



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Meeting Notice and Agenda Board of Adjustment

Wednesday, September 6, 2017

5:30 PM

Council Chambers

1. CALL TO ORDER

2. ROLL CALL

Notice is hereby given that members of the Public Body will attend either in person or by telephone conference call, pursuant to A.R.S. §38-431(4).

3. EXECUTIVE SESSION

The Public Body may convene into an executive session at one or more times during the meeting as needed to confer with the Town Attorney for legal advice regarding any of the items listed on the agenda as authorized by A.R.S. §38-431.03.A.3.

4. STUDY SESSION ITEMS

Work/Study is open to the public however the following items are scheduled for discussion only. The Public Body will be briefed by staff and other Town representatives. There will be no votes and no final action taken on discussion items. The Public Body may give direction to staff and request that items be scheduled for consideration and final action at a later date. The order of discussion items and the estimated time scheduled to hear each item is subject to change.

- A. [17-280](#) **Hart Variance - 5137 N. Tamanar Way (APN: 173-65-001A)**
 Case No. BA-17-01

Staff Contact: George Burton, 480-348-3525

5. PUBLIC HEARINGS

The Public Body may take action on this item.

A. [17-279](#) **Moak Variance - 5211 E. Cheney Drive (APN: 169-06-099)**
 Case No. BA-16-8

Recommendation:

Background

On June 7, 2017, the Board reviewed the variance request to exceed the allowable amount of disturbed area. The Board continued the application to the September 6th meeting. However, the applicant is requesting a continuance to a non-specific date in order to assess what changes may be needed to reduce the amount of disturbance.

Recommendation

It is recommended that the Board of Adjustment continue the application.

Attachments

Vicinity Map & Aerial Photo

Application

August 9, 2017 Request for Continuance Letter

C: Braden Santarcangelo (Applicant)
Case File BA-16-8

Staff Contact:

George Burton, 480-348-3525

B. [17-278](#) **Hart Variance - 5137 N. Tamanar Way (APN: 173-65-001A)**
 Case No. BA-17-01

Recommendation: Staff recommends Motion "A", a motion to approve the variance request allow non-conforming portions of the house to remain and be modified.

A. MOTION FOR approval

I move for **[approval]** of Case No. BA-17-01, a request by Bruce and Nadine Hart, property owner of 5137 N. Tamanar Way; for a variance from the Zoning Ordinance, Article XXIII, Nonconformance, to allow nonconforming portions of the house to remain and to be modified.

Reasons for Approval:

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

B. MOTION FOR DENIAL

I move for **[denial]** of Case No. BA-17-01, a request by Bruce and Nadine Hart, property owner of 5137 N. Tamanar Way; for a variance from the Zoning Ordinance, Article XXIII, Nonconformance, to allow nonconforming portions of the house to remain and to be modified.

Reasons for Denial:

I find that the variance requested does not have any special circumstances.

Staff Contact:

George Burton, 480-348-3574

6. ACTION ITEMS

The Public Body may take action on this item.

7. CONSENT AGENDA

All items on the Consent Agenda are considered by the Public Body to be routine and will be enacted by a single motion. There will be no separate discussion of these items. If a Commissioner or member of the public desires discussion on any item it will be removed from the Consent Agenda and considered separately.

A. [17-281](#) **May 5, 2017 Draft Board of Adjustment Meeting Minutes**

B. [17-282](#) **June 7, 2017 Draft Board of Adjustment Meeting Minutes**

8. STAFF REPORTS

9. PUBLIC BODY REPORTS

10. FUTURE AGENDA ITEMS**11. ADJOURNMENT***AGENDA IS SUBJECT TO CHANGE*

**Notice is hereby given that pursuant to A.R.S. §1-602.A.9, subject to certain specified statutory exceptions, parents have a right to consent before the State or any of its political subdivisions make a video or audio recording of a minor child. Meetings of the Planning Commission are audio and/or video recorded, and, as a result, proceedings in which children are present may be subject to such recording. Parents in order to exercise their rights may either file written consent with the Town Clerk to such recording, or take personal action to ensure that their child or children are not present when a recording may be made. If a child is present at the time a recording is made, the Town will assume that the rights afforded parents pursuant to A.R.S. §1-602.A.9 have been waived.*

The Town of Paradise Valley endeavors to make all public meetings accessible to persons with disabilities. With 72 hours advance notice, special assistance can also be provided for disabled persons at public meetings. Please call 480-948-7411 (voice) or 480-483-1811 (TDD) to request accommodation to participate in the Planning Commission meeting.



Action Report

File #: 17-280

TO: Chair and Board of Adjustment

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

DATE: September 6, 2017

CONTACT:
George Burton, 480-348-3525

AGENDA TITLE:
Hart Variance - 5137 N. Tamanar Way (APN: 173-65-001A)
Case No. BA-17-01

BACKGROUND

Refer to the Board of Adjustment public hearing action report on Case No. BA-17-01 for the background information regarding the variance request.



Action Report

File #: 17-280

TO: Chair and Board of Adjustment

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

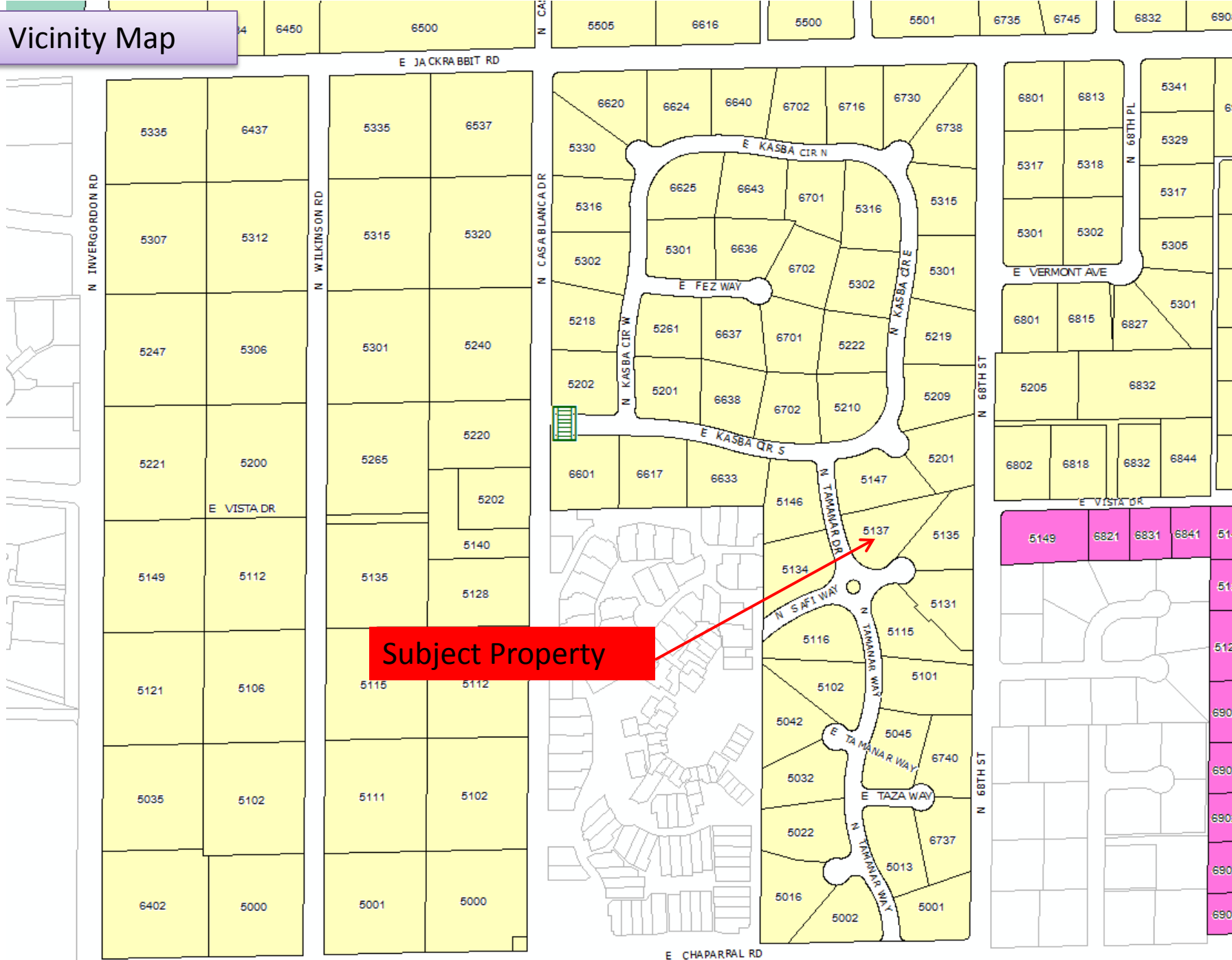
DATE: September 6, 2017

CONTACT:
George Burton, 480-348-3525

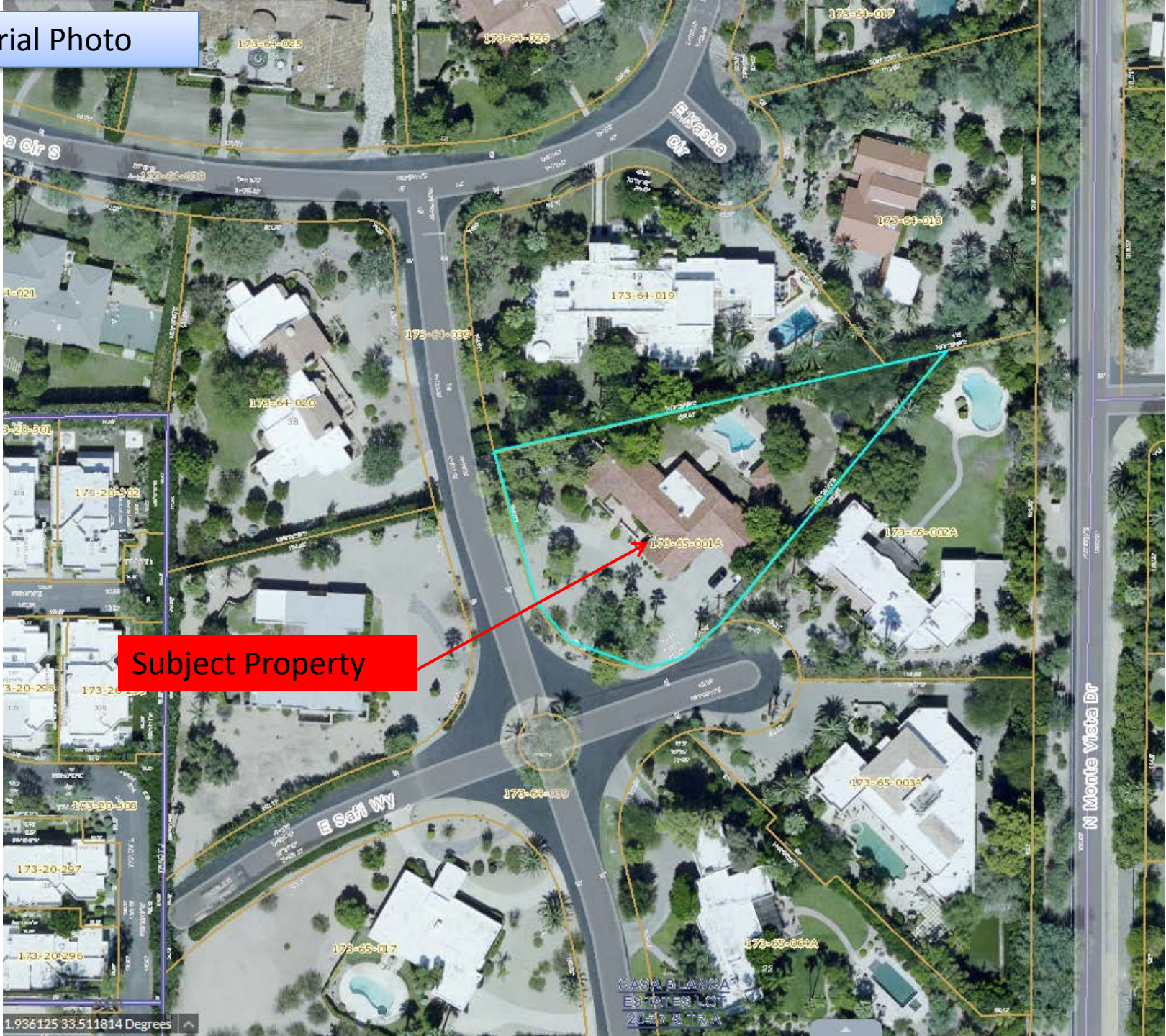
AGENDA TITLE:
Hart Variance - 5137 N. Tamanar Way (APN: 173-65-001A)
Case No. BA-17-01

BACKGROUND
Refer to the Board of Adjustment public hearing action report on Case No. BA-17-01 for the background information regarding the variance request.

Vicinity Map



Aerial Photo



APPLICATION TO BOARD OF ADJUSTMENT FOR VARIANCE

DATE: August 4, 2017

LOCATION OF PROPERTY: 5137 North Tamarar Way, Paradise Valley, AZ 85253
ADDRESS

LEGAL DESCRIPTION: See attached warranty deed.

OWNER: Bruce & Nadine Hart c/o John Hayden
PRINTED NAME

X See Authorization Letter
SIGNATURE

johnhayden1@msn.com
ADDRESS

PHONE #

ENGINEER/OTHER: J. Adam Rainwater
PRINTED NAME

X _____
SIGNATURE

adam@jarainwaterstudio.com / P.O. Box 2317, Phoenix, AZ, 85002
ADDRESS

(480) 518-3949

PHONE #

APPLICANT/

REPRESENTATIVE: Doug Jorden
PRINTED NAME

X 
SIGNATURE

5080 North 40th Street, Suite 245, Phoenix, AZ 85018
ADDRESS

(480) 505-3909
PHONE #

(480) 505-3901
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.

FOR OFFICE USE ONLY

BOARD OF ADJUSTMENT VARIANCE APPLICATION INFORMATION

NOTE: AN APPLICATION IS NOT COMPLETE UNTIL ALL REQUIRED INFORMATION IS SUBMITTED IN AN APPROVED FORM. NO APPLICATION WILL BE REVIEWED UNTIL COMPLETE. NO AGENDA DATE WILL BE SET UNTIL THE COMPLETED APPLICATION HAS BEEN REVIEWED AND APPROVED BY STAFF.

APPLICATION FEE, NON-REFUNDABLE:

SEE FEE SCHEDULE

INITIAL BELOW

_____ PRE APPLICATION CONFERENCE WITH STAFF DATE: June 15, 2017

_____ APPLICATION SUBMITTED ON: August 4, 2017

_____ APPLICATION FEE IN THE AMOUNT OF \$ 1,765.00 DATE: 8/4/17

_____ RECEIPT NUMBER _____ RECEIVED BY: _____

_____ POSTED: _____ DATE: _____

_____ PUBLISHED: _____ DATE: _____

_____ BOARD OF ADJUSTMENT HEARING: _____ DATE: _____

_____ VICINTY MAP _____ DATE: _____

ZONE _____

SUBMITTAL REQUIREMENTS

- X Application form with proof of ownership (current title report) ¹
- X Filing Fee¹
- | | |
|---|-------------------------------|
| Application for Variance | \$2,305 \$1,765.00 |
| Application for Variance for Non-livable detached structures having less than 10% impact on setback or disturbed area | \$1,730 |
- X (1) Narrative describing request and addressing all six variance criteria¹
- X (6) **Folded*** copies of site plan and all other applicable plans/documents for staff to review for completeness¹
- (20) **Folded*** copies of site plan and all other applicable plans/documents for hearing²
- (20) Current color or black/white aerial photographs of the site for hearing²
- (1) 8 ½" x 11" copy of site plan and all other applicable plans²
- X (1) Set of noticing material
- a. List of all property owners with respective Maricopa County Tax Parcel Number for all properties within the notice area. Notice area is 600 feet from perimeter of subject property, or as specified by the Town¹
 - b. Signed Affidavit that the above list is the most current and accurate list from the Maricopa County Tax Assessor's office¹.
 - c. Completed set of envelopes for each property owner within the notice area². Envelopes to include:
 - i. Town return address:

Town of Paradise Valley
Planning Department
6401 E. Lincoln Drive
Paradise Valley, AZ 85253-4399
 - ii. Property address shall include 'or current resident'

Example: *Mr. & Mrs. Doe or*
 Current Resident
 4500 N Main Street
 Paradise Valley, AZ 85253
 - iii. Appropriate postage paid on each envelope
 - iv. Notice material inserted in each envelope. The Town will provide the Applicant this notice prior to the due date for the noticing material.
 - v. All envelopes sealed

¹ Must be submitted with application.

² Must be submitted at least 21 days prior to the scheduled hearing.

* All copies must be folded to approximately 8 ½ by 11-inch in size

BRUCE & NADINE HART
5137 NORTH TAMANAR WAY
PARADISE VALLEY, AZ 85253

June 27, 2017

Doug Jorden
Jorden Hiser & Joy, P.L.C.
5080 North 40th Street, Suite 245
Phoenix, AZ 85018

Re: Maricopa County Assessor's Parcel No. 173-65-001A, located at 5137 North
Tamanar Way, Paradise Valley, Arizona (the "Property")

Dear Mr. Jorden:

The purpose of this letter is to authorize John B. Hayden, you, and your firm to file and
process a variance application for setbacks for the Property with the Town of Paradise Valley.

DocuSigned by:

Bruce H. Hart

Bruce H. Hart

DocuSigned by:

Nadine A. Hart

Nadine A. Hart

RECORDING REQUESTED BY
Lawyers Title Insurance Corporation
AND WHEN RECORDED MAIL TO:

Mr. Bruce Hart
Mrs. Nadine Hart
5219 North Casa Blanca
Paradise Valley, Arizona 85253

12
Le

1/3 ESCROW NO.: 01298695 - 003 - H64 1/3

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Warranty Deed

For the consideration of Ten Dollars, and other valuable considerations, I or we,
Laura G. Haack and Joseph R. Haack, wife and husband

do/does hereby convey to

Bruce H. Hart and Nadine A. Hart, Husband and Wife

the following real property situated in Maricopa County, ARIZONA:

See Exhibit A attached hereto and made a part hereof.

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 October, 2003

SELLERS:

Laura G. Haack

Laura G. Haack

Joseph R. Haack

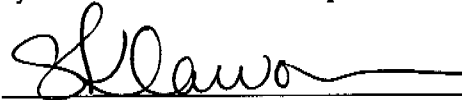
Joseph R. Haack

Escrow No.: 01298695 - 003 - H64

State of Arizona
County of Maricopa

} SS

This instrument was acknowledged before me this 8th
day of October, 2003
by Laura G. Haack and Joseph G. Haack, wife and husband.



Notary Public

My commission will expire 11-15-06

Exhibit A

That part of Lots 20 and 21, CASA BLANCA ESTATES, a subdivision recorded in Book 81 of Maps, page 48, records of Maricopa County, Arizona, described as follows:

Beginning at the Northwest corner of Lot 20;

Thence North 77 degrees 30 minutes 40 seconds East 335.41 feet;

Thence South 41 degrees 7 minutes 50 seconds West, 275.79 feet;

Thence Southwesterly 27.15 feet along a curve having a central angle of 34 degrees 34 minutes 00 seconds and a radius point bearing North 53 degrees 25 minutes 20 seconds West, 45 feet;

Thence Northwesterly 117.81 feet along a curve having a central angle of 90 degrees 00 minutes 00 seconds and a radius point bearing North 18 degrees 51 minutes 20 seconds West 75 feet;

Thence Northwesterly 108.34 feet along a curve having a central angle of 6 degrees 22 minutes 00 seconds and a radius point bearing North 71 degrees 08 minutes 40 seconds East 975 feet to the Point of Beginning.

Acceptance of Community Property with Right of Survivorship (DEED)

Bruce H. Hart and Nadine A. Hart, Husband and Wife each being first duly sworn upon oath each for himself or herself and jointly but not one for the other deposes and says,

THAT I am one of the Grantees named in that certain Deed attached hereto and which is dated October 8, 2003 , and executed by **Laura G. Haack and Joseph R. Haack, wife and husband** as Grantors, to **Bruce H. Hart and Nadine A. Hart, Husband and Wife** as Grantees, and which conveys certain premises described as:

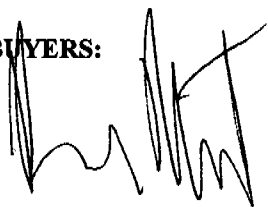
See Exhibit A attached hereto and made a part hereof.

to the Grantees named therein, not as Tenants in Common, not as a Community Property Estate, nor as Joint Tenants with Right of Survivorship, but as Community Property with Right of Survivorship.

THAT each of us individually and jointly as Grantees hereby assert and affirm that it is our intention to accept said conveyance as such Community Property with Right of Survivorship and to acquire any interest we may have in said premises under the terms of said Deed as Community Property with Right of Survivorship.

Dated this 10 day of October, 2003.

BUYERS:



Bruce H. Hart



Unofficial Document

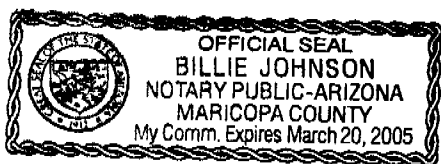
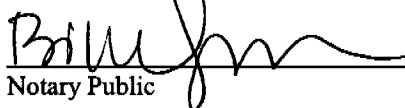
Nadine A. Hart

State of Arizona
County of Maricopa

} SS

This instrument was acknowledged before me this 10
day of October, 2003

by. **Bruce H. Hart and Nadine A. Hart**

Notary Public

My commission will expire _____

Exhibit A

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Thence Northwesterly 117.81 feet along a curve having a central angle of 90 degrees 00 minutes 00 seconds and a radius point bearing North 18 degrees 51 minutes 20 seconds West 75 feet;

Thence Northwesterly 108.34 feet along a curve having a central angle of 6 degrees 22 minutes 00 seconds and a radius point bearing North 71 degrees 08 minutes 40 seconds East 975 feet to the Point of Beginning.

PROPOSED ZONING ADJUSTMENT FOR

5137 NORTH TAMANAR WAY

PARADISE VALLEY . ARIZONA

DATE: 08.18.17



PROJECT TEAM

PROPOSED OWNER:
ATTORNEY:
ARCHITECTURE:
CIVIL SITE SURVEY:

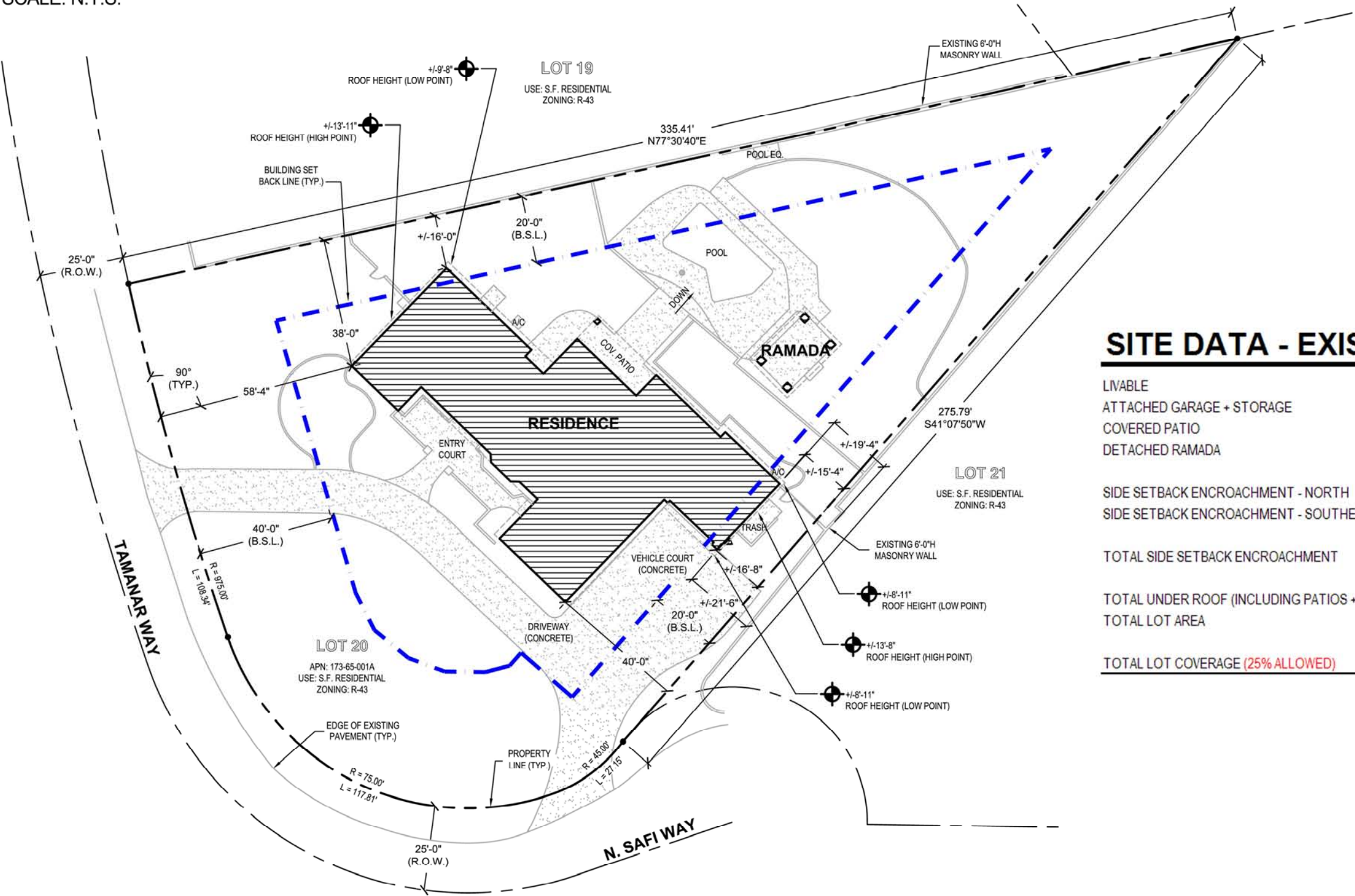
JOHN + JACKIE HAYDEN
DOUG JORDEN
J. A. RAINWATER STUDIO, INC.
SURVEY INNOVATION GROUP, INC.





EXISTING ARCHITECTURAL SITE PLAN

SCALE: N.T.S.

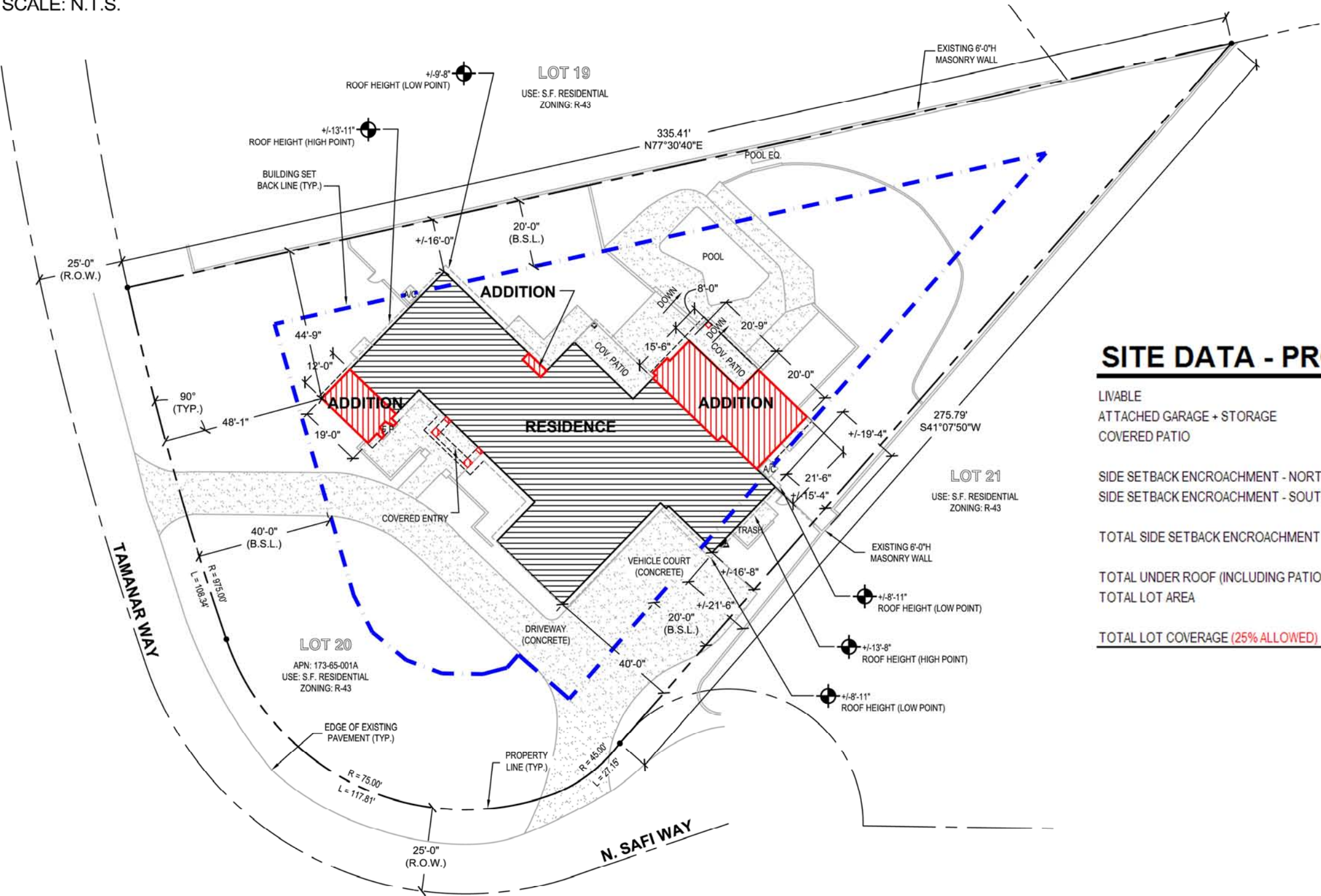


SITE DATA - EXISTING

LIVABLE	4,299	SQ. FT. (GROSS)
ATTACHED GARAGE + STORAGE	574	SQ. FT. (GROSS)
COVERED PATIO	228	SQ. FT. (GROSS)
DETACHED RAMADA	351	SQ. FT. (GROSS)
SIDE SETBACK ENCROACHMENT - NORTH	20	SQ. FT. (GROSS)
SIDE SETBACK ENCROACHMENT - SOUTHEAST	112	SQ. FT. (GROSS)
TOTAL SIDE SETBACK ENCROACHMENT	132	SQ. FT. (GROSS)
TOTAL UNDER ROOF (INCLUDING PATIOS + OVERHANGS)	5,908	SQ. FT. (GROSS)
TOTAL LOT AREA	36,073	SQ. FT. (GROSS)
TOTAL LOT COVERAGE (25% ALLOWED)	16%	COVERED

PROPOSED ARCHITECTURAL SITE PLAN

SCALE: N.T.S.



SITE DATA - PROPOSED

LIVABLE	5,100	SQ. FT. (GROSS)
ATTACHED GARAGE + STORAGE	717	SQ. FT. (GROSS)
COVERED PATIO	541	SQ. FT. (GROSS)
SIDE SETBACK ENCROACHMENT - NORTH	20	SQ. FT. (GROSS)
SIDE SETBACK ENCROACHMENT - SOUTHEAST	112	SQ. FT. (GROSS)
TOTAL SIDE SETBACK ENCROACHMENT	132	SQ. FT. (GROSS)
TOTAL UNDER ROOF (INCLUDING PATIOS + OVERHANGS)	6,895	SQ. FT. (GROSS)
TOTAL LOT AREA	36,073	SQ. FT. (GROSS)
TOTAL LOT COVERAGE (25% ALLOWED)	19%	COVERED

j a . rainwater

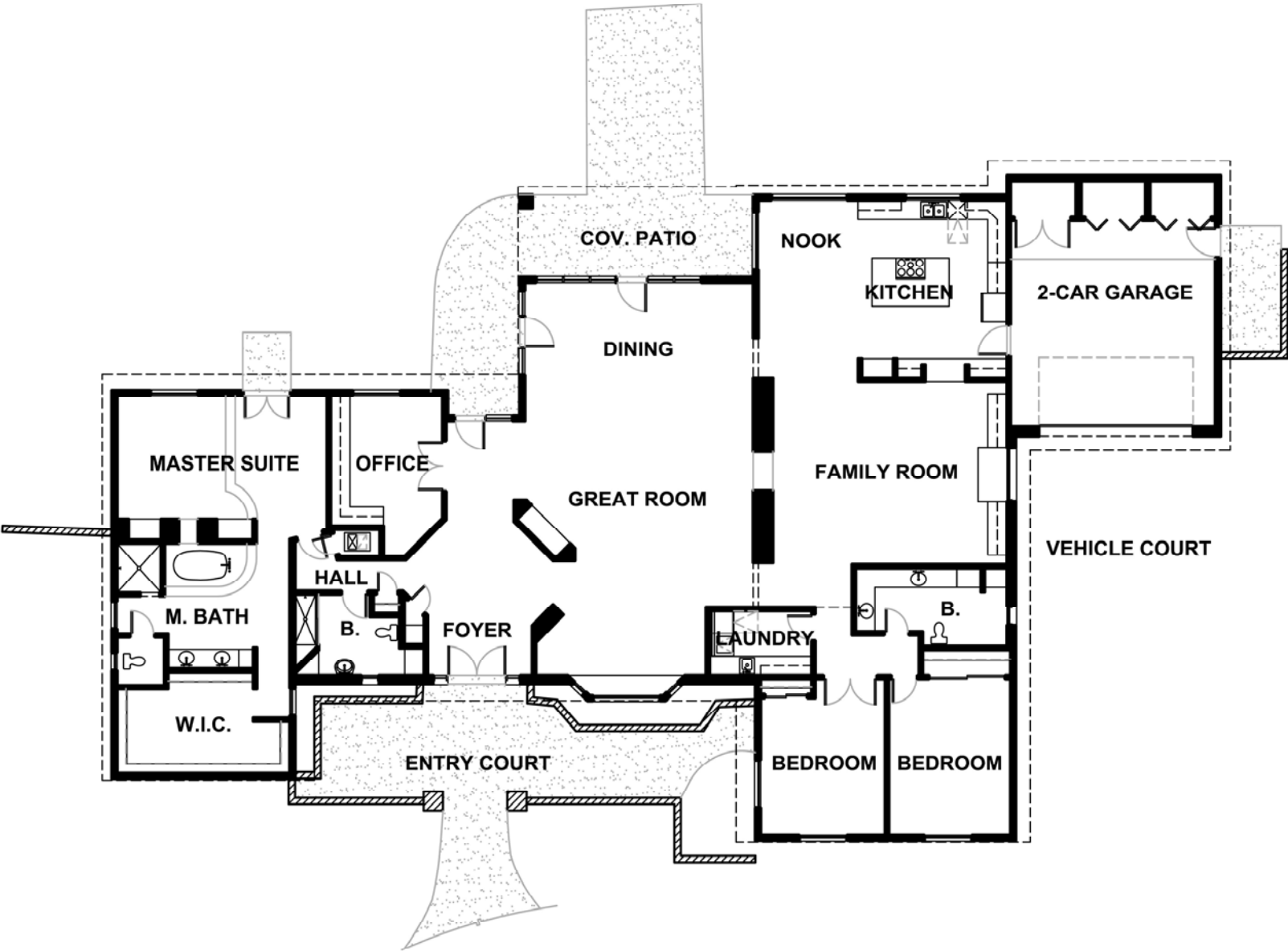
studio
interiors . architecture

p.o. box 2317
phoenix, az 85002
ph: 480.518.3949

www.jarainwaterstudio.com

EXISTING FLOOR PLAN

SCALE: 1/16" = 1'-0"



j a . rainwater

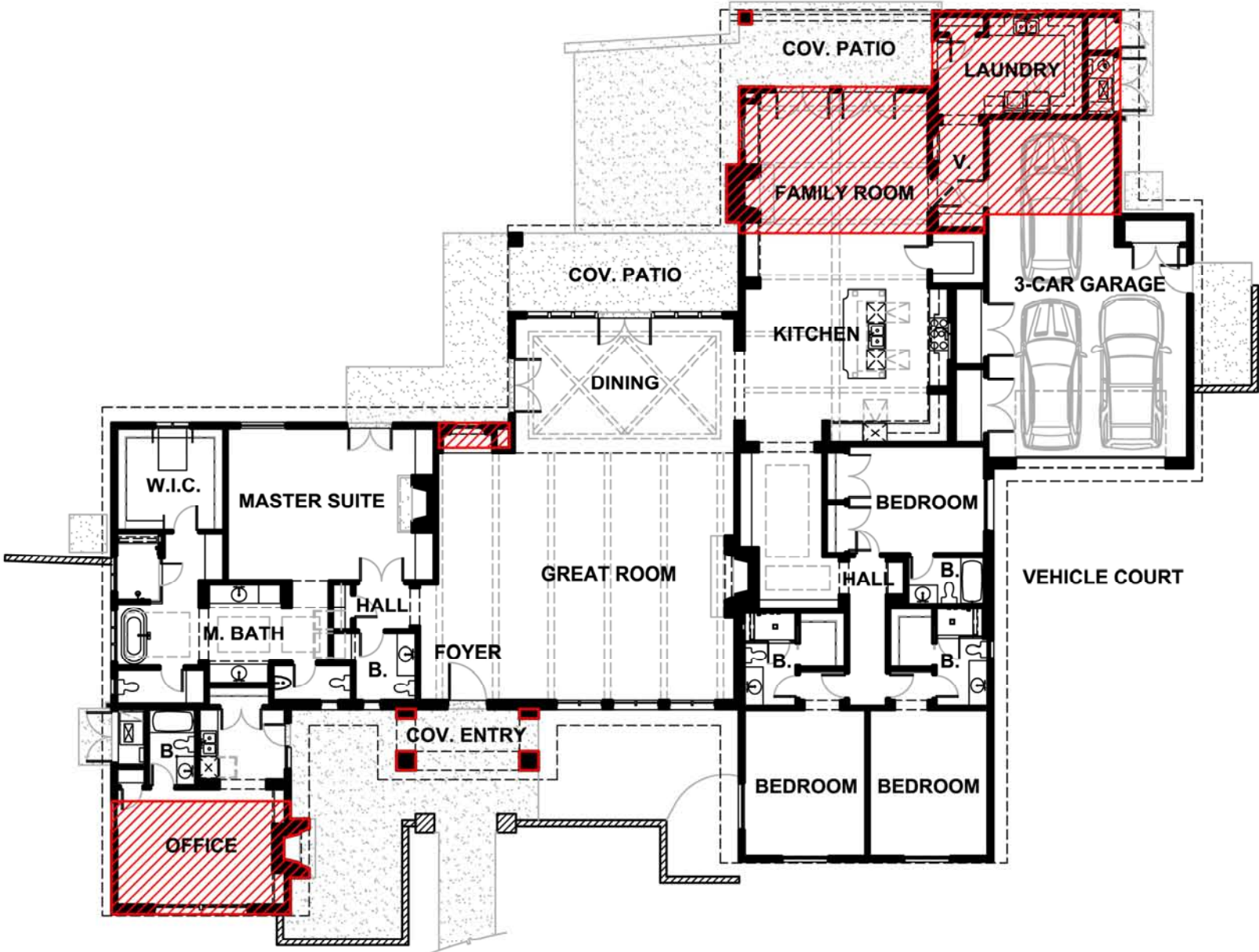
p.o. box 2317
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ph: 480.518.3949

studio
interiors . architecture

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PROPOSED FLOOR PLAN

SCALE: 1/16" = 1'-0"



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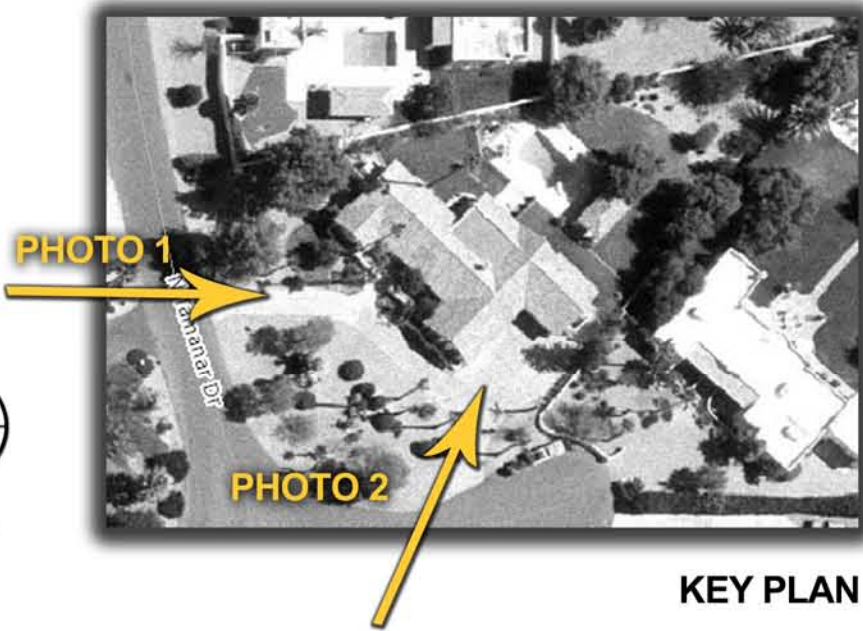
EXISTING EXTERIOR



PHOTO NO. 1
FRONT ELEVATION - LOOKING EAST



PHOTO NO. 2
FRONT ELEVATION - LOOKING NORTHEAST



KEY PLAN

EXISTING EXTERIOR



PHOTO NO. 3
REAR ELEVATION - LOOKING SOUTHWEST



PHOTO NO. 4
REAR ELEVATION - LOOKING WEST

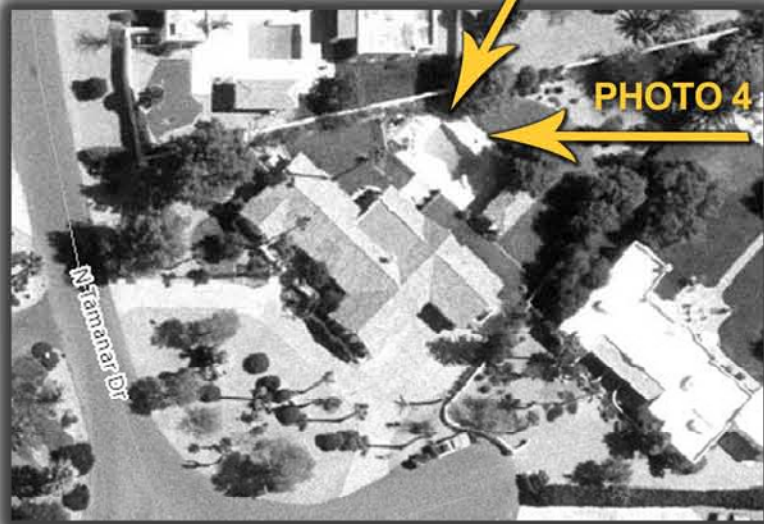


PHOTO 3

PHOTO 4



NORTH

KEY PLAN

BACKGROUND

Town residents John and Jackie Hayden are under contract to purchase a house located at 5137 North Tamanar Way, which will become the Hayden’s primary residence. The house was built in 1964 on an irregularly-shaped lot within the Casa Blanca Estates subdivision. The Casa Blanca Estates subdivision received plat approval from Maricopa County in 1959 and was annexed into the Town in 1974. After the purchase, the Haydens plan to make a significant investment in updating and remodeling their new home.

GENERAL OVERVIEW OF THE REQUESTED VARIANCE

The existing house, which was built in 1964 prior to its annexation into the Town in 1974, is triangular in shape, with a front yard and two side yards. There are two minor encroachments into the required side yard setbacks – approximately four feet on the north side (master bedroom area) and four and a half feet on the southeast side (two car garage). These encroachments are recognized by the Town as long-standing legal nonconformities. Due to the scope of the remodeling of the existing house, Section 2307 of the Town’s Zoning Ordinance would require the existing legal nonconformities to be removed. Given the footprint of the existing home and the lot’s irregular shape, a variance is requested to allow the home to be updated and remodeled without requiring the removal of the two existing encroachments. If forced to remove these two minor encroachments, the existing two-car garage would be reduced to a one-car garage.

Although the proposed remodeling would include small additions to the front and rear of the home, it would not increase any existing nonconformities and no new encroachments into the setbacks are proposed. The livable area of the house would increase approximately 801 square feet (for a total of 5,100 square feet). The variance would not have an impact on nearby homes because the side yard encroachments are existing and are largely screened by landscaping. With the proposed updates, the home would be comparable to other homes located within Casa Blanca Estates and elsewhere within the Town’s R-43 zoning district.

VARIANCE CRITERIA

The Town has established six criteria to be used in evaluating variance requests. Following is a discussion of these criteria with respect to the requested variance.

1. “[S]uch variances...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 § 2-5-3(C)(2)(a).

The lot is an odd shape, having a front yard and two side yards. The minor setback encroachments have been recognized by the Town as long-standing legal conformities. These hardships were not self-created and warrant a variance to allow existing conditions to remain in place after the proposed remodeling. Without a variance, the existing two-car garage would have to be reduced in size to a one-car garage due to the lot’s irregular configuration.

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

The lot’s irregular shape predates the lot’s annexation into the Town in 1974. The Town recognizes the existing minor encroachments into the side yards as long-standing legal nonconformities. These special circumstances do not arise out of misunderstanding or mistake, but instead arise out of the odd shape of the lot and existing conditions.

3. “[S]uch variances from...the strict application of the terms of [the Zoning Ordinance]... are in harmony with its general purposes and intents...” Town Code § 2-5-3(C)(2)(a).

The proposed updates and additions to the home will comply with the Town’s requirements; existing encroachments will remain, but will not increase. The variance, which is necessary due to the lot’s irregular shape and existing encroachments, will allow the home to be remodeled and updated in harmony with the general purposes and intents of the Zoning Ordinance.

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

The special circumstances, hardships, and difficulties with the lot are not self-imposed but are long-standing and arise from the lot’s irregular shape and existing encroachments. The proposed variance will have a minimal impact on nearby property owners, given the minimal size of the additions and side yard landscaping.

5. “[B]ecause of special circumstances applicable to the property, including its size, shape, topography, location, or surroundings, the strict application of the zoning ordinance will deprive the property of privileges enjoyed by other property of the same classification in the same zoning district.” A.R.S. § 9-462.06(G)(2).

The lot is within the Town’s R-43 residential zoning district. Because of the special circumstances relating to the lot’s odd, triangular shape and existing encroachments, the strict application of the Town’s Zoning Ordinance would not allow the home to be modernized and remodeled consistent with other homes in Casa Blanca Estates and elsewhere within the R-43 zoning district.

6. The variance would not “constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which the property is located.” A.R.S. § 9-462.06(G)(2).

Other lots in the vicinity are used for single family residences of similar or greater size and have been updated and remodeled from time to time. The grant of a variance to allow the proposed remodeling does not constitute a grant of special privilege. A variance is necessary due to the special circumstances arising from the lot’s triangular shape and existing encroachments in order to allow the home to be updated so that it is consistent with homes on other lots in the R-43 zoning district and in Casa Blanca Estates.

LAW OFFICES

JORDEN HISER

& JOY, P.L.C.

5080 NORTH 40TH STREET, SUITE 245
PHOENIX, ARIZONA 85018
TELEPHONE: 480-505-3900
FACSIMILE: 480-505-3901

SANDRA M. CORN

DIRECT LINE: 480-505-3907
E-MAIL: scorn@JHJLawyers.com
www.JHJLawyers.com

August 14, 2017

**VIA E-MAIL (gburton@paradisevalleyaz.gov)
AND REGULAR MAIL**

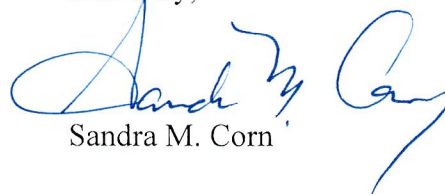
George Burton, Planner
Town of Paradise Valley
6401 East Lincoln Drive
Paradise Valley, AZ 85253

Re: Notice of Board of Adjustment Public Hearing, September 6, 2017
Variance Application – 5137 North Tamanar Way

Dear George:

Enclosed is the affidavit of mailing, a copy of the meeting notice, and a copy of the affidavit of posting for the above-referenced property. Please call if you have any questions.

Sincerely,



Sandra M. Corn

Enclosures

cc (via e-mail w/encl.): John Hayden
Doug Jorden

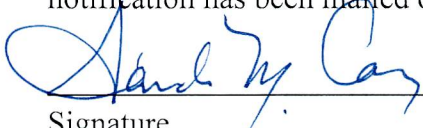
AFFIDAVIT OF MAILING NOTIFICATION

STATE OF ARIZONA)

) ss:

County of Maricopa)

In accordance with the requirements of the Town of Paradise Valley, the undersigned hereby certifies that the mailing list for the proposed project is a complete list of property owners within 1,500 feet of the subject property, as obtained from the Maricopa County Assessor's Office on the following date July 31, 2017, and such notification has been mailed on the following date August 14, 2017.



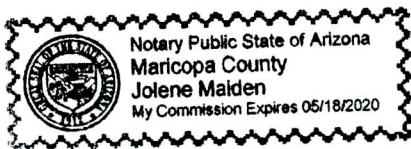
Signature

The foregoing instrument was acknowledged by me this 14th day of August, 2017, by Sandra M. Corn.

Name



NOTARY PUBLIC



My commission expires:

5/18/2020

**5137 North Tamanar Way
1,500' Mailing List**

	Owner Name	In Care Of	Mailing Address1	Mailing Address City	Mailing Address State	Mailing Address Zip Code	Country
1.	SUPERSTEIN SHELDON J		1001 West Broadway P.O. Box 101	Vancouver	BC	V6H 4E4	CANADA
2.	KENSINGTON PROPERTIES CORP	c/o SUPERSTEIN SHELDON	101-1001 West Broadway P.O. Box 156	Vancouver	BC	V6H 4E4	CANADA
3.	KOLIGER GARY MICHAEL		10735 126 Street	Edmonton	AB	T5M 0N9	CANADA
4.	HAMMERBERG SOREN/ELIZABETH		1187 Fairweather Road	Bowen Island	BC	V0N 1G2	CANADA
5.	ABRAHAM LYLE J/KATHRYN G		127 Fairway Drive	Edmonton	AB	T6J 2C2	CANADA
6.	NOBLE PHILIP B/DONALDSON LAURA C		301 Rose Park Drive	Toronto	ON	M4T 1R8	CANADA
7.	ALEXANDER SHELLEY L		4554 Duart Road	Victoria	BC	V8N 3K2	CANADA
8.	ECKERT PETER A & MARJORIE T		6616 East Jackrabbit Road	Paradise Valley	AZ	85253	
9.	KLOCK MARY HECK		1460 North Bel Air Drive	Mesa	AZ	85201	
10.	STAREN EDGAR D		5501 North 67th Place	Paradise Valley	AZ	85253	
11.	DRIMI RICHARD S/SANDRA M		6735 East San Juan Avenue	Paradise Valley	AZ	85253	
12.	AJS RESIDENTIAL 12 LLC		4417 North 40th Street, Suite 400B	Phoenix	AZ	85018	
13.	THORNTON MATTHEW J/EMILY A		5203 North Monte Vista Drive	Paradise Valley	AZ	85253	
14.	BARTON JEFFREY E/JULIANNE J TR		6802 East Vista Drive	Paradise Valley	AZ	85253	
15.	VARGAS CARMEN PEREZ		6818 East Vista Drive	Paradise Valley	AZ	85253	
16.	KRAEMER FAMILY REVOCABLE TRUST I	c/o KRAEMER JOHN M/BETTY J TR	6844 East Vista Drive	Paradise Valley	AZ	85253	
17.	SHANKS MICHAEL A/CHRISTINE M		6832 East Vista Drive	Paradise Valley	AZ	85253	
18.	KRISH TRUST	c/o RAM KRISHNA/MEERA KRISHNA TR	1376 Hettema Street	Yuma	AZ	85364	
19.	LORI JONAS SEPPI FAMILY LIVING TRUST/ETAL		5478 Old Ranch Road	Park City	AZ	84098	
20.	SCHACTER ROBERT/KIM/TYLER		333 Locust Avenue	San Rafael	CA	94901	
21.	WILLIAM J NASSIKAS TRUST		5239 North 69th Place	Paradise Valley	AZ	85253	
22.	MICHAEL CORMIER REVOCABLE LIVING TRUST		5238 North 69th Place	Paradise Valley	AZ	85253	
23.	PALMER RICHARD		5227 North 69th Place	Paradise Valley	AZ	85253	
24.	KOSKOVICH TREVOR J		7167 East Rancho Vista Drive, Unit 3008	Scottsdale	AZ	85251	
25.	PACE FAMILY TRUST		5215 North 69th Place	Paradise Valley	AZ	85253	
26.	JELLISON KENNETH A		5214 North 69th Place	Paradise Valley	AZ	85253	
27.	WIETRZNY STEVEN		1810 West Moody Trail	Phoenix	AZ	85041	
28.	CUNNINGHAM MATTHEW B/STEPHANIE ANN		5202 North 69th Place	Paradise Valley	AZ	85253	
29.	BEHROOZ ANAHITA		4538 North Miller Road	Scottsdale	AZ	85251	
30.	MYLAN TRUST	c/o DOANE CELIA M TR	6468 East Sierra Vista Drive	Paradise Valley	AZ	85253	
31.	ALBERT AND JANE TOON JOINT REVOCABLE TRUST	c/o TOON ALBERT L JR/JANE E TR	5317 North Monte Vista Drive	Paradise Valley	AZ	85253	
32.	ROBERT P SHANAHAN JR REVOCABLE TRUST		5318 North 68th Place	Paradise Valley	AZ	85253	
33.	FREITAS ANDREW T/LYNN M TR		5301 North Monte Vista Drive	Paradise Valley	AZ	85253	
34.	KIRSTEN B OLSON REVOCABLE LIVING TRUST	c/o OLSON KIRSTEN B TR	5302 North 68th Place	Paradise Valley	AZ	85253	
35.	KENT ALAN S/CATHY L		6801 East Vermont Avenue	Paradise Valley	AZ	85253	
36.	MARIANI PAUL/LAURIE A		6815 East Vermont Avenue	Paradise Valley	AZ	85253	
37.	NAHOM HERZEL TR		6827 East Vermont Avenue	Paradise Valley	AZ	85253	
38.	ROBERTS TERENCE		5301 North 68th Place	Paradise Valley	AZ	85253	
39.	HILLTEAM3 TRUST	c/o HILL JOHN FRANCIS TR	5305 North 68th Place	Paradise Valley	AZ	85253	
40.	GOSLING GLENN	c/o FLYING A	169 Spring Street	New York	NY	10012	

41.	DONAHUE LUCAS J/TRACY		5329 North 68th Place	Paradise Valley	AZ	85253	
42.	CHIAPPETTI DONALD L & MARY K TR		5341 North 68th Place	Scottsdale	AZ	85257	
43.	KEC ROBERT F/JANET T TR		5000 North Casa Blanca Drive	Paradise Valley	AZ	85253	
44.	DAVID AND STEPHANIE SHEFRIN TRUST		5115 North Wilkinson Road	Paradise Valley	AZ	85253	
45.	LENTZ SAGE J/WENDY K		5112 North Casa Blanca Drive	Paradise Valley	AZ	85253	
46.	REID WILLIAM T TR		5128 North Casa Blanca Drive	Paradise Valley	AZ	85253	
47.	SKINNER GREGORY/SARA		5202 North Casa Blanca Drive	Paradise Valley	AZ	85253	
48.	BRECKER LAWRENCE J TR		5135 North Wilkinson Road	Paradise Valley	AZ	85253	
49.	GRANGER DANNY		7170 North 69th Place	Paradise Valley	AZ	85253	
50.	MASSEY MICHAEL J/LORI L		5240 North Casa Blanca Drive	Paradise Valley	AZ	85253	
51.	MACKAY RICHARD N/KELLY		5301 North Wilkinson Road	Paradise Valley	AZ	85253	
52.	RUSH DANIEL/JANET		2240 South 35th Avenue	Phoenix	AZ	85009	
53.	LEWIS DELBERT/ORTH-LEWIS SHARRON		5320 North Casa Blanca Drive	Paradise Valley	AZ	85253	
54.	GOLDWATER CC		5101 North Casa Blanca Drive, Unit 1	Scottsdale	AZ	85253	
55.	HEERWAGEN JAMES D/SCHNEIDER HILARY A		54 Chestnut Avenue	Los Gatos	CA	95030	
56.	SNYDER ANNEMARIE/ETAL		5101 North Casa Blanca Drive, Unit 3	Scottsdale	AZ	85253	
57.	COFFIN ANNE K TR		5101 North Casa Blanca Drive, Unit 5	Scottsdale	AZ	85253	
58.	DOROTHY MAXINE WOLOSOFF TRUST	c/o WOLOSOFF DOROTHY MAXINE TR	5101 North Casa Blanca Drive, Unit 7	Scottsdale	AZ	85253	
59.	BURWELL MICHAEL R/LISA B		1121 Hobart Street	Menlo Park	CA	94025	
60.	COHN JASON TR		615 Esplanade, Unit 210	Redondo Beach	CA	90277	
61.	HOUTZ JODY L		5101 North Casa Blanca Drive, Unit 10	Scottsdale	AZ	85253	
62.	PANGRAZZI JANICE A/RICHARD		5101 North Casa Blanca Drive, Unit 11	Paradise Valley	AZ	85253	
63.	STUART CHRISTOPHER G/BARNER CONSTANCE LYNE		5101 North Casa Blanca Drive, Unit 20	Paradise Valley	AZ	85253	
64.	COSTELLO MICHAEL L/SANDRA J TR		5101 North Casa Blanca Drive, Unit 13	Scottsdale	AZ	85253	
65.	PAGE MARY L		5101 North Casa Blanca Drive, Unit 14	Paradise Valley	AZ	85253	
66.	BROWN MICHAEL E/ANDRIKA		4376 Independence Court	Sarasota	FL	34234	
67.	BEARDSLEY ROBERT		5101 North Casa Blanca Drive, Unit 16	Paradise Valley	AZ	85253	
68.	BEARDSLEY ROBERT S		5101 North Casa Blanca Drive, Unit 15	Paradise Valley	AZ	85253	
69.	BURKE MARCI		5101 North Casa Blanca Drive, Unit 18	Paradise Valley	AZ	85253	
70.	LOPATIN IAN W TR		7531 North Silvercrest Way	Paradise Valley	AZ	85253	
71.	STUART CHRISTOPHER/BARNER CONSTANCE LYNE		5101 North Casa Blanca Drive, Unit 20	Scottsdale	AZ	85253	
72.	ISMAIL ZAID/SIVER KENSON		18410 Magnolia Avenue	Southfield	MI	48075	
73.	NEIRICK HERBERT TR		5101 North Casa Blanca Drive, Unit 22	Paradise Valley	AZ	85253	
74.	MCCRUM ELIZABETH H	c/o THOMAS, ZOLLARS & LYNCH, LTD	3330 East Indian School Road	Phoenix	AZ	85018	
75.	COX SUSAN SAMUELSON TR		5802 North 30th Street	Phoenix	AZ	85016	
76.	TSUI ANNE/AMELIA		5101 North Casa Blanca Drive, Unit 25	Paradise Valley	AZ	85253	
77.	YARES JULIET		5101 North Casa Blanca Drive, Unit 26	Paradise Valley	AZ	85253	
78.	RIEGEL NANCY B		14 Surplus Street	Duxbury	MA	02332	
79.	ALMQUIST GRANT		5101 North Casa Blanca Drive, Unit 28	Paradise Valley	AZ	85253	
80.	WROTONIAK GINA		5101 North Casa Blanca Drive, Unit 30	Paradise Valley	AZ	85253	
81.	BEESEMYER FRITZ T TR		5101 North Casa Blanca Drive, Unit 31	Scottsdale	AZ	85253	
82.	MAXIMON LEONARD C/LOUVET MARIE-CECILE TR		5101 North Casa Blanca Drive, Unit 32	Paradise Valley	AZ	85253	

83.	RUSSELL AND FRANCESCA BROWN TRUST		5101 North Casa Blanca Drive, Unit 33	Paradise Valley	AZ	85253	
84.	CASA BLANCA HOMEOWNERS ASSOCIATION	c/o BROWN COMMUNITY MANAGEMENT	7255 East Hampton Avenue, Suite 101	Mesa	AZ	85209	
85.	HAMMOND REED STUART/TOMEK SUSANN		5101 North Casa Blanca Drive, Unit 71	Scottsdale	AZ	85253	
86.	NOBLE JEAN E		5101 North Casa Blanca Drive, Unit 80	Scottsdale	AZ	85253	
87.	SEVERSON GERARD L/TERESA M TR		5101 North Casa Blanca Drive, Unit 81	Paradise Valley	AZ	85253	
88.	SALCITO ANITA S TR		5101 North Casa Blanca Drive, Unit 82	Scottsdale	AZ	85253	
89.	BAEDER ROBERT W TR		5101 North Casa Blanca Drive, Unit 201	Scottsdale	NY	85253	
90.	JOANN M OLSON TRUST A		3190 North State Route 89A	Sedona	AZ	85253	
91.	MATTHEW J SHATTOCK/SHELDON SUSAN M		1124 Lake Road	Lake Forest	IL	60045	
92.	HUTT ROBERT M		5101 North Casa Blanca Drive, Unit 204	Scottsdale	AZ	85253	
93.	WILSON THOMAS J		5101 North Casa Blanca Drive, Unit 205	Scottsdale	AZ	85253	
94.	REIS JOHN		5101 North Casa Blanca Drive, Unit 318	Paradise Valley	AZ	85253	
95.	GERALD AND JOAN COLANGELO FAMILY TRUST		70 East Country Club Drive	Phoenix	AZ	85014	
96.	ROBERT R SELBY REVOCABLE TRUST		5101 North Casa Blanca Drive, Unit 208	Scottsdale	AZ	85253	
97.	CALABRESE MARIE J TR		2298 Coventry Road	Cleveland Heights	OH	44106	
98.	JUAREZ PATRICIA		5101 North Casa Blanca Drive, Unit 210	Scottsdale	AZ	85253	
99.	HECHLER ROBERT L/BEVERLY L TR		3224 West 69th Street	Mission Hills	KS	66208	
100.	MARLENE JARVIS LIVING TRUST	c/o JARVIS MARLENE TR	5101 North Casa Blanca Drive, Unit 212	Paradise Valley	AZ	85253	
101.	CLEVENGER JULIE JOHNSON		5101 North Casa Blanca Drive, Unit 213	Scottsdale	AZ	85253	
102.	NEWSTEAD KARYN M TR		5101 North Casa Blanca Drive, Unit 215	Scottsdale	AZ	85253	
103.	TIGNINI ERIC		5101 North Casa Blanca Drive, Unit 216	Paradise Valley	AZ	85253	
104.	BEVERLY J BECKER REVOCABLE TRUST	c/o BECKER BEVERLY J/MICHAEL F TR	42338 Russia Road	Elyria	OH	44035	
105.	KRUMHOLZ BARRY M/ LEE RICHARD TR		5101 North Casa Blanca Drive, Unit 218	Scottsdale	AZ	85253	
106.	DAPHNE L FALLETTI TRUST		5101 North Casa Blanca Drive, Unit 219	Paradise Valley	AZ	85253	
107.	WENNER DAVID A		5101 North Casa Blanca Drive, Unit 220	Scottsdale	AZ	85253	
108.	CHICK RUSSELL PAUL/SUZANNE ENTZ		5101 North Casa Blanca Drive, Unit 221	Paradise Valley	AZ	85253	
109.	KRAJNIK BARBARA		P.O. Box 637	Scottsdale	AZ	85252	
110.	SLIVKA VIRGIL P		5101 North Casa Blanca Drive, Unit 223	Scottsdale	AZ	85253	
111.	HUTT ROBERT M		5101 North Casa Blanca Drive, Unit 224	Paradise Valley	AZ	85253	
112.	SHERRIE MYERS DECLARATION OF TRUST	c/o MYERS SHERRIE TR	2340 North Lincoln Park West, No. 201	Chicago	IL	60614	
113.	OBRIEN KIMBERLY TR		5101 North Casa Blanca Drive, Unit 226	Paradise Valley	AZ	85253	
114.	WALSTON MATTHEW J		14 Pheasant Hill Road	Farmington	CT	06032	
115.	LONDON JOANNE C FISHER		5101 North Casa Blanca Drive, Unit 228	Scottsdale	AZ	85253	
116.	HECHLER ROBERT L/BEVERLY L TR		6027 Lockton Lane	Fairway	KS	66205	
117.	KWA HAROLD/GOH JANE		5101 North Casa Blanca Drive, Unit 231	Paradise Valley	AZ	85253	
118.	MARRITT EMANUEL/ELLEN		501 Adams Street	Denver	CO	80206	
119.	REISSIG RICHARD DOLPH/BETH M		5101 North Casa Blanca Drive, Unit 233	Paradise Valley	AZ	85253	
120.	YOULE JESSICA J		5101 North Casa Blanca Drive, Unit 234	Scottsdale	AZ	85253	
121.	KATHLEEN E WAINSCOTT TRUST		5101 North Casa Blanca Drive, Unit 235	Paradise Valley	AZ	85253	
122.	ROBERT A BRETT AND CATHLEEN BRETT 1989 REV TR		820 North Post Street, Unit 602	Spokane	WA	99201	
123.	KWA HWEE LENG/LEONG KWEI CHOO		Block 442 No 07 427 Sin Ming Avenue	Singapore		570442	
124.	SPICKER BRIAN F		5101 North Casa Blanca Drive, Unit 238	Paradise Valley	AZ	85253	

125.	LASSEN RICHARD L		5101 North Casa Blanca Drive, Unit 301	Scottsdale	AZ	85253	
126.	MELISSA DRAE SMID LIVING TRUST		5101 North Casa Blanca Drive, Unit 302	Scottsdale	AZ	85253	
127.	JAMES T EMERT JR LIVING TRUST	c/o EMERT JAMES T JR TR	5101 North Casa Blanca Drive, Unit 304	Scottsdale	AZ	85253	
128.	HUSE WILLIAM H/ANN M/OLSEN BRADLEY M/MARY E		2203 Skyline Drive	Norfolk	NE	68701	
129.	BECKER GARY W/MARI P		4150 Olson Memorial Hwy 55 200	Minneapolis	MN	55422	
130.	SANDIG NANCY L TR		5101 North Casa Blanca Drive, Unit 307	Paradise Valley	AZ	85253	
131.	SCHALLER FAMILY TRUST/SCHALLER FAMILY TRUST	c/o SCHALLER NANCY D TR/SCHALLER NANCY D TR	5101 North Casa Blanca Drive, Unit 308	Scottsdale	AZ	85253	
132.	GOSZ WILLIAM G		65 Bridle Path	Franklin	MA	02038	
133.	FOSTER HALLETT P/GWEN MINTON TR		4800 North 68th Street, Unit 380	Scottsdale	AZ	85251	
134.	MELTON JENNIFER L		5101 North Casa Blanca Drive, Unit 311	Scottsdale	AZ	85253	
135.	CASA BLANCA 312 LLC		1124 Lake Road	Lake Forest	IL	60045	
136.	ZEHR RAYMOND W JR/BARBARA C		P.O. Box 231	Wayzata	MN	55391	
137.	315 CASA BLANCA TRUST		7310 Island Circle	Boulder	CO	80301	
138.	GITLIN GARY M		5101 North Casa Blanca Drive, Unit 316	Paradise Valley	AZ	85253	
139.	CASA BLANCA INVESTMENT LLC		P.O. Box 582	Reading	PA	19603	
140.	GUNDERSON MICHAEL J/GAIL A		1812 East Shore Drive	Detroit Lakes	MN	56501	
141.	H PHILIP HOWE TRUST	c/o SCHALLER NANCY D TR/SCHALLER NANCY D TR	1010 Westloop Place	Manhattan	KS	66502	
142.	RANDAL AND JENNIFER WRIGHT FAMILY TRUST	c/o SCHALLER NANCY D TR/SCHALLER NANCY D TR	13136 Rainbow Drive	Bigfork	MT	85253	
143.	MARKS EDWARD A		5101 North Casa Blanca Drive, Unit 321	Scottsdale	AZ	85253	
144.	SCOTTSDALE PROPER L L C		126 North 3rd Street	Norfolk	NE	68701	
145.	BRITT RAND SANCHEZ TRUST	c/o SANCHEZ BRITT RAND TR	5101 North Casa Blanca Drive, Unit 323	Paradise Valley	AZ	85253	
146.	KOEHN MICHAEL F/STACY C TR		2105 Paseo Del Mar	Palos Verdes Esta	CA	90274	
147.	CRAWFORD JOYCE L TR		5101 North Casa Blanca Drive, Unit 325	Paradise Valley	AZ	85253	
148.	BROWN KATHLEEN H TR		5101 North Casa Blanca Drive, Unit 327	Scottsdale	AZ	85253	
149.	COLUCCIO MIRA		5101 North Casa Blanca Drive, Unit 328	Paradise Valley	AZ	85253	
150.	WESTFALL TIMOTHY C/LOUISE B		5101 North Casa Blanca Drive, Unit 329	Paradise Valley	AZ	85253	
151.	ROBERT E BREEN JR AND PAMELA S BREEN REVOCABL	c/o BREEN ROBERT E JR/PAMELA S TR	5101 North Casa Blanca Drive, Unit 330	Paradise Valley	AZ	85253	
152.	BIGGLES 1995 LIVING TRUST	c/o BIGGLES RICHARD ORRIE/JUDITH LUCILLE CO TR	P.O. Box 910	Los Altos	CA	94023	
153.	JOHNSON RUSSELL L/SHEILA M		5101 North Casa Blanca Drive, Unit 332	Paradise Valley	AZ	85253	
154.	CLARKE NORMA JANE TR		8702 North 7th Avenue	Phoenix	AZ	85021	
155.	CLOONAN JAMES B/EDYTHE R		5101 North Casa Blanca Drive, Unit 335	Paradise Valley	AZ	85253	
156.	LINDSEY DAVID C/KIMBERLY P		5101 North Casa Blanca Drive, Unit 336	Scottsdale	AZ	85253	
157.	HEIN SURVIVORS TRUST	c/o HEIN WILLIAM H JR/ANNE BARGER TR	5101 North Casa Blanca Drive, Unit 337	Scottsdale	AZ	85253	
158.	MILLING JENS A/ANNE C		927 Fisher Lane	Winnetka	IL	60093	
159.	BOOTH RANCHES LLC		5101 North Casa Blanca Drive, Unit 339	Scottsdale	AZ	85253	
160.	HELMS FAMILY 1996 REVOCABLE TRUST	c/o L & G HELMS TRUSTEES	5265 North Wilkinson Road	Paradise Valley	AZ	85253	
161.	SMITH CRAIG R/MELISSA J TR/ SMITH CRAIG R/MEL		15018 North Tatum Boulevard	Phoenix	AZ	85032	
162.	CB88 LLC		1440 East Missouri Avenue, Suite C 200	Phoenix	AZ	85014	
163.	CB44 LLC		1440 East Missouri Avenue, Suite C 200	Phoenix	AZ	85014	
164.	BPMVVEM LLC		P.O. Box 185	Angel Fire	NM	87710	
165.	RYAN W AMATO AND LAURIE D AMATO TRUST		5038 North Chiquita Lane	Paradise Valley	AZ	85253	
166.	PHILLIPS CRAIG L/TERRY E		5037 North Monte Vista Drive	Scottsdale	AZ	85253	

167.	LEONARD FAMILY REVOCABLE LIVING TRUST	c/o LEONARD PAUL A/SUSAN J TR	6834 East Pasadena Avenue	Paradise Valley	AZ	85253	
168.	JENNIFER DREYFUS REVOCABLE TRUST		6850 East Pasadena Avenue	Paradise Valley	AZ	85253	
169.	TALLE ARMAN/CHESHANI MILA E		6849 East Pasadena Avenue	Paradise Valley	AZ	85253	
170.	BENJUNIE TRUST	c/o MEYERS MARK TR	10623 East Terra Drive	Scottsdale	AZ	85258	
171.	JAMES AND KATHRYN HEFFERNAN FAMILY TRUST		5025 North 68th Street	Scottsdale	AZ	85253	
172.	JOY DANE		5024 North Chiquita Lane	Paradise Valley	AZ	85253	
173.	AKSAMIT THOMAS J		2230 Mesa Circle	Kingman	AZ	86401	
174.	LEVANTE 1998 TRUST	c/o LEVANTE JAMES J/CHERYL J TRUSTEES	769 Lakeview Way	Redwood City	CA	94062	
175.	FRAM LIVING TRUST	c/o ESPINASSE P/MARYLYS M TR	6802 East Chaparral Road	Paradise Valley	AZ	85253	
176.	BASSOLINO JOSEPH/DECINQUE JAMES		205 Raymond Road	Princeton	NY	08540	
177.	MICHUNOVICH MARKO/ZLATA		5001 North Chiquita Lane	Scottsdale	AZ	85253	
178.	MCKINLEY TOD		5500 NE Windermere Road	Seattle	WA	98105	
179.	BIANCHI REVOCABLE TRUST		4715 North 68th Street	Scottsdale	AZ	85251	
180.	MICHUNOVICH MARKO/ZLATA/HANLINE JOYCE J		6848 East Chaparral Road	Paradise Valley	AZ	85253	
181.	BORSENIK JOEL/JYAMME		5001 North Chiquita Lane	Paradise Valley	AZ	85253	
182.	MCFADDEN TATIANA MARIA/BRACHTL MARK CARL		6841 East Vista Drive	Paradise Valley	AZ	85253	
183.	ALMOND CAROL A		6831 East Vista Drive	Paradise Valley	AZ	85253	
184.	SCHUMACHER FAMILY TRUST	c/o SCHUMACHER ROY S/JUDY TRUSTEES	6821 East Vista Drive	Paradise Valley	AZ	85253	
185.	RAUSCHER GLENDA M/LAFFEY EMERSON M R		5149 North Monte Vista Drive	Paradise Valley	AZ	85253	
186.	MILLER JANE M		5129 North 68th Street	Scottsdale	AZ	85253	
187.	NGUYEN ALLAN TRUNG TRAN		6802 East Bonita Drive	Scottsdale	AZ	85253	
188.	SALEM MARCUS J/CYNTHIA SCHWAB		6812 East Bonita Drive	Paradise Valley	AZ	85253	
189.	COURY JONATHAN A		5128 North 68th Place	Paradise Valley	AZ	85253	
190.	DILLER KIRK W/NICOLE L TR		5136 North 68th Place	Paradise Valley	AZ	85253	
191.	VANDEVENTER DIRK & NATALIE BROWN		5146 North 68th Place	Scottsdale	AZ	85253	
192.	ROCKWELL LIVING TRUST	c/o ROCKWELL DAVID TODD/CAMILLE VERONICA CHUNG TR	5139 North 68th Place	Paradise Valley	AZ	85253	
193.	PETITI MORGAN/PHARO MARSHA		304 Park Boulevard	Millbrae	CA	94030	
194.	WORDINGHAM SARA E		6840 East Bonita Drive	Paradise Valley	AZ	85253	
195.	CHARLIE M AND VIRGINIA A AGEE LIVING TRUST		6833 East Bonita Drive	Paradise Valley	AZ	85253	
196.	OESCH ALISON A/SETH D		6823 East Bonita Drive	Paradise Valley	AZ	85253	
197.	CRAIG K AND SUSAN D HARRIS JOINT TRUST		6815 East Bonita Drive	Scottsdale	AZ	85253	
198.	MANJI KALEIM/DAVISON ELIZABETH		7121 East Rancho Vista Drive, Unit 4006	Scottsdale	AZ	85251	
199.	JAMES R AND LUISANA N IDSARDI REV LIV TRUST		6912 East Chaparral Road	Paradise Valley	AZ	85253	
200.	BOBBE HENRY C/DEBRA MARIE		6902 East Coronado Road	Paradise Valley	AZ	85253	
201.	LUX THOMAS C/ GAY A		6901 East Pasadena Avenue	Paradise Valley	AZ	85253	
202.	SUZANNE PARELMAN TRUST/SAPAKIE ALAN	c/o PARELMAN SUZANNE TR	6915 East Pasadena Avenue	Paradise Valley	AZ	85253	
203.	BRONSTEIN JEFF/SCOTT CECILY		6923 East Pasadena Avenue	Paradise Valley	AZ	85253	
204.	HARRIS PATRICIA ANN TR		6934 East Pasadena Avenue	Paradise Valley	AZ	85253	
205.	GALLAGHER SEAN W/ROXANN S		6924 East Pasadena Avenue	Scottsdale	AZ	85253	
206.	FALLON MICHAEL O/SANDRA J TR		6912 East Pasadena Avenue	Scottsdale	AZ	85251	
207.	MARTHA E OTONDO TRUST AGREEMENT		6902 East Pasadena Avenue	Scottsdale	AZ	85253	
208.	JACKSON CRAIG H TR	c/o BARRETT JACKSON AUTO	7400 East Monte Cristo Avenue	Scottsdale	AZ	85260	

209.	ALBERT TABAH AND BONNY W TABAH TRUST		6915 East Orange Blossom Drive	Paradise Valley	AZ	85253	
210.	WOZENCRAFT FAMILY TRUST		6923 East Orange Blossom Drive	Paradise Valley	AZ	85253	
211.	CHINN ROBERT E		6931 East Orange Blossom Drive	Paradise Valley	AZ	85253	
212.	SKOWRONEK SCOTT/WILSON ABIGAIL		6934 East Orange Blossom Drive	Paradise Valley	AZ	85253	
213.	BOL KEITH DAVIS		6612 North Ironwood Drive	Scottsdale	AZ	85253	
214.	MOORE JUSTIN		4341 North 68th Street	Scottsdale	AZ	85251	
215.	PIASKOSKI PAUL A/WENDY M		6902 East Orange Blossom Drive	Paradise Valley	AZ	85253	
216.	KEITH R AND JENNIFER A MAKI LIVING TRUST		5126 North 69th Place	Paradise Valley	AZ	85253	
217.	HART PHILLIP/BRIANA		2556 East Carob Drive	Chandler	AZ	85286	
218.	MLL FAMILY TRUST	c/o LIVAK LUKE C/MOLLY D TRUSTEES	6923 East Orange Blossom Lane	Paradise Valley	AZ	85253	
219.	SAMSON MARK D/SARA J TR		6931 East Orange Blossom Lane	Paradise Valley	AZ	85253	
220.	TISH AND ROBERT STEPHENS FAMILY TRUST		5117 North 69th Place	Paradise Valley	AZ	85253	
221.	HUGH J VAN NESS & DONNA K VANNESS 1996 TRUST		4848 North Goldwater Boulevard, Unit 2108	Scottsdale	AZ	85251	
222.	DANOFF ROBERT B/EVE K		6940 East Orange Blossom Lane	Scottsdale	AZ	85253	
223.	HURD BAROTT G/SHARON M		6928 East Orange Blossom Lane	Scottsdale	AZ	85253	
224.	GARDNER CARL		6918 East Orange Blossom Lane	Paradise Valley	AZ	85253	
225.	NAUGHTON DENNIS M/KATHLEEN C GREEN		5134 North 69th Place	Paradise Valley	AZ	85253	
226.	KANGWANSHIRATHADA CHITTI/NANCY		5144 North 69th Place	Paradise Valley	AZ	85253	
227.	TALLY BRENT A/NICOLE E		6919 East Vista Drive	Paradise Valley	AZ	85253	
228.	SIMONS DANIEL PAGE.ANN W TR		6929 East Vista Drive	Paradise Valley	AZ	85253	
229.	FRANCIS VINCENT M		6935 East Vista Drive	Paradise Valley	AZ	85253	
230.	LINDSLEY MICHAEL/SIMPSON MELANIE		6949 East Vista Drive	Paradise Valley	AZ	85253	
231.	SCHWIMMER JEFFREY L TR		9425 Riverside Drive, Apt 1317	Sandy	UT	84070	
232.	KLEIN LESLIE/CERDA CLARISSA		4833 North 68th Street	Scottsdale	AZ	85251	
233.	CARTWRIGHT ERICA K/DUSTIN B		6819 East Chaparral Road	Scottsdale	AZ	85253	
234.	MATHES WILLIAM O/DAVID		4830 North 68th Place	Scottsdale	AZ	85251	
235.	KIRKPATRICK GERALD L/TANYA C		6901 East Chaparral Road	Scottsdale	AZ	85253	
236.	OMERY ARTHUR DENNIS/MICHELE MAYER		6911 East Chaparral Road	Paradise Valley	AZ	85253	
237.	SANDRA MC GUIRE LIVING TRUST 2011		4800 North 68th Street, Unit 110	Scottsdale	AZ	85251	
238.	PERITZ MICHELLE		6106 Pickford Street, Unit 1	Los Angeles	CA	90035	
239.	GOLDMAN FAMILY TRUST	c/o GOLDMAN ANNE TR	4800 North 68th Street, Unit 112	Scottsdale	AZ	85251	
240.	DRAKE BRIAN (LEASE)		4800 North 68th Street, Unit 114	Scottsdale	AZ	85251	
241.	DUNBAR R KIRK		4800 North 68th Street, Office	Scottsdale	AZ	85251	
242.	WASS WALLACE/DOREEN		4800 North 68th Street, Unit 115	Scottsdale	AZ	85251	
243.	WAKEFIELD LIVING TRUST		4800 North 68th Street, Unit 118	Scottsdale	AZ	85251	
244.	SIMONS JOHN N (LEASE)	c/o SCOTTSDALE HOUSE OFFICE	4800 North 68th Street	Scottsdale	AZ	85251	
245.	BETTY E JOY TRUST		6800 North 68th Street, Unit 117	Scottsdale	AZ	85251	
246.	FRANCIS J LEAVY LIVING TRUST		4800 North 68th Street, Unit 119	Scottsdale	AZ	85251	
247.	GREGORY A FLAKS TRUST/LESLEY C FLAKS TRUST		4800 North 68th Street, Unit 121	Scottsdale	AZ	85251	
248.	ZBOJNIEWICZ JANET E		4800 North 68th Street, Unit 120	Scottsdale	AZ	85251	
249.	JOHN AND JEANNE OBRIEN FAMILY TRUST(LEASE)	c/o JOHN J OBRIEN/JEANNE M LYONS OBRIEN TR	426 East McLellan Boulevard	Phoenix	AZ	85012	
250.	JACKSON CHARLES F/TAMARA TR/ETAL (IMPS ONLY)		11902 South Allegheny Avenue	Tulsa	OK	74137	

251.	SHAFI PROPERTIES LLC		5862 North 42nd Street	Phoenix	AZ	85018	
252.	NICHOLS REVOCABLE TRUST	c/o NICHOLS LESLIE C/ANITA N TR	1539 Begen Avenue	Mountain View	CA	94040	
253.	NELSON RANDIE L/ALLEN C		4800 North 68th Street, Unit 137	Scottsdale	AZ	85251	
254.	HIRAM HERBERT CHAMPLIN REV TRUST (LEASE)		P.O. Box 1066	Enid	OK	73702	
255.	GELDIEN JAMES M TR/JAMES E TR	c/o SCOTTSDALE HOUSE OFFICE	4800 North 68th Street	Scottsdale	AZ	85251	
256.	KLEIN JAMES D/BETSY A		4800 North 68th Street, Unit 141	Scottsdale	AZ	85251	
257.	SWEAT CAROL G/WARREN R		4800 North 68th Street, Unit 144	Scottsdale	AZ	85251	
258.	TAYLOR FLORENCE B TR		4800 North 68th Street, Unit 111	Scottsdale	AZ	85251	
259.	JOHNSON JERRY J TR		4800 North 68th Street, Office	Scottsdale	AZ	85251	
260.	YUSKA SCOTT B/SAMUEL R/LYNDASAY (LEASE)		4800 North 68th Street, Unit 147	Scottsdale	AZ	85251	
261.	DUNCAN SARA		4800 North 68th Street, Unit 145	Scottsdale	AZ	85251	
262.	EVERETT GWENN G LEASE		4800 North 68th Street, Unit 367	Scottsdale	AZ	85251	
263.	LOOKER CHARLOTTE G/EMMERT PATRICIA G		4800 North 68th Street, Unit 364	Scottsdale	AZ	85251	
264.	ROACH MARY C		4800 North 68th Street, Unit 363	Scottsdale	AZ	85251	
265.	JOHN AND LUCY COULEUR TRUST	c/o COULEUR URSULA LUCY TR	4800 North 68th Street, Unit 359	Scottsdale	AZ	85251	
266.	MASSROUR MAZIAR		6601 South Kasba Circle	Paradise Valley	AZ	85253	
267.	POWELL ARTHUR C/LYNNE M TR		5202 West Kasba Circle	Paradise Valley	AZ	85253	
268.	HARBOUR DAVID M		5218 West Kasba Circle	Paradise Valley	AZ	85253	
269.	MATTHEWS REVOCABLE TRUST	c/o MATTHEWS ROBERT L/ELIZABETH A TR	5302 North Kasba Circle	Paradise Valley	AZ	85253	
270.	KRULL ERNEST		1961 North Coral Bells Drive	Tuscon	AZ	85745	
271.	MULALLY FAMILY TRUST	c/o MULALLY ALAN ROGER/JANE NICHOLAS TR	P.O. Box 995	Mercer Island	WA	98040	
272.	RAM11 LLC		6620 East Kasba Circle	Paradise Valley	AZ	85253	
273.	GRAYSON MARC D/JULIA K		6624 East Kasba Circle	Paradise Valley	AZ	85253	
274.	MCGINLEY ROBERT P/SHELLEY		11103 East Mission Lane	Scottsdale	AZ	85259	
275.	CARDINAL SMITH FAMILY TRUST	c/o SMITH ANDREW WESTON/MELISSA FIELDS TR	5219 North Casa Blanca Drive, Unit 10	Paradise Valley	AZ	85253	
276.	WOLFF FRITZ H/KATHERINE E		5219 North Casa Blanca Drive, Unit 11	Paradise Valley	AZ	85253	
277.	CHESTER W KWASNAK SEPARATE PROPERTY TRUST		6730 East Kasba Circle	Paradise Valley	AZ	85253	
278.	BEGUIRISTAIN ROGER/MICHELE		5219 North Casa Blanca Drive, Unit 13	Paradise Valley	AZ	85253	
279.	SULLIVAN DANIEL J III/CHRISTA H		1245 Oakview Road	Medina	MN	55356	
280.	QUEYSSAC JANE S		6415 East Montreal Place	Scottsdale	AZ	85254	
281.	MCLARAN GREGORY W/CAMI D		5219 North Kasba Circle	Paradise Valley	AZ	85253	
282.	MERKEL MICHAEL M/MARY E		5219 North Casa Blanca Drive, Unit 17	Paradise Valley	AZ	85253	
283.	KELLEHER NANCY S TR		47 Crooked Lane	Duxbury	MA	02332	
284.	BLUE DNA PROJECT LLC		7150 East Camelback Road, Suite 444	Scottsdale	AZ	85252	
285.	HUDAK THOMAS M/MARY W TR		5219 North Casa Blanca Drive, Unit 38	Paradise Valley	AZ	85253	
286.	BROWN FAMILY TRUST	c/o BROWN DREW M/LAURIE E TRUSTEES	5219 North Casa Blanca Drive, Unit 39	Paradise Valley	AZ	85253	
287.	PERLA REVOCABLE TRUST	c/o PERLA VINCENT A/JANE M TRUSTEES	5219 North Casa Blanca Drive, Unit 40	Paradise Valley	AZ	85253	
288.	DARCHE FRED M		5201 North Kasba Circle	Paradise Valley	AZ	85253	
289.	KJCABC REVOCABLE LIVING TRUST	c/o CZERWINSKI KEVIN J/ANNE B TR	5219 North Casa Blanca Drive, Unit 42	Paradise Valley	AZ	85253	
290.	GRAHAM JOHN/KATHLEEN TR		6702 East Kasba Circle	Paradise Valley	AZ	85253	
291.	HOSELTON LIVING TRUST	c/o HOSELTON JAMES CARL/LEE T TR	5210 North Kasba Circle	Paradise Valley	AZ	85253	
292.	RHODES J PAUL TR	c/o J PAUL RHODES LIVING TRUST	5219 North Kasba Circle	Paradise Valley	AZ	85253	

293.	MICHELAS FAMILY TRUST		5219 North Casa Blanca Drive, Unit 46	Paradise Valley	AZ	85253	
294.	THOMAS STACY LEE/PETER G		5219 North Casa Blanca Drive, Unit 47	Paradise Valley	AZ	85253	
295.	KELLEHER 6701 NORTH KASBA NOMINEE TRUST	c/o KELLEHER NANCY TR	6701 North Kasba Circle	Paradise Valley	AZ	85253	
296.	SABAN TRACEY L		5219 North Casa Blanca Drive, Unit 49	Paradise Valley	AZ	85253	
297.	FALKNER ROBERT F/FAITH C TR		6625 North Kasba Circle	Paradise Valley	AZ	85253	
298.	WINSSINGER FREDERICK AJ/JENNIFER HJL TR		6630 East Fez Way	Paradise Valley	AZ	85253	
299.	JACKSON LIVING TRUST	c/o JACKSON ROBERT S/CATHY A TR	6636 East Fez Way	Paradise Valley	AZ	85253	
300.	WILLIAM V TREFETHEN LIVING TRUST		500 Newport Center Drive, Suite 850	Newport Beach	CA	92660	
301.	RHODES J PAUL TR		2425 East Camelback Road, Suite 750	Phoenix	AZ	85016	
302.	RATLIFF JOHN D TR		1221 McKinney Street, Suite 3800	Houston	TX	77010	
303.	CURLEY FAMILY TRUST	c/o CURLEY BRIAN D/ELIZABETH C TR	12734 North 128th Place	Scottsdale	AZ	85259	
304.	CASA BLANCA CLUB ASSN		16441 North 91st Street, Suite 104	Scottsdale	AZ	85260	
305.	HART BRUCE H/NADINE A		5219 North Casa Blanca Drive, Unit 20	Paradise Valley	AZ	85253	
306.	HAUGLAND GORDON/AMY J L		5135 North Tamanar Way	Paradise Valley	AZ	85253	
307.	DOUGLAS ELVIN HELTNE REVOCABLE TRUST		5131 West Safi Way	Paradise Valley	AZ	85253	
308.	MOORE R C/ELIZABETH A		5115 North Tamanar Way	Paradise Valley	AZ	85253	
309.	BALL BARBARA ANNE TR		5101 North Tamanar Way	Paradise Valley	AZ	85253	
310.	HART BRUCE H/NADINE A		5045 North Tamanar Way	Paradise Valley	AZ	85253	
311.	MADISON DANIEL A/KATHLEEN M		6740 East Taza Way	Paradise Valley	AZ	85253	
312.	D K EATON FAMILY TRUST	c/o DOUGLAS M AND KELLY A EATON TRUSTEES	6737 East Taza Way	Paradise Valley	AZ	85253	
313.	ROBERT J NOVAK LIVING TRUST	c/o NOVAK ROBERT J TRUSTEE	5013 North Tamanar Way	Paradise Valley	AZ	85253	
314.	KLING ROBERT R/KARI S		5219 North Casa Blanca Drive, Unit 29	Paradise Valley	AZ	85253	
315.	TROY W SCHUMACHER FAMILY TRUST		5002 North Tamanar Way	Paradise Valley	AZ	85253	
316.	KOSS STEIN J/GENA M		5219 North Casa Blanca Drive, Unit 31	Paradise Valley	AZ	85253	
317.	DANIELS MICHAEL H/JANET H		1721 Sunnyslope Lane	Manhattan	KS	66502	
318.	CAT FAMILY TRUST		5032 North Tamanar Way	Paradise Valley	AZ	85253	
319.	FTK 2015 TRUST	c/o HOPLON LLC TR	5219 North Casa Blanca Drive, Unit 34	Paradise Valley	AZ	85253	
320.	LARCHER DAVID/LORI		5850 North Cameldale Way	Paradise Valley	AZ	85253	
321.	SCHMID ERICH A/CHERYL C TR		5219 North Casa Blanca Drive, Unit 36	Paradise Valley	AZ	85253	
322.	WASSMERMAN MARTHA N		5219 North Casa Blanca Drive, Unit 37	Paradise Valley	AZ	85253	

NOTICE

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 Department at (480) 348-3692.

Applicant Name / Contact: Doug Jorden

Applicant's Company Name: Jorden Hiser & Joy, P.L.C.

Phone Number: (480) 505-3909 Fax Number: (480) 505-3901

Project Name: Hart Residence

Project Location: 5137 North Tamanar Way, Paradise Valley, AZ 85253

Acreage: +/- 1.0 acre

Existing Zoning: R-43

Brief Narrative of Project Proposal: A variance from the Zoning Ordinance, Article XXIII, Nonconformance, is being requested to allow nonconforming portions of the house to remain and to be remodeled. The original home was built on the triangular lot in 1964, prior to the annexation of the property into the Town in 1974. There are two existing minor encroachments into the required side yard setbacks – approximately 4' on the north side and 4 ½ on the southeast side. These encroachments are recognized by the Town as long-standing legal nonconformities. Given the footprint of the existing home and the lot's irregular shape, a variance is requested to allow the home to be updated and remodeled without requiring the removal of the two existing encroachments.

Meeting Date/ Time/Place

Meeting Date: Wednesday, September 6, 2017

Meeting Time: 5:30 p.m.

Meeting Place: Town Hall, 6401 East Lincoln Drive

Paradise Valley, AZ 85253

Town of Paradise Valley, Arizona
Planning Department: 480-348-3692

AFFIDAVIT OF POSTING

STATE OF ARIZONA)

) ss:

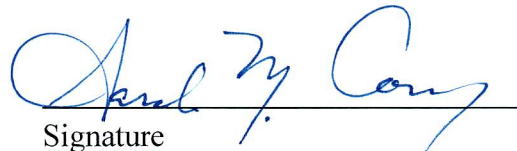
County of Maricopa)

I, Sandra M. Corn, depose and state that the attached notice, of proposed application for setback variance located at 5137 North Tamarar Way for the (~~Planning Commission/Town Council~~/Board of Adjustment/~~Hillside Committee~~) meeting date of September 6, 2017 is a true and correct copy of a notice which I cause to be posted by the following day of the week Monday, and on the following date August 14, 2017 in the following location(s):

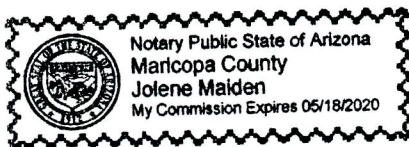
All in the Town of Paradise Valley, Arizona and County and State aforesaid, the same being public places in said County and in the following locations:

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

DATED this 14 day of August, 2017.


Signature

This affidavit was SUBSCRIBED AND SWORN to before me this 14 day of August, 2017.




NOTARY PUBLIC

My commission expires:

5/18/2020

NOTICE OF HEARING

TOWN OF PARADISE VALLEY
Board of Adjustment and Appeals

6401 E. Lincoln Drive, Paradise Valley, Arizona

5:30 p.m. O'CLOCK 6th DAY OF Sept., 2017

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 6, 2017, at Town Hall, 6401 East Lincoln Drive, Paradise Valley, Arizona, 85253 for:

PUBLIC HEARING: Consideration of a variance from the Zoning Ordinance, Article XXIII, Nonconformance, to allow nonconforming portions of the house to remain and to be modified. The property is located at 5137 N. Tamar Way (Assessor's Parcel Number 173-65-001A).

If you have questions about this application, please call the Planning Department at (480) 348-3692.

PENALTY FOR DEFACING POSTER PRIOR TO DATE OF HEARING

CASE NO. _____

POSTING DATE _____

By 8-2-17

LAW OFFICES
JORDEN HISER

& JOY, P.L.C.

5080 NORTH 40TH STREET, SUITE 245
PHOENIX, ARIZONA 85018
TELEPHONE: 480-505-3900
FACSIMILE: 480-505-3901

DOUGLAS A. JORDEN

DIRECT LINE: 480-505-3909
E-MAIL: djorden@JHJLawyers.com
www.JHJLawyers.com

August 30, 2017

VIA E-MAIL (gburton@paradisevalleyaz.gov)

George Burton
Town of Paradise Valley
6401 East Lincoln Drive
Paradise Valley, AZ 85253

Re: Variance Application Support Letters – 5137 North Tamarar Way (“Property”)

Dear George:

Please see the attached letters of support for the Tamarar property variance hearing, including letters from the owners of Lots 19 and 21 which are immediately adjacent to the Property. Please let me know if you have any questions.

Thank you,



Douglas A. Jorden

DAJ/smc

Enclosures

cc (w/encl.): Eva Cutro
John Hayden

***R. Patrick McGinley
5219 N. Casa Blanca Dr.
Paradise Valley, AZ 85253***

August 9, 2017

Doug Jorden
Jorden Hiser & Joy, P.L.C
5080 N. 40th Street, Suite 245
Phoenix, AZ 85018

Re: Variance Request for a home at 5137 North Tamarar Way, (aka 5219 N. Casa Blanca Dr. Lot 20) Paradise Valley, AZ 85253 (the "Property").

Dear Mr. Jorden:

The purpose of this letter is to give our support to the above referenced variance request related to the Property.

Sincerely,



Jason Hope
5219 N. Casa Blanca Dr. Lot 19
Paradise Valley, AZ 85253

August 28, 2017

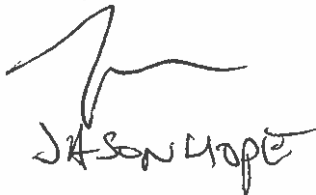
Doug Jorden
Jorden Hiser & Joy, P.L.C
5080 N. 40th Street, Suite 245
Phoenix, AZ 85018

Re: Variance Request for a home at 5137 North Tamanar Way, (aka 5219 N. Casa Blanca Dr. Lot 20) Paradise Valley, AZ 85253 (the "Property").

Dear Mr. Jorden:

The purpose of this letter is to give our support to the above referenced variance request related to the Property.

Sincerely,

A handwritten signature in black ink, appearing to read "Jason Hope". The signature is stylized with a large, sweeping initial "J" and a horizontal line extending to the right.

Amy and Gordon Haugland
5219 N. Casa Blanca Dr. Lot 21
Paradise Valley, AZ 85253

August 29, 2017

Doug Jorden
Jorden Hiser & Joy, P.L.C
5080 N. 40th Street, Suite 245
Phoenix, AZ 85018

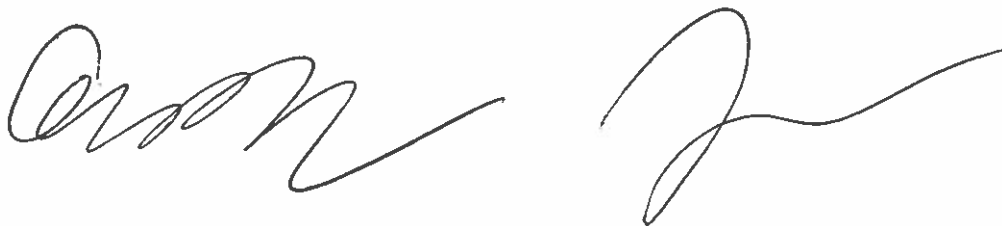
Re: Variance Request for a home at 5137 North Tamarar Way, (aka 5219 N. Casa Blanca Dr. Lot 20) Paradise Valley, AZ 85253 (the "Property").

Dear Mr. Jorden:

The purpose of this letter is to give our support to the above referenced variance request related to the Property.

Sincerely,

Amy and Gordon Haugland

Two handwritten signatures in black ink. The signature on the left is a cursive, stylized name, likely 'Amy'. The signature on the right is a cursive, stylized name, likely 'Gordon'.

Doug and Kelly Eaton
5219 N. Casa Blanca Dr. Lot 27
Paradise Valley, AZ 85253

August 9, 2017

Doug Jorden
Jorden Hiser & Joy, P.L.C
5080 N. 40th Street, Suite 245
Phoenix, AZ 85018

Re: Variance Request for a home at 5137 North Tamanar Way, (aka 5219 N. Casa Blanca Dr. Lot 20) Paradise Valley, AZ 85253 (the "Property").

Dear Mr. Jorden:

The purpose of this letter is to give our support to the above referenced variance request related to the Property.

Sincerely,


Doug and Kelly Eaton

Casa Blanca Estates Homeowners

Kari and Robert Kling
5219 N. Casa Blanca Dr. Lot 29
Paradise Valley, AZ 85253

August 9, 2017

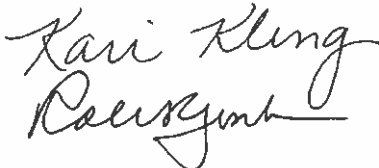
Doug Jordan
Jordan Hiser & Joy, P.L.C
5080 N. 40th Street, Suite 245
Phoenix, AZ 85018

Re: Variance Request for a home at 5137 North Tamanar Way, (aka 5219 N. Casa Blanca Dr. Lot 20) Paradise Valley, AZ 85253 (the "Property").

Dear Mr. Jordan:

The purpose of this letter is to give our support to the above referenced variance request related to the Property.

Sincerely,

A handwritten signature in cursive script, appearing to read "Kari Kling" followed by a second line that is partially obscured but likely reads "Robert Kling".

Kari and Robert Kling

Drew Brown
5219 N. Casa Blanca Dr. Lot 39
Paradise Valley, AZ 85253

August 24, 2017

Doug Jorden
Jorden Hiser & Joy, P.L.C
5080 N. 40th Street, Suite 245
Phoenix, AZ 85018

Re: Variance Request for a home at 5137 North Tamarar Way, (aka 5219 N. Casa Blanca Dr. Lot 20) Paradise Valley, AZ 85253 (the "Property").

Dear Mr. Jorden,

The purpose of this letter is to give our support to the above referenced variance request related to the Property.

Sincerely,

A handwritten signature in black ink, appearing to read "Drew", with a large, stylized initial "D" that loops around the first part of the name.

Drew M. Brown

Anne & Kevin Czerwinski
5219 N. Casa Blanca Dr. Lot #42
Paradise Valley, AZ 85253

August 9, 2017

Mr. Doug Jorden
Jorden Hiser & Joy, P.L.C
5080 N. 40th Street, Suite 245
Phoenix, AZ 85018


Re: Variance Request for a home at 5137 North Tamarar Way, (aka 5219 N. Casa Blanca Dr. Lot 20) Paradise Valley, AZ 85253 (the "Property").

Dear Mr. Jorden:

The purpose of this letter is to give our support to the above referenced variance request related to the Property.

Should you have any questions, please do not hesitate to contact me.

Sincerely,



Kevin Czerwinski
602-228-3942
kevin@mpiaz.com

Jim & Lee Hoselton
5219 N. Casa Blanca Dr. Lot 44
Paradise Valley, AZ 85253

August 22, 2017

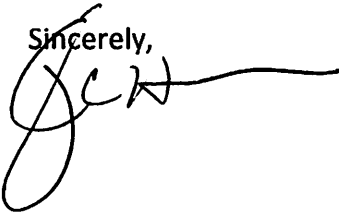
Doug Jorden
Jorden Hiser & Joy, P.L.C
5080 N. 40th Street, Suite 245
Phoenix, AZ 85018

Re: Variance Request for a home at 5137 North Tamarar Way, (aka 5219 N. Casa Blanca Dr. Lot 20) Paradise Valley, AZ 85253 (the "Property").

Dear Mr. Jorden:

The purpose of this letter is to give our support to the above referenced variance request related to the Property.

Sincerely,

A handwritten signature in black ink, appearing to be "JLH", with a long horizontal line extending to the right.

J. Paul Rhodes
5219 N. Casa Blanca Drive, Lot 45
Paradise Valley, AZ 85253

August 24, 2017

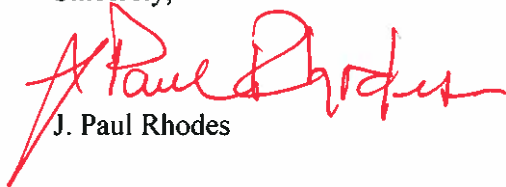
Doug Jorden
Jorden Hiser & Joy, PLC
5080 N. 40th Street, Suite 245
Phoenix, AZ 85018

Re: Variance Request for a home at 5137 North Tamarar Way
(aka 5219 N. Casa Blanca Drive, Lot 20)
Paradise Valley, AZ 85253 (the "Property")

Dear Mr. Jorden:

The purpose of this letter is to give our support to the above-referenced variance request related to the Property.

Sincerely,



J. Paul Rhodes



Action Report

File #: 17-279

TO: Chair and Board of Adjustment

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

DATE: September 6, 2017

CONTACT:

George Burton, 480-348-3525

AGENDA TITLE:

Moak Variance - 5211 E. Cheney Drive (APN: 169-06-099)
Case No. BA-16-8

RECOMMENDATION:
BACKGROUND

On June 7, 2017, the Board reviewed the variance request to exceed the allowable amount of disturbed area. The Board continued the application to the September 6th meeting. However, the applicant is requesting a continuance to a non-specific date in order to assess what changes may be needed to reduce the amount of disturbance.

RECOMMENDATION

It is recommended that the Board of Adjustment continue the application.

ATTACHMENTS

Vicinity Map & Aerial Photo
Application
August 9, 2017 Request for Continuance Letter

C: Braden Santarcangelo (Applicant)
Case File BA-16-8



Action Report

File #: 17-279

TO: Chair and Board of Adjustment

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

DATE: September 6, 2017

CONTACT:

George Burton, 480-348-3525

AGENDA TITLE:

Moak Variance - 5211 E. Cheney Drive (APN: 169-06-099)
Case No. BA-16-8

RECOMMENDATION:
BACKGROUND

On June 7, 2017, the Board reviewed the variance request to exceed the allowable amount of disturbed area. The Board continued the application to the September 6th meeting. However, the applicant is requesting a continuance to a non-specific date in order to assess what changes may be needed to reduce the amount of disturbance.

RECOMMENDATION

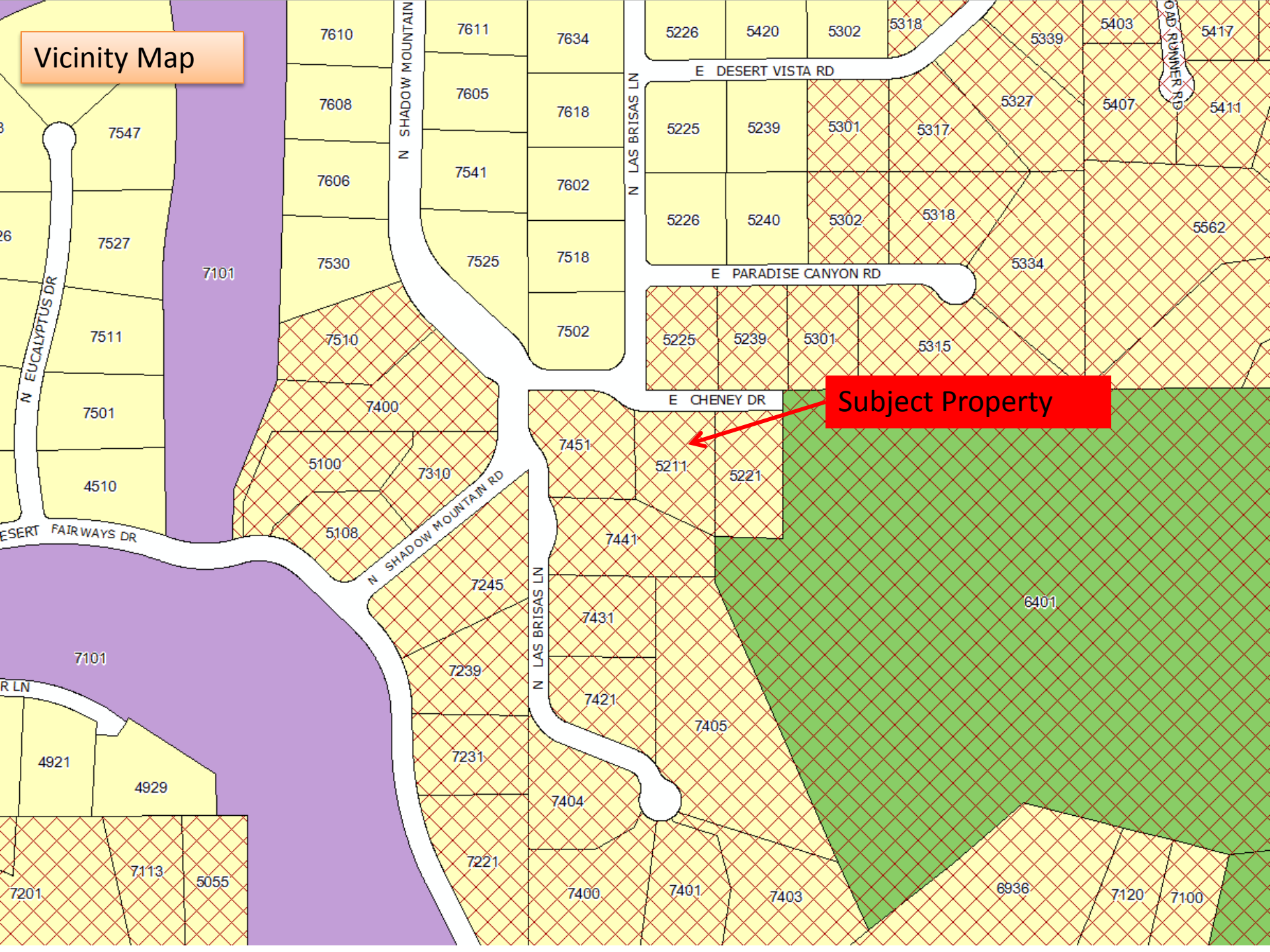
It is recommended that the Board of Adjustment continue the application.

ATTACHMENTS

Vicinity Map & Aerial Photo
Application
August 9, 2017 Request for Continuance Letter

C: Braden Santarcangelo (Applicant)
Case File BA-16-8

Vicinity Map



Aerial Photo



Subject Property

RECEIVED

MAY 11 2017

BA-16-8

APPLICATION TO BOARD OF ADJUSTMENT FOR VARIANCE

DATE: 5/10/17

LOCATION OF PROPERTY: 5211 E CHENEY DR
ADDRESS

PARADISE VALLEY AZ 85253

LEGAL DESCRIPTION: LOT 11 OF REPLAT OF MONTANA
DE BONITAS CASAS - BK 221 pg 11 & BK 266 pg 25

OWNER: STEVE MOAK X
PRINTED NAME SIGNATURE
6501 E EL MARO PY 85253
ADDRESS PHONE #

ENGINEER/OTHER: _____ X
PRINTED NAME SIGNATURE
ADDRESS PHONE #

APPLICANT/
REPRESENTATIVE: Drewett Wark8 X
PRINTED NAME SIGNATURE
7144 E. Stetson #204, Scottsdale AZ 85251
ADDRESS
855.373.9388 —
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).

• Variance for disturbed area

George Burton

From: Braden Santarcangelo
Sent: Wednesday, August 09, 2017 6:02 PM
To: George Burton
Cc: Paul Michaud; CP Drewett
Subject: Re: 5211 E Cheney Dr Variance

George-

We wish to request a continuance such that we can assess what changes need to be made to get us to the 10% number. We will approach the Town once we feel we have a viable proposal based upon the advisement of Town officials. Thank you.

Best Regards-

Braden Santarcangelo
DrewettWorks // Architecture
7144 E Stetson Street, Suite 204
Scottsdale, AZ 85251
www.drewettworks.com
855-373-9388



Action Report

File #: 17-278

TO: Chair and Board of Adjustment

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

DATE: September 6, 2017

CONTACT:

George Burton, 480-348-3574

AGENDA TITLE:

Hart Variance - 5137 N. Tamarar Way (APN: 173-65-001A)
Case No. BA-17-01

RECOMMENDATION

Staff recommends Motion "A", a motion to approve the variance request allow non-conforming portions of the house to remain and be modified.

A. MOTION FOR APPROVAL

I move for **[approval]** of Case No. BA-17-01, a request by Bruce and Nadine Hart, property owner of 5137 N. Tamarar Way; for a variance from the Zoning Ordinance, Article XXIII, Nonconformance, to allow nonconforming portions of the house to remain and to be modified.

Reasons for Approval:

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

B. MOTION FOR DENIAL

I move for **[denial]** of Case No. BA-17-01, a request by Bruce and Nadine Hart, property owner of 5137 N. Tamarar Way; for a variance from the Zoning Ordinance, Article XXIII, Nonconformance, to allow nonconforming portions of the house to remain and to be modified.

Reasons for Denial:

I find that the variance requested does not have any special circumstances.

BACKGROUND

Lot History

The subject property is Lot 20 of the Casa Blanca Estates subdivision. The subdivision was platted in 1959 and annexed into the Town in 1974. The following is a chronological history of the property:

- 1964. House constructed under Maricopa County jurisdiction.
- March 20, 1979. Building permit issued for a remodel/addition.
- June 12, 1984. Building permit issued to for a Ramada.
- February 6, 1987. Building permit issued for a fence.
- November 9, 1997. Building permit issued for a remodel/addition.

Request

The applicant is proposing a remodel and addition to the existing house and two portions of the home encroach into the side yard setback. The existing master bedroom encroaches 4' into the north side setback (at a setback of 16' from the north property line) and is 14' tall. The existing garage encroaches 8" into the south side setback (at a setback of 19'4" from the south property line) and is 16' tall. The footprint and height of theses encroaching parts of the house will remain the same.

Section 2307 of the Zoning Ordinance states that:

- All nonconforming portions of a structure shall be made to conform to current regulations when more than 50% of the existing footprint undergoes a structural remodel, alteration or repair.
- Remodels and alternations to non-conforming structures shall not result in an increase in any existing encroachment over current setbacks, result in an increase in the height of the affected structure, or result in an increase in any other nonconforming aspect.

Since the remodel/addition exceeds the 50% limit, the applicant requests a variance from Article XXIII of the Zoning Ordinance to allow the non-conforming portions of the house to be remodeled and to remain at their existing setback and height.

Lot Conditions

The property is zoned R-43 and is 36,073 square feet in size (0.83 acres). The lot is triangular in shape with a curvilinear frontage. Staff believes the shape and size of the lot create a hardship and is supportive of allowing the non-conforming portions of the house to remain.

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 property is undersized and burdened with an odd shape. The property is approximately 7,487 square feet (or 17%) smaller than a standard R-43 zoned lot and is oddly shaped, which creates a small and unusual building envelope. The triangular shape results in a property with no rear yard, just a front yard and two side yards. A standard R-43 zoned property is 43,560 square feet in size and is rectilinear in shape.

Findings Opposed (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 house from meeting the 20' side yard setbacks.

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 shape and size of the property is the result of how it was platted and is considered existing non-conforming.

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 ordinance is to provide visual openness and maintain view corridors. The request meets the intent of the Zoning Ordinance since the footprint and height of the non-conforming portions of the house will remain the same, the encroachments are low in height (at 14' and 16' tall), and since only a limited amount of the house encroaches into the setback (with 20 square feet of encroachment into the north setback and 132 square feet of encroachment into the south setback).

FOPs:

The intent of the nonconforming ordinance is to encourage compliance with the current code. Although not ideal, the existing non-conforming portions of the house can be removed and reconfigured to meet setbacks.

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 request is not self-imposed. The applicant has a difficult lot to build on and is trying to

improve the house while utilizing the existing conditions. The improvements do not change the size, height, or setback of the existing encroachments and will maintain visual openness by preserving the single story design of the house.

FOPs:

The request is self-imposed since the applicant can remove the non-conforming portions of the house to meet setbacks.

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:

The size and shape of the property are non-conforming. The small size, triangular shape, and curvilinear frontage of the lot are the result of its creation in Maricopa County, which creates an unusual and restrictive building envelope.

Current code requires lots to be a minimum size of 43,560 square feet and rectilinear in shape. The subject lot is 36,073 square feet in size and is triangular in shape. Also, the remodeled home is smaller than the average sized Paradise Valley home. The remodeled house is 5,908 square feet in size while the average size home in Paradise Valley is approximately 8,000 square feet.

FOPs:

Arizona Revised Statutes and the Town Zoning Ordinance do not require the most optimal or profitable use of a property. The size and shape of the lot do not prevent the existing encroachments from being removed to meet setback requirements.

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 request is in character with the Zoning Ordinance. The small size and triangular shape of the property creates an unusual and restrictive building envelope. The property is 17% smaller than a standard R-43 zoned lot and is triangular in shape, which results in an oddly shaped and narrow building envelope. The existing encroachments will also have a limited impact since the applicant is not altering the height or footprint of the non-conforming portions of the house (with a total of 132 square feet encroaching into the setback and the low and existing height of 16' tall).

FOPs:

All other properties in the area must maintain their non-conforming structures in accordance with the Zoning Ordinance.

File #: 17-278

COMMENTS: Staff received two inquiries regarding this application. Neither was opposed to the request.

COMMUNITY IMPACT: None.

FISCAL IMPACT None.

CODE VIOLATIONS: None.

ATTACHMENTS

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

C: Doug Jorden (Applicant)
Case File BA-17-01



Action Report

File #: 17-278

TO: Chair and Board of Adjustment

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

DATE: September 6, 2017

CONTACT:

George Burton, 480-348-3574

AGENDA TITLE:

Hart Variance - 5137 N. Tamaran Way (APN: 173-65-001A)
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RECOMMENDATION

Staff recommends Motion "A", a motion to approve the variance request allow non-conforming portions of the house to remain and be modified.

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BACKGROUND

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FOPs:

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

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FOPs:

All other properties in the area must maintain their non-conforming structures in accordance with the Zoning Ordinance.

File #: 17-278

COMMENTS: Staff received two inquiries regarding this application. Neither was opposed to the request.

COMMUNITY IMPACT: None.

FISCAL IMPACT None.

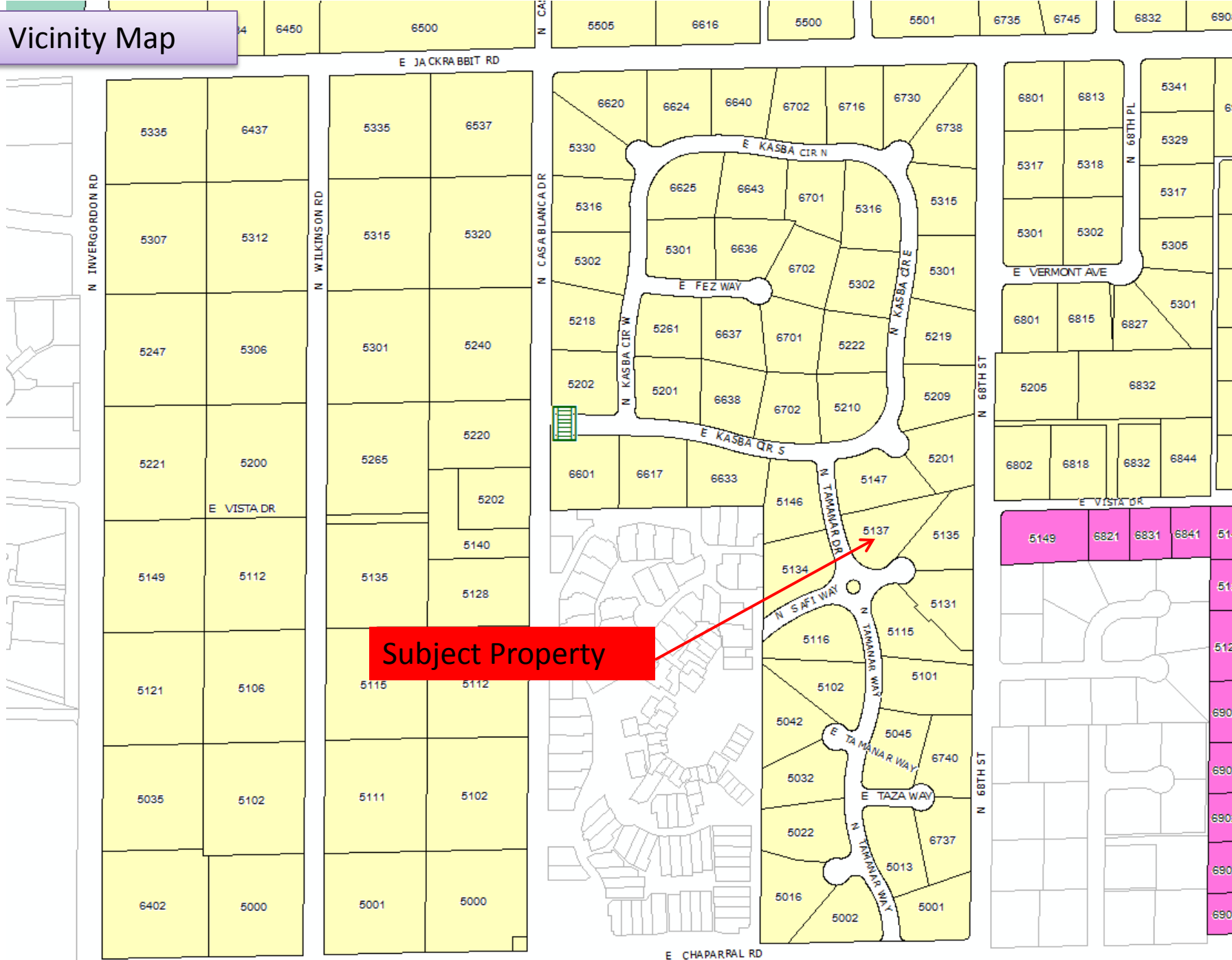
CODE VIOLATIONS: None.

ATTACHMENTS

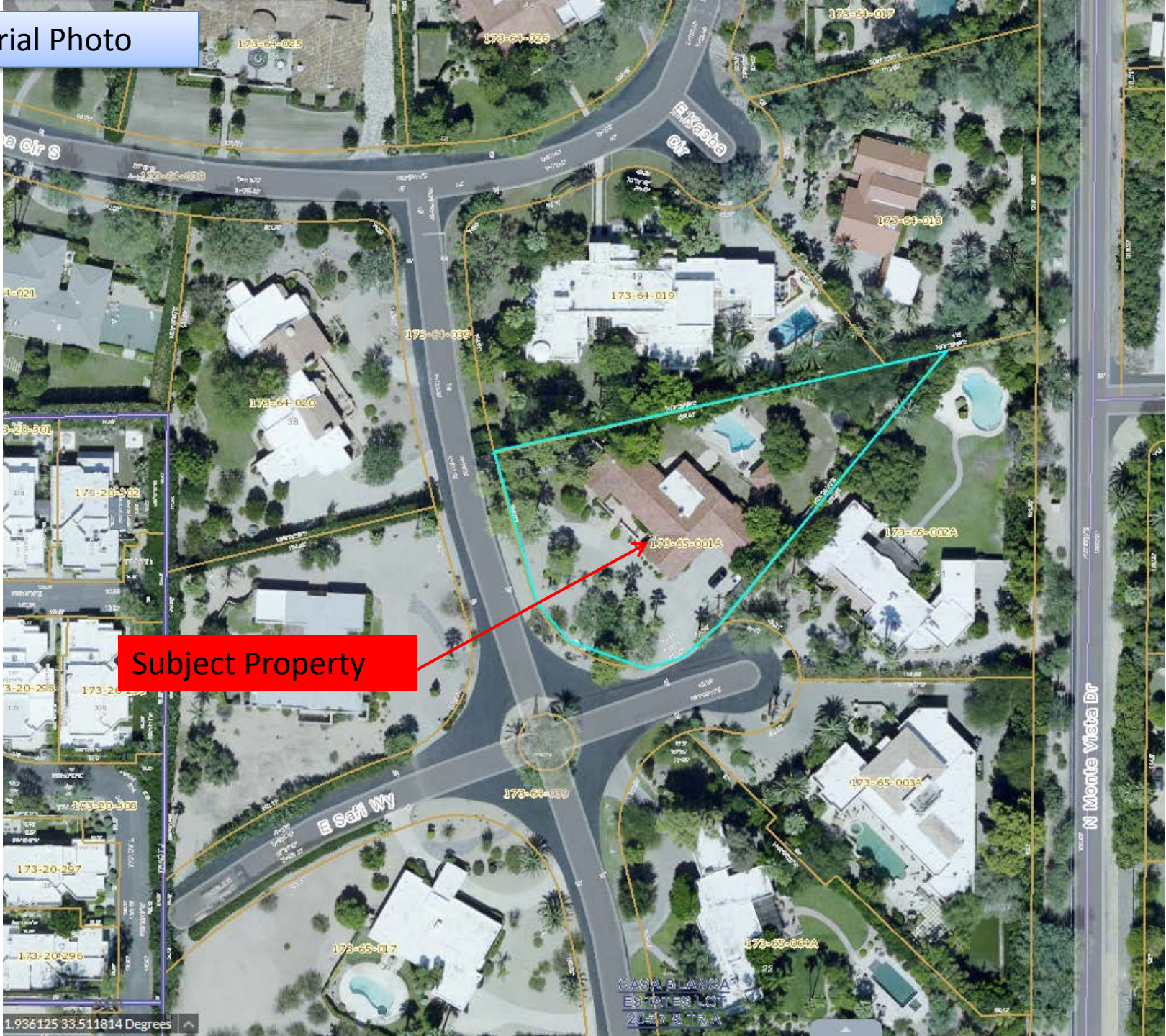
Vicinity Map & Aerial Photo
Application
Applicant Narrative and Plan Set
Noticing Materials

C: Doug Jorden (Applicant)
Case File BA-17-01

Vicinity Map



Aerial Photo



Subject Property

CASA BLANCA
ESTATES LOT
2017 & TR A

APPLICATION TO BOARD OF ADJUSTMENT FOR VARIANCE

DATE: August 4, 2017

LOCATION OF PROPERTY: 5137 North Tamarar Way, Paradise Valley, AZ 85253
ADDRESS

LEGAL DESCRIPTION: See attached warranty deed.

OWNER: Bruce & Nadine Hart c/o John Hayden
PRINTED NAME

X See Authorization Letter
SIGNATURE

johnhayden1@msn.com
ADDRESS

PHONE #

ENGINEER/OTHER: J. Adam Rainwater
PRINTED NAME

X _____
SIGNATURE

adam@jarainwaterstudio.com / P.O. Box 2317, Phoenix, AZ, 85002
ADDRESS

(480) 518-3949

PHONE #

APPLICANT/

REPRESENTATIVE: Doug Jorden
PRINTED NAME

X 
SIGNATURE

5080 North 40th Street, Suite 245, Phoenix, AZ 85018
ADDRESS

(480) 505-3909
PHONE #

(480) 505-3901
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.

FOR OFFICE USE ONLY

BOARD OF ADJUSTMENT VARIANCE APPLICATION INFORMATION

NOTE: AN APPLICATION IS NOT COMPLETE UNTIL ALL REQUIRED INFORMATION IS SUBMITTED IN AN APPROVED FORM. NO APPLICATION WILL BE REVIEWED UNTIL COMPLETE. NO AGENDA DATE WILL BE SET UNTIL THE COMPLETED APPLICATION HAS BEEN REVIEWED AND APPROVED BY STAFF.

APPLICATION FEE, NON-REFUNDABLE:

SEE FEE SCHEDULE

INITIAL BELOW

_____ PRE APPLICATION CONFERENCE WITH STAFF DATE: June 15, 2017

_____ APPLICATION SUBMITTED ON: August 4, 2017

_____ APPLICATION FEE IN THE AMOUNT OF \$ 1,765.00 DATE: 8/4/17

_____ RECEIPT NUMBER _____ RECEIVED BY: _____

_____ POSTED: _____ DATE: _____

_____ PUBLISHED: _____ DATE: _____

_____ BOARD OF ADJUSTMENT HEARING: _____ DATE: _____

_____ VICINTY MAP _____ DATE: _____

ZONE _____

SUBMITTAL REQUIREMENTS

- X Application form with proof of ownership (current title report) ¹
- X Filing Fee¹
- | | |
|---|-------------------------------|
| Application for Variance | \$2,305 \$1,765.00 |
| Application for Variance for Non-livable detached structures having less than 10% impact on setback or disturbed area | \$1,730 |
- X (1) Narrative describing request and addressing all six variance criteria¹
- X (6) **Folded*** copies of site plan and all other applicable plans/documents for staff to review for completeness¹
- _____ (20) **Folded*** copies of site plan and all other applicable plans/documents for hearing²
- _____ (20) Current color or black/white aerial photographs of the site for hearing²
- _____ (1) 8 ½" x 11" copy of site plan and all other applicable plans²
- X (1) Set of noticing material
- List of all property owners with respective Maricopa County Tax Parcel Number for all properties within the notice area. Notice area is 600 feet from perimeter of subject property, or as specified by the Town¹
 - Signed Affidavit that the above list is the most current and accurate list from the Maricopa County Tax Assessor's office¹.
 - Completed set of envelopes for each property owner within the notice area². Envelopes to include:
 - Town return address:

Town of Paradise Valley
Planning Department
6401 E. Lincoln Drive
Paradise Valley, AZ 85253-4399
 - Property address shall include 'or current resident'

Example: *Mr. & Mrs. Doe or*
 Current Resident
 4500 N Main Street
 Paradise Valley, AZ 85253
 - Appropriate postage paid on each envelope
 - Notice material inserted in each envelope. The Town will provide the Applicant this notice prior to the due date for the noticing material.
 - All envelopes sealed

¹ Must be submitted with application.

² Must be submitted at least 21 days prior to the scheduled hearing.

* All copies must be folded to approximately 8 ½ by 11-inch in size

BRUCE & NADINE HART
5137 NORTH TAMANAR WAY
PARADISE VALLEY, AZ 85253

June 27, 2017

Doug Jorden
Jorden Hiser & Joy, P.L.C.
5080 North 40th Street, Suite 245
Phoenix, AZ 85018

Re: Maricopa County Assessor's Parcel No. 173-65-001A, located at 5137 North
Tamanar Way, Paradise Valley, Arizona (the "Property")

Dear Mr. Jorden:

The purpose of this letter is to authorize John B. Hayden, you, and your firm to file and
process a variance application for setbacks for the Property with the Town of Paradise Valley.

DocuSigned by:

Bruce H. Hart

Bruce H. Hart

DocuSigned by:

Nadine A. Hart

Nadine A. Hart

RECORDING REQUESTED BY
Lawyers Title Insurance Corporation
AND WHEN RECORDED MAIL TO:

Mr. Bruce Hart
Mrs. Nadine Hart
5219 North Casa Blanca
Paradise Valley, Arizona 85253

12
Le

1/3 ESCROW NO.: 01298695 - 003 - H64 1/3

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Warranty Deed

For the consideration of Ten Dollars, and other valuable considerations, I or we,
Laura G. Haack and Joseph R. Haack, wife and husband

do/does hereby convey to

Bruce H. Hart and Nadine A. Hart, Husband and Wife

the following real property situated in Maricopa County, ARIZONA:

See Exhibit A attached hereto and made a part hereof.

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 October, 2003

SELLERS:

Laura G. Haack

Laura G. Haack

Joseph R. Haack

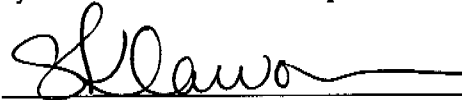
Joseph R. Haack

Escrow No.: 01298695 - 003 - H64

State of Arizona
County of Maricopa

} SS

This instrument was acknowledged before me this 8th
day of October, 2003
by Laura G. Haack and Joseph G. Haack, wife and husband.



Notary Public

My commission will expire 11-15-06

Exhibit A

That part of Lots 20 and 21, CASA BLANCA ESTATES, a subdivision recorded in Book 81 of Maps, page 48, records of Maricopa County, Arizona, described as follows:

Beginning at the Northwest corner of Lot 20;

Thence North 77 degrees 30 minutes 40 seconds East 335.41 feet;

Thence South 41 degrees 7 minutes 50 seconds West, 275.79 feet;

Thence Southwesterly 27.15 feet along a curve having a central angle of 34 degrees 34 minutes 00 seconds and a radius point bearing North 53 degrees 25 minutes 20 seconds West, 45 feet;

Thence Northwesterly 117.81 feet along a curve having a central angle of 90 degrees 00 minutes 00 seconds and a radius point bearing North 18 degrees 51 minutes 20 seconds West 75 feet;

Thence Northwesterly 108.34 feet along a curve having a central angle of 6 degrees 22 minutes 00 seconds and a radius point bearing North 71 degrees 08 minutes 40 seconds East 975 feet to the Point of Beginning.

Acceptance of Community Property with Right of Survivorship (DEED)

Bruce H. Hart and Nadine A. Hart, Husband and Wife each being first duly sworn upon oath each for himself or herself and jointly but not one for the other deposes and says,

THAT I am one of the Grantees named in that certain Deed attached hereto and which is dated October 8, 2003, and executed by **Laura G. Haack and Joseph R. Haack, wife and husband** as Grantors, to **Bruce H. Hart and Nadine A. Hart, Husband and Wife** as Grantees, and which conveys certain premises described as:

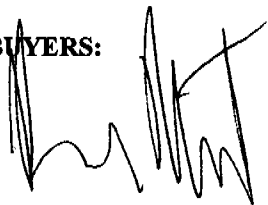
See Exhibit A attached hereto and made a part hereof.

to the Grantees named therein, not as Tenants in Common, not as a Community Property Estate, nor as Joint Tenants with Right of Survivorship, but as Community Property with Right of Survivorship.

THAT each of us individually and jointly as Grantees hereby assert and affirm that it is our intention to accept said conveyance as such Community Property with Right of Survivorship and to acquire any interest we may have in said premises under the terms of said Deed as Community Property with Right of Survivorship.

Dated this 10 day of October, 2003.

BUYERS:



Bruce H. Hart



Unofficial Document

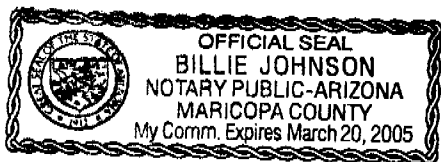
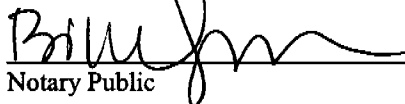
Nadine A. Hart

State of Arizona
County of Maricopa

} SS

This instrument was acknowledged before me this 10
day of October, 2003

by **Bruce H. Hart and Nadine A. Hart**

Notary Public

My commission will expire _____

Exhibit A

That part of Lots 20 and 21, CASA BLANCA ESTATES, a subdivision recorded in Book 81 of Maps, page 48, records of Maricopa County, Arizona, described as follows:

Beginning at the Northwest corner of Lot 20;

Thence North 77 degrees 30 minutes 40 seconds East 335.41 feet;

Thence South 41 degrees 7 minutes 50 seconds West, 275.79 feet;

Thence Southwesterly 27.15 feet along a curve having a central angle of 34 degrees 34 minutes 00 seconds and a radius point bearing North 53 degrees 25 minutes 20 seconds West, 45 feet;

Thence Northwesterly 117.81 feet along a curve having a central angle of 90 degrees 00 minutes 00 seconds and a radius point bearing North 18 degrees 51 minutes 20 seconds West 75 feet;

Thence Northwesterly 108.34 feet along a curve having a central angle of 6 degrees 22 minutes 00 seconds and a radius point bearing North 71 degrees 08 minutes 40 seconds East 975 feet to the Point of Beginning.

PROPOSED ZONING ADJUSTMENT FOR
5137 NORTH TAMANAR WAY
PARADISE VALLEY . ARIZONA

DATE: 08.18.17



PROJECT TEAM

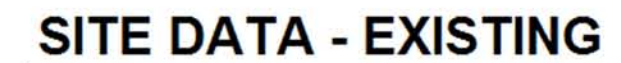
PROPOSED OWNER:
ATTORNEY:
ARCHITECTURE:
CIVIL SITE SURVEY:

JOHN + JACKIE HAYDEN
DOUG JORDEN
J. A. RAINWATER STUDIO, INC.
SURVEY INNOVATION GROUP, INC.





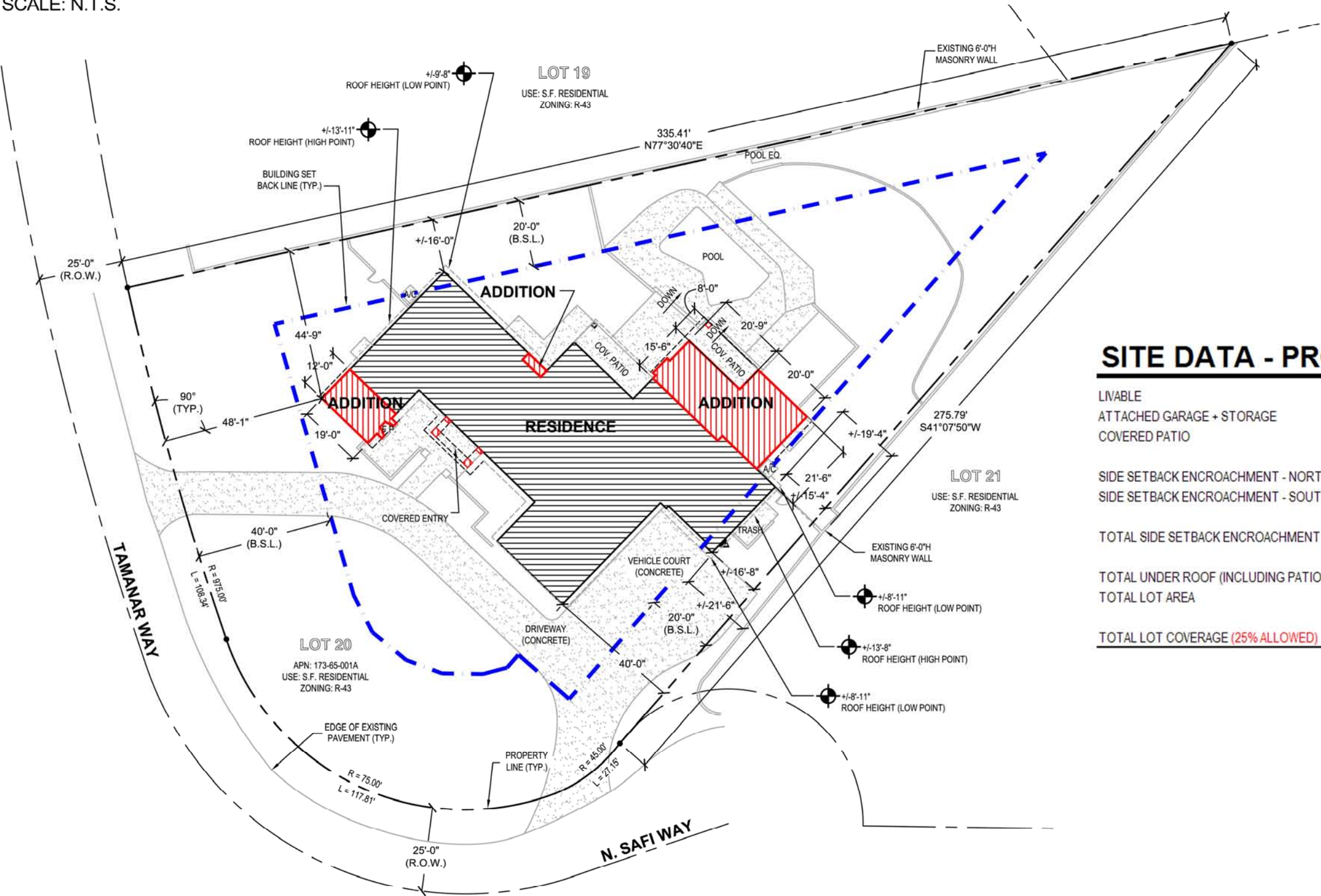
SCALE: N.T.S.



LIVABLE	4,299	SQ. FT. (GROSS)
ATTACHED GARAGE + STORAGE	574	SQ. FT. (GROSS)
COVERED PATIO	228	SQ. FT. (GROSS)
DETACHED RAMADA	351	SQ. FT. (GROSS)
SIDE SETBACK ENCROACHMENT - NORTH	20	SQ. FT. (GROSS)
SIDE SETBACK ENCROACHMENT - SOUTHEAST	112	SQ. FT. (GROSS)
TOTAL SIDE SETBACK ENCROACHMENT	132	SQ. FT. (GROSS)
TOTAL UNDER ROOF (INCLUDING PATIOS + OVERHANGS)	5,908	SQ. FT. (GROSS)
TOTAL LOT AREA	36,073	SQ. FT. (GROSS)
TOTAL LOT COVERAGE (25% ALLOWED)	16%	COVERED

PROPOSED ARCHITECTURAL SITE PLAN

SCALE: N.T.S.



SITE DATA - PROPOSED

LIVABLE	5,100	SQ. FT. (GROSS)
ATTACHED GARAGE + STORAGE	717	SQ. FT. (GROSS)
COVERED PATIO	541	SQ. FT. (GROSS)
SIDE SETBACK ENCROACHMENT - NORTH	20	SQ. FT. (GROSS)
SIDE SETBACK ENCROACHMENT - SOUTHEAST	112	SQ. FT. (GROSS)
TOTAL SIDE SETBACK ENCROACHMENT	132	SQ. FT. (GROSS)
TOTAL UNDER ROOF (INCLUDING PATIOS + OVERHANGS)	6,895	SQ. FT. (GROSS)
TOTAL LOT AREA	36,073	SQ. FT. (GROSS)
TOTAL LOT COVERAGE (25% ALLOWED)	19%	COVERED

j a . rainwater

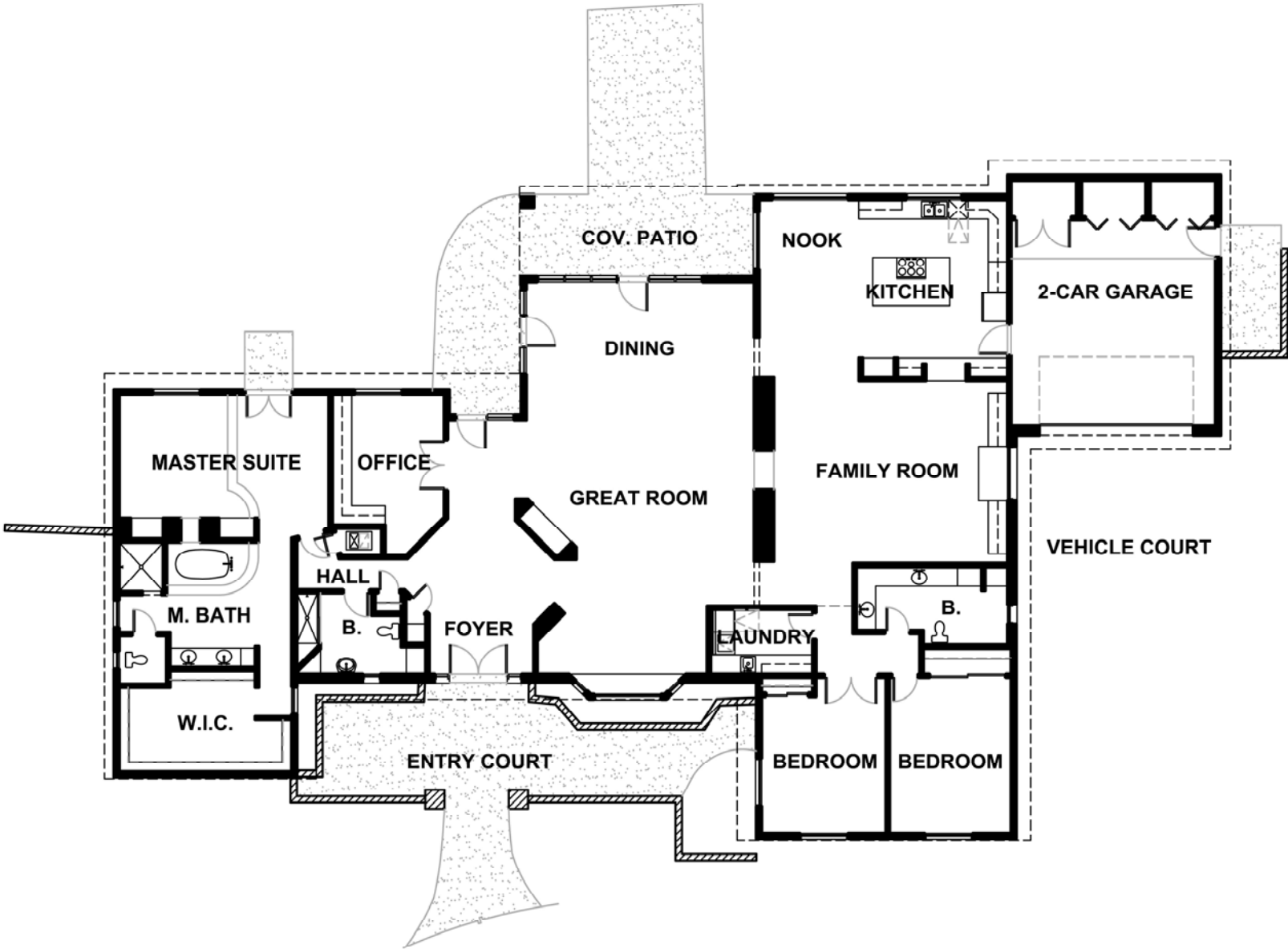
studio
interiors . architecture

www.jarainwaterstudio.com

p.o. box 2317
phoenix, az 85002
ph: 480.518.3949

EXISTING FLOOR PLAN

SCALE: 1/16" = 1'-0"



j a . rainwater

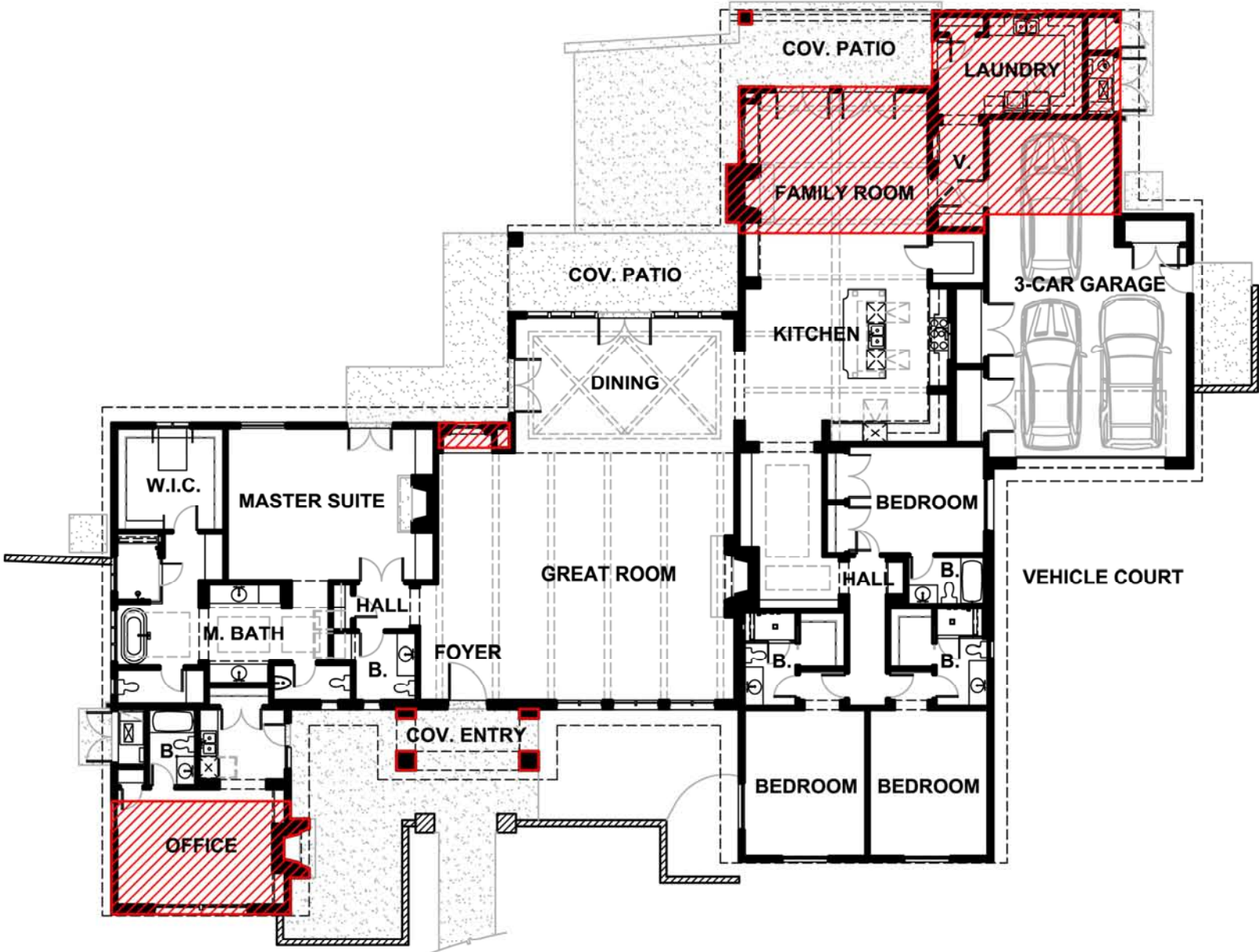
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PROPOSED FLOOR PLAN

SCALE: 1/16" = 1'-0"



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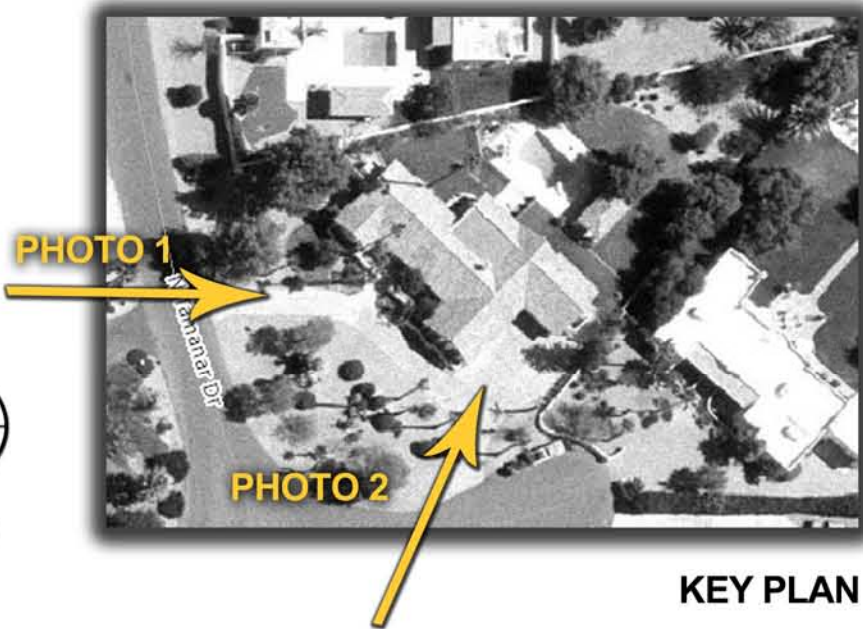
EXISTING EXTERIOR



PHOTO NO. 1
FRONT ELEVATION - LOOKING EAST



PHOTO NO. 2
FRONT ELEVATION - LOOKING NORTHEAST



KEY PLAN

EXISTING EXTERIOR



PHOTO NO. 3
REAR ELEVATION - LOOKING SOUTHWEST



PHOTO NO. 4
REAR ELEVATION - LOOKING WEST

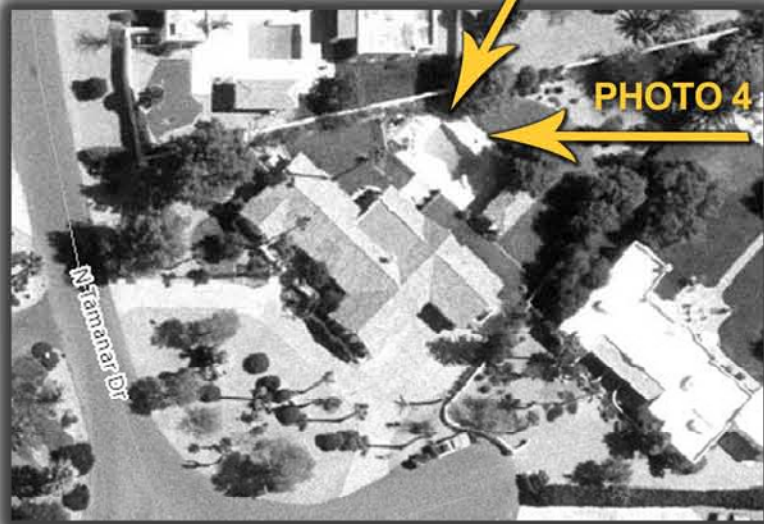


PHOTO 3

PHOTO 4

KEY PLAN



NORTH

BACKGROUND

Town residents John and Jackie Hayden are under contract to purchase a house located at 5137 North Tamanar Way, which will become the Hayden’s primary residence. The house was built in 1964 on an irregularly-shaped lot within the Casa Blanca Estates subdivision. The Casa Blanca Estates subdivision received plat approval from Maricopa County in 1959 and was annexed into the Town in 1974. After the purchase, the Haydens plan to make a significant investment in updating and remodeling their new home.

GENERAL OVERVIEW OF THE REQUESTED VARIANCE

The existing house, which was built in 1964 prior to its annexation into the Town in 1974, is triangular in shape, with a front yard and two side yards. There are two minor encroachments into the required side yard setbacks – approximately four feet on the north side (master bedroom area) and four and a half feet on the southeast side (two car garage). These encroachments are recognized by the Town as long-standing legal nonconformities. Due to the scope of the remodeling of the existing house, Section 2307 of the Town’s Zoning Ordinance would require the existing legal nonconformities to be removed. Given the footprint of the existing home and the lot’s irregular shape, a variance is requested to allow the home to be updated and remodeled without requiring the removal of the two existing encroachments. If forced to remove these two minor encroachments, the existing two-car garage would be reduced to a one-car garage.

Although the proposed remodeling would include small additions to the front and rear of the home, it would not increase any existing nonconformities and no new encroachments into the setbacks are proposed. The livable area of the house would increase approximately 801 square feet (for a total of 5,100 square feet). The variance would not have an impact on nearby homes because the side yard encroachments are existing and are largely screened by landscaping. With the proposed updates, the home would be comparable to other homes located within Casa Blanca Estates and elsewhere within the Town’s R-43 zoning district.

VARIANCE CRITERIA

The Town has established six criteria to be used in evaluating variance requests. Following is a discussion of these criteria with respect to the requested variance.

1. “[S]uch variances...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 § 2-5-3(C)(2)(a).

The lot is an odd shape, having a front yard and two side yards. The minor setback encroachments have been recognized by the Town as long-standing legal conformities. These hardships were not self-created and warrant a variance to allow existing conditions to remain in place after the proposed remodeling. Without a variance, the existing two-car garage would have to be reduced in size to a one-car garage due to the lot’s irregular configuration.

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

The lot’s irregular shape predates the lot’s annexation into the Town in 1974. The Town recognizes the existing minor encroachments into the side yards as long-standing legal nonconformities. These special circumstances do not arise out of misunderstanding or mistake, but instead arise out of the odd shape of the lot and existing conditions.

3. “[S]uch variances from...the strict application of the terms of [the Zoning Ordinance]... are in harmony with its general purposes and intents...” Town Code § 2-5-3(C)(2)(a).

The proposed updates and additions to the home will comply with the Town’s requirements; existing encroachments will remain, but will not increase. The variance, which is necessary due to the lot’s irregular shape and existing encroachments, will allow the home to be remodeled and updated in harmony with the general purposes and intents of the Zoning Ordinance.

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

The special circumstances, hardships, and difficulties with the lot are not self-imposed but are long-standing and arise from the lot’s irregular shape and existing encroachments. The proposed variance will have a minimal impact on nearby property owners, given the minimal size of the additions and side yard landscaping.

5. “[B]ecause of special circumstances applicable to the property, including its size, shape, topography, location, or surroundings, the strict application of the zoning ordinance will deprive the property of privileges enjoyed by other property of the same classification in the same zoning district.” A.R.S. § 9-462.06(G)(2).

The lot is within the Town’s R-43 residential zoning district. Because of the special circumstances relating to the lot’s odd, triangular shape and existing encroachments, the strict application of the Town’s Zoning Ordinance would not allow the home to be modernized and remodeled consistent with other homes in Casa Blanca Estates and elsewhere within the R-43 zoning district.

6. The variance would not “constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which the property is located.” A.R.S. § 9-462.06(G)(2).

Other lots in the vicinity are used for single family residences of similar or greater size and have been updated and remodeled from time to time. The grant of a variance to allow the proposed remodeling does not constitute a grant of special privilege. A variance is necessary due to the special circumstances arising from the lot’s triangular shape and existing encroachments in order to allow the home to be updated so that it is consistent with homes on other lots in the R-43 zoning district and in Casa Blanca Estates.

LAW OFFICES

JORDEN HISER

& JOY, P.L.C.

5080 NORTH 40TH STREET, SUITE 245
PHOENIX, ARIZONA 85018
TELEPHONE: 480-505-3900
FACSIMILE: 480-505-3901

SANDRA M. CORN

DIRECT LINE: 480-505-3907
E-MAIL: scorn@JHJLawyers.com
www.JHJLawyers.com

August 14, 2017

**VIA E-MAIL (gburton@paradisevalleyaz.gov)
AND REGULAR MAIL**

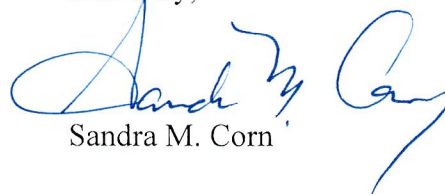
George Burton, Planner
Town of Paradise Valley
6401 East Lincoln Drive
Paradise Valley, AZ 85253

Re: Notice of Board of Adjustment Public Hearing, September 6, 2017
Variance Application – 5137 North Tamanar Way

Dear George:

Enclosed is the affidavit of mailing, a copy of the meeting notice, and a copy of the affidavit of posting for the above-referenced property. Please call if you have any questions.

Sincerely,



Sandra M. Corn

Enclosures

cc (via e-mail w/encl.): John Hayden
Doug Jorden

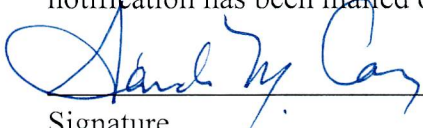
AFFIDAVIT OF MAILING NOTIFICATION

STATE OF ARIZONA)

) ss:

County of Maricopa)

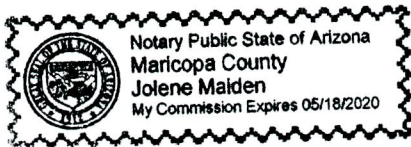
In accordance with the requirements of the Town of Paradise Valley, the undersigned hereby certifies that the mailing list for the proposed project is a complete list of property owners within 1,500 feet of the subject property, as obtained from the Maricopa County Assessor's Office on the following date July 31, 2017, and such notification has been mailed on the following date August 14, 2017.



Signature

The foregoing instrument was acknowledged by me this 14th day of August, 2017, by Sandra M. Corn.

Name





NOTARY PUBLIC

My commission expires:

5/18/2020

**5137 North Tamanar Way
1,500' Mailing List**

	Owner Name	In Care Of	Mailing Address1	Mailing Address City	Mailing Address State	Mailing Address Zip Code	Country
1.	SUPERSTEIN SHELDON J		1001 West Broadway P.O. Box 101	Vancouver	BC	V6H 4E4	CANADA
2.	KENSINGTON PROPERTIES CORP	c/o SUPERSTEIN SHELDON	101-1001 West Broadway P.O. Box 156	Vancouver	BC	V6H 4E4	CANADA
3.	KOLIGER GARY MICHAEL		10735 126 Street	Edmonton	AB	T5M 0N9	CANADA
4.	HAMMERBERG SOREN/ELIZABETH		1187 Fairweather Road	Bowen Island	BC	V0N 1G2	CANADA
5.	ABRAHAM LYLE J/KATHRYN G		127 Fairway Drive	Edmonton	AB	T6J 2C2	CANADA
6.	NOBLE PHILIP B/DONALDSON LAURA C		301 Rose Park Drive	Toronto	ON	M4T 1R8	CANADA
7.	ALEXANDER SHELLEY L		4554 Duart Road	Victoria	BC	V8N 3K2	CANADA
8.	ECKERT PETER A & MARJORIE T		6616 East Jackrabbit Road	Paradise Valley	AZ	85253	
9.	KLOCK MARY HECK		1460 North Bel Air Drive	Mesa	AZ	85201	
10.	STAREN EDGAR D		5501 North 67th Place	Paradise Valley	AZ	85253	
11.	DRIMI RICHARD S/SANDRA M		6735 East San Juan Avenue	Paradise Valley	AZ	85253	
12.	AJS RESIDENTIAL 12 LLC		4417 North 40th Street, Suite 400B	Phoenix	AZ	85018	
13.	THORNTON MATTHEW J/EMILY A		5203 North Monte Vista Drive	Paradise Valley	AZ	85253	
14.	BARTON JEFFREY E/JULIANNE J TR		6802 East Vista Drive	Paradise Valley	AZ	85253	
15.	VARGAS CARMEN PEREZ		6818 East Vista Drive	Paradise Valley	AZ	85253	
16.	KRAEMER FAMILY REVOCABLE TRUST I	c/o KRAEMER JOHN M/BETTY J TR	6844 East Vista Drive	Paradise Valley	AZ	85253	
17.	SHANKS MICHAEL A/CHRISTINE M		6832 East Vista Drive	Paradise Valley	AZ	85253	
18.	KRISH TRUST	c/o RAM KRISHNA/MEERA KRISHNA TR	1376 Hettema Street	Yuma	AZ	85364	
19.	LORI JONAS SEPPI FAMILY LIVING TRUST/ETAL		5478 Old Ranch Road	Park City	AZ	84098	
20.	SCHACTER ROBERT/KIM/TYLER		333 Locust Avenue	San Rafael	CA	94901	
21.	WILLIAM J NASSIKAS TRUST		5239 North 69th Place	Paradise Valley	AZ	85253	
22.	MICHAEL CORMIER REVOCABLE LIVING TRUST		5238 North 69th Place	Paradise Valley	AZ	85253	
23.	PALMER RICHARD		5227 North 69th Place	Paradise Valley	AZ	85253	
24.	KOSKOVICH TREVOR J		7167 East Rancho Vista Drive, Unit 3008	Scottsdale	AZ	85251	
25.	PACE FAMILY TRUST		5215 North 69th Place	Paradise Valley	AZ	85253	
26.	JELLISON KENNETH A		5214 North 69th Place	Paradise Valley	AZ	85253	
27.	WIETRZNY STEVEN		1810 West Moody Trail	Phoenix	AZ	85041	
28.	CUNNINGHAM MATTHEW B/STEPHANIE ANN		5202 North 69th Place	Paradise Valley	AZ	85253	
29.	BEHROOZ ANAHITA		4538 North Miller Road	Scottsdale	AZ	85251	
30.	MYLAN TRUST	c/o DOANE CELIA M TR	6468 East Sierra Vista Drive	Paradise Valley	AZ	85253	
31.	ALBERT AND JANE TOON JOINT REVOCABLE TRUST	c/o TOON ALBERT L JR/JANE E TR	5317 North Monte Vista Drive	Paradise Valley	AZ	85253	
32.	ROBERT P SHANAHAN JR REVOCABLE TRUST		5318 North 68th Place	Paradise Valley	AZ	85253	
33.	FREITAS ANDREW T/LYNN M TR		5301 North Monte Vista Drive	Paradise Valley	AZ	85253	
34.	KIRSTEN B OLSON REVOCABLE LIVING TRUST	c/o OLSON KIRSTEN B TR	5302 North 68th Place	Paradise Valley	AZ	85253	
35.	KENT ALAN S/CATHY L		6801 East Vermont Avenue	Paradise Valley	AZ	85253	
36.	MARIANI PAUL/LAURIE A		6815 East Vermont Avenue	Paradise Valley	AZ	85253	
37.	NAHOM HERZEL TR		6827 East Vermont Avenue	Paradise Valley	AZ	85253	
38.	ROBERTS TERENCE		5301 North 68th Place	Paradise Valley	AZ	85253	
39.	HILLTEAM3 TRUST	c/o HILL JOHN FRANCIS TR	5305 North 68th Place	Paradise Valley	AZ	85253	
40.	GOSLING GLENN	c/o FLYING A	169 Spring Street	New York	NY	10012	

41.	DONAHUE LUCAS J/TRACY		5329 North 68th Place	Paradise Valley	AZ	85253	
42.	CHIAPPETTI DONALD L & MARY K TR		5341 North 68th Place	Scottsdale	AZ	85257	
43.	KEC ROBERT F/JANET T TR		5000 North Casa Blanca Drive	Paradise Valley	AZ	85253	
44.	DAVID AND STEPHANIE SHEFRIN TRUST		5115 North Wilkinson Road	Paradise Valley	AZ	85253	
45.	LENTZ SAGE J/WENDY K		5112 North Casa Blanca Drive	Paradise Valley	AZ	85253	
46.	REID WILLIAM T TR		5128 North Casa Blanca Drive	Paradise Valley	AZ	85253	
47.	SKINNER GREGORY/SARA		5202 North Casa Blanca Drive	Paradise Valley	AZ	85253	
48.	BRECKER LAWRENCE J TR		5135 North Wilkinson Road	Paradise Valley	AZ	85253	
49.	GRANGER DANNY		7170 North 69th Place	Paradise Valley	AZ	85253	
50.	MASSEY MICHAEL J/LORI L		5240 North Casa Blanca Drive	Paradise Valley	AZ	85253	
51.	MACKAY RICHARD N/KELLY		5301 North Wilkinson Road	Paradise Valley	AZ	85253	
52.	RUSH DANIEL/JANET		2240 South 35th Avenue	Phoenix	AZ	85009	
53.	LEWIS DELBERT/ORTH-LEWIS SHARRON		5320 North Casa Blanca Drive	Paradise Valley	AZ	85253	
54.	GOLDWATER CC		5101 North Casa Blanca Drive, Unit 1	Scottsdale	AZ	85253	
55.	HEERWAGEN JAMES D/SCHNEIDER HILARY A		54 Chestnut Avenue	Los Gatos	CA	95030	
56.	SNYDER ANNEMARIE/ETAL		5101 North Casa Blanca Drive, Unit 3	Scottsdale	AZ	85253	
57.	COFFIN ANNE K TR		5101 North Casa Blanca Drive, Unit 5	Scottsdale	AZ	85253	
58.	DOROTHY MAXINE WOLOSOFF TRUST	c/o WOLOSOFF DOROTHY MAXINE TR	5101 North Casa Blanca Drive, Unit 7	Scottsdale	AZ	85253	
59.	BURWELL MICHAEL R/LISA B		1121 Hobart Street	Menlo Park	CA	94025	
60.	COHN JASON TR		615 Esplanade, Unit 210	Redondo Beach	CA	90277	
61.	HOUTZ JODY L		5101 North Casa Blanca Drive, Unit 10	Scottsdale	AZ	85253	
62.	PANGRAZZI JANICE A/RICHARD		5101 North Casa Blanca Drive, Unit 11	Paradise Valley	AZ	85253	
63.	STUART CHRISTOPHER G/BARNER CONSTANCE LYNE		5101 North Casa Blanca Drive, Unit 20	Paradise Valley	AZ	85253	
64.	COSTELLO MICHAEL L/SANDRA J TR		5101 North Casa Blanca Drive, Unit 13	Scottsdale	AZ	85253	
65.	PAGE MARY L		5101 North Casa Blanca Drive, Unit 14	Paradise Valley	AZ	85253	
66.	BROWN MICHAEL E/ANDRIKA		4376 Independence Court	Sarasota	FL	34234	
67.	BEARDSLEY ROBERT		5101 North Casa Blanca Drive, Unit 16	Paradise Valley	AZ	85253	
68.	BEARDSLEY ROBERT S		5101 North Casa Blanca Drive, Unit 15	Paradise Valley	AZ	85253	
69.	BURKE MARCI		5101 North Casa Blanca Drive, Unit 18	Paradise Valley	AZ	85253	
70.	LOPATIN IAN W TR		7531 North Silvercrest Way	Paradise Valley	AZ	85253	
71.	STUART CHRISTOPHER/BARNER CONSTANCE LYNE		5101 North Casa Blanca Drive, Unit 20	Scottsdale	AZ	85253	
72.	ISMAIL ZAID/SIVER KENSON		18410 Magnolia Avenue	Southfield	MI	48075	
73.	NEIRICK HERBERT TR		5101 North Casa Blanca Drive, Unit 22	Paradise Valley	AZ	85253	
74.	MCCRUM ELIZABETH H	c/o THOMAS, ZOLLARS & LYNCH, LTD	3330 East Indian School Road	Phoenix	AZ	85018	
75.	COX SUSAN SAMUELSON TR		5802 North 30th Street	Phoenix	AZ	85016	
76.	TSUI ANNE/AMELIA		5101 North Casa Blanca Drive, Unit 25	Paradise Valley	AZ	85253	
77.	YARES JULIET		5101 North Casa Blanca Drive, Unit 26	Paradise Valley	AZ	85253	
78.	RIEGEL NANCY B		14 Surplus Street	Duxbury	MA	02332	
79.	ALMQUIST GRANT		5101 North Casa Blanca Drive, Unit 28	Paradise Valley	AZ	85253	
80.	WROTONIAK GINA		5101 North Casa Blanca Drive, Unit 30	Paradise Valley	AZ	85253	
81.	BEESEMYER FRITZ T TR		5101 North Casa Blanca Drive, Unit 31	Scottsdale	AZ	85253	
82.	MAXIMON LEONARD C/LOUVET MARIE-CECILE TR		5101 North Casa Blanca Drive, Unit 32	Paradise Valley	AZ	85253	

83.	RUSSELL AND FRANCESCA BROWN TRUST		5101 North Casa Blanca Drive, Unit 33	Paradise Valley	AZ	85253	
84.	CASA BLANCA HOMEOWNERS ASSOCIATION	c/o BROWN COMMUNITY MANAGEMENT	7255 East Hampton Avenue, Suite 101	Mesa	AZ	85209	
85.	HAMMOND REED STUART/TOMEK SUSANN		5101 North Casa Blanca Drive, Unit 71	Scottsdale	AZ	85253	
86.	NOBLE JEAN E		5101 North Casa Blanca Drive, Unit 80	Scottsdale	AZ	85253	
87.	SEVERSON GERARD L/TERESA M TR		5101 North Casa Blanca Drive, Unit 81	Paradise Valley	AZ	85253	
88.	SALCITO ANITA S TR		5101 North Casa Blanca Drive, Unit 82	Scottsdale	AZ	85253	
89.	BAEDER ROBERT W TR		5101 North Casa Blanca Drive, Unit 201	Scottsdale	NY	85253	
90.	JOANN M OLSON TRUST A		3190 North State Route 89A	Sedona	AZ	85253	
91.	MATTHEW J SHATTOCK/SHELDON SUSAN M		1124 Lake Road	Lake Forest	IL	60045	
92.	HUTT ROBERT M		5101 North Casa Blanca Drive, Unit 204	Scottsdale	AZ	85253	
93.	WILSON THOMAS J		5101 North Casa Blanca Drive, Unit 205	Scottsdale	AZ	85253	
94.	REIS JOHN		5101 North Casa Blanca Drive, Unit 318	Paradise Valley	AZ	85253	
95.	GERALD AND JOAN COLANGELO FAMILY TRUST		70 East Country Club Drive	Phoenix	AZ	85014	
96.	ROBERT R SELBY REVOCABLE TRUST		5101 North Casa Blanca Drive, Unit 208	Scottsdale	AZ	85253	
97.	CALABRESE MARIE J TR		2298 Coventry Road	Cleveland Heights	OH	44106	
98.	JUAREZ PATRICIA		5101 North Casa Blanca Drive, Unit 210	Scottsdale	AZ	85253	
99.	HECHLER ROBERT L/BEVERLY L TR		3224 West 69th Street	Mission Hills	KS	66208	
100.	MARLENE JARVIS LIVING TRUST	c/o JARVIS MARLENE TR	5101 North Casa Blanca Drive, Unit 212	Paradise Valley	AZ	85253	
101.	CLEVENGER JULIE JOHNSON		5101 North Casa Blanca Drive, Unit 213	Scottsdale	AZ	85253	
102.	NEWSTEAD KARYN M TR		5101 North Casa Blanca Drive, Unit 215	Scottsdale	AZ	85253	
103.	TIGNINI ERIC		5101 North Casa Blanca Drive, Unit 216	Paradise Valley	AZ	85253	
104.	BEVERLY J BECKER REVOCABLE TRUST	c/o BECKER BEVERLY J/MICHAEL F TR	42338 Russia Road	Elyria	OH	44035	
105.	KRUMHOLZ BARRY M/ LEE RICHARD TR		5101 North Casa Blanca Drive, Unit 218	Scottsdale	AZ	85253	
106.	DAPHNE L FALLETTI TRUST		5101 North Casa Blanca Drive, Unit 219	Paradise Valley	AZ	85253	
107.	WENNER DAVID A		5101 North Casa Blanca Drive, Unit 220	Scottsdale	AZ	85253	
108.	CHICK RUSSELL PAUL/SUZANNE ENTZ		5101 North Casa Blanca Drive, Unit 221	Paradise Valley	AZ	85253	
109.	KRAJNIK BARBARA		P.O. Box 637	Scottsdale	AZ	85252	
110.	SLIVKA VIRGIL P		5101 North Casa Blanca Drive, Unit 223	Scottsdale	AZ	85253	
111.	HUTT ROBERT M		5101 North Casa Blanca Drive, Unit 224	Paradise Valley	AZ	85253	
112.	SHERRIE MYERS DECLARATION OF TRUST	c/o MYERS SHERRIE TR	2340 North Lincoln Park West, No. 201	Chicago	IL	60614	
113.	OBRIEN KIMBERLY TR		5101 North Casa Blanca Drive, Unit 226	Paradise Valley	AZ	85253	
114.	WALSTON MATTHEW J		14 Pheasant Hill Road	Farmington	CT	06032	
115.	LONDON JOANNE C FISHER		5101 North Casa Blanca Drive, Unit 228	Scottsdale	AZ	85253	
116.	HECHLER ROBERT L/BEVERLY L TR		6027 Lockton Lane	Fairway	KS	66205	
117.	KWA HAROLD/GOH JANE		5101 North Casa Blanca Drive, Unit 231	Paradise Valley	AZ	85253	
118.	MARRITT EMANUEL/ELLEN		501 Adams Street	Denver	CO	80206	
119.	REISSIG RICHARD DOLPH/BETH M		5101 North Casa Blanca Drive, Unit 233	Paradise Valley	AZ	85253	
120.	YOULE JESSICA J		5101 North Casa Blanca Drive, Unit 234	Scottsdale	AZ	85253	
121.	KATHLEEN E WAINSCOTT TRUST		5101 North Casa Blanca Drive, Unit 235	Paradise Valley	AZ	85253	
122.	ROBERT A BRETT AND CATHLEEN BRETT 1989 REV TR		820 North Post Street, Unit 602	Spokane	WA	99201	
123.	KWA HWEE LENG/LEONG KWEI CHOO		Block 442 No 07 427 Sin Ming Avenue	Singapore		570442	
124.	SPICKER BRIAN F		5101 North Casa Blanca Drive, Unit 238	Paradise Valley	AZ	85253	

125.	LASSEN RICHARD L		5101 North Casa Blanca Drive, Unit 301	Scottsdale	AZ	85253	
126.	MELISSA DRAE SMID LIVING TRUST		5101 North Casa Blanca Drive, Unit 302	Scottsdale	AZ	85253	
127.	JAMES T EMERT JR LIVING TRUST	c/o EMERT JAMES T JR TR	5101 North Casa Blanca Drive, Unit 304	Scottsdale	AZ	85253	
128.	HUSE WILLIAM H/ANN M/OLSEN BRADLEY M/MARY E		2203 Skyline Drive	Norfolk	NE	68701	
129.	BECKER GARY W/MARI P		4150 Olson Memorial Hwy 55 200	Minneapolis	MN	55422	
130.	SANDIG NANCY L TR		5101 North Casa Blanca Drive, Unit 307	Paradise Valley	AZ	85253	
131.	SCHALLER FAMILY TRUST/SCHALLER FAMILY TRUST	c/o SCHALLER NANCY D TR/SCHALLER NANCY D TR	5101 North Casa Blanca Drive, Unit 308	Scottsdale	AZ	85253	
132.	GOSZ WILLIAM G		65 Bridle Path	Franklin	MA	02038	
133.	FOSTER HALLETT P/GWEN MINTON TR		4800 North 68th Street, Unit 380	Scottsdale	AZ	85251	
134.	MELTON JENNIFER L		5101 North Casa Blanca Drive, Unit 311	Scottsdale	AZ	85253	
135.	CASA BLANCA 312 LLC		1124 Lake Road	Lake Forest	IL	60045	
136.	ZEHR RAYMOND W JR/BARBARA C		P.O. Box 231	Wayzata	MN	55391	
137.	315 CASA BLANCA TRUST		7310 Island Circle	Boulder	CO	80301	
138.	GITLIN GARY M		5101 North Casa Blanca Drive, Unit 316	Paradise Valley	AZ	85253	
139.	CASA BLANCA INVESTMENT LLC		P.O. Box 582	Reading	PA	19603	
140.	GUNDERSON MICHAEL J/GAIL A		1812 East Shore Drive	Detroit Lakes	MN	56501	
141.	H PHILIP HOWE TRUST	c/o SCHALLER NANCY D TR/SCHALLER NANCY D TR	1010 Westloop Place	Manhattan	KS	66502	
142.	RANDAL AND JENNIFER WRIGHT FAMILY TRUST	c/o SCHALLER NANCY D TR/SCHALLER NANCY D TR	13136 Rainbow Drive	Bigfork	MT	85253	
143.	MARKS EDWARD A		5101 North Casa Blanca Drive, Unit 321	Scottsdale	AZ	85253	
144.	SCOTTSDALE PROPER L L C		126 North 3rd Street	Norfolk	NE	68701	
145.	BRITT RAND SANCHEZ TRUST	c/o SANCHEZ BRITT RAND TR	5101 North Casa Blanca Drive, Unit 323	Paradise Valley	AZ	85253	
146.	KOEHN MICHAEL F/STACY C TR		2105 Paseo Del Mar	Palos Verdes Esta	CA	90274	
147.	CRAWFORD JOYCE L TR		5101 North Casa Blanca Drive, Unit 325	Paradise Valley	AZ	85253	
148.	BROWN KATHLEEN H TR		5101 North Casa Blanca Drive, Unit 327	Scottsdale	AZ	85253	
149.	COLUCCIO MIRA		5101 North Casa Blanca Drive, Unit 328	Paradise Valley	AZ	85253	
150.	WESTFALL TIMOTHY C/LOUISE B		5101 North Casa Blanca Drive, Unit 329	Paradise Valley	AZ	85253	
151.	ROBERT E BREEN JR AND PAMELA S BREEN REVOCABL	c/o BREEN ROBERT E JR/PAMELA S TR	5101 North Casa Blanca Drive, Unit 330	Paradise Valley	AZ	85253	
152.	BIGGLES 1995 LIVING TRUST	c/o BIGGLES RICHARD ORRIE/JUDITH LUCILLE CO TR	P.O. Box 910	Los Altos	CA	94023	
153.	JOHNSON RUSSELL L/SHEILA M		5101 North Casa Blanca Drive, Unit 332	Paradise Valley	AZ	85253	
154.	CLARKE NORMA JANE TR		8702 North 7th Avenue	Phoenix	AZ	85021	
155.	CLOONAN JAMES B/EDYTHE R		5101 North Casa Blanca Drive, Unit 335	Paradise Valley	AZ	85253	
156.	LINDSEY DAVID C/KIMBERLY P		5101 North Casa Blanca Drive, Unit 336	Scottsdale	AZ	85253	
157.	HEIN SURVIVORS TRUST	c/o HEIN WILLIAM H JR/ANNE BARGER TR	5101 North Casa Blanca Drive, Unit 337	Scottsdale	AZ	85253	
158.	MILLING JENS A/ANNE C		927 Fisher Lane	Winnetka	IL	60093	
159.	BOOTH RANCHES LLC		5101 North Casa Blanca Drive, Unit 339	Scottsdale	AZ	85253	
160.	HELMS FAMILY 1996 REVOCABLE TRUST	c/o L & G HELMS TRUSTEES	5265 North Wilkinson Road	Paradise Valley	AZ	85253	
161.	SMITH CRAIG R/MELISSA J TR/ SMITH CRAIG R/MEL		15018 North Tatum Boulevard	Phoenix	AZ	85032	
162.	CB88 LLC		1440 East Missouri Avenue, Suite C 200	Phoenix	AZ	85014	
163.	CB44 LLC		1440 East Missouri Avenue, Suite C 200	Phoenix	AZ	85014	
164.	BPMVVEM LLC		P.O. Box 185	Angel Fire	NM	87710	
165.	RYAN W AMATO AND LAURIE D AMATO TRUST		5038 North Chiquita Lane	Paradise Valley	AZ	85253	
166.	PHILLIPS CRAIG L/TERRY E		5037 North Monte Vista Drive	Scottsdale	AZ	85253	

167.	LEONARD FAMILY REVOCABLE LIVING TRUST	c/o LEONARD PAUL A/SUSAN J TR	6834 East Pasadena Avenue	Paradise Valley	AZ	85253	
168.	JENNIFER DREYFUS REVOCABLE TRUST		6850 East Pasadena Avenue	Paradise Valley	AZ	85253	
169.	TALLE ARMAN/CHESHANI MILA E		6849 East Pasadena Avenue	Paradise Valley	AZ	85253	
170.	BENJUNIE TRUST	c/o MEYERS MARK TR	10623 East Terra Drive	Scottsdale	AZ	85258	
171.	JAMES AND KATHRYN HEFFERNAN FAMILY TRUST		5025 North 68th Street	Scottsdale	AZ	85253	
172.	JOY DANE		5024 North Chiquita Lane	Paradise Valley	AZ	85253	
173.	AKSAMIT THOMAS J		2230 Mesa Circle	Kingman	AZ	86401	
174.	LEVANTE 1998 TRUST	c/o LEVANTE JAMES J/CHERYL J TRUSTEES	769 Lakeview Way	Redwood City	CA	94062	
175.	FRAM LIVING TRUST	c/o ESPINASSE P/MARYLYS M TR	6802 East Chaparral Road	Paradise Valley	AZ	85253	
176.	BASSOLINO JOSEPH/DECINQUE JAMES		205 Raymond Road	Princeton	NY	08540	
177.	MICHUNOVICH MARKO/ZLATA		5001 North Chiquita Lane	Scottsdale	AZ	85253	
178.	MCKINLEY TOD		5500 NE Windermere Road	Seattle	WA	98105	
179.	BIANCHI REVOCABLE TRUST		4715 North 68th Street	Scottsdale	AZ	85251	
180.	MICHUNOVICH MARKO/ZLATA/HANLINE JOYCE J		6848 East Chaparral Road	Paradise Valley	AZ	85253	
181.	BORSENIK JOEL/JYAMME		5001 North Chiquita Lane	Paradise Valley	AZ	85253	
182.	MCFADDEN TATIANA MARIA/BRACHTL MARK CARL		6841 East Vista Drive	Paradise Valley	AZ	85253	
183.	ALMOND CAROL A		6831 East Vista Drive	Paradise Valley	AZ	85253	
184.	SCHUMACHER FAMILY TRUST	c/o SCHUMACHER ROY S/JUDY TRUSTEES	6821 East Vista Drive	Paradise Valley	AZ	85253	
185.	RAUSCHER GLENDA M/LAFFEY EMERSON M R		5149 North Monte Vista Drive	Paradise Valley	AZ	85253	
186.	MILLER JANE M		5129 North 68th Street	Scottsdale	AZ	85253	
187.	NGUYEN ALLAN TRUNG TRAN		6802 East Bonita Drive	Scottsdale	AZ	85253	
188.	SALEM MARCUS J/CYNTHIA SCHWAB		6812 East Bonita Drive	Paradise Valley	AZ	85253	
189.	COURY JONATHAN A		5128 North 68th Place	Paradise Valley	AZ	85253	
190.	DILLER KIRK W/NICOLE L TR		5136 North 68th Place	Paradise Valley	AZ	85253	
191.	VANDEVENTER DIRK & NATALIE BROWN		5146 North 68th Place	Scottsdale	AZ	85253	
192.	ROCKWELL LIVING TRUST	c/o ROCKWELL DAVID TODD/CAMILLE VERONICA CHUNG TR	5139 North 68th Place	Paradise Valley	AZ	85253	
193.	PETITI MORGAN/PHARO MARSHA		304 Park Boulevard	Millbrae	CA	94030	
194.	WORDINGHAM SARA E		6840 East Bonita Drive	Paradise Valley	AZ	85253	
195.	CHARLIE M AND VIRGINIA A AGEE LIVING TRUST		6833 East Bonita Drive	Paradise Valley	AZ	85253	
196.	OESCH ALISON A/SETH D		6823 East Bonita Drive	Paradise Valley	AZ	85253	
197.	CRAIG K AND SUSAN D HARRIS JOINT TRUST		6815 East Bonita Drive	Scottsdale	AZ	85253	
198.	MANJI KALEIM/DAVISON ELIZABETH		7121 East Rancho Vista Drive, Unit 4006	Scottsdale	AZ	85251	
199.	JAMES R AND LUISANA N IDSARDI REV LIV TRUST		6912 East Chaparral Road	Paradise Valley	AZ	85253	
200.	BOBBE HENRY C/DEBRA MARIE		6902 East Coronado Road	Paradise Valley	AZ	85253	
201.	LUX THOMAS C/ GAY A		6901 East Pasadena Avenue	Paradise Valley	AZ	85253	
202.	SUZANNE PARELMAN TRUST/SAPAKIE ALAN	c/o PARELMAN SUZANNE TR	6915 East Pasadena Avenue	Paradise Valley	AZ	85253	
203.	BRONSTEIN JEFF/SCOTT CECILY		6923 East Pasadena Avenue	Paradise Valley	AZ	85253	
204.	HARRIS PATRICIA ANN TR		6934 East Pasadena Avenue	Paradise Valley	AZ	85253	
205.	GALLAGHER SEAN W/ROXANN S		6924 East Pasadena Avenue	Scottsdale	AZ	85253	
206.	FALLON MICHAEL O/SANDRA J TR		6912 East Pasadena Avenue	Scottsdale	AZ	85251	
207.	MARTHA E OTONDO TRUST AGREEMENT		6902 East Pasadena Avenue	Scottsdale	AZ	85253	
208.	JACKSON CRAIG H TR	c/o BARRETT JACKSON AUTO	7400 East Monte Cristo Avenue	Scottsdale	AZ	85260	

209.	ALBERT TABAH AND BONNY W TABAH TRUST		6915 East Orange Blossom Drive	Paradise Valley	AZ	85253	
210.	WOZENCRAFT FAMILY TRUST		6923 East Orange Blossom Drive	Paradise Valley	AZ	85253	
211.	CHINN ROBERT E		6931 East Orange Blossom Drive	Paradise Valley	AZ	85253	
212.	SKOWRONEK SCOTT/WILSON ABIGAIL		6934 East Orange Blossom Drive	Paradise Valley	AZ	85253	
213.	BOL KEITH DAVIS		6612 North Ironwood Drive	Scottsdale	AZ	85253	
214.	MOORE JUSTIN		4341 North 68th Street	Scottsdale	AZ	85251	
215.	PIASKOSKI PAUL A/WENDY M		6902 East Orange Blossom Drive	Paradise Valley	AZ	85253	
216.	KEITH R AND JENNIFER A MAKI LIVING TRUST		5126 North 69th Place	Paradise Valley	AZ	85253	
217.	HART PHILLIP/BRIANA		2556 East Carob Drive	Chandler	AZ	85286	
218.	MLL FAMILY TRUST	c/o LIVAK LUKE C/MOLLY D TRUSTEES	6923 East Orange Blossom Lane	Paradise Valley	AZ	85253	
219.	SAMSON MARK D/SARA J TR		6931 East Orange Blossom Lane	Paradise Valley	AZ	85253	
220.	TISH AND ROBERT STEPHENS FAMILY TRUST		5117 North 69th Place	Paradise Valley	AZ	85253	
221.	HUGH J VAN NESS & DONNA K VANNESS 1996 TRUST		4848 North Goldwater Boulevard, Unit 2108	Scottsdale	AZ	85251	
222.	DANOFF ROBERT B/EVE K		6940 East Orange Blossom Lane	Scottsdale	AZ	85253	
223.	HURD BAROTT G/SHARON M		6928 East Orange Blossom Lane	Scottsdale	AZ	85253	
224.	GARDNER CARL		6918 East Orange Blossom Lane	Paradise Valley	AZ	85253	
225.	NAUGHTON DENNIS M/KATHLEEN C GREEN		5134 North 69th Place	Paradise Valley	AZ	85253	
226.	KANGWANSHIRATHADA CHITTI/NANCY		5144 North 69th Place	Paradise Valley	AZ	85253	
227.	TALLY BRENT A/NICOLE E		6919 East Vista Drive	Paradise Valley	AZ	85253	
228.	SIMONS DANIEL PAGE.ANN W TR		6929 East Vista Drive	Paradise Valley	AZ	85253	
229.	FRANCIS VINCENT M		6935 East Vista Drive	Paradise Valley	AZ	85253	
230.	LINDSLEY MICHAEL/SIMPSON MELANIE		6949 East Vista Drive	Paradise Valley	AZ	85253	
231.	SCHWIMMER JEFFREY L TR		9425 Riverside Drive, Apt 1317	Sandy	UT	84070	
232.	KLEIN LESLIE/CERDA CLARISSA		4833 North 68th Street	Scottsdale	AZ	85251	
233.	CARTWRIGHT ERICA K/DUSTIN B		6819 East Chaparral Road	Scottsdale	AZ	85253	
234.	MATHES WILLIAM O/DAVID		4830 North 68th Place	Scottsdale	AZ	85251	
235.	KIRKPATRICK GERALD L/TANYA C		6901 East Chaparral Road	Scottsdale	AZ	85253	
236.	OMERY ARTHUR DENNIS/MICHELE MAYER		6911 East Chaparral Road	Paradise Valley	AZ	85253	
237.	SANDRA MC GUIRE LIVING TRUST 2011		4800 North 68th Street, Unit 110	Scottsdale	AZ	85251	
238.	PERITZ MICHELLE		6106 Pickford Street, Unit 1	Los Angeles	CA	90035	
239.	GOLDMAN FAMILY TRUST	c/o GOLDMAN ANNE TR	4800 North 68th Street, Unit 112	Scottsdale	AZ	85251	
240.	DRAKE BRIAN (LEASE)		4800 North 68th Street, Unit 114	Scottsdale	AZ	85251	
241.	DUNBAR R KIRK		4800 North 68th Street, Office	Scottsdale	AZ	85251	
242.	WASS WALLACE/DOREEN		4800 North 68th Street, Unit 115	Scottsdale	AZ	85251	
243.	WAKEFIELD LIVING TRUST		4800 North 68th Street, Unit 118	Scottsdale	AZ	85251	
244.	SIMONS JOHN N (LEASE)	c/o SCOTTSDALE HOUSE OFFICE	4800 North 68th Street	Scottsdale	AZ	85251	
245.	BETTY E JOY TRUST		6800 North 68th Street, Unit 117	Scottsdale	AZ	85251	
246.	FRANCIS J LEAVY LIVING TRUST		4800 North 68th Street, Unit 119	Scottsdale	AZ	85251	
247.	GREGORY A FLAKS TRUST/LESLEY C FLAKS TRUST		4800 North 68th Street, Unit 121	Scottsdale	AZ	85251	
248.	ZBOJNIEWICZ JANET E		4800 North 68th Street, Unit 120	Scottsdale	AZ	85251	
249.	JOHN AND JEANNE OBRIEN FAMILY TRUST(LEASE)	c/o JOHN J OBRIEN/JEANNE M LYONS OBRIEN TR	426 East McLellan Boulevard	Phoenix	AZ	85012	
250.	JACKSON CHARLES F/TAMARA TR/ETAL (IMPS ONLY)		11902 South Allegheny Avenue	Tulsa	OK	74137	

251.	SHAFI PROPERTIES LLC		5862 North 42nd Street	Phoenix	AZ	85018	
252.	NICHOLS REVOCABLE TRUST	c/o NICHOLS LESLIE C/ANITA N TR	1539 Begen Avenue	Mountain View	CA	94040	
253.	NELSON RANDIE L/ALLEN C		4800 North 68th Street, Unit 137	Scottsdale	AZ	85251	
254.	HIRAM HERBERT CHAMPLIN REV TRUST (LEASE)		P.O. Box 1066	Enid	OK	73702	
255.	GELDIEN JAMES M TR/JAMES E TR	c/o SCOTTSDALE HOUSE OFFICE	4800 North 68th Street	Scottsdale	AZ	85251	
256.	KLEIN JAMES D/BETSY A		4800 North 68th Street, Unit 141	Scottsdale	AZ	85251	
257.	SWEAT CAROL G/WARREN R		4800 North 68th Street, Unit 144	Scottsdale	AZ	85251	
258.	TAYLOR FLORENCE B TR		4800 North 68th Street, Unit 111	Scottsdale	AZ	85251	
259.	JOHNSON JERRY J TR		4800 North 68th Street, Office	Scottsdale	AZ	85251	
260.	YUSKA SCOTT B/SAMUEL R/LYNDASAY (LEASE)		4800 North 68th Street, Unit 147	Scottsdale	AZ	85251	
261.	DUNCAN SARA		4800 North 68th Street, Unit 145	Scottsdale	AZ	85251	
262.	EVERETT GWENN G LEASE		4800 North 68th Street, Unit 367	Scottsdale	AZ	85251	
263.	LOOKER CHARLOTTE G/EMMERT PATRICIA G		4800 North 68th Street, Unit 364	Scottsdale	AZ	85251	
264.	ROACH MARY C		4800 North 68th Street, Unit 363	Scottsdale	AZ	85251	
265.	JOHN AND LUCY COULEUR TRUST	c/o COULEUR URSULA LUCY TR	4800 North 68th Street, Unit 359	Scottsdale	AZ	85251	
266.	MASSROUR MAZIAR		6601 South Kasba Circle	Paradise Valley	AZ	85253	
267.	POWELL ARTHUR C/LYNNE M TR		5202 West Kasba Circle	Paradise Valley	AZ	85253	
268.	HARBOUR DAVID M		5218 West Kasba Circle	Paradise Valley	AZ	85253	
269.	MATTHEWS REVOCABLE TRUST	c/o MATTHEWS ROBERT L/ELIZABETH A TR	5302 North Kasba Circle	Paradise Valley	AZ	85253	
270.	KRULL ERNEST		1961 North Coral Bells Drive	Tuscon	AZ	85745	
271.	MULALLY FAMILY TRUST	c/o MULALLY ALAN ROGER/JANE NICHOLAS TR	P.O. Box 995	Mercer Island	WA	98040	
272.	RAM11 LLC		6620 East Kasba Circle	Paradise Valley	AZ	85253	
273.	GRAYSON MARC D/JULIA K		6624 East Kasba Circle	Paradise Valley	AZ	85253	
274.	MCGINLEY ROBERT P/SHELLEY		11103 East Mission Lane	Scottsdale	AZ	85259	
275.	CARDINAL SMITH FAMILY TRUST	c/o SMITH ANDREW WESTON/MELISSA FIELDS TR	5219 North Casa Blanca Drive, Unit 10	Paradise Valley	AZ	85253	
276.	WOLFF FRITZ H/KATHERINE E		5219 North Casa Blanca Drive, Unit 11	Paradise Valley	AZ	85253	
277.	CHESTER W KWASNAK SEPARATE PROPERTY TRUST		6730 East Kasba Circle	Paradise Valley	AZ	85253	
278.	BEGUIRISTAIN ROGER/MICHELE		5219 North Casa Blanca Drive, Unit 13	Paradise Valley	AZ	85253	
279.	SULLIVAN DANIEL J III/CHRISTA H		1245 Oakview Road	Medina	MN	55356	
280.	QUEYSSAC JANE S		6415 East Montreal Place	Scottsdale	AZ	85254	
281.	MCLARAN GREGORY W/CAMI D		5219 North Kasba Circle	Paradise Valley	AZ	85253	
282.	MERKEL MICHAEL M/MARY E		5219 North Casa Blanca Drive, Unit 17	Paradise Valley	AZ	85253	
283.	KELLEHER NANCY S TR		47 Crooked Lane	Duxbury	MA	02332	
284.	BLUE DNA PROJECT LLC		7150 East Camelback Road, Suite 444	Scottsdale	AZ	85252	
285.	HUDAK THOMAS M/MARY W TR		5219 North Casa Blanca Drive, Unit 38	Paradise Valley	AZ	85253	
286.	BROWN FAMILY TRUST	c/o BROWN DREW M/LAURIE E TRUSTEES	5219 North Casa Blanca Drive, Unit 39	Paradise Valley	AZ	85253	
287.	PERLA REVOCABLE TRUST	c/o PERLA VINCENT A/JANE M TRUSTEES	5219 North Casa Blanca Drive, Unit 40	Paradise Valley	AZ	85253	
288.	DARCHE FRED M		5201 North Kasba Circle	Paradise Valley	AZ	85253	
289.	KJCABC REVOCABLE LIVING TRUST	c/o CZERWINSKI KEVIN J/ANNE B TR	5219 North Casa Blanca Drive, Unit 42	Paradise Valley	AZ	85253	
290.	GRAHAM JOHN/KATHLEEN TR		6702 East Kasba Circle	Paradise Valley	AZ	85253	
291.	HOSELTON LIVING TRUST	c/o HOSELTON JAMES CARL/LEE T TR	5210 North Kasba Circle	Paradise Valley	AZ	85253	
292.	RHODES J PAUL TR	c/o J PAUL RHODES LIVING TRUST	5219 North Kasba Circle	Paradise Valley	AZ	85253	

293.	MICHELAS FAMILY TRUST		5219 North Casa Blanca Drive, Unit 46	Paradise Valley	AZ	85253	
294.	THOMAS STACY LEE/PETER G		5219 North Casa Blanca Drive, Unit 47	Paradise Valley	AZ	85253	
295.	KELLEHER 6701 NORTH KASBA NOMINEE TRUST	c/o KELLEHER NANCY TR	6701 North Kasba Circle	Paradise Valley	AZ	85253	
296.	SABAN TRACEY L		5219 North Casa Blanca Drive, Unit 49	Paradise Valley	AZ	85253	
297.	FALKNER ROBERT F/FAITH C TR		6625 North Kasba Circle	Paradise Valley	AZ	85253	
298.	WINSSINGER FREDERICK AJ/JENNIFER HJL TR		6630 East Fez Way	Paradise Valley	AZ	85253	
299.	JACKSON LIVING TRUST	c/o JACKSON ROBERT S/CATHY A TR	6636 East Fez Way	Paradise Valley	AZ	85253	
300.	WILLIAM V TREFETHEN LIVING TRUST		500 Newport Center Drive, Suite 850	Newport Beach	CA	92660	
301.	RHODES J PAUL TR		2425 East Camelback Road, Suite 750	Phoenix	AZ	85016	
302.	RATLIFF JOHN D TR		1221 McKinney Street, Suite 3800	Houston	TX	77010	
303.	CURLEY FAMILY TRUST	c/o CURLEY BRIAN D/ELIZABETH C TR	12734 North 128th Place	Scottsdale	AZ	85259	
304.	CASA BLANCA CLUB ASSN		16441 North 91st Street, Suite 104	Scottsdale	AZ	85260	
305.	HART BRUCE H/NADINE A		5219 North Casa Blanca Drive, Unit 20	Paradise Valley	AZ	85253	
306.	HAUGLAND GORDON/AMY J L		5135 North Tamanar Way	Paradise Valley	AZ	85253	
307.	DOUGLAS ELVIN HELTNE REVOCABLE TRUST		5131 West Safi Way	Paradise Valley	AZ	85253	
308.	MOORE R C/ELIZABETH A		5115 North Tamanar Way	Paradise Valley	AZ	85253	
309.	BALL BARBARA ANNE TR		5101 North Tamanar Way	Paradise Valley	AZ	85253	
310.	HART BRUCE H/NADINE A		5045 North Tamanar Way	Paradise Valley	AZ	85253	
311.	MADISON DANIEL A/KATHLEEN M		6740 East Taza Way	Paradise Valley	AZ	85253	
312.	D K EATON FAMILY TRUST	c/o DOUGLAS M AND KELLY A EATON TRUSTEES	6737 East Taza Way	Paradise Valley	AZ	85253	
313.	ROBERT J NOVAK LIVING TRUST	c/o NOVAK ROBERT J TRUSTEE	5013 North Tamanar Way	Paradise Valley	AZ	85253	
314.	KLING ROBERT R/KARI S		5219 North Casa Blanca Drive, Unit 29	Paradise Valley	AZ	85253	
315.	TROY W SCHUMACHER FAMILY TRUST		5002 North Tamanar Way	Paradise Valley	AZ	85253	
316.	KOSS STEIN J/GENA M		5219 North Casa Blanca Drive, Unit 31	Paradise Valley	AZ	85253	
317.	DANIELS MICHAEL H/JANET H		1721 Sunnyslope Lane	Manhattan	KS	66502	
318.	CAT FAMILY TRUST		5032 North Tamanar Way	Paradise Valley	AZ	85253	
319.	FTK 2015 TRUST	c/o HOPLON LLC TR	5219 North Casa Blanca Drive, Unit 34	Paradise Valley	AZ	85253	
320.	LARCHER DAVID/LORI		5850 North Cameldale Way	Paradise Valley	AZ	85253	
321.	SCHMID ERICH A/CHERYL C TR		5219 North Casa Blanca Drive, Unit 36	Paradise Valley	AZ	85253	
322.	WASSMERMAN MARTHA N		5219 North Casa Blanca Drive, Unit 37	Paradise Valley	AZ	85253	

NOTICE

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 Department at (480) 348-3692.

Applicant Name / Contact: Doug Jorden

Applicant's Company Name: Jorden Hiser & Joy, P.L.C.

Phone Number: (480) 505-3909 Fax Number: (480) 505-3901

Project Name: Hart Residence

Project Location: 5137 North Tamanar Way, Paradise Valley, AZ 85253

Acreage: +/- 1.0 acre

Existing Zoning: R-43

Brief Narrative of Project Proposal: A variance from the Zoning Ordinance, Article XXIII, Nonconformance, is being requested to allow nonconforming portions of the house to remain and to be remodeled. The original home was built on the triangular lot in 1964, prior to the annexation of the property into the Town in 1974. There are two existing minor encroachments into the required side yard setbacks – approximately 4' on the north side and 4 ½ on the southeast side. These encroachments are recognized by the Town as long-standing legal nonconformities. Given the footprint of the existing home and the lot's irregular shape, a variance is requested to allow the home to be updated and remodeled without requiring the removal of the two existing encroachments.

Meeting Date/ Time/Place

Meeting Date: Wednesday, September 6, 2017

Meeting Time: 5:30 p.m.

Meeting Place: Town Hall, 6401 East Lincoln Drive

Paradise Valley, AZ 85253

Town of Paradise Valley, Arizona
Planning Department: 480-348-3692

AFFIDAVIT OF POSTING

STATE OF ARIZONA)

) ss:

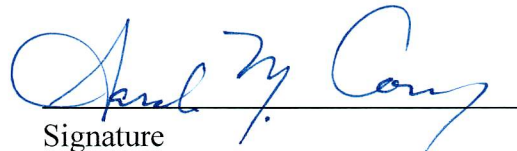
County of Maricopa)

I, Sandra M. Corn, depose and state that the attached notice, of proposed application for setback variance located at 5137 North Tamarar Way for the (~~Planning Commission/Town Council~~/Board of Adjustment/~~Hillside Committee~~) meeting date of September 6, 2017 is a true and correct copy of a notice which I cause to be posted by the following day of the week Monday, and on the following date August 14, 2017 in the following location(s):

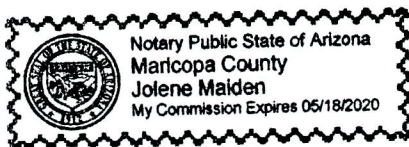
All in the Town of Paradise Valley, Arizona and County and State aforesaid, the same being public places in said County and in the following locations:

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

DATED this 14 day of August, 2017.


Signature

This affidavit was SUBSCRIBED AND SWORN to before me this 14 day of August, 2017.




NOTARY PUBLIC

My commission expires:

5/18/2020

NOTICE OF HEARING

TOWN OF PARADISE VALLEY
Board of Adjustment and Appeals

6401 E. Lincoln Drive, Paradise Valley, Arizona

5:30 p.m. O'CLOCK 6th DAY OF Sept., 2017

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 6, 2017, at Town Hall, 6401 East Lincoln Drive, Paradise Valley, Arizona, 85253 for:

PUBLIC HEARING: Consideration of a variance from the Zoning Ordinance, Article XXIII, Nonconformance, to allow nonconforming portions of the house to remain and to be modified. The property is located at 5137 N. Tamar Way (Assessor's Parcel Number 173-65-001A).

If you have questions about this application, please call the Planning Department at (480) 348-3692.

PENALTY FOR DEFACING POSTER PRIOR TO DATE OF HEARING

CASE NO. _____

POSTING DATE _____

By 8.2.17

LAW OFFICES
JORDEN HISER

& JOY, P.L.C.

5080 NORTH 40TH STREET, SUITE 245
PHOENIX, ARIZONA 85018
TELEPHONE: 480-505-3900
FACSIMILE: 480-505-3901

DOUGLAS A. JORDEN

DIRECT LINE: 480-505-3909
E-MAIL: djorden@JHJLawyers.com
www.JHJLawyers.com

August 30, 2017

VIA E-MAIL (gburton@paradisevalleyaz.gov)

George Burton
Town of Paradise Valley
6401 East Lincoln Drive
Paradise Valley, AZ 85253

Re: Variance Application Support Letters – 5137 North Tamarar Way (“Property”)

Dear George:

Please see the attached letters of support for the Tamarar property variance hearing, including letters from the owners of Lots 19 and 21 which are immediately adjacent to the Property. Please let me know if you have any questions.

Thank you,



Douglas A. Jorden

DAJ/smc

Enclosures

cc (w/encl.): Eva Cutro
John Hayden

***R. Patrick McGinley
5219 N. Casa Blanca Dr.
Paradise Valley, AZ 85253***

August 9, 2017

Doug Jorden
Jorden Hiser & Joy, P.L.C
5080 N. 40th Street, Suite 245
Phoenix, AZ 85018

Re: Variance Request for a home at 5137 North Tamarar Way, (aka 5219 N. Casa Blanca Dr. Lot 20) Paradise Valley, AZ 85253 (the "Property").

Dear Mr. Jorden:

The purpose of this letter is to give our support to the above referenced variance request related to the Property.

Sincerely,



Jason Hope
5219 N. Casa Blanca Dr. Lot 19
Paradise Valley, AZ 85253

August 28, 2017

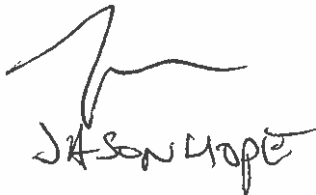
Doug Jorden
Jorden Hiser & Joy, P.L.C
5080 N. 40th Street, Suite 245
Phoenix, AZ 85018

Re: Variance Request for a home at 5137 North Tamanar Way, (aka 5219 N. Casa Blanca Dr. Lot 20) Paradise Valley, AZ 85253 (the "Property").

Dear Mr. Jorden:

The purpose of this letter is to give our support to the above referenced variance request related to the Property.

Sincerely,

A handwritten signature in black ink, appearing to read "Jason Hope". The signature is stylized with a large, sweeping initial "J" and a horizontal line extending to the right.

Amy and Gordon Haugland
5219 N. Casa Blanca Dr. Lot 21
Paradise Valley, AZ 85253

August 29, 2017

Doug Jorden
Jorden Hiser & Joy, P.L.C
5080 N. 40th Street, Suite 245
Phoenix, AZ 85018

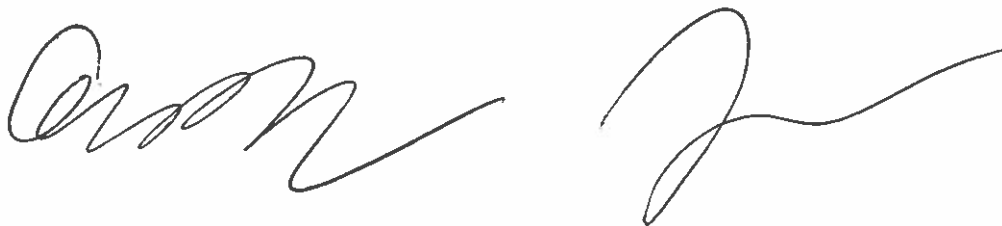
Re: Variance Request for a home at 5137 North Tamarar Way, (aka 5219 N. Casa Blanca Dr. Lot 20) Paradise Valley, AZ 85253 (the "Property").

Dear Mr. Jorden:

The purpose of this letter is to give our support to the above referenced variance request related to the Property.

Sincerely,

Amy and Gordon Haugland

Two handwritten signatures in black ink. The signature on the left is a cursive, stylized 'A' followed by a long horizontal stroke. The signature on the right is a cursive, stylized 'G' followed by a long horizontal stroke.

Doug and Kelly Eaton
5219 N. Casa Blanca Dr. Lot 27
Paradise Valley, AZ 85253

August 9, 2017

Doug Jorden
Jorden Hiser & Joy, P.L.C
5080 N. 40th Street, Suite 245
Phoenix, AZ 85018

Re: Variance Request for a home at 5137 North Tamarar Way, (aka 5219 N. Casa Blanca Dr. Lot 20) Paradise Valley, AZ 85253 (the "Property").

Dear Mr. Jorden:

The purpose of this letter is to give our support to the above referenced variance request related to the Property.

Sincerely,



Doug and Kelly Eaton

Casa Blanca Estates Homeowners

Kari and Robert Kling
5219 N. Casa Blanca Dr. Lot 29
Paradise Valley, AZ 85253

August 9, 2017

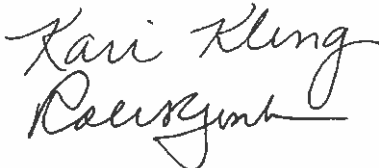
Doug Jordan
Jordan Hiser & Joy, P.L.C
5080 N. 40th Street, Suite 245
Phoenix, AZ 85018

Re: Variance Request for a home at 5137 North Tamanar Way, (aka 5219 N. Casa Blanca Dr. Lot 20) Paradise Valley, AZ 85253 (the "Property").

Dear Mr. Jordan:

The purpose of this letter is to give our support to the above referenced variance request related to the Property.

Sincerely,

A handwritten signature in cursive script, appearing to read "Kari Kling" followed by a second line that is partially obscured but likely reads "Robert Kling".

Kari and Robert Kling

Drew Brown
5219 N. Casa Blanca Dr. Lot 39
Paradise Valley, AZ 85253

August 24, 2017

Doug Jorden
Jorden Hiser & Joy, P.L.C
5080 N. 40th Street, Suite 245
Phoenix, AZ 85018

Re: Variance Request for a home at 5137 North Tamarar Way, (aka 5219 N. Casa Blanca Dr. Lot 20) Paradise Valley, AZ 85253 (the "Property").

Dear Mr. Jorden,

The purpose of this letter is to give our support to the above referenced variance request related to the Property.

Sincerely,

A handwritten signature in black ink, appearing to read "Drew", with a large, stylized initial "D" that loops around the first part of the name.

Drew M. Brown

Anne & Kevin Czerwinski
5219 N. Casa Blanca Dr. Lot #42
Paradise Valley, AZ 85253

August 9, 2017

Mr. Doug Jorden
Jorden Hiser & Joy, P.L.C
5080 N. 40th Street, Suite 245
Phoenix, AZ 85018

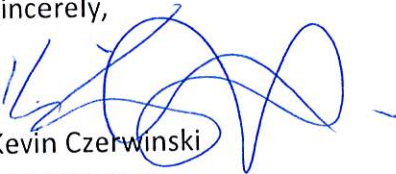
Re: Variance Request for a home at 5137 North Tamarar Way, (aka 5219 N. Casa Blanca Dr. Lot 20) Paradise Valley, AZ 85253 (the "Property").

Dear Mr. Jorden:

The purpose of this letter is to give our support to the above referenced variance request related to the Property.

Should you have any questions, please do not hesitate to contact me.

Sincerely,



Kevin Czerwinski
602-228-3942
kevin@mpiaz.com

Jim & Lee Hoselton
5219 N. Casa Blanca Dr. Lot 44
Paradise Valley, AZ 85253

August 22, 2017

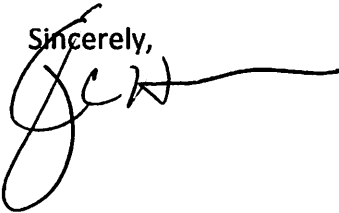
Doug Jorden
Jorden Hiser & Joy, P.L.C
5080 N. 40th Street, Suite 245
Phoenix, AZ 85018

Re: Variance Request for a home at 5137 North Tamarar Way, (aka 5219 N. Casa Blanca Dr. Lot 20) Paradise Valley, AZ 85253 (the "Property").

Dear Mr. Jorden:

The purpose of this letter is to give our support to the above referenced variance request related to the Property.

Sincerely,

A handwritten signature in black ink, appearing to be "JLH", with a long horizontal line extending to the right.

J. Paul Rhodes
5219 N. Casa Blanca Drive, Lot 45
Paradise Valley, AZ 85253

August 24, 2017

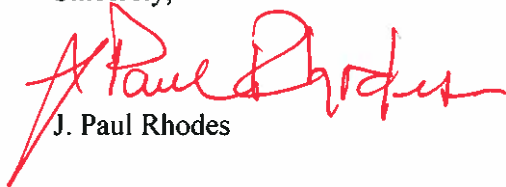
Doug Jorden
Jorden Hiser & Joy, PLC
5080 N. 40th Street, Suite 245
Phoenix, AZ 85018

Re: Variance Request for a home at 5137 North Tamarar Way
(aka 5219 N. Casa Blanca Drive, Lot 20)
Paradise Valley, AZ 85253 (the "Property")

Dear Mr. Jorden:

The purpose of this letter is to give our support to the above-referenced variance request related to the Property.

Sincerely,



J. Paul Rhodes



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Action Report

File #: 17-281



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Minutes - Draft

Board of Adjustment

Wednesday, May 3, 2017

5:30 PM

Council Chambers

1. CALL TO ORDER

The meeting was called to order at 5:30 p.m.

Staff Members Present

Town Attorney Andrew Miller

Community Development Director Eva Cutro

Planner George Burton

2. ROLL CALL

Present 5 - Acting Chairperson Rick Chambliss
Board Member Eric Leibsohn
Board Member Quinn Williams
Board Member Jon Newman
Board Member Hop Ozer

Absent 2 - Board Member Catherine Kauffman
Board Member Emily Kile

3. EXECUTIVE SESSION

None

4. STUDY SESSION ITEMS

A. 17-153

Bukes Variance – 5712 E. Glen Drive (APN: 169-55-026A) Case No. BA-16-6

Since Chair Kyle was not in attendance, Board Member Chambliss was nominated to serve as acting Chair. Motioned by Board Member Leibsohn and seconded by Board Member Newman. All were in favor.

George Burton presented the variance request for 5712 E. Glen Drive to allow a new single family home to encroach into the rear yard setback. Staff is recommending approval based on the hardships that pertain to the lot.

There was discussion regarding the water tank and it was noted that the tank is on a separate parcel of land.

5. PUBLIC HEARINGS

A. 17-152

Bukes Variance – 5712 E. Glen Drive (APN: 169-55-026A) Case No. BA-16-6

With no further work session items, the public hearing began at 5:42 p.m.

Doug Jorden, representative for the applicant, gave preliminary comments. Ron Burke, owner, Fred Fleet, engineer, and Eric Peterson, architect were also in attendance.

It was noted that Mr. Burke is a trustee of the trust that owns the property.

There was a question regarding disturbance. Eric Peterson stated they are trying to minimize the disturbance by using the existing pad.

It was noted that if the variance is granted this application still needs to go before the Hillside Committee.

At 5:51 p.m., the meeting was opened public comment. Mr. Snyder spoke in favor of this application.

With no further comments, the public comment portion of the meeting was closed at 5:52 p.m.

A motion was made by Board Member Leibsohn, seconded by Board Member Ozer, to approve the variance request to allow a single family residence to encroach into the rear yard setback. The motion carried by the following vote:

Aye 5 - Chairperson Rick Chambliss, Board Member Eric Leibsohn, Board Member Quinn Williams, Board Member Jon Newman, and Board Member Hop Ozer

6. ACTION ITEMS

None

7. CONSENT AGENDA

A. 17-126

Approval of the November 2, 2016 Board of Adjustment Minutes

It was noted that Chairperson Ozer needed to be updated to Board Member Ozer.

B. 17-124

Approval of the April 5, 2017 Board of Adjustment Minutes

It was noted that Chairperson Kile needed to be updated to Board Member Kile.

A motion was made by Board Member Newman to approve the November 2, 2016 minutes and April 5, 2017 minutes as amended. Seconded by Board Member Williams. The motion carried by the following vote:

Aye 5 - Chairperson Rick Chambliss, Board Member Eric Leibsohn, Board Member

Quinn Williams, Board Member Jon Newman, and Board Member Hop Ozer

8. STAFF REPORT

Andrew Miller stated that the Rules for the Board of Adjustment will be considered by Town Council. A point of discussion will be whether applications should go to the Hillside Committee or Board of Adjustment first.

9. PUBLIC BODY REPORTS

None

10. FUTURE AGENDA ITEMS

11. ADJOURNMENT

A motion was made at 6:00 p.m. by Board Member Williams to adjourn the meeting. Seconded by Board Member Ozer. The motion carried by the following vote:

Aye 5 - Chairperson Rick Chambliss, Board Member Eric Leibsohn, Board Member Quinn Williams, Board Member Jon Newman, and Board Member Hop Ozer

Paradise Valley Board of Adjustment

By: _____
Eva Cutro, Secretary



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Action Report

File #: 17-282



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Minutes - Draft

Board of Adjustment

Wednesday, June 7, 2017

5:30 PM

Council Chambers

1. CALL TO ORDER

The meeting was called to order at 5:30 p.m.

Staff Members Present

Town Attorney Andrew Miller

Community Development Director Eva Cutro

Planner George Burton

2. ROLL CALL

Present 5 - Chairperson Emily Kile
Board Member Rick Chambliss
Board Member Eric Leibsohn
Board Member Jon Newman
Board Member Hop Ozer

Absent 2 - Board Member Catherine Kauffman
Board Member Quinn Williams

3. EXECUTIVE SESSION

None

4. STUDY SESSION ITEMS

A. 17-211

Moak Variance – 5211 E. Cheney Drive (APN: 169-06-099) Case No. BA-16-8

George Burton, Planner, presented per the application packet. He explained this is a variance request for an R-43 hillside, new single family residence that would exceed the allowable disturbed area. Staff is recommending denial of the request. While a hardship exists due to the slope of the lot, other alternatives exist. The applicant could explore a plan with less proposed disturbance.

There was discussion regarding: if this home is in character with the neighborhood; if the home could be located elsewhere on the lot creating less disturbance; and clarification that the home would need to go through Hillside Committee process if granted a variance.

The work study session was closed at 5:44 p.m. and the public hearing started.

5. PUBLIC HEARINGS

A. 17-210

Moak Variance – 5211 E. Cheney Drive (APN: 169-06-099) Case No. BA-16-8

CP Drewitt, architect, spoke on behalf of the applicant. Mr. Drewitt reviewed the Town's Hillside Code regulations focusing on lot disturbance. He showed renderings of the proposed home and the magnitude and scale of other similar hillside homes.

There was discussion of the design being beautiful, but the disturbance still being a concern. There was discussion whether this is a speculative home. There was concern about the amount of glass on this structure. It was explained that the home will have solar glass with overhang on the west side. There was a question as to whether this would be an unbuildable lot without a variance. Mr. Drewitt could not be certain.

Could the disturbance be reduced and still meet Paradise Valley standards? Mr. Drewitt did not think so. This lot would not be platted today because it is too small for the slope. There was discussion of the owner also owning the adjoining lot. There was discussion of combining the two lots. Mr. Drewitt could not speak for the owner on this matter. It was questioned why the applicant did not have alternatives available with less disturbance. The applicant stated he did not have time to prepare additional plans since he was told tonight's meeting would be the last meeting before September.

Chair asked if the applicant would accept a motion for continuance to allow more time to prepare plans that reduce the amount of disturbance. The applicant said he would accept that motion.

Call to Public 6:38 p.m.

Connie Dragovich had concern with setting precedent. She noted that the applicant needs a bigger lot if he wants more disturbance and that it appears that the applicant wants to maximize the development instead of building within Code.

Jill Brenenstuhl agrees with Connie. She has concern with this lot and the owner's other lot.

John McCauley said it's a beautiful home, but too much disturbance.

Heidi McCauley noted that the property is listed for sale as 2.2 acre lot; which sounds like both lots are for sale together.

Peter Lenstrohm stated that the lot has slope of 140 feet and the ridgeline also has to be addressed.

Michael Bidwell believes this case is about money and maximizing property values. He believes the Hillside Ordinance should be respected. The Resident Guide calls for diligent preservation of the Town's Special character by adhering to the Town Code.

Paul Casey is opposed to the project.

Pollyanna Woodward is opposed to the project.

Call to the public was closed at 6:55 pm.

Board Member Ozer made a motion for continuance, Board Member Chambliss seconded the motion.

Board Member Leibsohn is strongly opposed to this variance and would not be supportive of a continuance. Board Member Chambliss believes that this application was rushed and would like to give the applicant a chance to work with staff to minimize the request or look at combining the two lots. Chair Kile would like more information on what else can be built on this lot and if the lot is buildable without a variance.

The next available meeting date is September 6th. Board Member Ozer is not available that evening but assuming we have a quorum should that be the date. Board Member Chambliss seconded the revised motion to continue to the application to the September 6, 2017 meeting.

A motion was made by Board Member Ozer, seconded by Board Member Chambliss, to continue the variance request to September 6, 2017. The motion carried by the following vote:

Aye 4 - Board Member Rick Chambliss, Board Member Jon Newman, Board Member Hop Ozer, and Chair Kile.

Nay 1 - Board Member Eric Leibsohn,

6. ACTION ITEMS

None

7. CONSENT AGENDA

A. 17-195 Approval of the April 12, 2017 Board of Adjustment Minutes

A motion was made by Board Member Leibsohn to approve the April 12, 2017 minutes and April 5, 2017 minutes as amended. Seconded by Board Member Newman. The motion carried by the following vote:

Aye 5 - Board Member Rick Chambliss, Board Member Jon Newman, Board Member Hop Ozer, Board Member Leibsohn, and Chair Kile.

8. STAFF REPORT

Staff noted that there will be no meetings in July and August.

9. PUBLIC BODY REPORTS

None

10. FUTURE AGENDA ITEMS

11. ADJOURNMENT

A motion was made at 7:03 p.m. by Board Member Chambliss to adjourn the meeting. Seconded by Board Member Ozer. The motion carried by the following vote:

Aye 5 - Board Member Rick Chambliss, Board Member Eric Leibsohn, Board Member Jon Newman, Board Member Hop Ozer, and Chair Kile.

Paradise Valley Board of Adjustment

By: _____
Eva Cutro, Secretary