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: LEGACY HILL ACQUISITIONS LLC/ Jordan Rose

Applicant's Company Name: Rose Law Group

Phone Number: 480-291-0743

E-mail Address: hhardy@roselawgroup.com

Project/Property Address: 7102 N 57TH PL PARADISE VALLEY 85253

Zoning: R-43 Acreage: 1.14

Project Narrative:

Discussion and Possible Action on a variance from the Zoning Ordinance, Article X, Height and Area Regulations, to allow a garage and office addition to the main house to encroach into the setback.

MEETING DATE/ TIME/PLACE

Meeting Date: 9/3/25 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

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 8/5/25, for the proposed variance has been mailed on the following date 8/6, 20 25.

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

The foregoing instrument was acknowledged by me this 8th day of August, 20 25, by Henry Hardy.
Name

NOTARY PUBLIC

My commission expires:

02/26/2029

LAURY A HENDERSON
Notary Public - Arizona
Maricopa County
Commission # 679868
My Comm. Expires Feb 26, 2029

Parcel Number	Owner	Property Address	Mailing Address	MAIL_ADDR1	MAIL_CITY	MAIL_STAT	MAIL_ZIP
169-01-007L	SPELTS LOUIS C JR/INGRID	6008 E INDIAN BEND RD PARADISE VALLEY 85253	6008 E INDIAN BEND RD PARADISE VALLEY AZ USA 85253	6008 E INDIAN BEND RD	PARADISE VALLEY	AZ	85253
169-01-007Q	PLENGE ROBERT W/DORRANCE BENNETT ETAL TR	6401 E LINCOLN DR PARADISE VALLEY 85253	6401 E LINCOLN DR PARADISE VALLEY AZ USA 85253	6401 E LINCOLN DR	PARADISE VALLEY	AZ	85253
169-01-007U	STANTON/MCBURNEY REVOCABLE TRUST	6020 E INDIAN BEND RD PARADISE VALLEY 85253	6121 N NAUNI VALLEY DR PARADISE VALLEY AZ USA 85253	6121 N NAUNI VALLEY DR	PARADISE VALLEY	AZ	85253
169-01-007W	PLENGE ROBERT W/DORRANCE BENNETT ETAL TR		6401 E LINCOLN DR PARADISE VALLEY AZ USA 85253	6401 E LINCOLN DR	PARADISE VALLEY	AZ	85253
169-02-004E	PETERSON JANA LOUISE	5901 E HUMMINGBIRD LN PARADISE VALLEY 85253	5901 E HUMMINGBIRD LN PARADISE VALLEY AZ USA 85253	5901 E HUMMINGBIRD LN	PARADISE VALLEY	AZ	85253
169-02-004F	TAHERI KAVEH	5939 E HUMMINGBIRD LN PARADISE VALLEY 85253	5939 E HUMMINGBIRD LN PARADISE VALLEY AZ USA 85253	5939 E HUMMINGBIRD LN	PARADISE VALLEY	AZ	85253
169-02-004G	ROVINSKY ELLIOT B	5841 E HUMMINGBIRD LN PARADISE VALLEY 85253	5841 E HUMMINGBIRD LN PARADISE VALLEY AZ USA 85253	5841 E HUMMINGBIRD LN	PARADISE VALLEY	AZ	85253
169-02-004Q	MUMMY MOUNTAIN PRESERVE TRUST THE	6400 E LINCOLN DR PARADISE VALLEY 85253	6401 E LINCOLN DR PARADISE VALLEY AZ USA 85253	6401 E LINCOLN DR	PARADISE VALLEY	AZ	85253
169-02-004R	GIBBONS DALE	5959 E HUMMINGBIRD LN PARADISE VALLEY 85253	5959 E HUMMINGBIRD LN PARADISE VALLEY AZ USA 85253	5959 E HUMMINGBIRD LN	PARADISE VALLEY	AZ	85253
169-02-006	P DUGEL FAMILY LTD PARTNERSHIP	5841 E QUARTZ MOUNTAIN RD PARADISE VALLEY 85253	5841 E QUARTZ MOUNTAIN RD PARADISE VALLEY AZ USA 85253	5841 E QUARTZ MOUNTAIN RD	PARADISE VALLEY	AZ	85253
169-02-007	SOMMET MUMMY PROPERTY LLC	5801 E QUARTZ MOUNTAIN RD PARADISE VALLEY 85253	5801 E QUARTZ MOUNTAIN RD PARADISE VALLEY AZ USA 85253	5801 E QUARTZ MOUNTAIN RD	PARADISE VALLEY	AZ	85253
169-02-008	JEWELL LINDSAY A/MORROW CHARLES	5784 E QUARTZ MOUNTAIN RD PARADISE VALLEY 85253	5784 E QUARTZ MOUNTAIN RD PARADISE VALLEY AZ USA 85253	5784 E QUARTZ MOUNTAIN RD	PARADISE VALLEY	AZ	85253
169-02-009	ZANG KERRY/VIRGINIA TR	5789 E QUARTZ MOUNTAIN RD PARADISE VALLEY 85253	5789 E QUARTZ MOUNTAIN RD PARADISE VALLEY AZ USA 85253	5789 E QUARTZ MOUNTAIN RD	PARADISE VALLEY	AZ	85253
169-02-010	JONATHAN AND DANIELLE ROBERTS REVOCABLE LIVING TRUST		10042 W AVENIDA DEL SOL PEORIA AZ USA 85383	10042 W AVENIDA DEL SOL	PEORIA	AZ	85383
169-02-011	JACKSON JILL M/LORMAN ROBERT	5689 E QUARTZ MOUNTAIN RD PARADISE VALLEY 85253	5689 E QUARTZ MOUNTAIN RD PARADISE VALLEY AZ USA 85253	5689 E QUARTZ MOUNTAIN RD	PARADISE VALLEY	AZ	85253
169-02-012A	DEWANJEE SUMIT	5749 E QUARTZ MOUNTAIN RD PARADISE VALLEY 85253	7301 E 3RD AVE UNIT 413 SCOTTSDALE AZ USA 85251	7301 E 3RD AVE UNIT 413	SCOTTSDALE	AZ	85251
169-02-013A	TY HARRISON ARCHITECTURE LLC	5739 E QUARTZ MOUNTAIN RD PARADISE VALLEY 85253	3511 E MORRISON RANCH PKWY GILBERT AZ USA 85296	3511 E MORRISON RANCH PKWY	GILBERT	AZ	85296
169-02-014A	EAGLES NEST HOLDINGS LLC	5665 E CHENEY DR PARADISE VALLEY 85253	7582 LAS VEGAS BLVD STE 134 LAS VEGAS NV USA 89123	7582 LAS VEGAS BLVD STE 134	LAS VEGAS	NV	89123
169-02-015A	BRODKIN TERRY B	5650 E CHENEY DR PARADISE VALLEY 85253	5650 E CHENEY DR PARADISE VALLEY AZ USA 85253	5650 E CHENEY DR	PARADISE VALLEY	AZ	85253
169-02-016A	LAMB FAMILY LIVING TRUST	5676 E CHENEY DR PARADISE VALLEY 85253	5676 E CHENEY DR PARADISE VALLEY AZ USA 85253	5676 E CHENEY DR	PARADISE VALLEY	AZ	85253
169-02-017A	TCK REVOCABLE LIVING TRUST	5678 E CHENEY DR PARADISE VALLEY 85253	5678 E CHENEY DR PARADISE VALLEY AZ USA 85253	5678 E CHENEY DR	PARADISE VALLEY	AZ	85253
169-02-022B	PLENGE ROBERT W/DORRANCE BENNETT ETAL TR		6401 E LINCOLN DR PARADISE VALLEY AZ USA 85253	6401 E LINCOLN DR	PARADISE VALLEY	AZ	85253
169-02-029	DANIEL AND ELAINE GRUBER TRUST	7420 N 58TH PL PARADISE VALLEY 85253	7420 N 58TH PL PARADISE VALLEY AZ USA 85253	7420 N 58TH PL	PARADISE VALLEY	AZ	85253
169-02-030	HAWKINS BRIAN G/EWA K	7460 N 58TH PL PARADISE VALLEY 85253	PO BOX 1539 LITCHFIELD PARK AZ USA 85340	PO BOX 1539	LITCHFIELD PARK	AZ	85340
169-02-035	DR ROBERT MEY CHILDRESS TRUST	5720 E QUARTZ MOUNTAIN RD PARADISE VALLEY 85253	5720 E QUARTZ MOUNTAIN RD PARADISE VALLEY AZ USA 85253	5720 E QUARTZ MOUNTAIN RD	PARADISE VALLEY	AZ	85253
169-02-036	KARBASSI MASOUD/LADEN	5750 E QUARTZ MOUNTAIN RD PARADISE VALLEY 85253	5750 E QUARTZ MOUNTAIN RD PARADISE VALLEY AZ USA 85253	5750 E QUARTZ MOUNTAIN RD	PARADISE VALLEY	AZ	85253
169-02-037	PARADISE VALLEY TOWN OF		6401 E LINCOLN DR PARADISE VALLEY AZ USA 85253	6401 E LINCOLN DR	PARADISE VALLEY	AZ	85253
169-02-039	LA PLACE DU SOMMET HOMEOWNERS ASSOCIATION INC	5715 E QUARTZ MOUNTAIN RD PARADISE VALLEY 85253	4645 E COTTON GIN LOOP PHOENIX AZ USA 85040	4645 E COTTON GIN LOOP	PHOENIX	AZ	85040
169-02-040	LA PLACE DU SOMMET HOMEOWNERS ASSOC		7255 E HAMPTON AVE STE 101 MESA AZ USA 85209	7255 E HAMPTON AVE STE 101	MESA	AZ	85209
169-06-007F	MUMMY MOUNTAIN PRESERVE TRUST	6401 E LINCOLN DR PARADISE VALLEY 85253	6401 E LINCOLN DR PARADISE VALLEY AZ USA 85253	6401 E LINCOLN DR	PARADISE VALLEY	AZ	85253
169-06-007G	CAMELBACK PROPERTIES INN INC	5402 E LINCOLN DR PARADISE VALLEY 85253	PO BOX 696583 SAN ANTONIO TX USA 78269	PO BOX 696583	SAN ANTONIO	TX	78269
169-28-001K	CAMELBACK PROPERTIES INN INC	5402 E LINCOLN DR PARADISE VALLEY 85253	PO BOX 696583 SAN ANTONIO TX USA 78269	PO BOX 696583	SAN ANTONIO	TX	78269
169-28-095	LEE JACK C/I LOUISE	5434 E LINCOLN DR 78 PARADISE VALLEY 85253	5434 E LINCOLN DR 78 PARADISE VALLEY AZ USA 85253	5434 E LINCOLN DR 78	PARADISE VALLEY	AZ	85253
169-28-115J	COLONIA MIRAMONTE OWNERS ASSN INC	5434 E LINCOLN DR PARADISE VALLEY 85253	7255 E HAMPTON AVE 101 MESA AZ USA 85209	7255 E HAMPTON AVE 101	MESA	AZ	85209
169-32-001B	MORSE JOHN DAVID/CAROL KAY TR	5744 E JOSHUA TREE LN PARADISE VALLEY 85253	5744 E JOSHUA TREE PARADISE VALLEY AZ USA 85253	5744 E JOSHUA TREE	PARADISE VALLEY	AZ	85253
169-32-001D	ERIC AND LORI RISSER FAMILY TRUST	5729 E INDIAN BEND RD PARADISE VALLEY 85253	5829 E JOSHUA TREE LN PARADISE VALLEY AZ USA 85253	5829 E JOSHUA TREE LN	PARADISE VALLEY	AZ	85253
169-32-001E	HOZHO LLC	5719 E INDIAN BEND RD PARADISE VALLEY 85253	3104 E CAMELBACK RD 428 PHOENIX AZ USA 85016	3104 E CAMELBACK RD 428	PHOENIX	AZ	85016
169-32-001F	TUCHIN REVOCABLE LIVING TRUST	5730 E JOSHUA TREE LN PARADISE VALLEY 85253	5730 E JOSHUA TREE LN PARADISE VALLEY AZ USA 85253	5730 E JOSHUA TREE LN	PARADISE VALLEY	AZ	85253
169-32-012	FUQUA BRIDGET A TR	5676 E CACTUS WREN RD PARADISE VALLEY 85253	6624 N SMOKE TREE LN PARADISE VALLEY AZ USA 85253	6624 N SMOKE TREE LN	PARADISE VALLEY	AZ	85253
169-32-013	DIAMOND STEEL LLC	5644 E CACTUS WREN RD PARADISE VALLEY 85253	5644 E CACTUS WREN RD PARADISE VALLEY AZ USA 85253	5644 E CACTUS WREN RD	PARADISE VALLEY	AZ	85253
169-32-014	MARTIN J VANDERPLOEG 2001 REVOCABLE LIV TRUST	5716 E CACTUS WREN RD PARADISE VALLEY 85253	5716 E CACTUS WREN RD PARADISE VALLEY AZ USA 85253	5716 E CACTUS WREN RD	PARADISE VALLEY	AZ	85253
169-32-015	DESOUZA CALUM BRUNO/TRICIA	5736 E CACTUS WREN RD PARADISE VALLEY 85253	5736 E CACTUS WREN RD PARADISE VALLEY AZ USA 85253	5736 E CACTUS WREN RD	PARADISE VALLEY	AZ	85253
169-32-016B	EDWIN D GONZALES AND KENDA B GONZALES TR	5740 E CACTUS WREN RD PARADISE VALLEY 85253	5740 E CACTUS WREN RD PARADISE VALLEY AZ USA 85253	5740 E CACTUS WREN RD	PARADISE VALLEY	AZ	85253
169-32-017B	SINGH FAMILY TRUST	5739 E JOSHUA TREE LN PARADISE VALLEY 85253	5739 E JOSHUA TREE LN PARADISE VALLEY AZ USA 85253	5739 E JOSHUA TREE LN	PARADISE VALLEY	AZ	85253
169-32-018	BAKER REVOCABLE TRUST	5729 E JOSHUA TREE LN PARADISE VALLEY 85253	5729 E JOSHUA TREE LN PARADISE VALLEY AZ USA 85253	5729 E JOSHUA TREE LN	PARADISE VALLEY	AZ	85253
169-32-019	ROESKE JEROME D/KATHRYN A TR	5709 E JOSHUA TREE LN PARADISE VALLEY 85253	5709 E JOSHUA TREE LN PARADISE VALLEY AZ USA 85255	5709 E JOSHUA TREE LN	PARADISE VALLEY	AZ	85255
169-32-023	WE'RE BACK LLC	6800 N LOST DUTCHMAN DR PARADISE VALLEY 85253	1622 WILLOW RD 201 NORTHFIELD IL USA 60093	1622 WILLOW RD 201	NORTHFIELD	IL	60093
169-32-024	HOLLENBECK RICK/PAM TR	6820 N LOST DUTCHMAN DR PARADISE VALLEY 85253	6820 N LOST DUTCHMAN DR PARADISE VALLEY AZ USA 85253	6820 N LOST DUTCHMAN DR	PARADISE VALLEY	AZ	85253
169-32-025	RUNBECK ROBERT KEVIN/NEUMAN SANTRA KAY	6830 N LOST DUTCHMAN DR PARADISE VALLEY 85253	6830 N LOST DUTCHMAN DR PARADISE VALLEY AZ USA 85253	6830 N LOST DUTCHMAN DR	PARADISE VALLEY	AZ	85253
169-32-026	MERIDIAN 6837 LLC	6837 N LOST DUTCHMAN DR PARADISE VALLEY 85253	1734 E BOSTON ST STE 103 GILBERT AZ USA 85295	1734 E BOSTON ST STE 103	GILBERT	AZ	85295
169-32-027	PETERSON MARK/KARA	6821 N LOST DUTCHMAN DR PARADISE VALLEY 85253	6837 N LOST DUTCHMAN DR PARADISE VALLEY AZ USA 85253	6837 N LOST DUTCHMAN DR	PARADISE VALLEY	AZ	85253
169-32-028	KATHRYN JO LINCOLN TRUST	6813 N LOST DUTCHMAN DR PARADISE VALLEY 85253	6813 N LOST DUTCHMAN DR PARADISE VALLEY AZ USA 85253	6813 N LOST DUTCHMAN DR	PARADISE VALLEY	AZ	85253
169-32-029	KRAMER REVOCABLE TRUST	5640 E JOSHUA TREE LN PARADISE VALLEY 85253	5640 E JOSHUA TREE LN PARADISE VALLEY AZ USA 85253	5640 E JOSHUA TREE LN	PARADISE VALLEY	AZ	85253
169-32-030	LEWIS THOMAS E/SUZANNE TR	6820 N 57TH PL PARADISE VALLEY 85253	6820 N 57TH PL SCOTTSDALE AZ USA 85251	6820 N 57TH PL	SCOTTSDALE	AZ	85251
169-32-031	SCOTT GUY/SHELLEY	6830 N 57TH PL PARADISE VALLEY 85253	N-11950 100 AVE NW EDMONTON AB CAN T5K 0K5	N-11950 100 AVE NW	EDMONTON	AB	T5K 0K5
169-32-032	RICHARDS PHILLIP CROCE/STEPHANIE JEAN	5709 E INDIAN BEND RD PARADISE VALLEY 85253	5709 E INDIAN BEND RD PARADISE VALLEY AZ USA 85253	5709 E INDIAN BEND RD	PARADISE VALLEY	AZ	85253
169-32-033	GEAR BARBARA F TR	6817 N 57TH PL PARADISE VALLEY 85253	6817 N 57TH PL PARADISE VALLEY AZ USA 85253	6817 N 57TH PL	PARADISE VALLEY	AZ	85253
169-32-035	SCOTT D GOLDMAN REVOCABLE TRUST	5720 E JOSHUA TREE LN PARADISE VALLEY 85253	5720 E JOSHUA TREE LN PARADISE VALLEY AZ USA 85253	5720 E JOSHUA TREE LN	PARADISE VALLEY	AZ	85253
169-32-930	PARADISE VALLEY WATER CO		2355 W PINNACLE PEAK RD STE 300 PHOENIX AZ USA 85027	2355 W PINNACLE PEAK RD STE 300	PHOENIX	AZ	85027
169-32-931	A G FAMILY RESIDENCE TRUST	5615 E JOSHUA TREE LN PARADISE VALLEY 85253	6710 N SCOTTSDALE RD STE 225 SCOTTSDALE AZ USA 85253	6710 N SCOTTSDALE RD STE 225	SCOTTSDALE	AZ	85253
169-32-932	MERAZ JOSE JR/FRIAS NUVIA M GARDEA	5639 E JOSHUA TREE LN PARADISE VALLEY 85253	5639 E JOSHUA TREE LN PARADISE VALLEY AZ USA 85253	5639 E JOSHUA TREE LN	PARADISE VALLEY	AZ	85253
169-33-005D	RECTOR RICHARD A/DEPENDAHL ROBYN L TR	5921 E INDIAN BEND RD PARADISE VALLEY 85253	5921 E INDIAN BEND RD PARADISE VALLEY AZ USA 85253	5921 E INDIAN BEND RD	PARADISE VALLEY	AZ	85253
169-33-005E	WESSELS-COVINGTON FAMILY TRUST	5900 E JOSHUA TREE LN PARADISE VALLEY 85253	5900 E JOSHUA TREE LN PARADISE VALLEY AZ USA 85253	5900 E JOSHUA TREE LN	PARADISE VALLEY	AZ	85253
169-33-005F	5920 EJTL TRUST	5920 E JOSHUA TREE LN PARADISE VALLEY 85253	5920 E JOSHUA TREE LN PARADISE VALLEY AZ USA 85253	5920 E JOSHUA TREE LN	PARADISE VALLEY	AZ	85253
169-33-006B	JOSHUA TREE LANE LLC	5816 E JOSHUA TREE LN PARADISE VALLEY 85253	5816 E JOSHUA TREE LN PARADISE VALLEY AZ USA 85253	5816 E JOSHUA TREE LN	PARADISE VALLEY	AZ	85253
169-33-006C	OYA TYLOR REVOCABLE TRUST	6815 N 58TH PL PARADISE VALLEY 85253	6815 N 58TH PL PARADISE VALLEY AZ USA 85253	6815 N 58TH PL	PARADISE VALLEY	AZ	85253
169-33-006E	SCHERR JASON	6841 N 58TH PL PARADISE VALLEY 85253	6841 N 58TH PL PARADISE VALLEY AZ USA 85253	6841 N 58TH PL	PARADISE VALLEY	AZ	85253
169-33-006F	FRANCES J HAYNES FAMILY TRUST	6831 N 58TH PL PARADISE VALLEY 85253	6831 N 58TH PL PARADISE VALLEY AZ USA 85253	6831 N 58TH PL	PARADISE VALLEY	AZ	85253
169-33-007B	TAZ DIAMOND LLC	5815 E JOSHUA TREE LN PARADISE VALLEY 85253	5815 E JOSHUA TREE LN PARADISE VALLEY AZ USA 85253	5815 E JOSHUA TREE LN	PARADISE VALLEY	AZ	85253
169-33-007C	NIGHT COMET LLC	6724 N 58TH PL PARADISE VALLEY 85253	5815 E JOSHUA TREE LN PARADISE VALLEY AZ USA 85253	5815 E JOSHUA TREE LN	PARADISE VALLEY	AZ	85253
169-33-008B	CHA CHA BAMBA LLC	6736 N 58TH PL PARADISE VALLEY 85253	5815 E JOSHUA TREE LN PARADISE VALLEY AZ USA 85253	5815 E JOSHUA TREE LN	PARADISE VALLEY	AZ	85253
169-33-009C	250128 LLC	5936 E JOSHUA TREE LN PARADISE VALLEY 85253	2501 E 28TH ST TULSA OK USA 74114	2501 E 28TH ST	TULSA	OK	74114
169-33-009D	ROWE GREGORY	6732 N 60TH ST PARADISE VALLEY 85253	6721 N 60TH ST PARADISE VALLEY AZ USA 85253	6721 N 60TH ST	PARADISE VALLEY	AZ	85253
169-33-009E	LONGO JOSEPH A III/MAUREEN C	5995 E INDIAN BEND RD PARADISE VALLEY 85253	5995 E INDIAN BEND RD PARADISE VALLEY AZ USA 85253	5995 E INDIAN BEND RD	PARADISE VALLEY	AZ	85253
169-33-009F	WEISSMAN BURTON E/MARY ANN DEARDEN TR	6736 N 60TH ST PARADISE VALLEY 85253	6736 N 60TH ST PARADISE VALLEY AZ USA 85253	6736 N 60TH ST	PARADISE VALLEY	AZ	85253
169-33-010C	SAMIT HART FAMILY LIVING TRUST	5915 E JOSHUA TREE LN PARADISE VALLEY 85253	1465 ISLAND DR GOLDEN VALLEY MN USA 55422	1465 ISLAND DR	GOLDEN VALLEY	MN	55422
169-33-010D	URBAN GLOBAL REAL ESTATE COMPANY LLC	5901 E JOSHUA TREE LN PARADISE VALLEY 85253	32100 TELEGRAPH RD 250 BINGHAM FARMS MI USA 48025	32100 TELEGRAPH RD 250	BINGHAM FARMS	MI	48025
169-33-012B	MCDOUGAL REVOCABLE TRUST	6719 N 58TH PL PARADISE VALLEY 85253	6719 N 58TH PL PARADISE VALLEY AZ USA 85253	6719 N 58TH PL	PARADISE VALLEY	AZ	85253
169-33-012E	ERIC AND LORI RISSER FAMILY TRUST	5829 E JOSHUA TREE LN PARADISE VALLEY 85253	5829 E JOSHUA TREE LN PARADISE VALLEY AZ USA 85253	5829 E JOSHUA TREE LN	PARADISE VALLEY	AZ	85253
169-33-013B	PJM INVESTORS LLC	5841 E INDIAN BEND RD PARADISE VALLEY 85253	1300 N STATE PKWY UNIT 1102 CHICAGO IL USA 60610	1300 N STATE PKWY UNIT 1102	CHICAGO	IL	60610
169-33-013C	HEBETS JAMES B/CAROL M TR	5831 E INDIAN BEND RD PARADISE VALLEY 85253	5831 E INDIAN BEND RD PARADISE VALLEY AZ USA 85253	5831 E INDIAN BEND RD	PARADISE VALLEY	AZ	85253
169-33-014B	SHERMAN REVOCABLE TRUST	5840 E JOSHUA TREE LN PARADISE VALLEY 85253	5840 E JOSHUA TREE LN PARADISE VALLEY AZ USA 85253	5840 E JOSHUA TREE LN	PARADISE VALLEY	AZ	85253
169-33-015A	KEITH W BRUCH TRUST/JULIE A BRUCH TRUST	5832 E JOSHUA TREE LN PARADISE VALLEY 85253	1627 MONTEREY DR GLENVIEW IL USA 60026	1627 MONTEREY DR	GLENVIEW	IL	60026
169-33-018	AUGUSTA INVESTMENTS LLC	5865 E INDIAN BEND RD PARADISE VALLEY 85253	370 E WINDMILL LN LAS VEGAS NV USA 89123	370 E WINDMILL LN	LAS VEGAS	NV	89123
169-35-030	TRENT P MCLAUGHLIN AND ERIN M MCLAUGHLIN TRUST	6737 N 60TH ST PARADISE VALLEY 85253	6737 N 60TH ST PARADISE VALLEY AZ USA 85253	6737 N 60TH ST	PARADISE VALLEY	AZ	85253
169-35-034	BELFER HARVEY A/BELFUR SANDRA H TR	6019 E INDIAN BEND RD PARADISE VALLEY 85253	6019 E INDIAN BEND RD PARADISE VALLEY AZ USA 85253	6019 E INDIAN BEND RD	PARADISE VALLEY	AZ	85253
169-48-003	SALAHEDDINE TOMEH MD PC PROFIT SHARING PLAN	6001 E HUMMINGBIRD LN PARADISE VALLEY 85253	5600 E DOUBLETREE RD PARADISE VALLEY AZ USA 85253	5600 E DOUBLETREE RD	PARADISE VALLEY	AZ	85253
169-48-004A	GANGADEAN RAMESH/URSULA R	5949 E QUARTZ MOUNTAIN RD PARADISE VALLEY 85253	5949 E QUARTZ MOUNTAIN RD PARADISE VALLEY AZ USA 85253	5949 E QUARTZ MOUNTAIN RD	PARADISE VALLEY	AZ	85253
169-48-005A	RAM DEVELOPMENT COMPANY	5939 E QUARTZ MOUNTAIN RD PARADISE VALLEY 85253	5949 E QUART MOUNTAIN RD PARADISE VALLEY AZ USA 85253	5949 E QUART MOUNTAIN RD	PARADISE VALLEY	AZ	85253
169-48-006	JOHN AND MARILOUISE MICUDA MAY 13 2019 FAMILY TRUST	5921 E QUARTZ MOUNTAIN RD PARADISE VALLEY 85253	2902 CARRILLO WAY CARLSBAD CA USA 920093027	2902 CARRILLO WAY	CARLSBAD	CA	9.2E+08
169-49-057	6053 LLC	6053 E HUMMINGBIRD LN PARADISE VALLEY 85253	PO BOX 925 SCOTTSDALE AZ USA 85252	PO BOX 925	SCOTTSDALE	AZ	85252
169-49-060	F & A TASHMAN TRUST	6010 E HUMMINGBIRD LN PARADISE VALLEY 85253	6010 E HUMMINGBIRD LN PARADISE VALLEY AZ USA 85253	6010 E HUMMINGBIRD LN	PARADISE VALLEY	AZ	85253
169-55-001	5651 LLC	5651 E INDIAN BEND RD PARADISE VALLEY 85253	5651 E INDIAN BEND RD PARADISE VALLEY AZ USA 85253	5651 E INDIAN BEND RD	PARADISE VALLEY	AZ	85253
169-55-002A	NORMAN TRUST	5625 E INDIAN BEND RD PARADISE VALLEY 85253	330 W LAWRENCE RD PHOENIX AZ USA 85013	330 W LAWRENCE RD	PHOENIX	AZ	85013
169-55-003A	PLUMMER LIVING TRUST	5600 E INDIAN BEND RD PARADISE VALLEY 85253	5600 E INDIAN BEND RD PARADISE VALLEY AZ USA 85253	5600 E INDIAN BEND RD	PARADISE VALLEY	AZ	85253
169-55-004B	SHORT DAVE	5705 E ARROYO RD PARADISE VALLEY 85253	4156 N 33RD PL PHOENIX AZ USA 85018	4156 N 33RD PL	PHOENIX	AZ	85018
169-55-005A	TERRY L PHILLIPS FAM TR/LISA E FITZNER FAM TR	5640 E INDIAN BEND RD PARADISE VALLEY 85253	5640 E INDIAN BEND RD PARADISE VALLEY AZ USA 85253	5640 E INDIAN BEND RD	PARADISE VALLEY	AZ	85253
169-55-006	DONALD NEUERMAN REVOCABLE TRUST	5656 E INDIAN BEND RD PARADISE VALLEY 85253	3104 E CAMELBACK RD UNIT 713 PHOENIX AZ USA 850164502	3104 E CAMELBACK RD UNIT 713	PHOENIX	AZ	8.5E+08
169-55-007	PERRY STEPHEN B/FELICIA M	7000 N 57TH PL PARADISE VALLEY 85253	12 MEADE LN CLEVELAND HEIGHTS OH USA 44106	12 MEADE LN	CLEVELAND HEIGHTS	OH	44106
169-55-008	WDI FAMILY TRUST	7002 N 57TH PL PARADISE VALLEY 85253	7002 N 57TH PL PARADISE VALLEY AZ USA 85253	7002 N 57TH PL	PARADISE VALLEY	AZ	85253
169-55-009	SCHAFFNER FAMILY TRUST	5750 E INDIAN BEND RD PARADISE VALLEY 85253	5750 E INDIAN BEND RD PARADISE VALLEY AZ USA 85253	5750 E INDIAN BEND RD	PARADISE VALLEY	AZ	85253
169-55-010	BRUNGS ELIZABETH K TR	5806 E INDIAN BEND RD PARADISE VALLEY 85253	5806 E INDIAN BEND RD PARADISE VALLEY AZ USA 85253	5806 E INDIAN BEND RD	PARADISE VALLEY	AZ	85253
169-55-011	TARLOW STEFAN/SHELLEY R	5826 E INDIAN BEND RD PARADISE VALLEY 85253	5826 E INDIAN BEND RD PARADISE VALLEY AZ USA 85253	5826 E INDIAN BEND RD	PARADISE VALLEY	AZ	85253
169-55-012	SCAP 5 LLC	5846 E INDIAN BEND RD PARADISE VALLEY 85253	7433 N 62ND ST PARADISE VALLEY AZ USA 85253	7433 N 62ND ST	PARADISE VALLEY	AZ	85253
169-55-013	5870 INDIAN BEND LLC	5870 E INDIAN BEND RD PARADISE VALLEY 85253	5870 E INDIAN BEND RD PARADISE VALLEY AZ USA 85253	5870 E INDIAN BEND RD	PARADISE VALLEY	AZ	85253
169-55-014	7024 N 59TH PLACE LLC	7024 N 59TH PL PARADISE VALLEY 85253	7024 N 59TH PL PARADISE VALLEY AZ USA 85253	7024 N 59TH PL	PARADISE VALLEY	AZ	85253
169-55-015	WISLEY INVESTMENTS LLC	7046 N 59TH PL PARADISE VALLEY 85253	7046 N 59TH PL PARADISE VALLEY AZ USA 85253	7046 N 59TH PL	PARADISE VALLEY	AZ	85253
169-55-016	BRENDA A BRUNSON FAMILY LIVING TRUST	7068 N 59TH PL PARADISE VALLEY 85253	7068 N 59TH PL PARADISE VALLEY AZ USA 85253	7068 N 59TH PL	PARADISE VALLEY	AZ	85253
169-55-017	PARADISE VALLEY LLC	7070 N 59TH PL PARADISE VALLEY 85253	7070 N 59TH PL PARADISE VALLEY AZ USA 85253	7070 N 59TH PL	PARADISE VALLEY	AZ	85253
169-55-018	JOUDEH FAMILY TRUST	7090 N 59TH PL PARADISE VALLEY 85253	PO BOX 42050 MESA AZ USA 85274	PO BOX 42050	MESA	AZ	85274
169-55-019	WYTHE 40 LLC	7045 N 57TH PL PARADISE VALLEY 85253	5225 E DESERT VISTA RD PARADISE VALLEY AZ USA 852533301	5225 E DESERT VISTA RD	PARADISE VALLEY	AZ	8.53E+08
169-55-020	SULLIVAN LIVING TRUST	7029 N 57TH PL PARADISE VALLEY 85253	7029 N 57TH PL PARADISE VALLEY AZ USA 85253	7029 N 57TH PL	PARADISE VALLEY	AZ	85253
169-55-021D	TSSC OUTLOT LLC	7007 N 59TH PL PARADISE VALLEY 85253	7007 N 59TH PL PARADISE VALLEY AZ USA 85253	7007 N 59TH PL	PARADISE VALLEY	AZ	85253
169-55-021E	WHEELER ROSS L REVOCABLE TRUST	7023 N 59TH PL PARADISE VALLEY 85253	7023 N 59TH PL PARADISE VALLEY AZ USA 85253	7023 N 59TH PL	PARADISE VALLEY	AZ	85253
169-55-021F	MELAMED BETTY TR	7031 N 59TH PL PARADISE VALLEY 85253	30 S WACKER DR STE 1908 CHICAGO IL USA 60606	30 S WACKER DR STE 1908	CHICAGO	IL	60606
169-55-021U	5850 LLC		PO BOX 925 SCOTTSDALE AZ USA 85252	PO BOX 925	SCOTTSDALE	AZ	85252
169-55-022	CLUB ESTATES LLC		1122 E PIKE ST STE 800 SEATTLE WA USA 98122	1122 E PIKE ST STE 800	SEATTLE	WA	98122
169-55-026A	5712 E GLEN LLC	5712 E GLEN DR PARADISE VALLEY 85253	15610 E SIERRA MADRE DR FOUNTAIN HILLS AZ USA 85268	15610 E SIERRA MADRE DR	FOUNTAIN HILLS	AZ	85268
169-55-028	DENICOLE TINA S	7111 N 59TH PL PARADISE VALLEY 85253	7111 N 59TH PL PARADISE VALLEY AZ USA 85253	7111 N 59TH PL	PARADISE VALLEY	AZ	85253
169-55-029	RANA MARIO/ANGELA	7071 N 59TH PL PARADISE VALLEY 85253	7071 N 59TH PL PARADISE VALLEY AZ USA 85253	7071 N 59TH PL	PARADISE VALLEY	AZ	85253
169-55-030	LYNCH BROS DEVELOPMENT COMPANY LTD		4615 E LA MIRANDA WAY PHOENIX AZ USA 85044	4615 E LA MIRANDA WAY	PHOENIX	AZ	85044
169-55-032	2019 KRUMWIEDE REVOCABLE LIVING TRUST	7045 N 59TH PL PARADISE VALLEY 85253	7045 N 59TH PL PARADISE VLY AZ USA 85253	7045 N 59TH PL	PARADISE VLY	AZ	85253
169-55-033A	MITCHELL I DOLINS REVOCABLE TRUST/ETAL	5717 E ARROYO RD PARADISE VALLEY 85253	5717 E ARROYO RD PARADISE VALLEY AZ USA 85253	5717 E ARROYO RD	PARADISE VALLEY	AZ	85253
169-55-033E	LEGACY HILL ACQUISITIONS LLC	7102 N 57TH PL PARADISE VALLEY 85253	7102 N 57TH PL PARADISE VALLEY AZ USA 85253	7102 N 57TH PL	PARADISE VALLEY	AZ	85253
169-55-033G	RICHARDS SUSAN B QUALIFIED PERSONAL RES TRUST	5709 E GLEN DR PARADISE VALLEY 85253	6333 N SCOTTSDALE RD SCOTTSDALE AZ USA 85250	6333 N SCOTTSDALE RD	SCOTTSDALE	AZ	85250
169-55-034A	BEHSHAD FAMILY TRUST	5709 E ARROYO RD PARADISE VALLEY 85253	5709 E ARROYO RD PARADISE VALLEY AZ USA 85253	5709 E ARROYO RD	PARADISE VALLEY	AZ	85253
169-55-037G	WIRTH JAMES F/GAIL J TR	5700 E GLEN DR PARADISE

169-55-932	PARADISE VALLEY WATER CO		2355 W PINNACLE PEAK RD STE 300 PHOENIX AZ USA 85027	2355 W PINNACLE PEAK RD STE 300	PHOENIX	AZ	85027
169-55-933	LEWIS E PATRICK TRUST	5820 E GLENN DR PARADISE VALLEY 85253	PO BOX 14136 SCOTTSDALE AZ USA 85267	PO BOX 14136	SCOTTSDALE	AZ	85267
169-55-934	JAMES F KENNER REVOCABLE TRUST	5800 E GLEN DR PARADISE VALLEY 85253	5800 E GLEN DR PARADISE VALLEY AZ USA 85253	5800 E GLEN DR	PARADISE VALLEY	AZ	85253

Glen Dr
7102
NOTICE OF HEARING
TOWN OF PARADISE VALLEY
Board of Adjustment and Appeals
8401 E. Lincoln Drive, Paradise Valley, AZ
5:30 O'CLOCK 3rdDAY OF September, 2025
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, September 3rd, 2025, at Town Hall, 8401 East Lincoln Drive, Paradise Valley, AZ, 85253 for PUBLIC HEARING:
Discussion and Possible Action on a variance from the Zoning Ordinance, Article X, Height and Area Regulations, to allow a garage and office addition to the main house to encroach into the setback. The property is located at 7102 N. 57th Place (Assessor's Parcel Number 169-55-033E).
If you have questions about this application, please call Senior Planner George Burton with the Planning Department at (480) 348-3525.
PLACE THIS SIGN FACING POSTER PRIOR TO DATE OF HEARING
CASE NO. BA-2025-_____ POSTING DATE 8/5/2025

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, Henry Hardy, depose and state that the attached notice, of proposed application BA-25-04 located at 7102 N. 57th Pl. for the Board of Adjustment meeting date of 9/3, 20 25 is a true and correct copy of a notice which I cause to be posted by the following day of the week 8/8/25,

and on the following date _____, 20 _____ in the following location(s):

7102 N. 57th Pl. Paradise Valley Az

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 August, 20 25.

Signature

This affidavit was Subscribed and sworn to before me on this 8th day of August 20 25.

NOTARY PUBLIC

My commission expires:

02/26/2029

LAURY A HENDERSON
Notary Public - Arizona
Maricopa County
Commission # 679868
My Comm. Expires Feb 26, 2029