



## COMMUNITY DEVELOPMENT DEPARTMENT VARIANCE APPLICATION GUIDE

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

### APPLICANT & CONTACT INFORMATION

Project Name: Pace Residence Backyard Trellis  
Date: 10/28/25 Zoning: R-35 CP Acreage (Net Acres): 0.54  
Property Address: 7062 E. Belmont Avenue, Paradise Valley, AZ 85253  
Assessor's Parcel Number: 174-40-063  
Name of Subdivision & Lot Number: Cheney Estates Lot 62

Owner: Pace Family Trust  
Address: 7062 E. Belmont Avenue, Paradise Valley, AZ 85253  
Phone number: 602-920-9212  
E-mail address: zpace@pcaemail.com  
Signature: [Signature]  
(Or provide a separate letter of authorization)

Applicant/Representative: Benjamin Tate  
Company Name (if Applicable): Withey Morris Baugh, PLC  
Address: 2525 E. Arizona Biltmore Cir. Ste. A-212, Phoenix, AZ 85016  
Phone number: 602-346-4610  
E-mail address: ben@wmbattorneys.com  
Signature: [Signature]

THE ABOVE APPLICANT HEREBY APPLIES FOR A VARIANCE AS INDICATED IN THE SUBMITTED NARRATIVE,  
PLANS, AND DOCUMENTS IN ACCORDANCE WITH SECTION 2-5-3 OF THE TOWN CODE AND IN  
ACCORDANCE WITH THE TOWN ZONING ORDINANCE.

### FOR DEPARTMENTAL USE ONLY

Variance-App.#: \_\_\_\_\_ Submittal Date: \_\_\_\_\_ Expiration Date: \_\_\_\_\_

# Unofficial 20. Document

RECORDING REQUESTED BY

Premier Title Agency

Escrow Number: A-149570

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so

## WHEN RECORDED MAIL TO

Zachary D. Pace and Rebecca M. Pace, Trustees of  
The Pace Family Trust, dated March 27, 2008  
7062 East Belmont Avenue  
Paradise Valley, AZ 85253

A.P.N.: 174-40-063

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations, I or we,

**David Megdal and Jessica Megdal, Trustees of The Mind Ya Own Bees Wax Trust, dated 2/16/2018**

Do/does hereby convey to

**Zachary D. Pace and Rebecca M. Pace, Trustees of The Pace Family Trust, dated March 27, 2008**

The following real property situated in Maricopa County, Arizona

Lot 62, of CHENEY ESTATES, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 352 of Maps, page 20.

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record.

And I or we do warrant the title against all persons whomsoever, subject to the matters set forth above.

Dated: March 11, 2024

Please continue to page 2 for Signature and Notary

Warranty Deed  
Page 2

The Mind Ya Own Bees Wax Trust dated 2/16/2018

By:   
David Megdal, Trustee

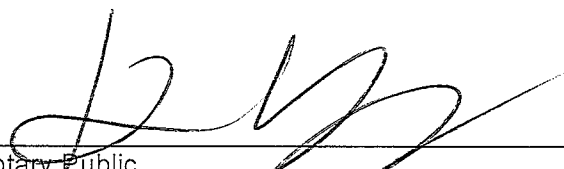
By:   
Jessica Megdal, Trustee

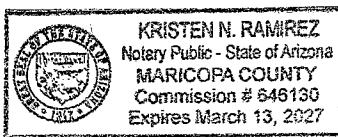
State of Arizona )

County of Maricopa )

On this 12 day of MARCH, 2024, before me personally appeared David Megdal and Jessica Megdal, Trustees of The Mind Ya Own Bees Wax Trust, dated 2/16/2018, whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be, and acknowledged that he or she signed the above/attached document.

Unofficial Document

  
Notary Public



## Beneficiaries Disclosure (Pursuant to A.R.S. 33-404)

Name:

Address

Zachary D. Pace

8545 N. 84<sup>th</sup> Place, Scottsdale, AZ  
85258

Rebecca M. Pace

8545 N. 84<sup>th</sup> Place, Scottsdale, AZ  
85258

Unofficial Document

The above is a full list of the Beneficiaries under the Trust named Zachary D. Pace and Rebecca M. Pace,  
Trustees of The Pace Family Trust, dated March 27, 2008  
 and Dated 3/27/2008

Zachary D. Pace, Trustee  
 Zachary D. Pace

Rebecca M. Pace, Trustee  
 Rebecca M. Pace

## Beneficiaries Disclosure (Pursuant to A.R.S. 33-404)

Name:

Address

David Megdal

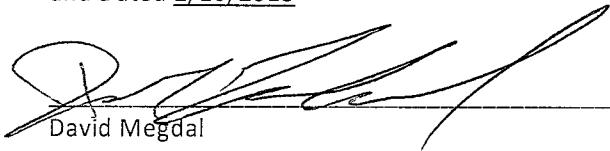
7062 E Belmont AVE  
Paradise Valley AZ 85253

Jessica Megdal

same ↑

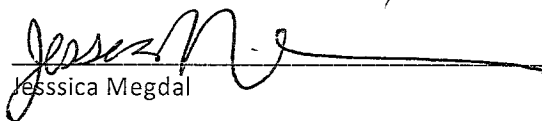
Unofficial Document

The above is a full list of the Beneficiaries under the Trust named David Megdal and Jessica Megdal, Trustees  
of The Mind Ya Own Bees Wax Trust, dated 2/16/2018  
 and Dated 2/16/2018



David Megdal

, Trustee



Jessica Megdal

, Trustee



## COMMUNITY DEVELOPMENT DEPARTMENT VARIANCE APPLICATION GUIDE

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### SUBMITTAL REQUIREMENTS

- ☐ Application form with proof of ownership (warranty deed or current title report)
- ☐ Filing Fee:
  - ☐ Application for Variance \$1,765.00
  - ☐ Application for Variance for non-livable detached structures \$1,615.00  
Having less than 10% impact on setback or disturbed area
- ☐ Narrative describing the request and addressing all three variance criteria. Narrative Format – Identify the request at the beginning of the narrative and identify each variance criteria with the response below it explaining how that criteria has been met or addressed (1 paper copy upon staff request).
- ☐ Site plan and all other applicable plans/documents for staff to review for completeness (1 paper copy upon staff request).
- ☐ Electronic copy of the narrative, site plan, and all other applicable plans/documents (in PDF format) on a USB flash drive/memory stick for staff to review for completeness.

After the application is reviewed and deemed complete by staff:

- ☐ Electronic copy of the narrative, site plan, and all other applicable plans/documents (in PDF format) on a USB flash drive/memory stick for the hearing.
- ☐ Noticing Materials (An electronic copy in PDF format on a USB flash drive/memory stick):
  - a. List of all property owners with respective Maricopa County Tax Parcel Number for all properties within the notice area. Notice area is 1,500 feet from perimeter of subject property, or as specified by the Town.
  - b. Completed Neighborhood Notice Form (identifying scope of the request and the Sections of the Town Zoning Ordinance that you are requesting a variance from – see page 7 of this application).
  - c. The completed set of envelopes for each property owner within the notice area must include the following:
    - i. Town return address:  
Town of Paradise Valley  
Planning Division  
6401 E. Lincoln Drive  
Paradise Valley, AZ 85253