZ 85253. I am writing to you today because I support the variance requested by my neighbors at 5739 North Casa Blanca Drive, Paradise Valley, AZ 85253 and I believe you should too. Approving this variance is important not only to the Emerson's, but to the neighborhood as a whole.

This variance would allow the walls to stand as they are and as they have for decades now. There is no reason to now require they be moved or changed in any way. My family and the rest of our neighbors have shared these streets for years and we are happy with the way things are. We would prefer not to see that unnecessary changes are being made when there were no issues.

The Emerson's have a right to enjoy their property privately just like the rest of us, and approving this variance will honor that right. Please consider the Emerson's and the neighborhood's interest in preserving the tranquility of our neighborhood when making your determination. We, as a community, share and respect each other's property rights and we want the same for the Emerson's.

Sincerely,

Drew Brown

cc: ✓ Eva Cutro, Community Development Director
ecutro@paradisevalleyaz.gov