



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Meeting Notice and Agenda Board of Adjustment

Wednesday, January 2, 2019

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.

5. PUBLIC HEARINGS

The Public Body may take action on this item.

[18-500](#)

M'Saad Variance - 7549 N. Tatum Blvd. (APN: 169-07-034)

Case No. BA-18-08

Staff Contact:

George Burton, 480-348-3525

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.

[18-501](#)

November 7, 2018 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 #: 18-500

TO: Chair and Board of Adjustment

FROM: Jeremy Knapp, Community Development Director
Paul Michaud, Senior Planner
George Burton, Planner

DATE: January 2, 2019

CONTACT:

George Burton, 480-348-3525

AGENDA TITLE:

M'Saad Variance - 7549 N. Tatum Blvd. (APN: 169-07-034)
Case No. BA-18-08

A. MOTION FOR APPROVAL

I move for **[approval]** of Case No. BA-18-08, a request by Hichem M'Saad, property owner of 7549 N. Tatum Blvd.; for a variance from the Zoning Ordinance, Article XXIV, Walls and Fences, to allow a gate and its columns to exceed the allowable height limit. The variance shall be in compliance with the submitted plans and documents:

1. The Variance Criteria Narrative, prepared by Ryan Rasley Construction Services LLC;
2. Site Plans, prepared by Ryan Rasley Construction Services LLC; and
3. Gate Elevation/Photograph, prepared by Ryan Rasley Construction Services LLC.

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-18-08, a request by Hichem M'Saad, property owner of 7549 N. Tatum Blvd.; for a variance from the Zoning Ordinance, Article XXIV, Walls and Fences, to allow a gate and its columns to exceed the allowable height limit.

Reasons for Denial:

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

BACKGROUND

Lot Conditions

The property is zoned R-43 and is approximately 41,326 square feet in size (0.95 acres). The property is a rectangular shaped lot and adjoins a major arterial street (with the front yard adjoining Tatum Blvd.).

Request

The applicant is proposing to add an 8' tall entry gate and gate columns to the front yard fence. The gate and columns are setback approximately 25' from the front property line (adjoining Tatum Blvd.) and the height of the gate varies from 6.7' tall on the side to 8' tall in the center. However, the Town Zoning Ordinance limits the gate and gate column height to 6' tall.

Fence Wall/Zoning Requirements

The heights and setback requirements for fences are different for properties that adjoin major arterial streets and for properties that adjoin local, collector, and minor streets. Due to the noise and traffic created by major arterial streets (such as Tatum Boulevard, Lincoln Drive, and Scottsdale Road), the Town Zoning Ordinance allows these properties to have 8' tall fence walls at a 20' front yard setback. However, the code limits all gate located within the 40' front yard setback to a maximum height of 6' tall. As a result, this can create a 2' difference in height between the fence and gate for properties that adjoin major arterial streets. Below are applicable sections of the Town Zoning Ordinance that pertain to fences and gates:

Table 2404A

| FRONT YARD ALONG RIGHTS-OF-WAY | | | |
|---------------------------------------|-----------------------------------|--|-----------------------------|
| STREET TYPE | TYPE OF WALL OR FENCE | SETBACK FROM PROPERTY LINE, FEET | MAXIMUM HEIGHT, FEET |
| Major | View Fence | 10, Minimum | **8, including berm |
| | Meandering Wall | 15, Average | **8, including berm |
| | All Others | 20, Minimum | **8, including berm |
| Local, Collector, Minor | Any | 10, Minimum | 3 |
| | Any | 10, Minimum | 3 |
| | View Fence/Combination View Fence | ***20, Minimum (Landscape Restriction with Maintenance Requirements) | 6 |
| | All Others | *40, Minimum | 6 |

Section 2404.a.3

Adjoining Major Arterial Streets. The maximum height of a wall, view fence and combination view fence, including the berm, adjoining a major arterial street shall not exceed eight (8) feet. The maximum exposed vertical wall or view fence element from the exterior side of the property shall be no more than six (6) feet, except for a single-entry gate and columns as permitted under Section 2413.

Section 2413.b:

Driveway Columns and Entry Gates. Columns and entry gates at and beyond the forty- (40) foot front yard setback may be allowed to exceed the six-foot maximum height, but in no event shall the height of the gate and its associated columns exceed eight (8) feet. A transition may be made from the top of the column to the six (6)-foot high wall, but the length of the horizontal transition shall not exceed the difference in the vertical height between the wall and the column or gate, whichever is greater.

Lot History

The subject property is Lot 94 of the Paradise Hills subdivision. The subdivision was platted in 1953 and annexed into the Town in 1963. The following is a chronological history of the property:

- March 13, 1980. Building permit issued for new residence.
- October 10, 1980. Building permit issued for a pool.
- February 8, 2018. Building permit issued for front yard fence.

During inspection for the new front yard fence wall, the inspector identified a gate was installed without a permit and that the gate exceeded the 6' height limit. As a result, the applicant is requesting variance to allow the gate and gate columns to exceed the 6' height limit.

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 code recognizes that properties adjoining a major arterial street are adversely impacted by the noise and traffic and therefore allows for a taller wall at 8' high; however, the code does not allow the gate to match the 8' height limit of the fence.

Findings Opposed (FOPs):

The size, shape, and topography of the property do not prevent the gate and columns from meeting the height requirement. The property is not undersized for its zoning classification, is not oddly shaped, or burdened with an adverse topography that prohibits the gate from meeting the 6' height limit.

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 code allows an 8' tall fence with a 6' tall gate for properties adjoining a major arterial street. As a result, this creates a 2' difference in height between the fence and the gate.

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 Town Zoning Ordinance is to encourage visual openness, provide safety, noise abatement, and/or security. The request meets the intent of the Zoning Ordinance since the additional gate and column height will provide noise abatement from Tatum Blvd. Also, the cured and varied height of the gate (from 7' to 8' tall) provides architectural relief/variation.

FOPs:

The request does not meet the intent of the code since other alternatives exist. Although not ideal, a 6' tall gate and columns can be constructed. The size, shape, and topography of the lot do not prohibit the applicant from meeting code and using a 6' tall entry gate.

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 code recognizes that properties adjoining a major arterial street are adversely impacted by the noise and traffic and therefore allows for a taller wall at 8' high; however, the code does not allow the gate to match the 8' height limit of the fence. As a result, this creates a 2' difference in height between the fence and the gate.

FOPs:

The request is self-imposed since a 6' tall gate and gate columns can be installed or constructed.

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 hardship is the location of the property. The property adjoins and has its frontage on a major arterial street (adjoining Tatum Blvd). The additional gate and gate column height will help abate the noise created by the large volume of traffic from Tatum Blvd.

FOPs:

The size, shape, and topography of the property do not prevent the applicant from using a 6' tall gate. The property is square in shape, is approximately 1 acre in size, and is not burdened with adverse topographical features that prevent compliance with the Town Zoning Ordinance. Also, Arizona Revised Statutes and the Town Zoning Ordinance do not require the most optimal or profitable use of a property.

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 code allows for 8' tall walls along major arterial streets to mitigate traffic noise. As a result, the proposed gate will match the height of the fence and will help abate traffic noise.

The gate will also blend in and will have limited impact. The arched style of the gate not out of character with the neighborhood since it is similar other gates in the area. The gate also is situated approximately 1' lower than the street, which gives the appearance of a shorter gate.

FOPs:

All other properties in the area must meet the height requirements outlined the Zoning Ordinance.

COMMENTS: Staff received no comments regarding this request.

COMMUNITY IMPACT: None.

FISCAL IMPACT None.

CODE VIOLATIONS: None.

ATTACHMENTS

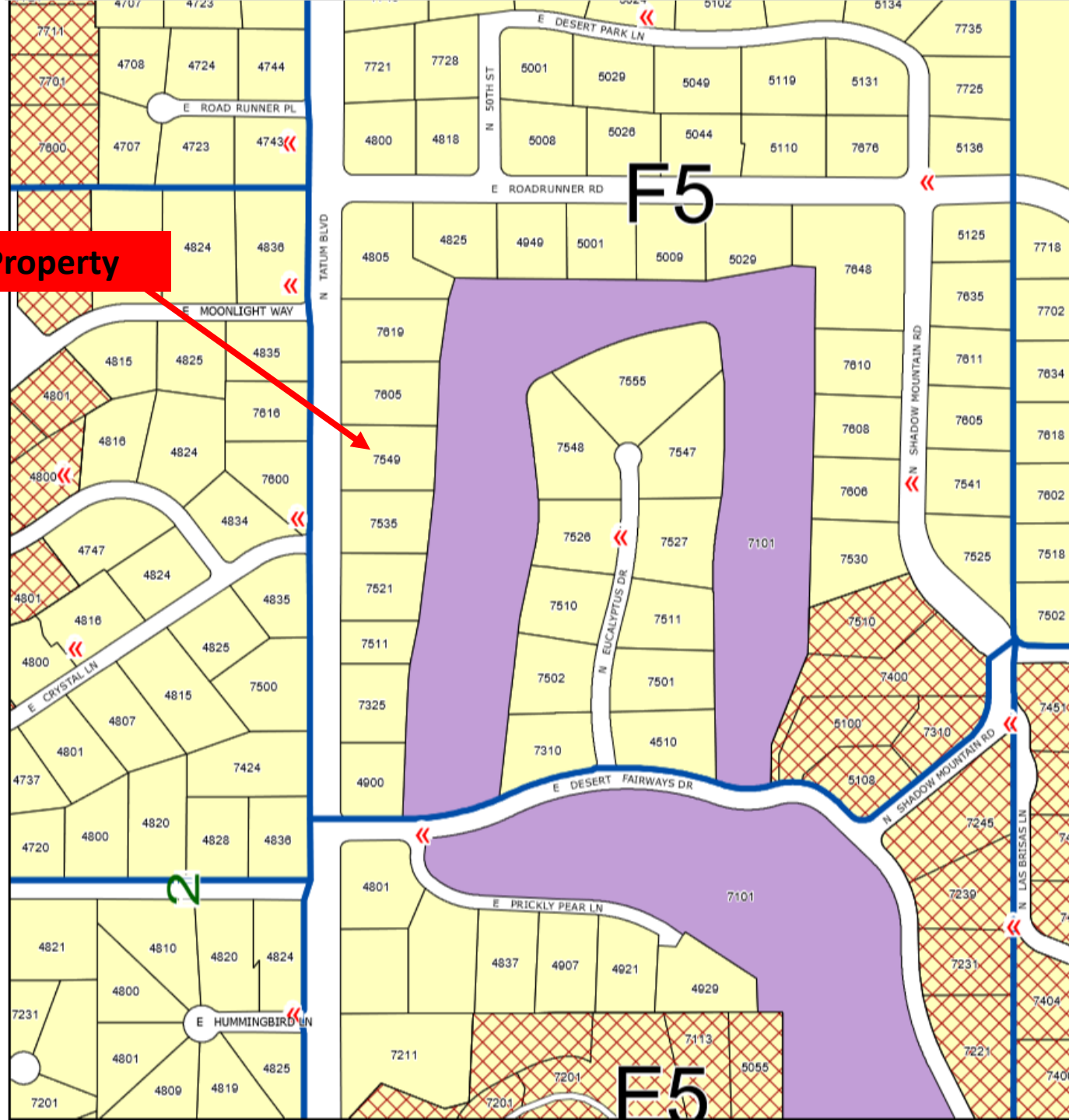
File #: 18-500

Vicinity Map & Aerial Photo
Application
Narrative and Plans
Noticing Materials

C: Ryan Rasley (Applicant)
Case File BA-18-08

Vicinity Map

Subject Property



BA-18-08

APPLICATION TO BOARD OF ADJUSTMENT FOR VARIANCE


DATE: _____

LOCATION OF PROPERTY: 7549 N. Tatum Dr.
ADDRESS

Paradise Valley, AZ 85253

LEGAL DESCRIPTION: _____

OWNER: Hickem M'Saad
PRINTED NAME

X 
SIGNATURE

7549 N. Tatum Blvd, Paradise Valley, AZ 85253
ADDRESS

(480) 453-8930
PHONE #

ENGINEER/OTHER: _____
PRINTED NAME

X _____
SIGNATURE

ADDRESS _____ PHONE # _____

APPLICANT/
REPRESENTATIVE: Ryan Rasley
PRINTED NAME

X 
SIGNATURE

2335 S. Orange Mesa, AZ 85210
ADDRESS

480-760-5548
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).

Provided on additional sheets.

The variance request is to please allow a gate to be 95" tall at the center where current code restrictions are at 6ft. That would be a difference of 23" at the center and 8" on the left and right. (currently it is 80" on the left and right, but arched to a maximum 95 " including the wheels in the center) The gate is 24 ft wide. Dimensions and set backs are located on the site plan.

The variance applied for will demonstrate approved applications for the 6 proposed code requirements for the board of Adjustments in the following manner:

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

In Paradise Valley there are 29 homes whose front door faces the major road of Tatum Blvd. Of those houses 4 of them have a small road separating them from Tatum and 9 of the total homes are on an incline or have a high position that helps provide privacy, extra safety and noise protection. 7549 is one of the other less fortunate in their position that has them on a lower side of the busy major road of Tatum Blvd. There are many homes in the Paradise Valley area, but 16 of them share the similar problem of being on the lower side and directly facing the busy, major road of Tatum. Other homes have the convenience of location being off the major road or have a strategic height or extra barrier of a road between them and the major road, or at least have their side of the house facing Tatum and their front opening parallel to the road, but facing a less popular road. The request to allow the gate to be the same height as an allowable fence will be a small but important variance to give assistance in the issues that arise living directly off a major road.

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

Tatum Blvd is becoming a more heavily utilized road and during the morning and afternoon traffic it is very full and heavily utilized. This circumstance of being on a road that is getting busier and busier is not of fault by the homeowner.

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

The location of the wall and gate are 24 ft from the property line. The current zoning allows a fence to be 8 ft tall, but with a 6 ft tall gate and as you proceed south on the east side of the road numerous walls are 8 ft or larger and within the 20 ft requirement to have a wall of such height. There are also gates over the 6 ft height. The new gate and wall fits in accordingly with all of the walls and gates on the east side of Tatum starting at 7549 and heading south all the way up to where it reaches an approximate 10 ft wall of houses that separate Tatum from their back yard. This variance wouldn't allow a gate that is not consistent with other homes and it will not exceed the allowable height of a wall at 8 ft.

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

Tatum Blvd has become busier and more appealing as the road itself was just repaved and is well maintained. This road is a beautiful drive in one of the best areas of Phoenix and is not a circumstance that was brought upon by the homeowners or anyone living directly on Tatum Blvd. The higher gate is beautiful itself and adds to the prestige and beauty of the area without restricting the viewing pleasure of the area and its surroundings.

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." AZ Revised Statutes 9-462.06(G)(2)

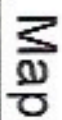
The busy road and noise as well as safety concerns because of the location of the property does impose specific problems unique to this home, and allowing a larger gate can relieve some of this problematic situation. The house is larger in lot size and has a large circular driveway to help with not having to back out on to the busy road and with that has a wider driveway. With the wider driveway it has a wider gate and allowing a taller gate will help since the gate is wider due to the driveway.

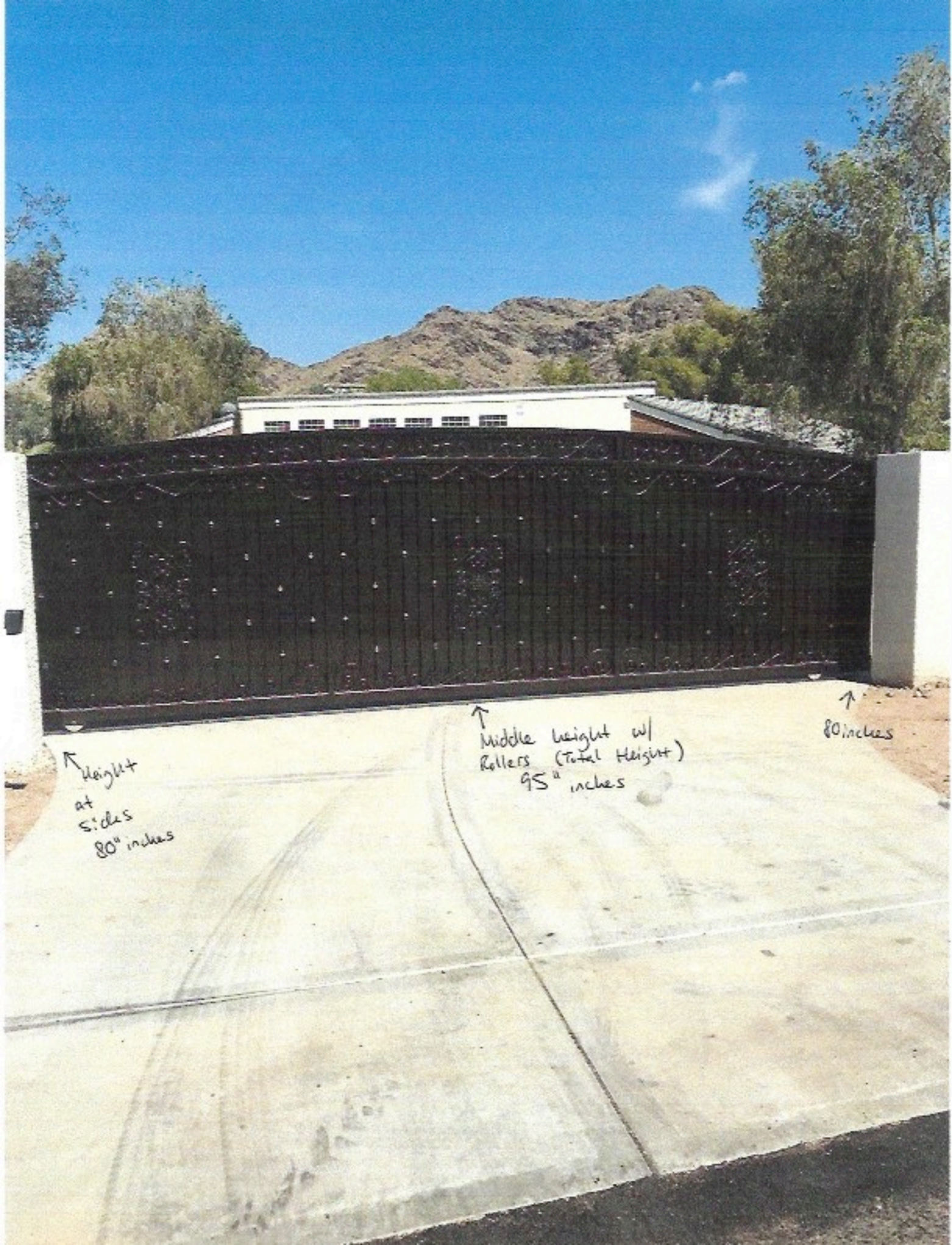
6. The variance would not "constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which such property is located." AZ Revised Statutes 9-462.06(G)(2)

There will not be special privilege given to a property that has special hinderances, it will merely provide a level playing field where the residents of this home can enjoy a safer and more quiet home life that living on one of the busiest roads in Paradise Valley impedes. I believe all houses on directly facing Tatum and Lincoln should be granted more assistance just like the City of Phoenix does where an 8 ft gate is approved being 20 ft off your front property line.

Finally, the last argument, which has significance, is the assistance to add value to the property which being on a major road helps a lot. Homes are one of the largest investments in peoples lives and if being able to have a better barrier between your home and a noisy, busy road can be approved it helps make life a little more enjoyable and uninterrupted by its location and proximity to such a tough location. The entrance to this homes driveway is 22 ft wide. It does not have a double entrance driveway it has a single entrance. With this the wider driveway, obviously requires a wider gate and with the wider gate allowing a taller gate is significant because of how wide it is. It would like awkward having a long short gate and because it is so wide it would allow a larger opening to the noise and lack of privacy especially since it is on a decline from the road. Being on a major road hurts the price and desirability of a home due to its location and proximity to a noisy busy road. It is a well known fact. Therefore allowing a larger gate that fits it's surroundings and heights of neighbor's walls and gates will allow the hardship of living on a busy road become more normal as other homes in the Paradise valley area.

I believe in allowing a gate that is at minimum the same size as an allowable fence located 20 ft off the property line is a proper variance. It helps with aesthetics of making the site line of the fence and gate consistent and again, any height on a wall that separates a home from a busy road is a huge help. Especially when the road is higher than the entrance of the gate, which does make the over all height appear lower than the requested 95" as you stand on the road.





↑ Height
at
sides
80" inches

↑ Middle height w/
Rollers (Total Height)
95" inches

↑
80 inches

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: Ryan Rasley

Applicant's Company Name: Ryan Rasley Construction Services, LLC.

Phone Number: (480) 760-5548

Fax Number: N/A

Project Name: M'Saad Variance

Project Location: 7549 N. Tatum Blvd. Paradise Valley, AZ 85253

Acreage: .949 acres

Existing Zoning: R-43

Brief Narrative of Project Proposal: Consideration of a variance from the Zoning Ordinance, Article XXIV, Walls and Fences, to allow a gate to exceed the allowed height limit. Requesting to have a 24 ft. wide gate with height of 6.9 ft. on either side and 7.92 ft. at the peak of the arch to match the wall in front of the home while also providing enhanced aesthetic, security and a sound barrier from the main road. Also note that the gate is approximately 12 in. lower grade from the sidewalk/street giving an overall height of 6.92 ft. from the elevation of the sidewalk.

Meeting Date/ Time/Place

Meeting Date: Wednesday, January 2, 2019

Meeting Time: 5:30 pm

Meeting Place: Town of Paradise Valley Town Hall, 6401 E. Lincoln Dr. Paradise Valley, AZ 85253

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

P:\PLANDEPT\Applications\PreApplications\Public Hearing Notice 031506.doc

AFFIDAVIT OF MAILING NOTIFICATION

STATE OF ARIZONA)

) ss:

County of Maricopa)

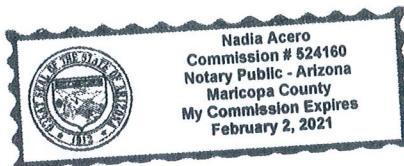
In accordance with the requirements of the Town of Paradise Valley, the undersigned hereby certifies that the mailing list for the proposed project is a complete list of property owners within 1500 feet of the subject property, as obtained from the Maricopa County Assessor's Office on the following date December 8, 2018, and such notification has been mailed on the following date December 10, 2018.

[Signature]
Signature

The foregoing instrument was acknowledged by me this 21st day of December, 2018, by Ryan Rastey.
Name

[Signature]
NOTARY PUBLIC

My commission expires:
02/02/2021



AFFIDAVIT OF POSTING

STATE OF ARIZONA)

) ss:

County of Maricopa)

I, Ryan Rasley, depose and state that the attached notice, of proposed application of variance from zoning article XXIV (Walls & Fence) located at 7549 N. Tatum Blvd for the (Planning Commission/Town Council/Board of Adjustment/Hillside Committee) meeting date of January 2nd, 2019 is a true and correct copy of a notice which I cause to be posted by the following day of the week _____, and on the following date December 14, 2018 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 21 day of December, 2018.

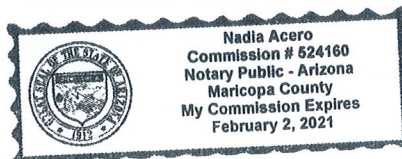
Signature [Signature]

This affidavit was SUBSCRIBED AND SWORN to before me this 21st day of December, 2018

[Signature]
NOTARY PUBLIC

My commission expires:

02/02/2021



| Parcel Number | Owner | Property Address | Mailing Address | MAIL_ADDR1 | MAIL_CITY | MAIL_STATE | MAIL_ZIP |
|---------------|---|---|---|---------------------------|-----------------|------------|------------|
| 169-07-001 | BANKER GARY | 4800 E ROAD RUNNER RD PARADISE VALLEY 85253 | 4800 E ROADRUNNER RD PARADISE VALLEY AZ 85253 | 4800 E ROADRUNNER RD | PARADISE VALLEY | AZ | 85253 |
| 169-07-002 | WELLS J GLEN/KAREN F | 4818 E ROAD RUNNER RD PARADISE VALLEY 85253 | 4818 E ROAD RUNNER RD PARADISE VALLEY AZ 85253 | 4818 E ROAD RUNNER RD | PARADISE VALLEY | AZ | 85253 |
| 169-07-003 | GHK LLC | 5000 E ROAD RUNNER RD PARADISE VALLEY 85253 | 4252 E MARLETTE AVE PARADISE VALLEY AZ 85253 | 4252 E MARLETTE AVE | PARADISE VALLEY | AZ | 85253 |
| 169-07-004A | KAITZ DONALD W/BARBARA A TR | 5026 E ROAD RUNNER RD PARADISE VALLEY 85253 | 5026 E ROADRUNNER PARADISE VALLEY AZ 85253 | 5026 E ROADRUNNER | PARADISE VALLEY | AZ | 85253 |
| 169-07-005B | ROBERTSHAW FREDERICK O/LEONORA B | 5044 E ROAD RUNNER RD PARADISE VALLEY 85253 | 5044 E ROADRUNNER RD PARADISE VALLEY AZ 85253 | 5044 E ROADRUNNER RD | PARADISE VALLEY | AZ | 85253 |
| 169-07-006A | GOTTLIEB RICHARD D/HARRIET B TR | 5110 E ROAD RUNNER RD PARADISE VALLEY 85253 | 5110 E ROAD RUNNER RD PARADISE VALLEY AZ 85253-3042 | 5110 E ROAD RUNNER RD | PARADISE VALLEY | AZ | 85253-3042 |
| 169-07-019 | DRIGGS GARY H/KAY T | 7510 N SHADOW MOUNTAIN RD PARADISE VALLEY 85253 | 7510 SHADOW MOUNTAIN RD PARADISE VALLEY AZ 85253 | 7510 SHADOW MOUNTAIN RD | PARADISE VALLEY | AZ | 85253 |
| 169-07-020 | PIERCE MITCHELL D/JULIE TR | 7530 N SHADOW MOUNTAIN RD PARADISE VALLEY 85253 | 7530 N SHADOW MOUNTAIN RD PARADISE VALLEY AZ 85253 | 7530 N SHADOW MOUNTAIN RD | PARADISE VALLEY | AZ | 85253 |
| 169-07-021 | JOHN A PROPSTRA FAMILY TRUST | 7606 N SHADOW MOUNTAIN RD PARADISE VALLEY 85253 | 5108 N 40TH ST STE 5 PHOENIX AZ 85018 | 5108 N 40TH ST STE 5 | PHOENIX | AZ | 85018 |
| 169-07-022 | HIGHLAND HOME LLC | 7608 N SHADOW MOUNTAIN RD PARADISE VALLEY 85253 | 4725 N SCOTTSDALE RD SCOTTSDALE AZ 85251 | 4725 N SCOTTSDALE RD | SCOTTSDALE | AZ | 85251 |
| 169-07-026 | DKCK LLC | 5029 E ROAD RUNNER RD PARADISE VALLEY 85253 | PO BOX 44265 PHOENIX AZ 85064 | PO BOX 44265 | PHOENIX | AZ | 85064 |
| 169-07-027 | SRD LLC | 5009 E ROAD RUNNER RD PARADISE VALLEY 85253 | 6659 E CHOLLA DR SCOTTSDALE AZ 85253 | 6659 E CHOLLA DR | SCOTTSDALE | AZ | 85253 |
| 169-07-028 | DUNLAP CHARLES H II/BARBARA B TR | 5001 E ROAD RUNNER RD PARADISE VALLEY 85253 | 5767 W OAKLAND ST CHANDLER AZ 85226 | 5767 W OAKLAND ST | CHANDLER | AZ | 85226 |
| 169-07-029 | HALAMANDARIS VAL J | 4949 E ROAD RUNNER RD PARADISE VALLEY 85253 | 2699 WILD HOLLY RD ANNAPOLIS MD 21403 | 2699 WILD HOLLY RD | ANNAPOLIS | MD | 21403 |
| 169-07-030 | TRAKOSTANEC JOHN | 4805 E ROAD RUNNER RD PARADISE VALLEY 85253 | 93 ASPEN RIDGE CIR CALGARY AB CANADA T3B JV7 | 93 ASPEN RIDGE CIR | CALGARY | AB | T3B JV7 |
| 169-07-031A | TRD PROPERTIES LLC | 4825 E ROAD RUNNER RD PARADISE VALLEY 85253 | 4805 E ROADRUNNER RD PARADISE VALLEY AZ 85253 | 4805 E ROADRUNNER RD | PARADISE VALLEY | AZ | 85253 |
| 169-07-031B | PARADISE VALLEY COUNTRY CLUB | | 7101 N TATUM BLVD SCOTTSDALE AZ 85253 | 7101 N TATUM BLVD | SCOTTSDALE | AZ | 85253 |
| 169-07-032 | MANVILLE FAMILY TRUST | 7619 N TATUM BLVD PARADISE VALLEY 85253 | 7619 N TATUM BLVD PARADISE VALLEY AZ 85253 | 7619 N TATUM BLVD | PARADISE VALLEY | AZ | 85253 |
| 169-07-033 | COHEN MARILYN/CHERI A | 7605 N TATUM BLVD PARADISE VALLEY 85253 | 7605 N TATUM BLVD PARADISE VALLEY AZ 85253 | 7605 N TATUM BLVD | PARADISE VALLEY | AZ | 85253 |
| 169-07-034 | MSAAD-ABDELHEDI FAMILY 2008 TRUST | 7549 N TATUM BLVD PARADISE VALLEY 85253 | 7549 N TATUM BLVD PARADISE VALLEY AZ 85253 | 7549 N TATUM BLVD | PARADISE VALLEY | AZ | 85253 |
| 169-07-035 | BABBRAH BHUPINDER S/POOJA K | 7535 N TATUM BLVD PARADISE VALLEY 85253 | 7535 N TATUM BLVD PARADISE VALLEY AZ 85253 | 7535 N TATUM BLVD | PARADISE VALLEY | AZ | 85253 |
| 169-07-036 | HEGLE TROND U | 7521 N TATUM BLVD PARADISE VALLEY 85253 | 7521 N TATUM BLVD PARADISE VALLEY AZ 85253 | 7521 N TATUM BLVD | PARADISE VALLEY | AZ | 85253 |
| 169-07-037 | TIM AND SHAWN HARRISON TRUST | 7511 N TATUM BLVD PARADISE VALLEY 85253 | 7511 N TATUM BLVD PARADISE VALLEY AZ 85253 | 7511 N TATUM BLVD | PARADISE VALLEY | AZ | 85253 |
| 169-07-038 | TIMOTHY AND JANIECE WEBB REVOCABLE TRUST | 4906 E DESERT FAIRWAYS DR PARADISE VALLEY 85253 | 4906 E DESERT FAIRWAYS DR PARADISE VALLEY AZ 85253 | 4906 E DESERT FAIRWAYS DR | PARADISE VALLEY | AZ | 85253 |
| 169-07-038A | OHAI BARRY B/JUDITH TR | 4900 E DESERT FAIRWAYS DR PARADISE VALLEY 85253 | 925 LAKE ST S 301 KIRKLAND WA 98033 | 925 LAKE ST S 301 | KIRKLAND | WA | 98033 |
| 169-07-041 | SANDS RODNEY C | 7721 N TATUM BLVD PARADISE VALLEY 85253 | 1152 E INDIAN SCHOOL RD PHOENIX AZ 85014 | 1152 E INDIAN SCHOOL RD | PHOENIX | AZ | 85014 |
| 169-07-042 | JOHNSON ADAM C | 7745 N TATUM BLVD PARADISE VALLEY 85253 | 7745 N TATUM BLVD PARADISE VALLEY AZ 85253 | 7745 N TATUM BLVD | PARADISE VALLEY | AZ | 85253 |
| 169-07-043 | P&P FAMILY TRUST | 5000 E DESERT PARK LN PARADISE VALLEY 85253 | 5000 E DESERT PARK LN PARADISE VALLEY AZ 85253 | 5000 E DESERT PARK LN | PARADISE VALLEY | AZ | 85253 |
| 169-07-044 | SYMONDS WILLIAM C/CATHERINE A | 5014 E DESERT PARK LN PARADISE VALLEY 85253 | 5014 E DESERT PARK LN PARADISE VALLEY AZ 85253 | 5014 E DESERT PARK LN | PARADISE VALLEY | AZ | 85253 |
| 169-07-045 | KEVIN MASAZO MURAI & BRENDA IZUMI MURAI TRUST | 5024 E DESERT PARK LN PARADISE VALLEY 85253 | 127 W 3RD AVE SAN MATEO CA 94402 | 127 W 3RD AVE | SAN MATEO | CA | 94402 |
| 169-07-053 | ROBERT J ULRICH REVOCABLE TRUST | 5049 E DESERT PARK LN PARADISE VALLEY 85253 | 5400 LONDONDERRY RD EDINA MN 55436 | 5400 LONDONDERRY RD | EDINA | MN | 55436 |
| 169-07-054 | ROSSLAND HOLDINGS LLC | 5029 E DESERT PARK LN PARADISE VALLEY 85253 | 12050 N 76TH CT SCOTTSDALE AZ 85260 | 12050 N 76TH CT | SCOTTSDALE | AZ | 85260 |
| 169-07-055 | DODENHOFF STEVEN W/BRENDA S TR | 5001 E DESERT PARK LN PARADISE VALLEY 85253 | 5001 E DESERT PARK AVE PARADISE VALLEY AZ 85253 | 5001 E DESERT PARK AVE | PARADISE VALLEY | AZ | 85253 |
| 169-07-056 | SMITH JASON R/SARAH T | 7728 N 50TH ST PARADISE VALLEY 85253 | 7728 N 50TH ST PARADISE VALLEY AZ 85253 | 7728 N 50TH ST | PARADISE VALLEY | AZ | 85253 |
| 169-07-109 | SHANKAR VENKATESWAR K/SANKARRAM KAVITHA | 4743 E DESERT PARK PL PARADISE VALLEY 85253 | 4743 E DESERT PARK PL PARADISE VALLEY AZ 85253 | 4743 E DESERT PARK PL | PARADISE VALLEY | AZ | 85253 |
| 169-07-110 | DESERT PARK PLACE LLC | 4723 E DESERT PARK PL PARADISE VALLEY 85253 | 4723 E DESERT PARK PL PARADISE VALLEY AZ 85253 | 4723 E DESERT PARK PL | PARADISE VALLEY | AZ | 85253 |
| 169-07-111 | DAVENPORT DAVID & RITA | 4707 E DESERT PARK PL PARADISE VALLEY 85253 | 3023 W SAHUARO DR PHOENIX AZ 85029 | 3023 W SAHUARO DR | PHOENIX | AZ | 85029 |
| 169-07-112 | GREEN RONALD R/GAILE B TR | 4708 E ROAD RUNNER PL PARADISE VALLEY 85253 | 4708 E ROAD RUNNER PL PARADISE VALLEY AZ 85253 | 4708 E ROAD RUNNER PL | PARADISE VALLEY | AZ | 85253 |
| 169-07-113 | MONTEMAYOR GEORGE A/RACHELLE L | 4724 E ROAD RUNNER PL PARADISE VALLEY 85253 | 4724 E ROAD RUNNER PL PARADISE VALLEY AZ 85253-2921 | 4724 E ROAD RUNNER PL | PARADISE VALLEY | AZ | 85253-2921 |
| 169-07-114 | MOIO WILLIAM G/MORANDO MARTA L | 4744 E ROAD RUNNER PL PARADISE VALLEY 85253 | 4744 E ROADRUNNER PL PARADISE VALLEY AZ 85253 | 4744 E ROADRUNNER PL | PARADISE VALLEY | AZ | 85253 |
| 169-07-115 | AW ROAD RUNNER PROPERTIES LLC | 4743 E ROAD RUNNER PL PARADISE VALLEY 85253 | 7526 N VIA DE LA CAMPANA SCOTTSDALE AZ 85258 | 7526 N VIA DE LA CAMPANA | SCOTTSDALE | AZ | 85258 |
| 169-07-116 | MUELLER CARL C TR | 4723 E ROAD RUNNER PL PARADISE VALLEY 85253 | 4723 E ROADRUNNER PL PARADISE VALLEY AZ 85253 | 4723 E ROADRUNNER PL | PARADISE VALLEY | AZ | 85253 |
| 169-07-117 | LEVENBAUM FAMILY LIVING TRUST | 4707 E ROAD RUNNER PL PARADISE VALLEY 85253 | 4707 E ROADRUNNER PL PARADISE VALLEY AZ 85253 | 4707 E ROADRUNNER PL | PARADISE VALLEY | AZ | 85253 |
| 169-07-122 | ARIZONA MOUNTAIN VISTA PUEBLO LLC | 7648 N SHADOW MOUNTAIN RD PARADISE VALLEY 85253 | PO BOX 200 EL PASO TX 79942 | PO BOX 200 | EL PASO | TX | 79942 |
| 169-07-123 | ECHO CANYON REAL ESTATE GROUP LLC | 7610 N SHADOW MOUNTAIN RD PARADISE VALLEY 85253 | PO BOX 27943 SCOTTSDALE AZ 85255 | PO BOX 27943 | SCOTTSDALE | AZ | 85255 |
| 169-08-017 | ZELISKO DANIEL J/LESLIE S | 4801 E PRICKLY PEAR LN PARADISE VALLEY 85253 | 4801 E DESERT FAIRWAYS PARADISE VALLEY AZ 85253 | 4801 E DESERT FAIRWAYS | PARADISE VALLEY | AZ | 85253 |
| 169-11-004D | LOWRY F LOWRY JR/PATRICIA P | 7600 N MOONLIGHT LN PARADISE VALLEY 85253 | 7600 MOONLIGHT LN PARADISE VALLEY AZ 85253 | 7600 MOONLIGHT LN | PARADISE VALLEY | AZ | 85253 |
| 169-11-005 | TORABI ROZBEH | 4808 E MOONLIGHT WY PARADISE VALLEY 85253 | 4808 E MOONLIGHT WAY PARADISE VALLEY AZ 85253 | 4808 E MOONLIGHT WAY | PARADISE VALLEY | AZ | 85253 |
| 169-11-006 | MOSALLAIE KEIKHOSROW | 4816 E MOONLIGHT WY PARADISE VALLEY 85253 | 6151 E ROYAL PALM RD PARADISE VALLEY AZ 85253 | 6151 E ROYAL PALM RD | PARADISE VALLEY | AZ | 85253 |
| 169-11-007 | AK FAMILY TRUST | 4824 E MOONLIGHT WY PARADISE VALLEY 85253 | 4824 E MOONLIGHT WAY PARADISE VALLEY AZ 85253 | 4824 E MOONLIGHT WAY | PARADISE VALLEY | AZ | 85253 |
| 169-11-008 | WEBB KEITH E/LYNDA L | 4836 E MOONLIGHT WY PARADISE VALLEY 85253 | 4836 E MOONLIGHT WAY PARADISE VALLEY AZ 85253 | 4836 E MOONLIGHT WAY | PARADISE VALLEY | AZ | 85253 |
| 169-11-009 | WIECHERT KENT E/ANITA K | 4835 E MOONLIGHT WY PARADISE VALLEY 85253 | 4835 E MOONLIGHT WAY PARADISE VALLEY AZ 85253 | 4835 E MOONLIGHT WAY | PARADISE VALLEY | AZ | 85253 |
| 169-11-010 | JASON DANIEL KLEIN AND EMILY ANNE MALLIN TR | 4825 E MOONLIGHT WY PARADISE VALLEY 85253 | 4825 E MOONLIGHT WAY PARADISE VALLEY AZ 85253 | 4825 E MOONLIGHT WAY | PARADISE VALLEY | AZ | 85253 |
| 169-11-011 | HUETTE PATRICK/ANGELA J | 4815 E MOONLIGHT WY PARADISE VALLEY 85253 | 1001 N 1ST ST FAIRBURY IL 61739 | 1001 N 1ST ST | FAIRBURY | IL | 61739 |
| 169-11-012 | AMES TONY R/MICHELLE P | 4801 E MOONLIGHT WY PARADISE VALLEY 85253 | 4801 E MOONLIGHT WAY PARADISE VALLEY AZ 85253 | 4801 E MOONLIGHT WAY | PARADISE VALLEY | AZ | 85253 |
| 169-11-013 | DAVIDSON CAROL BROOKS | 4717 E MOONLIGHT WY PARADISE VALLEY 85253 | 4717 E MOONLIGHT WAY PARADISE VALLEY AZ 85253 | 4717 E MOONLIGHT WAY | PARADISE VALLEY | AZ | 85253 |
| 169-11-014 | LEMARR ROBERT P/LOIS J TR | 4716 E SPARKLING LN PARADISE VALLEY 85253 | 4716 E SPARKLING LN PARADISE VALLEY AZ 85253 | 4716 E SPARKLING LN | PARADISE VALLEY | AZ | 85253 |
| 169-11-015 | ERICKSON FAMILY | 4660 E SPARKLING LN PARADISE VALLEY 85253 | 4940 E VALLEY VISTA LN PARADISE VALLEY AZ 85253 | 4940 E VALLEY VISTA LN | PARADISE VALLEY | AZ | 85253 |
| 169-11-027 | DUFFEY LEONARD E/ROSEMARY P TR | 4800 E CLEARWATER PKWY PARADISE VALLEY 85253 | 4800 E CLEARWATER PKWY PARADISE VALLEY AZ 85253 | 4800 E CLEARWATER PKWY | PARADISE VALLEY | AZ | 85253 |
| 169-11-028 | GERSTMAN FAMILY TR | 4820 E CLEARWATER PKWY PARADISE VALLEY 85253 | 4820 E CLEARWATER PARKWAY PARADISE VALLEY AZ 85253 | 4820 E CLEARWATER PARKWAY | PARADISE VALLEY | AZ | 85253 |
| 169-11-029 | KATHERINE JOHNSON PEDERSEN TRUST | 4828 E CLEARWATER PKWY PARADISE VALLEY 85253 | 4828 E CLEARWATER PKWY PARADISE VALLEY AZ 85253 | 4828 E CLEARWATER PKWY | PARADISE VALLEY | AZ | 85253 |

| | | | | | | | |
|-------------|---|--|---|-----------------------------|-----------------|----|-------|
| 169-11-030 | NAINI ABBAS/NAEINI FIROUZEH | 4836 E CLEARWATER PKWY PARADISE VALLEY 85253 | 4836 E CLEARWATER PKWY PARADISE VALLEY AZ 85253 | 4836 E CLEARWATER PKWY | PARADISE VALLEY | AZ | 85253 |
| 169-11-031 | JAMILA H DAIZA TRUST | 7424 N TATUM BLVD PARADISE VALLEY 85253 | 7424 N TATUM PARADISE VALLEY AZ 85253 | 7424 N TATUM | PARADISE VALLEY | AZ | 85253 |
| 169-11-032 | DAIZA MAYAR M | 7500 N TATUM BLVD PARADISE VALLEY 85253 | PO BOX 15704 SCOTTSDALE AZ 85267 | PO BOX 15704 | SCOTTSDALE | AZ | 85267 |
| 169-11-033 | BEETHE MICHAEL F | 4835 E CRYSTAL LN PARADISE VALLEY 85253 | 4835 E CRYSTAL LN PARADISE VALLEY AZ 85253 | 4835 E CRYSTAL LN | PARADISE VALLEY | AZ | 85253 |
| 169-11-034 | COOPER MICHAEL L/TERESA S TR | 4825 E CRYSTAL LN PARADISE VALLEY 85253 | 4825 E CRYSTAL LN PARADISE VALLEY AZ 85253 | 4825 E CRYSTAL LN | PARADISE VALLEY | AZ | 85253 |
| 169-11-035 | WINOGRAD REVOCABLE TRUST | 4815 E CRYSTAL LN PARADISE VALLEY 85253 | 4815 E CRYSTAL LANE PARADISE VALLEY AZ 85253 | 4815 E CRYSTAL LANE | PARADISE VALLEY | AZ | 85253 |
| 169-11-036 | DECEDETS TRUST/SURVIVORS TRUST | 4807 E CRYSTAL LN PARADISE VALLEY 85253 | 4807 E CRYSTAL LN PARADISE VALLEY AZ 85253 | 4807 E CRYSTAL LN | PARADISE VALLEY | AZ | 85253 |
| 169-11-037 | TALEEN JOHN THOMAS/SARA J | 4801 E CRYSTAL LN PARADISE VALLEY 85253 | 4801 E CRYSTAL LN PARADISE VALLEY AZ 85253 | 4801 E CRYSTAL LN | PARADISE VALLEY | AZ | 85253 |
| 169-11-038 | MILLIGAN ROBERT J/KERRY E R TR | 4737 E CRYSTAL LN PARADISE VALLEY 85253 | 4737 E CRYSTAL LN SCOTTSDALE AZ 85253 | 4737 E CRYSTAL LN | SCOTTSDALE | AZ | 85253 |
| 169-11-039A | MILLIGAN ROBERT J/KERRY E R TR | 4711 E CRYSTAL LN PARADISE VALLEY 85253 | 4737 E CRYSTAL LN SCOTTSDALE AZ 85253 | 4737 E CRYSTAL LN | SCOTTSDALE | AZ | 85253 |
| 169-11-045 | CHILDS FAMILY REV TR/CHILDS D/BAKER-CHILDS M | 4734 E CRYSTAL LN PARADISE VALLEY 85253 | 4734 E CRYSTAL LN PARADISE VALLEY AZ 85253 | 4734 E CRYSTAL LN | PARADISE VALLEY | AZ | 85253 |
| 169-11-046A | JAQUELINE AND ROBERT WILLIS FAMILY TRUST | 4800 E CRYSTAL LN PARADISE VALLEY 85253 | 4800 E CRYSTAL LN PARADISE VALLEY AZ 85253 | 4800 E CRYSTAL LN | PARADISE VALLEY | AZ | 85253 |
| 169-11-047A | SMITH WARREN | 4816 E CRYSTAL LN PARADISE VALLEY 85253 | 4816 E CRYSTAL LN PARADISE VALLEY AZ 85253 | 4816 E CRYSTAL LN | PARADISE VALLEY | AZ | 85253 |
| 169-11-048A | KEARNEY RONALD K/DONNA S TR | 4824 E CRYSTAL LN PARADISE VALLEY 85253 | 4824 E CRYSTAL LN PARADISE VALLEY AZ 85253 | 4824 E CRYSTAL LN | PARADISE VALLEY | AZ | 85253 |
| 169-11-049A | WRIGHT FAMILY TRUST | 4747 E SPARKLING LN PARADISE VALLEY 85253 | 4747 E SPARKLING LN PARADISE VALLEY AZ 85253 | 4747 E SPARKLING LN | PARADISE VALLEY | AZ | 85253 |
| 169-11-050 | J A MIHALEK TRUST | 4801 E SPARKLING LN PARADISE VALLEY 85253 | 4801 E SPARKLING LN PARADISE VALLEY AZ 85253 | 4801 E SPARKLING LN | PARADISE VALLEY | AZ | 85253 |
| 169-11-051 | VANDERHOFF RICHARD JAMES JR/SUZANNE M TR | 4707 E SPARKLING LN PARADISE VALLEY 85253 | 4707 E SPARKLING LN PARADISE VALLEY AZ 85253 | 4707 E SPARKLING LN | PARADISE VALLEY | AZ | 85253 |
| 169-11-054 | AUM PACK LIVING TRUST | 4800 E SPARKLING LN PARADISE VALLEY 85253 | 4800 E SPARKLING LN PARADISE VALLEY AZ 85253 | 4800 E SPARKLING LN | PARADISE VALLEY | AZ | 85253 |
| 169-11-055 | FRANCIS AND CAROL SLAVIN FAMILY TRUST | 4816 E SPARKLING LN PARADISE VALLEY 85253 | 4816 E SPARKLING LN PARADISE VALLEY AZ 85253 | 4816 E SPARKLING LN | PARADISE VALLEY | AZ | 85253 |
| 169-11-056 | RHD LIVING TRUST | 4824 E SPARKLING LN PARADISE VALLEY 85253 | 4824 E SPARKLING LN PARADISE VALLEY AZ 85253 | 4824 E SPARKLING LN | PARADISE VALLEY | AZ | 85253 |
| 169-11-059 | RGM HOLDINGS LLC | 7616 N TATUM BLVD PARADISE VALLEY 85253 | 7616 N TATUM BLVD PARADISE VALLEY AZ 85253 | 7616 N TATUM BLVD | PARADISE VALLEY | AZ | 85253 |
| 169-11-086 | JO ANN JONES FINLEY LIVING TRUST | 7711 N MOONLIGHT LN PARADISE VALLEY 85253 | 7711 N MOONLIGHT LN PARADISE VALLEY AZ 85253 | 7711 N MOONLIGHT LN | PARADISE VALLEY | AZ | 85253 |
| 169-11-087 | RONALD J STILLMAN AND STACY A STILLMAN LIV TR | 7701 N MOONLIGHT LN PARADISE VALLEY 85253 | 3728 LAWSON RD GLENVIEW IL 60026 | 3728 LAWSON RD | GLENVIEW | IL | 60026 |
| 169-11-146 | BRADLEY TIMOTHY SCOTT/RICH KATIE FLETCHER | 4834 E CRYSTAL LN PARADISE VALLEY 85253 | 4834 E CRYSTAL LN PARADISE VALLEY AZ 85253 | 4834 E CRYSTAL LN | PARADISE VALLEY | AZ | 85253 |
| 169-11-147 | JON AND DANA PACE FAMILY REVOCABLE TRUST | 4848 E CRYSTAL LN PARADISE VALLEY 85253 | 4848 E CRYSTAL LN PARADISE VALLEY AZ 85253 | 4848 E CRYSTAL LN | PARADISE VALLEY | AZ | 85253 |
| 169-11-930 | PARADISE VALLEY WATER CO | | 15626 N DEL WEBB BLVD SUN CITY AZ 85351 | 15626 N DEL WEBB BLVD | SUN CITY | AZ | 85351 |
| 169-47-001 | BIDSTRUP G PETER TR | 7511 N EUCALYPTUS DR PARADISE VALLEY 85253 | 7511 EUCALYPTUS DR PARADISE VALLEY AZ 85253 | 7511 EUCALYPTUS DR | PARADISE VALLEY | AZ | 85253 |
| 169-47-002 | MEYER JAMES E/KAREN G TR | 7527 N EUCALYPTUS DR PARADISE VALLEY 85253 | 7527 N EUCALYPTUS DR PARADISE VALLEY AZ 85253 | 7527 N EUCALYPTUS DR | PARADISE VALLEY | AZ | 85253 |
| 169-47-003 | EUCALYPTUS ESQ LLC | 7547 N EUCALYPTUS DR PARADISE VALLEY 85253 | 135 S LASALLE ST SUITE 2350 CHICAGO IL 60603 | 135 S LASALLE ST SUITE 2350 | CHICAGO | IL | 60603 |
| 169-47-004 | LIPPINCOTT PARADISE FOREST LLC | 7555 N EUCALYPTUS DR PARADISE VALLEY 85253 | 6719 E CARON DR PARADISE VALLEY AZ 85253 | 6719 E CARON DR | PARADISE VALLEY | AZ | 85253 |
| 169-47-005 | HADDOCK ROBERT M/ANN M TR | 7548 N EUCALYPTUS DR PARADISE VALLEY 85253 | 7548 N EUCALYPTUS PARIDISE VALLEY AZ 85253 | 7548 N EUCALYPTUS | PARIDISE VALLEY | AZ | 85253 |
| 169-47-006 | COTTON JOHN & JANET | 7526 N EUCALYPTUS DR PARADISE VALLEY 85253 | SUCURSAL B APT D POS 362-B PUERTO VALLARTA JALISCO MEXICO 48340 | SUCURSAL B APT D POS 362-B | PUERTO VALLARTA | | |
| 169-47-007 | 7510 N EUCALYPTUS DRIVE LLC | 7510 N EUCALYPTUS DR PARADISE VALLEY 85253 | 451 JACKSON ST SAN FRANCISCO CA 94111 | 451 JACKSON ST | SAN FRANCISCO | CA | 94111 |
| 169-47-008 | ARKULES STACEY | 7502 N EUCALYPTUS DR PARADISE VALLEY 85253 | 7502 N EUCALYPTUS DR PARADISE VALLEY AZ 85253 | 7502 N EUCALYPTUS DR | PARADISE VALLEY | AZ | 85253 |
| 169-47-009 | CLARKE WILLIAM A/MARGARET O | 7310 N EUCALYPTUS DR PARADISE VALLEY 85253 | 7310 N EUCLAYPTUS DR PARADISE VALLEY AZ 85253 | 7310 N EUCLAYPTUS DR | PARADISE VALLEY | AZ | 85253 |
| 169-47-010 | DE BELL MICHAEL A/ROBYN J TR | 7311 N EUCALYPTUS DR PARADISE VALLEY 85253 | 7311 N EUCALYPTUS DR PARADISE VALLEY AZ 85253 | 7311 N EUCALYPTUS DR | PARADISE VALLEY | AZ | 85253 |
| 169-47-011 | ROBERTSHAW JOHN C/ELIZABETH | 7501 N EUCALYPTUS DR PARADISE VALLEY 85253 | 166 E 81ST ST NEW YORK NY 10028 | 166 E 81ST ST | NEW YORK | NY | 10028 |
| 169-47-012A | PARADISE VALLEY COUNTRY CLUB INC | 7101 N TATUM BLVD PARADISE VALLEY 85253 | 7101 N TATUM BLVD PARADISE VALLEY AZ 85253 | 7101 N TATUM BLVD | PARADISE VALLEY | AZ | 85253 |



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Action Report

File #: 18-501



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Minutes - Draft

Board of Adjustment

Wednesday, November 7, 2018

5:30 PM

Council Chambers

Special Meeting/Joint Meeting with Planning Commission & Hillside Building Committee

1. CALL TO ORDER

Planning Commission Chairman Wastchak called the joint Board of Adjustment/Planning Commission meeting to order.

2. ROLL CALL

Board of Adjustment In Attendance:

Chair Eric Leibsohn
Board Member Anna Thomasson
Board Member Emily Kile
Board Member Hope Ozer
Board Member Jon Newman
Board Member Quinn Williams
Board Member Rick Chambliss

Planning Commission In Attendance:

-

Chair Daran Wastchak
Commissioner James Anton
Commissioner Orme Lewis
Commissioner Jonathan Wainwright
Commissioner Pamela Georgelos
Commissioner Charles Covington
Commissioner Thomas G. Campbell

Absent:

None

Staff in Attendance:

Jeremy Knapp, Community Development Director

George Burton, Planner
Paul Mood, Town Engineer
Andrew Miller, Town Attorney

3. EXECUTIVE SESSION

None.

4. STUDY SESSION ITEMS

- A. [18-432](#) Discussion and Recommendation to the Town Council re Amendments to the Board of Adjustment Rules & Regulations.
- Andre Miller, Town Attorney indicated that this is a kick-off discussion for the rules and amendments to the Board of Adjustment and Planning Commission. Background was provided in the reports. He commented that about a year and half ago the Council requested that they make changes to ensure there is more predictability. The Planning Commission last considered their rules in 2008 and the Board of Adjustment considered theirs in 1998. The rules need to consider allowances for reconsideration. Staff was asked to work on the rules with the Town Manager. One of the goals is to ensure there is a more thorough staff review and materials are not submitted at the last moment. He indicated that he will email a draft of the new rules. Materials need to be submitted well in the advance of the meeting. There is a desire to have consistency between the Board, Hillside Committee, and Planning Commission rules. The Hillside Building Committee did not have any rules and this will be a process to allow them to look at the rules and provide feedback. This same process will also start with the Town Council. Once they have provided comments, he will bring a draft to the Council for their consideration.
- He mentioned that guidelines for neighborhood groups that wish to speak on a case need to be consistent between the different public bodies.
- Chair Daran Wastchak recommended that they not create four sets of rules but one uniform set of rules that every public body can refer to. The same rules apply to all of them. There may be some distinctions between the committees, but they need one set of rules on how to handle meetings. Where there are different nuisances, they can put these in the appendices. This will reduce redundancy.
- Mr. Miller indicated that there is no reason they could not do this. The Town Council does do things quite differently than the Planning Commission. Blending Planning Commission rules with the Town Council rules will be difficult.

Chair Wastchak commented that the rules for running the meeting can be uniform.

Mr. Miller commented that it might be worth looking at each of the other body's rules and see if other procedures could be applicable.

A Board Member stated that there seems to be a disconnect between the packet materials and materials handed out tonight.

Mr. Miller commented that the materials he handed out this evening have the redlines for the Board Members to review. He mentioned that all materials, including the presentation, must be turned in 15 days prior to the Board of Adjustment public hearing. Staff should have at least five days to review the resubmitted materials. If the materials are submitted by the cut-off date, the application will be forwarded to the Board or the public hearing will be continued and the applicant will have to cover these costs.

Board Member Rick Chambliss indicated that there are times when opposing groups submit materials right before the meeting and did not provide the applicant time to respond to it. He feels things are slanted against the applicant. Anyone in opposition can submit material 24-hours in advance of the meeting. Submittals are often intentionally submitted late.

Mr. Miller commented that submittals from working group can be taken into consideration. The Board could start the hearing but then provide the applicant ample opportunity to respond.

Board Member Chambliss commented that there should be a deadline for the opposition as well as the applicant and to provide the Chair discretion to allow late submittals to be accepted by the Board. If it is substantive, the applicant should have the opportunity to respond.

Jerry Bien-Willner, Vice Mayor, commented that their goal is to have consistency between the public bodies. The Chair will still have discretion within these more complicated situations. They want predictability on how materials are submitted. Everyone will benefit from this. The applicant has the burden of meeting the criteria. The Board could consider or disregard supplemental information received by the public. The public always has the right to speak.

Mr. Miller continued that applicant handouts will not be permitted unless it is a copy of something already submitted. Most applicants now have gone away from handouts and material is included in the PowerPoint. Electronic material needs to be submitted in the packet. Written statements by

residents or the general public should be submitted at least 24-hours prior to the posted public meeting in order for staff to be able to assemble and distribute them to the Board. If the public is going to hand something out, then they need to provide ten (10) copies of the material for the Board. He mentioned the PowerPoint presentations by the general public would not be permitted because they have not been scanned for viruses and it is hard to hold them to the three-minute limit. They can provide a printed handout of the PowerPoint.

He mentioned that the working group felt a consistent amount of time should be provided to spokespersons for resident groups and suggested 15 minutes. The group needs to be in attendance so they can be identified. The working group felt that individuals could still speak if they are not reiterating the same material as the spokesperson. He indicated that motions to reconsider are handled under Robert's Rules of Order. These say that a motion to reconsider can be handled at that meeting or the next business meeting. The working group suggested that if a Board wants to have a motion to reconsider, then they need to let staff know at least 24-hours in advance of the meeting. This will allow it to be placed on the agenda. It was suggested that the Board have at least 15 days' notice for reconsideration and 48 hours for the Planning Commission.

He suggested that they look at their existing rules and the rules for the other bodies to see what is in their rules that they might want to include in their rules. He indicated that he will send everyone these rules in a word document.

Chairman Daran Wastchak asked if this will be on the agenda in two weeks.

Jeremy Knapp, Community Development Director stated that they are planning on it.

Mr. Miller indicated that they have scheduled this for a study session with the Council on December 6, 2018.

A Board Member asked what the format would be for the Board to get together and discuss the rules.

Mr. Miller commented that he will take all of their individual comments and then send those out. He will summarize these for the Council and he will format all sets of rules for consistency.

Commissioner Pamela Georgelos asked if they should send comments to Mr. Miller.

Mr. Miller confirmed that they should.

Commissioner Orme Lewis mentioned that ten years ago he sat on the State Regulatory Review Commission. Before any rule making is created by the State, this commission will review it and decide if it is clear and understandable. The language of rules can be very comprehensive. He suggested they consider doing something similar to this.

Mr. Miller indicated that he can break out some of the rules and provide headers for each section.

Chairman Wastchak asked if there is any opposition from the Board to combining rules where they can.

Vice Mayor Bien-Willner stated that the rules should be consistent where possible. However, he see issues with the Board of Adjustment because they have specific rules they need to follow. Staff can handle different sets of rules. Applicants have to migrate back and forth between the different bodies and submittal requirements need to be consistent.

Chairman Wastchak stated that a December 6, 2018 deadline to the Town Council seems inadequate for providing feedback.

Mr. Miller stated that he just wants feedback on other areas the Commission and Board want considered by this date.

Vice Mayor Bien-Willner responded that the Town Council does not want to rush getting the new rules in place.

5. PUBLIC HEARINGS

6. ACTION ITEMS

None.

7. CONSENT AGENDA

None.

A. [18-426](#) Approval of the September 5, 2018 Board of Adjustment Meeting Minutes

Chair Eric Leibsohn asked if there were any corrections to the September 5, 2018 minutes.

Board Member Ozer corrected a typo on the last page. The person speaking during that meeting was Mr. Ford.

Board Member Thomasson corrected more typos. She then asked for clarification on a comment regarding the square footage of the structure compared to the permit.

Chair Leibsohn clarified that there was a discrepancy between the printed plans they received at the meeting and the permitted plans. He stated that the application they reviewed misrepresented the as-built condition. He commented that they should modify the minutes to accurately reflect this.

Board Member Ozer motioned to approve the minutes as amended.

Board Member Newman seconded the motion

The motion passed unanimously.

8. STAFF REPORTS

None.

9. PUBLIC BODY REPORTS

None.

10. FUTURE AGENDA ITEMS

Jeremy Knapp, Community Development Director stated that they may have one item on the December 5, 2018 meeting but the applicant may not have materials ready by the deadline.

11. ADJOURNMENT

Board Member Emily Kile motioned to adjourn the meeting at 6:30 pm.

Board Member Newman seconded the motion.

The motion passed unanimously.