Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

# Action Report

**File #:** 21-007

**AGENDA TITLE:**
Tan **Variance - 6204 N. Hogahn Circle (APN 169-22-080C)**
**Case No. BA-20-08**

**STAFF CONTACT:**



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**TOWN**
*Of*
**PARADISE VALLEY**

# STAFF REPORT

**TO:** **Chair and Board of Adjustment**

**FROM:** **Jill B. Keimach, Town Manager**
**Lisa Collins, Community Development Director**
**Paul Michaud, Planning Manager**
**Loras Rauch, Special Projects Planner**

**DATE:** **January 6, 2021**

**DEPARTMENT: Community Development Department, Planning Division**
Loras Rauch, 480-348-3595

**AGENDA TITLE:**
Tan Variance – 6204 N. Hogahn Circle (APN: 169-22-080C)
Case No. BA-20-07

**MOTIONS**
**A. MOTION FOR APPROVAL**

I move for **[approval]** of Case No. BA-20-07, a request by Wendy Tan, property owner of 6204 N. Hogahn Circle, for a variance from the Zoning Ordinance, Article XXII, Hillside Development Regulations, to allow for unscreened roof mounted solar panels. The variance shall be in compliance with the following submitted plans and documents:

1. The Tan Variance Narrative Resubmitted 12/11/20, prepared by Aneva Solar.
2. Tan Solar Plans; Sheet(s) E-1-15 dated 12/3/20, prepared by Aneva Solar.

**Reasons for Approval:**
I find that there are special circumstances, applicable to the subject lot, meeting the variance criteria.

**B. MOTION FOR DENIAL**

I move for **[denial]** of Case No. BA-20-07, a request by Wendy Tan, property owner of 6204 N. Hogahn Circle; for a variance from the Zoning Ordinance, Article XXII, Hillside Development Regulations, to allow for unscreened roof mounted solar panels

**Reasons for Denial:**
I find that the variance requested does not meet the variance criteria.

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# STAFF REPORT

## BACKGROUND

Request

The applicant is proposing to place three (3) arrays, for a total of 36 unscreened roof mounted solar panels, on the house. Typically, roof mounted solar panels are placed on flat portions of the roof and screened by the adjoining roof parapets. Since the house does not have any flat roofed areas, the applicant is seeking a variance request to place unscreened solar panels on the pitched roof of the house. Solar panels may be allowed on pitched roofs when screened from the same or a lower elevation by the adjoining hillside or hillside cut. This application does not have an adjoining hillside or hillside cut that will act as a screen for the solar panels. Section 2207.II.E of the Town Zoning Ordinance states:

- Solar panels may be allowed if they are integrated into the building design and hidden from view when viewed from the same or a lower elevation and approved by the Hillside Building Committee by a Combined Review. Solar panels may be allowed on pitched roofs when screened from the same or a lower elevation by the adjoining hillside or hillside cut and approved by the Hillside Building Committee by a Combined Review.

- Stealth solar technology may also be used on roofs and may not be required to be hidden from view. Stealth solar technology shall be limited to solar shingles and solar tiles that are integrated to blend in with the building design, do not have a shiny metallic finish, have a light reflective value of 38% or less, and must be approved by the Hillside Building Committee by a Combined Review.

Lot Conditions

The property is zoned R-43 Hillside and is approximately 58,466 square feet in size (1.34 acres). The property is a rectangular shaped lot that fronts both Hogahn Drive along the south property line and Hogahn Circle along the east property line. The property slopes down from Hogahn Drive and with more than a forty (40') foot front setback the home sits well below the street level of Hogahn Drive. It is this south (Hogahn Drive) frontage that the unscreened solar panels will be visible from.

There is an existing six (6') foot block wall that runs parallel to the east (Hogahn Circle) frontage and encloses a large portion of the rear yard. The northernmost (rear yard) portion of the lot is flat enough to facilitate a tennis court, swimming pool and other recreational amenities.

Lot History

The house is approximately 5,200 square feet and was constructed in 1972 with a pitched roof. The following is a chronological history of the property:

## STAFF REPORT

- April 24, 1972. Building permit issued for new single-family residence.
- May 23, 1972. Building permit issued for a pool.
- February 11,1991. Building permit issued for a remodel and addition.
- September 7,1993. Building permit issued for a patio enclosure to livable space.
- March 27, 2007. Building permit issued for gates
- August 16, 2019. County Issues permit for replacing original septic system.

Proposed Plan

The applicant wishes to reduce the hardship of their electricity costs and solar is the only viable option in the valley for alternative electric generation. The proposal is for 3 separate arrays located on the south facing roof(s) of the residence's two most northern roof structures. On the main roof structure there will be 2 arrays: 1 with 24 panels located 3 feet below the roof ridgeline; another with 6 panels located mid-roof between existing roof vents. The 3rd array with 6 panels will be located on the front entry structure roof 3 feet below the roof ridgeline. All panels will be non-reflective black (including the frame, cells and back sheet) mounted on a black racking system placing the panels at seven (7") inches above the existing roof structure. The PV components will be located adjacent to the existing SES and utility meters on the outer wall of the garage and screened by a retaining wall and the cut elevation.

**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 hardship is the design of the existing house built in 1972 and the fact that this home is located on a hillside lot. If this exact pitched roof home was located on a non-hillside lot no variance would be required for the unscreened roof mounted solar panels. If this hillside home had been designed with a flat roof and adjoining roof parapets, similarly to the home across the street at 6245 N. Hogahn Drive, the roof top solar would be allowed by right (no variance needed).

Since the house is located on a hillside lot and does not have any flat roofed areas, the applicant must seek a variance to place unscreened solar panels on the pitched roof of the house. Placing a screen around the panels will not only degrade the structural integrity and architectural character of the home but will shade the panels and reduce the efficiency of the system. Although solar tiles (which do not have to be screened per code) exist in the market they are not readily available, cost about 4 to 5 times more, and would require re-roofing of the entire roof.

**Findings Opposed (FOPs):**
There is no property hardship that warrants the request and other alternatives may exist such as a ground installation of the racking system. A different brand of panels or panels with a larger output capacity, if available at this time, would reduce the number of panels required to produce the desired kW output but would not change the need for a variance to the Town's regulations.

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 house was constructed in 1972 without any flat roofed areas, which limits the options for solar panels.

**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 hillside ordinance is to minimize the amount of disturbance to the hillside and to preserve the visual openness and the natural features of the mountain. The request meets the intent of the hillside ordinance since the roof mounted solar panels will not increase the amount of disturbance, will not obstruct views, and has limited off-site visibility. Since the house is situated below the street, placing the panels on the south facing roof(s) and in several arrays limits their visibility and meets the intent of the code which requires the solar panels be hidden from the same or lower elevation. Also, placing the solar

panels on the ground may result in additional disturbance to the hillside and would be more visible to those at a lower elevation.

The applicant is utilizing non-reflective black panels (frame, cells and back sheet) black inverters and a black racking system, which is the least obtrusive option available in the solar industry, to minimize the impact of this installation from viewpoints on the adjacent lots.

**FOPs:**
The request does not meet the intent of the code since other alternatives exist. Although not ideal, the applicant could use a ground mounted racking system for the solar panel installation. The least unencumbered area for such a ground mounted installation is in the frontage setback along the east property line over the newly constructed septic tank/field. The existing six (6') foot high perimeter wall would need to be raised in this area to screen both the racking system and panels. Given the topography of the lot the perimeter wall would need to be approximately 15 feet in height to sufficiently screen the array; requiring another variance as well as cast significant shading on the array itself. Also, many of the existing trees in the rear yard would need to be removed to eliminate shading the array.

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 is trying to improve the house while utilizing existing conditions. The solar panels will not create additional disturbance to the hillside, will utilize the existing roof, and not will obstruct views. As proposed the solar system is designed to be placed on the south facing roof exposure to optimize power generation free from obstructions and vegetation with the least number of panels and in the most aesthetically pleasing and least visible manner.

   **FOPs:**
   Arizona Revised Statutes and the Town Code do not require the most optimal or profitable use of a property. The request is self-imposed since other options exist. The applicant could potentially use a ground mounted solar system.

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 location and orientation of the house on the lot helps to hide the solar panels which is the intent of the code. Since the house is located on the north side of the street and situated below the street, the southern exposed solar panels will have limited off-site visibility which meets the intent of code requirement to hide the solar panels from the same or lower elevation.

The hillside home across the street from this property (at 6245 N. Hogahn Drive) is afforded the greater privilege of having 5 times more (182 panels) roof mounted solar panels by right (no variance required) than the applicant is proposing simply because of the flat roof design.

**FOPs:**
There is no property hardship that warrants the request. The size, shape, and topography of the lot do not prevent the applicant from using a code compliant solar option such as ground mounted solar system.

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 meets the intent of the hillside ordinance. The request does not increase the amount of disturbance to the hillside and has limited visibility. Since the house is situated below the street with existing vegetation between the house and the street, the solar panels will have limited off-site visibility from the same or lower elevation.

**FOPs:**
There does not appear to be other hillside properties in the immediate area that have unscreened solar panels. Also, all other hillside properties must meet the solar requirements outlined the Zoning Ordinance.

**COMMENTS:** Staff has received no inquiry or comments to date regarding this request.

**COMMUNITY IMPACT:** None.

**FISCAL IMPACT:** None.

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# STAFF REPORT

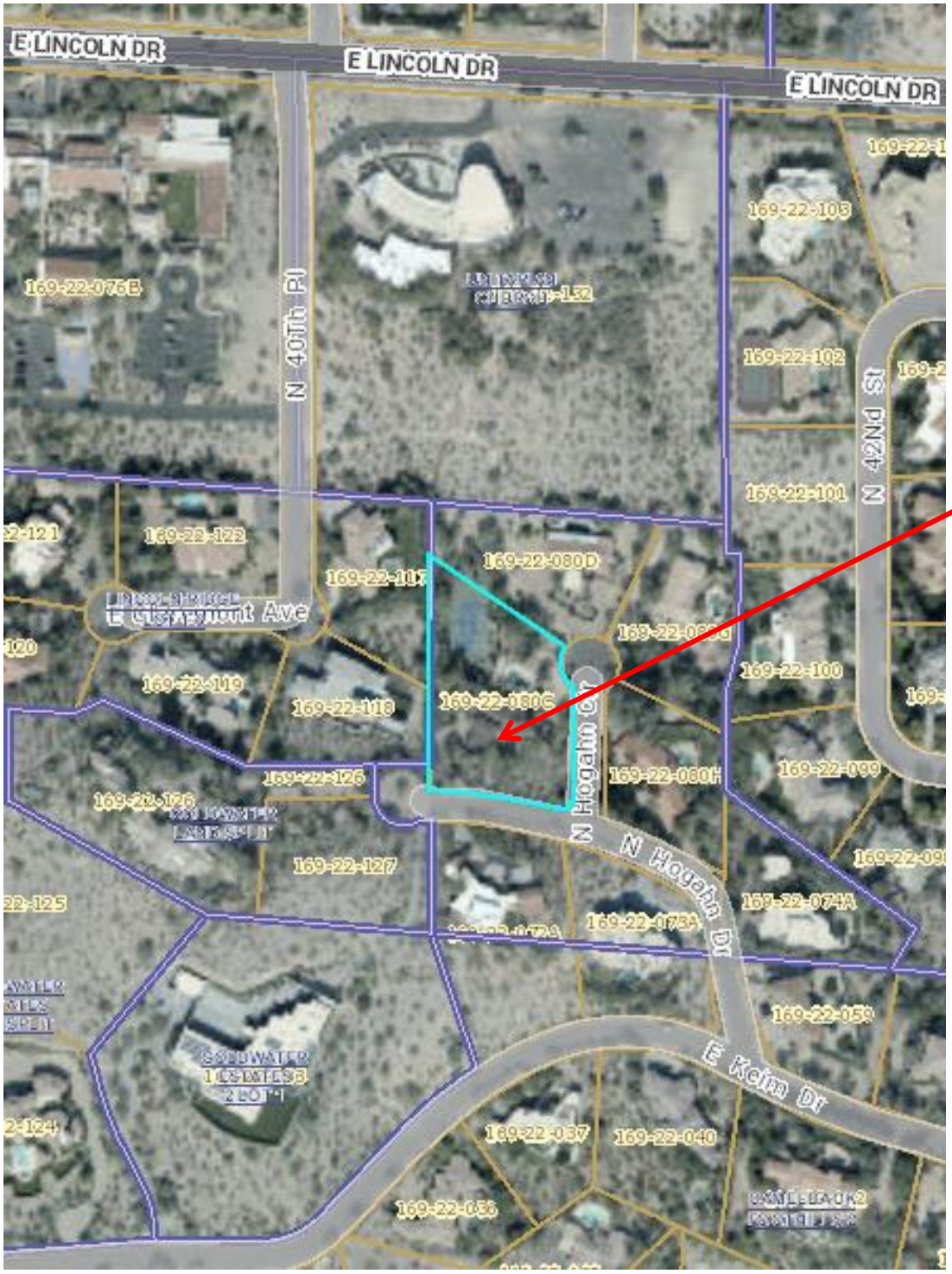
**CODE VIOLATIONS:** None.

**ATTACHMENTS:**

A. Staff Report
B. Vicinity Map & Aerial Photo
C. Zoning & Hillside Maps
D. Application
E. Narrative & Plans
F. Notification Materials

C: Mark Grabowski (Applicant)
Case File BA-20-07

# VICINITY MAP & AERIAL PHOTO




**Subject Property**

**R-43 Hillside**

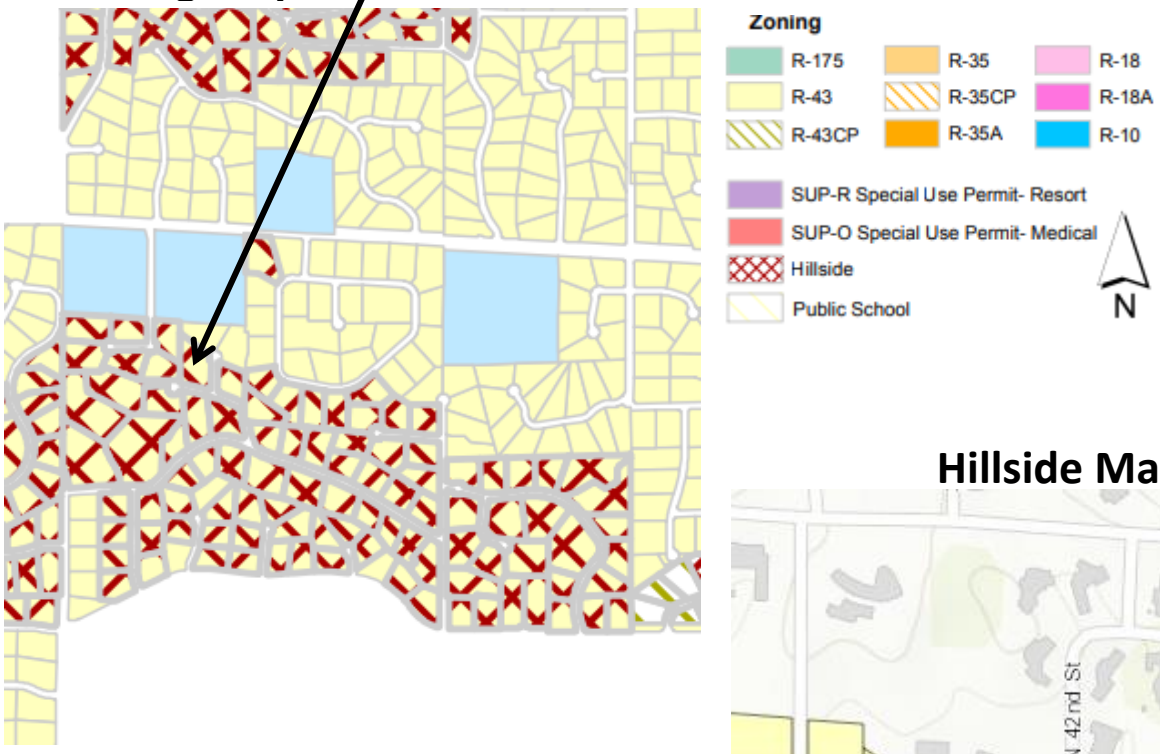
6204 N. Hogahn Circle

APN: 169-22-080C

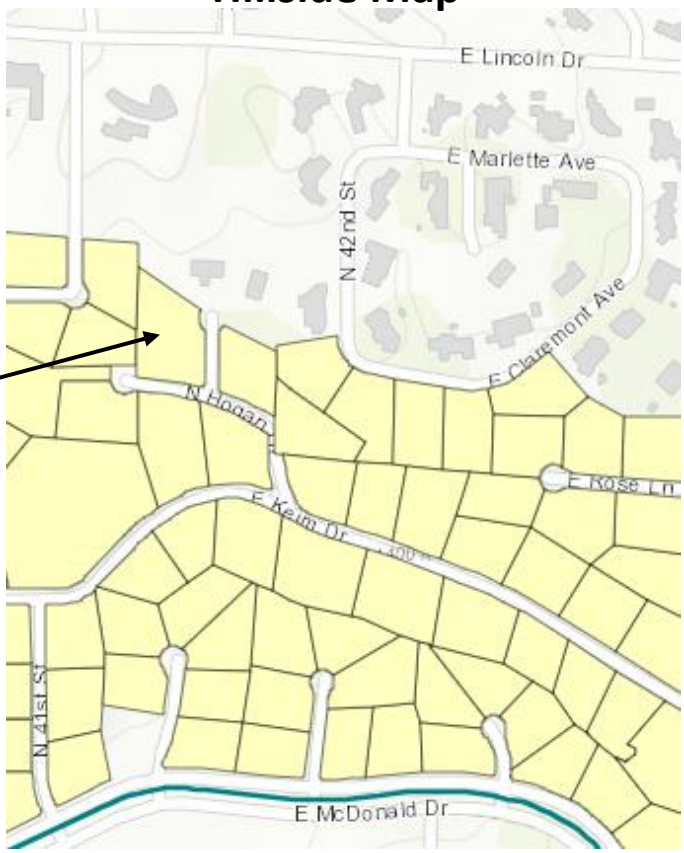
# ZONING & HILLSIDE MAPS

## Zoning Map

**Subject Property – Zoned R-43 Hillside**




## Hillside Map




**Subject Property**

6204 N. Hogahn Circle

APN: 169-22-080C

DocuSign Envelope ID: EE9B9E14-1924-4370-A727-5F6340D71303

# COMMUNITY DEVELOPMENT DEPARTMENT
# VARIANCE APPLICATION GUIDE

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

## APPLICANT & CONTACT INFORMATION

Project Name: Wendy Tan Solar

Date: 12/7/2020 Zoning: R-43 Acreage (Net Acres): 1.3

Property Address: 6204 N Hogahn Cir Paradise Valley 85253

Assessor's Parcel Number: 169-22-080C

Name of Subdivision & Lot Number: No Lot Or Subdivision

Owner: STICKNEY WILLIAM D/TAN WEN D

Address: 6204 N HOGAHN CIR PARADISE VALLEY, AZ 85253

Phone number: 7324911685

E-mail address: wendytan86@gmail.com

Signature: DocuSigned by: Wen Tan
(Or provide a separate letter of authorization)

Applicant/Representative: Mark Grabowski

Company Name (if Applicable): Aneva Solar

Address: 9393 N 90th St Suite 102.353 Scottsdale AZ 85258

Phone number: 609-892-8137

E-mail address: mark@anevasolar.com

Signature: DocuSigned by: Mark Grabowski
402F77B8FFC8468...

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

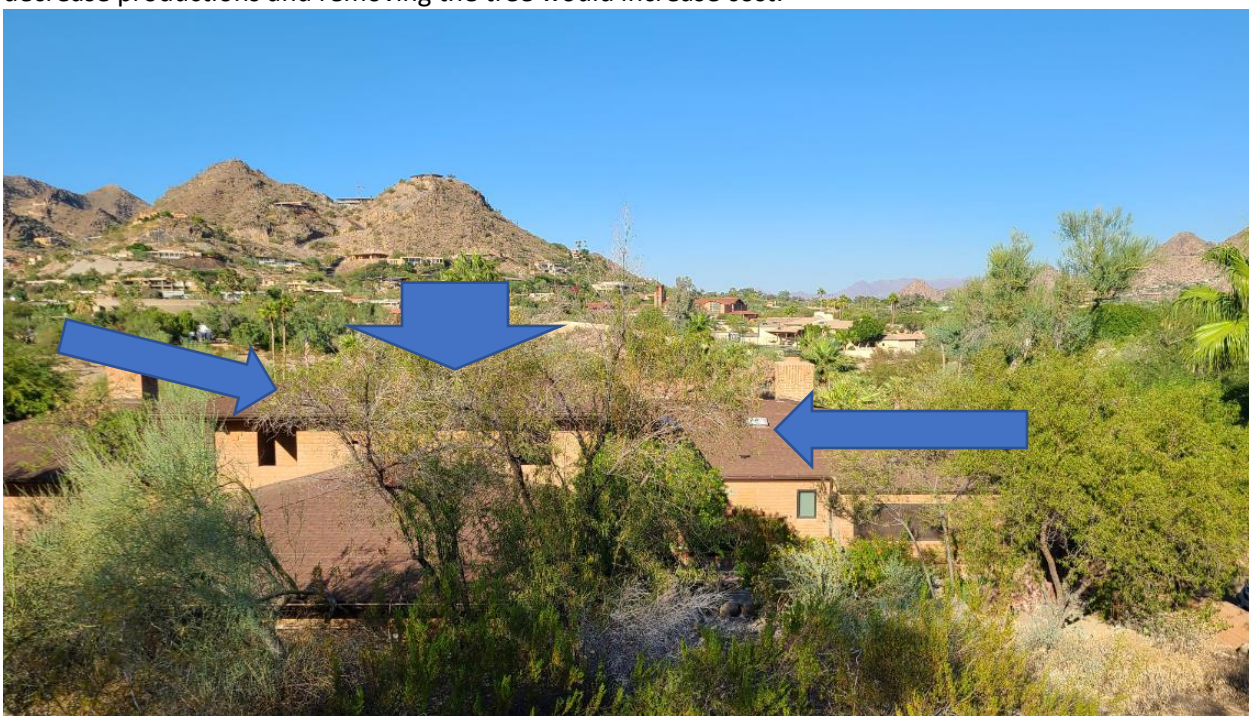
FOR DEPARTMENTAL USE ONLY

Variance-App.#: _____ Submittal Date: _____ Expiration Date: _____

I am requesting a variance for the installation of solar panels on a pitched roof of a Hillside home at 6204 N Hogan Cir Paradise Valley AZ 85253

This request is compliant with the height restrictions as at no point are the panels higher then the peak of the roof, they sit close to the roof tiles and stand no more than 8 inches off the existing roof materials and sit 3 feet below the ridge.

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 warrant a variance under the circumstances."
a. Applicant is seeking to reduce the cost of electricity that his home requires to run in a reasonable fashion. The only way to reduce the size of said power bills is for the applicant to generate power at the location of the residence instead of purchasing it from the local utility company. As such the addition of a power generating system [solar] is required for the applicant to reduce the hardship of the electric bills.
B. The array will consist of 3 arrays with a total of 36 panels. 2 arrays with 6 panels each located (*one on the main roof structure*) (The other will be on the front entry structure roof 3 foot below the ridge line) and 1 with 24 panels located 3 feet below ridge of main roof structure on the south facing roof of the main residence etc.). The array will be placed on the south side of the 2 northern most rear roofs. The most southern roof has large trees as shown by the large arrow in the photo below. This would decrease productions and removing the tree would increase cost.



C. The size of the system is based on the homes needs for electricity and any change to a larger size panels or wattage would result in additional expense to the homeowner. The geography of the lot does not allow for the placement of a ground mount due to shading and from existing vegetation and other obstacles like pools and tennis courts. This would also increase the expense of the array significantly and lower production due to additional trenching, cement work and materials to accomplish the same result.
D. This fulfills the Variance Criteria's based on the following reasons:

i. Variance Criteria #1: Solar is the only viable option in the valley for alternative electric generation (i.e. wind doesn't blow consistently, and solar roof tiles overheat in the AZ climate as they are not designed to withstand the AZ prolonged heat.) The roof tiles are also awfully expensive and increase the cost of the project to accomplish the same result.
ii. Variance Criteria #2: This home was built in 1972 and was just purchased June of 2019 so no pre planning for solar could have been completed decades earlier. The design and layout of the property will only allow for limited southern or western exposure placement. Other exposures would decrease effectiveness of the array and desired result of performance to maximize savings and offset or electrical expenses.
iii. Variance Criteria #3 since the panels will have black back sheet, black inverters and a black racking system is the least intrusive option available in the solar industry) and minimizes the impact of this installation from viewpoints on the valley floor and adjacent slopes and lots. The home sits at a lower elevation then the neighbors as shown in the photo below. This is how the house sits below the street and therefore the panels are not very visible with the existing vegetation.

Below Photo of ariel view of property showing lower elevation then neighbors homes




Variance Criteria #4: The square footage of house is 5196 sq ft– This array is designed to maximize efficiency and offset the daytime power while limiting the sell back to SRP, this will help with the increasing rates of power. This system is designed based on the homeowners needs and trends in the market of like size homes with similar amenities and conditions.

V. Variance Criteria #5.

1. Per the Maricopa County Aerial photo, it appears that other homes on other neighboring lots have solar panels/installations. Lot 1 parcel 169-22-133 was achieved through right seen below



And Nute Variance - 4517 E. Foothill Drive (APN: 169-11-069)Case No. BA-19-02 was approved through variance




1. Because this is a hillside lot with a pitched roof this requires a variance. Such privileges are enjoyed by other R-43 lots (i.e. if this was a hillside home with a flat roof it would be allowed and all non-hillside lots regardless of roof style are allowed rooftop solar by right).

2. The "special circumstances, hardship, or difficulty [do not] arise out of a misunderstand or mistake…"

a. The applicant did not have a misunderstand or made a mistake regarding the cost of electricity and the power bills associated with it.

3. "Such variance from … the strict application of the terms of [the Zoning Ordinance] … are in harmony with it's general purposes and intents …"

a. The power generating system [rooftop] solar will be installed in such a way that is both aesthetically appealing and non-disruptive to the overall aesthetic of the area. This is in

The general purpose and intent of the Zoning Ordinance.
4. "The special circumstances, hardship, or difficult applicable to the property are [not] self-imposed by the property owner, or predecessor…"
a. A certain amount of power is required for a residence to operate in a manner which is considered normal and reasonable. This requirement is by the nature of the residence and not though the intentional actions of the homeowner outside the normal power consumption of living in the residence.
5. "Because of special circumstances applicable to the property, including it's 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."
a. Other properties within the same zoning classification have been allowed to have solar power systems installed on their rooftops. This was primarily allowed since the profile of the roof allowed for the solar modules to be hidden from view through various means such as an existing parapet wall on a flat roof section of the home.
b. The applicant's property does not feature any rooftops that would allow for a similar less-visible installation, so a similar type of installation would not be possible. If such screening methods were used on the available roof surfaces, it would not only significantly impact the aesthetic of the home in a extremely negative way, but would also negatively affect the production of the solar modules to a degree that would make them ineffective at providing sufficient power generation.
c. Therefor for the applicant to enjoy the same privilege of a solar power system on the residence, the power generating modules must be placed in a more visible location.
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"
a. This variance would not violate the primary purpose of such ordinance in that it will be installed in such a way to maintain the aesthetic appeal of the property. Therefor this variance does not allow for a privilege that is inconsistent with the existing Zoning Ordinance's limitation on other properties in the area.
In addition, is not possible to decrease the size of the array to minimize the visual impact of the system. The applicant is already using a high efficiency panel with a high-power density, as such there is no way to decrease the size of the system while maintain the required levels of power generation needed to service the requirements of the residence.
Additionally, the system is designed to be placed on the southernmost exposure direction to optimize power free from obstructions and vegetation
production in a way that is necessary for the electrical needs of the home. To place the modules on a different exposure would negatively affect the production of the system and require additional modules.
As such, due to the required location of the module's placement, it is not a viable option to screen the modules with either plant life or manmade screens as the screening will cause significant shading to the array. The adjacent lot is at a higher elevation with the lot line relatively close to the roof where the solar modules are being placed. If a screen either man-made or natural (ie trees) they would have to be placed close to the roof in question to remain on the applicant's yard – additionally they would need to be sufficiently high to a point to block their visibility from the adjacent lot, but in turn would also block solar access due to their height and relative proximity to that roof.
*Below: Applicant lot is at a lower elevation on the side of the solar array.*
*Below: If natural/man made barrier were to be high enough to visually screen the modules, it would also shade the modules and significantly reduce production.*

Additionally, a ground mounted array is not an option due to the available space and topography of the lot. For one, there is significant tree coverage of the lot which would need to be removed to provide acceptable solar access and would significantly impact the natural aesthetic of the lot. Additionally, there is no location that would provide sufficient space for a ground mounted array without being in the front yard or setbacks.
Therefor there are no locations in which the array can be constructed on the ground. There is simply just not enough room on the lot that would work with a ground mount.

The existing Property Wall would not be tall enough and would have to be raised to almost 15 feet high at a significant cost and eyesore to all to attempt to screen a ground mounted array as well as the ground is sloping up from the picture below you can see from the below photos. In addition, all the river rock and wood stair landscaping would need to be removed. This new wall would then shade the array thus decreasing the performance of the panels. Also, almost all of the trees would need to be removed as they will all be casting shade on the array throughout the day.
*Below: Ariel Photo of plot*



*Street view looking south from the culdesac*



*Additional equipment such as the metal work and cement pouring would also be required as shown in the photo's below.*









The screening was already designed to be hidden by the topography of the lot and is below the Ground level covered by roof as shown in the picture below.



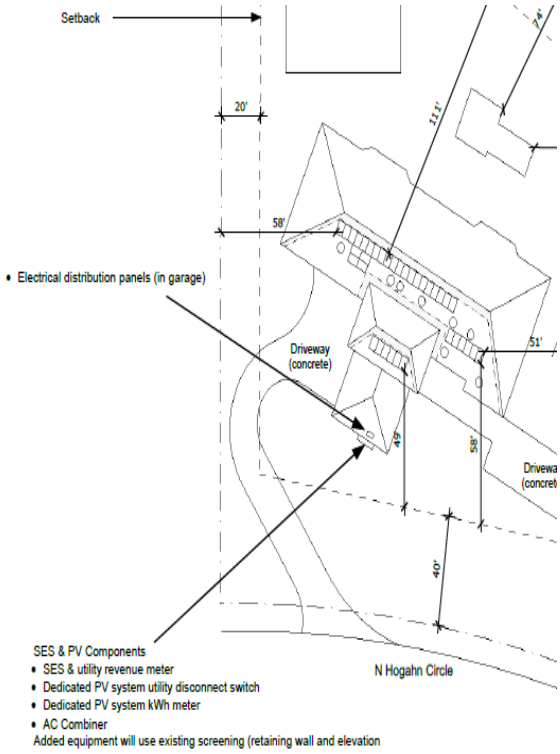



*Photo Below is the proposed placement of meter and disconnect legally required*





Finally, other solar generating options are not viable for this property. A common suggestion is solar roofing tiles which replace the existing roofing tiles. However, these tiles are significantly less production per square foot which would increase the amount of square footage needed to achieve the required

system size, thus increasing the visual impact further. Additionally, since there is no air flow between the surface of the roof and the module itself, the modules suffer from overheating, especially in the Arizona desert. Our experience has shown that these overheating issues reduce the production of the system significantly and in many cases can result in an electrical failure which can lead to damage or fire to the home. While these tiles have been popularized by more forward-facing companies such as Tesla, many of the above-mentioned issues and safety concerns are why these tiles are almost never used in Arizona or have yet to be released.



The above caption is from the street view above the residence. Most of the panels would be hidden by the trees and plants the panels are to be placed



The caption above is from the norther side of the property facing south




6204



2. Panel Data
   Changing the panel wattage would significantly increase the project cost to accomplish the same result. Higher wattage panels such as the LG 370 and 380 watt panels are not readily available due to shortages in manufacturing from COVID-19, Using the higher wattage inverters the IQ7+ only add cost to the project and are only required for panels 350 watts or higher to avoid clipping.

**Scope of work:**

Installation of a solar photovoltaic system at the Tan residence, located at 6204 N Hoghan Circle, Paradise Valley, AZ 85253.

The power generated by the PV system will be interconnected with the utility grid through the electrical service equipment. The PV system does not include storage batteries.

**System Rating:**

11.7 kW DC
8.6 kW AC

**Equipment Summary:**

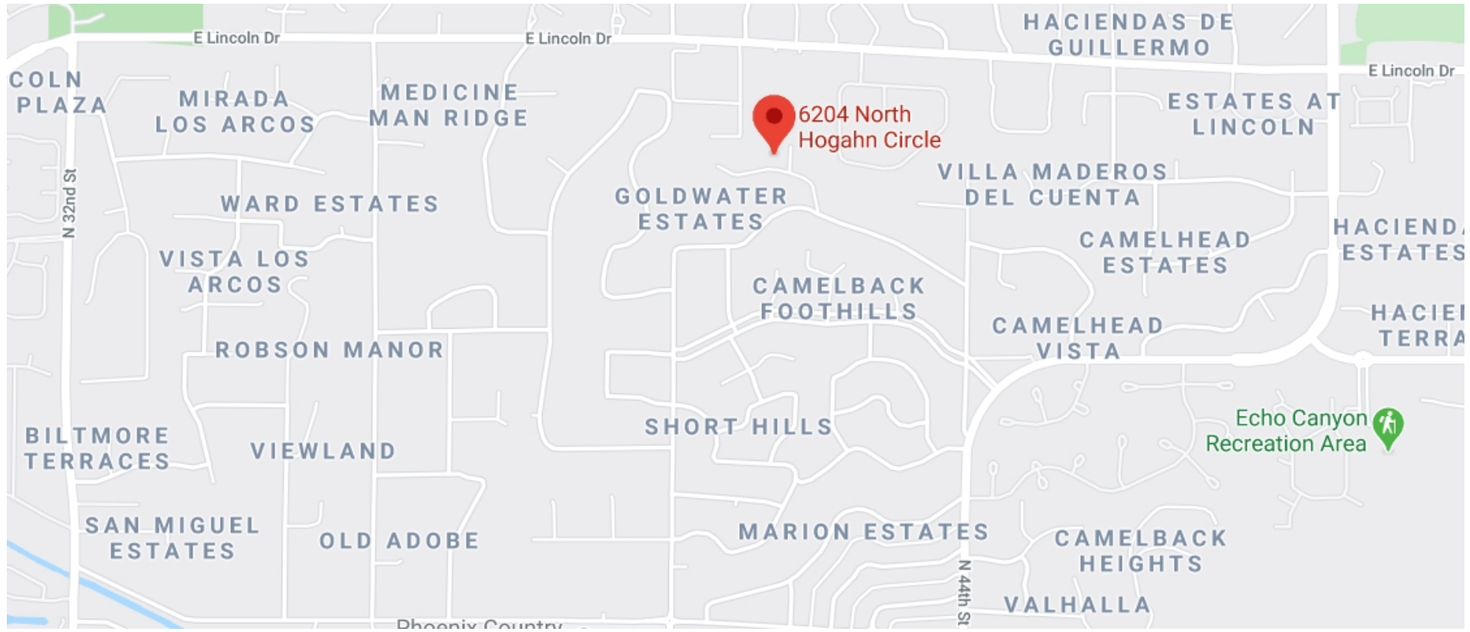
(36) LG Solar LG325N1K-V5 325 Watt PV Modules
(36) Enphase Energy IQ7-60-2-US microinverters

**Drawing Index:**


E-1 Cover
E-2 Site Plan
E-3 Structural Calcs & Mounting Details
E-4 One-Line Electrical Diagram
E-5 Three-Line Electrical Diagram
E-6 Array Diagram
E-7 Notes
E-8 Labels
E-9 Load Calculations
E-10 Equipment Specification Sheets

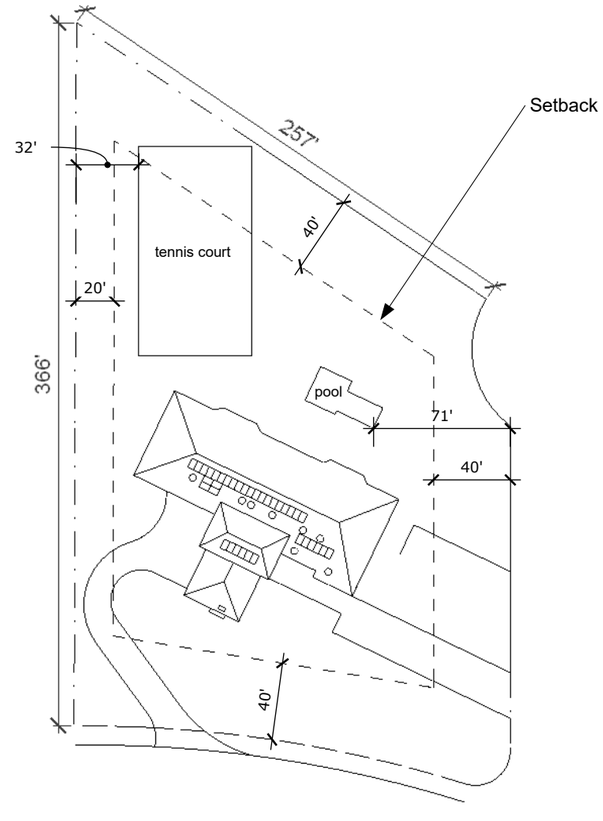

**Governing Codes:**

2014 National Electrical Code
2015 International Building Code
2015 International Residential Code
2015 International Fire Code
Underwriters Laboratories (UL) Standards










N


ANEVA SOLAR
9393 N. 90th Street
Suite 102-353
Scottsdale, AZ 85258
www.anevasolar.com
480.462.6382


AZ ROC License:
287715 (CR-11)

Version History

| Version | Date |
|---|---|
| A | 7/23/20 |
| B | 12/3/20 |
| | |
| | |

Project name:
Tan Solar

PLANT LOCATION:
6204 N Hogahn Circle
Paradise Valley AZ 85253

11.7 kW (DC)
8.6 kW (AC)
Grid-tied
photovoltaic system

AHJ: Paradise Valley
Utility: SRP

APN: 169-22-080C
Zoning: R-43

Cover

Dwg No:
***E-1***

Drawings not to scale

Fire access zones
(3" width typical):

Fences/gates do not restrict access to utility PV meter or utility PV disconnect

**Roof Info:**
Framing Type: 2x4, Mfd Truss
Spacing: 24" O.C.
Roof System/Material: Asphalt shingle

**Solar Arrays:**
Azimuth : 205 Deg

Pitch: 20 Deg

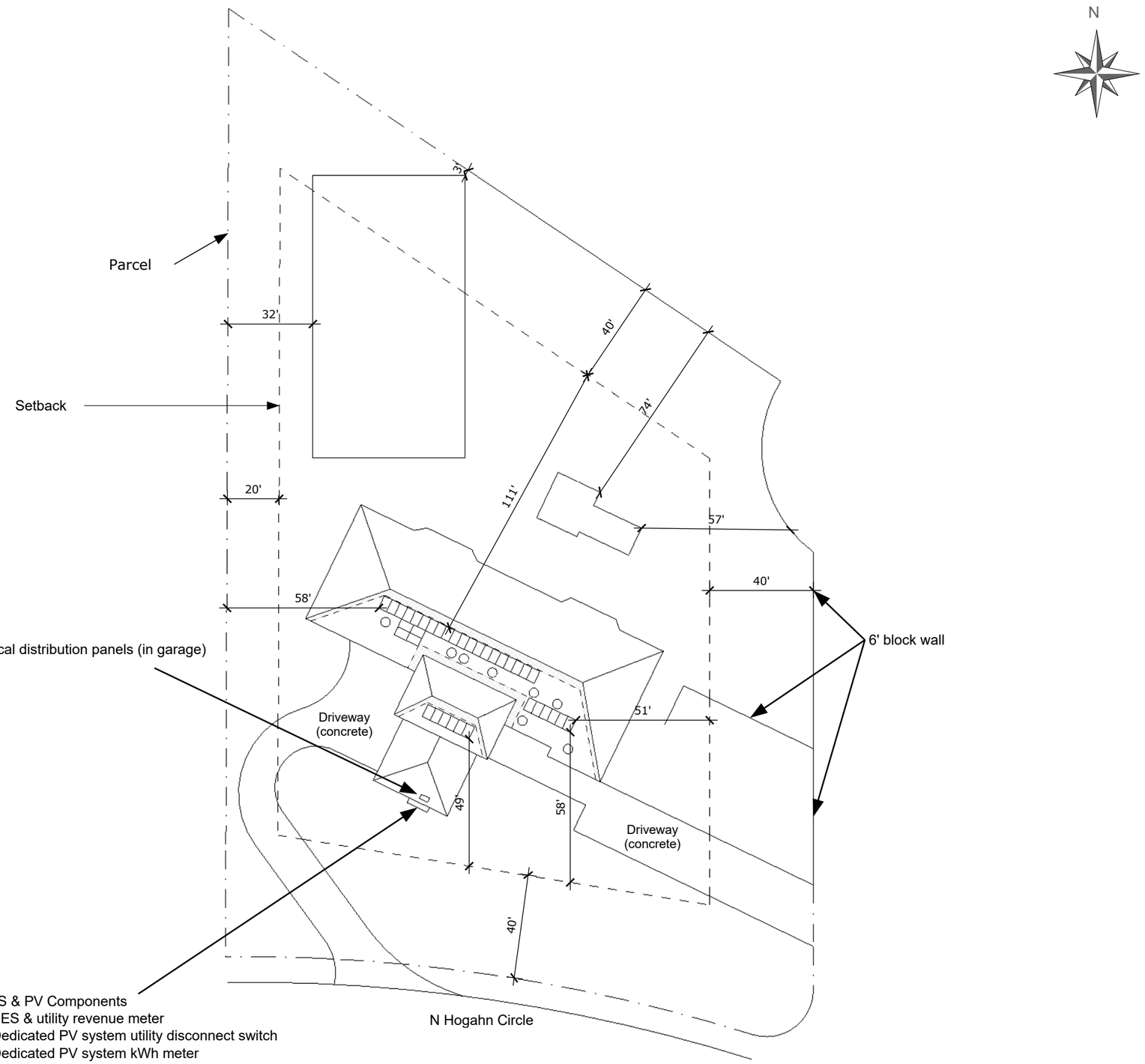
System Info:
11700 Watt DC PV Array
(3) arrays
(36) LG Solar LG325N1K-V5 325 Watt PV Modules
(36) Enphase Energy IQ7-60-2-US microinverters
(2) Branch circuits of 12 modules
(2) Branch circuits of 6 modules

A label shall be installed per NEC. It shall state the following:

SOLAR PV SYSTEM EQUIPPED WITH RAPID SHUTDOWN.

Site Plan Notes:
- All roof stanchions will be installed and sealed by approved methods & with approved materials
- Modules shall not be installed over vents
- Utility disconnect will have padlocks installed at final inspection
- Utility has 24-hr unrestricted access to all photovoltaic system components located at the service entrance.
- Workspace in front of the AC electrical system components shall be in accordance with utility & NEC requirements.

○ = vent/skylight





ANEVA SOLAR
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Scottsdale, AZ 85258
www.anevasolar.com
480.462.6382


AZ ROC License:
287715 (CR-11)

| Version History | |
|---|---|
| Version | Date |
| A | 7/23/20 |
| B | 12/3/20 |
| | |
| | |

Project name:
Tan Solar

PLANT LOCATION:
6204 N Hogahn Circle
Paradise Valley AZ 85253

11.7 kW (DC)
8.6 kW (AC)
Grid-tied
photovoltaic system

AHJ: Paradise Valley
Utility: SRP

APN: 169-22-080C
Zoning: R-43

Site Plan

Dwg No:
***E-2***

Drawings not to scale

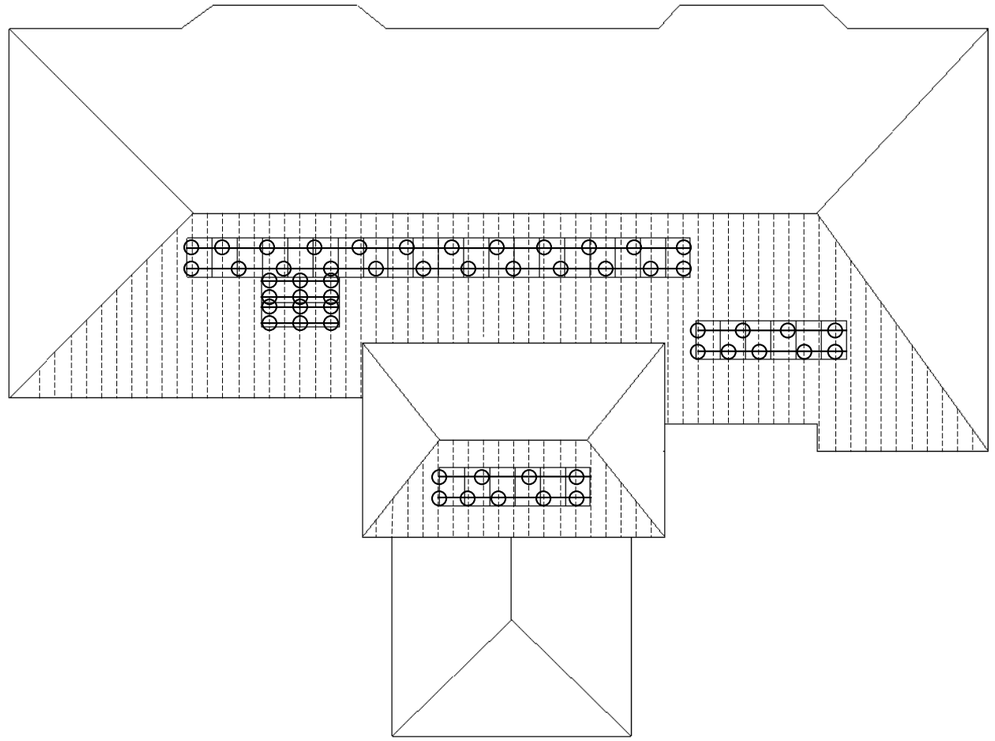
Notes:

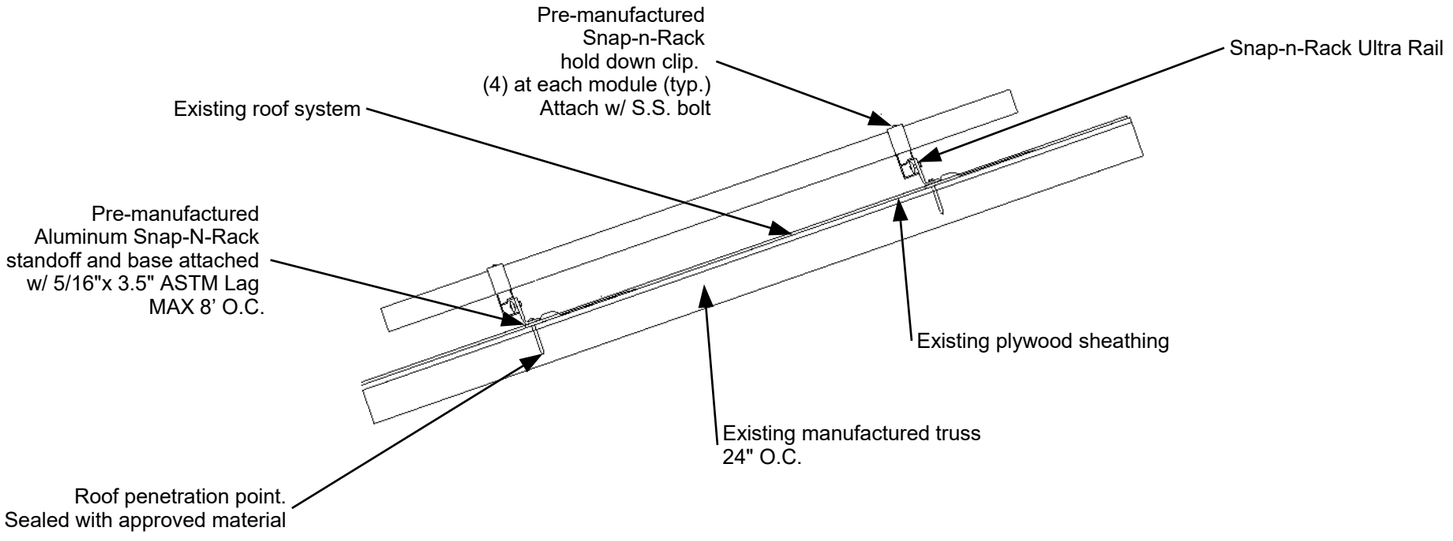
- Array Weight does not exceed 5 lbs. per square foot and does not exceed a point load of 40 lbs
- Roof attachment points spaced at 6’ intervals

○ = Roof Attachment Point

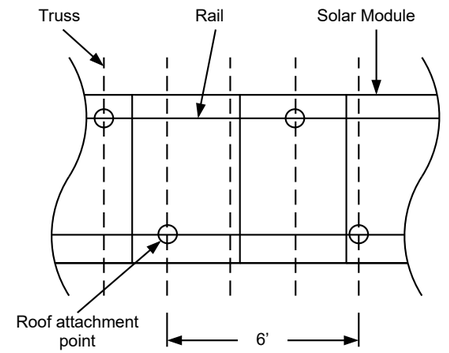
= 24” O.C. Manufactured Truss

= Solar Module






Roof Mounting Detail
Max Height Above Roof = 7"




| Mounting Detail | |
|---|---|
| Solar Module: | LG Solar LG325N1K-V5 |
| Orientation: | Flush: Portrait/Landsc. |
| Framing: | Manufactured truss |
| Roof type: | Pitched |
| Roof material: | Asphalt shingle |
| Spacing: | 24" O.C. |
| Racking | SnapNRack Ultra Rail |
| Max cantilever (per mfr) | 24" |
| Roof attachment points | 6' staggered |

| Load Distribution | Array 1 | Array 2 | Array 3 |
|---|---|---|---|
| Total modules in array: | 24 | 6 | 6 |
| Module weight: | 39.7 | 39.7 | 39.7 |
| Rack weight per module (lbs.): | 6.0 | 6.0 | 6.0 |
| Total weight per module (lbs.): | 45.7 | 45.7 | 45.7 |
| Total array weight: | 1096.3 | 274.1 | 274.1 |
| Module area (sf): | 18.4 | 18.4 | 18.4 |
| Total array area (sf): | 442.6 | 110.6 | 110.6 |
| Distributed load (psf): | 2.5 | 2.5 | 2.5 |
| Total # of vertical supports: | 36 | 9 | 9 |
| Point load (psf): | 30.5 | 30.5 | 30.5 |
| **Uplift Connections** | | | |
| Panel grouping area (sf) | 442.6 | 110.6 | 110.6 |
| Total load @21 psf max wind load: | 9293.8 | 2323.4 | 2323.4 |
| Req'd pullout strength per support: | 258.2 | 258.2 | 258.2 |
| Connector type: | 5/16" x 3.5" ASTM lag | | |


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8.6 kW (AC)
Grid-tied
photovoltaic system

AHJ: Paradise Valley
Utility: SRP

APN: 169-22-080C
Zoning: R-43

Structural Calcs &
Mounting Details

Dwg No:
***E-3***

Drawings not to scale

**Panel Detail (36 total)**
(36) LG Solar LG325N1K-V5 325 Watt PV Modules with
(36) Enphase Energy IQ7-60-2-US microinverter

Continuous output power = 240 Watts ac
Nominal voltage = 240 V ac
Continuous output current = 1.0 A ac
Max units per branch circuit = 16
Max overcurrent protection = 20 A ac

**Branch Circuits 1-2**
12 panel + microinverter strings
Max continuous output power = 2880 W ac
Nominal voltage = 240 V ac
Continuous output current = 12 A ac

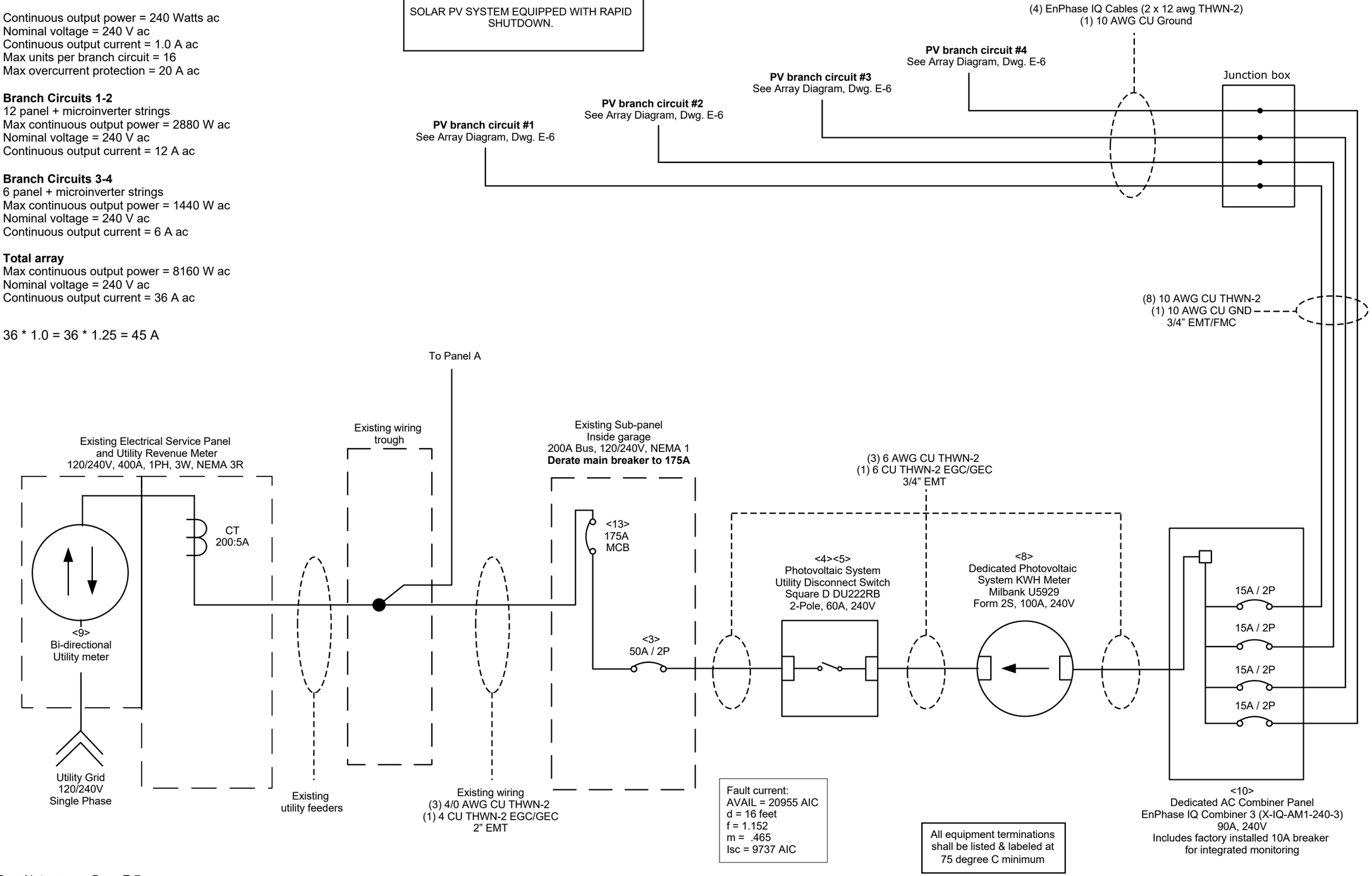
**Branch Circuits 3-4**
6 panel + microinverter strings
Max continuous output power = 1440 W ac
Nominal voltage = 240 V ac
Continuous output current = 6 A ac

**Total array**
Max continuous output power = 8160 W ac
Nominal voltage = 240 V ac
Continuous output current = 36 A ac

36 * 1.0 = 36 * 1.25 = 45 A

A label shall be installed per NEC. It shall state the following:

SOLAR PV SYSTEM EQUIPPED WITH RAPID SHUTDOWN.




Fault current:
AVAIL = 20955 AIC
d = 16 feet
f = 1.152
m = .465
Isc = 9737 AIC

All equipment terminations shall be listed & labeled at 75 degree C minimum

For <Notes>, see Dwg. E-7


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8.6 kW (AC)
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AHJ: Paradise Valley
Utility: SRP

APN: 169-22-080C
Zoning: R-43

One-Line Electrical Diagram

Dwg No:
***E-4***

Drawings not to scale

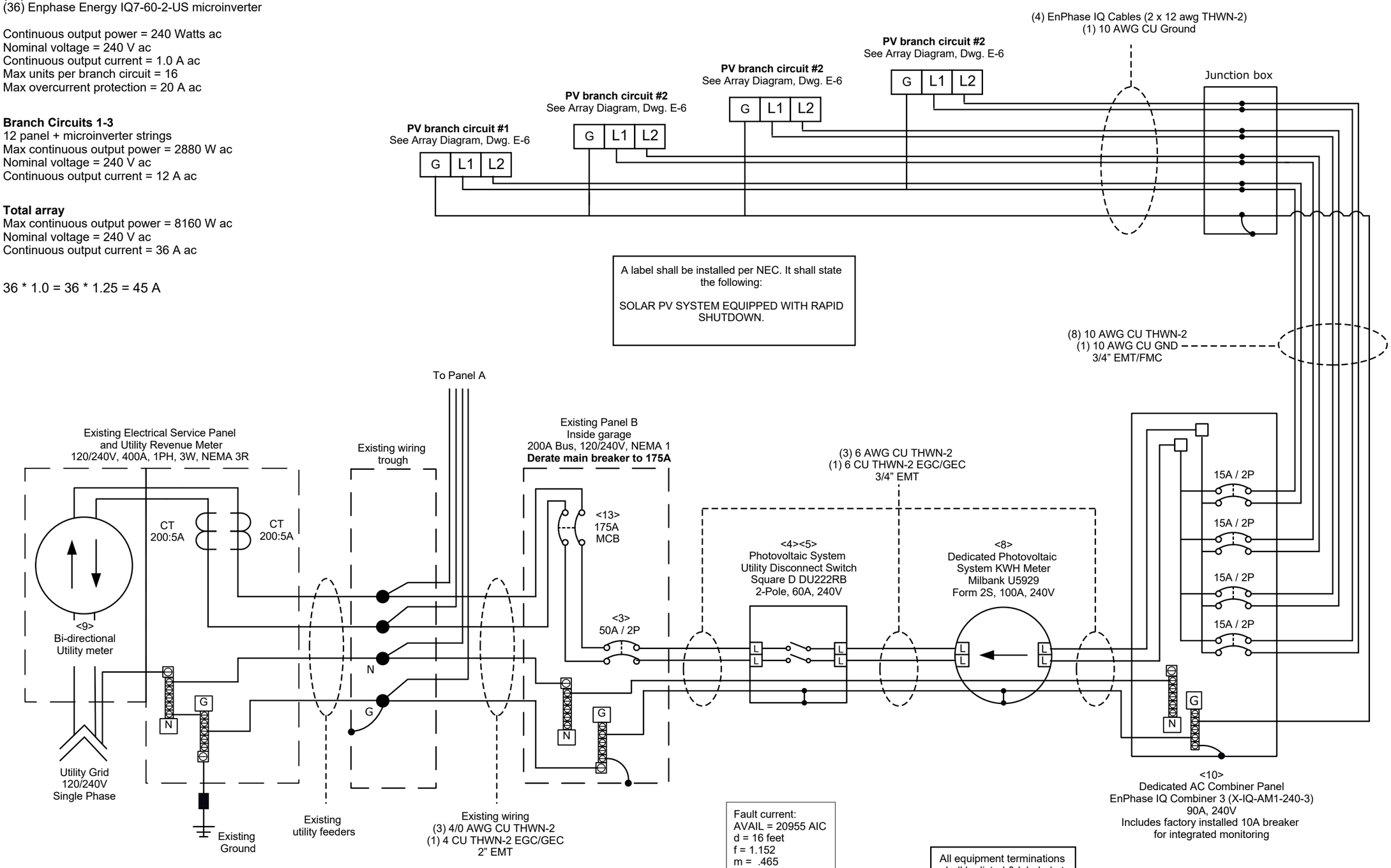
**Panel Detail (36 total)**
(36) LG Solar LG325N1K-V5 325 Watt PV Modules with
(36) Enphase Energy IQ7-60-2-US microinverter

Continuous output power = 240 Watts ac
Nominal voltage = 240 V ac
Continuous output current = 1.0 A ac
Max units per branch circuit = 16
Max overcurrent protection = 20 A ac

**Branch Circuits 1-3**
12 panel + microinverter strings
Max continuous output power = 2880 W ac
Nominal voltage = 240 V ac
Continuous output current = 12 A ac

**Total array**
Max continuous output power = 8160 W ac
Nominal voltage = 240 V ac
Continuous output current = 36 A ac

36 * 1.0 = 36 * 1.25 = 45 A




For <Notes>, see Dwg. E-7

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PLANT LOCATION:
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AHJ: Paradise Valley
Utility: SRP

APN: 169-22-080C
Zoning: R-43

Three-Line Electrical Diagram

Dwg No:
***E-5***

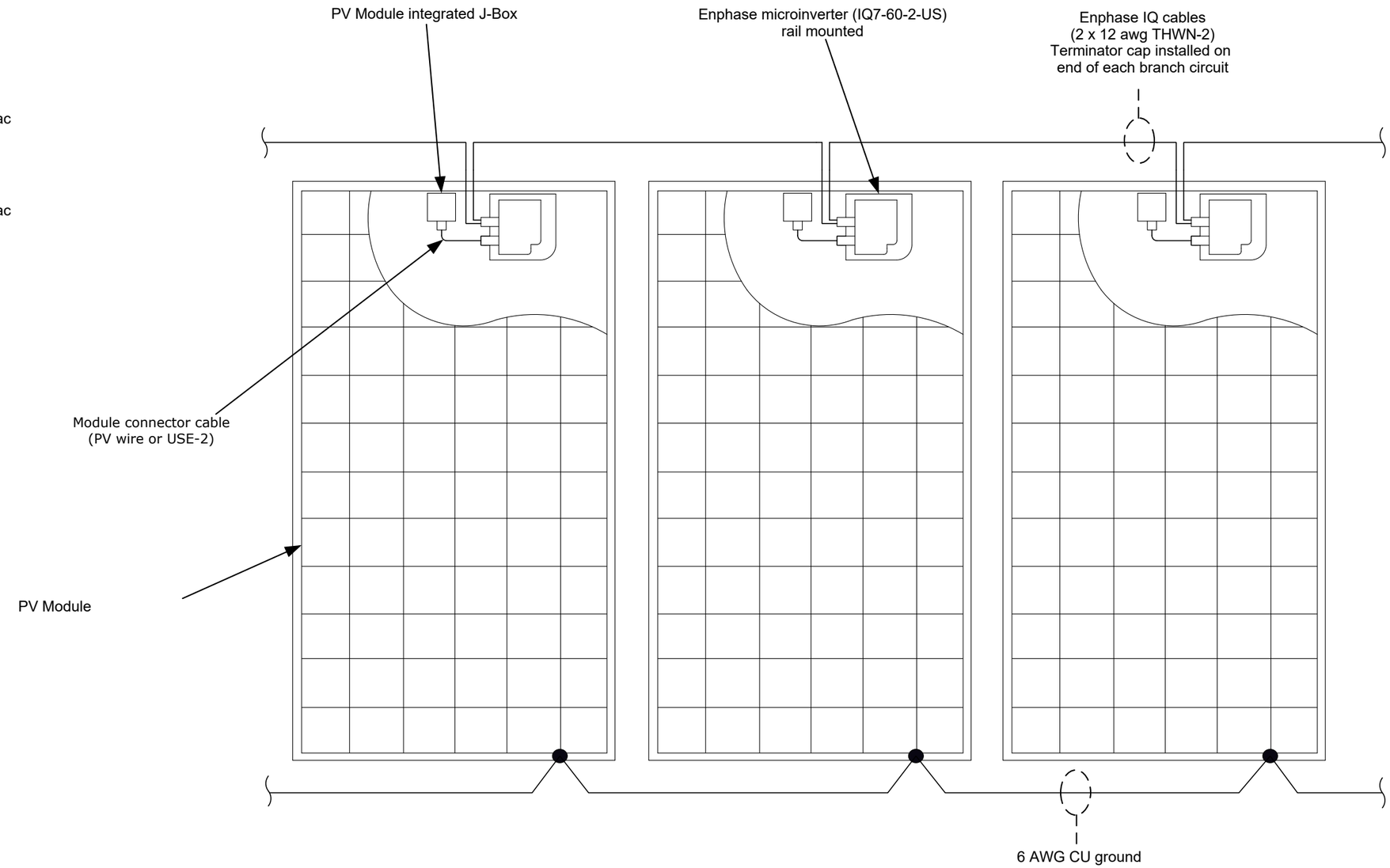
Drawings not to scale

**Panel Detail (36 total)**
(36) LG Solar LG325N1K-V5 325 Watt PV Modules with
(36) Enphase Energy IQ7-60-2-US microinverter

Continuous output power = 240 Watts ac
Nominal voltage = 240 V ac
Continuous output current = 1.0 A ac
Max units per branch circuit = 16
Max overcurrent protection = 20 A ac

**Branch Circuits 1-3**
12 panel + microinverter strings
Max continuous output power = 2880 W ac
Nominal voltage = 240 V ac
Continuous output current = 12 A ac

**Total array**
Max continuous output power = 8160 W ac
Nominal voltage = 240 V ac
Continuous output current = 36 A ac




Array Notes:
1. Equipment installed in accordance with NEC section 690 and all applicable requirements of service utility and authority having jurisdiction.
2. Grounding must be continuous and installed to allow for panel removal without disrupting continuity. All module ground connections shall be made in accordance with NEC 690.4 (C).
3. Follow manufacturer's suggested installation practices and wiring specifications.
4. Wires shall be rated and labeled "SUNLIGHT RESISTANT" where exposed to ambient conditions.
5. Photovoltaic source circuit conductors, which are exposed to direct sunlight, shall be listed and identified as photovoltaic (PV) wire.
6. Exposed PV rooftop conductors that are not located under the array shall be installed in a listed raceway, and shall include junction boxes at both ends of the raceway to transition from exposed conductors to the listed raceways per NEC 690.31(A) and (B).

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8.6 kW (AC)
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Utility: SRP

APN: 169-22-080C
Zoning: R-43

Array Diagram

Dwg No:
***E-6***

Drawings not to scale

**NOTES:**

1. Photovoltaic system equipment shall be installed in accordance with the IRC, NEC articles 690 and 705, and applicable requirements of the service utility and authority having jurisdiction. Photovoltaic system equipment will be posted with applicable warnings, signage and plaques per NEC 690, 705.10 and 705.12.
2. Photovoltaic source and output circuits shall comply with the wiring methods and installation and marking requirements of NEC. Wiring methods and enclosures containing PV source conductors must be marked with the wording "WARNING: PHOTOVOLTAIC POWER SOURCE" by labels or other approved permanent marking means suitable for the environment and placed with a maximum of 10" spacing.
3. Breaker labeled "MAXIMUM AC OUTPUT CURRENT AND OPERATING AC VOLTAGE". Breaker shall be positioned at the opposite (load) end from the input feeder or main circuit breaker location, and labeled "WARNING: POWER SOURCE OUTPUT CONNECTION - DO NOT RELOCATE THIS OVERCURRENT DEVICE".
4. Warning sign reading "WARNING - ELECTRIC SHOCK HAZARD - TERMINALS ON BOTH LINE AND LOAD SIDES MAY BE ENERGIZED IN THE OFF POSITION"
5. Label "PHOTOVOLTAIC SYSTEM UTILITY DISCONNECT SWITCH." Switch to be lockable visible blade disconnect per utility requirements.
6. Label "PHOTOVOLTAIC ARRAY DC DISCONNECT SWITCH". Label with operating current, operating voltage, maximum system voltage, and short circuit current.
7. Listing agency names and numbers to be indicated on power inverters and solar modules
8. Labeled PHOTOVOLTAIC SYSTEM DEDICATED KWH METER.
9. Bi-directional meter to be installed by utility.
10. Dedicated photovoltaic combiner sub-panel. Label "LOADS NOT TO BE ADDED TO THIS PANEL"
11. All labels exposed to sunlight must be engraved and attached per approved method.
12. GEC installed as required by manufacturer instructions.
13. Label "BREAKER HAS BEEN DE-RATED PER NEC 705.12"
14. Existing equipment is noted with a dashed line. Solid lines denote equipment installed by Aneva Solar.
15. Wire may be run short distances outside of conduit if wire reads "SUNLIGHT RESISTANT"
16. Ambient temperature adjusted for conduits exposed to sunlight on or above rooftops. Conduit elevated min. 3 1/2"; Adder 30 DEG F.
18. All exterior equipment to be NEMA 3R.
19. The photovoltaic power source shall be labeled with the following warning at each junction box, combiner box, disconnect and device where energized, ungrounded circuits may be exposed during service:

    WARNING: ELECTRIC SHOCK HAZARD. THE DC CONDUCTORS OF THIS PHOTOVOLTAIC SYSTEM ARE UNGROUNDED AND MAY BE ENERGIZED
20. DC circuits shall be protected by a listed (DC) arc-fault circuit interrupter and shall comply with NEC 690.11.
21. PV system circuits installed on or in buildings shall include a rapid shutdown function that controls specific conductors in accordance with NEC 690.12(B)(2). The rapid shutdown method shall be labelled in accordance with NEC 690.56(C)(1)(a). See Labels, Dwg. E-9 for example.
22. PV arrays shall be provided with DC ground-fault protection. PV power systems shall include ground fault protection for all PV source & output circuits.
23. Exposed PV rooftop conductors that are not located under the array shall be installed in a listed raceway, and shall include junction boxes at both ends of the raceway to transition from exposed conductors to the listed raceways.
24. A permanent plaque shall be installed. It shall state the following: · PHOTOVOLTAIC SYSTEM EQUIPPED WITH RAPID SHUTDOWN· The plaque shall be reflective with white, capitalized letters, on red background. Text height 3/8 inches minimum.
25. Label · WARNING: A GENERATION SOURCE IS CONNECTED TO THE SUPPLY (UTILITY) SIDE OF THE SERVICE DISCONNECTING MEANS. FOLLOW PROPER LOCK-OUT/TAG-OUT PROCEDURES TO ENSURE THE PHOTOVOLTAIC SYSTEM UTILITY DISCONNECT SWITCH IS OPENED PRIOR TO PERFORMING WORK ON THIS DEVICE·
26. Label "PHOTOVOLTAIC SYSTEM AC DISCONNECT SWITCH"

**Keys:**

| | | | |
|---|---|---|---|
| ■ | IRREVERSIBLE CRIMP | MLO | MAIN LUG ONLY |
| ● | WIRE SPLICE/BOND | PV | PHOTOVOLTAIC |
| GFDI | GROUND FAULT DETECTOR & INTERRUPTER | SES | SERVICE ENTRANCE SECTION |
| GFPD | GROUND FAULT PROTECTION DEVICE | GND | GROUND |
| MCB | MAIN CIRCUIT BREAKER | NEU | NEUTRAL |
| OPD | OVERCURRENT PROTECTION DEVICE | GEC | GROUNDING ELECTRODE CONDUCTOR |

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8.6 kW (AC)
Grid-tied
photovoltaic system

AHJ: Paradise Valley
Utility: SRP

APN: 169-22-080C
Zoning: R-43

Notes

Dwg No:
***E-7***

Drawings not to scale

Dedicated kWh meter
(Black with white lettering)
**<8>**

PHOTOVOLTAIC SYSTEM METER

LABEL SIZE: 1 X 3-1/2 INCHES
TEXT HEIGHT: 1/4 INCHES

Utility disconnect switch
(Black with white lettering)
**<5>**

PHOTOVOLTAIC SYSTEM
UTILITY DISCONNECT SWITCH

LABEL SIZE: 1-1/2 X 3-1/2 INCHES
TEXT HEIGHT:1/4 INCHES

Disconnect switches, combiners, junction boxes
(Red with white lettering)
**<4>**

WARNING
ELECTRIC SHOCK HAZARD
- DO NOT TOUCH TERMINALS -
TERMINALS ON BOTH LINE AND
LOAD SIDES MAY BE ENERGIZED
IN THE OFF POSITION

LABEL SIZE: 1-1/2 X 3-1/2 INCHES
TEXT HEIGHT:
"WARNING" 1/4 INCHES
OTHER TEXT - 3/16 INCHES

Backfed breaker
(Red with white lettering)
**<3>**

WARNING
INVERTER OUTPUT CONNECTION
DO NOT RELOCATE THIS
OVERCURRENT DEVICE

LABEL SIZE: 7/8 X 2 INCHES
TEXT HEIGHT: 1/8 (OR 1/16) INCHES

AC panel
(Black with white lettering)
**<3>**

PHOTOVOLTAIC ELECTRIC POWER SOURCE
BREAKERS ARE BACKFED

| | |
|---|---|
| MAXIMUM AC CURRENT | 36 A |
| SYSTEM AC VOLTAGE | 240 V |

LABEL SIZE: 1-1/2 X 3-1/2 INCHES
TEXT HEIGHT: 3/16 INCHES

Main breaker de-rate
(Black with white lettering)

BREAKER HAS BEEN DERATED
PER NEC 705.12

LABEL SIZE: 1/2 X 1-3/4 INCHES
TEXT HEIGHT: 1/8 (OR 1/16) INCHES

DC Warning Markings
Sample label for compliance with International Fire Code (see Notes <23>)

WARNING: PHOTOVOLTAIC
POWER SOURCE

Place Plaque At Electrical Service Location
Reflective - 3/8" High White Letters On Red Background

PHOTOVOLTAIC SYSTEM EQUIPPED
WITH RAPID SHUTDOWN

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Labels

Dwg No:
***E-8***

Drawings not to scale

| Existing Panel Schedule - Panel A | | | | | |
|---|---|---|---|---|---|
| Residential Panel | 200 AMP | 120/240V, 1PH, 3W, MAIN 200A/2P | | NEMA 3R | SURFACE MOUNTED |
| Location SES | Type | | AIC RATING 22k/10kA SERIES RATED | | |
| USE/AREA SERVED | CB | SPACE NUMBER | SPACE NUMBER | CB | USE/AREA SERVED |
| AC 1 | 90A/2P | 1 | 2 | 90A/2P | AC 2 |
| | | 3 | 4 | | |
| heat | 60A/2P | 5 | 6 | 60A/2P | heat |
| | | 7 | 8 | | |
| range | 40A/2P | 9 | 10 | 20A/1P | workshop |
| | | 11 | 12 | 15A/1P | lights |
| AH 1 | 30A/2P | 13 | 14 | 15A/1P | lights |
| | | 15 | 16 | 15A/1P | lights |
| AH 2 | 30A/2P | 17 | 18 | 15A/1P | lights |
| | | 19 | 20 | 15A/1P | lights |
| water heater | 30A/2P | 21 | 22 | 30A/2P | oven |
| | | 23 | 24 | | |
| laundry | 20A/1P | 25 | 26 | | |
| | | 27 | 28 | | |
| | | 29 | 30 | | |
| | | 31 | 32 | | |
| | | 33 | 34 | | |
| | | 35 | 36 | | |
| | | 37 | 38 | | |
| | | 39 | 40 | | |

THE 400A 'SES' SERVES (2) LOAD CENTERS, EACH WITH 200A MAIN BREAKER AND BUS BAR. IN USING NEC 220.82, THE CALCULATION OF THE SERVICE LOAD FOR PANEL B IS 109A. THEREFORE PANEL B WOULD BE PERMITTED TO BE SERVED BY A 175A MCB.

PER NEC 690.64(B)(2), THE SUM OF THE AMPERE RATINGS OF THE OCP DEVICES SUPPLYING POWER TO THE BUS BAR CANNOT EXCEED 120 PERCENT OF THE BUS BAR RATING.

| Load Calculations (Per NEC 220.82) | | | |
|---|---|---|---|
| GENERAL LOADS (Panel B): | | | |
| 5196 sq. ft. @ 3VA/sq. ft. | | 15588 | VA |
| Two Small Appliance | | 3000 | VA |
| Laundry circuit | | 1500 | VA |
| Dishwasher/Disposal | | 1800 | VA |
| Refrigerator | | 1800 | VA |
| water heater | | 5000 | VA |
| jacuzzi | | 9000 | VA |
| oven | | 5000 | VA |
| pool | | 3000 | VA |
| Dryer | | 5000 | VA |
| | | 50688 | VA |
| First 10,000 at 100% | | 10000 | VA |
| Remainder at 40% | | 16275 | VA |
| GENERAL LOADS: | | 26275 | VA |
| HVAC LOADS | | | |
| None: All on panel A | | 0 | VA |
| HVAC LOADS: | | 0 | VA |
| TOTAL SERVICE LOAD (PANEL B): | | | |
| GENERAL LOADS: | | 26275 | VA |
| HVAC LOADS: | | 0 | VA |
| TOTAL LOAD: | | 26275 | VA |
| CALCULATED LOAD FOR SERVICE: | | | |
| 26275 VA/ 240V = | | 109 | AMPS |

THEREFORE, PANEL B WOULD BE
PERMITTED TO BE SERVED BY A 175A MCB

| Existing Panel Schedule - Panel B | | | | | |
|---|---|---|---|---|---|
| Residential Panel | 200 AMP | 120/240V, 1PH, 3W, MAIN 200A/2P | | NEMA 3R | SURFACE MOUNTED |
| Location SES | Type | | AIC RATING 22k/10kA SERIES RATED | | |
| USE/AREA SERVED | CB | SPACE NUMBER | SPACE NUMBER | CB | USE/AREA SERVED |
| hot water | 30A/2P | 1 | 2 | 30A/2P | oven |
| | | 3 | 4 | | |
| dryer | 30A/2P | 5 | 6 | 50A/2P | jacuzzi heat |
| | | 7 | 8 | | |
| dishwasher | 20A/2P | 9 | 10 | 15A/1P | garage |
| | | 11 | 12 | 20A/1P | master bath |
| fridge | 20A/1P | 13 | 14 | 20A/1P | bath gfi |
| washer | 20A/1P | 15 | 16 | 20A/1P | garage fridge |
| lights | 15A/1P | 17 | 18 | 20A/1P | kitchen gfi |
| master | 15A/1P | 19 | 20 | 20A/1P | kitchen gfi |
| lights | 15A/1P | 21 | 22 | 20A/1P | general |
| llights | 15A/1P | 23 | 24 | 20A/1P | general |
| lights | 15A/1P | 25 | 26 | 15A/1P | garage |
| garage | 20A/1P | 27 | 28 | 15A/1P | family room |
| microwave | 20A/1P | 29 | 30 | 15A/1P | lights |
| pool | 20A/2P | 31 | 32 | 20A/1P | gate |
| | | 33 | 34 | 20A/1P | fountain |
| | | 35 | 36 | | |
| | | 37 | 38 | | |
| | | 39 | 40 | | |

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Load Calculations

Dwg No:
***E-9***

Drawings not to scale

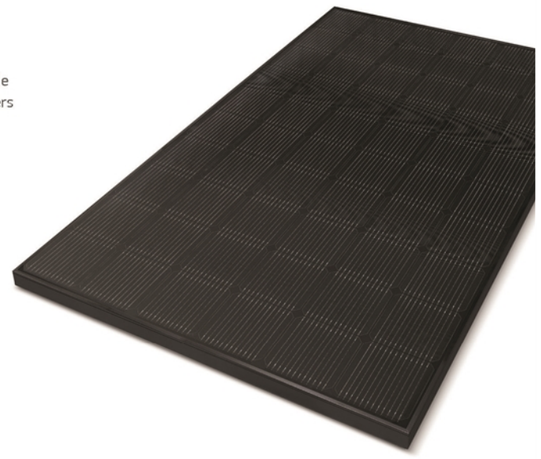
# LG NeON®2 Black

LG325N1K-V5

## 325W

The LG NeON® 2 is LG's best selling solar module, and is one of the most powerful and versatile modules on the market today. Featuring LG's Cello Technology, the LG NeON® 2 increases power output. New updates include an extended performance warranty from 86% to 90.08% to give customers higher performance and reliability.



25 YEAR
PARTS • PERFORMANCE • LABOR
WARRANTY

## Features

**Enhanced Performance Warranty**

LG NeON® 2 Black has an enhanced performance warranty. After 25 years, LG NeON® 2 Black is guaranteed at least 90.08% of initial performance.

**Enhanced Product Warranty**

LG has extended the warranty of the NeON® 2 Black to 25 years including labor, which is top level in the industry.

**Better Performance on a Sunny Day**

LG NeON® 2 Black now performs better on sunny days, thanks to its improved temperature coefficient.

**Roof Aesthetics**

LG NeON® 2 Black has been designed with aesthetics in mind using thinner wires that appear all black at a distance. LG NeON® 2 Black can increase the value of a property with its modern design.

**When you go solar, ask for the brand you can trust: LG Solar**

### About LG Electronics

LG Electronics is a global leader in electronic products in the clean energy markets by offering solar PV panels and energy storage systems. The company first embarked on a solar energy source research program in 1985, supported by LG Group's vast experience in the semi-conductor, LCD, chemistry and materials industries. In 2010, LG Solar successfully released its first MonoX® series to the market, which is now available in 32 countries. The NeON® (previous MonoX® NeON), NeON®2, NeON®2 BiFacial won the "Intersolar AWARD" in 2013, 2015 and 2016, which demonstrates LG's leadership and innovation in the solar industry.

LG Solar

# LG NeON®2 Black

LG325N1K-V5

### General Data

| | |
|---|---|
| Cell Properties (Material/Type) | Monocrystalline/N-type |
| Cell Maker | LG |
| Cell Configuration | 60 Cells (6 x 10) |
| Number of Busbars | 12EA |
| Module Dimensions (L x W x H) | 1,686mm x 1,016mm x 40 mm |
| Weight | 17.1 kg |
| Glass (Material) | Tempered Glass with AR Coating |
| Backsheet (Color) | Black |
| Frame (Material) | Anodized Aluminium |
| Junction Box (Protection Degree) | IP 68 with 3 Bypass Diodes |
| Cables (Length) | 1,000mm x 2EA |
| Connector (Type/Maker) | MC 4/MC |

### Certifications and Warranty

| | |
|---|---|
| Certifications | IEC 61215-1/-1-1/2:2016, IEC 61730-1/2:2016, UL 1703 |
| | ISO 9001, ISO 14001, ISO 50001 |
| | OHSAS 18001 |
| Salt Mist Corrosion Test | IEC 62701:2012 Severity 6 |
| Ammonia Corrosion Test | IEC 62716:2013 |
| Module Fire Performance | Type 2 (UL 1703) |
| Fire Rating | Class C (UL 790, ULC/ORD C 1703) |
| Solar Module Product Warranty | 25 Years |
| Solar Module Output Warranty | Linear Warranty* |

Improved: 1st Year 98%, from 2-24th year: 0.33%/year down, after 25th year: 90.08%

### Temperature Characteristics

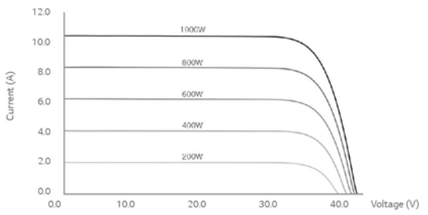
| | | |
|---|---|---|
| NMOT* | [℃] | 42 ± 3 |
| Pmax | [%/℃] | -0.36 |
| Voc | [%/℃] | -0.27 |
| Isc | [%/℃] | 0.03 |

* NMOT (Nominal Module Operating Temperature): Irradiance 800 W/m2, Ambient temperature 20 ℃, Wind speed 1 m/s, Spectrum AM 1.5

### Electrical Properties (NMOT)

| Model | | LG325N1K-V5 |
|---|---|---|
| Maximum Power (Pmax) | [W] | 243 |
| MPP Voltage (Vmpp) | [V] | 31.5 |
| MPP Current (Impp) | [A] | 7.69 |
| Open Circuit Voltage (Voc) | [V] | 38.4 |
| Short Circuit Current (Isc) | [A] | 8.23 |

### I-V Curves




### Electrical Properties (STC*)

| Model | | LG325N1K-V5 |
|---|---|---|
| Maximum Power (Pmax) | [W] | 325 |
| MPP Voltage (Vmpp) | [V] | 33.7 |
| MPP Current (Impp) | [A] | 9.65 |
| Open Circuit Voltage (Voc ± 5%) | [V] | 40.9 |
| Short Circuit Current (Isc ± 5%) | [A] | 10.23 |
| Module Efficiency | [%] | 19.0 |
| Power Tolerance | [%] | 0 ~ +3 |

* STC (Standard Test Condition): Irradiance 1000 W/m², cell temperature 25 ℃, AM 1.5

### Operating Conditions

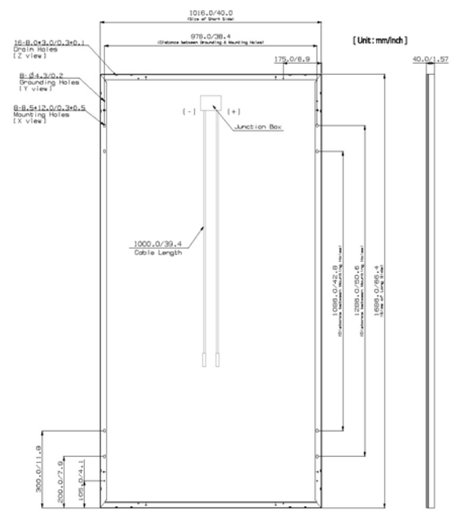
| | | |
|---|---|---|
| Operating Temperature | [℃] | -40 ~ +90 |
| Maximum System Voltage | [V] | 1,000(UL), 1000(IEC) |
| Maximum Series Fuse Rating | [A] | 20 |
| Mechanical Test Load (Front) | [Pa/psf] | 5,400/113 |
| Mechanical Test Load (Rear) | [Pa/psf] | 4,000/84 |

* Test Load = Design load x Safety Factor (1.5)

### Packaging Configuration

| | | |
|---|---|---|
| Number of Modules per Pallet | [EA] | 25 |
| Number of Modules per 40ft HQ Container | [EA] | 650 |
| Packaging Box Dimensions (L x W x H) | [mm] | 1,750 x 1,120 x 1,221 |
| Packaging Box Gross Weight | [kg] | 464 |

### Dimensions (mm/inch)




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Product specifications are subject to change without notice.
LG325N1K-V5.pdf

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Version History

| Version | Date |
|---|---|
| A | 7/23/20 |
| B | 12/3/20 |
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Project name:
Tan Solar

PLANT LOCATION:
6204 N Hogahn Circle
Paradise Valley AZ 85253

11.7 kW (DC)
8.6 kW (AC)
Grid-tied
photovoltaic system

AHJ: Paradise Valley
Utility: SRP

APN: 169-22-080C
Zoning: R-43

Equipment
Specification Sheets

Dwg No:
***E-10***

Drawings not to scale

Data Sheet
**Enphase Microinverters**
Region: AMERICAS

# Enphase IQ 7 and IQ 7+ Microinverters

The high-powered smart grid-ready **Enphase IQ 7 Micro™** and **Enphase IQ 7+ Micro™** dramatically simplify the installation process while achieving the highest system efficiency.

Part of the Enphase IQ System, the IQ 7 and IQ 7+ Microinverters integrate with the Enphase IQ Envoy™, Enphase IQ Battery™, and the Enphase Enlighten™ monitoring and analysis software.

IQ Series Microinverters extend the reliability standards set forth by previous generations and undergo over a million hours of power-on testing, enabling Enphase to provide an industry-leading warranty of up to 25 years.




### Easy to Install

- Lightweight and simple
- Faster installation with improved, lighter two-wire cabling
- Built-in rapid shutdown compliant (NEC 2014 & 2017)

### Productive and Reliable

- Optimized for high powered 60-cell and 72-cell* modules
- More than a million hours of testing
- Class II double-insulated enclosure
- UL listed

### Smart Grid Ready

- Complies with advanced grid support, voltage and frequency ride-through requirements
- Remotely updates to respond to changing grid requirements
- Configurable for varying grid profiles
- Meets CA Rule 21 (UL 1741-SA)

* The IQ 7+ Micro is required to support 72-cell modules.

To learn more about Enphase offerings, visit **enphase.com**

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## Enphase IQ 7 and IQ 7+ Microinverters

| INPUT DATA (DC) | IQ7-60-2-US | | IQ7PLUS-72-2-US | |
|---|---|---|---|---|
| Commonly used module pairings[1] | 235 W - 350 W + | | 235 W - 440 W + | |
| Module compatibility | 60-cell PV modules only | | 60-cell and 72-cell PV modules | |
| Maximum input DC voltage | 48 V | | 60 V | |
| Peak power tracking voltage | 27 V - 37 V | | 27 V - 45 V | |
| Operating range | 16 V - 48 V | | 16 V - 60 V | |
| Min/Max start voltage | 22 V / 48 V | | 22 V / 60 V | |
| Max DC short circuit current (module Isc) | 15 A | | 15 A | |
| Overvoltage class DC port | II | | II | |
| DC port backfeed current | 0 A | | 0 A | |
| PV array configuration | 1 x 1 ungrounded array; No additional DC side protection required; AC side protection requires max 20A per branch circuit | | | |
| **OUTPUT DATA (AC)** | **IQ 7 Microinverter** | | **IQ 7+ Microinverter** | |
| Peak output power | 250 VA | | 295 VA | |
| Maximum continuous output power | 240 VA | | 290 VA | |
| Nominal (L-L) voltage/range[2] | 240 V / 211-264 V | 208 V / 183-229 V | 240 V / 211-264 V | 208 V / 183-229 V |
| Maximum continuous output current | 1.0 A (240 V) | 1.15 A (208 V) | 1.21 A (240 V) | 1.39 A (208 V) |
| Nominal frequency | 60 Hz | | 60 Hz | |
| Extended frequency range | 47 - 68 Hz | | 47 - 68 Hz | |
| AC short circuit fault current over 3 cycles | 5.8 Arms | | 5.8 Arms | |
| Maximum units per 20 A (L-L) branch circuit[3] | 16 (240 VAC) | 13 (208 VAC) | 13 (240 VAC) | 11 (208 VAC) |
| Overvoltage class AC port | III | | III | |
| AC port backfeed current | 0 A | | 0 A | |
| Power factor setting | 1.0 | | 1.0 | |
| Power factor (adjustable) | 0.85 leading ... 0.85 lagging | | 0.85 leading ... 0.85 lagging | |
| **EFFICIENCY** | **@240 V** | **@208 V** | **@240 V** | **@208 V** |
| Peak efficiency | 97.6 % | 97.6 % | 97.5 % | 97.3 % |
| CEC weighted efficiency | 97.0 % | 97.0 % | 97.0 % | 97.0 % |
| **MECHANICAL DATA** | | | | |
| Ambient temperature range | -40°C to +65°C | | | |
| Relative humidity range | 4% to 100% (condensing) | | | |
| Connector type (IQ7-60-2-US & IQ7PLUS-72-2-US) | MC4 (or Amphenol H4 UTX with additional Q-DCC-5 adapter) | | | |
| Dimensions (WxHxD) | 212 mm x 175 mm x 30.2 mm (without bracket) | | | |
| Weight | 1.08 kg (2.38 lbs) | | | |
| Cooling | Natural convection - No fans | | | |
| Approved for wet locations | Yes | | | |
| Pollution degree | PD3 | | | |
| Enclosure | Class II double-insulated, corrosion resistant polymeric enclosure | | | |
| Environmental category / UV exposure rating | NEMA Type 6 / outdoor | | | |
| **FEATURES** | | | | |
| Communication | Power Line Communication (PLC) | | | |
| Monitoring | Enlighten Manager and MyEnlighten monitoring options. Both options require installation of an Enphase IQ Envoy. | | | |
| Disconnecting means | The AC and DC connectors have been evaluated and approved by UL for use as the load-break disconnect required by NEC 690. | | | |
| Compliance | CA Rule 21 (UL 1741-SA) UL 62109-1, UL1741/IEEE1547, FCC Part 15 Class B, ICES-0003 Class B, CAN/CSA-C22.2 NO. 107.1-01 This product is UL Listed as PV Rapid Shut Down Equipment and conforms with NEC-2014 and NEC-2017 section 690.12 and C22.1-2015 Rule 64-218 Rapid Shutdown of PV Systems, for AC and DC conductors, when installed according manufacturer's instructions. | | | |

1. No enforced DC/AC ratio. See the compatibility calculator at https://enphase.com/en-us/support/module-compatibility.
2. Nominal voltage range can be extended beyond nominal if required by the utility.
3. Limits may vary. Refer to local requirements to define the number of microinverters per branch in your area.

To learn more about Enphase offerings, visit **enphase.com**

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2019-3-26

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287715 (CR-11)

Version History

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Project name:
Tan Solar

PLANT LOCATION:
6204 N Hogahn Circle
Paradise Valley AZ 85253

11.7 kW (DC)
8.6 kW (AC)
Grid-tied
photovoltaic system

AHJ: Paradise Valley
Utility: SRP

APN: 169-22-080C
Zoning: R-43

Equipment Specification Sheets

Dwg No:
***E-11***

Drawings not to scale

Data Sheet
**Enphase Q Cable Accessories**
REGION: Americas

# Enphase Q Cable Accessories

The **Enphase Q Cable™** and accessories are part of the latest generation Enphase IQ System™. These accessories provide simplicity, reliability, and faster installation times.



## Enphase Q Cable

- Two-wire, double-insulated Enphase Q Cable is 50% lighter than the previous generation Enphase cable
- New cable numbering and plug and play connectors speed up installation and simplify wire management
- Link connectors eliminate cable waste



## Field-Wireable Connectors

- Easily connect Q cables on the roof without complex wiring
- Make connections from any open connector and center feed any section of cable within branch limits
- Available in male and female connector types

To learn more about Enphase offerings, visit **enphase.com**

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## Enphase Q Cable Accessories

| CONDUCTOR SPECIFICATIONS | |
|---|---|
| Certification | UL3003 (raw cable), UL 9703 (cable assemblies), DG cable |
| Flame test rating | FT4 |
| Compliance | RoHS, OIL RES I, CE, UV resistant, combined UL for the United States |
| Conductor type | THHN/THWN-2 dry/wet |
| Disconnecting means | The AC and DC bulkhead connectors have been evaluated and approved by UL for use as the load-break disconnect required by NEC 690. |

| Q CABLE TYPES / ORDERING OPTIONS | | | | |
|---|---|---|---|---|
| **Connectorized Models** | **Size / Max Nominal Voltage** | **Connector Spacing** | **PV Module Orientation** | **Connector Count per Box** |
| Q-12-10-240 | 12 AWG / 277 VAC | 1.3 m (4.2 ft) | Portrait | 240 |
| Q-12-17-240 | 12 AWG / 277 VAC | 2.0 m (6.5 ft) | Landscape (60-cell) | 240 |
| Q-12-20-200 | 12 AWG / 277 VAC | 2.3 m (7.5 ft) | Landscape (72-cell) | 200 |

| ENPHASE Q CABLE ACCESSORIES | | |
|---|---|---|
| **Name** | **Model Number** | **Description** |
| Raw Q Cable | Q-12-RAW-200 | 300 meters of 12 AWG cable with no connectors |
| Field-wireable connector (male) | Q-CONN-10M | Make connections from any open connector |
| Field-wireable connector (female) | Q-CONN-10F | Make connections from any Q Cable open connector |
| Cable Clip | Q-CLIP-100 | Used to fasten cabling to the racking or to secure looped cabling |
| Disconnect tool | Q-DISC-10 | Disconnect tool for Q Cable connectors, DC connectors, and AC module mount |
| Q Cable sealing caps (female) | Q-SEAL-10 | One needed to cover each unused connector on the cabling |
| Terminator | Q-TERM-10 | Terminator cap for unused cable ends |
| Friends PV2 to MC4 adaptor | ECA-S20-S22 | Connect PV module using MC4 connectors to IQ micros with Friends PV2 bulkhead connectors |
| Friends PV2 to UTX adaptor | ECA-S20-S25 | Connect PV module using UTX connectors to IQ micros with Friends PV2 bulkhead connectors |
| Replacement DC Adaptor (MC4) | Q-DCC-2 | DC adaptor to MC4 (max voltage 100 VDC) |
| Replacement DC Adaptor (UTX) | Q-DCC-5 | DC adaptor to UTX (max voltage 100 VDC) |



**TERMINATOR**
Terminator cap for unused cable ends, sold in packs of ten (Q-TERM-10)



**SEALING CAPS**
Sealing caps for unused aggregator and cable connections (Q-BA-CAP-10 and Q-SEAL-10)



**DISCONNECT TOOL**
Plan to use at least one per installation, sold in packs of ten (Q-DISC-10)



**CABLE CLIP**
Used to fasten cabling to the racking or to secure looped cabling, sold in packs of one hundred (Q-CLIP-100)

To learn more about Enphase offerings, visit **enphase.com**

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11.7 kW (DC)
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photovoltaic system

AHJ: Paradise Valley
Utility: SRP

APN: 169-22-080C
Zoning: R-43

Equipment
Specification Sheets

Dwg No:
***E-12***

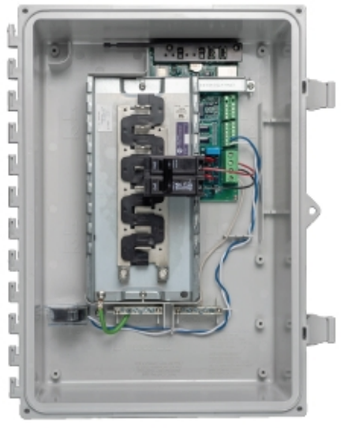
Drawings not to scale

Data Sheet
Enphase Networking

# Enphase IQ Combiner 3

(X-IQ-AM1-240-3)

The **Enphase IQ Combiner 3**™ with Enphase IQ Envoy™ consolidates interconnection equipment into a single enclosure and streamlines PV and storage installations by providing a consistent, pre-wired solution for residential applications. It offers up to four 2-pole input circuits and Eaton BR series busbar assembly.



### Smart

- Includes IQ Envoy for communication and control
- Flexible networking supports Wi-Fi, Ethernet, or cellular
- Optional AC receptacle available for PLC bridge
- Provides production metering and optional consumption monitoring

### Simple

- Reduced size from previous combiner
- Centered mounting brackets support single stud mounting
- Supports back and side conduit entry
- Up to four 2-pole branch circuits for 240 VAC plug-in breakers (not included)
- 80 A total PV or storage branch circuits

### Reliable

- Durable NRTL-certified NEMA type 3R enclosure
- Five-year warranty
- UL listed

LISTED

To learn more about Enphase offerings, visit **enphase.com**

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## Enphase IQ Combiner 3

| | |
|---|---|
| **MODEL NUMBER** | |
| IQ Combiner 3 X-IQ-AM1-240-3 | IQ Combiner 3 with Enphase IQ Envoy™ printed circuit board for integrated revenue grade PV production metering (ANSI C12.20 +/- 0.5%) and optional* consumption monitoring (+/- 2.5%). |
| **ACCESSORIES and REPLACEMENT PARTS** (not included, order separately) | |
| Enphase Mobile Connect™<br>CELLMODEM-03 (4G / 12-year data plan)<br>CELLMODEM-01 (3G / 5-year data plan)<br>CELLMODEM-M1 (4G based LTE-M / 5-year data plan) | Plug and play industrial grade cellular modem with data plan for systems up to 60 microinverters. (Available in the US, Canada, Mexico, Puerto Rico, and the US Virgin Islands, where there is adequate cellular service in the installation area.) |
| Consumption Monitoring* CT<br>CT-200-SPLIT | Split core current transformers enable whole home consumption metering (+/- 2.5%). |
| Circuit Breakers<br>BRK-10A-2-240<br>BRK-15A-2-240<br>BRK-20A-2P-240 | Supports Eaton BR210, BR215, BR220, BR230, BR240, BR250, and BR260 circuit breakers.<br>Circuit breaker, 2 pole, 10A, Eaton BR210<br>Circuit breaker, 2 pole, 15A, Eaton BR215<br>Circuit breaker, 2 pole, 20A, Eaton BR220 |
| EPLC-01 | Power line carrier (communication bridge pair), quantity 2 |
| XA-PLUG-120-3 | Accessory receptacle for Power Line Carrier in IQ Combiner 3 (required for EPLC-01) |
| XA-ENV-PCBA-3 | Replacement IQ Envoy printed circuit board (PCB) for Combiner 3 |
| **ELECTRICAL SPECIFICATIONS** | |
| Rating | Continuous duty |
| System voltage | 120/240 VAC, 60 Hz |
| Eaton BR series busbar rating | 125 A |
| Max. continuous current rating (output to grid) | 65 A |
| Max. fuse/circuit rating (output) | 90 A |
| Branch circuits (solar and/or storage) | Up to four 2-pole Eaton BR series Distributed Generation (DG) breakers only (not included) |
| Max. continuous current rating (input from PV) | 64 A |
| Max. total branch circuit breaker rating (input) | 80A of distributed generation / 90A with IQ Envoy breaker included |
| Production Metering CT | 200 A solid core pre-installed and wired to IQ Envoy |
| **MECHANICAL DATA** | |
| Dimensions (WxHxD) | 49.5 x 37.5 x 16.8 cm (19.5" x 14.75" x 6.63"). Height is 21.06" (53.5 cm with mounting brackets). |
| Weight | 7.5 kg (16.5 lbs) |
| Ambient temperature range | -40° C to +46° C (-40° to 115° F) |
| Cooling | Natural convection, plus heat shield |
| Enclosure environmental rating | Outdoor, NRTL-certified, NEMA type 3R, polycarbonate construction |
| Wire sizes | • 20 A to 50 A breaker inputs: 14 to 4 AWG copper conductors<br>• 60 A breaker branch input: 4 to 1/0 AWG copper conductors<br>• Main lug combined output: 10 to 2/0 AWG copper conductors<br>• Neutral and ground: 14 to 1/0 copper conductors<br>Always follow local code requirements for conductor sizing. |
| Altitude | To 2000 meters (6,560 feet) |
| **INTERNET CONNECTION OPTIONS** | |
| Integrated Wi-Fi | 802.11b/g/n |
| Ethernet | Optional, 802.3, Cat5E (or Cat 6) UTP Ethernet cable (not included) |
| Cellular | Optional, CELLMODEM-01 (3G) or CELLMODEM-03 (4G) or CELLMODEM-M1 (4G based LTE-M) (not included) |
| **COMPLIANCE** | |
| Compliance, Combiner | UL 1741<br>CAN/CSA C22.2 No. 107.1<br>47 CFR, Part 15, Class B, ICES 003<br>Production metering: ANSI C12.20 accuracy class 0.5 (PV production) |
| Compliance, IQ Envoy | UL 60601-1/CANCSA 22.2 No. 61010-1 |

* Consumption monitoring is required for Enphase Storage Systems.

To learn more about Enphase offerings, visit **enphase.com**

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2018-09-13

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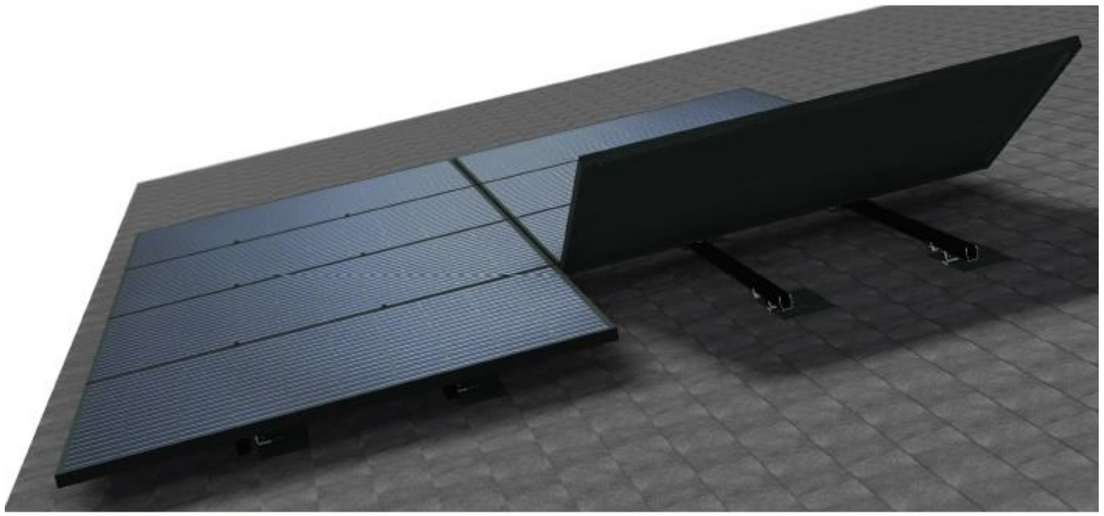
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***E-13***

Drawings not to scale

SnapNrack
Solar Mounting Solutions

Ultra Rail

# Ultra Rail



## The Ultimate Value in Rooftop Solar

- Industry leading Wire Management Solutions
- Mounts available for all roof types
- An install experience unlike any other
- Compatible with all Series 100 Module Clamps & Accessories

## Start Installing Ultra Rail Today

**RESOURCES** snapnrack.com/resources
**DESIGN** snapnrack.com/configurator
**WHERE TO BUY** snapnrack.com/where-to-buy

## The SnapNrack Ultra Rail

is a sleek, lightweight rail solution for mounting solar modules on the roof.

### The Entire System is a Snap to Install

- New Ultra Rail Mounts include snap-in brackets for attaching rail
- Compatible with all the SnapNrack Mid Clamps and End Clamps customers love
- Universal End Clamps and snap-in End Caps provide a clean look to the array edge





### Unparalleled Wire Management

- Open rail channel provides room for running wires resulting in a long-lasting quality install
- Industry best wire management offering includes Junction Boxes, Universal Wire Clamps, MLPE Attachment Kits, and Conduit Clamps
- System is fully bonded and listed to UL 2703 Standard

### The Largest Span Capabilities of any Light Rail Solution

This table was prepared in compliance with applicable engineering codes and standards. Values are based on the following:

- ASCE 7-10
- Chapter 30 Wind Loads & Chapter 7 Snow Loads
- Roof Slope: 7 - 27 deg
- Roof Height: 0 - 30 ft
- Exposure: B
- Roof Zone: 1
- Module Orientation: Portrait
- Roof Type: Comp

*Visit SnapNrack.com for detailed span tables and certifications.*

| System Span Key |
|---|
| 6 ft Spans |
| 4 ft Spans |
| 2 ft Spans |

**Ultra Rail, UR-40 Rail System Spans**

| Snow (psf) \ Wind (mph) | 110 | 115 | 120 | 125 | 130 | 135 | 140 | 145 | 150 | 155 | 160 | 165 | 170 | 175 | 180 | 190 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0 | | | | | | | | | | | | | | | | |
| 5 | | | | | | | | | | | | | | | | |
| 10 | | | | | | | | | | | | | | | | |
| 15 | | | | | | | | | | | | | | | | |
| 20 | | | | | | | | | | | | | | | | |
| 25 | | | | | | | | | | | | | | | | |
| 30 | | | | | | | | | | | | | | | | |
| 35 | | | | | | | | | | | | | | | | |
| 40 | | | | | | | | | | | | | | | | |
| 45 | | | | | | | | | | | | | | | | |
| 50 | | | | | | | | | | | | | | | | |
| 60 | | | | | | | | | | | | | | | | |
| 70 | | | | | | | | | | | | | | | | |
| 80 | | | | | | | | | | | | | | | | |
| 90 | | | | | | | | | | | | | | | | |
| 100 | | | | | | | | | | | | | | | | |
| 110 | | | | | | | | | | | | | | | | |
| 120 | | | | | | | | | | | | | | | | |

## Quality. Innovative. Superior.

SnapNrack Solar Mounting Solutions are engineered to optimize material use and labor resources and improve overall installation quality and safety.

877-732-2860 www.snapnrack.com contact@snapnrack.com

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ANEVA SOLAR
9393 N. 90th Street
Suite 102-353
Scottsdale, AZ 85258
www.anevasolar.com
480.462.6382

AZ ROC License:
287715 (CR-11)

Version History

| Version | Date |
|---|---|
| A | 7/23/20 |
| B | 12/3/20 |
| | |
| | |

Project name:
Tan Solar

PLANT LOCATION:
6204 N Hogahn Circle
Paradise Valley AZ 85253

11.7 kW (DC)
8.6 kW (AC)
Grid-tied
photovoltaic system

AHJ: Paradise Valley
Utility: SRP

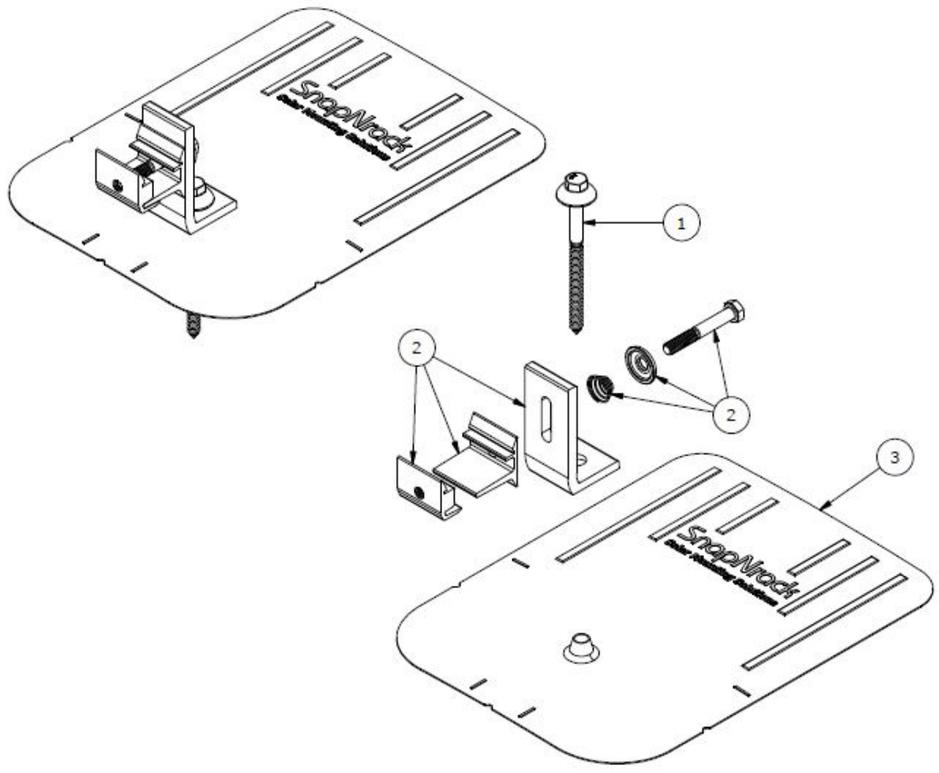
APN: 169-22-080C
Zoning: R-43

Equipment
Specification Sheets

Dwg No:
***E-14***

Drawings not to scale

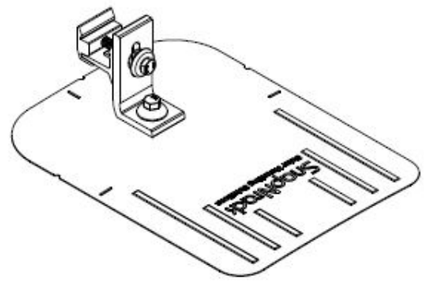
| DESCRIPTION: | DRAWN BY: | SnapNrack Solar Mounting Solutions |
|---|---|---|
| SNAPNRACK, ULTRA RAIL COMP KIT | mwatkins | |
| PART NUMBER(S): | REVISION: | 555 MARKET STREET, 29TH FLOOR • SAN FRANCISCO, CA 94105 USA<br>PHONE (415) 580-6900 • FAX (415) 580-6902 |
| SEE BELOW | B | THE INFORMATION IN THIS DRAWING IS CONFIDENTIAL AND PROPRIETARY. ANY REPRODUCTION, DISCLOSURE, OR USE THEREOF IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF SUNRUN SOUTH LLC. |



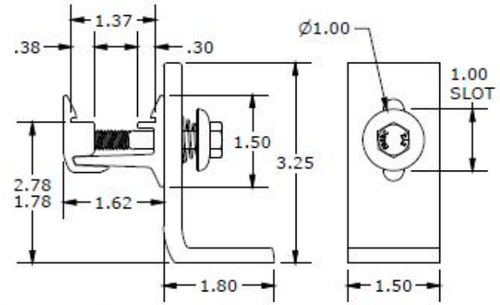

| PARTS LIST | | | |
|---|---|---|---|
| ITEM | QTY | PART NUMBER | DESCRIPTION |
| 1 | 1 | 242-92266 | SNAPNRACK, UMBRELLA LAG, TYPE 3, 4IN, SS |
| 2 | 1 | 242-01219, 242-01220 | SNAPNRACK, ULTRA FOOT FOR U FLASHING, SILVER / BLACK |
| 3 | 1 | 232-01375, 232-01376 | SNAPNRACK, COMP FLASHING, 9IN X 12IN, SILVER / BLACK ALUM |

| | |
|---|---|
| MATERIALS: | 6000 SERIES ALUMINUM, STAINLESS STEEL, RUBBER |
| DESIGN LOAD (LBS): | 405 UP, 788 DOWN, 236 SIDE |
| ULTIMATE LOAD (LBS): | 2006 UP, 4000 DOWN, 1070 SIDE |
| TORQUE SPECIFICATION: | 12 LB-FT |
| CERTIFICATION: | UL 2703, FILE E359313; WIND-DRIVEN RAIN TEST FROM UL SUBJECT 2582 |
| WEIGHT (LBS): | 0.80 |

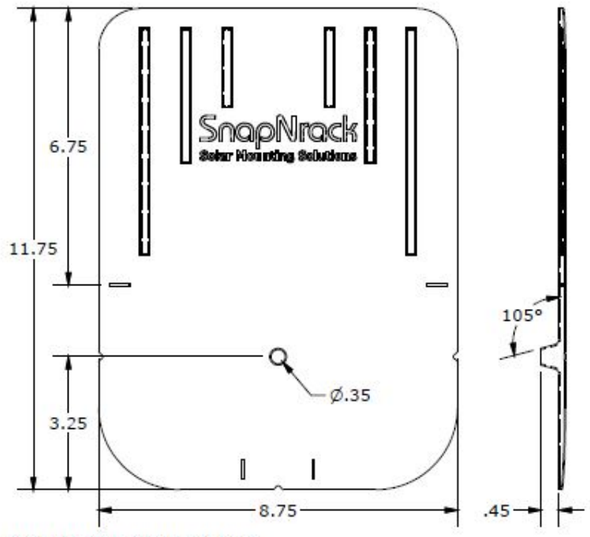

| DESCRIPTION: | DRAWN BY: | SnapNrack Solar Mounting Solutions |
|---|---|---|
| SNAPNRACK, ULTRA RAIL COMP KIT | mwatkins | |
| PART NUMBER(S): | REVISION: | 555 MARKET STREET, 29TH FLOOR • SAN FRANCISCO, CA 94105 USA<br>PHONE (415) 580-6900 • FAX (415) 580-6902 |
| SEE BELOW | B | THE INFORMATION IN THIS DRAWING IS CONFIDENTIAL AND PROPRIETARY. ANY REPRODUCTION, DISCLOSURE, OR USE THEREOF IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF SUNRUN SOUTH LLC. |

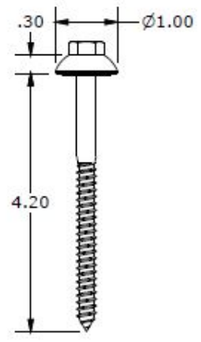



| UMBRELLA L FOOT PROPERTIES | |
|---|---|
| SKU | DESCRIPTION |
| 242-01219 | ULTRA RAIL UMBRELLA L FOOT, SILVER |
| 242-01220 | ULTRA RAIL UMBRELLA L FOOT, BLACK |




| COMP FLASHING PROPERTIES | |
|---|---|
| SKU | DESCRIPTION |
| 232-01375 | COMP FLASHING, 9" X 12", BLACK ALUM |
| 232-01376 | COMP FLASHING, 9" X 12", SILVER ALUM |




ALL DIMENSIONS IN INCHES


ANEVA SOLAR

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AZ ROC License:
287715 (CR-11)

| Version History | |
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Project name:
Tan Solar

PLANT LOCATION:
6204 N Hogahn Circle
Paradise Valley AZ 85253

11.7 kW (DC)
8.6 kW (AC)
Grid-tied
photovoltaic system

AHJ: Paradise Valley
Utility: SRP

APN: 169-22-080C
Zoning: R-43

Equipment
Specification Sheets

Dwg No:
***E-15***

Drawings not to scale

# NOTICE OF PUBLIC HEARING

*Notice is hereby given that the town of paradise valley board of adjustment will hold a hearing on the following proposed project. If you have questions about this application, please call the planning division at (480) 348-3692.*

Applicant/Representative: Mark Grabowski for owners Wen Tan & William Stickney

Applicant's Company Name: ANEVA SOLAR

Phone Number: 609-892-8137

E-mail Address: mark@anevasolar.com

Project/Property Address: 6204 N. Hogahn Circle

Zoning: R-43 Acreage: 58,466 Sq. Ft. or 1.3 acres

Project Narrative:

Consideration of a variance from Article XXII, Hillside Development Regulations, of the Zoning Ordinance to allow for unscreened roof mounted solar panels (solar panels that are not hidden from view when viewed from the same or lower elevation) to be installed on a single-family residence with a pitched roof. The property is located at 6240 N. Hogahn Circle (Assessor's Parcel Number 169-22-080C).

A photo of the home showing the proposed solar array & how it is proposed to be installed on the roof has been included on the reverse side of this notice.

Also on the reverse side of this notice is the remote meeting participation connection information.

**MEETING DATE/ TIME/PLACE**

Meeting Date: January 6, 2021 Meeting Time: 5:30 PM (by remote participation only)

Meeting Place: Town of Paradise Valley Town Hall Building. 6401 E. Lincoln Drive. Paradise Valley, AZ 85253
*Language regarding remote participation requirements on reverse of this page)*

Planning Division: 480-348-3692

**Proposed Layout of Solar Panels**



**PUBLIC PARTICIPATION IN THE MEETING:**

Members of the public are encouraged to participate in the meeting via the following options:

1. View the live stream at https://paradisevalleyaz.legistar.com/Calendar.aspx
   (a) Click on Calendar Tab
   (b) Look for Board of Adjustment meeting (you may have to select it from the dropdown list) and find the meeting date
   (c) Click the "In Progress" link in the column titled Video
2. Zoom Conference
   (a) Computer: https://zoom.us/j/6678902153
   (b) Telephone: 1 669 900 6833 Meeting ID 667 890 2153
3. Submitting questions and comments:
   (a) Visit https://paradisevalleyaz.legistar.com/Calendar.aspx, search for the meeting date, and click "eComment". Locate the agenda item you are interested in and click "Comment" (Please submit comments at least 1 hr prior to meeting)
   (b) Email lrauch@paradisevalleyAZ.gov (Please submit comments at least 1 hr prior to meeting)
4. Speaking during Call to the Public / Public Hearings
   (a) Visit https://paradisevalleyaz.legistar.com/Calendar.aspx, search for the meeting date, and click "eComment". Locate the agenda item and click "Register to Speak". Join the meeting by dialing 1 669 900 6833 Meeting ID 667 890 2153
   (b) If attending by Zoom Video Conference, click the chat button and enter your name and the agenda item you would like to address

(These meeting participation guidelines are pursuant to Town Council Resolution 2020-08 adopted March 17, 2020.) Notice is hereby given pursuant to A.R.S. §38-431.02. that members of the Board of Adjustment will attend by audio/video conference call.

Town of Paradise Valley Planning Department Contact; Loras Rauch (480-348-3295).

| Parcel Number | Owner | Property Address | Mailing Address |
|---|---|---|---|
| 164-03-170 | PARADISO 42 LLC | 3965 E SIERRA VISTA DR PARADISE VALLEY 85253 | PO BOX 91417 ALBUQUERQUE NM 87199 |
| 164-03-171 | KAREN K HOWARD REVOCABLE TRUST | 3975 E SIERRA VISTA DR PARADISE VALLEY 85253 | 3975 E SIERRA VISTA DR PARADISE VALLEY AZ 85253 |
| 164-03-172 | DONALD B ROBERTS FAMILY REVOCABLE TRUST | 3980 E SIERRA VISTA DR PARADISE VALLEY 85253 | 3980 E SIERRA VISTA DR PARADISE VALLEY AZ 85253 |
| 164-03-173 | KOVAN RICHARD J | 3970 E SIERRA VISTA DR PARADISE VALLEY 85253 | 3970 E SIERRA VISTA DR PARADISE VALLEY AZ 85253 |
| 164-04-042 | RCPC LLC | 3865 E LINCOLN DR PARADISE VALLEY 85253 | 22501 E 43RD STREET CT S BLUE SPRINGS MO 64015 |
| 164-04-071 | LOUIS TIMOTHY C/AMY H | 3988 E PARADISE VIEW DR PARADISE VALLEY 85253 | 4040 E CAMELBACK RD SUITE 225 PHOENIX AZ 85018 |
| 164-04-075 | JUAN AND ANA URIBE LIVING TRUST | 6079 N PARADISE VIEW DR PARADISE VALLEY 85253 | 6079 N PARADISE VIEW DR PARADISE VALLEY AZ 85253 |
| 164-04-076 | ADAMS DAYTON W JR/SHELLEY A TR | 6089 N PARADISE VIEW DR PARADISE VALLEY 85253 | 6089 N PARADISE VIEW DR PARADISE VALLEY AZ 85253 |
| 164-04-077 | MATTALINO ANGELO J/LUCINDA A | 6097 N PARADISE VIEW DR PARADISE VALLEY 85253 | 6097 N PARADISE VIEW DR PARADISE VALLEY AZ 85253 |
| 164-04-078 | MORGAN JOHN MICHAEL | 6109 N PARADISE VIEW DR PARADISE VALLEY 85253 | PO BOX 28550 SCOTTSDALE AZ 85255 |
| 164-04-079 | JOCKETTY WALTER J/SUSAN K | 6115 N PARADISE VIEW DR PARADISE VALLEY 85253 | 6115 N PARADISE VIEW DR PARADISE VALLEY AZ 85253 |
| 164-04-080 | NAVIDI FAMILY REVOCABLE TRUST | 6133 N PARADISE VIEW DR PARADISE VALLEY 85253 | 6133 N PARADISE VIEW DR PARADISE VALLEY AZ 85253 |
| 164-04-081 | AUSTIN FRANCES JEAN TR/MELISSA P TR | 6203 N PARADISE VIEW DR PARADISE VALLEY 85253 | 7502 N LAS BRISAS LN SCOTTSDALE AZ 85353 |
| 164-04-083 | AMETHYST PVI LLC | 6142 N PARADISE VIEW DR PARADISE VALLEY 85253 | PO BOX 10392 PHOENIX AZ 85064 |
| 164-04-084 | MAGRUDER MARION M JR/SANDRA L | 6158 N PARADISE VIEW DR PARADISE VALLEY 85253 | 6158 N PARADISE VIEW DR PARADISE VALLEY AZ 85253 |
| 164-04-085 | GLASS JOHN F/BARBARA | 6174 N PARADISE VIEW DR PARADISE VALLEY 85253 | 6174 N PARADISE VIEW DR PARADISE VALLEY AZ 85253 |
| 164-04-086 | JOHN E AND LOIS A ROGERS FAMILY TRUST | 6214 N PARADISE VIEW DR PARADISE VALLEY 85253 | 6214 N PARADISE VIEW DR PARADISE VALLEY AZ 85253 |
| 164-04-087 | KEETON SIMON | 6239 N PARADISE VIEW DR PARADISE VALLEY 85253 | 6239 N PARADISE VIEW DR PARADISE VALLEY AZ 85253 |
| 164-04-088 | HUALALAI LLC | 6219 N PARADISE VIEW DR PARADISE VALLEY 85253 | 1395 BRICKHALL AVE 8TH FL MIAMI FL 33131 |
| 169-22-014 | RIDEOUT MICHAEL | 6020 N 43RD ST PARADISE VALLEY 85253 | 6020 N 43RD ST PARADISE VALLEY AZ 85253 |
| 169-22-016 | DAVIES ROBERT A | 4222 E MCDONALD DR PARADISE VALLEY 85253 | 4222 E MCDONALD DR PARADISE VALLEY AZ 85253 |
| 169-22-017 | ABRAHAM FRIEDMAN GST NON-EXEMPT TRUST ETAL | 6005 N 42ND ST PARADISE VALLEY 85253 | 6005 N 42ND ST PARADISE VALLEY AZ 85253 |
| 169-22-018 | LYONS RICHARD T | 6043 N 42ND ST PARADISE VALLEY 85253 | 6043 N 42ND ST PARADISE VALLEY AZ 85253 |
| 169-22-019 | ENDE ERIC/KEENAN BECKY | 6113 N 42ND ST PARADISE VALLEY 85253 | 6113 N 42ND ST PARADISE VALLEY AZ 85253 |
| 169-22-020 | BURGESS REVOCABLE TRUST | 6012 N 42ND ST PARADISE VALLEY 85253 | 6012 N 42ND ST PARADISE VALLEY AZ 85253 |
| 169-22-021 | SHNIDERMAN BRIAN S/LAURA B TR | 4156 E MCDONALD DR PARADISE VALLEY 85253 | 4156 E MCDONALD DR PARADISE VALLEY AZ 85253 |
| 169-22-022 | DCH GROUP LLC | 4138 E MCDONALD DR PARADISE VALLEY 85253 | 13636 202ND AVE NE WOODINVILLE WA 98077-7609 |
| 169-22-023 | PICCOLI RUSSELL | 6039 N 41ST PL PARADISE VALLEY 85253 | 6039 N 41ST PL PARADISE VALLEY AZ 85253 |
| 169-22-024 | KIDO RAYMOND/LEONG-KIDO CAROL | 6040 N 41ST PL PARADISE VALLEY 85253 | 6040 N 41ST PL PARADISE VALLEY AZ 85253 |
| 169-22-026B | LADOMATO REVOCABLE TRUST | 4108 E MCDONALD DR PARADISE VALLEY 85253 | 4108 E MCDONALD DR PARADISE VALLEY AZ 85253 |
| 169-22-032 | FRIEL KEVIN M | 6030 N 43RD ST PARADISE VALLEY 85253 | 6030 N 43RD ST PARADISE VALLEY AZ 85253 |
| 169-22-033 | WEINLEIN CRAIG W/CHRISTINE E | 6041 N 41ST ST PARADISE VALLEY 85253 | 6041 N 41ST ST PARADISE VALLEY AZ 85253 |
| 169-22-034 | INSPIRED LIFE REVOCABLE TRUST | 4101 E KEIM DR PARADISE VALLEY 85253 | 4101 E KEIM DR PARADISE VALLEY AZ 85253 |
| 169-22-035 | ARROYO PROPERTIES LLC | 4117 E KEIM DR PARADISE VALLEY 85253 | 3104 E CAMELBACK RD STE 1001 PHOENIX AZ 85016 |
| 169-22-036 | HERRICK RONALD L/KNIGHTON CASTON | 4129 E KEIM DR PARADISE VALLEY 85253 | 1716 W OCEANFRONT NEWPORT BEACH CA 92663 |
| 169-22-037 | GRACE TRUST | 4135 E KEIM DR PARADISE VALLEY 85253 | 4135 E KEIM DR PARADISE VALLEY AZ 85253 |
| 169-22-038 | NEVEU MARK J/MCGIMSEY DENISE L | 6031 N 41ST PL PARADISE VALLEY 85253 | 6031 N 41ST PL PARADISE VALLEY AZ 85253 |
| 169-22-039 | MELLEN JONATHAN/GRACE | 6049 N 41ST PL PARADISE VALLEY 85253 | 6049 N 41ST PL PARADISE VALLEY AZ 85253 |
| 169-22-040 | BARNIER JEROME P JR TR | 4141 E KEIM DR PARADISE VALLEY 85253 | 4141 E KEIM DR PHOENIX AZ 85253 |
| 169-22-041 | 3HS PROPERTIES LIMITED PARTNERSHIP | 6024 N 42ND ST PARADISE VALLEY 85253 | 3859 LEFRAN RD COBBLE HILL BC CANADA V0R1L4 |
| 169-22-042 | LEVINE WILLIAM S/SUSAN GOLDWATER TR | 4201 E KEIM DR PARADISE VALLEY 85253 | 1702 E HIGHLAND AVE STE 310 PHOENIX AZ 85016 |
| 169-22-043 | EVANS JAY C/KAREN D TR | 4237 E KEIM DR PARADISE VALLEY 85253 | 4237 E KIEM DR PARADISE VALLEY AZ 85253 |
| 169-22-044 | LITWIN GROUP II LLC | 4275 E KEIM DR PARADISE VALLEY 85253 | 1641 E MCDOWELL RD PHOENIX AZ 85006 |
| 169-22-053 | WIGHT JACK R/NELLIE A | 4321 E ROSE LN PARADISE VALLEY 85253 | 4321 E ROSE LN PARADISE VALLEY AZ 85253 |

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|---|---|---|---|
| 169-22-054 | PANANIDES ALEX N TR | 4310 E KEIM DR PARADISE VALLEY 85253 | 503 BATH ST SANTA BARBARA CA 93101 |
| 169-22-055 | HELDT FRANK E/PATRICIA S TR | 4306 E KEIM DR PARADISE VALLEY 85253 | 4306 E KEIM DR PARADISE VALLEY AZ 85253 |
| 169-22-056 | CUNNINGHAM DAVID E/YVONNE TR | 4305 E ROSE LN PARADISE VALLEY 85253 | 4305 E ROSE LN PARADISE VALLEY AZ 85253 |
| 169-22-057 | MANN REVOCABLE LIVING TRUST | 4250 E KEIM DR PARADISE VALLEY 85253 | 3219 E CAMELBACK RD #832 PHOENIX AZ 85018 |
| 169-22-058 | LOFTIN MARK C/NANCY C TR | 4230 E KEIM DR PARADISE VALLEY 85253 | 4230 E KEIM DR PARADISE VALLEY AZ 85253 |
| 169-22-059 | FERRERA MICHAEL L | 6149 N HOGAHN DR PARADISE VALLEY 85253 | 6149 N HOGAHN DR PARADISE VALLEY AZ 85253 |
| 169-22-064 | FUNKE BENJAMIN | 4001 E KEIM DR PARADISE VALLEY 85253 | 4001 E KEIM DR PARADISE VALLEY AZ 85253 |
| 169-22-065 | 6045 N 40TH ST LLC | 6045 N 40TH ST PARADISE VALLEY 85253 | 6045 N 40TH ST PARADISE VALLEY AZ 85253 |
| 169-22-069 | JULIE BINDER BLEW REVOCABLE LIVING TRUST | 6028 N 41ST ST PARADISE VALLEY 85253 | 6028 N 41ST ST PARADISE VALLEY AZ 85253 |
| 169-22-070 | 6040 PV 41 LLC | 6040 N 41ST ST PARADISE VALLEY 85253 | 6040 N 41ST ST PARADISE VALLEY AZ 85253 |
| 169-22-071 | TELLES DAVID G/LINDA J | 4055 E KEIM DR PARADISE VALLEY 85253 | 4055 E KEIM DR PARADISE VALLEY AZ 85253 |
| 169-22-072A | CATHERINE LAUBACH DICKEY TRUST | 6235 N HOGAHN DR PARADISE VALLEY 85253 | 6235 N HOGAHN DR PARADISE VALLEY AZ 85253 |
| 169-22-073A | DAVID AND SHARI PRESS LIVING TRUST | 6150 N HOGAHN DR PARADISE VALLEY 85253 | 6150 N HOGAHN DR PARADISE VALLEY AZ 85253 |
| 169-22-074A | GEIMER PAUL CHARLES/SUZANNE MARY | 6175 N HOGAHN DR PARADISE VALLEY 85253 | 6175 N HOGAHN DR PARADISE VALLEY AZ 85253 |
| 169-22-076B | CHRIST CHURCH OF THE ASCENSION | 4015 E LINCOLN DR PARADISE VALLEY 85253 | 4015 E LINCOLN DR PARADISE VALLEY AZ 85253 |
| 169-22-080C | STICKNEY WILLIAM D/TAN WEN D | 6204 N HOGAHN CIR PARADISE VALLEY 85253 | 6204 N HOGAHN CIR PARADISE VALLEY AZ 85253 |
| 169-22-080D | VILLAREAL ROLANDO L/AMOR C TR | 6220 N HOGAHN CIR PARADISE VALLEY 85253 | 6220 HOGAHN CIRCLE PARADISE VALLEY AZ 85253 |
| 169-22-080G | WILLIAMS BRAD/MASSARAND KATHY M | 6219 N HOGAHN CIR PARADISE VALLEY 85253 | 6219 N HOGAHN CIRCLE PARADISE VALLEY AZ 85253 |
| 169-22-080H | ROSS JOHN | 6203 N HOGAHN CIR PARADISE VALLEY 85253 | 6203 N HOGAHN CIR PARADISE VALLEY AZ 85253 |
| 169-22-082 | ZATERMAN REVOCABLE TRUST NUMBER 1 | 4200 E MARLETTE AVE PARADISE VALLEY 85253 | 25 HUNTWICK LN ENGLEWOOD CO 80113 |
| 169-22-083 | JAYACHANDRAN FAMILY TRUST | 4212 E MARLETTE AVE PARADISE VALLEY 85253 | 4212 E MARLETTE AVE PARADISE VALLEY AZ 85253 |
| 169-22-084 | GOLDBERG STANLEY J TR/GOLDBERG LOIS ANN TR | 4226 E MARLETTE AVE PARADISE VALLEY 85253 | 4226 E MARLETTE AVE PARADISE VALLEY AZ 85253 |
| 169-22-090 | SQUAW PEAK TRUST THE | 4245 E CLAREMONT AVE PARADISE VALLEY 85253 | 4245 E CLAREMONT AVE PARADISE VALLEY AZ 85253 |
| 169-22-093 | BEUCHAT MICHAEL C | 4320 E ROSE LN PARADISE VALLEY 85253 | 4320 E ROSE LN PARADISE VALLEY AZ 85253 |
| 169-22-094 | PV ROSE LLC | 4300 E ROSE LN PARADISE VALLEY 85253 | 272 RAVINE RD BIRMINGHAM MI 48009 |
| 169-22-095 | POST WILLIAM J/MARY KAY TR | 4235 E CLAREMONT AVE PARADISE VALLEY 85253 | 4235 E CLAREMONT AVE PARADISE VALLEY AZ 85253 |
| 169-22-096 | KUSHMAUL WILLIAM E/CAROLE M | 4225 E CLAREMONT AVE PARADISE VALLEY 85253 | 4225 E CLAREMONT PARADISE VALLEY AZ 85253 |
| 169-22-097 | YK WELLNITZ LIVING TRUST | 4211 E CLAREMONT AVE PARADISE VALLEY 85253 | 4211 E CLAREMONT AVE PARADISE VALLEY AZ 85253 |
| 169-22-098 | WILLS RALPH C TR | 4201 E CLAREMONT AVE PARADISE VALLEY 85253 | 4201 CLAREMONT ST PARADISE VALLEY AZ 85253 |
| 169-22-099 | E&D FAMILY TRUST | 6200 N 42ND ST PARADISE VALLEY 85253 | 6200 N 42ND ST PARADISE VALLEY AZ 85253 |
| 169-22-100 | LLOYD RJAY TR | 6212 N 42ND ST PARADISE VALLEY 85253 | 6212 N 42ND ST PARADISE VALLEY AZ 85253 |
| 169-22-101 | ALM CHARLES/CHRISTINE RUANE | 6228 N 42ND ST PARADISE VALLEY 85253 | 4618 E BERNEIL DR PHOENIX AZ 85028 |
| 169-22-102 | MARK S DAVIS AND CATHLEEN DAVIS TRUST | 6300 N 42ND ST PARADISE VALLEY 85253 | 6300 N 42ND ST PARADISE VALLEY AZ 85253 |
| 169-22-103 | GIMBEL NEAL I/NANCY F | 6312 N 42ND ST PARADISE VALLEY 85253 | 6312 N 42ND ST PARADISE VALLEY AZ 85253 |
| 169-22-104 | WL42 LLC | 6324 N 42ND ST PARADISE VALLEY 85253 | 25255 N 90TH WY SCOTTSDALE AZ 85258 |
| 169-22-105 | BOSCO MICHAEL A JR/KATHRYN G TR | 6301 N 42ND ST PARADISE VALLEY 85253 | 6301 N 42ND ST PARADISE VALLEY AZ 85253-3910 |
| 169-22-107 | ROSENBLUM GERALD A/MARIANNE TR | 6201 N 42ND ST PARADISE VALLEY 85253 | 6201 N 42ND ST PARADISE VALLEY AZ 85253 |
| 169-22-108 | LOUIS A AND RUTHIE D MORGAN TRUST | 4214 E CLAREMONT AVE PARADISE VALLEY 85253 | 4214 E CLAREMONT AVE PARADISE VALLEY AZ 85253 |
| 169-22-109 | DEANNA L VIETRI TRUST | 4228 E CLAREMONT AVE PARADISE VALLEY 85253 | 903 EDGEWATER DR NAPERVILLE IL 60540 |
| 169-22-110 | KOHNEN FAMILY TRUST | 4250 E CLAREMONT AVE PARADISE VALLEY 85253 | 4250 E CLAREMONT PARADISE VALLEY AZ 85253 |
| 169-22-113 | MILISCI CHRISTOPHER R | 4231 E MARLETTE AVE PARADISE VALLEY 85253 | 4231 E MARLETTE DR PARADISE VALLEY AZ 85253 |
| 169-22-114 | KELLY JOHN E/JILL | 4223 E MARLETTE AVE PARADISE VALLEY 85253 | 4223 E MARLETTE AVE PARADISE VALLEY AZ 85253 |
| 169-22-115A | GUGLIELMI JOSEPH M/BARBARA E TR | 6225 N 42ND ST PARADISE VALLEY 85253 | 6225 N 42ND ST PARADISE VALLEY AZ 85253 |
| 169-22-116 | SMITH MARK J | 4201 E MARLETTE AVE PARADISE VALLEY 85253 | 4201 E MARLETTE AVE PARADISE VALLEY AZ 85253 |
| 169-22-117 | MINER THOMAS O/PAMELA M | 4031 E CLAREMONT AVE PARADISE VALLEY 85253 | 4031 E CLAREMONT ST PARADISE VALLEY AZ 85253 |

| | | | |
|---|---|---|---|
| 169-22-118 | JONES STEVEN M/KELLY | 4021 E CLAREMONT AVE PARADISE VALLEY 85253 | 4021 E CLAREMONT AVE PARADISE VALLEY AZ 85253 |
| 169-22-119 | APPLEBAUM IRV/BEAMISH RICHARD TR | 4011 E CLAREMONT AVE PARADISE VALLEY 85253 | 7 VARDON PL WINNIPEG MB CANADA R3K1X2 |
| 169-22-120 | LANFORD ROBERT A/KATHLEEN C | 4001 E CLAREMONT AVE PARADISE VALLEY 85253 | 4001 E CLAREMONT AVE PARADISE VALLEY AZ 85253 |
| 169-22-121 | PROEBSTLE LIVING TRUST | 4002 E CLAREMONT AVE PARADISE VALLEY 85253 | 7 ROBB FARM RD NORTH OAKS MN 55127 |
| 169-22-122 | REYNOLDS FAMILY TRUST | 4012 E CLAREMONT AVE PARADISE VALLEY 85253 | 4012 E CLAREMONT ST PARADISE VALLEY AZ 85253 |
| 169-22-124 | RICHMANN PAUL/JORDAN-RICHMANN J/ETAL | 4002 E KEIM DR PARADISE VALLEY 85253 | 4002 E KEIM DR PARADISE VALLEY AZ 85253 |
| 169-22-125 | HANLEY LEE T/NANCY R TR | 4040 E KEIM DR PARADISE VALLEY 85253 | 2425 E CAMELBACK RD STE 750 PHOENIX AZ 85016 |
| 169-22-126 | HOBBS ROBERT C/KAREN A | 6250 N HOGAHN DR PARADISE VALLEY 85253 | 6250 N HOGAHN DR PARADISE VALLEY AZ 85253 |
| 169-22-127 | HOBBS ROBERT C/KAREN A | 6201 N HOGAHN DR PARADISE VALLEY 85253 | 6250 N HOGAHN DR PARADIS VALLEY AZ 85253 |
| 169-22-130 | KLOVAR INVESTMENTS LLC | 4241 E MARLETTE AVE PARADISE VALLEY 85253 | 4241 E MARLETTE AVE PARADISE VALLEY AZ 85253 |
| 169-22-131 | RUSSELL AND BONNIE GREEY FAMILY TRUST | 4120 E MCDONALD DR PARADISE VALLEY 85253 | 4649 E LAFAYETTE BLVD PHOENIX AZ 85018 |
| 169-22-132 | UNITARIAN UNIVERSALIST CONGREGATION OF PHOENI | 4027 E LINCOLN DR PARADISE VALLEY 85253 | 4027 E LINCOLN DR SCOTTSDALE AZ 85253 |
| 169-22-133 | DFX LLC | 6245 N HOGAHN DR PARADISE VALLEY 85253 | 3200 E CAMELBACK RD STE 295 PHOENIX AZ 85018 |
| 169-52-006 | HUNTER WILLIAM C | 4015 E SIERRA VISTA DR PARADISE VALLEY 85253 | PO BOX 68282 OAK GROVE OR 97267 |
| 169-52-007 | MELLO THOMAS ANTHONY | 6543 N 40TH ST PARADISE VALLEY 85253 | 5817 N 82ND PL SCOTTSDALE AZ 85250 |
| 169-52-008 | SALEM S HENRY/KHALIL RANYA | 6501 N 40TH ST PARADISE VALLEY 85253 | 6501 N 40TH ST PARADISE VALLEY AZ 85253 |
| 169-52-009 | DANIEL M AND ZULEMA M DOZIER LIV TRUST | 4020 E LINCOLN DR PARADISE VALLEY 85253 | 4020 E LINCOLN DR PARADISE VALLEY AZ 85253 |
| 169-52-010 | ZRVINCIC REVOCABLE LIVING TRUST | 6504 N 40TH PL PARADISE VALLEY 85253 | 6504 N 40TH PL PARADISE VALLEY AZ 85253 |
| 169-52-011 | REICHMAN SUSAN R | 6520 N 40TH PL PARADISE VALLEY 85253 | 6520 N 40TH PL PARADISE VALLEY AZ 85253 |
| 169-52-012 | COOPER GENE | 6536 N 40TH PL PARADISE VALLEY 85253 | 17455 N BLACK CANYON HWY PHOENIX AZ 85023 |
| 169-52-019 | FRISBY HOWARD E/DONNA A TR | 6535 N 40TH PL PARADISE VALLEY 85253 | 6535 N 40TH PL PARADISE VALLEY AZ 85253 |
| 169-52-020 | FICKES H MAY | 6521 N 40TH PL PARADISE VALLEY 85253 | 3104 E CAMELBACK NO 545 PHOENIX AZ 85016 |
| 169-52-021 | GNNK TRUST | 6501 N 40TH PL PARADISE VALLEY 85253 | 6501 N 40TH PL PARADISE VALLEY AZ 85253 |
| 169-52-022 | THONGTRANGAN KATE/ISSADA | 4070 E LINCOLN DR PARADISE VALLEY 85253 | 4070 E LINCOLN DR PARADISE VALLEY AZ 85253 |
| 169-52-023 | ALWAY MARK D | 6520 N 41ST ST PARADISE VALLEY 85253 | 6520 N 41ST ST PARADISE VALLEY AZ 85253 |
| 169-52-024 | BUSTOS ANDRES E/RITA J | 6538 N 41ST ST PARADISE VALLEY 85253 | 6538 N 41ST ST PARADISE VALLEY AZ 85253 |
| 169-52-028 | RFK TRUST | 6519 N 41ST ST PARADISE VALLEY 85253 | 65918 N 41ST ST PARADISE VALLEY AZ 85253 |
| 169-52-029 | HOEL DAVID C/HUNG TSE | 6501 N 41ST ST PARADISE VALLEY 85253 | 6501 N 41ST ST PARADISE VALLEY AZ 85253 |

# Photo: Notification Sign

# Posted on N. Hogahn Circle





# Photo: Notification Sign

# Posted on N. Hogahn Drive





Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

# Action Report

**File #:** 21-003

**AGENDA TITLE:**
**Pringlei Variance - 3320 E. San Miguel Ave. (APN 170-03-133)**
**Case No. BA-20-08**

**STAFF CONTACT:**
George Burton, 480-348-3525



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TOWN
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PARADISE VALLEY

# STAFF REPORT

**TO:** **Chair and Board of Adjustment**

**FROM:** **Jill B. Keimach, Town Manager**
**Lisa Collins, Community Development Director**
**George Burton, Senior Planner**

**DATE:** **January 6, 2021**

**DEPARTMENT: Planning Department**
George Burton, 480-348-3525

**AGENDA TITLE:**
**Pringlei Variance – 3320 E. San Miguel Place (APN 170-03-133)**
**Case No. BA-20-08**

**MOTIONS**

**A. MOTION FOR APPROVAL**

I move for **[approval]** of Case No. BA-20-08, a request by Dr. Curt Hartmann/Pringlei LLC, property owner of 3320 E. San Miguel Place; for a variance from the Zoning Ordinance Article XXIII, Nonconformance and Article X, Height and Area Regulations, to allow nonconforming portions of the house to remain in the setbacks and to be modified. The variance shall be subject to the following stipulations:

1. The improvement shall be in compliance with the submitted plans and documents:

    a. The Property Narrative, pages 1 – 7, prepared by Swartz Construction, Inc. and dated December 1, 2020;
    b. Site Plan for Requested Variance, prepared by Swartz Construction, Inc. and dated October 22, 2020; and
    c. Elevations Plan, prepared by Swartz Construction, Inc. and dated October 22, 2020; and

**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-20-08, a request by Dr. Curt Hartmann/Pringlei LLC, property owner of 3320 E. San Miguel Place; for a variance from the Zoning Ordinance Article XXIII, Nonconformance and Article X, Height and Area Regulations, to allow nonconforming portions of the house to remain in the setbacks and to be modified.

TOWN
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## STAFF REPORT

**Reasons for Denial:**
I find that the variance requested does not meet the variance criteria.

**BACKGROUND**
Request
The existing home encroaches into the front and side yard setbacks and the applicant requests a variance to allow the nonconforming portions of the house to remain. 340 square feet of the house encroaches into the setbacks. The setbacks vary from 28'10" to 32'1" measured from the front property line and 19'1" from the north side property line. The portions of the house which encroach into the setbacks are 14'11" tall (measured from the lowest natural grade below the house).

The applicant is proposing a major remodel/addition which utilizes and maintains the existing nonconforming portions of the home. The footprint and height of the nonconforming portions of the house will remain the same. Section 2307 of the Zoning Ordinance requires the nonconforming portions of a structure to be brought into setback and height compliance when affecting or remodeling more than fifty percent of the existing square footage. Section 1001 of the Zoning Ordinance requires the house to have a minimum setback of 40' from the front property line and a minimum setback of 20' from the side property lines. Since more than 50% of the existing square footage of the house is being affected or remodeled, the applicant is seeking a variance to maintain the nonconforming portions of the home which encroach into the front and side yard setbacks. The following is a comparison of the existing house setbacks compared to the setbacks required by the Town Zoning Ordinance:

| | Existing House | Zoning Ordinance |
|---|---|---|
| Front Setback (West P.L.) | 28'10' (minimum) | 40' |
| Side Setback (North P.L.) | 19'1" | 20' |

Lot Conditions
The property is zoned R-43 and is approximately 50,362 square feet in size (1.2 acres in size). The lot is pie shaped, has a curved frontage, and has a wash/public utility easement located in the rear of the property.

Lot History
The subject property is Lot 4 of the San Miguel Estates subdivision, which was platted in 1966. A lot line adjustment between this property and neighboring property Lot 3 was approved in 2005 as the San Miguel Estates I plat. Although the 1968 building permit for the house identifies it meets the setback requirements, the existing home encroaches into the front and north side setbacks (which may be a result of an incorrect survey and/or construction error when the house was originally built).

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PARADISE VALLEY

## STAFF REPORT

A demolition permit was issued to remove interior walls and the roof of the house. The demolition plan showed the house was compliant with setbacks. However, when the applicant submitted plans for the building permit review, the grading and drainage plan identified that the house encroached into the front/west and side/north setback. Since more than 50% of the home is being remodeled (which triggers the requirement that any nonconforming portions of the house must meet current zoning requirements), the property owner is requesting a variance to maintain the nonconforming portions of the house which encroach into the front and side yard setbacks.

The following list of permits is a chronological history of the subject property:

| | |
|---|---|
| January 1, 1968 | Building permit for a new single-family residence |
| April 24, 1969 | Building permit for a pool |
| July 7, 1983 | Building permit for a fence |
| April 9, 1985 | Building permit for a detached guest house |
| June 17, 2020 | Demolition permit to remove interior walls and roof on main house |

**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 burdened with an odd shape and a wash which creates an unusual building envelope. A wash/utility easement is in the rear of the property and encompasses approximately 22% of the lot. This pushes the building area toward the front of the property. Also, the pie shape of the lot results in a narrow frontage with a cured front yard setback. Due to the shape of the lot, the property is approximately 140' wide at the 40' front yard setback instead of 165' wide as compared to a standard/rectangular shaped lot.

   **Findings Opposed (FOPs):**
   Arizona Revised Statues and the Town Zoning Ordinance do not require the most optimal or profitable use of a property. Although not ideal, the applicant can remove the nonconforming portions of the house.

## STAFF REPORT

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 of the lot and the location of the wash/utility easement is the result of how the property was originally platted. The applicant is trying to remodel the existing home while utilizing the existing portions of the house that encroach into the setbacks.

   **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 zoning ordinance is to preserve the visual openness with height and setback requirements. The request meets the intent of the zoning ordinance since the applicant is not changing the footprint nor the height of the nonconforming portions of the house. Also, the nonconforming portions of the house are low in height at 14'11" tall and do not appear to block any neighboring views.

   **FOPs:**
   The variance does not meet the intent of the code since the nonconforming ordinance was established to bring nonconforming structures into compliance with current zoning requirements. Although not ideal, the existing non-conforming portions of the house can be removed and the house 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 existing house was originally constructed in the required setbacks. The applicant is trying to update the home while maintaining and utilizing the nonconforming portions of the house. The footprint and height of the nonconforming portions of the house will remain the same. Also, there is limited amount of encroachment. Only 340 square feet of the

existing house encroaches into the setbacks (with 249.6 square feet of the northwestern part of the house and 98.6 square feet of the southwestern part of the house encroaching into the setbacks).

**FOPs:**
The applicant should be aware of all special circumstances on the property and plan any designs accordingly. Although not ideal, the applicant can remove the nonconforming portions of the house.

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 wash/utility easement in the rear yard and the shape of the lot limits the buildable area to the front of the property. The applicant has a difficult lot to build on and is trying to work with existing conditions instead of constructing a new home. The wash/utility easement encompasses approximately 22% of the lot and the pie shape lot creates a narrow front yard. Also, the location of the existing casita and pool further limit the amount of buildable area.

   **FOPs:**
   The setbacks/location of the house was established during its original construction. The applicant is trying to update and maintain the house with a major remodel/addition. Despite these circumstances, Arizona Revised Statues and the Town Zoning Ordinance do not require the most optimal or profitable use of a property. The wash easement 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 not a grant of special privilege. The wash/utility easement and pie shape of the lot limit the location and amount of buildable area on the property. These property hardships were prevalent with the original development of the home in the 1968 and are still prevalent today. The request meets the intent of the code since they are not increasing the amount of nonconformity by maintaining the footprint and height of the areas of encroachment.

## STAFF REPORT

Furthermore, setback encroachments are not atypical for this neighborhood. The neighboring home at 3202 E San Miguel Place received a variance for a 5' setback in 2013. The remodeled home is also smaller than the current homes being constructed in Town. The remodeled home is approximately 6,500 square feet, which is less than the average home size 8,000 square feet.

**FOPs:**
All other properties in the area must meet requirements outlined in the Town Zoning Ordinance.

**COMMENTS:** Staff received two comments from neighboring property owners regarding this request. One neighbor is opposed to the request. This neighbor noted that the Zoning Ordinance should be abided by and the applicant should check with the Town before any remodeling. The other neighbor is concerned that the improvements to the home will block the views of the Praying Monk on Camelback Mountain.

**COMMUNITY IMPACT:** Concerns from two neighboring property owners are noted in the "Comments" section above.

**FISCAL IMPACT:** None.

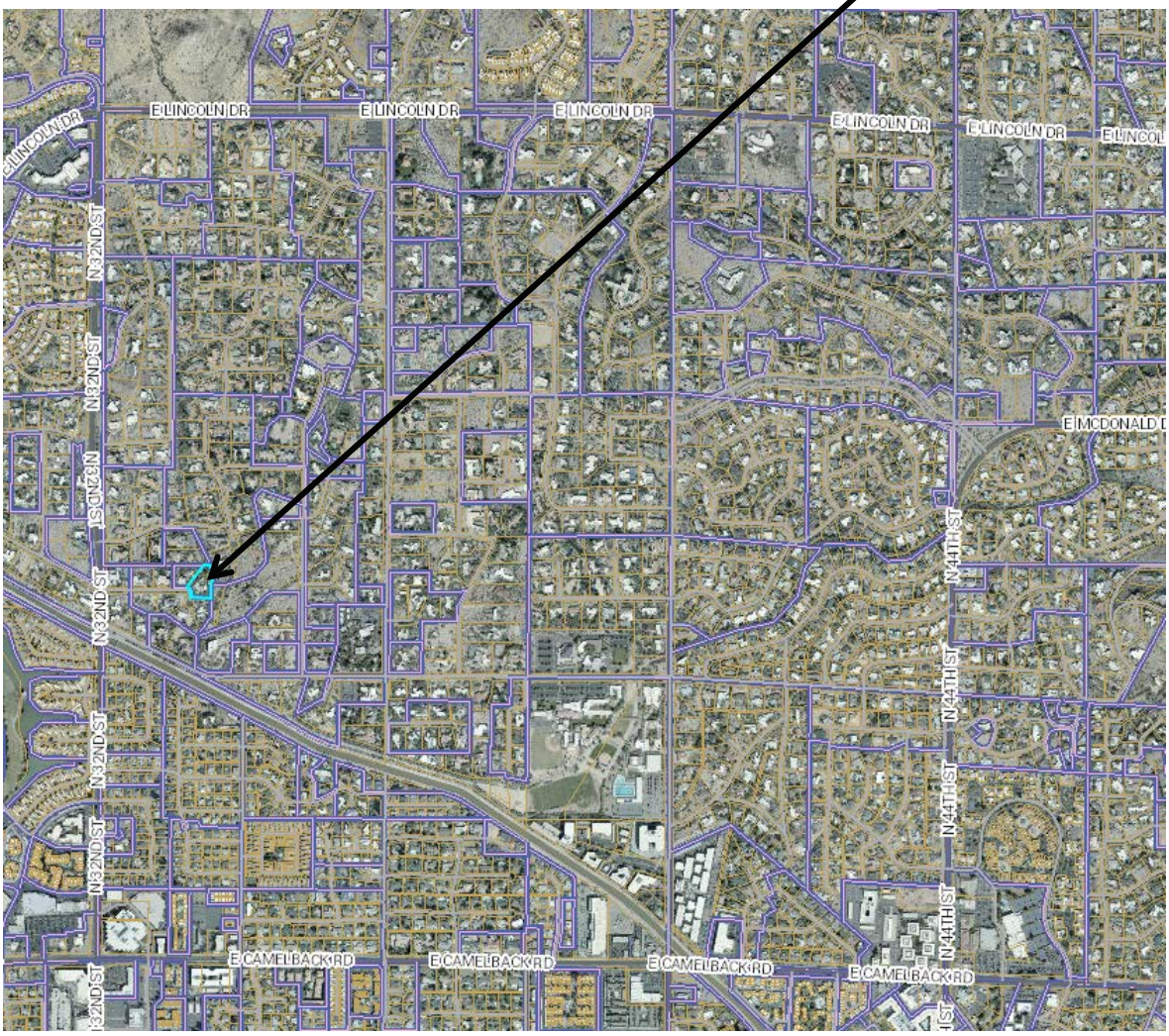
**CODE VIOLATIONS:** None.

**ATTACHMENTS:**

A. Staff Report
B. Vicinity Map & Aerial Photo
C. Application
D. Narrative & Plans
E. Notification Materials
F. Public Comment
G. Sections 2307 and 1001 of Town Zoning Ordinance

C: Jan Swartz (Applicant)
Case File BA-20-08

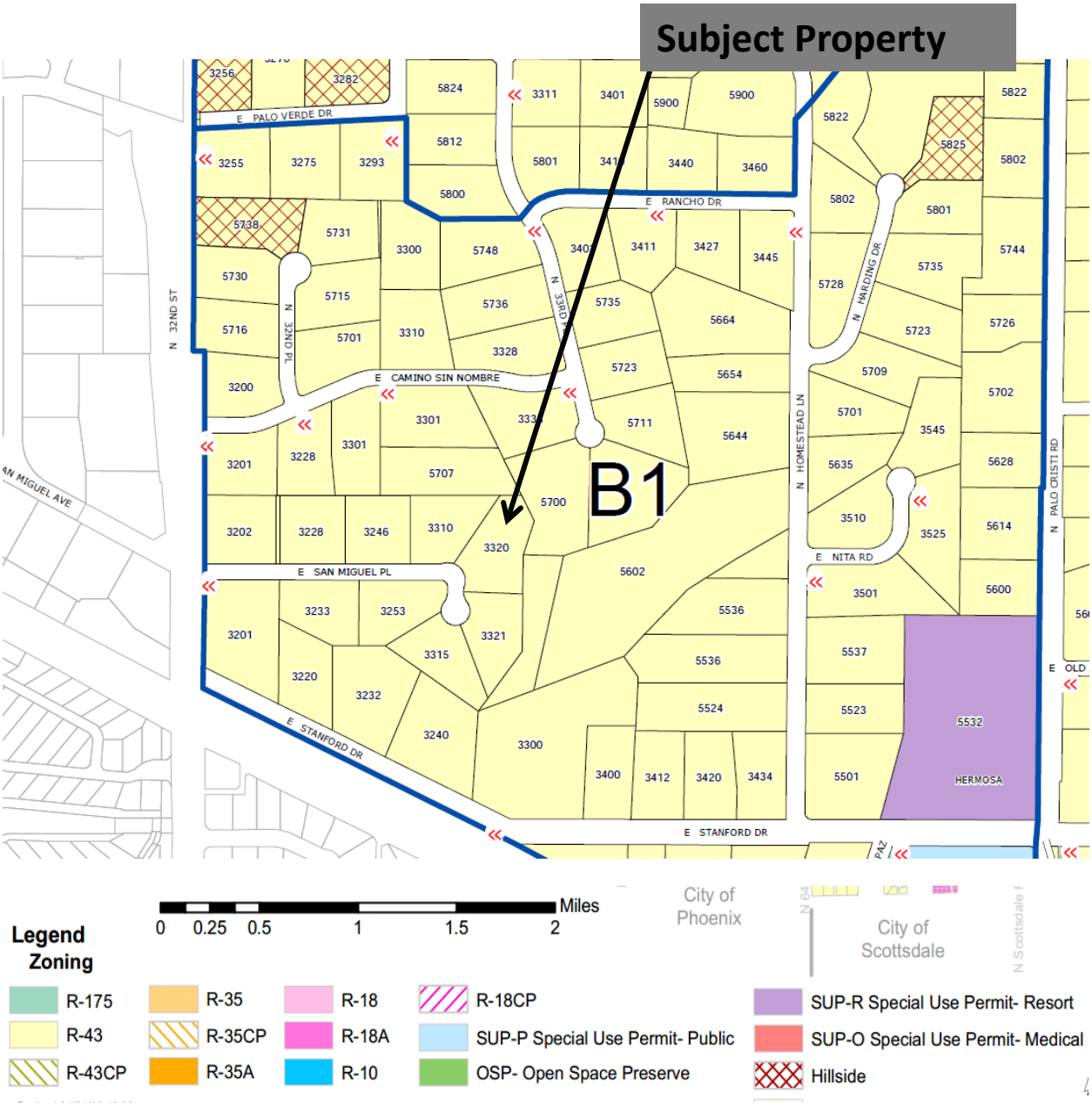
# VICINITY MAP




Lot 4 of San Miguel Estates I

3320 E San Miguel Place

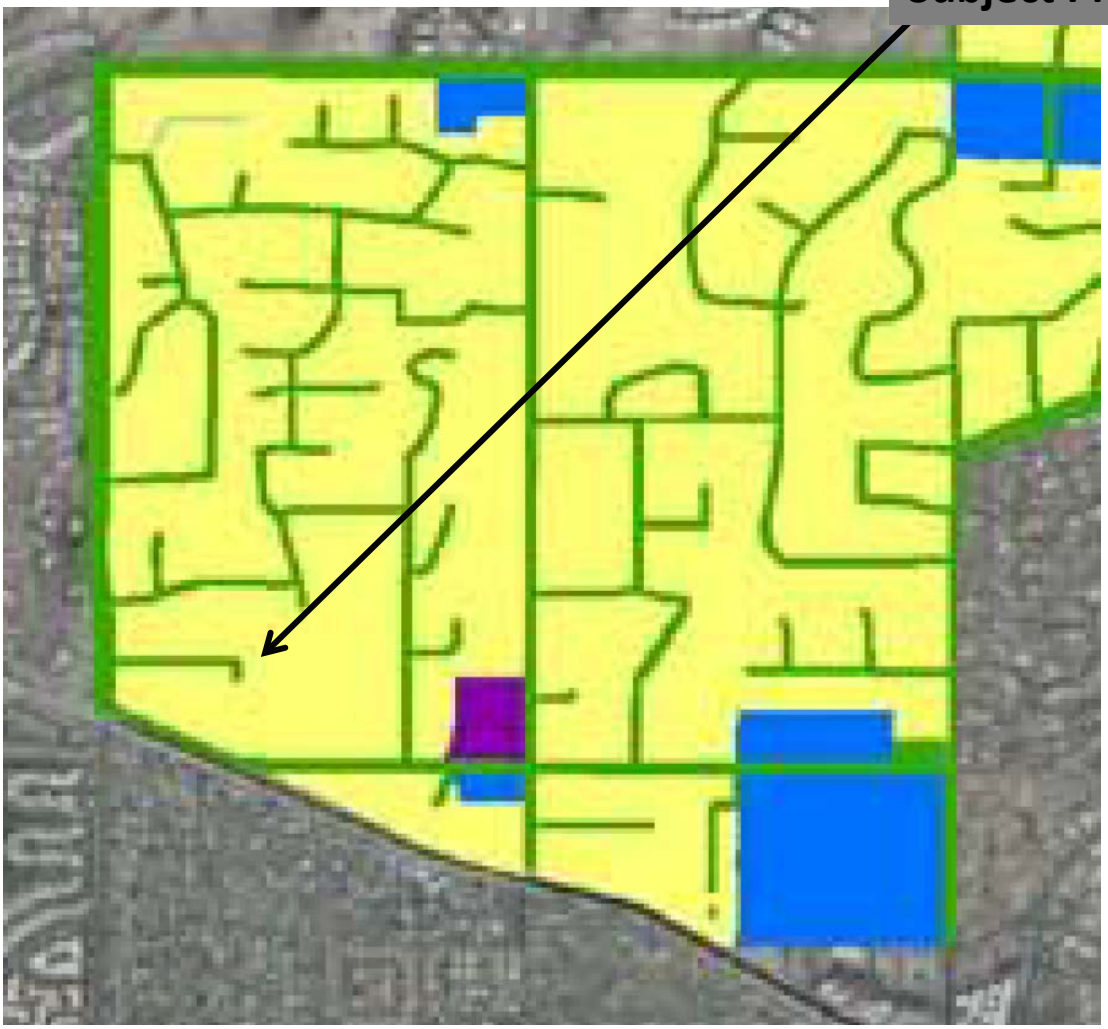
# ZONING




Lot 4 of San Miguel Estates I

3320 E San Miguel Place

# GENERAL PLAN




Lot 4 San Miguel Estates I

3320 E. San Miguel Place

Sub 10/29/20

# APPLICATION TO BOARD OF ADJUSTMENT FOR VARIANCE

**DATE:** 10-22-2020

**LOCATION OF PROPERTY:** 3320 E San Miguel Place
ADDRESS

Paradise Valley AZ 85253

**LEGAL DESCRIPTION:** San Miguel Estates 1 MCR 748-03

**OWNER:** Pringlei L.L.C. X [signature]
PRINTED NAME SIGNATURE

3400 E. McDowell Rd. Phoenix AZ 85008
ADDRESS PHONE #

**ENGINEER/OTHER:** _____ X _____
PRINTED NAME SIGNATURE

ADDRESS PHONE #

**APPLICANT/ REPRESENTATIVE:** Jan Swartz X [signature]
PRINTED NAME SIGNATURE

2906 E Sheran Lane Phoenix AZ 85016-7024
ADDRESS

480-234-4705
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).

ATTACHED

OCT 29 2020




December 1, 2020

**PRINGLEI VARIANCE**
3320 E San Miguel Place
Paradise Valley, AZ 85253

Dr Curt Hamann, owner of Pringlei LLC, purchased the home at 3320 E San Miguel Place, Paradise Valley, AZ 85253 identified as Maricopa County Assessor Parcel #170-03-133. Dr. Hamann purchased the property with the intent of updating the home while maintaining its existing footprint. Through the process of obtaining permits to remodel the home, it was discovered that the existing building, permitted to be built in the Town of Paradise Valley in 1969, is now considered non-conforming. At the closest point, it sits 30 feet from the front

property line (see Exhibit A), not a minimum of 40 feet as the Town of Paradise Valley code now requires. This was discovered as a result of a survey performed due to PV's requirement for a Grading and Drainage plan, after the demo permit had been issued, and demolition, which included removing the roof, was complete.

The property is a 50,362 square foot parcel zoned R-43. It is irregular in shape, and in the apex of a 90-degree turn, which creates a pie-shaped lot, and restricts the overall buildable square footage. In addition, a wash runs along the east property line (see Exhibit B) and encroaches on the lot by approximately 53 feet at its greatest point, further restricting any possible redevelopment.

**REQUEST**

The purpose of this application is to request a variance from Article X, Section 1001, table 1001-A1 of the Town's Zoning Ordinance to allow the front setback (40') to remain at 30' as the building exists today. The current location of the home allows it to be oriented on the lot such that it may face the street.

**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 warrant a variance under the circumstances."*** (Town Code Section 2-5-3(C)2).

As previously noted, the lot is oddly shaped (narrow at the front) with an encroaching wash at the east property line. Both of these conditions are restricting options of modification or further redevelopment. In addition, a significant amount of time and cost has already been incurred in the design, planning, and partial demolition of this existing building.

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

The condition of the property's unique shape/limited frontage to the street, and existence of the wash did not arise out of a misunderstanding or mistake. The existing building is as was recently purchased.

***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 existing nonconforming portion of the house is to maintain its footprint, and only the interior is to be modified. As specified in the plan, we will maintain the existing height to comply with Zoning Ordinance Article 23, section 2302, B. The nonconforming portions of this home do not pose any blockages of views or create any aesthetic deficiencies making the property appear out of synch with the general purposes and intent of the Town ordinances.(See Exhibit C)

***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) (Arizona Revised Statutes 9-462.06(H)(2)).

The hardship applicable to the property is not self-imposed as it was unknown until after the demo permit had been issued. And we assume the predecessor had approval or permits to build the existing structure. The restrictions imposed by the unusual lot conditions create the hardship and difficulty to modify or redevelop the existing structure.

***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)).

Unlike the properties around it, the lot is irregular in shape, and in the apex of a 90-degree turn, which creates a curved wedge shape with minimal width at the front and restricts the overall buildable square footage. And, as previously stated, the nonconforming portions of this home do not pose any blockages of views or create any aesthetic deficiencies making the property appear out of synch with the general purposes and intent of the Town ordinances (see Exhibit C).

***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)).

This variance would not grant a special privilege inconsistent with the limitations upon other properties in the vicinity as the building footprint would remain as was originally built. A lot of this unusual shape and natural conditions gives the property and others like it, unique limitations for which the Variance process can benefit.

**CONCLUSION**

There are no known previous complaints or problems with the existing structure on the property at 3320 E San Miguel Place. The proposed plans to remodel the existing property will only beautify it and increase value to the surrounding properties. A significant amount of time and expense has already been incurred with movement in the direction of improving this property in its current footprint. The challenges of lot shape, minimal street facing frontage, and natural conditions are all cause for diminished redevelopment options. Thus, we respectfully request the Town's Board of Adjustment grant the requested variance.

# EXHIBIT A



# EXHIBIT B


70.9'
84.9'
53.1'
WASH
111.7'
SAN MIGUEL
ESTATES 1
170-03-133
229.6'
120.4'
40.2'
1.6

# EXHIBIT C



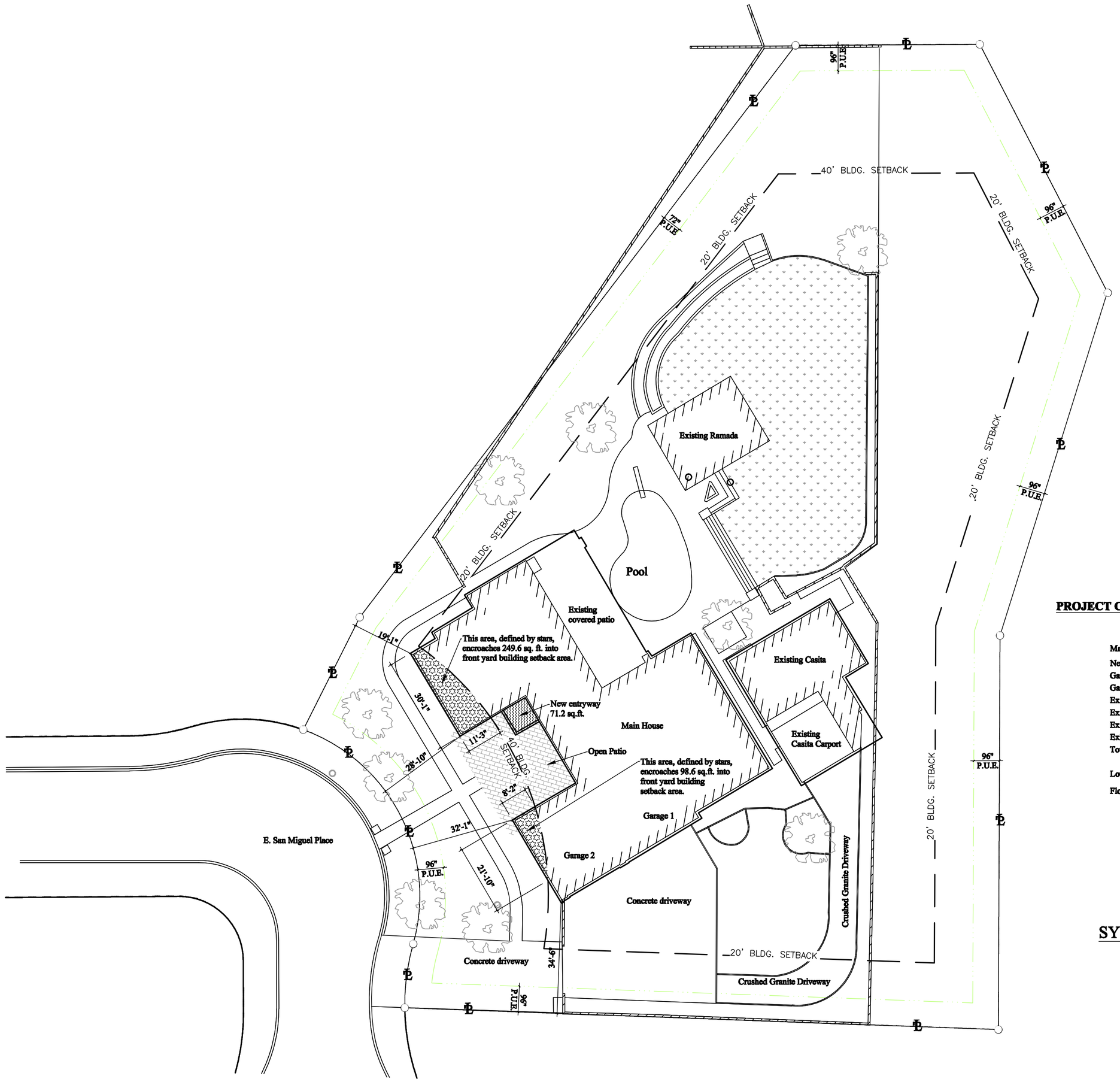
viewed from the SW curb looking NE



viewed from NW curb looking SE

viewed from across the street looking NE






SITE PLAN

Scale 1"=20'

**PROJECT COVERAGE CALCULATIONS (SQ.FT.):**

| | |
|---|---|
| Main house: | 4,4147.3 sq.ft. |
| New entrance way | 71.2 sq.ft. (The only new foot print added to property) |
| Garage 2: | 696.0 sq.ft. |
| Garage 1: | 346.7 sq.ft. (Converted from livable to garage) |
| Existing covered patio: | 820.5 sq.ft. |
| Existing ramada: | 786.0 sq.ft. |
| Existing casita: | 966.8 sq.ft. |
| Existing casita car port: | 356.2 sq.ft. |
| Total existing area under roof: | 8,537.4 sq.ft. |
| Lot size: | 50,362 sq.ft |
| Floor Area Ratio: | 17.0% |

SYMBOLS:

℄ Property Lines

**Job Description:**
**Remodel**

**Dr. Hamann**
**3320 E. San Miguel Pl.**
**Paradise Valley, AZ.**
**85253**

**Plans by:**
**SWARTZ CONSTRUCTION, INC.**

**Date:** 10/22/2020

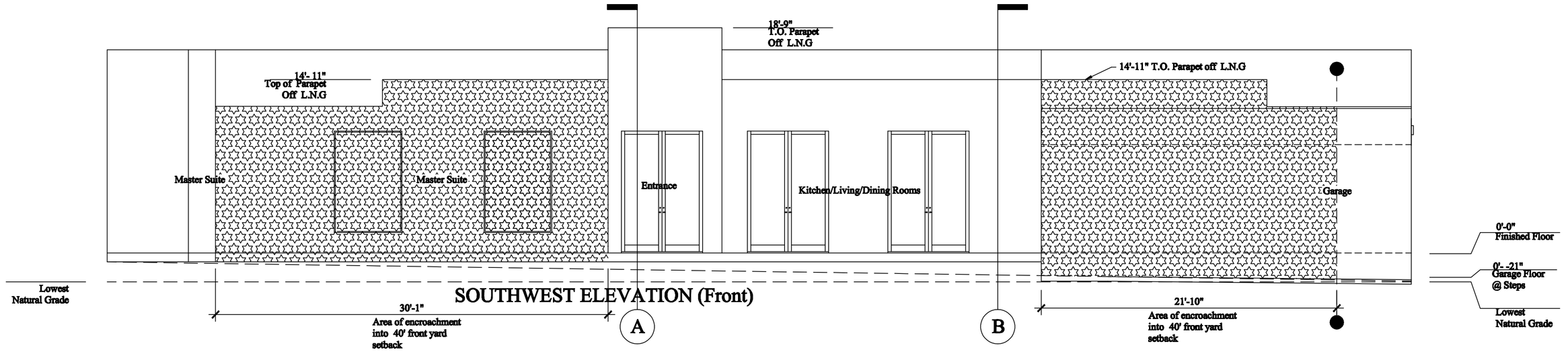
**Revisions:**

| Date | Description |
|---|---|
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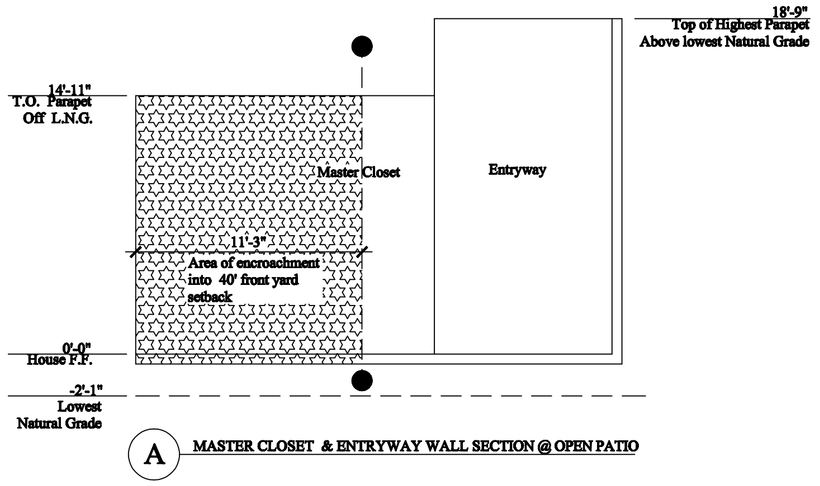
**Sheet Name:**
**Site Plan for requested variance**

**Sheet Number:**
**C2**

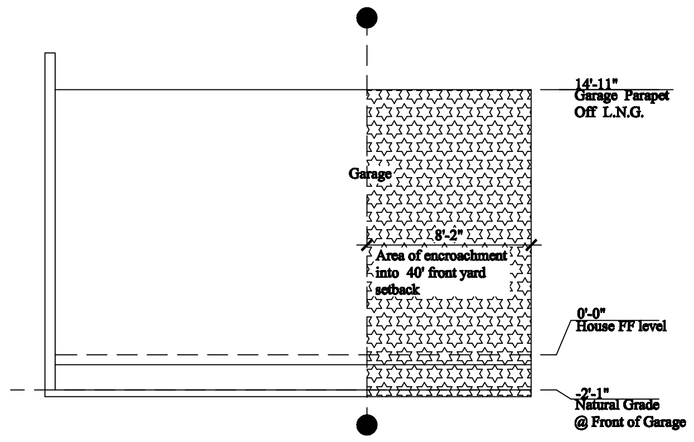
**Project Number:**
**19-005**



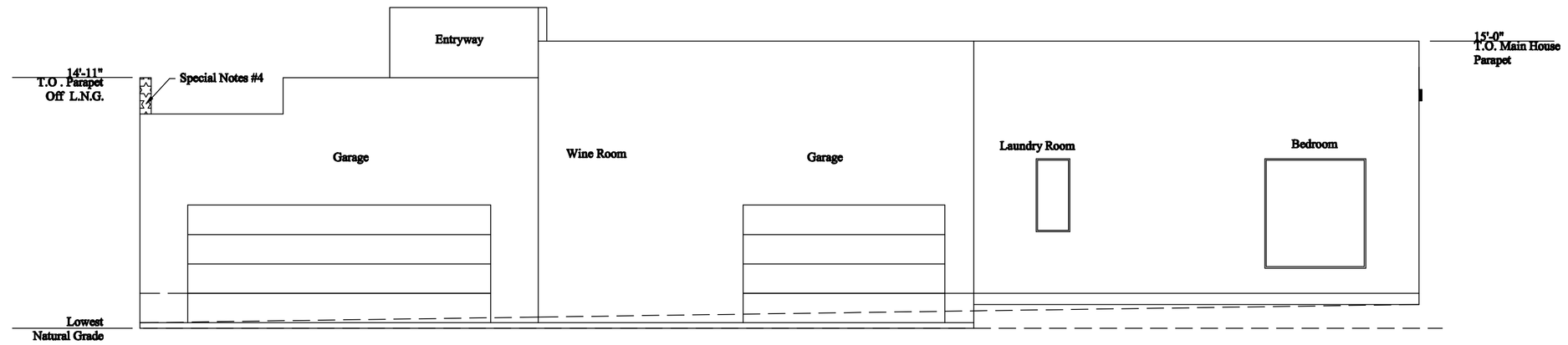

SOUTHWEST ELEVATION (Front)



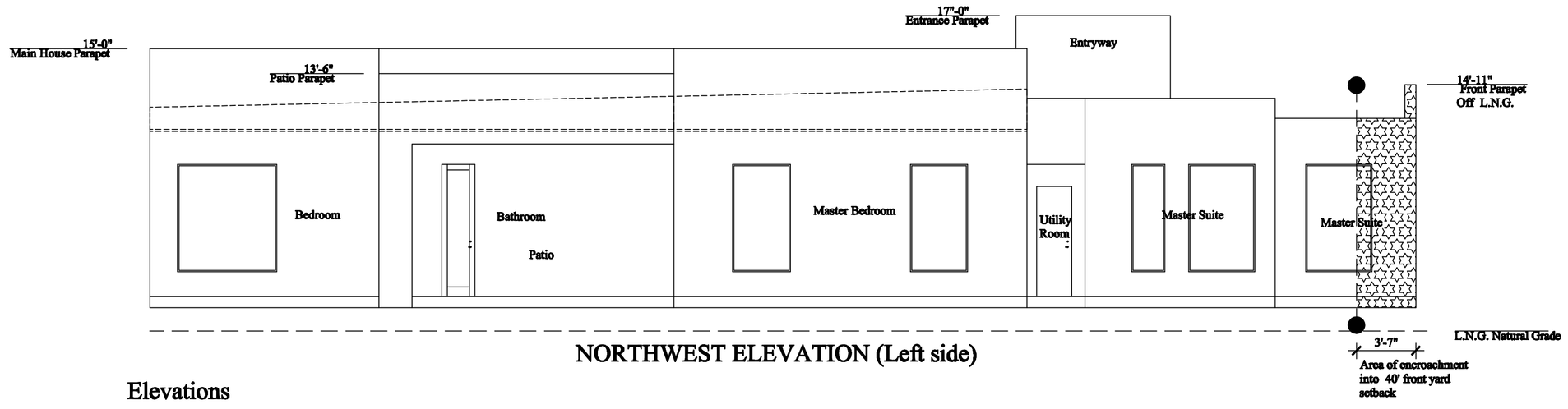

A MASTER CLOSET & ENTRYWAY WALL SECTION @ OPEN PATIO




B GARAGE SECTION @ OPEN PATIO




SOUTHEAST ELEVATION (Right side)




NORTHWEST ELEVATION (Left side)

SHEET NOTES.

1. ALL COLUMNS, PARAPET WALLS TO BE STUCCO FINISHED WITH SAND TEXTURE, PAINT COLOR TO BE SELECTED BY OWNER.
2. STUCCO TO BE WESTERN ONE COAT ICC# ESR-2323 Exp. 2/2020
3. CASEMENT WINDOWS TO BE SCREENED FOR NATURAL VENTILATION
4. SURFACE DRAINAGE SHALL BE DIVERTED SO AS TO NOT CAOUSE A HAZARD
5. LOT SHALL BE GRADED SO AS TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS A MINIMUM OF 6" WITHIN THE FIRST 10'

SPECIAL SHEET NOTES FOR VARIANCE

1. ALL AREAS DENOTED AS ENCROACHING IN 40' FRONT YARD SETBACK WILL REMAIN IN AS-BUILT FOOT PRINT AND HEIGHT.
2. THE ONLY CHANGES WILL BE TO BRING ANYTHING DEEMED TO BE OUTSIDE OF NATIONAL CODES AS AMMENDED BY THE TOWN OF PARADISE VALLEY UP TO MEET PRESENT DAY CODES.
3. NO NEW CONSTRUCTION WILL BE OUTSIDE THE ESTABLISHED PROPERTY LINE SETBACKS.
4. THE ONLY PART OF THE SOUTHEAST ELEVATION DRAWING THAT IS ENCROACHING IN THE 40' FRONT YARD SETBACK IS THE HIGH PARAPET WALL SECTION SHOWING ABOVE THE GARAGE ON THE LEFT SIDE OF THE DRAWING.

Elevations

Scale: 3/16"=1'

**Job Description:**
Remodel

Dr. Hamann
3320 E. San Miguel Pl.
Phoenix, AZ. 85253

**Plans by:**
SWARTZ CONSTRUCTION, INC.

**Date:** 10/22/2020

**Revisions:**

| Date | Description |
|---|---|
| | |
| | |
| | |
| | |
| | |
| | |

**Sheet Name:**
Elevations

**Sheet Number:**
D-1.0

**Project Number:**
19-005

# 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: Janet Swartz / 480-234-4705

Applicant's Company Name: Swartz Construction Co. Inc.

Phone Number: 623-937-9417 Fax Number:

Project Name: Pringlei Remodel

Project Location: 3320 E. San Miguel Place

Acreage: 1.16 Acres

Existing Zoning: R-43

Brief Narrative of Project Proposal: Remodel complete interior of existing home. Consideration of a variance from the Zoning Ordinance, Article XXIII, Nonconformance and Article 10, Height and Area Regulations, to allow nonconforming portions of the house to remain in the setbacks and to be modified.

**Meeting Date/ Time/Place**

Meeting Date: Wed, January 6th, 2021

Meeting Time: 5:30 pm

Meeting Place (include address and room number, as applicable): Town of Paradise Valley Town Hall 6401 E. Lincoln Dr., Paradise Valley, AZ 85253 - This meeting will be held by remote participation only - See Attached for details

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

**THIS MEETING WILL BE HELD BY REMOTE PARTICIPATION ONLY**

PUBLIC PARTICIPATION IN THE MEETING:

Members of the public are encouraged to participate in the meeting via the following options:

1. View the live stream at https://paradisevalleyaz.legistar.com/Calendar.aspx
   (a) Click on Calendar Tab
   (b) Look for Board of Adjustment meeting (you may have to select it from the dropdown list) and find the meeting date
   (c) Click the "In Progress" link in the column titled Video
2. Zoom Conference
   (a) Computer: https://zoom.us/j/6678902153
   (b) Telephone: 1 669 900 6833 Meeting ID 667 890 2153
3. Submitting questions and comments:
   (a) Visit https://paradisevalleyaz.legistar.com/Calendar.aspx, search for the meeting date, and click "eComment". Locate the agenda item you are interested in and click "Comment" (Please submit comments at least 1 hr prior to meeting)
   (b) Email gburton@paradisevalleyaz.gov (Please submit comments at least 1 hr prior to meeting)
4. Speaking during Call to the Public / Public Hearings
   (a) Visit https://paradisevalleyaz.legistar.com/Calendar.aspx, search for the meeting date, and click "eComment". Locate the agenda item and click "Register to Speak". Join the meeting by dialing 1 669 900 6833 Meeting ID 667 890 2153
   (b) If attending by Zoom Video Conference, click the chat button and enter your name and the agenda item you would like to address

(These meeting participation guidelines are pursuant to Town Council Resolution 2020-08 adopted March 17, 2020.)

Notice is hereby given pursuant to A.R.S. §38-431.02. that members of the Board of Adjustment will attend either in person of by audio/video conference call.

## 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 Nov 29, 2020, and such notification has been mailed on the following date Dec 15, 2020.

Signature

The foregoing instrument was acknowledged by me this 16th day of December, 2020, by Taylor Mae McLean.

Name

NOTARY PUBLIC

My commission expires:

02-25-2024

TAYLOR MAE MCLEAN
NOTARY PUBLIC - ARIZONA
Maricopa County
Commission # 578498
My Commission Expires
February 25, 2024

Search Results_ Parcels

| Parcel Number | Owner | Property Address | Mailing Address | MAIL_ADDR1 | MAIL_CITY | MAIl | MAIL_; | PHYSI | PH |
|---|---|---|---|---|---|---|---|---|---|
| 164-05-051 | RUINTAN KAMRAN/ MEHRAZAR AZITA | 3255 E PALO VERDE DR PARADISE VALLEY 85253 | 3255 E PALO VERDE DR PARADISE VALLEY AZ 85253 | 3255 E PALO VERDE DR | PARADISE VALLEY | AZ | 85253 | 3255 | E |
| 164-05-052 | MONTANARELLA PAUL D | 3275 E PALO VERDE DR PARADISE VALLEY 85253 | 3275 E PALO VERDE DR PARADISE VALLEY AZ 85253 | 3275 E PALO VERDE DR | PARADISE VALLEY | AZ | 85253 | 3275 | E |
| 164-05-053 | SIDDARAMU RAJIV/NAIR MADHURI | 3293 E PALO VERDE DR PARADISE VALLEY 85253 | 3293 E PALO VERDE DR PARADISE VALLEY AZ 85253 | 3293 E PALO VERDE DR | PARADISE VALLEY | AZ | 85253 | 3293 | E |
| 164-05-054 | PURNELL J ERIC | 3256 E PALO VERDE DR PARADISE VALLEY 85253 | 3256 E PALO VERDE DR PARADISE VALLEY AZ 85253 | 3256 E PALO VERDE DR | PARADISE VALLEY | AZ | 85253 | 3256 | E |
| 164-05-055 | KAREN M BRADSHAW LIVING TRUST | 3270 E PALO VERDE DR PARADISE VALLEY 85253 | 3270 E PALO VERDE DR PARADISE VALLEY AZ 85253 | 3270 E PALO VERDE DR | PARADISE VALLEY | AZ | 85253 | 3270 | E |
| 164-05-056 | W F KESSLER INVESTMENTS L P | 3282 E PALO VERDE DR PARADISE VALLEY 85253 | 3282 E PALO VERDE DR PARADISE VALLEY AZ 85253 | 3282 E PALO VERDE DR | PARADISE VALLEY | AZ | 85253 | 3282 | E |
| 164-05-057 | BRIESTENSKY MIROSLAV | 5914 N 33RD ST PARADISE VALLEY 85253 | 5914 N 33RD ST PARADISE VALLEY AZ 85253 | 5914 N 33RD ST | PARADISE VALLEY | AZ | 85253 | 5914 | N |
| 164-11-015L | KENDRICK SAM | 3021 E SAN MIGUEL AVE PHOENIX 85016 | 5206 E FRESNO DR PHOENIX AZ 85018 | 5206 E FRESNO DR | PHOENIX | AZ | 85018 | 3021 | E |
| 164-11-017A | GEYSER JEFFREY S TR | 3107 E SAN MIGUEL AVE PHOENIX 85016 | 3107 E SAN MIGUEL AVE PHOENIX AZ 85012 | 3107 E SAN MIGUEL AVE | PHOENIX | AZ | 85012 | 3107 | E |
| 164-11-017B | FLOOD CONTROL DISTRICT OF MARICOPA COUNTY | | 2801 W DURANGO ST PHOENIX AZ 85009 | 2801 W DURANGO ST | PHOENIX | AZ | 85009 | | |
| 164-11-019A | MICKELSON-VALENCIA FAMILY TRUST | 3181 E SAN MIGUEL AVE PHOENIX 85016 | 3181 E SAN MIGUEL AVE PHOENIX AZ 85016 | 3181 E SAN MIGUEL AVE | PHOENIX | AZ | 85016 | 3181 | E |
| 164-11-019B | FLOOD CONTROL DISTRICT OF MARICOPA COUNTY | | 2801 W DURANGO ST PHOENIX AZ 85009 | 2801 W DURANGO ST | PHOENIX | AZ | 85009 | | |
| 164-11-020C | ROSE GARRIN M/BARBOSA ANA PAULA SOUTO | 3197 E SAN MIGUEL AVE PHOENIX 85016 | 3197 E SAN MIGUEL AVE PHOENIX AZ 85016 | 3197 E SAN MIGUEL AVE | PHOENIX | AZ | 85016 | 3197 | E |
| 164-11-020D | FLOOD CONTROL DISTRICT OF MARICOPA COUNTY | | 2801 W DURANGO ST PHOENIX AZ 85009 | 2801 W DURANGO ST | PHOENIX | AZ | 85009 | | |
| 164-11-037C | DICKEY WILLIAM KEN | 3050 E SAN MIGUEL AVE PHOENIX 85016 | 3050 E SAN MIGUEL PHOENIX AZ 85016 | 3050 E SAN MIGUEL | PHOENIX | AZ | 85016 | 3050 | E |
| 164-11-040A | LARRY AND GAIL FREELS FAMILY TRUST | 5723 N CANYON DR PHOENIX 85016 | 15737 ROAD 204 MADERA CA 93636 | 15737 ROAD 204 | MADERA | CA | 93636 | 5723 | N |
| 164-11-041B | KERBER WAYNE J III | 5749 N CANYON DR PHOENIX 85016 | 5749 N CANYON DR PHOENIX AZ 85016 | 5749 N CANYON DR | PHOENIX | AZ | 85016 | 5749 | N |
| 164-11-041C | KERBER WAYNE J III | | 5749 N CANYON DR PHOENIX AZ 85016 | 5749 N CANYON DR | PHOENIX | AZ | 85016 | | |
| 164-11-041D | SERRANO A PAUL | 5739 N CANYON DR PHOENIX 85016 | 5739 N CANYON DR PHOENIXD AZ 85016 | 5739 N CANYON DR | PHOENIXD | AZ | 85016 | 5739 | N |
| 164-11-042A | CASSIDY RICHARD A/GAYLE F | 5801 N CANYON DR PHOENIX 85016 | 5801 N 31ST DR PHOENIX AZ 85017-2437 | 5801 N 31ST DR | PHOENIX | AZ | 85017- | 5801 | N |
| 164-11-048A | REGESTER JOHN W | 3039 E SAN MIGUEL AVE PHOENIX 85016 | PO BOX 44331 PHOENIX AZ 85064 | PO BOX 44331 | PHOENIX | AZ | 85064 | 3039 | E |
| 164-11-048B | FLOOD CONTROL DISTRICT OF MARICOPA COUNTY | | 2801 W DURANGO ST PHOENIX AZ 85009 | 2801 W DURANGO ST | PHOENIX | AZ | 85009 | | |
| 164-11-072 | SHAWVER PATRICIA E TR | 5702 N 32ND ST PHOENIX 85016 | P O BOX 5 AVONDALE AZ 85323 | P O BOX 5 | AVONDALE | AZ | 85323 | 5702 | N |
| 164-11-073A | SHAWVER PATRICIA E TR | 3190 E SAN MIGUEL AVE PHOENIX 85016 | P O BOX 5 AVONDALE AZ 85323 | P O BOX 5 | AVONDALE | AZ | 85323 | 3190 | E |
| 164-11-075 | SHAWVER PATRICIA E TR | 5701 N CANYON DR PHOENIX 85016 | P O BOX 5 AVONDALE AZ 85323 | P O BOX 5 | AVONDALE | AZ | 85323 | 5701 | N |
| 164-11-076 | SHAWVER PATRICIA E TR | 5707 N CANYON DR PHOENIX 85016 | P O BOX 5 AVONDALE AZ 85323 | P O BOX 5 | AVONDALE | AZ | 85323 | 5707 | N |
| 164-11-082A | VILLEGAS FAMILY LIVING TRUST | 3135 E PALO VERDE DR PHOENIX 85016 | 3135 E PALO VERDE DR PHOENIX AZ 85016 | 3135 E PALO VERDE DR | PHOENIX | AZ | 85016 | 3135 | E |
| 164-11-082B | THRAEN FAMILY TRUST | 3145 E PALO VERDE DR PHOENIX 85016 | 3145 E PALO VERDE DR PHOENIX AZ 85016 | 3145 E PALO VERDE DR | PHOENIX | AZ | 85016 | 3145 | E |
| 164-12-810 | NICOLAYSEN MARY L/JON C | 5326 N 31ST PL PHOENIX 85016 | 1134 S WOLCOTT ST CASPER WY 82601 | 1134 S WOLCOTT ST | CASPER | WY | 82601 | 5326 | N |
| 164-12-811 | HEIN NORMA JEAN TR | 5332 N 31ST PL PHOENIX 85016 | 5332 N 31ST PL PHOENIX AZ 85016 | 5332 N 31ST PL | PHOENIX | AZ | 85016 | 5332 | N |
| 164-69-303 | NORTHSTAR TEXAS INTEREST LTD | 5340 N 31ST PL PHOENIX 85016 | 951 W 7TH ST FORT WORTH TX 76102 | 951 W 7TH ST | FORT WORTH | TX | 76102 | 5340 | N |
| 164-69-304 | WOLFEPACK TRUST | 5344 N 31ST PL PHOENIX 85016 | 5344 N 31ST PL PHOENIX AZ 85016 | 5344 N 31ST PL | PHOENIX | AZ | 85016 | 5344 | N |
| 164-69-305 | EASTHAM JOHN P/ SONDRA L | 3129 E VERMONT AVE PHOENIX 85016 | 3129 E VERMONT ST PHOENIX AZ 85016 | 3129 E VERMONT ST | PHOENIX | AZ | 85016 | 3129 | E |
| 164-69-315 | JUDSON C BALL REVOCABLE TRUST | 3118 E VERMONT AVE PHOENIX 85016 | 17470 N. PACESETTER WY SCOTTSDALE AZ 85255 | 17470 N. PACESETTER WY | SCOTTSDALE | AZ | 85255 | 3118 | E |
| 164-69-316A | GOLDMAN JOY DAYTREE TR | 3124 E VERMONT AVE PHOENIX 85016 | 3200 N HAYDEN RD STE 275 SCOTTSDALE AZ 85251 | 3200 N HAYDEN RD STE 275 | SCOTTSDALE | AZ | 85251 | 3124 | E |
| 164-69-317A | SNSR VENTURES LLC | 3130 E VERMONT AVE PHOENIX 85016 | 6316 S AUER ST SPOKANE WA 99223 | 6316 S AUER ST | SPOKANE | WA | 99223 | 3130 | E |
| 164-69-318A | WENTWORTH JAMES N/AYERS JANET A TR | 5358 N 31ST PL PHOENIX 85016 | 5358 N 31ST PL PHOENIX AZ 85016 | 5358 N 31ST PL | PHOENIX | AZ | 85016 | 5358 | N |
| 164-69-319A | KRISTEN K CARRENO 1999 TRUST | 5364 N 31ST PL PHOENIX 85016 | 5364 N 31ST PL PHOENIX AZ 85016 | 5364 N 31ST PL | PHOENIX | AZ | 85016 | 5364 | N |
| 164-69-320 | IRENE GEORGAS REVOCABLE TRUST | 3139 E VERMONT AVE PHOENIX 85016 | 3139 E VERMONT AVE PHOENIX AZ 85016 | 3139 E VERMONT AVE | PHOENIX | AZ | 85016 | 3139 | E |
| 164-69-321 | WILSON DIANE M | 3140 E VERMONT AVE PHOENIX 85016 | 3140 E VERMONT AVE PHOENIX AZ 85016 | 3140 E VERMONT AVE | PHOENIX | AZ | 85016 | 3140 | E |
| 164-69-322A | VILLAGE ON THE LAKES HOMEOWNERS ASSOC | 5730 N 25TH ST PHOENIX 85016 | 450 N DOBSON RD STE 201 MESA AZ 85201 | 450 N DOBSON RD STE 201 | MESA | AZ | 85201 | 5730 | N |
| 164-69-322B | VILLAGE ON THE LAKES HOMEOWNERS ASSOC | 5732 N 25TH ST PHOENIX 85016 | 450 N DOBSON RD STE 201 MESA AZ 85201 | 450 N DOBSON RD STE 201 | MESA | AZ | 85201 | 5732 | N |
| 164-69-322C | VILLAGE ON THE LAKES HOMEOWNERS ASSOC | 5734 N 25TH ST PHOENIX 85016 | 450 N DOBSON RD STE 201 MESA AZ 85201 | 450 N DOBSON RD STE 201 | MESA | AZ | 85201 | 5734 | N |
| 164-69-323 | VILLAGE ON THE LAKES HOMEOWNERS ASSOC | 2525 E ARIZONA BILTMORE CIR PHOENIX 85016 | 450 N DOBSON RD STE 201 MESA AZ 85201 | 450 N DOBSON RD STE 201 | MESA | AZ | 85201 | 2525 | E |
| 164-69-324 | VILLAGE ON THE LAKES HOMEOWNERS ASSOC | 2525 E ARIZONA BILTMORE CIR PHOENIX 85016 | 450 N DOBSON RD STE 201 MESA AZ 85201 | 450 N DOBSON RD STE 201 | MESA | AZ | 85201 | 2525 | E |
| 164-69-327 | VILLAGE ON THE LAKES HOMEOWNERS ASSOC | 2525 E ARIZONA BILTMORE CIR PHOENIX 85016 | 450 N DOBSON RD STE 201 MESA AZ 85201 | 450 N DOBSON RD STE 201 | MESA | AZ | 85201 | 2525 | E |
| 164-69-328 | VILLAGE ON THE LAKES HOMEOWNERS ASSOC | 2525 E ARIZONA BILTMORE CIR PHOENIX 85016 | 450 N DOBSON RD STE 201 MESA AZ 85201 | 450 N DOBSON RD STE 201 | MESA | AZ | 85201 | 2525 | E |
| 164-69-329 | VILLAGE ON THE LAKES HOMEOWNERS ASSOC | 2525 E ARIZONA BILTMORE CIR PHOENIX 85016 | 450 N DOBSON RD STE 201 MESA AZ 85201 | 450 N DOBSON RD STE 201 | MESA | AZ | 85201 | 2525 | E |
| 164-69-330 | VILLAGE ON THE LAKES HOMEOWNERS ASSOC | 2525 E ARIZONA BILTMORE CIR PHOENIX 85016 | 450 N DOBSON RD STE 201 MESA AZ 85201 | 450 N DOBSON RD STE 201 | MESA | AZ | 85201 | 2525 | E |
| 164-69-332 | VILLAGE ON THE LAKES HOMEOWNERS ASSOC | 2525 E ARIZONA BILTMORE CIR PHOENIX 85016 | 450 N DOBSON RD STE 201 MESA AZ 85201 | 450 N DOBSON RD STE 201 | MESA | AZ | 85201 | 2525 | E |
| 164-69-798 | DANIEL C AND SUZANNE D SCHRINSKY REV TRUST | 3146 E MARSHALL AVE PHOENIX 85016 | 805 C AVE LAKE OSWEGO OR 97034 | 805 C AVE | LAKE OSWEGO | OR | 97034 | 3146 | E |
| 164-69-799 | BRAUNSTEIN ETHAN M/SUSAN WHITE TR | 3142 E MARSHALL AVE PHOENIX 85016 | 3879 DOC RAYMOND FLAGSTAFF AZ 86001 | 3879 DOC RAYMOND | FLAGSTAFF | AZ | 86001 | 3142 | E |
| 164-69-800 | BEYER LYNNE A TR/LOOPE RICHARD N TR | 3138 E SAN JUAN AVE PHOENIX 85016 | 3138 E SAN JUAN AVE PHOENIX AZ 85016 | 3138 E SAN JUAN AVE | PHOENIX | AZ | 85016 | 3138 | E |
| 164-69-801 | SEISA BILTMORE LLC | 3132 E SAN JUAN AVE PHOENIX 85016 | 801 ROSINANTE RD EL PASO TX 79922 | 801 ROSINANTE RD | EL PASO | TX | 79922 | 3132 | E |
| 164-69-802 | DONALD AND SANDRA HURWITZ FAMILY TRUST | 3126 E SAN JUAN AVE PHOENIX 85016 | 3126 E SAN JUAN PHOENIX AZ 85016 | 3126 E SAN JUAN | PHOENIX | AZ | 85016 | 3126 | E |
| 164-69-803 | CWP-II LLC | 3120 E SAN JUAN AVE PHOENIX 85016 | 8 BILTMORE EST UNIT 108 PHOENIX AZ 85016 | 8 BILTMORE EST | PHOENIX | AZ | 85016 | 3120 | E |
| 164-69-804 | ALBRIGHT JEROME J | 3114 E SAN JUAN AVE PHOENIX 85016 | 3114 E SAN JUAN AVE PHOENIX AZ 85016 | 3114 E SAN JUAN AVE | PHOENIX | AZ | 85016 | 3114 | E |
| 164-69-805 | DENNING DONNA/MICHAEL | 3108 E SAN JUAN AVE PHOENIX 85016 | 3108 E SAN JUAN AVE PHOENIX AZ 85016 | 3108 E SAN JUAN AVE | PHOENIX | AZ | 85016 | 3108 | E |
| 164-69-806 | SILVERMAN LYLE/ANNA | 3102 E SAN JUAN AVE PHOENIX 85016 | 3102 E SAN JUAN PHOENIX AZ 85016 | 3102 E SAN JUAN | PHOENIX | AZ | 85016 | 3102 | E |
| 164-69-807 | MATZ FAMILY LIVING TRUST | 3064 E SAN JUAN AVE PHOENIX 85016 | 3064 E SAN JUAN AVE PHOENIX AZ 85016 | 3064 E SAN JUAN AVE | PHOENIX | AZ | 85016 | 3064 | E |
| 164-69-808 | DAVIS MICHAEL/BARBARA | 3056 E SAN JUAN AVE PHOENIX 85016 | 3056 E SAN JUAN AVE PHOENIX AZ 85016 | 3056 E SAN JUAN AVE | PHOENIX | AZ | 85016 | 3056 | E |
| 164-69-809 | CINTORA ISMAR/DONNA RAE TR | 3052 E MARSHALL AVE PHOENIX 85016 | 101 E STATE AVE PHOENIX AZ 85020 | 101 E STATE AVE | PHOENIX | AZ | 85020 | 3052 | E |
| 164-69-810 | GAVIN JOSEPH M | 3101 E SAN JUAN AVE PHOENIX 85016 | 3101 E SAN JUAN AVE PHOENIX AZ 85016 | 3101 E SAN JUAN AVE | PHOENIX | AZ | 85016 | 3101 | E |
| 164-69-811 | SACKMAN WARREN ALAN III/MUSCHEID KENDIS | 3105 E SAN JUAN AVE PHOENIX 85016 | 3105 E SAN JUAN AVE PHOENIX AZ 85016 | 3105 E SAN JUAN AVE | PHOENIX | AZ | 85016 | 3105 | E |
| 164-69-812 | DESMOND DENNIS L/KATHLEEN G TR | 3109 E SAN JUAN AVE PHOENIX 85016 | 3109 E SAN JUAN AVE PHOENIX AZ 85016 | 3109 E SAN JUAN AVE | PHOENIX | AZ | 85016 | 3109 | E |
| 164-69-813 | BLAND THOMAS M/SCHUCHTER SHERYL FANNIN | 3113 E SAN JUAN AVE PHOENIX 85016 | 3113 E SAN JUAN AVE PHOENIX AZ 85016 | 3113 E SAN JUAN AVE | PHOENIX | AZ | 85016 | 3113 | E |
| 164-69-814 | VAN BAALEN REVOCABLE TRUST | 3117 E SAN JUAN AVE PHOENIX 85016 | 3117 E SAN JUAN PHOENIX AZ 85016 | 3117 E SAN JUAN | PHOENIX | AZ | 85016 | 3117 | E |
| 164-69-815 | LAING JOHN S/WAGNER NORMAN P | 3121 E SAN JUAN AVE PHOENIX 85016 | 3121 E SAN JUAN AVE PHOENIX AZ 85016 | 3121 E SAN JUAN AVE | PHOENIX | AZ | 85016 | 3121 | E |
| 164-69-816 | GILLESPIE BRUCE E/ANN C TR | 3125 E SAN JUAN AVE PHOENIX 85016 | 3125 E SAN JUAN AVE PHOENIX AZ 85016 | 3125 E SAN JUAN AVE | PHOENIX | AZ | 85016 | 3125 | E |
| 164-69-817 | TAIT JILL | 3129 E SAN JUAN AVE PHOENIX 85016 | 3129 E SAN JUAN AVE PHOENIX AZ 85016 | 3129 E SAN JUAN AVE | PHOENIX | AZ | 85016 | 3129 | E |
| 164-69-829 | TURLEY TODD W | 3123 E MARSHALL AVE PHOENIX 85016 | 106 N COUNTRY CLUB DR PHOENIX AZ 85014 | 106 N COUNTRY CLUB DR | PHOENIX | AZ | 85014 | 3123 | E |
| 164-69-830 | MASON LA RITA | 3127 E MARSHALL AVE PHOENIX 85016 | 3127 E MARSHALL AVE PHOENIX AZ 85016 | 3127 E MARSHALL AVE | PHOENIX | AZ | 85016 | 3127 | E |
| 164-69-831 | ROSE REVOCABLE TRUST | 3131 E MARSHALL AVE PHOENIX 85016 | 3131 E MARSHALL AVE PHOENIX AZ 85016 | 3131 E MARSHALL AVE | PHOENIX | AZ | 85016 | 3131 | E |
| 164-69-832 | TEMEN JOAN E | 3135 E MARSHALL AVE PHOENIX 85016 | 3135 E MARSHALL AVE PHOENIX AZ 85016 | 3135 E MARSHALL AVE | PHOENIX | AZ | 85016 | 3135 | E |
| 164-69-833 | WALSH E JEFFREY/ARELLANO MARCELA CONTRERA | 3139 E MARSHALL AVE PHOENIX 85016 | 3139 E MARSHALL AVE PHOENIX AZ 85016 | 3139 E MARSHALL AVE | PHOENIX | AZ | 85016 | 3139 | E |
| 164-69-834 | WILLIAMS JOHN K/LISA H | 3143 E MARSHALL AVE PHOENIX 85016 | 3143 E MARSHALL AVE PHOENIX AZ 85016 | 3143 E MARSHALL AVE | PHOENIX | AZ | 85016 | 3143 | E |
| 164-69-835 | OPTIMAL PARTNERS GP | 3147 E MARSHALL AVE PHOENIX 85016 | 2200 E CAMELBACK RD SUITE 216 PHOENIX AZ 8501( | 2200 E CAMELBACK RD SUIT | PHOENIX | AZ | 85016 | 3147 | E |
| 164-69-837 | BILTMORE SHORES HOMEOWNERS ASSOCIATION I | 5420 N 32ND ST PHOENIX 85016 | 5229 N 7TH AVE 103 PHOENIX AZ 85013 | 5229 N 7TH AVE 103 | PHOENIX | AZ | 85013 | 5420 | N |
| 170-03-001 | STANFORD MARY | 5536 N 35TH ST PARADISE VALLEY 85253 | 837 AVALON RD LAWRENCE KS 66044 | 837 AVALON RD | LAWRENCE | KS | 66044 | 5536 | N |
| 170-03-002 | WILDER WILLIAM F/ANNA LIISA TR | 5536 N HOMESTEAD LN PARADISE VALLEY 85253 | 5536 N HOMESTEAD LN PARADISE VALLEY AZ 85253 | 5536 N HOMESTEAD LN | PARADISE VALLEY | AZ | 85253 | 5536 | N |
| 170-03-003 | BROWN ROBERT W/DOTTI J | 5524 N HOMESTEAD LN PARADISE VALLEY 85253 | 5524 N HOMESTEAD LN PARADISE VALLEY AZ 85253 | 5524 N HOMESTEAD LN | PARADISE VALLEY | AZ | 85253 | 5524 | N |
| 170-03-004 | DOUGLAS AND LORI DAVIS LIVING TRUST | 5501 N HOMESTEAD LN PARADISE VALLEY 85253 | 5501 N HOMESTEAD LN PARADISE VALLEY AZ 85253 | 5501 N HOMESTEAD LN | PARADISE VALLEY | AZ | 85253 | 5501 | N |
| 170-03-007 | LASKEY STEVE W | 5537 N HOMESTEAD LN PARADISE VALLEY 85253 | 5537 N HOMESTEAD LN PARADISE VALLEY AZ 85253- | 5537 N HOMESTEAD LN | PARADISE VALLEY | AZ | 85253- | 5537 | N |
| 170-03-008 | 5600 INVESTMENTS LLC | 5600 N PALO CRISTI RD PARADISE VALLEY 85253 | 5600 N PALO CRISTI RD PARADISE VALLEY AZ 85253 | 5600 N PALO CRISTI RD | PARADISE VALLEY | AZ | 85253 | 5600 | N |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| **170-03-011B** | EVANS RANDALL L | 3400 E STANFORD DR PARADISE VALLEY 85253 | 3400 E STANFORD DR PARADISE VALLEY AZ 85253 | 3400 E STANFORD DR | PARADISE VALLEY | AZ | 85253 | 3400 | E |
| **170-03-013E** | SCHROCK REVOCABLE TRUST | 5707 N 32ND ST PARADISE VALLEY 85253 | 5707 N 32ND ST PARADISE VALLEY AZ 85253 | 5707 N 32ND ST | PARADISE VALLEY | AZ | 85253 | 5707 | N |
| **170-03-013F** | CANTA PROPERTIES LLC | 3301 E CAMINO SIN NOMBRE PARADISE VALLEY 8 | 6323 W VAN BUREN PHOENIX AZ 85043 | 6323 W VAN BUREN | PHOENIX | AZ | 85043 | 3301 | E |
| **170-03-013K** | FLOOD CONTROL DISTRICT OF MARICOPA COUNTY | | 2801 W DURANGO ST PHOENIX AZ 85009 | 2801 W DURANGO ST | PHOENIX | AZ | 85009 | | |
| **170-03-013L** | OLIVE STANFORD TRUST/ANDERSON MARY/ETAL | | 837 AVALON RD LAWRENCE KS 66044 | 837 AVALON RD | LAWRENCE | KS | 66044 | | |
| **170-03-016** | HAYES FAMILY TRUST | 5614 N PALO CRISTI RD PARADISE VALLEY 85253 | 5614 N PALO CRISTI RD PARADISE VALLEY AZ 85253 | 5614 N PALO CRISTI RD | PARADISE VALLEY | AZ | 85253 | 5614 | N |
| **170-03-017A** | HOLMES FAMILY TRUST | 5628 N PALO CRISTI RD PARADISE VALLEY 85253 | 5628 N PALO CRISTI RD PARADISE VALLEY AZ 85253 | 5628 N PALO CRISTI RD | PARADISE VALLEY | AZ | 85253 | 5628 | N |
| **170-03-019A** | DAVID M AND KIMBERLY K ENGERT LIVING TRUST | 5702 N PALO CRISTI RD PARADISE VALLEY 85253 | 5702 PALO CRISTI RD PARADISE VALLEY AZ 85253 | 5702 PALO CRISTI RD | PARADISE VALLEY | AZ | 85253 | 5702 | N |
| **170-03-020A** | CARTIER MICHAEL C/DAWN D | 5726 N PALO CRISTI RD PARADISE VALLEY 85253 | 5726 N PALO CRISTI RD PARADISE VALLEY AZ 85253 | 5726 N PALO CRISTI RD | PARADISE VALLEY | AZ | 85253 | 5726 | N |
| **170-03-026D** | NICHOLS LAURA | 5654 N HOMESTEAD LN PARADISE VALLEY 85253 | 5654 N HOMESTEAD LN PARADISE VALLEY AZ 85253 | 5654 N HOMESTEAD LN | PARADISE VALLEY | AZ | 85253 | 5654 | N |
| **170-03-026R** | THEODORE FAMILY TRUST | 3422 E PALO VERDE DR PARADISE VALLEY 85253 | 3422 E PALO VERDE DR PARADISE VALLEY AZ 85253 | 3422 E PALO VERDE DR | PARADISE VALLEY | AZ | 85253 | 3422 | E |
| **170-03-026S** | JESSE A GEE 2012 DYNASTY TR/MARTHA J GEE TR | 5900 N HOMESTEAD PARADISE VALLEY 85253 | 394 DORADO BCH E DORADO PR 00646 | 394 DORADO BCH E | DORADO | PR | 646 | 5900 | N |
| **170-03-027B** | FLOOD CONTROL DISTRICT OF MARICOPA COUNTY | | 2801 W DURANGO ST PHOENIX AZ 85009 | 2801 W DURANGO ST | PHOENIX | AZ | 85009 | | |
| **170-03-027C** | STANFORD OLIVE/MARY S TR/ETAL | 5602 N HOMESTEAD LN PARADISE VALLEY 85253 | 837 AVALON RD LAWRENCE KS 66044 | 837 AVALON RD | LAWRENCE | KS | 66044 | 5602 | N |
| **170-03-029** | HORNADAY FAMILY TRUST | 5644 N HOMESTEAD LN PARADISE VALLEY 85253 | 2400 E ARIZONA BILTMORE CIR SUITE 1135 PHOENIX | 2400 E ARIZONA BILTMORE C | PHOENIX | AZ | 85016 | 5644 | N |
| **170-03-033A** | KUPER FAMILY TRUST | 5523 N HOMESTEAD LN PARADISE VALLEY 85253 | 3575 RUNNING DEER RD HELENA MT 59602 | 3575 RUNNING DEER RD | HELENA | MT | 59602 | 5523 | N |
| **170-03-034** | STANFORD MARY | | 837 AVALON RD LAWRENCE KS 66044 | 837 AVALON RD | LAWRENCE | KS | 66044 | | |
| **170-03-035** | LWB TRUST | 3412 E STANFORD DR PARADISE VALLEY 85253 | 3412 E STANFORD DR PARADISE VALLEY AZ 85253 | 3412 E STANFORD DR | PARADISE VALLEY | AZ | 85253 | 3412 | E |
| **170-03-036F** | JUDE P THURSTON LIVING TRUST/ETAL | 3202 E SAN MIGUEL PL PARADISE VALLEY 85253 | 3202 E SAN MIGUEL PL PARADISE VALLEY AZ 85253 | 3202 E SAN MIGUEL PL | PARADISE VALLEY | AZ | 85253 | 3202 | E |
| **170-03-036G** | DOROTHY LINCOLN SMITH REVOCABLE TRUST | | 3228 E SAN MIGUEL PL PARADISE VALLEY AZ 85253 | 3228 E SAN MIGUEL PL | PARADISE VALLEY | AZ | 85253 | | |
| **170-03-036H** | FONSECA RAFAEL/BRIE | 3201 E SAN MIGUEL PL PARADISE VALLEY 85253 | 3201 E SAN MIGUEL PL PARADISE VALLEY AZ 85253 | 3201 E SAN MIGUEL PL | PARADISE VALLEY | AZ | 85253 | 3201 | E |
| **170-03-036L** | HALE DANIEL L/ROBERT H/HARRY W III | 3220 E STANFORD DR PARADISE VALLEY 85253 | 3220 E STANFORD DR PARADISE VALLEY AZ 85253 | 3220 E STANFORD DR | PARADISE VALLEY | AZ | 85253 | 3220 | E |
| **170-03-037** | WILLIAMSON REX E/KAREN STUDENBERG | 3501 E NITA RD PARADISE VALLEY 85253 | 3501 E NITA RD PARADISE VALLEY AZ 85253 | 3501 E NITA RD | PARADISE VALLEY | AZ | 85253 | 3501 | E |
| **170-03-038** | COLLUM MICHAEL J/MARY E TR | 3525 E NITA RD PARADISE VALLEY 85253 | 3525 E NITA RD PARADISE VALLEY AZ 85253 | 3525 E NITA RD | PARADISE VALLEY | AZ | 85253 | 3525 | E |
| **170-03-039** | BROWN CHRISTOPHER PORTER/FLOOR KRISTINA J | 3510 E NITA RD PARADISE VALLEY 85253 | 3510 E NITA RD PARADISE VALLEY AZ 85253 | 3510 E NITA RD | PARADISE VALLEY | AZ | 85253 | 3510 | E |
| **170-03-040** | MOORE STUART/SAMANTHA | 3545 E NITA RD PARADISE VALLEY 85253 | 10206 N 58TH PL PARADISE VALLEY AZ 85253 | 10206 N 58TH PL | PARADISE VALLEY | AZ | 85253 | 3545 | E |
| **170-03-041** | FILLMORE GAYE V F | 5635 N HOMESTEAD LN PARADISE VALLEY 85253 | 5635 N HOMESTEAD LN PARADISE VALLEY AZ 85253 | 5635 N HOMESTEAD LN | PARADISE VALLEY | AZ | 85253 | 5635 | N |
| **170-03-042** | JEFFREY DALE AND TRISHA LYNN GARDNER TR AGM | 5701 N HOMESTEAD LN PARADISE VALLEY 85253 | 5701 N HOMESTEAD LN PARADISE VALLEY AZ 85253 | 5701 N HOMESTEAD LN | PARADISE VALLEY | AZ | 85253 | 5701 | N |
| **170-03-043** | DORIS JAMES F/JACQUELINE I TR | 5709 N HARDING DR PARADISE VALLEY 85253 | 5709 N HARDING DR PARADISE VALLEY AZ 85253 | 5709 N HARDING DR | PARADISE VALLEY | AZ | 85253 | 5709 | N |
| **170-03-044** | COX KIMBERLI S | 5723 N HARDING DR PARADISE VALLEY 85253 | 5723 N HARDING DR PARADISE VALLEY AZ 85253 | 5723 N HARDING DR | PARADISE VALLEY | AZ | 85253 | 5723 | N |
| **170-03-045** | HEGLIE FAMILY TRUST | 5735 N HARDING DR PARADISE VALLEY 85253 | 5735 N HARDING DR PARADISE VALLEY AZ 85253 | 5735 N HARDING DR | PARADISE VALLEY | AZ | 85253 | 5735 | N |
| **170-03-046** | GASKIN FAMILY TRUST | 5728 N HARDING DR PARADISE VALLEY 85253 | 5110 N 40TH ST PHOENIX AZ 85018 | 5110 N 40TH ST | PHOENIX | AZ | 85018 | 5728 | N |
| **170-03-047** | DOROTHY LINCOLN SMITH REVOCABLE TRUST | 3228 E SAN MIGUEL PL PARADISE VALLEY 85253 | 3228 E SAN MIGUEL PL PARADISE VALLEY AZ 85253 | 3228 E SAN MIGUEL PL | PARADISE VALLEY | AZ | 85253 | 3228 | E |
| **170-03-048** | SCHROEDER FAMILY REVOCABLE LIVING TRUST | 3246 E SAN MIGUEL PL PARADISE VALLEY 85253 | 3246 E SAN MIGUEL PL PARADISE VALLEY AZ 85253 | 3246 E SAN MIGUEL PL | PARADISE VALLEY | AZ | 85253 | 3246 | E |
| **170-03-051** | WEBB ADAM CRAWFORD | 3321 E SAN MIGUEL PL PARADISE VALLEY 85253 | 3321 E SAN MIGUEL PL PARADISE VALLEY AZ 85253 | 3321 E SAN MIGUEL PL | PARADISE VALLEY | AZ | 85253 | 3321 | E |
| **170-03-052** | EMERY LANE HOMES 201 LLC | 3315 E SAN MIGUEL PL PARADISE VALLEY 85253 | 4643 E THOMAS RD STE 1 PHOENIX AZ 85018 | 4643 E THOMAS RD STE 1 | PHOENIX | AZ | 85018 | 3315 | E |
| **170-03-053** | LURIE FAMILY LIVING TRUST | 3253 E SAN MIGUEL PL PARADISE VALLEY 85253 | 3253 E SAN MIGUEL PL PARADISE VALLEY AZ 85253 | 3253 E SAN MIGUEL PL | PARADISE VALLEY | AZ | 85253 | 3253 | E |
| **170-03-054** | HWM TRUST | 3233 E SAN MIGUEL PL PARADISE VALLEY 85253 | 3233 E SAN MIGUEL PL PARADISE VALLEY AZ 85253 | 3233 E SAN MIGUEL PL | PARADISE VALLEY | AZ | 85253 | 3233 | E |
| **170-03-055** | COREY D EDENS AND CATHERINE A CREIGHTON TRU | 5802 N HARDING DR PARADISE VALLEY 85253 | 5802 N HARDING DR PARADISE VALLEY AZ 85253 | 5802 N HARDING DR | PARADISE VALLEY | AZ | 85253 | 5802 | N |
| **170-03-059** | DARBY MICHAEL B/CHRISTIE G | 5801 N HARDING DR PARADISE VALLEY 85253 | 5801 N HARDING DR PARADISE VALL AZ 85012 | 5801 N HARDING DR | PARADISE VALL | AZ | 85012 | 5801 | N |
| **170-03-060** | BOB DAIGLE LIVING TRUST | 3201 E CAMINO SIN NOMBRE PARADISE VALLEY 8 | 3201 E CAMINO SIN NOMBRE PARADISE VALLEY AZ 8 | 3201 E CAMINO SIN NOMBRE | PARADISE VALLEY | AZ | 85253 | 3201 | E |
| **170-03-061** | DOROTHY LINCOLN SMITH REVOCABLE TRUST | 3228 E CAMINO SIN NOMBRE PARADISE VALLEY 8 | 3228 E SAN MIGUEL PL PARADISE VALLEY AZ 85253 | 3228 E SAN MIGUEL PL | PARADISE VALLEY | AZ | 85253 | 3228 | E |
| **170-03-062** | ROMAR TRUST | 3253 E CAMINO SIN NOMBRE PARADISE VALLEY 8 | 3253 E CAMINO SIN NOMBRE PARADISE VALLEY AZ 8 | 3253 E CAMINO SIN NOMBRE | PARADISE VALLEY | AZ | 85253 | 3253 | E |
| **170-03-063** | KUNDAVARAM CHANDAN R/CAROLINA C | 5701 N 32ND PL PARADISE VALLEY 85253 | 5701 N 32ND PL PARADISE VALLEY AZ 85253 | 5701 N 32ND PL | PARADISE VALLEY | AZ | 85253 | 5701 | N |
| **170-03-064** | CORNEJO FAMILY LIVING TRUST | 5715 N 32ND PL PARADISE VALLEY 85253 | 5715 N 32ND PL PARADISE VALLEY AZ 85253 | 5715 N 32ND PL | PARADISE VALLEY | AZ | 85253 | 5715 | N |
| **170-03-065B** | BAE FAMILY TRUST | 5731 N 32ND PL PARADISE VALLEY 85253 | 5731 N 32ND PL PARADISE VALLEY AZ 85253 | 5731 N 32ND PL | PARADISE VALLEY | AZ | 85253 | 5731 | N |
| **170-03-066** | KRAMER LAWRENCE/VIVIAN POHORYLES TR | 5738 N 32ND PL PARADISE VALLEY 85253 | 3139 E CLAREMONT AVE PHOENIX AZ 85016 | 3139 E CLAREMONT AVE | PHOENIX | AZ | 85016 | 5738 | N |
| **170-03-067** | MAGGARD KENNETH E | 5730 N 32ND PL PARADISE VALLEY 85253 | 5730 N 32ND PL PARADISE VALLEY AZ 85253 | 5730 N 32ND PL | PARADISE VALLEY | AZ | 85253 | 5730 | N |
| **170-03-068** | MORAWIEC JOHN/FRANCES TR | 5716 N 32ND PL PARADISE VALLEY 85253 | 5716 N 32ND PL PARADISE VALLEY AZ 85253 | 5716 N 32ND PL | PARADISE VALLEY | AZ | 85253 | 5716 | N |
| **170-03-069** | JAMAL FAMILY TRUST | 3200 E CAMINO SIN NOMBRE PARADISE VALLEY 8 | 3200 E CAMINO SIN NOMBRE PARADISE VALLEY AZ 8 | 3200 E CAMINO SIN NOMBRE | PARADISE VALLEY | AZ | 85253 | 3200 | E |
| **170-03-070** | GULDNER JEFFREY B/REED SYDNEY A | 3445 E RANCHO DR PARADISE VALLEY 85253 | 3445 E RANCHO DR PARADISE VALLEY AZ 85253 | 3445 E RANCHO DR | PARADISE VALLEY | AZ | 85253 | 3445 | E |
| **170-03-071** | HIRVELA HENRY L/BARBARA A | 3427 E RANCHO DR PARADISE VALLEY 85253 | 3427 E RANCHO DR PARADISE VALLEY AZ 85018 | 3427 E RANCHO DR | PARADISE VALLEY | AZ | 85018 | 3427 | E |
| **170-03-072** | KING BRIAN/BRITTNY | 3411 E RANCHO DR PARADISE VALLEY 85253 | 3411 E RANCHO DR PARADISE VALLEY AZ 85253 | 3411 E RANCHO DR | PARADISE VALLEY | AZ | 85253 | 3411 | E |
| **170-03-073** | MICHAEL AND KARI ASH LIVING TRUST | 3401 E RANCHO DR PARADISE VALLEY 85253 | 3401 E RANCHO DR PARADISE VALLEY AZ 85253 | 3401 E RANCHO DR | PARADISE VALLEY | AZ | 85253 | 3401 | E |
| **170-03-074** | KIBO TRUST | 5735 N 33RD PL PARADISE VALLEY 85253 | 5735 N 33RD PL PARADISE VALLEY AZ 85235 | 5735 N 33RD PL | PARADISE VALLEY | AZ | 85235 | 5735 | N |
| **170-03-075** | SILVERTHORN LEE J & AMY A | 5723 N 33RD PL PARADISE VALLEY 85253 | 5723 N 33RD PL PARADISE VALLEY AZ 85253 | 5723 N 33RD PL | PARADISE VALLEY | AZ | 85253 | 5723 | N |
| **170-03-076** | RUTH ANN HORNADAY IRREVOCABLE TRUST | 5711 N 33RD PL PARADISE VALLEY 85253 | 5711 N 33RD PL PARADISE VALLEY AZ 85253 | 5711 N 33RD PL | PARADISE VALLEY | AZ | 85253 | 5711 | N |
| **170-03-077** | STANFORD MARY BURKE | | 837 AVALON RD LAWRENCE KS 66044 | 837 AVALON RD | LAWRENCE | KS | 66044 | | |
| **170-03-078** | JOHNSON MARTIN L/YOUNG OLINDA | 5700 N 33RD PL PARADISE VALLEY 85253 | 3168 E BERRIDGE LN PHOENIX AZ 85016 | 3168 E BERRIDGE LN | PHOENIX | AZ | 85016 | 5700 | N |
| **170-03-079** | LORENZEN ROBERT F/LUCY L | 3333 E CAMINO SIN NOMBRE PARADISE VALLEY 8 | 3333 CAMINO SIN NOMBRE PARADISE VALLEY AZ 852 | 3333 CAMINO SIN NOMBRE | PARADISE VALLEY | AZ | 85253 | 3333 | E |
| **170-03-080** | MICHAEL A DINAN REVOCABLE TRUST | 3328 E CAMINO SIN NOMBRE PARADISE VALLEY 8 | 3328 E CAMINO SIN NOMBRE PARADISE VALLEY AZ 8 | 3328 E CAMINO SIN NOMBRE | PARADISE VALLEY | AZ | 85253 | 3328 | E |
| **170-03-081** | MUTYALA SUBHAKAR/REDDY SWAPNA | 3310 E CAMINO SIN NOMBRE PARADISE VALLEY 8 | 3310 E CAMINO SIN NOMBRE PARADISE VALLEY AZ 8 | 3310 E CAMINO SIN NOMBRE | PARADISE VALLEY | AZ | 85253 | 3310 | E |
| **170-03-082A** | ROSS JOHN JR/PATRICIA M | 3300 E CAMINO SIN NOMBRE PARADISE VALLEY 8 | 3300 E CAMINO SIN NOMBRE PARADISE VALLEY AZ 8 | 3300 E CAMINO SIN NOMBRE | PARADISE VALLEY | AZ | 85253 | 3300 | E |
| **170-03-083** | JOSEPH CURTIS/STEPHANIE | 5736 N 33RD PL PARADISE VALLEY 85253 | 5736 N 33RD PL PARADISE VALLEY AZ 85253 | 5736 N 33RD PL | PARADISE VALLEY | AZ | 85253 | 5736 | N |
| **170-03-084** | YUH BRIAN INCHUL/SANDRA KIM TR | 5748 N 33RD PL PARADISE VALLEY 85253 | 5748 N 33RD PL PARADISE VALLEY AZ 85253 | 5748 N 33RD PL | PARADISE VALLEY | AZ | 85253 | 5748 | N |
| **170-03-085** | ZUKOWSKI MICHAEL CHESTER | 5800 N 33RD PL PARADISE VALLEY 85253 | 5800 N 33RD PL PARADISE VALLEY AZ 85253 | 5800 N 33RD PL | PARADISE VALLEY | AZ | 85253 | 5800 | N |
| **170-03-086** | RASHMI BHAT HALKER SINGH TRUST | 5812 N 33RD PL PARADISE VALLEY 85253 | 5812 N 33RD PL PARADISE VALLEY AZ 85253 | 5812 N 33RD PL | PARADISE VALLEY | AZ | 85253 | 5812 | N |
| **170-03-087** | DEBRA ABBOTT PAIN REVOCABLE TRUST | 5824 N 33RD PL PARADISE VALLEY 85253 | 5455 LANDMARK PL UNIT 1209 GREENWOOD VILLAG | 5455 LANDMARK PL UNIT 120 | GREENWOOD VILL/ | CO | 80111- | 5824 | N |
| **170-03-088** | ROBBELOTH PETER J | 3300 E PALO VERDE DR PARADISE VALLEY 85253 | 3300 E PALO VERDE DR PARADISE VALLEY AZ 85253 | 3300 E PALO VERDE DR | PARADISE VALLEY | AZ | 85253 | 3300 | E |
| **170-03-089** | CURTIS P HAMANN FAMILY TRUST | 3310 E PALO VERDE DR PARADISE VALLEY 85253 | 3310 E PALO VERDE DR PARADISE VALLEY AZ 85253 | 3310 E PALO VERDE DR | PARADISE VALLEY | AZ | 85253 | 3310 | E |
| **170-03-090** | LINHART SAMUEL W/JUDY TR | 3400 E PALO VERDE DR PARADISE VALLEY 85253 | 3400 E PALO VERDE DR PARADISE AZ 85253 | 3400 E PALO VERDE DR | PARADISE | AZ | 85253 | 3400 | E |
| **170-03-091** | HERRO ANTHONY | 3401 E PALO VERDE DR PARADISE VALLEY 85253 | 3401 E PALO VERDE DR PARADISE VALLEY AZ 85253 | 3401 E PALO VERDE DR | PARADISE VALLEY | AZ | 85253 | 3401 | E |
| **170-03-092** | MOORE WILLIAM J/LORI L | 3311 E PALO VERDE DR PARADISE VALLEY 85253 | 3311 E PALO VERDE DR PARADISE VALLEY AZ 85253 | 3311 E PALO VERDE DR | PARADISE VALLEY | AZ | 85253 | 3311 | E |
| **170-03-093** | SCHIPPERS KOOS H/COX CAROL M TR | 5801 N 33RD PL PARADISE VALLEY 85253 | 5801 N 33RD PL PARADISE VALLEY AZ 85253 | 5801 N 33RD PL | PARADISE VALLEY | AZ | 85253 | 5801 | N |
| **170-03-094** | SMALL LESLIE H/SUSANNAH M | 3410 E RANCHO DR PARADISE VALLEY 85253 | 3104 E CAMELBACK RD UNIT 623 PHOENIX AZ 85016 | 3104 E CAMELBACK RD UNIT | PHOENIX | AZ | 85016 | 3410 | E |
| **170-03-117** | PAPP HARRY A/ROSELLEN C TR | 3440 E RANCHO DR PARADISE VALLEY 85253 | 3440 E RANCHO DR PARADISE VALLEY AZ 85253 | 3440 E RANCHO DR | PARADISE VALLEY | AZ | 85253 | 3440 | E |
| **170-03-118** | DIANNA KLUVER FAMILY TRUST ETAL | 3460 E RANCHO DR PARADISE VALLEY 85253 | 3460 E RANCHO DR PARADISE VALLEY AZ 85253 | 3460 E RANCHO DR | PARADISE VALLEY | AZ | 85253 | 3460 | E |
| **170-03-119** | JESSE A GEE 2012 DYNASTY TR/MARTHA J GEE TR | 5900 N HOMESTEAD LN PARADISE VALLEY 85253 | 6333 N SCOTTSDALE RD #12 SCOTTSDALE AZ 85250 | 6333 N SCOTTSDALE RD #12 | SCOTTSDALE | AZ | 85250 | 5900 | N |
| **170-03-120** | 3434 EAST STANFORD LLC | 3434 E STANFORD DR PARADISE VALLEY 85253 | 3420 E STANFORD DR PARADISE VALLEY AZ 85253 | 3420 E STANFORD DR | PARADISE VALLEY | AZ | 85253 | 3434 | E |
| **170-03-121** | HOLLAND JEFFREY C/ODONIN SHELLY E TR | 3420 E STANFORD DR PARADISE VALLEY 85253 | 3420 E STANFORD DR PARADISE VALLEY AZ 85253 | 3420 E STANFORD DR | PARADISE VALLEY | AZ | 85253 | 3420 | E |
| **170-03-122** | CALIFORNIA INSTITUTE OF TECHNOLOGY | 3300 E STANFORD DR PARADISE VALLEY 85253 | 3300 E STANFORD DR PARADISE VALLEY AZ 85253 | 3300 E STANFORD DR | PARADISE VALLEY | AZ | 85253 | 3300 | E |
| **170-03-126** | AUTUMN 2010 TRUST | 3232 E STANFORD DR PARADISE VALLEY 85253 | 3232 E STANFORD DR PARADISE VALLEY AZ 85253 | 3232 E STANFORD DR | PARADISE VALLEY | AZ | 85253 | 3232 | E |
| **170-03-127** | TDL TRUST | 3240 E STANFORD DR PARADISE VALLEY 85253 | 3240 E STANFORD DR PARADISE VALLEY AZ 85253 | 3240 E STANFORD DR | PARADISE VALLEY | AZ | 85253 | 3240 | E |
| **170-03-132** | HOOK MICHAEL E/SUSAN A | 3310 E SAN MIGUEL PL PARADISE VALLEY 85253 | 3310 E SAN MIGUEL PL PARADISE VALLEY AZ 85253 | 3310 E SAN MIGUEL PL | PARADISE VALLEY | AZ | 85253 | 3310 | E |
| **170-03-133** | PRINGLEI LLC | 3320 E SAN MIGUEL PL PARADISE VALLEY 85253 | 3400 E MCDOWELL RD PHOENIX AZ 85008 | 3400 E MCDOWELL RD | PHOENIX | AZ | 85008 | 3320 | E |
| **170-03-136** | NINETEEN TRUST | | 3401 W PAPAGO ST PHOENIX AZ 85009 | 3401 W PAPAGO ST | PHOENIX | AZ | 85009 | | |
| **170-11-001** | KUNDE JOSHUA L/CHELSEA K | 5335 N 34TH ST PHOENIX 85018 | 3219 E CAMELBACK RD PHOENIX AZ 85018 | 3219 E CAMELBACK RD | PHOENIX | AZ | 85018 | 5335 | N |

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| **170-11-002** | LUBECK LAWRENCE W/LYNNE A | 3402 E GEORGIA AVE PHOENIX 85018 | 3402 E GEORGIA AVE PHOENIX AZ 85018 | 3402 E GEORGIA AVE | PHOENIX | AZ | 85018 | 3402 | E |
| **170-11-003** | SULLIVAN DANIEL J/MARJORIE A TR | 3410 E GEORGIA AVE PHOENIX 85018 | 3410 E GEORGIA AVE PHOENIX AZ 85018 | 3410 E GEORGIA AVE | PHOENIX | AZ | 85018 | 3410 | E |
| **170-11-004** | FEINBERG ROBERT | 3416 E GEORGIA AVE PHOENIX 85018 | 3416 E GEORGIA PHOENIX AZ 85018 | 3416 E GEORGIA | PHOENIX | AZ | 85018 | 3416 | E |
| **170-11-005** | MARENDA DALE E & MARY JANE TR | 3422 E GEORGIA AVE PHOENIX 85018 | 3422 E GEORGIA PHOENIX AZ 85018 | 3422 E GEORGIA | PHOENIX | AZ | 85018 | 3422 | E |
| **170-11-006** | MATTHEW S AND ALEXIS C LANE FAMILY TRUST | 3428 E GEORGIA AVE PHOENIX 85018 | 3428 E GEORGIA AVE PHOENIX AZ 85018 | 3428 E GEORGIA AVE | PHOENIX | AZ | 85018 | 3428 | E |
| **170-11-007** | OLENA KEVIN L | 3432 E GEORGIA AVE PHOENIX 85018 | 3432 E GEORGIA AVE PHOENIX AZ 85018 | 3432 E GEORGIA AVE | PHOENIX | AZ | 85018 | 3432 | E |
| **170-11-009A** | CHRISTOPHER E & MISUK P KUJAWSKI REV LIV TR | | 3436 E GEORGIA AVE PHOENIX AZ 85018 | 3436 E GEORGIA AVE | PHOENIX | AZ | 85018 | | |
| **170-11-010** | EXON SHANE E/MCVEAGH MEGHAN L | 3421 E GEORGIA AVE PHOENIX 85018 | 3421 E GEORGIA AVE PHOENIX AZ 85018-1501 | 3421 E GEORGIA AVE | PHOENIX | AZ | 85018- | 3421 | E |
| **170-11-011** | KRAMER TRACEY | 3415 E GEORGIA AVE PHOENIX 85018 | 3415 E GEORGIA AVE PHOENIX AZ 85018 | 3415 E GEORGIA AVE | PHOENIX | AZ | 85018 | 3415 | E |
| **170-11-012** | CORWIN JONATHAN C/SARAH A | 3402 E OREGON AVE PHOENIX 85018 | 3402 E OREGON AVE PHOENIX AZ 85018-1528 | 3402 E OREGON AVE | PHOENIX | AZ | 85018- | 3402 | E |
| **170-11-029A** | QOSHLLI ILIA/SILVANA | | 5309 N 34TH ST PHOENIX AZ 85018 | 5309 N 34TH ST | PHOENIX | AZ | 85018 | | |
| **170-11-029B** | QOSHLLI ILIA/SILVANA | | 5309 N 34TH ST PHOENIX AZ 85018 | 5309 N 34TH ST | PHOENIX | AZ | 85018 | | |
| **170-11-030** | FLOOD CONTROL DISTRICT OF MARICOPA COUNTY | 5307 N 34TH ST PARADISE VALLEY 85253 | 2801 W DURANGO ST PHOENIX AZ 85009 | 2801 W DURANGO ST | PHOENIX | AZ | 85009 | 5307 | N |
| **170-11-031A** | FLOOD CONTROL DISTRICT OF MARICOPA COUNTY | 3411 E STANFORD DR PARADISE VALLEY 85253 | 2801 W DURANGO ST PHOENIX AZ 85009 | 2801 W DURANGO ST | PHOENIX | AZ | 85009 | 3411 | E |
| **170-11-032A** | MA BALADE LLC | 3427 E STANFORD DR PARADISE VALLEY 85253 | 41 A PEMBRIDGE VILLAS LONDON UNITED KINGDOM | 41 A PEMBRIDGE VILLAS | LONDON | | W11 3E | 3427 | E |
| **170-11-032B** | FLOOD CONTROL DISTRICT OF MARICOPA COUNTY | | 2801 W DURANGO ST PHOENIX AZ 85009 | 2801 W DURANGO ST | PHOENIX | AZ | 85009 | | |
| **170-11-033H** | FLOOD CONTROL DISTRICT OF MARICOPA COUNTY | | 2801 W DURANGO ST PHOENIX AZ 85009 | 2801 W DURANGO ST | PHOENIX | AZ | 85009 | | |
| **170-11-035A** | CLAYTON BETTY K TR | 3415 E STANFORD DR PARADISE VALLEY 85253 | 6210 N 31ST ST PHOENIX AZ 85016-2353 | 6210 N 31ST ST | PHOENIX | AZ | 85016- | 3415 | E |
| **170-11-039** | MENA THERESA E TR | 3515 E STANFORD DR PARADISE VALLEY 85253 | 3515 E STANFORD DR PARADISE VALLEY AZ 85253-75 | 3515 E STANFORD DR | PARADISE VALLEY | AZ | 85253- | 3515 | E |
| **170-12-021** | PATTERSON MICHAEL D/RANDALL J | 3240 E OREGON AVE PHOENIX 85018 | 8090 E DEL TIRGO SCOTTSDALE AZ 85258 | 8090 E DEL TIRGO | SCOTTSDALE | AZ | 85258 | 3240 | E |
| **170-12-022** | GRAHAM CASEY D/RUSSELL J | 3234 E OREGON AVE PHOENIX 85018 | 3234 E OREGON AVE PHOENIX AZ 85018 | 3234 E OREGON AVE | PHOENIX | AZ | 85018 | 3234 | E |
| **170-12-023** | GANNETT JOSEPH/BOTTIGLIERI BIANCA ANGELA | 3228 E OREGON AVE PHOENIX 85018 | 3228 E OREGON AVE PHOENIX AZ 85018 | 3228 E OREGON AVE | PHOENIX | AZ | 85018 | 3228 | E |
| **170-12-024** | JENNINGS ANN M | 3222 E OREGON AVE PHOENIX 85018 | 5500 FELTL RD MINNETONKA MN 55343 | 5500 FELTL RD | MINNETONKA | MN | 55343 | 3222 | E |
| **170-12-025** | EATON WILLIAM JAMES/SHEILA ANN | 3216 E OREGON AVE PHOENIX 85018 | 2394 E TERRACE DR HIGHLANDS RANCH CO 80162 | 2394 E TERRACE DR | HIGHLANDS RANCH | CO | 80162 | 3216 | E |
| **170-12-028** | MW HOMES LLC | 3201 E GEORGIA AVE PHOENIX 85018 | 3201 E GEORGIA AVE PHOENIX AZ 85016 | 3201 E GEORGIA AVE | PHOENIX | AZ | 85016 | 3201 | E |
| **170-12-029** | HACKETT AUSTIN/MARY BETH | 3209 E GEORGIA AVE PHOENIX 85018 | 3209 E GEORGIA AVE PHOENIX AZ 85018 | 3209 E GEORGIA AVE | PHOENIX | AZ | 85018 | 3209 | E |
| **170-12-030** | COLEMAN RYAN JAMES | 3215 E GEORGIA AVE PHOENIX 85018 | 3215 E GEORGIA AVE PHOENIX AZ 85018 | 3215 E GEORGIA AVE | PHOENIX | AZ | 85018 | 3215 | E |
| **170-12-031** | CRAIG NAGLE TRUST | 3221 E GEORGIA AVE PHOENIX 85018 | 3221 E GEORGIA AVE PHOENIX AZ 85018 | 3221 E GEORGIA AVE | PHOENIX | AZ | 85018 | 3221 | E |
| **170-12-032** | MODESTA-KEYHANI AMANDA R | 3227 E GEORGIA AVE PHOENIX 85018 | 2352 W LOBO AVE MESA AZ 85202 | 2352 W LOBO AVE | MESA | AZ | 85202 | 3227 | E |
| **170-12-033A** | MCSHAY SHANNON/KRISTI E | 5307 N 32ND PL PHOENIX 85018 | 3437 E OREGON AVE PHOENIX AZ 85018 | 3437 E OREGON AVE | PHOENIX | AZ | 85018 | 5307 | N |
| **170-12-033B** | MCSHAY SHANNON/KRISTI E | 5307 N 32ND PL PHOENIX 85018 | 3437 E OREGON AVE PHOENIX AZ 85018 | 3437 E OREGON AVE | PHOENIX | AZ | 85018 | 5307 | N |
| **170-12-034** | STEIN FAMILY REVOCABLE TRUST | 5311 N 32ND PL PHOENIX 85018 | 5311 N 32ND PL PHOENIX AZ 85018 | 5311 N 32ND PL | PHOENIX | AZ | 85018 | 5311 | N |
| **170-12-035** | GRIFFIN JOHN/JEAN-MARIE | 5317 N 32ND PL PHOENIX 85018 | 3722 E PICCADILLY RD PHOENIX AZ 85018 | 3722 E PICCADILLY RD | PHOENIX | AZ | 85018 | 5317 | N |
| **170-12-036** | TORRES ANTHONY M/MCKEE-TORRES SUSAN | 5323 N 32ND PL PHOENIX 85018 | 5323 N 32ND PL PHOENIX AZ 85018 | 5323 N 32ND PL | PHOENIX | AZ | 85018 | 5323 | N |
| **170-12-037** | BARANYAI JOSEPH TR | 5329 N 32ND PL PHOENIX 85018 | 5329 N 32ND PL PHOENIX AZ 85018 | 5329 N 32ND PL | PHOENIX | AZ | 85018 | 5329 | N |
| **170-12-038** | HELM RYAN T | 5335 N 32ND PL PHOENIX 85018 | 5335 N 32ND PL PHOENIX AZ 85018 | 5335 N 32ND PL | PHOENIX | AZ | 85018 | 5335 | N |
| **170-12-039** | GONZALES KARLENE M/LISH NICHOLAS S ETAL | 5341 N 32ND PL PHOENIX 85018 | 5341 N 32ND PLACE PHOENIX AZ 85018 | 5341 N 32ND PLACE | PHOENIX | AZ | 85018 | 5341 | N |
| **170-12-040** | RAYMOND FAMILY REVOCABLE TRUST | 5349 N 32ND PL PHOENIX 85018 | 5349 N 32ND PL PHOENIX AZ 85018 | 5349 N 32ND PL | PHOENIX | AZ | 85018 | 5349 | N |
| **170-12-041** | SWEENEY MICHAEL W/ANGELA KATHLEEN | 3234 E MISSOURI AVE PHOENIX 85018 | 3234 E MISSOURI AVE PHOENIX AZ 85018 | 3234 E MISSOURI AVE | PHOENIX | AZ | 85018 | 3234 | E |
| **170-12-042** | STRONG FAMILY LIVING TRUST | 3228 E MISSOURI AVE PHOENIX 85018 | 3228 E MISSOURI AVE PHOENIX AZ 85018 | 3228 E MISSOURI AVE | PHOENIX | AZ | 85018 | 3228 | E |
| **170-12-043** | SCHWEIKHER PAUL/MARY STEPHENS TR | 3222 E MISSOURI AVE PHOENIX 85018 | 3222 E MISSOURI AVE PHOENIX AZ 85018 | 3222 E MISSOURI AVE | PHOENIX | AZ | 85018 | 3222 | E |
| **170-12-044** | STEPHENS T SCOTT/KATHERINE | 3216 E MISSOURI AVE PHOENIX 85018 | 3216 E MISSOURI AVE PHOENIX AZ 85018 | 3216 E MISSOURI AVE | PHOENIX | AZ | 85018 | 3216 | E |
| **170-12-045** | DUBIEL MARK | 3210 E MISSOURI AVE PHOENIX 85018 | 3210 E MISSOURI AVE PHOENIX AZ 85018 | 3210 E MISSOURI AVE | PHOENIX | AZ | 85018 | 3210 | E |
| **170-12-046A** | LIU YING | 5511 N 32ND ST PHOENIX 85018 | 3902 N 87TH ST SCOTTSDALE AZ 85251 | 3902 N 87TH ST | SCOTTSDALE | AZ | 85251 | 5511 | N |
| **170-12-047** | WENZ FAMILY TRUST | 3202 E MISSOURI AVE PHOENIX 85018 | 3104 E CAMELBACK RD PHOENIX AZ 85016 | 3104 E CAMELBACK RD | PHOENIX | AZ | 85016 | 3202 | E |
| **170-12-048** | FERDOWSMAKAN ROBERT | 3201 E MISSOURI AVE PHOENIX 85018 | 14906 VALLE DEL SUR CT SAN DIEGO CA 92127 | 14906 VALLE DEL SUR CT | SAN DIEGO | CA | 92127 | 3201 | E |
| **170-12-049** | BEE CAVE BUZZ TRUST | 3209 E MISSOURI AVE PHOENIX 85018 | 3209 E MISSOURI AVE PHOENIX AZ 85018 | 3209 E MISSOURI AVE | PHOENIX | AZ | 85018 | 3209 | E |
| **170-12-050** | TABLEMAN KARA | 3215 E MISSOURI AVE PHOENIX 85018 | 3215 E MISSOURI AVE PHOENIX AZ 85018 | 3215 E MISSOURI AVE | PHOENIX | AZ | 85018 | 3215 | E |
| **170-12-051** | MONZURES JAMIE | 3221 E MISSOURI AVE PHOENIX 85018 | 3221 E MISSOURI AVE PHOENIX AZ 85018 | 3221 E MISSOURI AVE | PHOENIX | AZ | 85018 | 3221 | E |
| **170-12-052** | BARANYAI JOSEPH TR | 5340 N 32ND PL PHOENIX 85018 | 5329 N 32ND PL PHOENIX AZ 85018 | 5329 N 32ND PL | PHOENIX | AZ | 85018 | 5340 | N |
| **170-12-053** | SIEVER RICHARD B | 5334 N 32ND PL PHOENIX 85018 | 5334 N 32ND PL PHOENIX AZ 85018 | 5334 N 32ND PL | PHOENIX | AZ | 85018 | 5334 | N |
| **170-12-054** | THERESE ROSE STEWART LIVING TRUST | 5328 N 32ND PL PHOENIX 85018 | 3219 E CAMELBACK STE 321 PHOENIX AZ 85018 | 3219 E CAMELBACK STE 321 | PHOENIX | AZ | 85018 | 5328 | N |
| **170-12-055** | CASHMAN JAMES L | 5322 N 32ND PL PHOENIX 85018 | 5324 N 37TH PL PARADISE VALLEY AZ 85253 | 5324 N 37TH PL | PARADISE VALLEY | AZ | 85253 | 5322 | N |
| **170-12-056** | MISZUK GEORGE R & LYDIA F | 3222 E GEORGIA AVE PHOENIX 85018 | 3222 E GEORGIA PHOENIX AZ 85018 | 3222 E GEORGIA | PHOENIX | AZ | 85018 | 3222 | E |
| **170-12-057** | MCLOUGHLIN KAY J | 3216 E GEORGIA AVE PHOENIX 85018 | 3216 E GEORGIA AVE PHOENIX AZ 85018 | 3216 E GEORGIA AVE | PHOENIX | AZ | 85018 | 3216 | E |
| **170-12-058** | VIRGINIA B JONTES REVOCABLE TRUST | 3210 E GEORGIA AVE PHOENIX 85018 | 78 BILTMORE ESTATES PHOENIX AZ 85016 | 78 BILTMORE ESTATES | PHOENIX | AZ | 85016 | 3210 | E |
| **170-12-059** | HARVEY FREDERIC W/SHARON L TR | 3202 E GEORGIA AVE PHOENIX 85018 | 3202 E GEORGIA AVE PHOENIX AZ 85018 | 3202 E GEORGIA AVE | PHOENIX | AZ | 85018 | 3202 | E |
| **170-12-060** | GROSS EMILI/STEWART F | 3201 E VERMONT AVE PHOENIX 85018 | 3201 E VERMONT AVE PHOENIX AZ 85018 | 3201 E VERMONT AVE | PHOENIX | AZ | 85018 | 3201 | E |
| **170-12-061** | NANCY D MCKAY FAMILY TRUST | 3209 E VERMONT AVE PHOENIX 85018 | 3209 E VERMONT AVE PHOENIX AZ 85018 | 3209 E VERMONT AVE | PHOENIX | AZ | 85018 | 3209 | E |
| **170-12-062** | JUSZKIEWICZ FAMILY LIVING TRUST | 3215 E VERMONT AVE PHOENIX 85018 | 3215 E VERMONT AVE PHOENIX AZ 85018 | 3215 E VERMONT AVE | PHOENIX | AZ | 85018 | 3215 | E |
| **170-12-063** | ARRONTE RENATA M | 3216 E VERMONT AVE PHOENIX 85018 | 6245 E BROADWAY STE 400 TUCSON AZ 85711 | 6245 E BROADWAY STE 400 | TUCSON | AZ | 85711 | 3216 | E |
| **170-12-064** | BFT REVOCABLE TRUST | 3210 E VERMONT AVE PHOENIX 85018 | 3210 E VERMONT AVE PHOENIX AZ 85018 | 3210 E VERMONT AVE | PHOENIX | AZ | 85018 | 3210 | E |
| **170-12-065** | ELDER KATHLEEN | 3202 E VERMONT AVE PHOENIX 85018 | 3202 E VERMONT AVE PHOENIX AZ 85018 | 3202 E VERMONT AVE | PHOENIX | AZ | 85018 | 3202 | E |
| **170-12-070** | HOGAN DARREN/COLLEEN | 5226 N 33RD ST PHOENIX 85018 | 5226 N 33RD ST PHOENIX AZ 85018 | 5226 N 33RD ST | PHOENIX | AZ | 85018 | 5226 | N |
| **170-12-071** | KAINASS VAL B/KRIS A | 5302 N 33RD ST PHOENIX 85018 | 5302 N 33RD ST PHOENIX AZ 85018 | 5302 N 33RD ST | PHOENIX | AZ | 85018 | 5302 | N |
| **170-12-072** | LANSING TRUST | 5306 N 33RD ST PHOENIX 85018 | 5306 N 33RD ST PHOENIX AZ 85018 | 5306 N 33RD ST | PHOENIX | AZ | 85018 | 5306 | N |
| **170-12-073** | BUFFUM DAVID E | 5310 N 33RD ST PHOENIX 85018 | 5310 N 33RD ST PHOENIX AZ 85018 | 5310 N 33RD ST | PHOENIX | AZ | 85018 | 5310 | N |
| **170-12-074** | MCKEE SUSAN JANE | 5314 N 33RD ST PHOENIX 85018 | 5314 N 33RD ST PHOENIX AZ 85018 | 5314 N 33RD ST | PHOENIX | AZ | 85018 | 5314 | N |
| **170-12-075** | LA LOGGIA STEPHANIE | 5318 N 33RD ST PHOENIX 85018 | 5318 N 33RD ST PHOENIX AZ 85018 | 5318 N 33RD ST | PHOENIX | AZ | 85018 | 5318 | N |
| **170-12-076** | SUPITA AARON/ERIN GABOR | 5324 N 33RD ST PHOENIX 85018 | 5324 N 33RD ST PHOENIX AZ 85018 | 5324 N 33RD ST | PHOENIX | AZ | 85018 | 5324 | N |
| **170-12-077** | COX GERALD D | 5330 N 33RD ST PHOENIX 85018 | 5330 N 33RD ST PHOENIX AZ 85018 | 5330 N 33RD ST | PHOENIX | AZ | 85018 | 5330 | N |
| **170-12-078** | CHENEY MARBURY | 5336 N 33RD ST PHOENIX 85018 | 5336 N 33RD ST PHOENIX AZ 85018 | 5336 N 33RD ST | PHOENIX | AZ | 85018 | 5336 | N |
| **170-12-079** | GRANDMAX SEPARATE PROPERTY IRREV TRUST THE | 5342 N 33RD ST PHOENIX 85018 | 213 W MONTEBELLO PHOENIX AZ 85013 | 213 W MONTEBELLO | PHOENIX | AZ | 85013 | 5342 | N |
| **170-12-080** | KREIZENBECK FAMILY TRUST | 5350 N 33RD ST PHOENIX 85018 | 5350 N 33RD ST PHOENIX AZ 85018 | 5350 N 33RD ST | PHOENIX | AZ | 85018 | 5350 | N |
| **170-12-081** | SELLERS JASON/KUBLY NISSA | 3302 E VERMONT AVE PHOENIX 85018 | 3302 E VERMONT AVE PHOENIX AZ 85018 | 3302 E VERMONT AVE | PHOENIX | AZ | 85018 | 3302 | E |
| **170-12-082** | YVETTER R TANNER TRUST | 5329 N 33RD ST PHOENIX 85018 | 1 TANGLEWOOD DR DURANGO CO 81301 | 1 TANGLEWOOD DR | DURANGO | CO | 81301 | 5329 | N |
| **170-12-083** | MCPHERSON ALLAN D | 5323 N 33RD ST PHOENIX 85018 | PO BOX 44626 PHOENIX AZ 85064 | PO BOX 44626 | PHOENIX | AZ | 85064 | 5323 | N |
| **170-12-084** | JEANINE M LANAHAN REVOCABLE LIVING TRUST | 5317 N 33RD ST PHOENIX 85018 | 5317 N 33RD ST PHOENIX AZ 85018 | 5317 N 33RD ST | PHOENIX | AZ | 85018 | 5317 | N |
| **170-12-085** | HICKEY JAMES M/ERIN C | 5313 N 33RD ST PHOENIX 85018 | 3233 E MEDLOCK DR PHOENIX AZ 85018 | 3233 E MEDLOCK DR | PHOENIX | AZ | 85018 | 5313 | N |
| **170-12-086** | BAILOT 2013 REVOCABLE TRUST | 3312 E GEORGIA AVE PHOENIX 85018 | 3312 E GEORGIA AVE PHOENIX AZ 85018 | 3312 E GEORGIA AVE | PHOENIX | AZ | 85018 | 3312 | E |
| **170-12-087** | COLLINS CHARLES M/MARYANNE VICTORIA | 3318 E GEORGIA AVE PHOENIX 85018 | 1155 S SHORE DR VILLAGE OF LAKEWOOD IL 60014 | 1155 S SHORE DR | VILLAGE OF LAKEW | IL | 60014 | 3318 | E |
| **170-12-088** | GRAY KIM E/HEATH INEZ L | 3324 E GEORGIA AVE PHOENIX 85018 | 3324 E GEORGIA PHOENIX AZ 85018 | 3324 E GEORGIA | PHOENIX | AZ | 85018 | 3324 | E |
| **170-12-089** | P K & K W REVOCABLE TRUST | 3330 E GEORGIA AVE PHOENIX 85018 | 3330 E GEORGIA AVE PHOENIX AZ 85018 | 3330 E GEORGIA AVE | PHOENIX | AZ | 85018 | 3330 | E |
| **170-12-090** | GILES JAMES C | 3336 E GEORGIA AVE PHOENIX 85018 | 3336 E GEORGIA AVE PHOENIX AZ 85018 | 3336 E GEORGIA AVE | PHOENIX | AZ | 85018 | 3336 | E |
| **170-12-091** | DANNY GARDENS LLC | 3335 E GEORGIA AVE PHOENIX 85018 | 2561 E DENTON LN PHOENIX AZ 85016 | 2561 E DENTON LN | PHOENIX | AZ | 85016 | 3335 | E |
| **170-12-092** | SURGENT STEVEN D/JANE H | 3329 E GEORGIA AVE PHOENIX 85018 | 3329 E GEORGIA AVE PHOENIX AZ 85018 | 3329 E GEORGIA AVE | PHOENIX | AZ | 85018 | 3329 | E |
| **170-12-093** | ANDERSON THOMAS D/MOLLY MCFARLAND | 3323 E GEORGIA AVE PHOENIX 85018 | 3323 E GEORGIA AVE PHOENIX AZ 85018 | 3323 E GEORGIA AVE | PHOENIX | AZ | 85018 | 3323 | E |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| **170-12-094** | BRAKHAGE GOLDEN CYAN | 3317 E GEORGIA AVE PHOENIX 85018 | 3317 E GEORGIA AVE PHOENIX AZ 85018 | 3317 E GEORGIA AVE | PHOENIX | AZ | 85018 | 3317 | E |
| **170-12-095** | DAMACENO LUZIVONE | 3311 E GEORGIA AVE PHOENIX 85018 | 3311 E GEORGIA AVE PHOENIX AZ 85018 | 3311 E GEORGIA AVE | PHOENIX | AZ | 85018 | 3311 | E |
| **170-12-096** | MCINTYRE DEVELOPMENT LLC | 5309 N 33RD ST PHOENIX 85018 | 5305 N 33RD ST PHOENIX AZ 85018 | 5305 N 33RD ST | PHOENIX | AZ | 85018 | 5309 | N |
| **170-12-097** | MCINTYRE DANIEL H/MICHEL R | 5305 N 33RD ST PHOENIX 85018 | 5305 N 33RD ST PHOENIX AZ 85018 | 5305 N 33RD ST | PHOENIX | AZ | 85018 | 5305 | N |
| **170-12-098** | BARBARA J LAMBESIS LIVING TRUST | 3308 E OREGON AVE PHOENIX 85018 | 3308 E OREGON AVE PHOENIX AZ 85018 | 3308 E OREGON AVE | PHOENIX | AZ | 85018 | 3308 | E |
| **170-12-099** | HICKEY JAMES M\ERIN C | 3312 E OREGON AVE PHOENIX 85018 | 5133 N 32ND PL PHOENIX AZ 85018 | 5133 N 32ND PL | PHOENIX | AZ | 85018 | 3312 | E |
| **170-12-100** | PERRY CHRISTINE | 3318 E OREGON AVE PHOENIX 85018 | 3318 E OREGON PHOENIX AZ 85018 | 3318 E OREGON | PHOENIX | AZ | 85018 | 3318 | E |
| **170-12-101** | BGH TRUST | 3324 E OREGON AVE PHOENIX 85018 | 3324 E OREGON AVE PHOENIX AZ 85018 | 3324 E OREGON AVE | PHOENIX | AZ | 85018 | 3324 | E |
| **170-12-102** | POND DIANE L/FLYING JOHN P JR | 3330 E OREGON AVE PHOENIX 85018 | 3330 E OREGON AVE PHOENIX AZ 85018 | 3330 E OREGON AVE | PHOENIX | AZ | 85018 | 3330 | E |
| **170-12-103** | WEISENBURGER TODD JOSEPH/LITVAK MARGARITA | 3336 E OREGON AVE PHOENIX 85018 | 3336 E OREGON AVE PHOENIX AZ 85018 | 3336 E OREGON AVE | PHOENIX | AZ | 85018 | 3336 | E |
| **170-12-109** | SASSAMAN LESTER N JR | 5219 N 33RD ST PHOENIX 85018 | 5219 N 33RD ST PHOENIX AZ 85018 | 5219 N 33RD ST | PHOENIX | AZ | 85018 | 5219 | N |
| **170-12-122** | VERMONT APARTMENTS LLC | 3311 E VERMONT AVE PHOENIX 85018 | 6437 E EXETER SCOTTSDALE AZ 85251 | 6437 E EXETER | SCOTTSDALE | AZ | 85251 | 3311 | E |

| PHYSICAL_STREET_ | PHYSIC | PHYSICAL_CITY | PHYSIC | Latitude | Longitude | DEED_NUMBER | DEED_CENT | DEED_DATE | SALE_DATE | SALE_PRICE | MCRNUM | Book | Page | SUBNAME | LAND_SI | LOT_NUM |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| PALO VERDE | DR | PARADISE VALLEY | 85253 | 33.5229349477072 | -112.01240445453300 | 981139038 | 19 | 12/15/1998 | 10/1/1998 | 550,000 | 177-35 | 177 | 35 | LA COLINA | 52,267 | 1 |
| PALO VERDE | DR | PARADISE VALLEY | 85253 | 33.522948168859100 | -112.01165481748700 | 200957025 | 20 | 10/06/2020 | 03/1/2019 | 1,200,000 | 177-35 | 177 | 35 | LA COLINA | 51,426 | 2 |
| PALO VERDE | DR | PARADISE VALLEY | 85253 | 33.52296028606980 | -112.01096673304700 | 130649785 | 20 | 07/16/2013 | 05/1/2013 | 925,000 | 177-35 | 177 | 35 | LA COLINA | 52,194 | 3 |
| PALO VERDE | DR | PARADISE VALLEY | 85253 | 33.523656651015300 | -112.01249986356800 | 130822867 | 20 | 09/11/2013 | 09/1/2013 | 1,595,000 | 177-35 | 177 | 35 | LA COLINA | 44,235 | 4 |
| PALO VERDE | DR | PARADISE VALLEY | 85253 | 33.523788968035500 | -112.01192882656700 | 160864367 | 20 | 11/21/2016 | | | 177-35 | 177 | 35 | LA COLINA | 53,072 | 5 |
| PALO VERDE | DR | PARADISE VALLEY | 85253 | 33.523614997597400 | -112.01124425291300 | 41150781 | 20 | 09/29/2004 | | | 177-35 | 177 | 35 | LA COLINA | 44,276 | 6 |
| 33RD | ST | PARADISE VALLEY | 85253 | 33.524076482991500 | -112.0112342141880 | 40699238 | 20 | 06/20/2004 | | | 177-35 | 177 | 35 | LA COLINA | 43,450 | 7 |
| SAN MIGUEL | AVE | PHOENIX | 85016 | 33.52018832071160 | -112.01537054753500 | 200019421 | 20 | 01/08/2020 | | | 20-11 | 20 | 11 | ALTA VISTA PARK | 33,615 | 13 |
| SAN MIGUEL | AVE | PHOENIX | 85016 | 33.519753057705100 | -112.01434967107200 | 70618916 | 20 | 05/28/2007 | 05/1/2007 | 2,830,000 | 20-11 | 20 | 11 | ALTA VISTA PARK | 31,916 | 15 |
| | | | | 33.51938467056300 | -112.0145943591230 | 900279492 | 19 | 06/21/1990 | | | 20-11 | 20 | 11 | ALTA VISTA PARK | 13,897 | 15 |
| SAN MIGUEL | AVE | PHOENIX | 85016 | 33.51954907499490 | -112.01387810952500 | 150788698 | 20 | 11/01/2015 | | | 20-11 | 20 | 11 | ALTA VISTA PARK | 38,202 | 16 |
| | | | | 33.51921647300780 | -112.01422540451900 | 890289871 | 19 | 06/25/1989 | | | 20-11 | 20 | 11 | ALTA VISTA PARK | 9,540 | 19 |
| SAN MIGUEL | AVE | PHOENIX | 85016 | 33.51929175974070 | -112.01331238498200 | 190111146 | 20 | 02/18/2019 | 01/1/2019 | 1,800,000 | 20-11 | 20 | 11 | ALTA VISTA PARK | 35,632 | 17 |
| | | | | 33.51895845522930 | -112.01356133353600 | 900049610 | 19 | 01/31/1990 | | | 20-11 | 20 | 11 | ALTA VISTA PARK | 40,903 | 19 |
| SAN MIGUEL | AVE | PHOENIX | 85016 | 33.52110273296280 | -112.01519155289900 | 990341802 | 19 | 04/08/1999 | 03/1/1999 | 687,500 | 20-11 | 20 | 11 | ALTA VISTA PARK | 81,692 | 31 |
| CANYON | DR | PHOENIX | 85016 | 33.52156358377390 | -112.01416345736200 | 160073075 | 20 | 02/02/2016 | | | 20-11 | 20 | 11 | ALTA VISTA PARK | 37,510 | 34 |
| CANYON | DR | PHOENIX | 85016 | 33.5223894805636 | -112.01415397333200 | 130399147 | 20 | 04/30/2013 | 05/1/2013 | 1,100,000 | 20-11 | 20 | 11 | ALTA VISTA PARK | 36,834 | 35 |
| | | | | 33.52217031329820 | -112.01397815144500 | 130399147 | 20 | 04/30/2013 | | | 20-11 | 20 | 11 | ALTA VISTA PARK | 176 | 35 |
| CANYON | DR | PHOENIX | 85016 | 33.52197471975260 | -112.01415955937100 | 80420440 | 20 | 05/12/2008 | | | 20-11 | 20 | 11 | ALTA VISTA PARK | 37,740 | 35 |
| CANYON | DR | PHOENIX | 85016 | 33.5228040038627 | -112.01414845637100 | 150006499 | 20 | 01/05/2015 | | | 20-11 | 20 | 11 | ALTA VISTA PARK | 37,523 | 36 |
| SAN MIGUEL | AVE | PHOENIX | 85016 | 33.5199890469674 | -112.01484990907700 | 60020369 | 20 | 01/04/2006 | | | 20-11 | 20 | 11 | ALTA VISTA PARK | 42,170 | 14 |
| | | | | 33.51961930540860 | -112.01509509003200 | 900246471 | 19 | 05/31/1990 | | | 20-11 | 20 | 11 | ALTA VISTA PARK | 19,787 | 14 |
| 32ND | ST | PHOENIX | 85016 | 33.5201170899478 | -112.01347449775800 | 50435618 | 20 | 04/05/2005 | | | 230-46 | 230 | 46 | ALTA VISTA PARK UNIT 2 | 39,179 | 1 |
| SAN MIGUEL | AVE | PHOENIX | 85016 | 33.520855118350800 | -112.0136015988480 | 50435619 | 20 | 04/05/2005 | | | 230-46 | 230 | 46 | ALTA VISTA PARK UNIT 2 | 83,476 | 2 |
| CANYON | DR | PHOENIX | 85016 | 33.52051236679420 | -112.01422681253900 | 50435618 | 20 | 04/05/2005 | | | 230-46 | 230 | 46 | ALTA VISTA PARK UNIT 2 | 39,110 | 4 |
| CANYON | DR | PHOENIX | 85016 | 33.52108585294160 | -112.01429027224000 | 50435618 | 20 | 04/05/2005 | | | 230-46 | 230 | 46 | ALTA VISTA PARK UNIT 2 | 34,866 | 5 |
| PALO VERDE | DR | PHOENIX | 85016 | 33.52257222903620 | -112.01355630297200 | 200204749 | 20 | 03/08/2020 | | | 254-30 | 254 | 30 | ALTA VISTA PARK UNIT 4 | 51,741 | 1 |
| PALO VERDE | DR | PHOENIX | 85016 | 33.52169208011130 | -112.01351789482200 | 120858585 | 20 | 09/20/2012 | | | 254-30 | 254 | 30 | ALTA VISTA PARK UNIT 4 | 36,429 | 1 |
| 31ST | PL | PHOENIX | 85016 | 33.51586083664320 | -112.01350060569100 | 110925447 | 20 | 11/07/2011 | 11/1/2011 | 473,500 | 212-20 | 212 | 20 | VILLAGE ON THE LAKES AT THE ARI | 10,542 | 47 |
| 31ST | PL | PHOENIX | 85016 | 33.51600512044870 | -112.01343180300800 | 990920442 | 19 | 10/03/1999 | | | 212-20 | 212 | 20 | VILLAGE ON THE LAKES AT THE ARI | 6,029 | 48 |
| 31ST | PL | PHOENIX | 85016 | 33.51635292139700 | -112.0134860035510 | 190975223 | 20 | 12/02/2019 | 12/1/2019 | 740,000 | 232-41 | 232 | 41 | VILLAGE ON THE LAKES AT THE ARI | 6,835 | 49 |
| 31ST | PL | PHOENIX | 85016 | 33.516485151318200 | -112.01362980905000 | 190694638 | 20 | 09/04/2019 | | | 232-41 | 232 | 41 | VILLAGE ON THE LAKES AT THE ARI | 6,665 | 50 |
| VERMONT | AVE | PHOENIX | 85016 | 33.516573580209500 | -112.01374067704600 | 990525587 | 19 | 05/31/1999 | 06/1/1999 | 430,000 | 232-41 | 232 | 41 | VILLAGE ON THE LAKES AT THE ARI | 9,352 | 51 |
| VERMONT | AVE | PHOENIX | 85016 | 33.51701634854740 | -112.01423000059200 | 60207224 | 20 | 02/13/2006 | | | 232-41 | 232 | 41 | VILLAGE ON THE LAKES AT THE ARI | 9,540 | 61 |
| VERMONT | AVE | PHOENIX | 85016 | 33.51700204760590 | -112.01398911607900 | 51707090 | 20 | 11/08/2005 | | | 232-41 | 232 | 41 | VILLAGE ON THE LAKES AT THE ARI | 10,524 | 62 |
| VERMONT | AVE | PHOENIX | 85016 | 33.51698693365710 | -112.01374793759800 | 71253635 | 20 | 11/26/2007 | 01/1/2007 | 849,900 | 232-41 | 232 | 41 | VILLAGE ON THE LAKES AT THE ARI | 11,125 | 63 |
| 31ST | PL | PHOENIX | 85016 | 33.517050982118400 | -112.01361796690800 | 120714319 | 20 | 08/09/2012 | 06/1/2012 | 650,000 | 232-41 | 232 | 41 | VILLAGE ON THE LAKES AT THE ARI | 6,399 | 64 |
| 31ST | PL | PHOENIX | 85016 | 33.517167000331100 | -112.01345812971600 | 170205357 | 20 | 03/22/2017 | 02/1/2017 | 804,000 | 232-41 | 232 | 41 | VILLAGE ON THE LAKES AT THE ARI | 5,589 | 65 |
| VERMONT | AVE | PHOENIX | 85016 | 33.51653573174100 | -112.01324150415800 | 160338204 | 20 | 05/16/2016 | | | 232-41 | 232 | 41 | VILLAGE ON THE LAKES AT THE ARI | 4,474 | 66 |
| VERMONT | AVE | PHOENIX | 85016 | 33.51697559636430 | -112.01322539900200 | 960208317 | 19 | 03/27/1996 | 01/1/1996 | 275,000 | 232-41 | 232 | 41 | VILLAGE ON THE LAKES AT THE ARI | 4,295 | 67 |
| 25TH | ST | PHOENIX | 85016 | 33.517163438425500 | -112.01328757454900 | 110252632 | 20 | 03/23/2011 | | | 232-41 | 232 | 41 | VILLAGE ON THE LAKES AT THE ARI | 1,471 | |
| 25TH | ST | PHOENIX | 85016 | 33.51710671592650 | -112.01326384520300 | 110252632 | 20 | 03/23/2011 | | | 232-41 | 232 | 41 | VILLAGE ON THE LAKES AT THE ARI | 940 | |
| 25TH | ST | PHOENIX | 85016 | 33.517224146446100 | -112.01318614556900 | 110252632 | 20 | 03/23/2011 | | | 232-41 | 232 | 41 | VILLAGE ON THE LAKES AT THE ARI | 607 | |
| ARIZONA BILTMORE | CIR | PHOENIX | 85016 | 33.51617385419220 | -112.01312073281500 | 50507037 | 20 | 04/19/2005 | | | 232-41 | 232 | 41 | VILLAGE ON THE LAKES AT THE ARI | 2,350 | |
| ARIZONA BILTMORE | CIR | PHOENIX | 85016 | 33.51617905311170 | -112.013466992113 | 50507037 | 20 | 04/19/2005 | | | 232-41 | 232 | 41 | VILLAGE ON THE LAKES AT THE ARI | 7,044 | |
| ARIZONA BILTMORE | CIR | PHOENIX | 85016 | 33.51732629966050 | -112.01343722500400 | 50507037 | 20 | 04/19/2005 | | | 232-41 | 232 | 41 | VILLAGE ON THE LAKES AT THE ARI | 5,549 | |
| ARIZONA BILTMORE | CIR | PHOENIX | 85016 | 33.5173246713556 | -112.0130950200840 | 50507037 | 20 | 04/19/2005 | | | 232-41 | 232 | 41 | VILLAGE ON THE LAKES AT THE ARI | 1,625 | |
| ARIZONA BILTMORE | CIR | PHOENIX | 85016 | 33.517048833634700 | -112.01310286436800 | 50507037 | 20 | 04/19/2005 | | | 232-41 | 232 | 41 | VILLAGE ON THE LAKES AT THE ARI | 5,785 | |
| ARIZONA BILTMORE | CIR | PHOENIX | 85016 | 33.51645880372210 | -112.01311775144400 | 50507037 | 20 | 04/19/2005 | | | 232-41 | 232 | 41 | VILLAGE ON THE LAKES AT THE ARI | 5,547 | |
| ARIZONA BILTMORE | CIR | PHOENIX | 85016 | 33.516766454680800 | -112.0132235823320 | 50507037 | 20 | 04/19/2005 | | | 232-41 | 232 | 41 | VILLAGE ON THE LAKES AT THE ARI | 968 | |
| MARSHALL | AVE | PHOENIX | 85016 | 33.518045769124400 | -112.01324328466600 | 170549247 | 20 | 07/26/2017 | 07/1/2017 | 664,500 | 282-29 | 282 | 29 | BILTMORE SHORES REPLAT | 7,205 | 1 |
| MARSHALL | AVE | PHOENIX | 85016 | 33.51796579623110 | -112.01343789162000 | 31625285 | 20 | 11/25/2003 | | | 282-29 | 282 | 29 | BILTMORE SHORES REPLAT | 6,800 | 2 |
| SAN JUAN | AVE | PHOENIX | 85016 | 33.517929357377100 | -112.01364271752600 | 120064389 | 20 | 01/25/2012 | | | 282-29 | 282 | 29 | BILTMORE SHORES REPLAT | 6,255 | 3 |
| SAN JUAN | AVE | PHOENIX | 85016 | 33.51818088198020 | -112.01354008506600 | 90635191 | 20 | 07/09/2009 | 07/1/2009 | 825,000 | 282-29 | 282 | 29 | BILTMORE SHORES REPLAT | 8,194 | 4 |
| SAN JUAN | AVE | PHOENIX | 85016 | 33.51829070757530 | -112.01371673997500 | 140605316 | 20 | 09/11/2014 | | | 282-29 | 282 | 29 | BILTMORE SHORES REPLAT | 6,077 | 5 |
| SAN JUAN | AVE | PHOENIX | 85016 | 33.518380416590400 | -112.01391115979200 | 190231633 | 20 | 04/02/2019 | 10/1/2018 | 855,000 | 282-29 | 282 | 29 | BILTMORE SHORES REPLAT | 6,242 | 6 |
| SAN JUAN | AVE | PHOENIX | 85016 | 33.51846893786720 | -112.01410569715700 | 191053735 | 20 | 12/29/2019 | 12/1/2019 | 682,000 | 282-29 | 282 | 29 | BILTMORE SHORES REPLAT | 6,181 | 7 |
| SAN JUAN | AVE | PHOENIX | 85016 | 33.518557240618700 | -112.01429909874900 | 160005228 | 20 | 01/04/2016 | 01/1/2016 | 601,500 | 282-29 | 282 | 29 | BILTMORE SHORES REPLAT | 6,129 | 8 |
| SAN JUAN | AVE | PHOENIX | 85016 | 33.51865786403610 | -112.0144991792240 | 40212199 | 20 | 03/01/2004 | 03/1/2004 | 675,000 | 282-29 | 282 | 29 | BILTMORE SHORES REPLAT | 7,122 | 9 |
| SAN JUAN | AVE | PHOENIX | 85016 | 33.51874812262180 | -112.01493901221500 | 200210012 | 20 | 03/10/2020 | 03/1/2020 | 875,000 | 282-29 | 282 | 29 | BILTMORE SHORES REPLAT | 9,174 | 10 |
| SAN JUAN | AVE | PHOENIX | 85016 | 33.5186293010183 | -112.01513791576700 | 170153924 | 20 | 03/02/2017 | | | 282-29 | 282 | 29 | BILTMORE SHORES REPLAT | 6,281 | 11 |
| MARSHALL | AVE | PHOENIX | 85016 | 33.51884537362060 | -112.0153037233040 | 80493495 | 20 | 06/03/2008 | 04/1/2008 | 900,000 | 282-29 | 282 | 29 | BILTMORE SHORES REPLAT | 7,976 | 12 |
| SAN JUAN | AVE | PHOENIX | 85016 | 33.51838958530280 | -112.01497337963100 | 180417972 | 20 | 05/30/2018 | 04/1/2018 | 660,000 | 282-29 | 282 | 29 | BILTMORE SHORES REPLAT | 7,153 | 13 |
| SAN JUAN | AVE | PHOENIX | 85016 | 33.51828649957850 | -112.01485452091700 | 191025894 | 20 | 12/17/2019 | 01/1/2018 | 800,000 | 282-29 | 282 | 29 | BILTMORE SHORES REPLAT | 9,060 | 14 |
| SAN JUAN | AVE | PHOENIX | 85016 | 33.51819359811820 | -112.0147328155110 | 31622986 | 20 | 11/24/2003 | 07/1/2003 | 875,000 | 282-29 | 282 | 29 | BILTMORE SHORES REPLAT | 10,415 | 15 |
| SAN JUAN | AVE | PHOENIX | 85016 | 33.518123324186900 | -112.01458855807500 | 180537918 | 20 | 07/15/2018 | 05/1/2018 | 900,000 | 282-29 | 282 | 29 | BILTMORE SHORES REPLAT | 10,663 | 16 |
| SAN JUAN | AVE | PHOENIX | 85016 | 33.51807392273580 | -112.01442197523600 | 130755440 | 20 | 08/18/2013 | 01/1/2013 | 800,000 | 282-29 | 282 | 29 | BILTMORE SHORES REPLAT | 9,927 | 17 |
| SAN JUAN | AVE | PHOENIX | 85016 | 33.51803179835010 | -112.0142449248530 | 200340494 | 20 | 04/20/2020 | 10/1/2019 | 922,000 | 282-29 | 282 | 29 | BILTMORE SHORES REPLAT | 8,555 | 18 |
| SAN JUAN | AVE | PHOENIX | 85016 | 33.51799031295860 | -112.0140714728370 | 970455052 | 19 | 07/02/1997 | | | 282-29 | 282 | 29 | BILTMORE SHORES REPLAT | 7,153 | 19 |
| SAN JUAN | AVE | PHOENIX | 85016 | 33.51792238780690 | -112.01394361283100 | 130488400 | 20 | 05/28/2013 | 04/1/2013 | 480,000 | 282-29 | 282 | 29 | BILTMORE SHORES REPLAT | 4,116 | 20 |
| MARSHALL | AVE | PHOENIX | 85016 | 33.517668913197900 | -112.01461349866500 | 200077661 | 20 | 01/28/2020 | 01/1/2020 | 835,000 | 282-29 | 282 | 29 | BILTMORE SHORES REPLAT | 5,663 | 32 |
| MARSHALL | AVE | PHOENIX | 85016 | 33.51765150139820 | -112.01438376434100 | 970845253 | 19 | 12/01/1997 | 09/1/1997 | 449,000 | 282-29 | 282 | 29 | BILTMORE SHORES REPLAT | 5,776 | 33 |
| MARSHALL | AVE | PHOENIX | 85016 | 33.517634277069200 | -112.01415351203500 | 170624928 | 20 | 08/23/2017 | 08/1/2017 | 875,000 | 282-29 | 282 | 29 | BILTMORE SHORES REPLAT | 5,706 | 34 |
| MARSHALL | AVE | PHOENIX | 85016 | 33.517615241781200 | -112.01392803240300 | 160429635 | 20 | 06/19/2016 | 06/1/2016 | 765,000 | 282-29 | 282 | 29 | BILTMORE SHORES REPLAT | 5,628 | 35 |
| MARSHALL | AVE | PHOENIX | 85016 | 33.51758848064050 | -112.01369914306700 | 190364235 | 20 | 05/16/2019 | 10/1/2018 | 1,200,000 | 282-29 | 282 | 29 | BILTMORE SHORES REPLAT | 6,020 | 36 |
| MARSHALL | AVE | PHOENIX | 85016 | 33.5175765502084 | -112.01346062596600 | 180151107 | 20 | 02/27/2018 | 02/1/2018 | 645,000 | 282-29 | 282 | 29 | BILTMORE SHORES REPLAT | 6,090 | 37 |
| MARSHALL | AVE | PHOENIX | 85016 | 33.51758823496220 | -112.01324304356500 | 170635748 | 20 | 08/28/2017 | | | 282-29 | 282 | 29 | BILTMORE SHORES REPLAT | 5,881 | 38 |
| 32ND | ST | PHOENIX | 85016 | 33.51754937100000 | -112.01308775900000 | 900474353 | 19 | 10/22/1990 | | | 282-29 | 282 | 29 | BILTMORE SHORES REPLAT | 6,340 | |
| 35TH | ST | PARADISE VALLEY | 85253 | 33.5191753849425 | -112.00735250655200 | 13657-1109 | 19 | 05/24/1979 | | | 63-22 | 63 | 22 | STANFORD HILLS 1 LOTS 4-8, 14 | 63,078 | 1 |
| HOMESTEAD | LN | PARADISE VALLEY | 85253 | 33.51874846386560 | -112.00754234549900 | 30804636 | 20 | 06/19/2003 | | | 63-22 | 63 | 22 | STANFORD HILLS 1 LOTS 4-8, 14 | 71,870 | 2 |
| HOMESTEAD | LN | PARADISE VALLEY | 85253 | 33.5183362811062 | -112.00752580179600 | 900501265 | 19 | 11/06/1990 | | | 63-22 | 63 | 22 | STANFORD HILLS 1 LOTS 4-8, 14 | 70,262 | 3 |
| HOMESTEAD | LN | PARADISE VALLEY | 85253 | 33.517760243545200 | -112.00611944258300 | 170181998 | 20 | 03/14/2017 | 03/1/2017 | 2,545,000 | 63-22 | 63 | 22 | STANFORD HILLS 1 LOTS 4-8, 14 | 72,238 | 9 |
| HOMESTEAD | LN | PARADISE VALLEY | 85253 | 33.51882515440490 | -112.00605051333500 | 20335828 | 20 | 04/01/2002 | | 880,000 | 63-22 | 63 | 22 | STANFORD HILLS 1 LOTS 4-8, 14 | 64,478 | 11 |
| PALO CRISTI | RD | PARADISE VALLEY | 85253 | 33.519358914773500 | -112.0045793408570 | 121177633 | 20 | 12/26/2012 | | | 63-22 | 63 | 22 | STANFORD HILLS 1 LOTS 4-8, 14 | 43,342 | 12 |

| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| STANFORD | DR | PARADISE VALLEY | 85253 | 33.51777537029700 | -112.00857227250100 | 15834-0988 | 19 | 02/16/1982 | | | | | | | 43,560 | |
| 32ND | ST | PARADISE VALLEY | 85253 | 33.520341871069800 | -112.01025658366500 | 130843120 | 20 | 09/18/2013 | | | | | | | 60,424 | |
| CAMINO SIN NOMBRE | | PARADISE VALLEY | 85253 | 33.52080493295500 | -112.01038998437000 | 120664933 | 20 | 07/26/2012 | | | | | | | 61,386 | |
| | | | | 33.51849145167680 | -112.0095812038940 | 930818511 | 19 | 11/23/1993 | | | -2 | | 2 | | 9,590 | |
| | | | | 33.51917544093600 | -112.00932371616300 | 180105809 | 20 | 02/11/2018 | | | | | | | 33,210 | |
| PALO CRISTI | RD | PARADISE VALLEY | 85253 | 33.519905936530300 | -112.00457382716500 | 170515803 | 20 | 07/13/2017 | | | | | | | 56,192 | |
| PALO CRISTI | RD | PARADISE VALLEY | 85253 | 33.520448363240800 | -112.00455695739600 | 190190484 | 20 | 03/18/2019 | 03/1/2019 | 1,964,250 | | | | | 43,706 | |
| PALO CRISTI | RD | PARADISE VALLEY | 85253 | 33.521044608756000 | -112.00453908188500 | 130413656 | 20 | 05/05/2013 | | | | | | | 68,222 | |
| PALO CRISTI | RD | PARADISE VALLEY | 85253 | 33.52163332815450 | -112.00456407924300 | 180408374 | 20 | 05/28/2018 | 04/1/2018 | 2,400,000 | | | | | 43,652 | |
| HOMESTEAD | LN | PARADISE VALLEY | 85253 | 33.52119129421820 | -112.00733200975300 | 180932198 | 20 | 12/19/2018 | 03/1/2018 | 2,350,000 | | | | | 43,673 | |
| PALO VERDE | DR | PARADISE VALLEY | 85253 | 33.52414193101290 | -112.007764111424 | 150492303 | 20 | 07/08/2015 | | | | | | | 69,713 | |
| HOMESTEAD | | PARADISE VALLEY | 85253 | 33.52350920072760 | -112.00797436937100 | 130554491 | 20 | 06/16/2013 | | | | | | | 19,166 | |
| | | | | 33.51849375310490 | -112.00933907811300 | 930818511 | 19 | 11/23/1993 | | | | | | | 55 | |
| HOMESTEAD | LN | PARADISE VALLEY | 85253 | 33.51951142444290 | -112.00810440370000 | 180105809 | 20 | 02/11/2018 | | | | | | | 238,828 | |
| HOMESTEAD | LN | PARADISE VALLEY | 85253 | 33.52067633802800 | -112.00730083459800 | 170294224 | 20 | 04/24/2017 | 03/1/2017 | | | | | | 87,120 | |
| HOMESTEAD | LN | PARADISE VALLEY | 85253 | 33.518323240204200 | -112.00605911041400 | 100794999 | 20 | 09/13/2010 | | | | | | | 46,909 | |
| | | | | 33.51957807103760 | -112.0070318099600 | 13657-1109 | 19 | 05/24/1979 | | | | | | | 20,451 | |
| STANFORD | DR | PARADISE VALLEY | 85253 | 33.51774930593070 | -112.00806761688800 | 81074713 | 20 | 12/18/2008 | | | | | | | 43,560 | |
| SAN MIGUEL | PL | PARADISE VALLEY | 85253 | 33.51985041174500 | -112.01234715305900 | 200935448 | 20 | 09/30/2020 | | | | | | | 50,003 | |
| | | | | 33.51985012230990 | -112.01196364532700 | 170817365 | 20 | 11/01/2017 | | | | | | | 2,140 | |
| SAN MIGUEL | PL | PARADISE VALLEY | 85253 | 33.518964244887 | -112.01231043401600 | 170083272 | 20 | 02/01/2017 | 02/1/2017 | 1,530,000 | | | | | 76,530 | |
| STANFORD | DR | PARADISE VALLEY | 85253 | 33.51860871968370 | -112.01167903039800 | 190688560 | 20 | 09/03/2019 | | | | | | | 43,617 | |
| NITA | RD | PARADISE VALLEY | 85253 | 33.5193284833525 | -112.0058919764550 | 190296462 | 20 | 04/25/2019 | 02/1/2019 | 1,195,000 | 106-48 | 106 | 48 | VIEWLAND | 64,255 | 1 |
| NITA | RD | PARADISE VALLEY | 85253 | 33.519828625424400 | -112.005228907948 | 120453862 | 20 | 05/24/2012 | 03/1/2012 | 718,000 | 106-48 | 106 | 48 | VIEWLAND | 59,276 | 2 |
| NITA | RD | PARADISE VALLEY | 85253 | 33.51996768124730 | -112.00606304224400 | 200420822 | 20 | 05/14/2020 | | | 106-48 | 106 | 48 | VIEWLAND | 48,121 | 3 |
| NITA | RD | PARADISE VALLEY | 85253 | 33.520718891879300 | -112.00527733908100 | 190681886 | 20 | 08/29/2019 | 08/1/2019 | 980,000 | 106-48 | 106 | 48 | VIEWLAND | 51,083 | 4 |
| HOMESTEAD | LN | PARADISE VALLEY | 85253 | 33.5204247442767 | -112.00616424804300 | 14027-1356 | 19 | 11/13/1979 | | | 106-48 | 106 | 48 | VIEWLAND | 43,495 | 5 |
| HOMESTEAD | LN | PARADISE VALLEY | 85253 | 33.52087166338930 | -112.00610452863500 | 170483119 | 20 | 06/29/2017 | 09/1/2016 | 1,400,000 | 106-48 | 106 | 48 | VIEWLAND | 43,908 | 6 |
| HARDING | DR | PARADISE VALLEY | 85253 | 33.52122474981940 | -112.00575211541100 | 70369823 | 20 | 03/28/2007 | | | 106-48 | 106 | 48 | VIEWLAND | 50,442 | 7 |
| HARDING | DR | PARADISE VALLEY | 85253 | 33.521615120575300 | -112.00545392722600 | 160397878 | 20 | 06/07/2016 | 06/1/2016 | 1,740,000 | 106-48 | 106 | 48 | VIEWLAND | 51,851 | 8 |
| HARDING | DR | PARADISE VALLEY | 85253 | 33.522116612194300 | -112.0052813442130 | 180208875 | 20 | 03/19/2018 | 02/1/2017 | 1,050,000 | 106-48 | 106 | 48 | VIEWLAND | 58,120 | 9 |
| HARDING | DR | PARADISE VALLEY | 85253 | 33.521967220613100 | -112.00628248687200 | 150601985 | 20 | 08/18/2015 | 08/1/2015 | 1,450,000 | 106-48 | 106 | 48 | VIEWLAND | 49,531 | 10 |
| SAN MIGUEL | PL | PARADISE VALLEY | 85253 | 33.51984985089560 | -112.01161314999400 | 170817365 | 20 | 11/01/2017 | | | 110-34 | 110 | 34 | SAN MIGUEL ESTATES | 43,151 | 1 |
| SAN MIGUEL | PL | PARADISE VALLEY | 85253 | 33.51984937437520 | -112.01094822421900 | 180003288 | 20 | 01/02/2018 | | | 110-34 | 110 | 34 | SAN MIGUEL ESTATES | 43,516 | 2 |
| SAN MIGUEL | PL | PARADISE VALLEY | 85253 | 33.51895803991370 | -112.00975413752300 | 110649437 | 20 | 08/03/2011 | 08/1/2011 | 700,000 | 110-34 | 110 | 34 | SAN MIGUEL ESTATES | 43,595 | 5 |
| SAN MIGUEL | PL | PARADISE VALLEY | 85253 | 33.518750514609900 | -112.01027084496700 | 200412892 | 20 | 05/13/2020 | 02/1/2020 | 867,500 | 110-34 | 110 | 34 | SAN MIGUEL ESTATES | 44,383 | 6 |
| SAN MIGUEL | PL | PARADISE VALLEY | 85253 | 33.51918158867340 | -112.01075141712800 | 190441755 | 20 | 06/12/2019 | | | 110-34 | 110 | 34 | SAN MIGUEL ESTATES | 44,039 | 7 |
| SAN MIGUEL | PL | PARADISE VALLEY | 85253 | 33.51917060788350 | -112.0115072125670 | 190102402 | 20 | 02/13/2019 | 01/1/2019 | 2,150,000 | 110-34 | 110 | 34 | SAN MIGUEL ESTATES | 43,556 | 8 |
| HARDING | DR | PARADISE VALLEY | 85253 | 33.522691886626 | -112.00621171428300 | 150293965 | 20 | 04/27/2015 | 05/1/2014 | 1,553,000 | 120-31 | 120 | 31 | VIEWLAND UNIT 2 | 43,460 | 11 |
| HARDING | DR | PARADISE VALLEY | 85253 | 33.522600219663800 | -112.00519379647500 | 11074819 | 20 | 11/15/2001 | 10/1/2001 | 725,000 | 120-31 | 120 | 31 | VIEWLAND UNIT 2 | 43,747 | 15 |
| CAMINO SIN NOMBRE | | PARADISE VALLEY | 85253 | 33.520410742978000 | -112.01232757517800 | 200600193 | 20 | 07/06/2020 | | | 193-09 | 193 | 9 | BILTMORE TERRACES | 44,475 | 1 |
| CAMINO SIN NOMBRE | | PARADISE VALLEY | 85253 | 33.520489762620800 | -112.01166729620400 | 170817364 | 20 | 11/01/2017 | | | 193-09 | 193 | 9 | BILTMORE TERRACES | 42,622 | 2 |
| CAMINO SIN NOMBRE | | PARADISE VALLEY | 85253 | 33.520589883630800 | -112.01115296950900 | 110537168 | 20 | 06/27/2011 | | | 193-09 | 193 | 9 | BILTMORE TERRACES | 48,805 | 3 |
| 32ND | PL | PARADISE VALLEY | 85253 | 33.521340245492000 | -112.01136570813500 | 200550477 | 20 | 06/22/2020 | 05/1/2020 | 1,525,000 | 193-09 | 193 | 9 | BILTMORE TERRACES | 45,885 | 4 |
| 32ND | PL | PARADISE VALLEY | 85253 | 33.52183903465550 | -112.01132418687400 | 170893603 | 20 | 11/30/2017 | 01/1/2016 | 1,100,000 | 193-09 | 193 | 9 | BILTMORE TERRACES | 49,279 | 5 |
| 32ND | PL | PARADISE VALLEY | 85253 | 33.52239229727730 | -112.01132182093200 | 130311519 | 20 | 04/04/2013 | | | 193-09 | 193 | 9 | BILTMORE TERRACES | 45,429 | 6 |
| 32ND | PL | PARADISE VALLEY | 85253 | 33.52245996931640 | -112.01224105161000 | 80211851 | 20 | 03/09/2008 | | | 193-09 | 193 | 9 | BILTMORE TERRACES | 53,954 | 7 |
| 32ND | PL | PARADISE VALLEY | 85253 | 33.522014603134300 | -112.01237282374800 | 41406853 | 20 | 11/30/2004 | 12/1/2004 | 975,000 | 193-09 | 193 | 9 | BILTMORE TERRACES | 43,503 | 8 |
| 32ND | PL | PARADISE VALLEY | 85253 | 33.52156097283570 | -112.01237607582800 | 80397119 | 20 | 05/04/2008 | | | 193-09 | 193 | 9 | BILTMORE TERRACES | 43,961 | 9 |
| CAMINO SIN NOMBRE | | PARADISE VALLEY | 85253 | 33.521071987736800 | -112.01232083659900 | 170797781 | 20 | 10/26/2017 | | | 193-09 | 193 | 9 | BILTMORE TERRACES | 44,035 | 10 |
| RANCHO | DR | PARADISE VALLEY | 85253 | 33.52218996109250 | -112.00693115322100 | 180495271 | 20 | 06/27/2018 | 06/1/2018 | 2,395,000 | 202-21 | 202 | 21 | PALO VERDE FOOTHILLS ESTATES U | 48,009 | 1 |
| RANCHO | DR | PARADISE VALLEY | 85253 | 33.522284777283300 | -112.0075333090840 | 960437979 | 19 | 06/20/1996 | 04/1/1996 | 985,000 | 202-21 | 202 | 21 | PALO VERDE FOOTHILLS ESTATES U | 42,924 | 2 |
| RANCHO | DR | PARADISE VALLEY | 85253 | 33.522290640286400 | -112.00821713619600 | 200890914 | 20 | 09/21/2020 | 08/1/2020 | 1,700,000 | 202-21 | 202 | 21 | PALO VERDE FOOTHILLS ESTATES U | 45,383 | 3 |
| RANCHO | DR | PARADISE VALLEY | 85253 | 33.52226967201370 | -112.00883780829300 | 150624699 | 20 | 08/27/2015 | 08/1/2015 | 1,500,000 | 202-21 | 202 | 21 | PALO VERDE FOOTHILLS ESTATES U | 45,564 | 4 |
| 33RD | PL | PARADISE VALLEY | 85253 | 33.5217013391855 | -112.00854966237000 | 130472503 | 20 | 05/22/2013 | | | 202-21 | 202 | 21 | PALO VERDE FOOTHILLS ESTATES U | 44,214 | 5 |
| 33RD | PL | PARADISE VALLEY | 85253 | 33.52124886906550 | -112.00840439693900 | 830460280 | 19 | 11/14/1983 | | | 202-21 | 202 | 21 | PALO VERDE FOOTHILLS ESTATES U | 43,553 | 6 |
| 33RD | PL | PARADISE VALLEY | 85253 | 33.520764879354000 | -112.00821002147100 | 121176492 | 20 | 12/26/2012 | | | 202-21 | 202 | 21 | PALO VERDE FOOTHILLS ESTATES U | 48,875 | 7 |
| | | | | 33.520187413996000 | -112.00837001613200 | 13605-0002 | 19 | 05/01/1979 | | | 202-21 | 202 | 21 | PALO VERDE FOOTHILLS ESTATES U | 70,742 | 8 |
| 33RD | PL | PARADISE VALLEY | 85253 | 33.52012891644570 | -112.00912475325900 | 160129645 | 20 | 02/28/2016 | 02/1/2016 | 1,400,000 | 202-21 | 202 | 21 | PALO VERDE FOOTHILLS ESTATES U | 70,042 | 9 |
| CAMINO SIN NOMBRE | | PARADISE VALLEY | 85253 | 33.520807894640200 | -112.00941359812800 | 970416106 | 19 | 06/19/1997 | | | 202-21 | 202 | 21 | PALO VERDE FOOTHILLS ESTATES U | 54,315 | 10 |
| CAMINO SIN NOMBRE | | PARADISE VALLEY | 85253 | 33.52138493916050 | -112.00954330271800 | 200385697 | 20 | 05/05/2020 | | | 202-21 | 202 | 21 | PALO VERDE FOOTHILLS ESTATES U | 47,173 | 11 |
| CAMINO SIN NOMBRE | | PARADISE VALLEY | 85253 | 33.52154372231810 | -112.01056163571400 | 150412036 | 20 | 06/09/2015 | 06/1/2015 | 1,725,000 | 202-21 | 202 | 21 | PALO VERDE FOOTHILLS ESTATES U | 51,551 | 12 |
| CAMINO SIN NOMBRE | | PARADISE VALLEY | 85253 | 33.52226112271510 | -112.01061866939800 | 30969866 | 20 | 07/21/2003 | | | 202-21 | 202 | 21 | PALO VERDE FOOTHILLS ESTATES U | 50,165 | 13 |
| 33RD | PL | PARADISE VALLEY | 85253 | 33.52177935323990 | -112.00971582963900 | 170257786 | 20 | 04/11/2017 | 03/1/2017 | 2,150,000 | 202-21 | 202 | 21 | PALO VERDE FOOTHILLS ESTATES U | 54,036 | 14 |
| 33RD | PL | PARADISE VALLEY | 85253 | 33.52223675921460 | -112.00984765103800 | 110807498 | 20 | 09/28/2011 | | | 202-21 | 202 | 21 | PALO VERDE FOOTHILLS ESTATES U | 54,058 | 15 |
| 33RD | PL | PARADISE VALLEY | 85253 | 33.52273278267630 | -112.01010225078400 | 910426789 | 19 | 09/12/1991 | | | 202-21 | 202 | 21 | PALO VERDE FOOTHILLS ESTATES U | 49,346 | 16 |
| 33RD | PL | PARADISE VALLEY | 85253 | 33.523187903968 | -112.01018069763000 | 170802343 | 20 | 10/29/2017 | 09/1/2017 | 1,500,000 | 202-21 | 202 | 21 | PALO VERDE FOOTHILLS ESTATES U | 44,173 | 17 |
| 33RD | PL | PARADISE VALLEY | 85253 | 33.52364129771240 | -112.01017910567000 | 180886211 | 20 | 12/02/2018 | 10/1/2018 | 1,875,000 | 202-21 | 202 | 21 | PALO VERDE FOOTHILLS ESTATES U | 47,428 | 18 |
| PALO VERDE | DR | PARADISE VALLEY | 85253 | 33.52419193318660 | -112.01024095391200 | 180206076 | 20 | 03/19/2018 | | | 202-21 | 202 | 21 | PALO VERDE FOOTHILLS ESTATES U | 60,064 | 19 |
| PALO VERDE | DR | PARADISE VALLEY | 85253 | 33.524311580181700 | -112.0095055381110 | 160430940 | 20 | 06/20/2016 | | | 202-21 | 202 | 21 | PALO VERDE FOOTHILLS ESTATES U | 43,856 | 20 |
| PALO VERDE | DR | PARADISE VALLEY | 85253 | 33.524266459122400 | -112.00856503975600 | 60621192 | 20 | 05/07/2006 | | | 202-21 | 202 | 21 | PALO VERDE FOOTHILLS ESTATES U | 43,768 | 21 |
| PALO VERDE | DR | PARADISE VALLEY | 85253 | 33.523585955366700 | -112.0085246262830 | 130487595 | 20 | 05/28/2013 | | | 202-21 | 202 | 21 | PALO VERDE FOOTHILLS ESTATES U | 43,865 | 22 |
| PALO VERDE | DR | PARADISE VALLEY | 85253 | 33.52358958726980 | -112.00921182285700 | 180208128 | 20 | 03/19/2018 | 03/1/2018 | 1,975,000 | 202-21 | 202 | 21 | PALO VERDE FOOTHILLS ESTATES U | 43,976 | 23 |
| 33RD | PL | PARADISE VALLEY | 85253 | 33.523013212662300 | -112.009212093709 | 30990359 | 20 | 07/24/2003 | | | 202-21 | 202 | 21 | PALO VERDE FOOTHILLS ESTATES U | 43,382 | 24 |
| RANCHO | DR | PARADISE VALLEY | 85253 | 33.52301789186560 | -112.00852954083200 | 170048497 | 20 | 01/19/2017 | | | 202-21 | 202 | 21 | PALO VERDE FOOTHILLS ESTATES U | 43,499 | 25 |
| RANCHO | DR | PARADISE VALLEY | 85253 | 33.5230006808603 | -112.00783638215300 | 970800887 | 19 | 11/13/1997 | 11/1/1997 | 1,507,533 | 283-24 | 283 | 24 | SUPERFON ACRES | 43,561 | 1 |
| RANCHO | DR | PARADISE VALLEY | 85253 | 33.52296825012150 | -112.00707642611700 | 140716184 | 20 | 10/28/2014 | | | 283-24 | 283 | 24 | SUPERFON ACRES | 43,560 | 2 |
| HOMESTEAD | LN | PARADISE VALLEY | 85253 | 33.52358079414070 | -112.00718612914400 | 130554491 | 20 | 06/16/2013 | | | 283-24 | 283 | 24 | SUPERFON ACRES | 85,533 | 3 |
| STANFORD | DR | PARADISE VALLEY | 85253 | 33.51775960112840 | -112.00702469584200 | 140728442 | 20 | 11/02/2014 | 11/1/2014 | 675,000 | 389-45 | 389 | 45 | RANDALL ESTATES | 43,778 | 1 |
| STANFORD | DR | PARADISE VALLEY | 85253 | 33.51774490557280 | -112.00754629088900 | 130594617 | 20 | 06/27/2013 | | | 389-45 | 389 | 45 | RANDALL ESTATES | 43,778 | 2 |
| STANFORD | DR | PARADISE VALLEY | 85253 | 33.518031722660400 | -112.00919221635500 | 150505797 | 20 | 07/13/2015 | | | 477-02 | 477 | 2 | LINDE LOT LINE ADJUSTMENT | 163,829 | 1 |
| STANFORD | DR | PARADISE VALLEY | 85253 | 33.51844691335580 | -112.011018412878 | 180637770 | 20 | 08/22/2018 | | | 580-42 | 580 | 42 | BARRETO LOT LINE ADJUSTMENT | 69,523 | 1 |
| STANFORD | DR | PARADISE VALLEY | 85253 | 33.51807927865130 | -112.01032934281500 | 160148674 | 20 | 03/07/2016 | | | 580-42 | 580 | 42 | BARRETO LOT LINE ADJUSTMENT | 69,523 | 2 |
| SAN MIGUEL | PL | PARADISE VALLEY | 85253 | 33.51988760052960 | -112.01025835807200 | 50626116 | 20 | 05/11/2005 | | | 748-03 | 748 | 3 | SAN MIGUEL ESTATES 1 | 44,452 | 3 |
| SAN MIGUEL | PL | PARADISE VALLEY | 85253 | 33.519680589298600 | -112.00971826770200 | 190471264 | 20 | 06/23/2019 | 05/1/2019 | 1,350,000 | 748-03 | 748 | 3 | SAN MIGUEL ESTATES 1 | 50,362 | 4 |
| | | | | 33.52165120976430 | -112.00746615008500 | 200430686 | 20 | 05/19/2020 | | | 1526-17 | 1526 | 17 | 19 MANOR | 87,473 | 1 |
| 34TH | ST | PHOENIX | 85018 | 33.51598793999860 | -112.0081407264220 | 200562901 | 20 | 06/24/2020 | 05/1/2020 | 599,000 | 65-16 | 65 | 16 | BILTMORE HEIGHTS 5 | 10,681 | 145 |

| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| GEORGIA | AVE | PHOENIX | 85018 | 33.51569128479710 | -112.00823694794700 | 170171272 | 20 | 03/09/2017 | 02/1/2017 | 625,000 | 65-16 | 65 | 16 | BILTMORE HEIGHTS 5 | 9,640 | 146 |
| GEORGIA | AVE | PHOENIX | 85018 | 33.51569276174450 | -112.00795754751600 | 940603937 | 19 | 08/10/1994 | | | 65-16 | 65 | 16 | BILTMORE HEIGHTS 5 | 9,392 | 147 |
| GEORGIA | AVE | PHOENIX | 85018 | 33.515672454832800 | -112.00767961152700 | 100896480 | 20 | 10/13/2010 | | | 65-16 | 65 | 16 | BILTMORE HEIGHTS 5 | 9,331 | 148 |
| GEORGIA | AVE | PHOENIX | 85018 | 33.5155563158521 | -112.00743109023300 | 10031291 | 20 | 01/15/2001 | | | 65-16 | 65 | 16 | BILTMORE HEIGHTS 5 | 8,738 | 149 |
| GEORGIA | AVE | PHOENIX | 85018 | 33.515444081109700 | -112.00720656303800 | 190957171 | 20 | 11/25/2019 | | | 65-16 | 65 | 16 | BILTMORE HEIGHTS 5 | 8,764 | 150 |
| GEORGIA | AVE | PHOENIX | 85018 | 33.51532288601080 | -112.00696929247800 | 90657571 | 20 | 07/15/2009 | 07/1/2009 | 375,000 | 65-16 | 65 | 16 | BILTMORE HEIGHTS 5 | 10,001 | 151 |
| | | | | 33.51507547804590 | -112.00716922757000 | 140224849 | 20 | 04/07/2014 | | | 65-16 | 65 | 16 | BILTMORE HEIGHTS 5 | 52 | 153 |
| GEORGIA | AVE | PHOENIX | 85018 | 33.515057918619200 | -112.00750283246200 | 190122264 | 20 | 02/21/2019 | 02/1/2019 | 700,000 | 65-16 | 65 | 16 | BILTMORE HEIGHTS 5 | 9,060 | 154 |
| GEORGIA | AVE | PHOENIX | 85018 | 33.515195771675500 | -112.00773212582100 | 110142418 | 20 | 02/15/2011 | 01/1/2011 | 550,000 | 65-16 | 65 | 16 | BILTMORE HEIGHTS 5 | 9,692 | 155 |
| OREGON | AVE | PHOENIX | 85018 | 33.51483862367530 | -112.0081784204410 | 150184229 | 20 | 03/18/2015 | | | 65-16 | 65 | 16 | BILTMORE HEIGHTS 5 | 11,164 | 156 |
| | | | | 33.51517702626010 | -112.0079886147190 | 200553994 | 20 | 06/23/2020 | | | | | | | 13,463 | |
| | | | | 33.515172117148700 | -112.00825764749900 | 200553995 | 20 | 06/23/2020 | | | | | | | 13,069 | |
| 34TH | ST | PARADISE VALLEY | 85253 | 33.51700175217430 | -112.00873886785800 | 16253-0749 | 19 | 08/29/1982 | | | 63-22 | 63 | 22 | STANFORD HILLS 1 LOTS 4-8, 14 | 32,139 | 4 |
| STANFORD | DR | PARADISE VALLEY | 85253 | 33.51653650800010 | -112.00783280900000 | 840278552 | 19 | 06/26/1984 | | | 63-22 | 63 | 22 | STANFORD HILLS 1 LOTS 4-8, 14 | 40,671 | 5 |
| STANFORD | DR | PARADISE VALLEY | 85253 | 33.516791067492500 | -112.00696372162000 | 190193782 | 20 | 03/19/2019 | 03/1/2019 | 750,000 | 63-22 | 63 | 22 | STANFORD HILLS 1 LOTS 4-8, 14 | 57,669 | 6 |
| | | | | 33.5162400266937 | -112.0070985239120 | 900065080 | 19 | 02/12/1990 | | | 63-22 | 63 | 22 | STANFORD HILLS 1 LOTS 4-8, 14 | 13,241 | 6 |
| | | | | 33.51599503614790 | -112.0066055278 | 890449471 | 19 | 09/27/1989 | | | 63-22 | 63 | 22 | STANFORD HILLS 1 LOTS 4-8, 14 | 16,837 | 7 |
| STANFORD | DR | PARADISE VALLEY | 85253 | 33.51686031832280 | -112.00761276592600 | 10707188 | 20 | 08/01/2001 | | | 63-22 | 63 | 22 | STANFORD HILLS 1 LOTS 4-8, 14 | 46,150 | 14 |
| STANFORD | DR | PARADISE VALLEY | 85253 | 33.51683668508870 | -112.00632831495200 | 61654201 | 20 | 12/18/2006 | | | | | | | 47,997 | |
| OREGON | AVE | PHOENIX | 85018 | 33.51507440761190 | -112.01110639941200 | 110232062 | 20 | 03/16/2011 | | | 57-28 | 57 | 28 | BILTMORE HEIGHTS 2 | 8,006 | 44 |
| OREGON | AVE | PHOENIX | 85018 | 33.5150764040004 | -112.01135299087800 | 180242424 | 20 | 03/29/2018 | 02/1/2018 | 740,000 | 57-28 | 57 | 28 | BILTMORE HEIGHTS 2 | 8,220 | 45 |
| OREGON | AVE | PHOENIX | 85018 | 33.51507680185880 | -112.01159784875900 | 180922834 | 20 | 12/16/2018 | 12/1/2018 | 462,000 | 57-28 | 57 | 28 | BILTMORE HEIGHTS 2 | 8,133 | 46 |
| OREGON | AVE | PHOENIX | 85018 | 33.515078142472000 | -112.01184278984600 | 160935475 | 20 | 12/19/2016 | 12/1/2016 | 487,000 | 57-28 | 57 | 28 | BILTMORE HEIGHTS 2 | 8,176 | 47 |
| OREGON | AVE | PHOENIX | 85018 | 33.51507886748440 | -112.01208902089800 | 140293523 | 20 | 05/05/2014 | 04/1/2014 | 709,000 | 57-28 | 57 | 28 | BILTMORE HEIGHTS 2 | 8,242 | 48 |
| GEORGIA | AVE | PHOENIX | 85018 | 33.515426241091800 | -112.01259160866200 | 190427062 | 20 | 06/06/2019 | 05/1/2018 | 1,300,000 | 57-33 | 57 | 33 | BILTMORE HEIGHTS 3 | 9,609 | 51 |
| GEORGIA | AVE | PHOENIX | 85018 | 33.51542584345130 | -112.01232548712200 | 91030902 | 20 | 11/08/2009 | 11/1/2009 | 319,900 | 57-33 | 57 | 33 | BILTMORE HEIGHTS 3 | 8,368 | 52 |
| GEORGIA | AVE | PHOENIX | 85018 | 33.51542482511320 | -112.01207869253100 | 200224602 | 20 | 03/15/2020 | 03/1/2020 | 779,000 | 57-33 | 57 | 33 | BILTMORE HEIGHTS 3 | 8,298 | 53 |
| GEORGIA | AVE | PHOENIX | 85018 | 33.51542347111200 | -112.01183180077700 | 150612027 | 20 | 08/23/2015 | | | 57-33 | 57 | 33 | BILTMORE HEIGHTS 3 | 8,289 | 54 |
| GEORGIA | AVE | PHOENIX | 85018 | 33.51540364222420 | -112.01155618940800 | 960214137 | 19 | 03/28/1996 | 03/1/1996 | 115,000 | 57-33 | 57 | 33 | BILTMORE HEIGHTS 3 | 9,566 | 55 |
| 32ND | PL | PHOENIX | 85018 | 33.515428818945100 | -112.01121508451900 | 200661060 | 20 | 07/22/2020 | 06/1/2020 | 835,000 | 57-33 | 57 | 33 | BILTMORE HEIGHTS 3 | 14,431 | 56 |
| 32ND | PL | PHOENIX | 85018 | 33.51538991408240 | -112.0113908571310 | 200661060 | 20 | 07/22/2020 | | | 57-33 | 57 | 33 | BILTMORE HEIGHTS 3 | 95 | 56 |
| 32ND | PL | PHOENIX | 85018 | 33.51566766603390 | -112.01112711576000 | 160169233 | 20 | 03/15/2016 | 01/1/2016 | 515,000 | 57-33 | 57 | 33 | BILTMORE HEIGHTS 3 | 9,814 | 57 |
| 32ND | PL | PHOENIX | 85018 | 33.51590838677380 | -112.01114528179400 | 120715134 | 20 | 08/09/2012 | 02/1/2012 | 483,000 | 57-33 | 57 | 33 | BILTMORE HEIGHTS 3 | 9,004 | 58 |
| 32ND | PL | PHOENIX | 85018 | 33.51612821408020 | -112.01114090305200 | 110808633 | 20 | 09/28/2011 | 08/1/2011 | 240,000 | 57-33 | 57 | 33 | BILTMORE HEIGHTS 3 | 8,939 | 59 |
| 32ND | PL | PHOENIX | 85018 | 33.516347055714900 | -112.01113661329000 | 60648178 | 20 | 05/11/2006 | | | 57-33 | 57 | 33 | BILTMORE HEIGHTS 3 | 8,856 | 60 |
| 32ND | PL | PHOENIX | 85018 | 33.51656533931600 | -112.01113273844400 | 120977190 | 20 | 10/25/2012 | 10/1/2012 | 511,100 | 57-33 | 57 | 33 | BILTMORE HEIGHTS 3 | 8,925 | 61 |
| 32ND | PL | PHOENIX | 85018 | 33.51678447652340 | -112.01112797899300 | 140725872 | 20 | 10/30/2014 | 09/1/2014 | 800,000 | 57-33 | 57 | 33 | BILTMORE HEIGHTS 3 | 9,108 | 62 |
| 32ND | PL | PHOENIX | 85018 | 33.51704139205470 | -112.01109892250300 | 190356723 | 20 | 05/14/2019 | | | 57-33 | 57 | 33 | BILTMORE HEIGHTS 3 | 10,473 | 63 |
| MISSOURI | AVE | PHOENIX | 85018 | 33.517236127377600 | -112.01126215173000 | 21276028 | 20 | 11/28/2002 | | | 57-33 | 57 | 33 | BILTMORE HEIGHTS 3 | 10,241 | 64 |
| MISSOURI | AVE | PHOENIX | 85018 | 33.51732948089920 | -112.01154009631100 | 200002502 | 20 | 01/01/2020 | | | 57-33 | 57 | 33 | BILTMORE HEIGHTS 3 | 8,663 | 65 |
| MISSOURI | AVE | PHOENIX | 85018 | 33.51742687765560 | -112.01178778214500 | 140249768 | 20 | 04/16/2014 | | | 57-33 | 57 | 33 | BILTMORE HEIGHTS 3 | 9,374 | 66 |
| MISSOURI | AVE | PHOENIX | 85018 | 33.51748738540680 | -112.0120367325320 | 40169229 | 20 | 02/19/2004 | 02/1/2004 | 310,000 | 57-33 | 57 | 33 | BILTMORE HEIGHTS 3 | 10,550 | 67 |
| MISSOURI | AVE | PHOENIX | 85018 | 33.517491183644700 | -112.01226556785500 | 130413767 | 20 | 05/05/2013 | | | 57-33 | 57 | 33 | BILTMORE HEIGHTS 3 | 10,559 | 68 |
| 32ND | ST | PHOENIX | 85018 | 33.5177841126372 | -112.01252442618300 | 140672497 | 20 | 10/09/2014 | 10/1/2014 | 550,000 | 57-33 | 57 | 33 | BILTMORE HEIGHTS 3 | 11,038 | 69 |
| MISSOURI | AVE | PHOENIX | 85018 | 33.51744309369930 | -112.01254602434000 | 160588042 | 20 | 08/16/2016 | | | 57-33 | 57 | 33 | BILTMORE HEIGHTS 3 | 9,483 | 70 |
| MISSOURI | AVE | PHOENIX | 85018 | 33.51700031293660 | -112.01255432637300 | 200148696 | 20 | 02/20/2020 | 02/1/2020 | 410,000 | 57-33 | 57 | 33 | BILTMORE HEIGHTS 3 | 9,535 | 71 |
| MISSOURI | AVE | PHOENIX | 85018 | 33.517001741965200 | -112.01227996246900 | 180833047 | 20 | 11/07/2018 | 02/1/2018 | 765,000 | 57-33 | 57 | 33 | BILTMORE HEIGHTS 3 | 8,699 | 72 |
| MISSOURI | AVE | PHOENIX | 85018 | 33.51700099820250 | -112.01201800754600 | 87783 | 20 | 02/03/2000 | 03/1/1999 | 244,700 | 57-33 | 57 | 33 | BILTMORE HEIGHTS 3 | 8,782 | 73 |
| MISSOURI | AVE | PHOENIX | 85018 | 33.5169595157747 | -112.01170683598400 | 190917269 | 20 | 11/13/2019 | 11/1/2019 | 496,000 | 57-33 | 57 | 33 | BILTMORE HEIGHTS 3 | 9,962 | 74 |
| 32ND | PL | PHOENIX | 85018 | 33.51674119933140 | -112.0116534175110 | 60648179 | 20 | 05/11/2006 | | | 57-33 | 57 | 33 | BILTMORE HEIGHTS 3 | 8,729 | 75 |
| 32ND | PL | PHOENIX | 85018 | 33.51651976339140 | -112.01165847731800 | 60828754 | 20 | 06/19/2006 | 06/1/2006 | 482,000 | 57-33 | 57 | 33 | BILTMORE HEIGHTS 3 | 8,729 | 76 |
| 32ND | PL | PHOENIX | 85018 | 33.51629801249540 | -112.01166268284900 | 131053289 | 20 | 12/11/2013 | 12/1/2013 | 360,000 | 57-33 | 57 | 33 | BILTMORE HEIGHTS 3 | 8,686 | 77 |
| 32ND | PL | PHOENIX | 85018 | 33.51607691228500 | -112.01166741153900 | 150073679 | 20 | 02/03/2015 | | | 57-33 | 57 | 33 | BILTMORE HEIGHTS 3 | 8,764 | 78 |
| GEORGIA | AVE | PHOENIX | 85018 | 33.51584462079780 | -112.01170749307000 | 11823-0361 | 19 | 08/23/1976 | | | 57-33 | 57 | 33 | BILTMORE HEIGHTS 3 | 12,070 | 79 |
| GEORGIA | AVE | PHOENIX | 85018 | 33.51586471533010 | -112.01204277856800 | 170603622 | 20 | 08/15/2017 | 08/1/2017 | 597,000 | 57-33 | 57 | 33 | BILTMORE HEIGHTS 3 | 8,843 | 80 |
| GEORGIA | AVE | PHOENIX | 85018 | 33.515865913088800 | -112.01230623537700 | 150486301 | 20 | 07/06/2015 | 03/1/2014 | 495,000 | 57-33 | 57 | 33 | BILTMORE HEIGHTS 3 | 8,882 | 81 |
| GEORGIA | AVE | PHOENIX | 85018 | 33.51586869196560 | -112.0125807424430 | 131043837 | 20 | 12/08/2013 | | | 57-33 | 57 | 33 | BILTMORE HEIGHTS 3 | 9,727 | 82 |
| VERMONT | AVE | PHOENIX | 85018 | 33.51621098370590 | -112.01257366538500 | 180388250 | 20 | 05/20/2018 | | | 57-33 | 57 | 33 | BILTMORE HEIGHTS 3 | 9,331 | 83 |
| VERMONT | AVE | PHOENIX | 85018 | 33.51617086821760 | -112.01225334168500 | 200354211 | 20 | 04/23/2020 | | | 57-33 | 57 | 33 | BILTMORE HEIGHTS 3 | 9,531 | 84 |
| VERMONT | AVE | PHOENIX | 85018 | 33.51629136172060 | -112.01204403057900 | 190768697 | 20 | 09/26/2019 | | | 57-33 | 57 | 33 | BILTMORE HEIGHTS 3 | 10,367 | 85 |
| VERMONT | AVE | PHOENIX | 85018 | 33.51657575393240 | -112.01203784112300 | 200689743 | 20 | 07/30/2020 | 07/1/2020 | 475,300 | 57-33 | 57 | 33 | BILTMORE HEIGHTS 3 | 10,049 | 86 |
| VERMONT | AVE | PHOENIX | 85018 | 33.51669707231270 | -112.01223852449900 | 180400903 | 20 | 05/24/2018 | 05/1/2018 | 1,030,000 | 57-33 | 57 | 33 | BILTMORE HEIGHTS 3 | 9,527 | 87 |
| VERMONT | AVE | PHOENIX | 85018 | 33.516656612665500 | -112.0125610119510 | 160148554 | 20 | 03/07/2016 | 03/1/2016 | 637,000 | 57-33 | 57 | 33 | BILTMORE HEIGHTS 3 | 9,474 | 88 |
| 33RD | ST | PHOENIX | 85018 | 33.51461317689750 | -112.01074755863900 | 170559810 | 20 | 07/30/2017 | 06/1/2017 | 645,000 | 60-38 | 60 | 38 | BILTMORE HEIGHTS 4 | 10,102 | 93 |
| 33RD | ST | PHOENIX | 85018 | 33.51501325443720 | -112.01073186816900 | 200734833 | 20 | 08/11/2020 | | | 60-38 | 60 | 38 | BILTMORE HEIGHTS 4 | 9,331 | 94 |
| 33RD | ST | PHOENIX | 85018 | 33.51523297790820 | -112.01073473122000 | 180921453 | 20 | 12/16/2018 | 12/1/2018 | 773,000 | 60-38 | 60 | 38 | BILTMORE HEIGHTS 4 | 9,274 | 95 |
| 33RD | ST | PHOENIX | 85018 | 33.51545216910180 | -112.01073097421900 | 190254138 | 20 | 04/10/2019 | 04/1/2019 | 561,250 | 60-38 | 60 | 38 | BILTMORE HEIGHTS 4 | 9,204 | 96 |
| 33RD | ST | PHOENIX | 85018 | 33.51567114958680 | -112.0107272969740 | 960299200 | 19 | 04/30/1996 | 02/1/1996 | 151,000 | 60-38 | 60 | 38 | BILTMORE HEIGHTS 4 | 9,213 | 97 |
| 33RD | ST | PHOENIX | 85018 | 33.515890989351600 | -112.01072355473200 | 200143738 | 20 | 02/19/2020 | 12/1/2019 | 553,000 | 60-38 | 60 | 38 | BILTMORE HEIGHTS 4 | 9,300 | 98 |
| 33RD | ST | PHOENIX | 85018 | 33.5161114150166 | -112.01071955057300 | 180333074 | 20 | 04/30/2018 | 03/1/2018 | 815,000 | 60-38 | 60 | 38 | BILTMORE HEIGHTS 4 | 9,117 | 99 |
| 33RD | ST | PHOENIX | 85018 | 33.51633235022710 | -112.01071604338100 | 14461-0011 | 19 | 06/04/1980 | | | 60-38 | 60 | 38 | BILTMORE HEIGHTS 4 | 9,243 | 100 |
| 33RD | ST | PHOENIX | 85018 | 33.51654863695330 | -112.01073495870300 | 170103864 | 20 | 02/09/2017 | 02/1/2017 | 678,500 | 60-38 | 60 | 38 | BILTMORE HEIGHTS 4 | 8,080 | 101 |
| 33RD | ST | PHOENIX | 85018 | 33.51685994231650 | -112.01074302889500 | 71275436 | 20 | 12/02/2007 | | | 60-38 | 60 | 38 | BILTMORE HEIGHTS 4 | 14,118 | 102 |
| 33RD | ST | PHOENIX | 85018 | 33.516921324422600 | -112.01049643375700 | 190806876 | 20 | 10/09/2019 | 03/1/2018 | 1,050,000 | 60-38 | 60 | 38 | BILTMORE HEIGHTS 4 | 12,571 | 103 |
| VERMONT | AVE | PHOENIX | 85018 | 33.516737353224000 | -112.01015317131000 | 51502517 | 20 | 10/06/2005 | 10/1/2005 | 520,000 | 60-38 | 60 | 38 | BILTMORE HEIGHTS 4 | 12,036 | 104 |
| 33RD | ST | PHOENIX | 85018 | 33.51631107520910 | -112.01017459552100 | 200534583 | 20 | 06/17/2020 | | | 60-38 | 60 | 38 | BILTMORE HEIGHTS 4 | 8,904 | 105 |
| 33RD | ST | PHOENIX | 85018 | 33.516092056376300 | -112.01017826981000 | 880288735 | 19 | 06/13/1988 | | | 60-38 | 60 | 38 | BILTMORE HEIGHTS 4 | 9,135 | 106 |
| 33RD | ST | PHOENIX | 85018 | 33.51587168180480 | -112.0101818956300 | 190505225 | 20 | 07/01/2019 | | | 60-38 | 60 | 38 | BILTMORE HEIGHTS 4 | 9,209 | 107 |
| 33RD | ST | PHOENIX | 85018 | 33.51565414831360 | -112.01018340461100 | 970900523 | 19 | 12/22/1997 | 12/1/1997 | 146,000 | 60-38 | 60 | 38 | BILTMORE HEIGHTS 4 | 9,056 | 108 |
| GEORGIA | AVE | PHOENIX | 85018 | 33.51570025222440 | -112.00980168250900 | 130209379 | 20 | 03/05/2013 | | | 60-38 | 60 | 38 | BILTMORE HEIGHTS 4 | 9,714 | 109 |
| GEORGIA | AVE | PHOENIX | 85018 | 33.515699397547900 | -112.00952336865800 | 200024062 | 20 | 01/09/2020 | 12/1/2019 | 977,500 | 60-38 | 60 | 38 | BILTMORE HEIGHTS 4 | 9,448 | 110 |
| GEORGIA | AVE | PHOENIX | 85018 | 33.5156979409885 | -112.00924927849600 | 920274609 | 19 | 05/20/1992 | | | 60-38 | 60 | 38 | BILTMORE HEIGHTS 4 | 9,923 | 111 |
| GEORGIA | AVE | PHOENIX | 85018 | 33.51569639410080 | -112.00898023062900 | 200166287 | 20 | 02/26/2020 | | | 60-38 | 60 | 38 | BILTMORE HEIGHTS 4 | 9,148 | 112 |
| GEORGIA | AVE | PHOENIX | 85018 | 33.515696158655300 | -112.00871221776600 | 170179788 | 20 | 03/13/2017 | | | 60-38 | 60 | 38 | BILTMORE HEIGHTS 4 | 9,505 | 113 |
| GEORGIA | AVE | PHOENIX | 85018 | 33.51524067393750 | -112.00871321551300 | 160066920 | 20 | 01/31/2016 | 01/1/2016 | 670,000 | 60-38 | 60 | 38 | BILTMORE HEIGHTS 4 | 9,470 | 114 |
| GEORGIA | AVE | PHOENIX | 85018 | 33.5152428300492 | -112.00897214050900 | 150072894 | 20 | 02/03/2015 | 11/1/2014 | 574,000 | 60-38 | 60 | 38 | BILTMORE HEIGHTS 4 | 9,222 | 115 |
| GEORGIA | AVE | PHOENIX | 85018 | 33.51524457645520 | -112.00923449509800 | 960390131 | 19 | 06/02/1996 | 04/1/1996 | 161,500 | 60-38 | 60 | 38 | BILTMORE HEIGHTS 4 | 9,265 | 116 |

| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| GEORGIA | AVE | PHOENIX | 85018 | 33.515245345040600 | -112.00949759894000 | 100698828 | 20 | 08/15/2010 | 07/1/2010 | 285,000 | 60-38 | 60 | 38 | BILTMORE HEIGHTS 4 | 9,196 | 117 |
| GEORGIA | AVE | PHOENIX | 85018 | 33.51524909963890 | -112.00977883133700 | 200884111 | 20 | 09/20/2020 | | | 60-38 | 60 | 38 | BILTMORE HEIGHTS 4 | 10,576 | 118 |
| 33RD | ST | PHOENIX | 85018 | 33.5152917007807 | -112.0101799000400 | 200210394 | 20 | 03/10/2020 | 02/1/2020 | 505,000 | 60-38 | 60 | 38 | BILTMORE HEIGHTS 4 | 9,601 | 119 |
| 33RD | ST | PHOENIX | 85018 | 33.51506868829980 | -112.01017868494500 | 70345032 | 20 | 03/22/2007 | | | 60-38 | 60 | 38 | BILTMORE HEIGHTS 4 | 9,871 | 120 |
| OREGON | AVE | PHOENIX | 85018 | 33.514849781911800 | -112.0101690543450 | 150026194 | 20 | 01/13/2015 | | | 60-38 | 60 | 38 | BILTMORE HEIGHTS 4 | 10,167 | 121 |
| OREGON | AVE | PHOENIX | 85018 | 33.514887864350100 | -112.00977724018200 | 960125317 | 19 | 02/26/1996 | | | 60-38 | 60 | 38 | BILTMORE HEIGHTS 4 | 9,596 | 122 |
| OREGON | AVE | PHOENIX | 85018 | 33.51488537570900 | -112.00950764115900 | 981003566 | 19 | 11/05/1998 | | | 60-38 | 60 | 38 | BILTMORE HEIGHTS 4 | 9,056 | 123 |
| OREGON | AVE | PHOENIX | 85018 | 33.514883985766800 | -112.00924555153400 | 180689884 | 20 | 09/12/2018 | | | 60-38 | 60 | 38 | BILTMORE HEIGHTS 4 | 9,095 | 124 |
| OREGON | AVE | PHOENIX | 85018 | 33.51488258389560 | -112.00898265719900 | 150914150 | 20 | 12/28/2015 | 12/1/2015 | 627,000 | 60-38 | 60 | 38 | BILTMORE HEIGHTS 4 | 9,169 | 125 |
| OREGON | AVE | PHOENIX | 85018 | 33.514882241751000 | -112.00872085469400 | 190803795 | 20 | 10/08/2019 | 09/1/2019 | 1,146,000 | 60-38 | 60 | 38 | BILTMORE HEIGHTS 4 | 9,213 | 126 |
| 33RD | ST | PHOENIX | 85018 | 33.514453453871400 | -112.01016282433400 | 31289551 | 20 | 09/14/2000 | | | 60-38 | 60 | 38 | BILTMORE HEIGHTS 4 | 10,285 | 132 |
| VERMONT | AVE | PHOENIX | 85018 | 33.51624813222900 | -112.00933440843500 | 942375 | 20 | 12/09/2000 | | | 60-38 | 60 | 38 | BILTMORE HEIGHTS 4 | 96,965 | |

| STR | CONST_YEAR | LIVING_SPACE | INCAREOF | TAX_YR_CUR | FCV_CUR | LPV_CUR | TAX_YR_PREV | FCV_PREV | LPV_PREV | LC_CUR | LC_PREV | PUC | JURISDICTION | CITY_ZONING | FLOOR | APN |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 13 2N 3E | 1995 | 5,215 | | 2021 | 1,859,200 | 1,499,723 | 2020 | 1,696,500 | 1,428,308 | 3.1 | 3.1 | 151 | PARADISE VALLEY | R-43 | 1 | |
| 13 2N 3E | 1978 | 5,024 | | 2021 | 1,370,000 | 1,282,290 | 2020 | 1,324,800 | 1,221,229 | 4.2 | 4.2 | 151 | PARADISE VALLEY | R-43 | 1 | |
| 13 2N 3E | 1980 | 3,820 | | 2021 | 1,027,000 | 1,027,000 | 2020 | 992,100 | 981,015 | 3.1 | 3.1 | 151 | PARADISE VALLEY | R-43 | 1 | |
| 13 2N 3E | 2001 | 4,055 | | 2021 | 1,304,700 | 1,146,928 | 2020 | 1,255,500 | 1,092,312 | 3.1 | 3.1 | 151 | PARADISE VALLEY | R-43 | 1 | |
| 13 2N 3E | 1980 | 7,746 | | 2021 | 1,763,500 | 1,763,500 | 2020 | 1,746,000 | 1,746,000 | 3.1 | 3.1 | 171 | PARADISE VALLEY | R-43 | 1 | |
| 13 2N 3E | 1995 | 6,724 | | 2021 | 1,610,700 | 1,610,700 | 2020 | 1,586,600 | 1,585,080 | 3.2 | 3.2 | 161 | PARADISE VALLEY | R-43 | 1 | |
| 13 2N 3E | 1987 | 5,943 | | 2021 | 1,366,600 | 1,366,600 | 2020 | 1,440,100 | 1,424,010 | 3.1 | 3.1 | 161 | PARADISE VALLEY | R-43 | 1 | |
| 14 2N 3E | 2020 | 4,159 | | 2021 | 1,483,300 | 1,008,644 | 2020 | 700,600 | 442,000 | 4.1 | 2.R | 161 | PHOENIX | RE-35 | 1 | |
| 14 2N 3E | 2006 | 6,910 | | 2021 | 1,632,800 | 1,576,657 | 2020 | 1,629,200 | 1,501,578 | 3.1 | 3.1 | 161 | PHOENIX | RE-35 | 1 | |
| 14 2N 3E | | | | 2021 | 536,700 | 279,028 | 2020 | 472,700 | 265,741 | 2.R | 2.R | 9600 | PHOENIX | RE-35 | 1 | |
| 14 2N 3E | 1989 | 5,250 | MICKELSON DANIEL VINCENT/VALENCIA GLADYS TR | 2021 | 1,460,000 | 1,345,007 | 2020 | 1,438,000 | 1,280,959 | 4.1 | 4.1 | 161 | PHOENIX | RE-35 | 1 | |
| 14 2N 3E | | | | 2021 | 461,800 | 219,086 | 2020 | 399,800 | 208,653 | 2.R | 2.R | 9600 | PHOENIX | RE-35 | 1 | |
| 14 2N 3E | 2014 | 5,539 | | 2021 | 1,681,500 | 1,486,470 | 2020 | 1,670,800 | 1,415,686 | 3.1 | 3.1 | 161 | PHOENIX | RE-35 | 1 | |
| 14 2N 3E | | | | 2021 | 623,500 | 379,214 | 2020 | 533,700 | 361,156 | 2.R | 2.R | 9600 | PHOENIX | RE-35 | 1 | |
| 14 2N 3E | 1960 | 3,075 | | 2021 | 835,500 | 740,557 | 2020 | 821,200 | 705,292 | 4.2 | 4.2 | 141 | PHOENIX | RE-35 | 1 | |
| 14 2N 3E | 1980 | 3,764 | | 2021 | 1,027,500 | 889,991 | 2020 | 1,034,300 | 847,610 | 3.1 | 3.1 | 151 | PHOENIX | RE-35 | 1 | |
| 14 2N 3E | 1986 | 4,182 | | 2021 | 1,192,500 | 1,170,567 | 2020 | 1,183,600 | 1,114,826 | 3.1 | 3.1 | 161 | PHOENIX | RE-35 | 1 | |
| 14 2N 3E | | | | 2021 | 1,100 | 987 | 2020 | 1,100 | 940 | 3.1 | 3.1 | 197 | PHOENIX | RE-35 | 1 | |
| 14 2N 3E | 1994 | 6,238 | | 2021 | 1,500,600 | 1,446,921 | 2020 | 1,505,800 | 1,378,020 | 3.1 | 3.1 | 161 | PHOENIX | RE-35 | 1 | |
| 14 2N 3E | 1979 | 3,032 | | 2021 | 779,000 | 672,314 | 2020 | 779,800 | 640,299 | 4.1 | 4.1 | 151 | PHOENIX | RE-35 | 1 | |
| 14 2N 3E | 1946 | 1,902 | | 2021 | 621,600 | 520,769 | 2020 | 615,500 | 495,970 | 3.1 | 3.1 | 141 | PHOENIX | RE-35 | 1 | |
| 14 2N 3E | | | | 2021 | 618,000 | 350,228 | 2020 | 553,300 | 333,550 | 2.R | 2.R | 9600 | PHOENIX | RE-35 | 1 | |
| 14 2N 3E | | | | 2021 | 120,100 | 100,608 | 2020 | 119,700 | 95,817 | 3.1 | 3.1 | 197 | PHOENIX | RE-35 | 1 | |
| 14 2N 3E | 2003 | 5,671 | | 2021 | 1,761,100 | 1,633,990 | 2020 | 1,755,200 | 1,556,181 | 3.1 | 3.1 | 161 | PHOENIX | RE-35 | 1 | |
| 14 2N 3E | | | | 2021 | 811,300 | 393,084 | 2020 | 749,400 | 374,366 | 2.R | 2.R | 11 | PHOENIX | RE-35 | 1 | |
| 14 2N 3E | | | | 2021 | 774,900 | 350,430 | 2020 | 712,000 | 333,743 | 2.R | 2.R | 11 | PHOENIX | RE-35 | 1 | |
| 14 2N 3E | 1995 | 5,315 | VILLEGAS BERNARD J/TERESA | 2021 | 1,327,600 | 1,060,251 | 2020 | 1,344,100 | 1,009,763 | 3.1 | 3.1 | 151 | PHOENIX | RE-35 | 1 | |
| 14 2N 3E | 1996 | 3,754 | | 2021 | 986,100 | 796,396 | 2020 | 999,700 | 758,472 | 3.1 | 3.1 | 151 | PHOENIX | RE-35 | 1 | |
| 14 2N 3E | 1981 | 2,584 | | 2021 | 691,200 | 672,524 | 2020 | 662,800 | 640,499 | 4.1 | 4.1 | 8550 | PHOENIX | PAD-7 | 1 | |
| 14 2N 3E | 1981 | 3,272 | | 2021 | 735,500 | 688,777 | 2020 | 720,300 | 655,978 | 3.1 | 3.1 | 8550 | PHOENIX | PAD-7 | 1 | |
| 14 2N 3E | 1983 | 2,819 | | 2021 | 729,700 | 724,374 | 2020 | 703,000 | 689,880 | 4.2 | 4.2 | 8550 | PHOENIX | PAD-7 | 1 | |
| 14 2N 3E | 1982 | 2,251 | WOLFE ROGER WILLIAM/MARY KATHRYN TR | 2021 | 694,500 | 592,811 | 2020 | 660,100 | 564,582 | 3.1 | 3.1 | 8550 | PHOENIX | PAD-7 | 1 | |
| 14 2N 3E | 1982 | 1,890 | | 2021 | 567,200 | 489,109 | 2020 | 534,500 | 465,818 | 3.1 | 3.1 | 8550 | PHOENIX | PAD-7 | 1 | |
| 14 2N 3E | 1983 | 3,464 | | 2021 | 799,100 | 732,891 | 2020 | 780,600 | 697,991 | 4.1 | 4.1 | 8550 | PHOENIX | PAD-7 | 1 | |
| 14 2N 3E | 1983 | 3,265 | CAMELBACK FIDUCIARY | 2021 | 877,800 | 843,557 | 2020 | 846,200 | 803,388 | 4.1 | 4.1 | 8550 | PHOENIX | PAD-7 | 1 | |
| 14 2N 3E | 1983 | 2,505 | RODNEY RAABE | 2021 | 710,500 | 650,855 | 2020 | 677,100 | 619,862 | 4.1 | 4.1 | 8550 | PHOENIX | PAD-7 | 1 | |
| 14 2N 3E | 1984 | 2,962 | | 2021 | 819,000 | 773,906 | 2020 | 786,600 | 737,053 | 3.1 | 3.1 | 8550 | PHOENIX | PAD-7 | 1 | |
| 14 2N 3E | 1983 | 2,819 | | 2021 | 763,000 | 724,374 | 2020 | 730,500 | 689,880 | 3.1 | 3.1 | 8550 | PHOENIX | PAD-7 | 1 | |
| 14 2N 3E | 1985 | 2,431 | | 2021 | 548,100 | 487,561 | 2020 | 494,000 | 464,344 | 3.1 | 3.1 | 756 | PHOENIX | PAD-7 | 1 | |
| 14 2N 3E | 1985 | 2,432 | | 2021 | 548,200 | 487,561 | 2020 | 494,100 | 464,344 | 3.1 | 3.1 | 756 | PHOENIX | PAD-7 | 1 | |
| 14 2N 3E | | | TRESTLE MANAGEMENT GROUP | 2021 | 500 | 500 | 2020 | 500 | 500 | 4.8 | 4.8 | 261 | PHOENIX | PAD-7 | 1 | |
| 14 2N 3E | | | TRESTLE MANAGEMENT GROUP | 2021 | 500 | 500 | 2020 | 500 | 500 | 4.8 | 4.8 | 261 | PHOENIX | PAD-7 | 1 | |
| 14 2N 3E | | | TRESTLE MANAGEMENT GROUP | 2021 | 500 | 500 | 2020 | 500 | 500 | 4.8 | 4.8 | 261 | PHOENIX | PAD-7 | 1 | |
| 14 2N 3E | | | TRESTLE MANAGEMENT GROUP | 2021 | 500 | 500 | 2020 | 500 | 500 | 4.8 | 4.8 | 261 | PHOENIX | PAD-7 | 1 | |
| 14 2N 3E | | | TRESTLE MANAGEMENT GROUP | 2021 | 500 | 500 | 2020 | 500 | 500 | 4.8 | 4.8 | 261 | PHOENIX | PAD-7 | 1 | |
| 14 2N 3E | | | TRESTLE MANAGEMENT GROUP | 2021 | 500 | 500 | 2020 | 500 | 500 | 4.8 | 4.8 | 261 | PHOENIX | PAD-7 | 1 | |
| 14 2N 3E | | | TRESTLE MANAGEMENT GROUP | 2021 | 500 | 500 | 2020 | 500 | 500 | 4.8 | 4.8 | 261 | PHOENIX | PAD-7 | 1 | |
| 14 2N 3E | | | TRESTLE MANAGEMENT GROUP | 2021 | 500 | 500 | 2020 | 500 | 500 | 4.8 | 4.8 | 261 | PHOENIX | PAD-7 | 1 | |
| 14 2N 3E | | | TRESTLE MANAGEMENT GROUP | 2021 | 500 | 500 | 2020 | 500 | 500 | 4.8 | 4.8 | 261 | PHOENIX | PAD-7 | 1 | |
| 14 2N 3E | 1984 | 2,472 | | 2021 | 546,600 | 546,600 | 2020 | 537,500 | 537,500 | 4.1 | 4.1 | 151 | PHOENIX | PAD-7 | 1 | |
| 14 2N 3E | 1984 | 2,683 | | 2021 | 577,000 | 577,000 | 2020 | 569,100 | 569,100 | 4.1 | 4.1 | 151 | PHOENIX | PAD-7 | 1 | |
| 14 2N 3E | 1988 | 3,310 | | 2021 | 604,500 | 604,500 | 2020 | 596,200 | 596,200 | 3.1 | 3.1 | 151 | PHOENIX | PAD-7 | 1 | |
| 14 2N 3E | 1987 | 2,840 | | 2021 | 645,600 | 645,600 | 2020 | 635,800 | 635,800 | 4.1 | 4.1 | 151 | PHOENIX | PAD-7 | 1 | |
| 14 2N 3E | 1988 | 2,764 | | 2021 | 591,500 | 591,500 | 2020 | 585,000 | 585,000 | 3.1 | 3.1 | 151 | PHOENIX | PAD-7 | 1 | |
| 14 2N 3E | 1988 | 2,764 | | 2021 | 587,500 | 587,500 | 2020 | 580,800 | 580,800 | 3.2 | 3.2 | 151 | PHOENIX | PAD-7 | 1 | |
| 14 2N 3E | 1987 | 3,007 | | 2021 | 603,500 | 603,500 | 2020 | 596,700 | 596,700 | 3.1 | 3.1 | 151 | PHOENIX | PAD-7 | 1 | |
| 14 2N 3E | 1987 | 2,649 | | 2021 | 579,800 | 579,800 | 2020 | 573,700 | 573,700 | 3.1 | 3.1 | 151 | PHOENIX | PAD-7 | 1 | |
| 14 2N 3E | 1986 | 2,707 | | 2021 | 591,000 | 591,000 | 2020 | 582,200 | 582,200 | 3.1 | 3.1 | 151 | PHOENIX | PAD-7 | 1 | |
| 14 2N 3E | 1987 | 2,915 | MATZ ETHEL A TR | 2021 | 626,200 | 626,200 | 2020 | 616,800 | 616,800 | 3.1 | 3.1 | 151 | PHOENIX | PAD-7 | 1 | |
| 14 2N 3E | 1987 | 2,578 | | 2021 | 557,600 | 557,600 | 2020 | 548,000 | 548,000 | 3.1 | 3.1 | 151 | PHOENIX | PAD-7 | 1 | |
| 14 2N 3E | 1985 | 2,683 | | 2021 | 566,300 | 566,300 | 2020 | 558,200 | 558,200 | 3.1 | 3.1 | 151 | PHOENIX | PAD-7 | 1 | |
| 14 2N 3E | 1987 | 2,813 | | 2021 | 608,000 | 608,000 | 2020 | 602,300 | 602,300 | 3.1 | 3.1 | 151 | PHOENIX | PAD-7 | 1 | |
| 14 2N 3E | 1986 | 4,256 | | 2021 | 783,800 | 783,800 | 2020 | 778,800 | 778,800 | 3.1 | 3.1 | 151 | PHOENIX | PAD-7 | 1 | |
| 14 2N 3E | 1988 | 4,121 | | 2021 | 824,700 | 824,700 | 2020 | 820,000 | 820,000 | 3.1 | 3.1 | 151 | PHOENIX | PAD-7 | 1 | |
| 14 2N 3E | 1986 | 3,902 | | 2021 | 781,700 | 707,973 | 2020 | 779,800 | 674,260 | 3.1 | 3.1 | 151 | PHOENIX | PAD-7 | 1 | |
| 14 2N 3E | 1988 | 3,770 | VAN BAALEN PETER TEGUNS TRUSTEE | 2021 | 752,200 | 681,846 | 2020 | 743,500 | 649,377 | 3.1 | 3.1 | 151 | PHOENIX | PAD-7 | 1 | |
| 14 2N 3E | 1988 | 3,809 | | 2021 | 746,200 | 746,200 | 2020 | 739,700 | 739,700 | 3.1 | 3.1 | 151 | PHOENIX | PAD-7 | 1 | |
| 14 2N 3E | 1987 | 3,479 | | 2021 | 649,200 | 649,200 | 2020 | 640,300 | 640,300 | 3.1 | 3.1 | 151 | PHOENIX | PAD-7 | 1 | |
| 14 2N 3E | 1988 | 3,109 | | 2021 | 530,100 | 530,100 | 2020 | 525,200 | 525,200 | 3.1 | 3.1 | 151 | PHOENIX | PAD-7 | 1 | |
| 14 2N 3E | 1986 | 2,836 | | 2021 | 747,800 | 610,401 | 2020 | 656,100 | 581,334 | 4.1 | 4.1 | 151 | PHOENIX | PAD-7 | 1 | |
| 14 2N 3E | 1987 | 2,776 | | 2021 | 771,100 | 636,995 | 2020 | 676,100 | 606,662 | 4.1 | 4.1 | 151 | PHOENIX | PAD-7 | 1 | |
| 14 2N 3E | 1985 | 2,472 | ROSE KIRKE TR | 2021 | 706,800 | 581,274 | 2020 | 618,600 | 553,594 | 3.1 | 3.1 | 151 | PHOENIX | PAD-7 | 1 | |
| 14 2N 3E | 1985 | 2,448 | | 2021 | 711,600 | 568,609 | 2020 | 622,700 | 541,532 | 3.1 | 3.1 | 151 | PHOENIX | PAD-7 | 1 | |
| 14 2N 3E | 1988 | 3,450 | | 2021 | 895,200 | 730,286 | 2020 | 789,800 | 695,510 | 3.1 | 3.1 | 151 | PHOENIX | PAD-7 | 1 | |
| 14 2N 3E | 1986 | 2,683 | | 2021 | 788,600 | 645,578 | 2020 | 691,100 | 614,836 | 3.1 | 3.1 | 151 | PHOENIX | PAD-7 | 1 | |
| 14 2N 3E | 1988 | 2,947 | | 2021 | 643,700 | 643,700 | 2020 | 635,100 | 635,100 | 4.1 | 4.1 | 151 | PHOENIX | PAD-7 | 1 | |
| 14 2N 3E | | | MORRISON GROUP INC | 2021 | 500 | 500 | 2020 | 500 | 500 | 4.8 | 4.8 | 261 | PHOENIX | PAD-7 | 1 | |
| 13 2N 3E | | | | 2021 | 951,100 | 739,855 | 2020 | 1,015,100 | 704,624 | 2.R | 2.R | 12 | PARADISE VALLEY | R-43 | 1 | |
| 13 2N 3E | 1998 | 3,979 | | 2021 | 1,304,500 | 1,297,275 | 2020 | 1,235,500 | 1,235,500 | 3.1 | 3.1 | 151 | PARADISE VALLEY | R-43 | 1 | |
| 13 2N 3E | 1957 | 2,626 | | 2021 | 791,000 | 791,000 | 2020 | 772,000 | 770,385 | 3.1 | 3.1 | 141 | PARADISE VALLEY | R-43 | 1 | |
| 13 2N 3E | 1989 | 6,995 | | 2021 | 1,895,000 | 1,894,725 | 2020 | 1,804,500 | 1,804,500 | 3.1 | 3.1 | 161 | PARADISE VALLEY | R-43 | 1 | |
| 13 2N 3E | 1989 | 6,853 | | 2021 | 1,801,800 | 1,743,163 | 2020 | 1,722,800 | 1,660,155 | 3.1 | 3.1 | 161 | PARADISE VALLEY | R-43 | 1 | |
| 13 2N 3E | 1965 | 5,619 | | 2021 | 1,332,600 | 1,101,614 | 2020 | 1,328,300 | 1,049,156 | 3.2 | 3.2 | 151 | PARADISE VALLEY | R-43 | 1 | |

| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 13 2N 3E | 1959 | 2,338 | | 2021 | 660,300 | 660,300 | 2020 | 662,100 | 637,560 | 3.1 | 3.1 | 141 | PARADISE VALLEY | R-43 | 1 | |
| 13 2N 3E | 2002 | 4,325 | SCHROCK JEFFREY ALLEN/SAUNDRA DUKE TRUSTEE | 2021 | 1,563,200 | 1,558,200 | 2020 | 1,484,000 | 1,484,000 | 3.1 | 3.1 | 161 | PARADISE VALLEY | R-43 | 1 | |
| 13 2N 3E | 1996 | 9,344 | | 2021 | 2,397,300 | 2,397,300 | 2020 | 2,312,800 | 2,298,765 | 3.2 | 3.2 | 171 | PARADISE VALLEY | R-43 | 1 | |
| 13 2N 3E | | | | 2021 | 176,700 | 118,835 | 2020 | 176,700 | 113,176 | 2.R | 2.R | 9600 | PARADISE VALLEY | R-43 | 1 | |
| 13 2N 3E | | | | 2021 | 33,200 | 24,846 | 2020 | 30,400 | 23,663 | 3.1 | 3.1 | 197 | PARADISE VALLEY | R-43 | 1 | |
| 13 2N 3E | 1966 | 4,230 | HAYES BETTY J TR | 2021 | 1,119,300 | 1,064,050 | 2020 | 1,128,000 | 1,013,381 | 3.1 | 3.1 | 151 | PARADISE VALLEY | R-43 | 1 | |
| 13 2N 3E | 2000 | 5,330 | HOLMES BRADFORD R/LANA T TR | 2021 | 1,575,500 | 1,508,000 | 2020 | 1,526,200 | 1,436,190 | 3.1 | 3.1 | 151 | PARADISE VALLEY | R-43 | 1 | |
| 13 2N 3E | 1972 | 7,087 | ENGERT DAVID M/KIMBERLY K TRUSTEES | 2021 | 1,710,600 | 1,421,981 | 2020 | 1,651,700 | 1,354,268 | 3.1 | 3.1 | 161 | PARADISE VALLEY | R-43 | 1 | |
| 13 2N 3E | 2006 | 6,121 | | 2021 | 2,418,100 | 2,273,355 | 2020 | 2,257,000 | 2,165,100 | 3.1 | 3.1 | 161 | PARADISE VALLEY | R-43 | 1 | |
| 13 2N 3E | 1970 | 3,840 | | 2021 | 1,081,000 | 1,071,851 | 2020 | 1,060,200 | 1,020,810 | 3.1 | 3.1 | 151 | PARADISE VALLEY | R-43 | 1 | |
| 13 2N 3E | 1998 | 7,252 | THEODORE NICHOLAS/EYPHEMIA STAMOS TR | 2021 | 2,779,200 | 2,684,698 | 2020 | 2,651,100 | 2,556,855 | 3.1 | 3.1 | 171 | PARADISE VALLEY | R-43 | 1 | |
| 13 2N 3E | | | MARTHA J GEE | 2021 | 69,900 | 66,780 | 2020 | 63,600 | 63,600 | 3.1 | 3.1 | 197 | PARADISE VALLEY | R-43 | 1 | |
| 13 2N 3E | | | | 2021 | 3,300 | 1,748 | 2020 | 2,500 | 1,665 | 2.R | 2.R | 9600 | PARADISE VALLEY | R-43 | 1 | |
| 13 2N 3E | 1943 | 3,426 | | 2021 | 1,329,400 | 995,108 | 2020 | 1,216,800 | 947,722 | 4.1 | 4.1 | 151 | PARADISE VALLEY | R-43 | 1 | |
| 13 2N 3E | | | | 2021 | 1,226,000 | 798,878 | 2020 | 1,334,800 | 760,836 | 2.R | 2.R | 11 | PARADISE VALLEY | R-43 | 1 | |
| 13 2N 3E | 1955 | 2,208 | KUPER H T/DORIAN TR | 2021 | 797,000 | 720,080 | 2020 | 770,200 | 685,790 | 4.1 | 4.1 | 141 | PARADISE VALLEY | R-43 | 1 | |
| 13 2N 3E | | | | 2021 | 392,200 | 17,140 | 2020 | 17,700 | 16,324 | 2.R | 3.1 | 11 | PARADISE VALLEY | R-43 | 1 | |
| 13 2N 3E | 1969 | 2,887 | | 2021 | 915,500 | 914,524 | 2020 | 895,500 | 870,975 | 3.1 | 3.1 | 151 | PARADISE VALLEY | R-43 | 1 | |
| 13 2N 3E | 1974 | 5,405 | | 2021 | 1,576,500 | 1,125,775 | 2020 | 1,454,100 | 1,072,167 | 3.1 | 3.1 | 151 | PARADISE VALLEY | R-43 | 1 | |
| 13 2N 3E | | | | 2021 | 10,800 | 10,694 | 2020 | 11,500 | 10,185 | 3.1 | 3.1 | 197 | PARADISE VALLEY | R-43 | 1 | |
| 13 2N 3E | 1975 | 5,040 | | 2021 | 1,524,100 | 1,158,536 | 2020 | 1,420,600 | 1,103,368 | 3.1 | 3.1 | 151 | PARADISE VALLEY | R-43 | 1 | |
| 13 2N 3E | 1970 | 3,662 | | 2021 | 908,100 | 908,100 | 2020 | 912,700 | 904,050 | 3.1 | 3.1 | 151 | PARADISE VALLEY | R-43 | 1 | |
| 13 2N 3E | 1969 | 3,710 | | 2021 | 1,111,500 | 1,111,500 | 2020 | 1,090,300 | 1,073,818 | 3.1 | 3.1 | 151 | PARADISE VALLEY | R-43 | 1 | |
| 13 2N 3E | 2014 | 4,042 | | 2021 | 1,992,700 | 1,771,532 | 2020 | 1,864,800 | 1,687,173 | 3.1 | 3.1 | 151 | PARADISE VALLEY | R-43 | 1 | |
| 13 2N 3E | 2014 | 3,995 | | 2021 | 1,783,700 | 1,581,186 | 2020 | 1,698,000 | 1,505,891 | 4.1 | 4.1 | 151 | PARADISE VALLEY | R-43 | 1 | |
| 13 2N 3E | 1970 | 3,087 | | 2021 | 826,600 | 826,600 | 2020 | 825,200 | 810,075 | 4.1 | 4.1 | 151 | PARADISE VALLEY | R-43 | 1 | |
| 13 2N 3E | 1975 | 3,011 | | 2021 | 896,200 | 896,200 | 2020 | 879,100 | 866,355 | 3.1 | 3.1 | 151 | PARADISE VALLEY | R-43 | 1 | |
| 13 2N 3E | 1967 | 3,836 | | 2021 | 1,089,100 | 1,082,765 | 2020 | 1,067,000 | 1,031,205 | 3.1 | 3.1 | 151 | PARADISE VALLEY | R-43 | 1 | |
| 13 2N 3E | 1968 | 5,532 | | 2021 | 1,241,300 | 1,241,300 | 2020 | 1,218,800 | 1,218,800 | 3.1 | 3.1 | 151 | PARADISE VALLEY | R-43 | 1 | |
| 13 2N 3E | 1978 | 5,113 | | 2021 | 1,277,700 | 1,067,247 | 2020 | 1,250,600 | 1,016,426 | 3.1 | 3.1 | 151 | PARADISE VALLEY | R-43 | 1 | |
| 13 2N 3E | 1964 | 3,937 | HEGLIE BENTON D/WHITNEY A TR | 2021 | 1,098,300 | 979,351 | 2020 | 945,600 | 932,715 | 3.1 | 3.1 | 161 | PARADISE VALLEY | R-43 | 1 | |
| 13 2N 3E | 1969 | 4,630 | GASKIN JOHN E TR | 2021 | 1,337,700 | 945,443 | 2020 | 1,268,200 | 900,422 | 3.2 | 3.2 | 151 | PARADISE VALLEY | R-43 | 1 | |
| 13 2N 3E | 1966 | 5,696 | | 2021 | 1,140,700 | 974,039 | 2020 | 1,211,600 | 927,656 | 3.1 | 3.1 | 151 | PARADISE VALLEY | R-43 | 1 | |
| 13 2N 3E | 2013 | 4,251 | SCHROEDER WILLIAM J/ANDREA J TR | 2021 | 1,920,100 | 1,736,548 | 2020 | 1,814,700 | 1,653,855 | 3.1 | 3.1 | 151 | PARADISE VALLEY | R-43 | 1 | |
| 13 2N 3E | 1970 | 4,406 | | 2021 | 1,034,300 | 1,034,300 | 2020 | 1,067,500 | 1,013,607 | 3.1 | 3.1 | 151 | PARADISE VALLEY | R-43 | 1 | |
| 13 2N 3E | 1969 | 2,922 | | 2021 | 825,800 | 825,800 | 2020 | 823,300 | 810,285 | 4.2 | 4.2 | 151 | PARADISE VALLEY | R-43 | 1 | |
| 13 2N 3E | 2018 | 6,547 | LURIE GLENN J/SUZANNE M TR | 2021 | 2,806,500 | 1,824,232 | 2020 | 2,603,100 | 1,737,364 | 3.1 | 3.1 | 161 | PARADISE VALLEY | R-43 | 1 | |
| 13 2N 3E | 2014 | 5,113 | MATHIESEN HANS W TR | 2021 | 1,779,800 | 1,698,572 | 2020 | 1,746,700 | 1,617,688 | 4.1 | 4.1 | 151 | PARADISE VALLEY | R-43 | 1 | |
| 13 2N 3E | 1972 | 4,788 | | 2021 | 1,107,000 | 893,023 | 2020 | 1,118,600 | 850,498 | 3.1 | 3.1 | 151 | PARADISE VALLEY | R-43 | 1 | |
| 13 2N 3E | 1976 | 3,780 | | 2021 | 967,600 | 817,642 | 2020 | 987,200 | 778,707 | 3.1 | 3.1 | 151 | PARADISE VALLEY | R-43 | 1 | |
| 13 2N 3E | 2000 | 5,237 | | 2021 | 1,520,700 | 1,343,430 | 2020 | 1,444,800 | 1,279,457 | 3.2 | 3.2 | 161 | PARADISE VALLEY | R-43 | 1 | |
| 13 2N 3E | | | | 2021 | 698,700 | 583,525 | 2020 | 728,100 | 555,738 | 2.R | 2.R | 12 | PARADISE VALLEY | R-43 | 1 | |
| 13 2N 3E | 2008 | 8,549 | SINGH FRANK ROBERT/MARY D TR | 2021 | 2,748,300 | 2,739,519 | 2020 | 2,618,500 | 2,609,066 | 3.1 | 3.1 | 161 | PARADISE VALLEY | R-43 | 1 | |
| 13 2N 3E | 1995 | 4,895 | | 2021 | 1,480,500 | 1,441,188 | 2020 | 1,424,600 | 1,372,560 | 3.1 | 3.1 | 161 | PARADISE VALLEY | R-43 | 1 | |
| 13 2N 3E | 1995 | 5,103 | CORNEJO SANTIAGO/PATRICIA TR | 2021 | 1,529,200 | 1,098,196 | 2020 | 1,473,100 | 1,045,901 | 3.1 | 3.1 | 151 | PARADISE VALLEY | R-43 | 1 | |
| 13 2N 3E | 1995 | 4,689 | BAE JAE-O/SOOCHUNG CAROLYN TR | 2021 | 1,378,000 | 1,378,000 | 2020 | 1,336,200 | 1,336,200 | 3.1 | 3.1 | 161 | PARADISE VALLEY | R-43 | 1 | |
| 13 2N 3E | 2006 | 6,724 | | 2021 | 1,730,300 | 1,730,300 | 2020 | 1,823,000 | 1,823,000 | 3.1 | 3.1 | 171 | PARADISE VALLEY | R-43 | 1 | |
| 13 2N 3E | 1980 | 4,974 | | 2021 | 1,175,300 | 994,778 | 2020 | 1,199,500 | 947,408 | 4.1 | 4.1 | 151 | PARADISE VALLEY | R-43 | 1 | |
| 13 2N 3E | 1998 | 4,440 | | 2021 | 1,328,100 | 1,134,545 | 2020 | 1,264,500 | 1,080,519 | 3.1 | 3.1 | 151 | PARADISE VALLEY | R-43 | 1 | |
| 13 2N 3E | 1999 | 4,596 | JAMAL AYMAN TR | 2021 | 1,261,500 | 1,141,201 | 2020 | 1,203,300 | 1,086,858 | 3.1 | 3.1 | 151 | PARADISE VALLEY | R-43 | 1 | |
| 13 2N 3E | 1996 | 5,885 | | 2021 | 1,724,700 | 1,534,221 | 2020 | 1,681,800 | 1,461,163 | 3.1 | 3.1 | 171 | PARADISE VALLEY | R-43 | 1 | |
| 13 2N 3E | 1996 | 4,618 | | 2021 | 1,741,700 | 1,393,714 | 2020 | 1,625,600 | 1,327,347 | 3.1 | 3.1 | 161 | PARADISE VALLEY | R-43 | 1 | |
| 13 2N 3E | 1983 | 5,445 | | 2021 | 1,351,200 | 1,351,200 | 2020 | 1,320,800 | 1,320,800 | 3.1 | 3.1 | 161 | PARADISE VALLEY | R-43 | 1 | |
| 13 2N 3E | 1983 | 6,530 | | 2021 | 1,596,200 | 1,596,200 | 2020 | 1,569,000 | 1,553,685 | 3.1 | 3.1 | 161 | PARADISE VALLEY | R-43 | 1 | |
| 13 2N 3E | 1983 | 4,390 | SUPERFON JOEL B/SARAH K TR | 2021 | 1,421,600 | 1,345,201 | 2020 | 1,350,600 | 1,281,144 | 3.1 | 3.1 | 161 | PARADISE VALLEY | R-43 | 1 | |
| 13 2N 3E | 1984 | 4,943 | | 2021 | 1,324,600 | 1,324,600 | 2020 | 1,293,200 | 1,293,200 | 3.1 | 3.1 | 161 | PARADISE VALLEY | R-43 | 1 | |
| 13 2N 3E | 1991 | 5,581 | JAMES QUINN HORNADAY TR | 2021 | 1,763,300 | 1,637,214 | 2020 | 1,710,300 | 1,559,251 | 3.1 | 3.1 | 161 | PARADISE VALLEY | R-43 | 1 | |
| 13 2N 3E | | | | 2021 | 1,040,800 | 792,479 | 2020 | 1,118,800 | 754,742 | 2.R | 2.R | 12 | PARADISE VALLEY | R-43 | 1 | |
| 13 2N 3E | 1981 | 4,032 | | 2021 | 1,255,800 | 885,132 | 2020 | 1,187,300 | 842,983 | 3.1 | 3.1 | 151 | PARADISE VALLEY | R-43 | 1 | |
| 13 2N 3E | 1993 | 5,618 | | 2021 | 1,455,800 | 1,455,800 | 2020 | 1,414,500 | 1,414,500 | 3.1 | 3.1 | 161 | PARADISE VALLEY | R-43 | 1 | |
| 13 2N 3E | 1981 | 5,702 | | 2021 | 1,611,800 | 1,576,906 | 2020 | 1,561,700 | 1,501,815 | 3.1 | 3.1 | 161 | PARADISE VALLEY | R-43 | 1 | |
| 13 2N 3E | 2006 | 5,962 | | 2021 | 1,923,700 | 1,688,139 | 2020 | 1,856,600 | 1,607,751 | 3.1 | 3.1 | 161 | PARADISE VALLEY | R-43 | 1 | |
| 13 2N 3E | 1987 | 4,178 | | 2021 | 1,236,000 | 1,209,773 | 2020 | 1,194,800 | 1,152,165 | 3.1 | 3.1 | 151 | PARADISE VALLEY | R-43 | 1 | |
| 13 2N 3E | 1983 | 5,419 | | 2021 | 1,357,500 | 1,357,500 | 2020 | 1,317,200 | 1,317,200 | 4.1 | 4.1 | 161 | PARADISE VALLEY | R-43 | 1 | |
| 13 2N 3E | 1987 | 6,317 | | 2021 | 1,936,200 | 1,920,240 | 2020 | 1,828,800 | 1,828,800 | 3.1 | 3.1 | 171 | PARADISE VALLEY | R-43 | 1 | |
| 13 2N 3E | 1981 | 4,852 | | 2021 | 1,311,800 | 1,311,800 | 2020 | 1,259,700 | 1,259,700 | 4.1 | 4.1 | 161 | PARADISE VALLEY | R-43 | 1 | |
| 13 2N 3E | 1993 | 5,219 | | 2021 | 1,460,800 | 1,460,800 | 2020 | 1,488,000 | 1,445,115 | 3.1 | 3.1 | 161 | PARADISE VALLEY | R-43 | 1 | |
| 13 2N 3E | 1984 | 5,719 | PAIN DEBRA ABBOTT/WILLIAM F TR | 2021 | 1,440,200 | 1,440,200 | 2020 | 1,409,600 | 1,405,950 | 4.1 | 4.1 | 161 | PARADISE VALLEY | R-43 | 1 | |
| 13 2N 3E | 1983 | 4,333 | | 2021 | 1,399,200 | 1,380,960 | 2020 | 1,315,200 | 1,315,200 | 3.1 | 3.1 | 161 | PARADISE VALLEY | R-43 | 1 | |
| 13 2N 3E | 1986 | 7,640 | | 2021 | 1,876,800 | 1,765,874 | 2020 | 1,716,000 | 1,681,785 | 3.1 | 3.1 | 161 | PARADISE VALLEY | R-43 | 1 | |
| 13 2N 3E | 1985 | 3,882 | LINHART FAMILY TRUST DTD FEBRUARY 1993 | 2021 | 1,406,000 | 1,263,775 | 2020 | 1,333,700 | 1,203,595 | 3.1 | 3.1 | 161 | PARADISE VALLEY | R-43 | 1 | |
| 13 2N 3E | 1983 | 6,554 | | 2021 | 1,702,800 | 1,230,522 | 2020 | 1,650,600 | 1,171,926 | 3.1 | 3.1 | 151 | PARADISE VALLEY | R-43 | 1 | |
| 13 2N 3E | 1981 | 4,342 | | 2021 | 1,311,600 | 1,305,465 | 2020 | 1,243,300 | 1,243,300 | 3.1 | 3.1 | 161 | PARADISE VALLEY | R-43 | 1 | |
| 13 2N 3E | 1981 | 6,870 | | 2021 | 1,608,000 | 1,608,000 | 2020 | 1,607,500 | 1,589,380 | 3.1 | 3.1 | 161 | PARADISE VALLEY | R-43 | 1 | |
| 13 2N 3E | 1985 | 6,833 | | 2021 | 1,637,700 | 1,637,700 | 2020 | 1,603,500 | 1,603,500 | 3.1 | 3.1 | 171 | PARADISE VALLEY | R-43 | 1 | |
| 13 2N 3E | 1997 | 5,751 | | 2021 | 1,571,200 | 1,571,200 | 2020 | 1,533,600 | 1,533,600 | 3.1 | 3.1 | 171 | PARADISE VALLEY | R-43 | 1 | |
| 13 2N 3E | 1997 | 5,338 | KLUVER DIANNA/BROWN SPENCER TR | 2021 | 1,651,500 | 1,632,472 | 2020 | 1,598,200 | 1,554,735 | 3.1 | 3.1 | 161 | PARADISE VALLEY | R-43 | 1 | |
| 13 2N 3E | | | MARTHA J GEE | 2021 | 1,208,400 | 688,788 | 2020 | 1,675,400 | 1,675,400 | 2.R | 3.1 | 11 | PARADISE VALLEY | R-43 | 1 | |
| 13 2N 3E | 1955 | 2,062 | | 2021 | 640,800 | 515,254 | 2020 | 637,200 | 490,718 | 4.2 | 4.2 | 141 | PARADISE VALLEY | R-43 | 1 | |
| 13 2N 3E | 2008 | 6,488 | | 2021 | 2,152,700 | 2,152,700 | 2020 | 2,207,500 | 2,123,525 | 3.1 | 3.1 | 151 | PARADISE VALLEY | R-43 | 1 | |
| 13 2N 3E | 2001 | 24,610 | | 2021 | 3,736,100 | 3,736,100 | 2020 | 3,948,800 | 3,948,800 | 3.1 | 3.1 | 171 | PARADISE VALLEY | R-43 | 1 | |
| 13 2N 3E | 2005 | 7,466 | WOKER DAVID R/MICHELLE M TR | 2021 | 2,377,300 | 2,377,300 | 2020 | 2,269,600 | 2,269,600 | 3.1 | 3.1 | 151 | PARADISE VALLEY | R-43 | 1 | |
| 13 2N 3E | 1970 | 3,683 | LEVINE TODD D TR | 2021 | 1,217,800 | 1,158,184 | 2020 | 1,163,600 | 1,103,032 | 3.1 | 3.1 | 151 | PARADISE VALLEY | R-43 | 1 | |
| 13 2N 3E | 1969 | 2,916 | | 2021 | 877,300 | 716,671 | 2020 | 864,600 | 682,544 | 3.1 | 3.1 | 151 | PARADISE VALLEY | R-43 | 1 | |
| 13 2N 3E | 1969 | 4,494 | | 2021 | 1,332,600 | 1,283,420 | 2020 | 1,260,000 | 1,222,305 | 4.2 | 4.2 | 151 | PARADISE VALLEY | R-43 | 1 | |
| 13 2N 3E | 2020 | 5,114 | KESSELMAN JOSHUA D TR | 2021 | 2,715,300 | 1,846,404 | 2020 | 963,600 | 674,520 | 4.1 | 4.1 | 161 | PARADISE VALLEY | R-43 | 1 | |
| 13 2N 3E | 1956 | 1,830 | | 2021 | 516,600 | 423,792 | 2020 | 480,200 | 403,611 | 3.1 | 3.1 | 141 | PHOENIX | R1-6 | 1 | |

| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 13 2N 3E | 1956 | 1,911 | | 2021 | 535,000 | 440,507 | 2020 | 495,700 | 419,530 | 3.1 | 3.1 | 141 | PHOENIX | R1-6 | 1 | |
| 13 2N 3E | 1956 | 2,042 | | 2021 | 534,100 | 405,726 | 2020 | 496,100 | 386,406 | 3.1 | 3.1 | 141 | PHOENIX | R1-6 | 1 | |
| 13 2N 3E | 1956 | 1,729 | | 2021 | 485,000 | 379,369 | 2020 | 451,300 | 361,304 | 3.1 | 3.1 | 141 | PHOENIX | R1-6 | 1 | |
| 13 2N 3E | 1954 | 2,118 | | 2021 | 509,100 | 390,392 | 2020 | 474,700 | 371,802 | 3.1 | 3.1 | 141 | PHOENIX | R1-6 | 1 | |
| 13 2N 3E | 2014 | 3,325 | | 2021 | 917,200 | 640,958 | 2020 | 845,000 | 610,436 | 3.1 | 3.1 | 141 | PHOENIX | R1-6 | 1 | |
| 13 2N 3E | 1956 | 1,925 | | 2021 | 576,300 | 420,790 | 2020 | 533,100 | 400,752 | 3.1 | 3.1 | 141 | PHOENIX | R1-6 | 1 | |
| 13 2N 3E | | | KUJAWSKI CHRISTOPHER E/MISUK P TRUSTEES | 2021 | 600 | 525 | 2020 | 500 | 500 | 3.1 | 3.1 | 197 | PHOENIX | R1-6 | 1 | |
| 13 2N 3E | 1956 | 2,089 | | 2021 | 521,200 | 437,656 | 2020 | 483,500 | 416,815 | 3.1 | 3.1 | 141 | PHOENIX | R1-6 | 1 | |
| 13 2N 3E | 2005 | 2,838 | | 2021 | 827,200 | 738,770 | 2020 | 762,100 | 703,590 | 3.1 | 3.1 | 141 | PHOENIX | R1-6 | 1 | |
| 13 2N 3E | 1956 | 2,456 | | 2021 | 664,500 | 496,889 | 2020 | 618,600 | 473,228 | 3.1 | 3.1 | 141 | PHOENIX | R1-6 | 1 | |
| 13 2N 3E | | | | 2021 | 432,179 | 339,537 | 2020 | 402,442 | 323,369 | 3.1 | 3.1 | 141 | PHOENIX | | 1 | |
| 13 2N 3E | | | | 2021 | 429,621 | 339,538 | 2020 | 400,058 | 323,369 | 3.1 | 3.1 | 141 | PHOENIX | | 1 | |
| 13 2N 3E | | | | 2021 | 652,600 | 492,204 | 2020 | 655,600 | 468,766 | 2.R | 2.R | 9600 | PARADISE VALLEY | R-43 | 1 | |
| 13 2N 3E | | | | 2021 | 785,400 | 567,274 | 2020 | 800,400 | 540,261 | 2.R | 2.R | 9600 | PARADISE VALLEY | R-43 | 1 | |
| 13 2N 3E | 1958 | 2,535 | | 2021 | 831,700 | 812,212 | 2020 | 890,200 | 773,535 | 3.1 | 3.1 | 141 | PARADISE VALLEY | R-43 | 1 | |
| 13 2N 3E | | | | 2021 | 324,900 | 287,894 | 2020 | 309,100 | 274,185 | 2.R | 2.R | 9600 | PARADISE VALLEY | R-43 | 1 | |
| 13 2N 3E | | | | 2021 | 392,500 | 332,779 | 2020 | 378,900 | 316,932 | 2.R | 2.R | 9600 | PARADISE VALLEY | R-43 | 1 | |
| 13 2N 3E | 1963 | 2,559 | | 2021 | 629,300 | 531,177 | 2020 | 730,700 | 505,883 | 3.2 | 3.2 | 131 | PARADISE VALLEY | R-43 | 1 | |
| 13 2N 3E | 1960 | 1,961 | | 2021 | 674,300 | 524,986 | 2020 | 721,600 | 499,987 | 3.1 | 3.1 | 141 | PARADISE VALLEY | R-43 | 1 | |
| 13 2N 3E | 1956 | 1,426 | | 2021 | 398,800 | 309,251 | 2020 | 389,600 | 294,525 | 3.1 | 3.1 | 131 | PHOENIX | R1-6 | 1 | |
| 13 2N 3E | 1967 | 2,102 | | 2021 | 601,500 | 480,648 | 2020 | 593,200 | 457,760 | 3.1 | 3.1 | 131 | PHOENIX | R1-6 | 1 | |
| 13 2N 3E | 1955 | 1,448 | | 2021 | 441,800 | 319,778 | 2020 | 432,600 | 304,550 | 3.1 | 3.1 | 131 | PHOENIX | R1-6 | 1 | |
| 13 2N 3E | 1956 | 1,151 | | 2021 | 396,700 | 288,977 | 2020 | 389,300 | 275,216 | 4.1 | 4.1 | 131 | PHOENIX | R1-6 | 1 | |
| 13 2N 3E | 2008 | 2,453 | | 2021 | 814,500 | 631,377 | 2020 | 790,700 | 601,311 | 4.1 | 4.1 | 141 | PHOENIX | R1-6 | 1 | |
| 13 2N 3E | 2018 | 3,386 | | 2021 | 840,700 | 637,977 | 2020 | 841,300 | 607,597 | 4.2 | 4.2 | 151 | PHOENIX | R1-6 | 1 | |
| 13 2N 3E | 1954 | 1,662 | | 2021 | 497,600 | 365,594 | 2020 | 487,200 | 348,185 | 3.1 | 3.1 | 131 | PHOENIX | R1-6 | 1 | |
| 13 2N 3E | 1954 | 2,072 | | 2021 | 549,800 | 385,686 | 2020 | 540,700 | 367,320 | 3.1 | 3.1 | 131 | PHOENIX | R1-6 | 1 | |
| 13 2N 3E | 1953 | 2,259 | NAGLE CRAIG TR | 2021 | 605,800 | 466,481 | 2020 | 565,300 | 444,268 | 3.1 | 3.1 | 131 | PHOENIX | R1-6 | 1 | |
| 13 2N 3E | 1954 | 1,158 | | 2021 | 401,600 | 294,393 | 2020 | 393,500 | 280,374 | 4.1 | 4.1 | 131 | PHOENIX | R1-6 | 1 | |
| 13 2N 3E | 1978 | 2,561 | | 2021 | 781,700 | 548,751 | 2020 | 762,300 | 522,620 | 4.1 | 4.1 | 131 | PHOENIX | R1-6 | 1 | |
| 13 2N 3E | | | | 2021 | 1,000 | 563 | 2020 | 900 | 536 | 3.1 | 3.1 | 197 | PHOENIX | R1-6 | 1 | |
| 13 2N 3E | 1954 | 1,712 | STEIN MORRIS A/CATHERINE M TR | 2021 | 495,100 | 349,669 | 2020 | 484,800 | 333,018 | 3.1 | 3.1 | 131 | PHOENIX | R1-6 | 1 | |
| 13 2N 3E | 1973 | 2,527 | | 2021 | 709,800 | 493,283 | 2020 | 700,600 | 469,793 | 4.1 | 4.1 | 131 | PHOENIX | R1-6 | 1 | |
| 13 2N 3E | 1954 | 1,163 | | 2021 | 389,000 | 274,891 | 2020 | 381,500 | 261,801 | 3.1 | 3.1 | 131 | PHOENIX | R1-6 | 1 | |
| 13 2N 3E | 1954 | 1,608 | | 2021 | 470,100 | 343,615 | 2020 | 462,600 | 327,252 | 3.1 | 3.1 | 131 | PHOENIX | R1-6 | 1 | |
| 13 2N 3E | 1954 | 2,652 | | 2021 | 716,700 | 516,374 | 2020 | 705,500 | 491,785 | 3.1 | 3.1 | 131 | PHOENIX | R1-6 | 1 | |
| 13 2N 3E | 2014 | 2,507 | | 2021 | 914,500 | 628,838 | 2020 | 885,800 | 598,893 | 3.1 | 3.1 | 141 | PHOENIX | R1-6 | 1 | |
| 13 2N 3E | 2015 | 3,310 | RAYMOND JEFFREY/VALERIE W TR | 2021 | 1,049,500 | 592,801 | 2020 | 1,017,800 | 564,572 | 3.1 | 3.1 | 141 | PHOENIX | R1-6 | 1 | |
| 13 2N 3E | 1954 | 2,008 | | 2021 | 538,500 | 390,023 | 2020 | 528,800 | 371,450 | 3.1 | 3.1 | 131 | PHOENIX | R1-6 | 1 | |
| 13 2N 3E | 1954 | 2,243 | STRONG WILLIAM C K/MONICA N TR | 2021 | 573,700 | 391,699 | 2020 | 567,500 | 373,047 | 3.1 | 3.1 | 131 | PHOENIX | R1-6 | 1 | |
| 13 2N 3E | 1954 | 1,691 | | 2021 | 470,200 | 358,473 | 2020 | 459,000 | 341,403 | 3.1 | 3.1 | 131 | PHOENIX | R1-6 | 1 | |
| 13 2N 3E | 1954 | 1,689 | | 2021 | 504,100 | 367,139 | 2020 | 497,000 | 349,656 | 3.1 | 3.1 | 131 | PHOENIX | R1-6 | 1 | |
| 13 2N 3E | 1965 | 1,781 | | 2021 | 535,300 | 418,110 | 2020 | 525,800 | 398,200 | 3.1 | 3.1 | 141 | PHOENIX | R1-6 | 1 | |
| 13 2N 3E | 1966 | 3,294 | | 2021 | 576,100 | 517,276 | 2020 | 575,800 | 492,644 | 3.1 | 3.1 | 141 | PHOENIX | R1-6 | 1 | |
| 13 2N 3E | 1965 | 1,681 | WENZ PETER M/CARISSA TR | 2021 | 371,700 | 332,922 | 2020 | 368,200 | 317,069 | 4.1 | 4.1 | 131 | PHOENIX | R1-6 | 1 | |
| 13 2N 3E | 1955 | 1,405 | | 2021 | 334,200 | 271,177 | 2020 | 331,100 | 258,264 | 4.2 | 4.2 | 131 | PHOENIX | R1-6 | 1 | |
| 13 2N 3E | 1955 | 2,210 | JANSON CHARLES/MUELLER STACY N TR | 2021 | 599,800 | 407,419 | 2020 | 590,800 | 388,018 | 3.1 | 3.1 | 141 | PHOENIX | R1-6 | 1 | |
| 13 2N 3E | 1955 | 1,399 | | 2021 | 454,500 | 333,554 | 2020 | 446,100 | 317,670 | 3.1 | 3.1 | 131 | PHOENIX | R1-6 | 1 | |
| 13 2N 3E | 1955 | 1,132 | | 2021 | 389,800 | 290,679 | 2020 | 380,300 | 276,837 | 3.1 | 3.1 | 131 | PHOENIX | R1-6 | 1 | |
| 13 2N 3E | 1955 | 1,180 | | 2021 | 385,600 | 275,976 | 2020 | 377,200 | 262,834 | 4.2 | 4.2 | 131 | PHOENIX | R1-6 | 1 | |
| 13 2N 3E | 1953 | 1,339 | | 2021 | 410,700 | 289,607 | 2020 | 401,700 | 275,816 | 3.1 | 3.1 | 131 | PHOENIX | R1-6 | 1 | |
| 13 2N 3E | 1955 | 2,168 | STEWART THERESE R TR | 2021 | 598,300 | 424,592 | 2020 | 584,500 | 404,373 | 3.1 | 3.1 | 131 | PHOENIX | R1-6 | 1 | |
| 13 2N 3E | 1979 | 2,349 | | 2021 | 642,000 | 520,468 | 2020 | 632,300 | 495,684 | 3.2 | 3.2 | 131 | PHOENIX | R1-6 | 1 | |
| 13 2N 3E | 1955 | 2,211 | | 2021 | 547,000 | 398,890 | 2020 | 538,300 | 379,895 | 3.1 | 3.1 | 131 | PHOENIX | R1-6 | 1 | |
| 13 2N 3E | 1954 | 1,945 | | 2021 | 514,700 | 362,497 | 2020 | 505,100 | 345,235 | 3.1 | 3.1 | 141 | PHOENIX | R1-6 | 1 | |
| 13 2N 3E | 1954 | 2,072 | | 2021 | 558,700 | 448,997 | 2020 | 551,200 | 427,616 | 4.1 | 4.1 | 131 | PHOENIX | R1-6 | 1 | |
| 13 2N 3E | 1955 | 1,511 | | 2021 | 354,200 | 309,140 | 2020 | 351,100 | 294,419 | 3.1 | 3.1 | 131 | PHOENIX | R1-6 | 1 | |
| 13 2N 3E | 1955 | 1,864 | | 2021 | 393,600 | 322,256 | 2020 | 390,100 | 306,910 | 3.1 | 3.1 | 131 | PHOENIX | R1-6 | 1 | |
| 13 2N 3E | 1955 | 1,436 | | 2021 | 418,800 | 338,470 | 2020 | 410,300 | 322,352 | 3.2 | 3.2 | 131 | PHOENIX | R1-6 | 1 | |
| 13 2N 3E | 1955 | 1,862 | JUSZKIEWICZ MICHAEL E/SANDRA H TR | 2021 | 557,100 | 425,802 | 2020 | 546,300 | 405,526 | 3.1 | 3.1 | 131 | PHOENIX | R1-6 | 1 | |
| 13 2N 3E | 1955 | 1,158 | NOVA FINANCIAL & INVESTMENT CORPORATION | 2021 | 400,500 | 296,560 | 2020 | 392,200 | 282,438 | 3.1 | 4.1 | 131 | PHOENIX | R1-6 | 1 | |
| 13 2N 3E | 1955 | 3,052 | BOTTINI MARK A/MUNOZ-BOTTINI LAURA M TR | 2021 | 827,700 | 608,141 | 2020 | 810,800 | 579,182 | 3.1 | 3.1 | 141 | PHOENIX | R1-6 | 1 | |
| 13 2N 3E | 1955 | 2,148 | | 2021 | 471,700 | 362,396 | 2020 | 470,000 | 345,139 | 3.1 | 3.1 | 131 | PHOENIX | R1-6 | 1 | |
| 13 2N 3E | 1956 | 2,307 | | 2021 | 553,700 | 486,436 | 2020 | 511,700 | 463,272 | 3.1 | 3.1 | 141 | PHOENIX | R1-6 | 1 | |
| 13 2N 3E | 1955 | 2,218 | | 2021 | 563,000 | 495,300 | 2020 | 525,800 | 471,714 | 3.1 | 3.1 | 141 | PHOENIX | R1-6 | 1 | |
| 13 2N 3E | 1956 | 2,474 | GRANGER JOEL L TR | 2021 | 598,600 | 499,324 | 2020 | 557,800 | 475,547 | 3.1 | 3.1 | 141 | PHOENIX | R1-6 | 1 | |
| 13 2N 3E | 1955 | 1,974 | | 2021 | 543,000 | 391,742 | 2020 | 505,200 | 373,088 | 3.1 | 3.1 | 141 | PHOENIX | R1-6 | 1 | |
| 13 2N 3E | 1955 | 1,554 | | 2021 | 454,500 | 361,415 | 2020 | 422,500 | 344,205 | 3.1 | 3.1 | 141 | PHOENIX | R1-6 | 1 | |
| 13 2N 3E | 1958 | 2,209 | | 2021 | 546,500 | 459,855 | 2020 | 506,600 | 437,957 | 3.1 | 3.1 | 141 | PHOENIX | R1-6 | 1 | |
| 13 2N 3E | 2014 | 2,849 | | 2021 | 819,000 | 634,586 | 2020 | 819,000 | 604,368 | 3.1 | 3.1 | 141 | PHOENIX | R1-6 | 1 | |
| 13 2N 3E | 1955 | 1,502 | | 2021 | 431,800 | 345,626 | 2020 | 401,600 | 329,168 | 3.1 | 3.1 | 141 | PHOENIX | R1-6 | 1 | |
| 13 2N 3E | 1955 | 2,159 | | 2021 | 558,300 | 460,009 | 2020 | 517,100 | 438,104 | 3.1 | 3.1 | 141 | PHOENIX | R1-6 | 1 | |
| 13 2N 3E | 1956 | 1,502 | AARON ABROMOVITZ TRUSTEE | 2021 | 475,700 | 388,655 | 2020 | 439,700 | 370,148 | 3.1 | 3.1 | 141 | PHOENIX | R1-6 | 1 | |
| 13 2N 3E | 1968 | 3,024 | KREIZENBECK GREGORY G/DIANE C TR | 2021 | 741,300 | 665,840 | 2020 | 691,200 | 634,133 | 3.1 | 3.1 | 141 | PHOENIX | R1-6 | 1 | |
| 13 2N 3E | 1955 | 1,965 | | 2021 | 558,000 | 418,936 | 2020 | 519,700 | 398,987 | 3.1 | 3.1 | 141 | PHOENIX | R1-6 | 1 | |
| 13 2N 3E | 1968 | 2,154 | | 2021 | 587,600 | 477,429 | 2020 | 547,600 | 454,694 | 4.1 | 4.1 | 141 | PHOENIX | R1-6 | 1 | |
| 13 2N 3E | 1955 | 1,570 | | 2021 | 466,100 | 372,557 | 2020 | 433,300 | 354,816 | 4.2 | 4.2 | 141 | PHOENIX | R1-6 | 1 | |
| 13 2N 3E | 1955 | 1,518 | | 2021 | 449,700 | 344,854 | 2020 | 418,100 | 328,432 | 3.1 | 3.1 | 141 | PHOENIX | R1-6 | 1 | |
| 13 2N 3E | 1955 | 1,500 | | 2021 | 430,800 | 345,318 | 2020 | 400,800 | 328,874 | 4.2 | 4.2 | 141 | PHOENIX | R1-6 | 1 | |
| 13 2N 3E | 1955 | 1,567 | BAILOT PAUL F TRUSTEE | 2021 | 476,800 | 374,106 | 2020 | 441,600 | 356,291 | 3.1 | 3.1 | 141 | PHOENIX | R1-6 | 1 | |
| 13 2N 3E | 1956 | 2,659 | | 2021 | 735,700 | 505,092 | 2020 | 687,200 | 481,040 | 4.1 | 4.1 | 141 | PHOENIX | R1-6 | 1 | |
| 13 2N 3E | 1955 | 1,770 | | 2021 | 476,600 | 356,857 | 2020 | 443,800 | 339,864 | 3.1 | 3.1 | 141 | PHOENIX | R1-6 | 1 | |
| 13 2N 3E | 1955 | 2,346 | KINSINGER PAUL C/WALCH KAREN S TR | 2021 | 604,600 | 518,799 | 2020 | 566,500 | 494,094 | 3.1 | 3.1 | 141 | PHOENIX | R1-6 | 1 | |
| 13 2N 3E | 1955 | 1,554 | | 2021 | 468,000 | 375,810 | 2020 | 435,500 | 357,914 | 3.1 | 3.1 | 141 | PHOENIX | R1-6 | 1 | |
| 13 2N 3E | 1955 | 2,220 | | 2021 | 592,000 | 515,138 | 2020 | 554,000 | 490,608 | 4.1 | 4.1 | 141 | PHOENIX | R1-6 | 1 | |
| 13 2N 3E | 1955 | 2,080 | | 2021 | 514,100 | 439,115 | 2020 | 479,300 | 418,205 | 3.1 | 3.1 | 141 | PHOENIX | R1-6 | 1 | |
| 13 2N 3E | 1955 | 2,473 | | 2021 | 605,700 | 498,861 | 2020 | 563,000 | 475,106 | 4.2 | 4.2 | 141 | PHOENIX | R1-6 | 1 | |

| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 13 2N 3E | 1955 | 1,540 | | 2021 | 431,300 | 350,733 | 2020 | 400,100 | 334,031 | 3.1 | 3.1 | 141 | PHOENIX | R1-6 | 1 | |
| 13 2N 3E | 1955 | 2,580 | | 2021 | 632,800 | 488,489 | 2020 | 594,100 | 465,228 | 3.1 | 3.1 | 141 | PHOENIX | R1-6 | 1 | |
| 13 2N 3E | 1955 | 1,515 | | 2021 | 475,300 | 364,201 | 2020 | 441,100 | 346,858 | 4.2 | 4.2 | 141 | PHOENIX | R1-6 | 1 | |
| 13 2N 3E | 1973 | 3,323 | | 2021 | 812,800 | 727,473 | 2020 | 754,700 | 692,831 | 3.1 | 3.1 | 141 | PHOENIX | R1-6 | 1 | |
| 13 2N 3E | 1955 | 1,874 | LAMBESIS BARBARA J TR | 2021 | 533,100 | 420,385 | 2020 | 499,500 | 400,367 | 3.1 | 3.1 | 141 | PHOENIX | R1-6 | 1 | |
| 13 2N 3E | 1955 | 1,546 | | 2021 | 466,100 | 369,464 | 2020 | 433,500 | 351,870 | 4.2 | 4.2 | 141 | PHOENIX | R1-6 | 1 | |
| 13 2N 3E | 1953 | 1,893 | | 2021 | 519,600 | 426,577 | 2020 | 481,500 | 406,264 | 3.1 | 3.1 | 141 | PHOENIX | R1-6 | 1 | |
| 13 2N 3E | 1953 | 1,798 | HOLCOMB BRADLEY GRANT TR | 2021 | 477,300 | 359,629 | 2020 | 441,300 | 342,504 | 3.1 | 3.1 | 141 | PHOENIX | R1-6 | 1 | |
| 13 2N 3E | 1953 | 2,233 | | 2021 | 577,800 | 492,181 | 2020 | 541,300 | 468,744 | 3.1 | 3.1 | 141 | PHOENIX | R1-6 | 1 | |
| 13 2N 3E | 2018 | 2,721 | | 2021 | 841,500 | 538,829 | 2020 | 733,100 | 513,170 | 3.1 | 3.1 | 141 | PHOENIX | R1-6 | 1 | |
| 13 2N 3E | 1955 | 1,515 | | 2021 | 463,600 | 368,535 | 2020 | 430,600 | 350,986 | 3.1 | 3.1 | 141 | PHOENIX | R1-6 | 1 | |
| 13 2N 3E | | | | 2021 | 1,642,500 | 605,229 | 2020 | 1,510,700 | 576,409 | M | M | 8619 | PHOENIX | R1-6 | 1 | |

**From:** [redacted]
**To:** George Burton
**Subject:** 3320 E San Miguel property posting
**Date:** Friday, December 4, 2020 10:30:18 AM

---

EXTERNAL




Sent from my iPhone

**AFFIDAVIT OF POSTING**

STATE OF ARIZONA )

) ss:

County of Maricopa )

I, Jan Swartz-Spresser, depose and state that the attached notice, of proposed application of Variance request located at 3320 E. San Miguel Place for the (Planning Commission/Town Council/Board of Adjustment/Hillside Committee) meeting date of January 6, 2021 is a true and correct copy of a notice which I cause to be posted by the following day of the week Friday, and on the following date December 4th, 2020 in the following location(s):

3320 E. San Miguel Place, Paradise Valley, AZ 85253

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 4th day of December, 2020.

Signature

This affidavit was SUBSCRIBED AND SWORN to before me this 4th day of December, 2020.

NOTARY PUBLIC

My commission expires:

11-25-2022

ERIC A PERZIK
NOTARY PUBLIC - ARIZONA
Maricopa County
Commission # 554608
My Commission Expires
November 25, 2022

Section 2307 Structural Alterations or Additions to Nonconforming Structures

Structural alternations, refurbishing, or remodeling of existing Nonconforming Structures shall not result in an increase in any existing encroachment over current setbacks or result in an increase in the height of the reconstructed, refurbished, or remodeled structure over the actual height of the nonconforming portion of the existing structure or result in an increase in any other nonconforming aspect. Permissible alterations or additions to Nonconforming Structures shall vary based upon whether the alteration or addition is for a structural demolition or a new addition, as provided for below:

A. Structural Demolitions: When permits are approved for structural remodels, alterations, or repairs (excluding such nonstructural cosmetic items as painting, flooring, cabinets, or appliances), covered by a single or multiple building permits issued within a thirty six (36) month period that together covers work which exceeds fifty (50) percent of the original square footage of an existing Nonconforming Structure, such Nonconforming Structure shall be made to conform to the requirements for new structures. For the purposes of this section, the term “Square Footage” means the aggregate of the area of all floors in a structure, whether at or above established grade, measured between the exterior faces of the exterior walls of the structure.

B. New additions: All new additions to the existing Nonconforming Structure shall be in compliance with all current Zoning Code provisions.

Section 1001. District Regulations [432 485 534 548 564 565]

District height, area and other regulations are shown on Table 1001-A1, 1001-A2, and 1001B which follows. The district regulations hereinafter set forth in this article qualify or supplement, as the case may be, the district regulations appearing herein elsewhere in this ordinance.

Table 1001-A1 Primary Building Area, Width, Story, and Setback Limitations

| District | Minimum Lot Size, sq ft | Minimum Lot Width, ft | Minimum Front Setback, ft | Minimum Side Setback, ft | Minimum Rear Setback, ft | Minimum Side/Rear with Frontage | Maximum Floor Area Ratio | Minimum Floor Area, sq ft[1] | Number of Stories |
|---|---|---|---|---|---|---|---|---|---|
| R-175 with a Primary Building built prior to June 13, 1991 | 175,000 | 165 | 40 | 20[2] | 40 | 40 | 25% | 2,000 | 2 |
| R-175 with no Primary Building built prior to June 13, 1991 | 175,000 | 165 | 100 | 20[2] | 100 | 100 | 25% | 2,000 | 2 |
| R-43 | 43,560 | 165 | 40 | 20 | 40 | 40 | 25% | 2,000 | 2 |
| R-35 | 35,000 | 150 | 40 | 20[3] | 40 | 40 | 25% | 1,800 | 2 |
| R-35A | 35,000 | 150 | 40 | 15[3] | 40 | 40 | 25% | 1,800 | 1 |
| R-18 | 18,000 | 120 | 40 | 20 | 40 | 40 | 25% | 1,500 | 1 |
| R-18A | 18,000 | 120 | 35 | 10 | 35 | 35 | 25% | 1,500 | 1 |
| R-10 | 10,000 | 100 | 20[4] | 7[4] | 25[4] | 20[4] | None | 1,500 | 1 |

- [1]The Minimum Floor Area includes the walls proper of the structure but excludes open porches, pergolas, attached garages or carports or other similar extension thereof.

- [2]Side Yards are a minimum of 40 feet for lots with buildings two (2) stories or a height greater than 24 feet. On lots with buildings of one story and a height not greater than 24 feet, the minimum side yard is 20 feet.

- [3]In the R-35 and R-35A Districts Side Yard requirements are as follows: If there is a building with a second story, regardless of the total height of the building, then the second

story shall be set back forty (40) feet. If the structure is a single story, then all portions higher than twenty-four (24) feet shall be set back forty (40) feet.

- [4]In the R-10 District, front, side and rear yards shall meet the requirements indicated above or as shown on a previously recorded plat, or as existing at the time of annexation. Lots having double frontage and lots located at the intersection of two or more streets shall meet the requirements of this Table or as shown on a previously recorded plat, or as existing at the time of annexation.

Table 1001-A2 Primary Building Height Limitations

| Lot Size, acre | Maximum Building Height, feet |
|---|---|
| Less than 3 | 24 not including chimneys |
| 3 or greater but less than 4 | 26 not including chimneys |
| 4 or greater | 30 including chimneys |

Height measurement shall include the vertical distance from the lowest point of the natural grade below a structure to the highest point of the structure. Please refer to illustrations A,B,D, and E of Figure 1001-1, for examples. Where lowest natural grade occurs in a wash or an anomaly, the Town Manager or designee shall eliminate the wash or anomaly from the calculation and interpolate a simulated natural grade between the contour on each side of the anomaly for use when measuring the height of the building or structure. Where natural grade has been excavated to a point that is lower than the lowest natural grade below the structure and not restored back against the walls of the structure, the total height of the structure shall be measured from the lowest excavated grade elevation adjacent to the walls of the structure. Please refer to illustration E of Figure 1001-1 for example. Basement exits including window wells, stairways, and patio areas shall not be included in the height measurement if the earth has been restored so as to fully screen the portion of the basement from view at natural grade level. Please refer to illustrations F and G of Figure 1001-1 for example. Basement exits, with the exception of standard window wells, shall be included in the Floor Area Ratio for the structure and shall meet all setbacks for the structure; however, the floor area of any fully subterranean portions of the actual basement shall be excluded from the Floor Area Ratio**.** Please refer to illustration C of Figure 1001-1 for detailed window well limitations. Height measurement as defined herein shall not be applicable in Hillside Development Areas.

<u>Additional Height Measurement for R-43 and R-175, non-hillside, lots:</u>
No building shall penetrate an imaginary plane beginning sixteen (16) feet above the twenty (20) foot setback line, and which plane rises toward the center of the lot at a slope of twenty (20) percent (see Figure 1001-2). All height measurements shall be taken from the elevation at the twenty-foot setback line. Measurements shall be taken from the high points of the structure to the closest point at the twenty-foot setback perpendicular to that portion of the structure.

Notwithstanding the above no building or structure shall be placed closer to a property line than specified in Table 1001-A1, 1001-B, or elsewhere in this ordinance. No building may at any

point exceed the maximum building height allowed on the lot. In the event of a conflict between this section and section 201, this section shall prevail.

Table 1001B -Setbacks and Height Limits for Accessory Buildings and Structures

| DISTRICT | MAXIMUM STORIES | FRONT SETBACK (feet) | MAXIMUM HEIGHT (feet) | SIDE SETBACK (feet) | REAR SETBACK (feet) | SIDE WITH FRONTAGE | REAR WITH FRONTAGE |
|---|---|---|---|---|---|---|---|
| R-175 with a Primary Building built prior to June 13, 1991 | 1 | 60 | 16 | 20 | 20 | 40 | 40 |
| R-175 with no Primary Building built prior to June 13, 1991 | 1 | 100 | 16 | 20 | 20 | 40 | 40 |
| R-43 | 1 | 60 | 16 | 20 | 20 | 40 | 40 |
| R-35 | 1 | 60 | 15 | 10 | 10 | 40 | 40 |
| R-35A | 1 | 60 | 15 | 10 | 10 | 40 | 40 |
| R-18 | 1 | 60 | 15 | 10 | 10 | 40 | 40 |
| R-18A | 1 | 60 | 15 | 10 | 10 | 35 | 35 |
| R-10 | 1 | 20[1] | 15 | 7[1] | 7 | 20[1] | 20[1] |

- [1]In the R-10 District, front, side and rear yards shall meet the requirements indicated above or as shown on a previously recorded plat, or as existing at the time of annexation. Lots having double frontage and lots located at the intersection of two or more streets shall meet the requirements of this Table or as shown on a previously recorded plat, or as existing at the time of annexation.

**From:** George Burton
**To:** [redacted]
**Subject:** RE: 3320 E. San Miguel Place
**Date:** Wednesday, December 23, 2020 12:43:00 PM

---

Dear Ms. Lincoln-Smith,

Thank you for your interest in this case.

A copy of your email will be included in the packet for the Board of Adjustment review.

The variance request is to maintain the nonconforming portions of the house which encroach into the front yard setback.

The existing nonconforming portions of the home are approximately 14'11" tall.

Since the applicant will be remodeling more than 50% of the house, the Town code requires any nonconforming portions of the house to meet current zoning requirements – e.g. current setbacks, heights, lot coverage, etc.

As a result, the property owner is requesting a variance to maintain the nonconforming portions of the house which encroach into the front yard setback.

The meeting will be streamed live on the Town's website and the variance application and documents will be available for review on the Town's website a week before the Board of Adjustment meeting: https://paradisevalleyaz.legistar.com/Calendar.aspx

If you have any questions, please contact me at 480-348-3525.

Best Regards,

**George Burton**
*Senior Planner*
Community Development Department
6401 E. Lincoln Drive
Paradise Valley, AZ 85253
O – *480-348-3525*
*gburton@paradisevalleyaz.gov*

Stay informed with the Town's response to COVID-19 by visiting: www.paradisevalleyaz.gov/COVID-19
Sign up to receive emergency alerts & notifications from Alert PV: www.paradisevalleyaz.gov/AlertPV

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**From:** [redacted]
**Sent:** Wednesday, December 23, 2020 10:33 AM
**To:** George Burton <gburton@paradisevalleyaz.gov>
**Subject:** 3320 E. San Miguel Place

**EXTERNAL**

Dear Mr. Burton,
Regarding "Height and Area Regulations".... Message to the owner at 3320:
Please, please, do not block the view of the PRAYING MONK when we drive into San Miguel Place!!!!
I've lived here close to 50 years and enjoy this view every time I turn in from 32nd St. Friends who visit are quite amazed at this view also!

The neighbor to my East rebuilt his house to exclude the monk from my view at my home at [redacted], unless I climb up to my roof. I hope that the people at 3320 will allow the view at least from the street of San Miguel Place.

Thanks to you, and to the owners of 3320. I [redacted] hope to tune in.
Sincerely, Dorothy Lincoln-Smith.... [redacted]

Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

# Action Report

**File #:** 21-005

**AGENDA TITLE:**
**Left Turn LLC Variance - 5901 E. Sanna Street (APN 168-37-018)**
**Case No. BA-20-09**

**STAFF CONTACT:**
George Burton, 480-348-3525



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TOWN
*Of*
PARADISE VALLEY

# STAFF REPORT

**TO:** **Chair and Board of Adjustment**

**FROM:** **Jill B. Keimach, Town Manager**
**Lisa Collins, Community Development Director**
**George Burton, Senior Planner**

**DATE:** **January 6, 2021**

**DEPARTMENT: Planning Department**
George Burton, 480-348-3525

**AGENDA TITLE:**
**Left Turn LLC Variance – 5901 E. Sanna Street (APN 168-37-018)**
**Case No. BA-20-09**

**MOTIONS**

**A. MOTION FOR APPROVAL**

I move for **[approval]** of Case No. BA-20-09, a request by Jim Ransco/Left Turn LLC, property owner of 5901 E. Sanna Street; for a variance from the Zoning Ordinance, Article XXIV, Walls & Fences, to allow an outdoor fireplace to encroach into the setback. The variance shall be subject to the following stipulations:

1. The improvement shall be in compliance with the submitted plans and documents:

    a. The Narrative & Plans, pages 1 – 10, prepared by The Green Room Landscape Architecture and dated December 7, 2020.

**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-20-09, a request by Jim Ransco/Left Turn LLC, property owner of 5901 E. Sanna Street; for a variance from the Zoning Ordinance, Article XXIV, Walls & Fences, to allow an outdoor fireplace to encroach into the setback.

**Reasons for Denial:**
I find that the variance requested does not meet the variance criteria.

TOWN
*Of*
PARADISE VALLEY

# STAFF REPORT

## BACKGROUND

Request

The applicant requests a variance to allow an outdoor fireplace to encroach into the front yard setback. The fireplace is 6' tall and 6' wide, will be finished to match the site architecture, and will be in a new courtyard area which is enclosed with a 3' tall fence wall and gate.

The height of the outdoor fireplace determines the required setback. Section 2404 of the Zoning Ordinance requires a 6' tall fireplace to have a 40' setback measured from the front property line. However, the applicant requests a variance to allow the fireplace at a 27'6" front yard setback. The following is a comparison of the proposed fireplace setback with the setback required by the Town Zoning Ordinance:

| **Front Yard Setbacks** | | |
|---|---|---|
| | Outdoor Fireplace | Zoning Ordinance |
| 6' Tall | 27'6" | 40' |
| 3' Tall | N/A | 10' |

Lot Conditions

The property is zoned R-43 and is approximately 54,893 square feet in size (1.3 acres in size). The lot is rectangular in shape and has a drainage/golf course easement located in the rear of the property. The drainage/golf course easement encompasses approximately 60% of the lot.

Lot History

The subject property is Lot 63 of the Camelback Country Estates Unit II subdivision, which was platted in 1979. The following list of permits is a chronological history of the subject property:

| | |
|---|---|
| May 7, 1985 | Building permit for a new single-family residence |
| July 2, 1985 | Building permit for a pool and spa |
| September 27, 1993 | Building permit for a remodel/addition to the main house |

## 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.

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## STAFF REPORT

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 hardship is due to the drainage/golf course easement that encompasses the lot. Approximately 140' of the rear yard is covered by the easement (encompassing nearly 60% of the property). Since structures cannot be placed in the easement, development is limited to the front part of the lot. As a result, the easement essentially turns this oversized property into a 21,000 square foot lot (which is the 40% of the property located outside the easement).

   **Findings Opposed (FOPs):**
   Arizona Revised Statues and the Town Zoning Ordinance do not require the most optimal or profitable use of a property. Although not ideal, the applicant may construct a code compliant fire pit/fire feature instead of an outdoor fireplace.

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 location of the drainage/golf course easement is the result of how the property was originally platted. Also, the placement of the existing house and the pool further limit the amount and location of building area.

   **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 Zoning Ordinance is to encourage the visual openness and the preservation of the natural environment. The request meets the intent of the Zoning Ordinance since the outdoor fireplace is relatively small (at 6' tall and 6' wide) and will not obstruct any neighboring views. Also, the fireplace will appear to have a greater setback from the street since there is 6' of right-of-way between the curb and the property line.

**FOPs:**
The variance does not meet the intent of the Zoning Ordinance since other alternatives exist. The outdoor fireplace will be in a newly created courtyard area that is enclosed with a 3' tall wall. As a result, the fireplace may be replaced with a code compliant fire pit/fire feature and/or it may be relocated closer to the house in order to reduce the amount of setback encroachment (e.g. relocate it toward the east side of the new courtyard or attached to the northeastern part of the house).

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 location of the drainage/golf course easement limits the amount and location of the buildable area towards the front of the lot. The applicant is trying to utilize existing conditions to create more usable/outdoor space.

   **FOPs:**
   The request is self-imposed. The applicant should be aware of all special circumstances on the property and plan any designs accordingly. Although not ideal, the fireplace may be replaced with a code compliant fire pit/fire feature and/or it may be relocated closer to the house in order to reduce the amount of setback encroachment.

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 drainage/golf course easement in the rear yard limits the buildable area to the front of the property. The applicant has a difficult lot to build on and is trying to work with existing conditions to create more outdoor living space. The drainage/golf course easement encompasses approximately 60% of the lot and the location of the house and pool further limit the amount of buildable/usable area.

   **FOPs:**

## STAFF REPORT

Other options exist. The outdoor fireplace can be replaced with a code compliant fire pit/fire feature and the amount of setback encroachment may be reduced by relocating the fireplace closer to the house.

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 not a grant of special privilege. The location of the drainage/golf course easement limits the amount and the location of the buildable area towards the front of the lot. The request also meets the intent of the code since the fireplace will not obstruct views.

   Furthermore, setback encroachments are not atypical for this neighborhood. The applicant identified two neighboring properties in the area which have fence walls encroachments into the front yard setback (see Examples A & B in the applicant's narrative).

   **FOPs:**
   The request is a grant of special privilege since code compliant alternatives exist. The applicant can construct a 3' tall fire pit instead of a 6' fireplace. Also, all other properties in the area must meet requirements outlined in the Town Zoning Ordinance.

**COMMENTS:** Staff received no inquiry nor comments regarding this request.

**COMMUNITY IMPACT:** None.

**FISCAL IMPACT:** None.

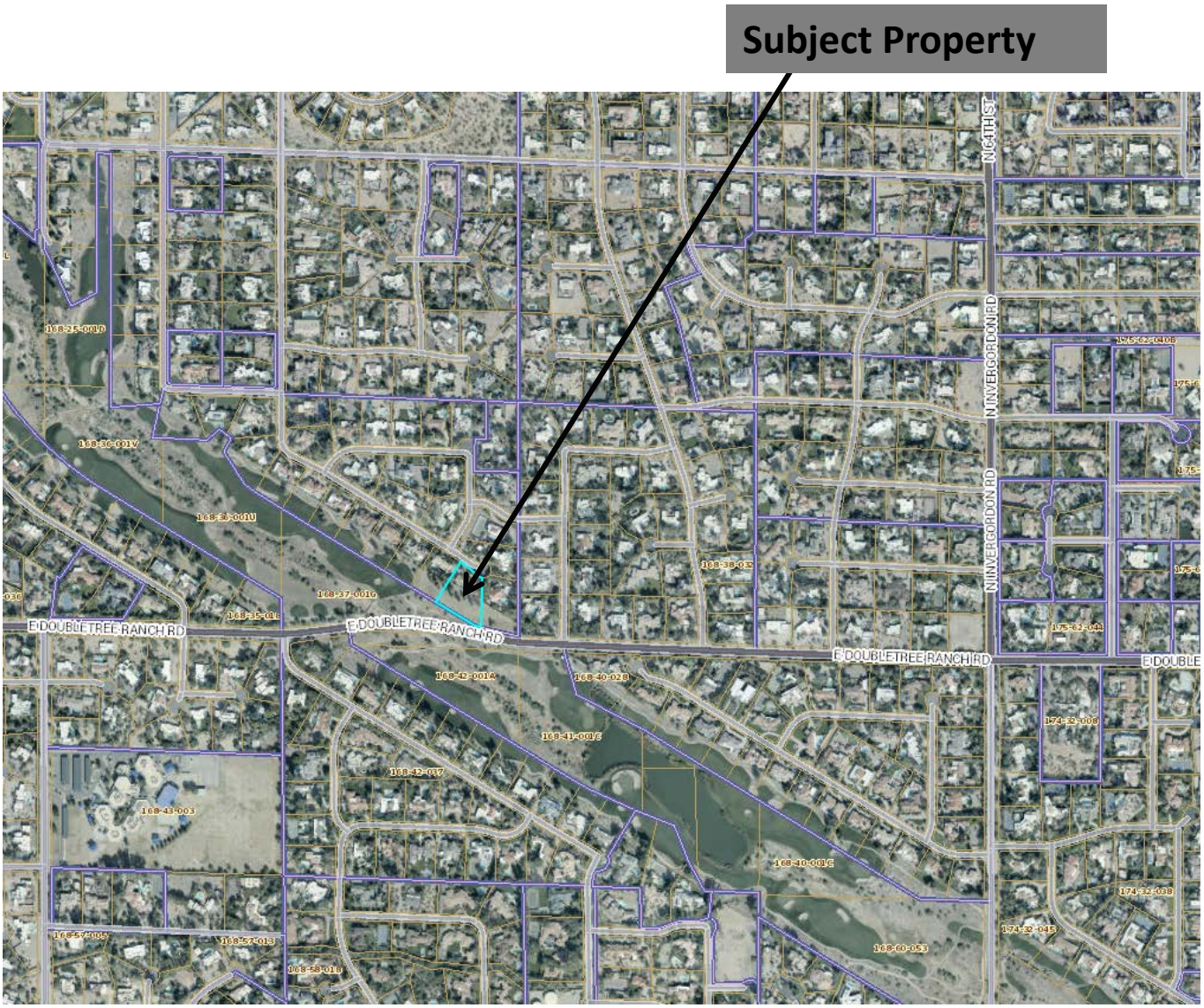
**CODE VIOLATIONS:** None.

**ATTACHMENTS:**

A. Staff Report
B. Vicinity Map & Aerial Photo
C. Application
D. Narrative & Plans
E. Notification Materials
F. Sections 2404 of Town Zoning Ordinance

C: Zachery Pekala (Applicant)
Case File BA-20-09

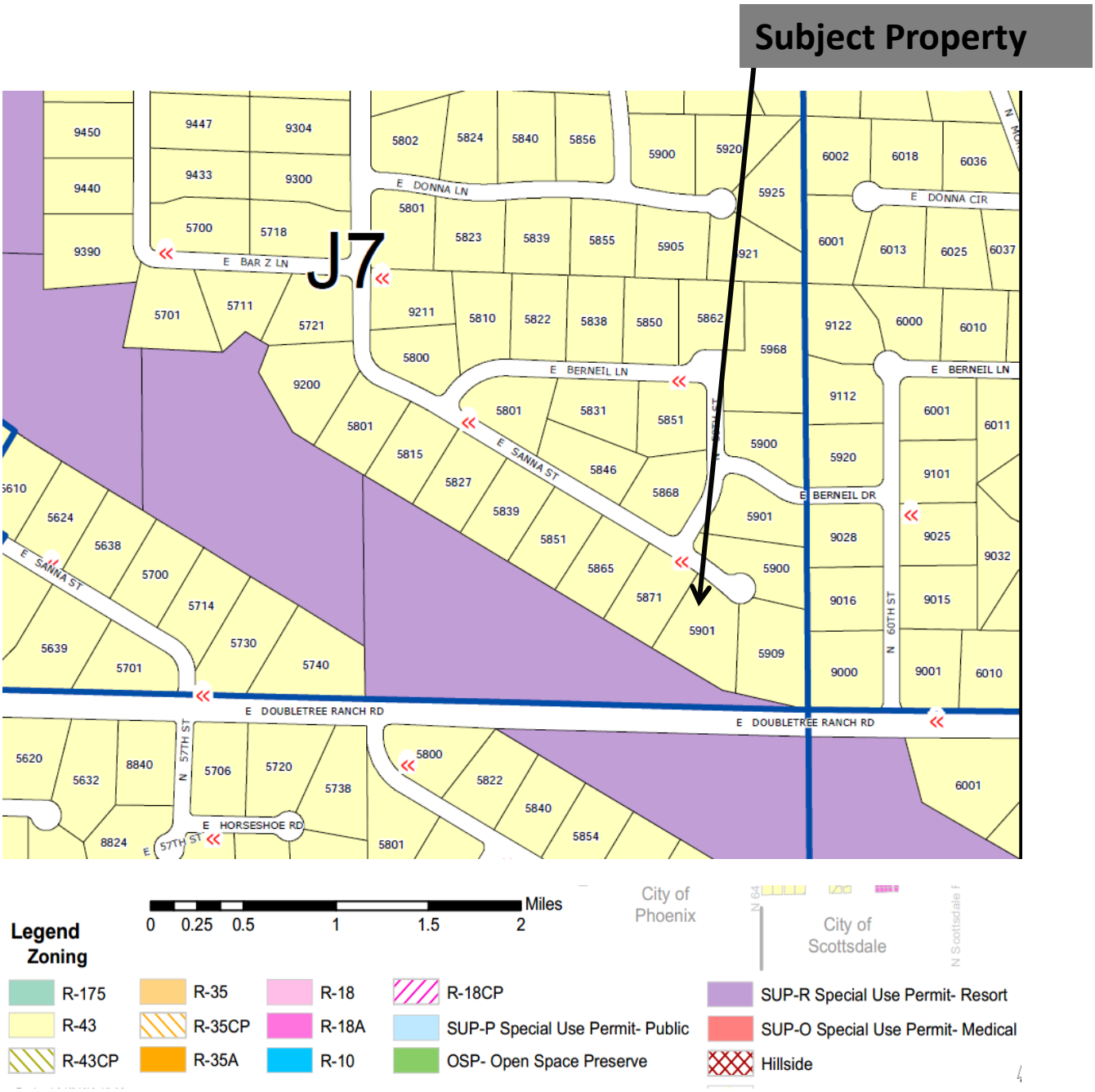
# VICINITY MAP




Lot 63 Camelback Country Estates II

5901 E. Sanna Street

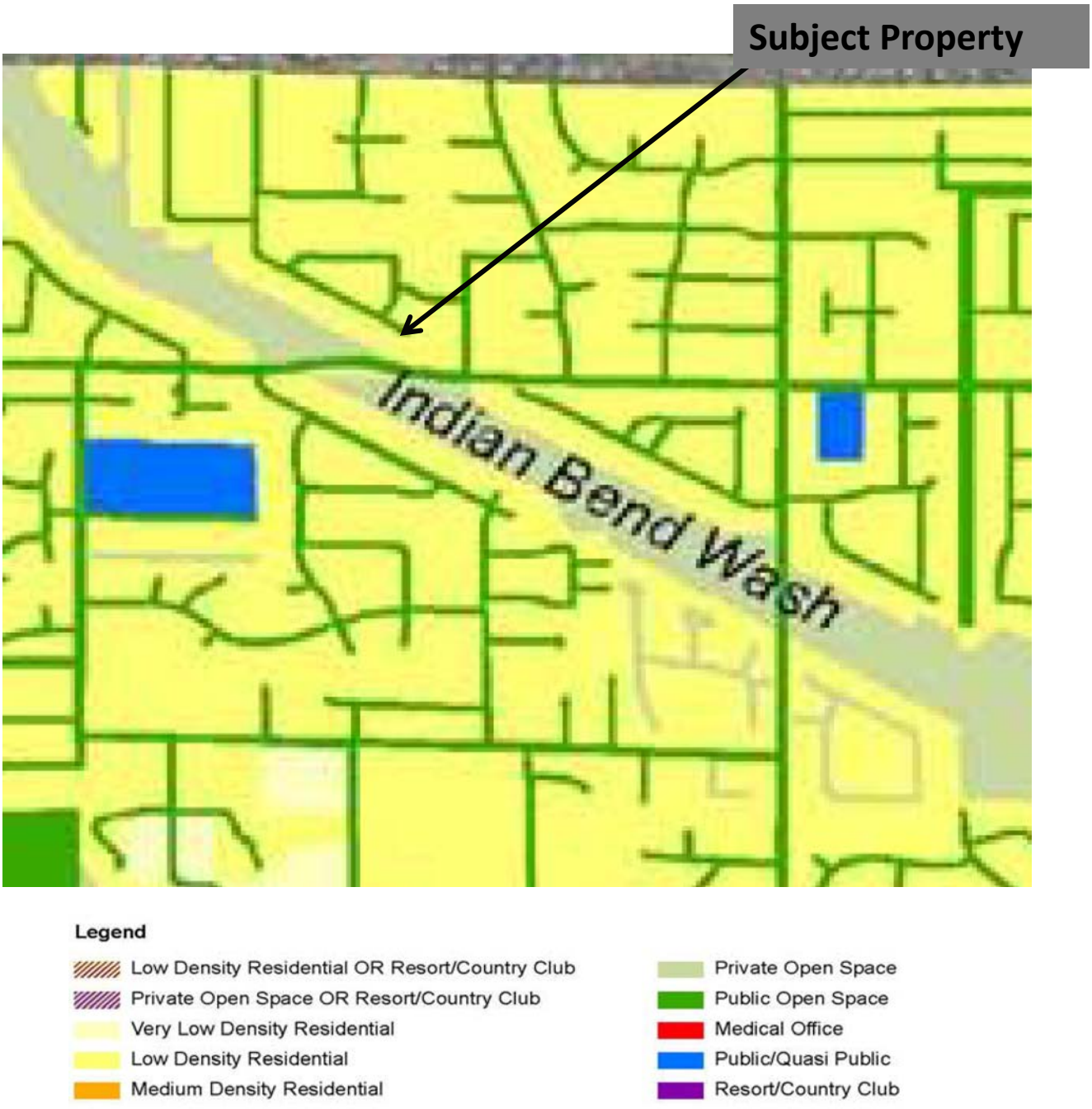
# ZONING




Lot 63 Camelback Country Estates II

5901 E. Sanna Street

# GENERAL PLAN




Lot 63 Camelback Country Estates II

5901 E. Sanna Street

BA-20-09

# APPLICATION TO BOARD OF ADJUSTMENT FOR VARIANCE

**DATE:** 11/19/20

**LOCATION OF PROPERTY:** 5901 E. Sanna St. Paradise Valley, AZ 85253
ADDRESS

**LEGAL DESCRIPTION:** Lot 63 located in Camelback Country Estates, unit two, situated in the SW 1/4, SW 1/4 & SE 1/4, SW 1/4 of sec. 28, T.3N., R.4E. G. & S.R.B. & M. Maricopa County AZ

**OWNER:** Jim Ransco
PRINTED NAME
X Jim Ransco
SIGNATURE
5901 E. Sanna St. Paradise Valley, AZ 85253
ADDRESS
PHONE #

**ENGINEER/OTHER:** Charlie Ray
PRINTED NAME
X
SIGNATURE
3719 N. 75th Street, Ste 105 Scottsdale, AZ 85251
ADDRESS
480.795.4754
PHONE #

**APPLICANT/ REPRESENTATIVE:** Zachary Pekala
PRINTED NAME
X
SIGNATURE
3719 N. 75th Street, Ste 105 Scottsdale, AZ 85251
ADDRESS

623.340.7916
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).

Limited lot size hardship, please see attached presentation



168-37-018

# VARIANCE REQUEST

for

## The Ransco Residence

5901 E. Sanna St. Paradise Valley, AZ 85253

GR
LA
THE GREEN ROOM
LANDSCAPE ARCHITECTURE

3719 North 75th Street, Ste 105 | Scottsdale, AZ 85251 | 480.795.4754 | www.grla.design

# PROPOSAL

Consideration of a variance from the Zoning Ordinance, Article XXIV, Walls and Fences, to allow a fireplace addition to encroach into the front yard setback and maintain a height of six feet (6').

We feel that the owner qualifies for a limited lot size hardship variance because of three factors: First, a large percentage, sixty-two percent (62%), of the lot is encompassed by the Golf Course & Drainage Easement (GCDE), second, the livable space takes up approximately eight percent (8%) of the usable lot and third, a trailhead runs along the East side of the lot encompassing two percent (2%) of the overall lot. These three limiting factors only allow for eight percent (8%) to be used as an open - air space thus explaining our setback encroachment and hardship variance. Please refer to the site data plans for approximate square footages and percentage breakdowns.

If approved, the finished design will increase the overall open - air space to ten percent (10%) and reflect the vision of The Town of Paradise Valley by enhancing the use of a communal gathering space, by elevating the quality of the neighborhood aesthetic and embracing the use of native plant material.

Thank you for your time and consideration.

Respectfully,



Zachary Pekala
Project Coordinator / Applicant Representative
The Green Room Landscape Architecture

# 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 warrant a variance under the circumstances."* (Town Code Section 2-5-3(C)2).**

Lot 63, within the Camelback Country Estates, Unit Two subdivision, was approved by the Town Council in 1979 with working knowledge that a large percentage, sixty-two percent (62%) of the lot is within Indian Bend Wash, eight percent (8%) is used for livable space, and a trailhead two percent (2%) runs along the East side of the lot. These three limiting factors allow for only eight percent (8%) of the lot to be used for open - air space thus explaining our front yard setback encroachment. The owners have requested to enhance their landscape by adding a fireplace, encompassed by stone walls, in the front yard. The walls have been built, and the fireplace construction has begun, so the setback encroachment may not be reduced because this increases further costs for the homeowner and affects the overall design intention. Without an approved variance for the front yard setback, the owners have no ability to increase their open - air space, which currently is not comparable to other homes within the neighborhood. If a variance is granted, not only will a limited lot size hardship be alleviated, but the proposed fireplace will comply with town requirements, and the final design will reflect the vision of The Town of Paradise Valley by enhancing the use of a communal gathering space, by elevating the quality of the neighborhood aesthetic and embracing the use of native plant material.

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

The hardship is not caused by a misunderstanding or mistake. In fact, the hardship is a direct result of the originally approved subdivision platting plan. The parcel backs up directly to Indian Bend Wash and without an approved variance, expanding upon any open air space, that is compliant, is impossible due to current ordinances.

**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).**

If the variance is granted, the new fireplace will comply with zoning ordinance article XXIV, walls and fences, section 2404, height and setback regulations. The proposed fireplace will not exceed six feet (6') vertical height, measured from the finished grade on the exterior side. The max width of the fireplace will only be four feet (4'). A permit for this feature will also be submitted for evaluation and town approval.

# VARIANCE CRITERIA

**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) (Arizona Revised Statutes 9-462.06(H)(2)).**

Camelback Country Estates, Unit Two, was approved by the Town in 1979 with an understanding that a golf course & drainage easement (GCDE) ran adjacent to the subdivision thus reducing the buildable and open - air space available for any future homeowners. The current owner unknowingly purchased a lot that was limited by planning strategies well outside of his control. The current state of the lot remains as it was originally planned, with sixty-two percent (62%) within Indian Bend Wash, thus making it impossible to expand upon any open - air space without an approved variance for the front yard setback.

**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)).**

The strict application of the zoning ordinance on the front yard setback will not allow the owners the ability to increase their open air - space, which currently is not comparable to other homes within the neighborhood. This ultimately denies the owners ability to increase their property value and deprives them from being able to utilize their entire lot like so many others have in the surrounding neighborhood. The fact that sixty-two percent (62%) of the lot is within Indian Bend Wash is truly unique and deserves to be sanctioned.

**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)).**

The variance would not constitute a grant of special privileges, in fact it would allow the owner to successfully expand upon their open - air space similar to how other surrounding properties have in the same area. If the variance is not granted, the owner would not be able to have an open - air space that is comparable in size to others within the same neighborhood. The next page identifies other properties that have similar setback encroachments within the same neighborhood.

# SETBACK ENCROACHMENTS

## EXAMPLE A






N
N.T.S.

PROPERTY INFORMATION

ADDRESS:..... 9101 N. 60TH ST. PARADISE VALLEY, ARIZONA 85253

MCR #:..... 20424

LAT/LONG:..... 33.56987099 | -111.95073503

LOT SIZE:..... 42,536 SQ FT

ZONING:..... R-43

LOT # :..... 11

Example **A** identifies a property in the surrounding area that has a front yard wall encroachment similar to our property at 5901 E. Sanna Street. This resident above was able to successfully construct a six foot (6') wall and a six and a half foot (6'-6") entry gate at a thirty-five foot (35') front yard setback. Measurement taken from back of wall to nearest property line.

*Aerial taken from the Maricopa County website
*Image taken from Google Street View

## EXAMPLE B






N
N.T.S.

PROPERTY INFORMATION

ADDRESS:..... 9035 N. MORNING GLORY RD. PARADISE VALLEY, ARIZONA 85253

MCR #:..... 20424

LAT/LONG:..... 33.56955901 | -111.94847996

LOT SIZE:..... 43,318 SQ FT

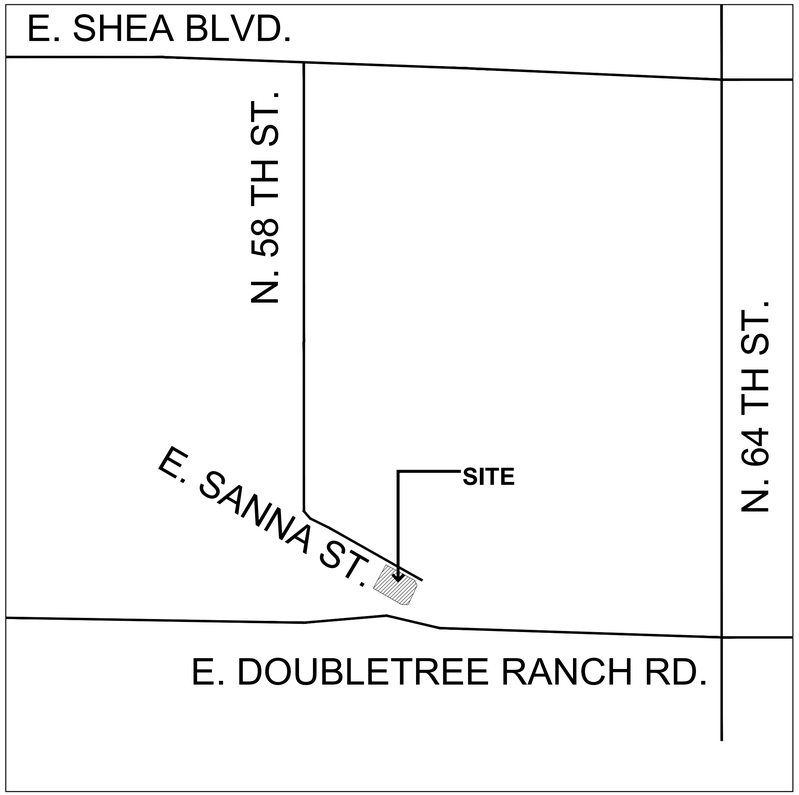
ZONING:..... R-43

LOT # :..... 30

Example **B** identifies a property in the surrounding area that has a front yard wall encroachment similar to our property at 5901 E. Sanna Street. This resident above was able to successfully construct a six foot (6') wall and a seven foot (7') entry gate at a twenty-nine foot (29') front yard setback. Measurement taken from back of wall to nearest property line.

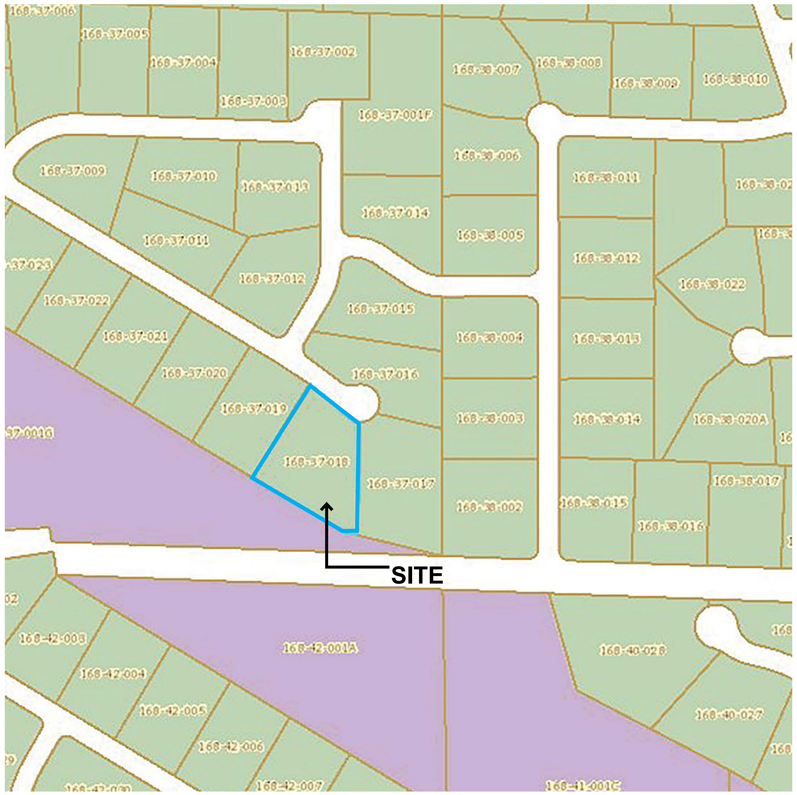
*Aerial taken from the Maricopa County website
*Image taken from Google Street View

## VICINITY MAP




N
N.T.S.

## ZONING MAP




N
N.T.S.

Special Use Permit- Resort (SUP-R)

Residential (R-43)

## AERIAL MAP




N
N.T.S.




## PROPERTY INFORMATION

| | |
|---|---|
| ADDRESS: | 5901 E. SANNA ST. PARADISE VALLEY, ARIZONA 85253 |
| MCR #: | 21147 |
| DESCRIPTION: | CAMELBACK COUNTRY ESTATES UNIT 2 - MCR 211-47 |
| LAT/LONG: | 33.56871600 \| -111.95292899 |
| LOT SIZE: | 54,893 SQ FT |
| ZONING: | R-43 |
| LOT #: | 63 |
| HIGH SCHOOL DISTRICT: | SCOTTSDALE UNIFIED #48 |
| ELEMENTARY SCHOOL DISTRICT: | SCOTTSDALE UNIFIED SCHOOL DISTRICT |
| LOCAL JURISDICTION: | PARADISE VALLEY |
| S/T/R: | 28 3N 4E |
| MARKET AREA/NEIGHBORHOOD: | 14/020 |
| SUBDIVISION (28 PARCELS): | CAMELBACK COUNTRY ESTATES UNIT 2 |

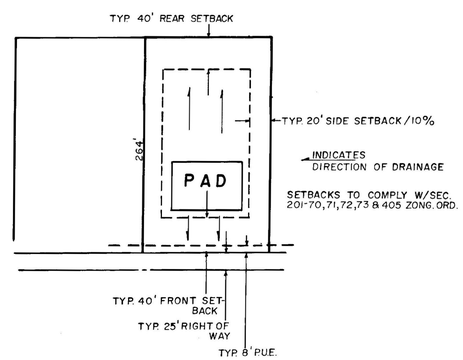
## SITE LEGEND

| SYMBOL | DESCRIPTION |
|---|---|
| | PROPERTY LINE |
| | SETBACK LINE |
| B.O.C. | BACK OF CURB |
| | SITE WALL |

## EXISTING LOT COVERAGE

| DESCRIPTION | APPROX. UNITS | % TOTALS |
|---|---|---|
| LOT SIZE | 54,893 SQ FT | |
| TRAIL HEAD | 1,298 SQ FT | 2% |
| LIVABLE | 4,666 SQ FT | 8% |
| OPEN AIR | 4,660 SQ FT | 8% |
| GCDE | 34,230 SQ FT | 62% |

## TYPICAL LOT SCALE: NTS




N

0 16 32

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




## PROPERTY INFORMATION

| | |
|---|---|
| ADDRESS: | 5901 E. SANNA ST. PARADISE VALLEY, ARIZONA 85253 |
| MCR #: | 21147 |
| DESCRIPTION: | CAMELBACK COUNTRY ESTATES UNIT 2 - MCR 211-47 |
| LAT/LONG: | 33.56871600 \| -111.95292899 |
| LOT SIZE: | 54,893 SQ FT |
| ZONING: | R-43 |
| LOT #: | 63 |
| HIGH SCHOOL DISTRICT: | SCOTTSDALE UNIFIED #48 |
| ELEMENTARY SCHOOL DISTRICT: | SCOTTSDALE UNIFIED SCHOOL DISTRICT |
| LOCAL JURISDICTION: | PARADISE VALLEY |
| S/T/R: | 28 3N 4E |
| MARKET AREA/NEIGHBORHOOD: | 14/020 |
| SUBDIVISION (28 PARCELS): | CAMELBACK COUNTRY ESTATES UNIT 2 |

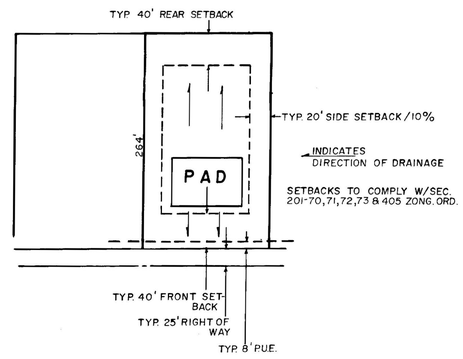
## SITE LEGEND

| SYMBOL | DESCRIPTION |
|---|---|
| | PROPERTY LINE |
| | SETBACK LINE |
| B.O.C. | BACK OF CURB |
| | SITE WALL |

## PROPOSED LOT COVERAGE

| DESCRIPTION | APPROX. UNITS | % TOTALS | |
|---|---|---|---|
| LOT SIZE | 54,893 SQ FT | | |
| TRAIL HEAD | 1,298 SQ FT | 2% | |
| LIVABLE | 4,666 SQ FT | 8% | |
| OPEN AIR | 5,570 SQ FT | 10% | OPEN AIR SPACE INCREASES BY 2% WITH LANDSCAPE IMPROVEMENTS |
| GCDE | 34,230 SQ FT | 62% | |

## TYPICAL LOT SCALE: NTS




N

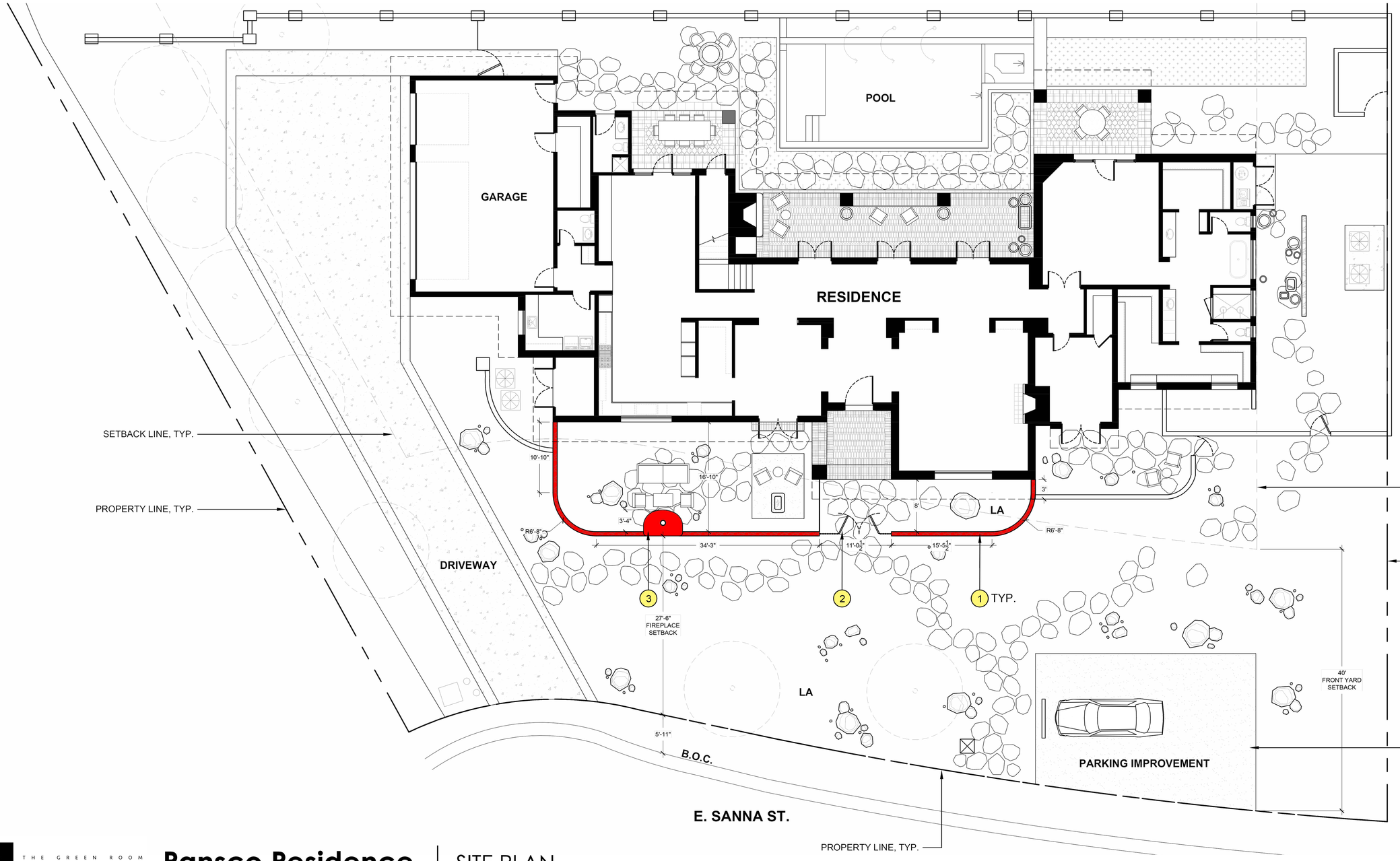
0 16 32

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

## HARDSCAPE SCHEDULE

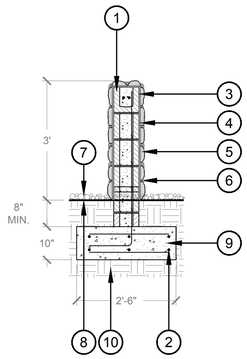
| | FENCING / WALLS | DETAIL | DESCRIPTION | COLOR | FINISH | SF/LF/UNITS |
|---|---|---|---|---|---|---|
| 1 | STONE FEATURE WALL | 1 / H200 | 3' HIGH ACCENT WALL WITH 8" THICK CMU & COUNTRY COBBLE STONE VENEER WITH MORTAR OVERGROUT | COUNTRY COBBLE GREY | LIGHT (15%) WHITEWASH | 98 LF |
| 2 | ENTRY GATE & FENCE | 2 / H200 | 3' HIGH WROUGHT IRON GATE & FENCE. 3/4" SQUARE PICKETS & RAILS. HAND-HAMMERED & BRONZED APPEARANCE. | BRONZED PATINA | HAMMERED APPEARANCE | 2 |

| | HARDSCAPE ELEMENTS | DETAIL | DESCRIPTION | COLOR | FINISH | SF/LF/UNITS |
|---|---|---|---|---|---|---|
| 3 | FIREPLACE | 3 / H200 | 6' HIGH BEEHIVE FIREPLACE WITH STUCCO FINISH & PAINTED TO MATCH ARCHITECTURE | MATCH ARCHITECTURE | MATCH ARCHITECTURE | 1 |





EXAMPLE OF APACHE STONE VENEER WITH MORTAR OVERGROUT (FOR REFERENCE)




SECTION VIEW

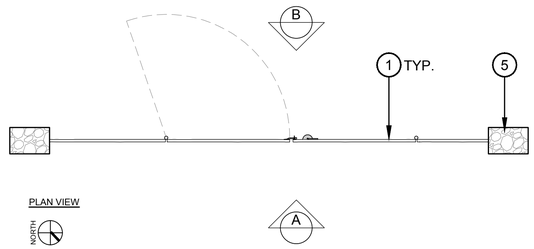
1. 8" x 8" x 16" CMU BLOCK
2. #4 REBAR
3. MORTAR SCRATCH COAT
4. MORTAR SETTING BED
5. APACHE STONE VENEER, COUNTRY COBBLE GREY WITH LIGHT MORTAR WASH FINISH
6. JOINTS TO HAVE OVERGROUT FINISH, SEE REFERENCE IMAGE
7. 2" DEPTH TOPDRESSING
8. FINISHED GRADE
9. CONCRETE FOOTING
10. SUBGRADE

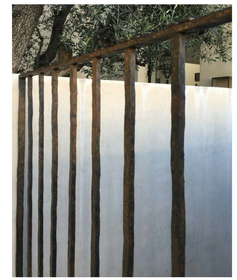
NOTES:
ALL CMU CELLS TO BE GROUTED SOLID

CONTRACTOR TO SUBMIT SHOP DRAWINGS TO LANDSCAPE DESIGNER FOR APPROVAL

CONTRACTOR TO FIELD VERIFY ALL MEASUREMENTS PRIOR TO COMMENCING CONSTRUCTION

## 1 STONE FEATURE WALL
SCALE: 1/2"=1'-0"

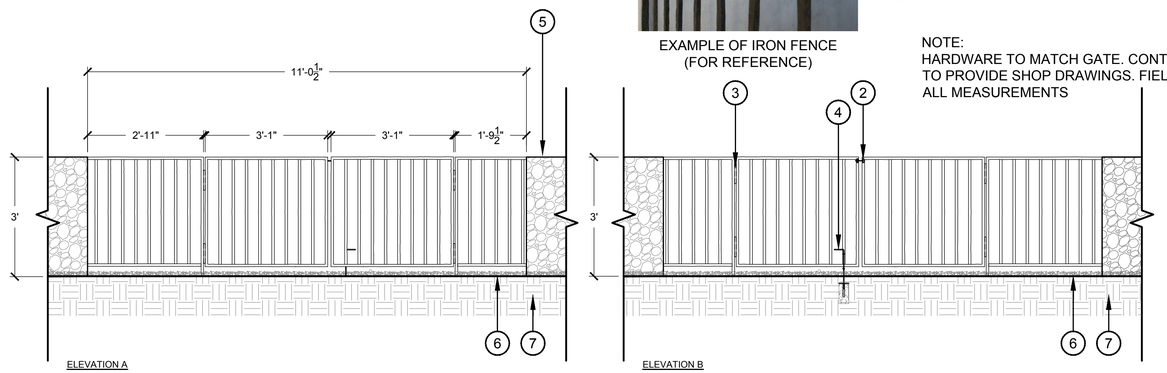


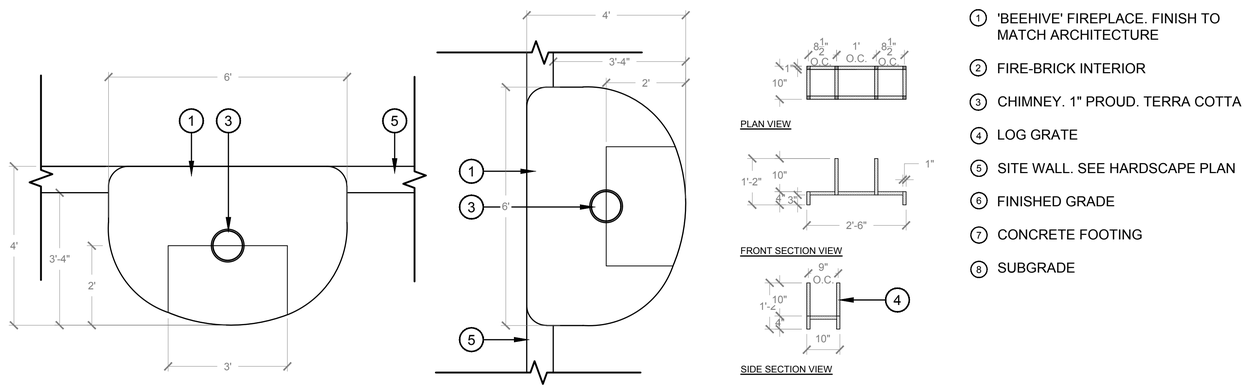
EXAMPLE OF IRON FENCE (FOR REFERENCE)

1. WROUGHT IRON GATES AND FENCE. 3/4" SQUARE PICKETS AND RAILS. HAND-HAMMERED AND BRONZED APPEARANCE
2. LATCH
3. HINGES
4. GATE PIN
5. ADJACENT ENTRY SITE ACCENT WALL
6. FINISHED GRADE
7. SUBGRADE

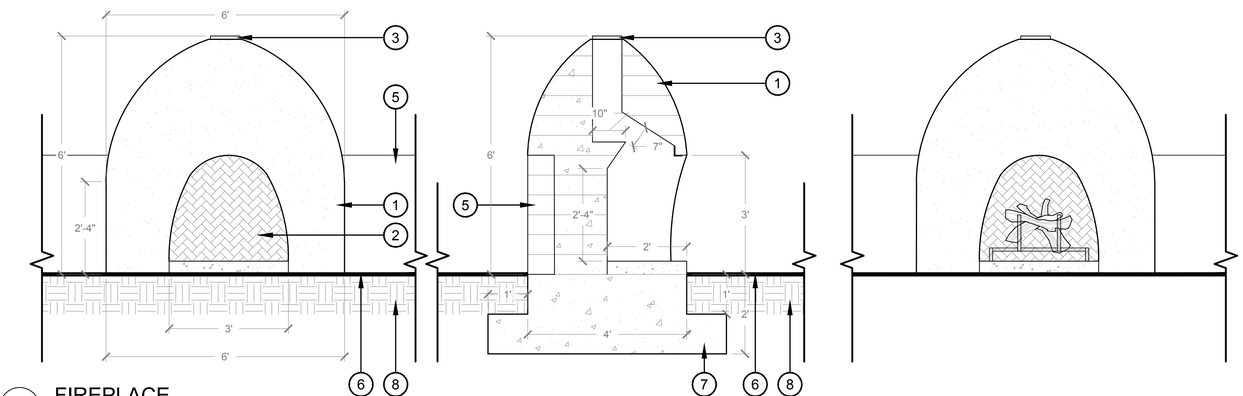
NOTE:
HARDWARE TO MATCH GATE. CONTRACTOR TO PROVIDE SHOP DRAWINGS. FIELD VERIFY ALL MEASUREMENTS




## 2 ENTRY GATE
SCALE: 1/2"=1'-0"




1. 'BEEHIVE' FIREPLACE. FINISH TO MATCH ARCHITECTURE
2. FIRE-BRICK INTERIOR
3. CHIMNEY. 1" PROUD. TERRA COTTA
4. LOG GRATE
5. SITE WALL. SEE HARDSCAPE PLAN
6. FINISHED GRADE
7. CONCRETE FOOTING
8. SUBGRADE




## 3 FIREPLACE
SCALE: 1/2"=1'-0"

# 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: Zachary Pekala

Applicant's Company Name: The Green Room

Phone Number: (623) 340 - 7916 Fax Number:

Project Name: Ransco Residence

Project Location: 5901 E. Sanna St. Paradise Valley, AZ 85253

Acreage: 1.260

Existing Zoning: R-43

Brief Narrative of Project Proposal: Consideration of a variance from the Zoning Ordinance, Article XXIV, Walls & Fences, to allow an outdoor fireplace to encroach into the setback. If a variance is granted, not only will a limited lot size hardship be alleviated, but the proposed fireplace will comply with town requirements, and the final design will reflect the vision of The Town of Paradise Valley by enhancing the use of a communal gathering space, by elevating the quality of the neighborhood aesthetic and embracing the use of native plant material.

**Meeting Date/ Time/Place**

Meeting Date: Wednesday, January 6, 2021

Meeting Time: 5:30 pm

Meeting Place (include address and room number, as applicable): Town of Paradise Valley Town Hall. 6401 E Lincoln Drive. Paradise Valley AZ, 85253. (Held by Remote Participation Only)

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

**THIS MEETING WILL BE HELD BY REMOTE PARTICIPATION ONLY**

PUBLIC PARTICIPATION IN THE MEETING:

Members of the public are encouraged to participate in the meeting via the following options:
1. View the live stream at https://paradisevalleyaz.legistar.com/Calendar.aspx
(a) Click on Calendar Tab
(b) Look for Board of Adjustment meeting (you may have to select it from the dropdown list) and find the meeting date
(c) Click the "In Progress" link in the column titled Video
2. Zoom Conference
(a) Computer: https://zoom.us/j/6678902153
(b) Telephone: 1 669 900 6833 Meeting ID 667 890 2153
3. Submitting questions and comments:
(a) Visit https://paradisevalleyaz.legistar.com/Calendar.aspx, search for the meeting date, and click "eComment". Locate the agenda item you are interested in and click "Comment" (Please submit comments at least 1 hr prior to meeting)
(b) Email gburton@paradisevalleyaz.gov (Please submit comments at least 1 hr prior to meeting)
4. Speaking during Call to the Public / Public Hearings
(a) Visit https://paradisevalleyaz.legistar.com/Calendar.aspx, search for the meeting date, and click "eComment". Locate the agenda item and click "Register to Speak".
Join the meeting by dialing 1 669 900 6833 Meeting ID 667 890 2153
(b) If attending by Zoom Video Conference, click the chat button and enter your name and the agenda item you would like to address

(These meeting participation guidelines are pursuant to Town Council Resolution 202008 adopted March 17, 2020.)

Notice is hereby given pursuant to A.R.S. §38-431.02. that members of the Board of Adjustment will attend either in person of by audio/video conference call.

## 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 December 7th, 20 20, and such notification has been mailed on the following date December 10th, 20 20.

Signature

The foregoing instrument was acknowledged by me this 10th day of December, 20 20, by Gigi Jovic.

Name

NOTARY PUBLIC

My commission expires:

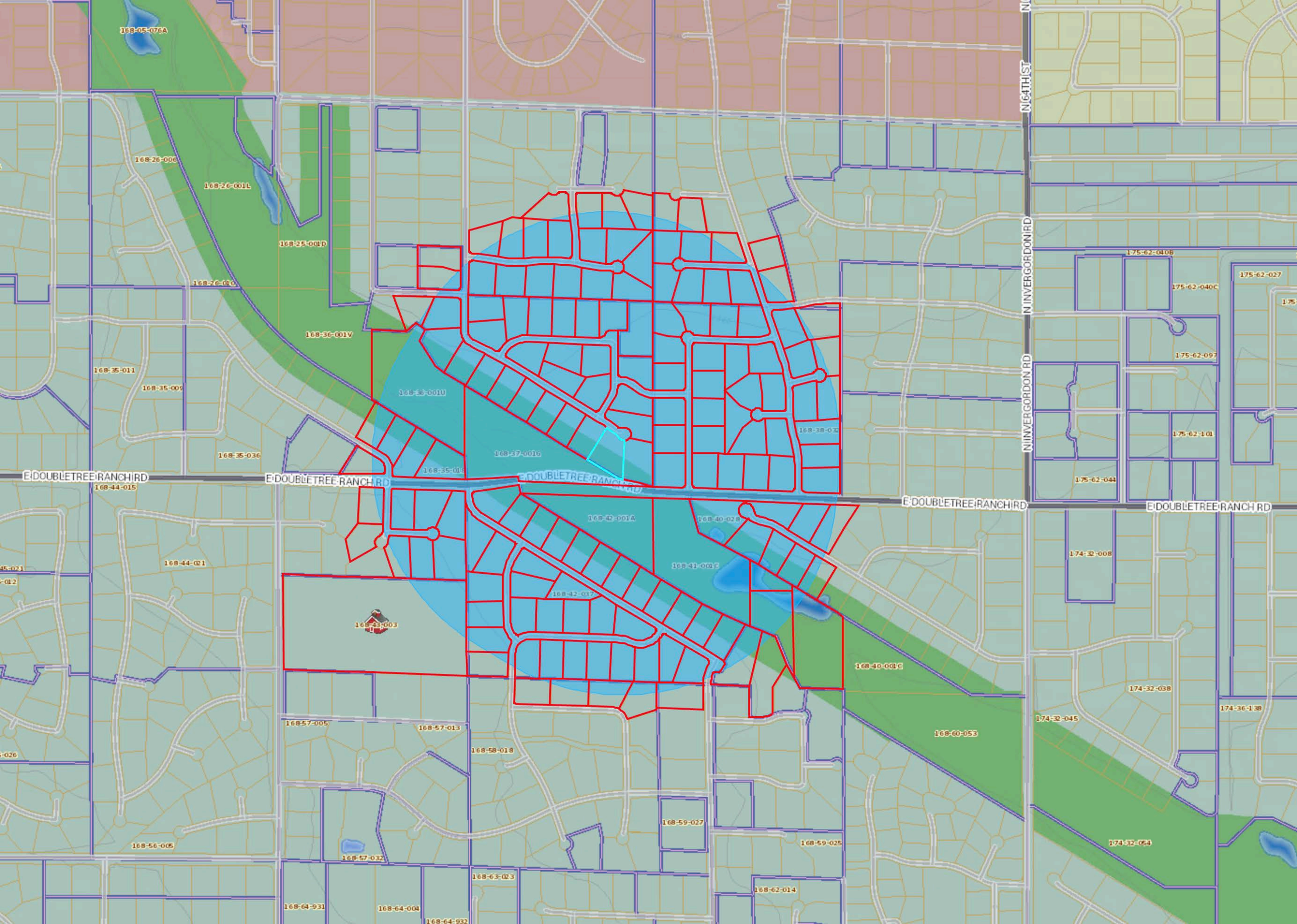
May 27, 2022

GIGI JOVIC
Notary Public - Arizona
Maricopa County
Commission # 545184
My Comm. Expires May 27, 2022

MAILING LIST (UPDATED)

| Parcel Number | Owner | Property Address | Mailing Address | MAIL_ADDR1 | MAIL_CITY | MAIL_STATE | MAIL_ZIP | PHYSICAL_STREET_NUM | PHYSICAL_STREET_DIR | PHYSICAL_STREET_NAME | PHYSICAL_STREET_TYPE | PHYSICAL_CITY | PHYSICAL_ZIP | Latitude | Longitude | DEED_NUMBER | DEED_CENT | DEED_DATE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 168-23-019 | DAVID AND JAN WOOD FAMILY TRUST | 9281 N MORNING GLORY RD PARADISE VALLEY 85253 | 9281 N MORNING GLORY RD PARADISE VALLEY AZ 85253 | 9281 N MORNING GLORY RD | PARADISE VALLEY | AZ | 85253 | 9281 | N | MORNING GLORY | RD | PARADISE VALLEY | 85253 | 33.57237412095480 | -111.94934596804300 | 170647874 | 20 | 08/30/2017 |
| 168-23-020 | ARTHUR JOEL/CANDY TR | 6056 E BAR Z LN PARADISE VALLEY 85253 | 6056 BAR Z LN PARADISE VALLEY AZ 85253 | 6056 BAR Z LN | PARADISE VALLEY | AZ | 85253 | 6056 | E | BAR Z | LN | PARADISE VALLEY | 85253 | 33.57178167086250 | -111.94913475449900 | 121130177 | 20 | 12/11/2012 |
| 168-23-021 | AHDOOT FAMILY TRUST | 6037 E DONNA CIR PARADISE VALLEY 85253 | 6037 E DONNA CIRCLE PARADISE VALLEY AZ 85253 | 6037 E DONNA CIRCLE | PARADISE VALLEY | AZ | 85253 | 6037 | E | DONNA | CIR | PARADISE VALLEY | 85253 | 33.5717132223094 | -111.94991492646200 | 130899930 | 20 | 10/09/2013 |
| 168-23-022 | AZ HOME BROKERS LLC | 6025 E DONNA CIR PARADISE VALLEY 85253 | 13835 N TATUM BLVD SUITE #9-468 PHOENIX AZ 85032 | 13835 N TATUM BLVD SUITE | PHOENIX | AZ | 85032 | 6025 | E | DONNA | CIR | PARADISE VALLEY | 85253 | 33.57173481999360 | -111.95051575134700 | 170797288 | 20 | 10/26/2017 |
| 168-23-023 | ALBERS SHANE C | 6013 E DONNA CIR PARADISE VALLEY 85253 | 6013 E DONNA CIR PARADISE VALLEY AZ 85253 | 6013 E DONNA CIR | PARADISE VALLEY | AZ | 85253 | 6013 | E | DONNA | CIR | PARADISE VALLEY | 85253 | 33.57174887655940 | -111.95111914538200 | 180951707 | 20 | 12/27/2018 |
| 168-23-024 | BACKIE ROBERT G/ELIZABETH M | 6001 E DONNA CIR PARADISE VALLEY 85253 | 6001 E DONNA CIRCLE PARADISE VALLEY AZ 85253-1730 | 6001 E DONNA CIRCLE | PARADISE VALLEY | AZ | 85253-1730 | 6001 | E | DONNA | CIR | PARADISE VALLEY | 85253 | 33.5718289001334000 | -111.95170503621800 | 990308632 | 19 | 03/30/1999 |
| 168-23-025 | MAHON GEORGE R/ANNETTE E | 6002 E DONNA CIR PARADISE VALLEY 85253 | 6002 E DONNA CIR SCOTTSDALE AZ 85018 | 6002 E DONNA CIR | SCOTTSDALE | AZ | 85018 | 6002 | E | DONNA | CIR | PARADISE VALLEY | 85253 | 33.57251413992850 | -111.95166676306000 | 120265538 | 20 | 03/29/2012 |
| 168-23-026 | CAPUTO GRACE L/GWOZDZIK GARY TR | 6018 E DONNA CIR PARADISE VALLEY 85253 | 6018 E DONNA CIR PARADISE VALLEY AZ 85253 | 6018 E DONNA CIR | PARADISE VALLEY | AZ | 85253 | 6018 | E | DONNA | CIR | PARADISE VALLEY | 85253 | 33.57251390776850 | -111.95097670166300 | 40545435 | 20 | 05/16/2004 |
| 168-23-027 | MANGAT ALJINDER SINGH TR | 6036 E DONNA CIR PARADISE VALLEY 85253 | PO BOX 6571 SCOTTSDALE AZ 85261-6571 | PO BOX 6571 | SCOTTSDALE | AZ | 85261-6571 | 6036 | E | DONNA | CIR | PARADISE VALLEY | 85253 | 33.57247268872230 | -111.9502765110200 | 70145714 | 20 | 02/04/2007 |
| 168-23-029 | KRAUSS FAMILY TRUST | 6013 E CARON CIR PARADISE VALLEY 85253 | 6013 E CARON CIR PARADISE VALLEY AZ 85253 | 6013 E CARON CIR | PARADISE VALLEY | AZ | 85253 | 6013 | E | CARON | CIR | PARADISE VALLEY | 85253 | 33.57310261079980 | -111.95109007524600 | 150909099 | 20 | 12/23/2015 |
| 168-23-030 | RINESTONE ERIC M/ROBYN S BARRETT | 6001 E CARON CIR PARADISE VALLEY 85253 | 6001 E CARON CIRCLE PARADISE VALLEY AZ 85253 | 6001 E CARON CIRCLE | PARADISE VALLEY | AZ | 85253 | 6001 | E | CARON | CIR | PARADISE VALLEY | 85253 | 33.57316324948080 | -111.95169824354600 | 40630685 | 20 | 06/02/2004 |
| 168-24-002 | PATEL FAMILY TRUST | 5801 E DONNA LN PARADISE VALLEY 85253 | 5801 E DONNA LN PARADISE VALLEY AZ 85253 | 5801 E DONNA LN | PARADISE VALLEY | AZ | 85253 | 5801 | E | DONNA | LN | PARADISE VALLEY | 85253 | 33.57190374298590 | -111.9558813893000 | 190747053 | 20 | 09/22/2019 |
| 168-24-003 | DEUTSCH BERNARD/SHARON TR | 5823 E DONNA LN PARADISE VALLEY 85253 | 5823 E DONNA LN PARADISE VALLEY AZ 85253 | 5823 E DONNA LN | PARADISE VALLEY | AZ | 85253 | 5823 | E | DONNA | LN | PARADISE VALLEY | 85253 | 33.5718573814378000 | -111.95523009181000 | 30181003 | 20 | 02/12/2003 |
| 168-24-004 | KROL DOUGLAS R & KAREN VANDE | 5839 E DONNA LN PARADISE VALLEY 85253 | 5839 E DONNA LN PARADISE VALLEY AZ 85253 | 5839 E DONNA LN | PARADISE VALLEY | AZ | 85253 | 5839 | E | DONNA | LN | PARADISE VALLEY | 85253 | 33.57185491352610 | -111.95456426527100 | 890014309 | 19 | 01/10/1989 |
| 168-24-005 | GERBER PAMELA J TR | 5855 E DONNA LN PARADISE VALLEY 85253 | 5855 E DONNA LN PARADISE VALLEY AZ 85253 | 5855 E DONNA LN | PARADISE VALLEY | AZ | 85253 | 5855 | E | DONNA | LN | PARADISE VALLEY | 85253 | 33.57183652910900 | -111.95393082417300 | 60597455 | 20 | 05/02/2006 |
| 168-24-006 | AU/TIEN FAMILY TRUST | 5905 E DONNA LN PARADISE VALLEY 85253 | 5905 E DONNA LN PARADISE VALLEY AZ 85253 | 5905 E DONNA LN | PARADISE VALLEY | AZ | 85253 | 5905 | E | DONNA | LN | PARADISE VALLEY | 85253 | 33.57178853102080 | -111.9532603979470 | 21054441 | 20 | 10/09/2002 |
| 168-24-007 | HARVEY KYLEY/AMELIA | 5921 E DONNA LN PARADISE VALLEY 85253 | 5921 E DONNA LN PARADISE VALLEY AZ 85253 | 5921 E DONNA LN | PARADISE VALLEY | AZ | 85253 | 5921 | E | DONNA | LN | PARADISE VALLEY | 85253 | 33.57170707563540 | -111.95249285541000 | 200003002 | 20 | 01/01/2020 |
| 168-24-008 | LYNCH DAVID/CHRISTINA M | 5925 E DONNA LN PARADISE VALLEY 85253 | 10120 E PEONE LANDING LN MEAD WA 99021 | 10120 E PEONE LANDING LN | MEAD | WA | 99021 | 5925 | E | DONNA | LN | PARADISE VALLEY | 85253 | 33.57222449372490 | -111.95223562300900 | 200470536 | 20 | 05/31/2020 |
| 168-24-009 | CAIN ROBER L | 5920 E DONNA LN PARADISE VALLEY 85253 | 5920 E DONNA PARADISE VALLEY AZ 85253 | 5920 E DONNA | PARADISE VALLEY | AZ | 85253 | 5920 | E | DONNA | LN | PARADISE VALLEY | 85253 | 33.57258015405490 | -111.95265464939400 | 950788983 | 19 | 12/21/1995 |
| 168-24-010 | CICH JAMES J JR/THERESA G | 5900 E DONNA LN PARADISE VALLEY 85253 | 2 GREENLEAF STREET RYE NY 10580 | 2 GREENLEAF STREET | RYE | NY | 10580 | 5900 | E | DONNA | LN | PARADISE VALLEY | 85253 | 33.57254059785790 | -111.95333974092700 | 71332945 | 20 | 12/19/2007 |
| 168-24-011 | MARCUZZO CHRISTOPHER K/SHELBY L | 5901 E CARON CIR PARADISE VALLEY 85253 | 11128 N 88TH PL SCOTTSDALE AZ 85260 | 11128 N 88TH PL | SCOTTSDALE | AZ | 85260 | 5901 | E | CARON | CIR | PARADISE VALLEY | 85253 | 33.5732064509138 | -111.95342194126300 | 40005534 | 20 | 01/04/2004 |
| 168-24-012 | HUNTER FREDERICK M/SHIRLEY M TR | 5915 E CARON CIR PARADISE VALLEY 85253 | 5915 E CARON CIR PARADISE VALLEY AZ 85253 | 5915 E CARON CIR | PARADISE VALLEY | AZ | 85253 | 5915 | E | CARON | CIR | PARADISE VALLEY | 85253 | 33.57314651916930 | -111.95282667408100 | 100612662 | 20 | 07/18/2010 |
| 168-24-013 | SCHWARTZ JAY LAWRENCE | 5919 E CARON CIR PARADISE VALLEY 85253 | 5919 E CARON CIR PARADISE VALLEY AZ 85253 | 5919 E CARON CIR | PARADISE VALLEY | AZ | 85253 | 5919 | E | CARON | CIR | PARADISE VALLEY | 85253 | 33.57322995469160 | -111.95228194093000 | 170232276 | 20 | 03/30/2017 |
| 168-24-028 | JCNDMN LIVING TRUST | 5802 E DONNA LN PARADISE VALLEY 85253 | 5802 E DONNA LN PARADISE VALLEY AZ 85253 | 5802 E DONNA LN | PARADISE VALLEY | AZ | 85253 | 5802 | E | DONNA | LN | PARADISE VALLEY | 85253 | 33.57264563779200 | -111.9557947527200 | 180801126 | 20 | 10/25/2018 |
| 168-24-029 | KOPSA RAY NORMAN | 5824 E DONNA LN PARADISE VALLEY 85253 | 5824 E DONNA LN PARADISE VALLEY AZ 85253 | 5824 E DONNA LN | PARADISE VALLEY | AZ | 85253 | 5824 | E | DONNA | LN | PARADISE VALLEY | 85253 | 33.57265552392520 | -111.95519877554500 | 150610946 | 20 | 08/23/2015 |
| 168-24-030 | RUSSELL AND JAN WILSON FAMILY TRUST | 5840 E DONNA LN PARADISE VALLEY 85253 | 5840 E DONNA LN PARADISE VALLEY AZ 85253 | 5840 E DONNA LN | PARADISE VALLEY | AZ | 85253 | 5840 | E | DONNA | LN | PARADISE VALLEY | 85253 | 33.57266953195090 | -111.9546655582580 | 170367634 | 20 | 05/21/2017 |
| 168-24-031 | CHAVEZ ALBERT D & SHAUNA GAIL | 5856 E DONNA LN PARADISE VALLEY 85253 | 5856 E DONNA LN PARADISE VALLEY AZ 85253 | 5856 E DONNA LN | PARADISE VALLEY | AZ | 85253 | 5856 | E | DONNA | LN | PARADISE VALLEY | 85253 | 33.57265386876450 | -111.95410553346100 | 11481-1168 | 19 | 12/30/1975 |
| 168-24-032 | BURKHOLDER VERNON E/SHARI MAUNEY | 9240 N 59TH ST PARADISE VALLEY 85253 | 9240 N 59TH ST PARADISE VALLEY AZ 85253 | 9240 N 59TH ST | PARADISE VALLEY | AZ | 85253 | 9240 | N | 59TH | ST | PARADISE VALLEY | 85253 | 33.57323995156920 | -111.95429731148100 | 80277401 | 20 | 03/30/2008 |
| 168-25-026 | SAFIR DOV | 9300 N 58TH ST PARADISE VALLEY 85253 | 7119 E SHEA BLVD STE 109-141 SCOTTSDALE AZ 85254 | 7119 E SHEA BLVD STE 109-141 | SCOTTSDALE | AZ | 85254 | 9300 | N | 58TH | ST | PARADISE VALLEY | 85253 | 33.5723130685425 | -111.95685058853800 | 90589216 | 20 | 06/25/2009 |
| 168-25-027 | KAPLOVITZ RONALD/DRUTZ MARLA | 5718 E BAR Z LN PARADISE VALLEY 85253 | 1405 HIGHMOON WY BLOOMFIELD HILL MI 48302 | 1405 HIGHMOON WY | BLOOMFIELD HILL | MI | 48302 | 5718 | E | BAR Z | LN | PARADISE VALLEY | 85253 | 33.5719043816921 0 | -111.9568815508150 | 180808166 | 20 | 10/29/2018 |
| 168-35-018 | BISHOP GARY N/BEARD CINDY A TR | 5740 E DOUBLETREE RANCH RD PARADISE VALLEY 85253 | 5740 E DOUBLETREE RANCH RD PARADISE VALLEY AZ 85253 | 5740 E DOUBLETREE RANCH RD | PARADISE VALLEY | AZ | 85253 | 5740 | E | DOUBLETREE RANCH | RD | PARADISE VALLEY | 85253 | 33.56836523948060 | -111.95678437676500 | 41285823 | 20 | 10/31/2004 |
| 168-35-019 | EUGENE AND LAURA PRANGER REVOCABLE LIVING TRU | 5730 E SANNA ST PARADISE VALLEY 85253 | 5730 E SANNA ST PARADISE VALLEY AZ 85253 | 5730 E SANNA ST | PARADISE VALLEY | AZ | 85253 | 5730 | E | SANNA | ST | PARADISE VALLEY | 85253 | 33.5685414323025 | -111.95745387307800 | 130892385 | 20 | 10/07/2013 |
| 168-35-020 | LEE FAMILY TRUST | 5714 E SANNA ST PARADISE VALLEY 85253 | 4135 N TWO CREEKS LN PARK CITY UT 84098 | 4135 N TWO CREEKS LN | PARK CITY | UT | 84098 | 5714 | E | SANNA | ST | PARADISE VALLEY | 85253 | 33.56884662729640 | -111.95784993407100 | 200035608 | 20 | 01/14/2020 |
| 168-35-021 | RICK AND JENNIFER JEWELL REVOCABLE TRUST | 5700 E SANNA ST PARADISE VALLEY 85253 | 5700 E SANNA ST PARADISE VALLEY AZ 85253 | 5700 E SANNA ST | PARADISE VALLEY | AZ | 85253 | 5700 | E | SANNA | ST | PARADISE VALLEY | 85253 | 33.56909610807440 | -111.95830993230400 | 200786018 | 20 | 08/24/2020 |
| 168-35-043 | BAHADUR FAMILY TRUST | 5701 E SANNA ST PARADISE VALLEY 85253 | 5701 E SANNA ST PARADISE VALLEY AZ 85253 | 5701 E SANNA ST | PARADISE VALLEY | AZ | 85253 | 5701 | E | SANNA | ST | PARADISE VALLEY | 85253 | 33.56837018072700 | -111.95860717228500 | 160319706 | 20 | 05/09/2016 |
| 168-36-001U | MUMMY MOUNTAIN DEV CO | | 1846 E CAMELBACK RD PHOENIX AZ 85016 | 1846 E CAMELBACK RD | PHOENIX | AZ | 85016 | | | | | | | 33.56984140082360 | -111.9573666 1341800 | NOD-18044 | 19 | 12/24/1993 |
| 168-37-001F | ASHBY ROBERT SCOTT/KAREN ANN | 5868 E BERNEIL LN PARADISE VALLEY 85253 | 5868 E BERNEIL LN PARADISE VALLEY AZ 85253 | 5868 E BERNEIL LN | PARADISE VALLEY | AZ | 85253 | 5868 | E | BERNEIL | LN | PARADISE VALLEY | 85253 | 33.57090463287460 | -111.95232447754000 | 170343067 | 20 | 05/10/2017 |
| 168-37-001G | MUMMY MOUNTAIN DEVELOPMENT CO | | PO BOX 579 LOUISVILLE TN 37777 | PO BOX 579 | LOUISVILLE | TN | 37777 | | | | | | | 33.56862823493540 | -111.9549803020080 | 13749-0736 | 19 | 07/05/1979 |
| 168-37-002 | HORNSTEIN JONATHAN B/SEMENOVA ZHANNA | 5862 E BERNEIL LN PARADISE VALLEY 85253 | 5862 E BERNEIL LN PARADISE VALLEY AZ 85253 | 5862 E BERNEIL LN | PARADISE VALLEY | AZ | 85253 | 5862 | E | BERNEIL | LN | PARADISE VALLEY | 85253 | 33.57118722059700 | -111.95288565295800 | 120309148 | 20 | 04/12/2012 |
| 168-37-003 | MUELLER JAMES W | 5850 E BERNEIL LN PARADISE VALLEY 85253 | 5850 E BERNEIL LN PARADISE VALLEY AZ 85253 | 5850 E BERNEIL LN | PARADISE VALLEY | AZ | 85253 | 5850 | E | BERNEIL | LN | PARADISE VALLEY | 85253 | 33.57114271649230 0 | -111.95346412519900 | 870699038 | 19 | 11/17/1987 |
| 168-37-004 | FLOP SHOT VENTURES LLC | 5838 E BERNEIL LN PARADISE VALLEY 85253 | 7377 E DOUBLETREE RANCH RD STE S-100 SCOTTSDALE AZ 85258 | 7377 E DOUBLETREE RANCH RD STE S-100 | SCOTTSDALE | AZ | 85258 | 5838 | E | BERNEIL | LN | PARADISE VALLEY | 85253 | 33.57116205546760 | -111.95400891902600 | 180353661 | 20 | 05/08/2018 |
| 168-37-005 | KLOTNIA FAMILY TRUST | 5822 E BERNEIL LN PARADISE VALLEY 85253 | 5822 E BERNEIL LN PARADISE VALLEY AZ 85253 | 5822 E BERNEIL LN | PARADISE VALLEY | AZ | 85253 | 5822 | E | BERNEIL | LN | PARADISE VALLEY | 85253 | 33.57117873017020 | -111.95455243585100 | 200670510 | 20 | 07/26/2020 |
| 168-37-006 | WAI KEUNG AND ERIN B LOH FAMILY TRUST | 5810 E BERNEIL LN PARADISE VALLEY 85253 | 5810 E BERNEIL LN PARADISE VALLEY AZ 85253 | 5810 E BERNEIL LN | PARADISE VALLEY | AZ | 85253 | 5810 | E | BERNEIL | LN | PARADISE VALLEY | 85253 | 33.57118269879500 | -111.95510248898000 | 170289167 | 20 | 04/23/2017 |
| 168-37-007 | POHL PRESCOTT BISSELL/NANCY CASBEER TR | 9211 N 58TH ST PARADISE VALLEY 85253 | 9211 N 58TH ST PARADISE VALLEY AZ 85253 | 9211 N 58TH ST | PARADISE VALLEY | AZ | 85253 | 9211 | N | 58TH | ST | PARADISE VALLEY | 85253 | 33.5713360 3789100 | -111.95580113600400 | 121090492 | 20 | 11/29/2012 |
| 168-37-008 | MIDZOR GARY J TR | 5800 E SANNA ST PARADISE VALLEY 85253 | 5800 E SANNA ST PARADISE VALLEY AZ 85253 | 5800 E SANNA ST | PARADISE VALLEY | AZ | 85253 | 5800 | E | SANNA | ST | PARADISE VALLEY | 85253 | 33.5708579106 7900 | -111.95572429276800 | 51582732 | 20 | 10/20/2005 |
| 168-37-009 | SL REVOCABLE TRUST | 5801 E BERNEIL LN PARADISE VALLEY 85253 | 5801 E BERNEIL LN PARADISE VALLEY AZ 85253 | 5801 E BERNEIL LN | PARADISE VALLEY | AZ | 85253 | 5801 | E | BERNEIL | LN | PARADISE VALLEY | 85253 | 33.5704269966 2770 | -111.95481614471700 | 170461476 | 20 | 06/22/2017 |
| 168-37-010 | PETSAS REVOCABLE TRUST | 5831 E BERNEIL LN PARADISE VALLEY 85253 | 5831 E BERNEIL LN PARADISE VALLEY AZ 85253 | 5831 E BERNEIL LN | PARADISE VALLEY | AZ | 85253 | 5831 | E | BERNEIL | LN | PARADISE VALLEY | 85253 | 33.5704173266 0100 | -111.95397418594600 | 110804540 | 20 | 09/27/2011 |
| 168-37-011 | KEASLER ROBERT N/DEBA L TR | 5846 E SANNA ST PARADISE VALLEY 85253 | 5846 E SANNA ST PARADISE VALLEY AZ 85253 | 5846 E SANNA ST | PARADISE VALLEY | AZ | 85253 | 5846 | E | SANNA | ST | PARADISE VALLEY | 85253 | 33.56999338668740 | -111.9540645619240 | 121022997 | 20 | 11/08/2012 |
| 168-37-012 | ADAZ TRUST | 5868 E SANNA ST PARADISE VALLEY 85253 | 5868 E SANNA ST PARADISE VALLEY AZ 85253-1762 | 5868 E SANNA ST | PARADISE VALLEY | AZ | 85253-1762 | 5868 | E | SANNA | ST | PARADISE VALLEY | 85253 | 33.56974624598190 | -111.953311725898 | 201064485 | 20 | 11/01/2020 |
| 168-37-013 | PROFESSIONAL DISABILITY SERVICES INC | 5851 E BERNEIL LN PARADISE VALLEY 85253 | 690 BRIERHILL RD DEERFIELD IL 60015 | 690 BRIERHILL RD | DEERFIELD | IL | 60015 | 5851 | E | BERNEIL | LN | PARADISE VALLEY | 85253 | 33.57034149569250 | -111.953273134499 0 | 100580529 | 20 | 07/07/2010 |
| 168-37-014 | TRANQUILITY TRUST | 5900 E BERNEIL DR PARADISE VALLEY 85253 | 5900 E BERNEIL DR PARADISE VALLEY AZ 85253 | 5900 E BERNEIL DR | PARADISE VALLEY | AZ | 85253 | 5900 | E | BERNEIL | DR | PARADISE VALLEY | 85253 | 33.57015788776460 | -111.95233268932200 | 190275547 | 20 | 04/17/2019 |
| 168-37-015 | STOCKSLAGER MATTHEW J/LAURA J | 5901 E BERNEIL DR PARADISE VALLEY 85253 | 5901 E BERNEIL DR PARADISE VALLEY AZ 85253 | 5901 E BERNEIL DR | PARADISE VALLEY | AZ | 85253 | 5901 | E | BERNEIL | DR | PARADISE VALLEY | 85253 | 33.56954640838140 | -111.95245698631800 | 130174152 | 20 | 02/24/2013 |
| 168-37-016 | BMNB TRUST | 5900 E SANNA ST PARADISE VALLEY 85253 | 5900 E SANNA ST PARADISE VALLEY AZ 85253 | 5900 E SANNA ST | PARADISE VALLEY | AZ | 85253 | 5900 | E | SANNA | ST | PARADISE VALLEY | 85253 | 33.56912264410740 | -111.95242525115700 | 180940243 | 20 | 12/23/2018 |
| 168-37-017 | MOSS FAMILY TRUST | 5909 E SANNA ST PARADISE VALLEY 85253 | 5909 E SANNA ST PARADISE VALLEY AZ 85253 | 5909 E SANNA ST | PARADISE VALLEY | AZ | 85253 | 5909 | E | SANNA | ST | PARADISE VALLEY | 85253 | 33.56840442992290 | -111.95230482264600 | 160935337 | 20 | 12/19/2016 |
| 168-37-018 | LEFT TURN LLC | 5901 E SANNA ST PARADISE VALLEY 85253 | 1850 N CENTRAL AVE STE 1800 PHOENIX AZ 85004 | 1850 N CENTRAL AVE STE 1800 | PHOENIX | AZ | 85004 | 5901 | E | SANNA | ST | PARADISE VALLEY | 85253 | 33.56854997808350 | -111.95296295620600 | 200477658 | 20 | 06/02/2020 |
| 168-37-019 | HAMADEH WASEEM J | 5871 E SANNA ST PARADISE VALLEY 85253 | 25255 N 90TH WAY SCOTTSDALE AZ 85255 | 25255 N 90TH WAY | SCOTTSDALE | AZ | 85255 | 5871 | E | SANNA | ST | PARADISE VALLEY | 85253 | 33.56887233017170 0 | -111.95348120342400 | 160210749 | 20 | 03/30/2016 |
| 168-37-020 | SWAN CATHY W/PETER A/WOOD JANE A | 5865 E SANNA ST PARADISE VALLEY 85253 | 5865 E SANNA PARADISE VALLEY AZ 85253 | 5865 E SANNA | PARADISE VALLEY | AZ | 85253 | 5865 | E | SANNA | ST | PARADISE VALLEY | 85253 | 33.56910866939480 | -111.95394805115500 | 150350691 | 20 | 05/18/2015 |
| 168-37-021 | TRUST A OF THE CUMMINGS TRUST | 5851 E SANNA ST PARADISE VALLEY 85253 | 1625 CREEKSIDE DR STE 201 FOLSOM CA 95630-3819 | 1625 CREEKSIDE DR STE 201 | FOLSOM | CA | 95630-3819 | 5851 | E | SANNA | ST | PARADISE VALLEY | 85253 | 33.56934416883740 0 | -111.95441072821000 | 201096157 | 20 | 11/09/2020 |
| 168-37-022 | TFT TRUST I | 5839 E SANNA ST PARADISE VALLEY 85253 | 5839 E SANNA ST PARADISE VALLEY AZ 85253 | 5839 E SANNA ST | PARADISE VALLEY | AZ | 85253 | 5839 | E | SANNA | ST | PARADISE VALLEY | 85253 | 33.56958044561 8800 | -111.95487387096600 | 100004193 | 20 | 01/04/2010 |
| 168-37-023 | MARY GRACE PRESTON DECLARATION OF TRUST | 5827 E SANNA ST PARADISE VALLEY 85253 | 180 E PEARSON ST UNIT 3807 CHICAGO IL 60611 | 180 E PEARSON ST UNIT 3807 | CHICAGO | IL | 60611 | 5827 | E | SANNA | ST | PARADISE VALLEY | 85253 | 33.56981638099080 0 | -111.95533906857500 | 121008243 | 20 | 11/05/2012 |
| 168-37-024 | SANNYS LTD PARTNERSHIP | 5815 E SANNA ST PARADISE VALLEY 85253 | 5815 E SANNA PARADISE VALLEY AZ 85253 | 5815 E SANNA | PARADISE VALLEY | AZ | 85253 | 5815 | E | SANNA | ST | PARADISE VALLEY | 85253 | 33.5700504495472 0 | -111.95580298986600 | 930637388 | 19 | 09/20/1993 |
| 168-37-025 | MGB IRREVOCABLE TRUST AGREEMENT | 5801 E SANNA ST PARADISE VALLEY 85253 | 5801 E SANNA ST PARADISE VALLEY AZ 85253 | 5801 E SANNA ST | PARADISE VALLEY | AZ | 85253 | 5801 | E | SANNA | ST | PARADISE VALLEY | 85253 | 33.5702839447020 0 | -111.95628685333500 | 140524227 | 20 | 08/07/2014 |
| 168-37-026 | CLEMENT LINDA A/KENNETH A | 9200 N 58TH ST PARADISE VALLEY 85253 | 9200 N 58TH ST PARADISE VALLEY AZ 85253 | 9200 N 58TH ST | PARADISE VALLEY | AZ | 85253 | 9200 | N | 58TH | ST | PARADISE VALLEY | 85253 | 33.5706282373210 00 | -111.9567986348090 | 900383888 | 19 | 08/23/1990 |
| 168-37-027 | RIGHI JOHN V/SUSAN DEE | 5721 E BAR Z LN PARADISE VALLEY 85253 | 5721 E BAR Z LN PARADISE VALLEY AZ 85253 | 5721 E BAR Z LN | PARADISE VALLEY | AZ | 85253 | 5721 | E | BAR Z | LN | PARADISE VALLEY | 85253 | 33.5712200870618 00 | -111.9567557249670 | 200928748 | 20 | 09/29/2020 |
| 168-37-028 | NICHOLAS A | 5711 E BAR Z LN PARADISE VALLEY 85253 | P O BOX 26424 SCOTTSDALE AZ 85255 | P O BOX 26424 | SCOTTSDALE | AZ | 85255 | 5711 | E | BAR Z | LN | PARADISE VALLEY | 85253 | 33.5713116037053 | -111.9574547945300 0 | 30642154 | 20 | 05/19/2003 |
| 168-38-002 | CW LIVING TRUST/WMD LIVING TRUST | 9000 N 60TH ST PARADISE VALLEY 85253 | 9000 N 60TH ST PARADISE VALLEY AZ 85253 | 9000 N 60TH ST | PARADISE VALLEY | AZ | 85253 | 9000 | N | 60TH | ST | PARADISE VALLEY | 85253 | 33.56824491805210 | -111.95160185162500 | 160456638 | 20 | 06/28/2016 |
| 168-38-003 | FIECHTER DONALD J/ANGELA S | 9016 N 60TH ST PARADISE VALLEY 85253 | 9016 N 60TH ST PARADISE VALLEY AZ 85253 | 9016 N 60TH ST | PARADISE VALLEY | AZ | 85253 | 9016 | N | 60TH | ST | PARADISE VALLEY | 85253 | 33.56883263578980 | -111.9516035754970 | 180501174 | 20 | 06/28/2018 |
| 168-38-004 | BAKKE INVESTMENTS LLC | 9028 N 60TH ST PARADISE VALLEY 85253 | 9028 N 60TH ST PARADISE VALLEY AZ 85253 | 9028 N 60TH ST | PARADISE VALLEY | AZ | 85253 | 9028 | N | 60TH | ST | PARADISE VALLEY | 85253 | 33.56936104709460 | -111.95160482367500 | 40934879 | 20 | 08/11/2004 |
| 168-38-005 | KHAILANY TRUST | 5920 E BERNEIL DR PARADISE VALLEY 85253 | 5920 E BERNEIL DR PARADISE VALLEY AZ 85253 | 5920 E BERNEIL DR | PARADISE VALLEY | AZ | 85253 | 5920 | E | BERNEIL | DR | PARADISE VALLEY | 85253 | 33.57002674675420 | -111.95160496150700 | 170877089 | 20 | 11/27/2017 |
| 168-38-006 | KULLANDER FAMILY TRUST | 9112 N 60TH ST PARADISE VALLEY 85253 | 9112 N 60TH ST PARADISE VALLEY AZ 85253 | 9112 N 60TH ST | PARADISE VALLEY | AZ | 85253 | 9112 | N | 60TH | ST | PARADISE VALLEY | 85253 | 33.57054966280230 | -111.95162473966900 | 160020334 | 20 | 01/11/2016 |
| 168-38-007 | OWEN RODNEY S/ELIZABETH S TR | 9122 N 60TH ST PARADISE VALLEY 85253 | 9122 N 60TH ST PARADISE VALLEY AZ 85253 | 9122 N 60TH ST | PARADISE VALLEY | AZ | 85253 | 9122 | N | 60TH | ST | PARADISE VALLEY | 85253 | 33.5711113444033300 | -111.9516346324090 | 21277216 | 20 | 11/28/2002 |
| 168-38-008 | M&K TRUST | 6000 E BERNEIL LN PARADISE VALLEY 85253 | 6000 E BERNEIL LN PARADISE VALLEY AZ 85253 | 6000 E BERNEIL LN | PARADISE VALLEY | AZ | 85253 | 6000 | E | BERNEIL | LN | PARADISE VALLEY | 85253 | 33.57115883629300 | -111.95098414526400 | 200734285 | 20 | 08/11/2020 |
| 168-38-009 | KEVIN AND KARRIE BLACKBURN FAMILY LIVING TRUST | 6010 E BERNEIL LN PARADISE VALLEY 85253 | 6010 E BERNEIL LN PARADISE VALLEY AZ 85253 | 6010 E BERNEIL LN | PARADISE VALLEY | AZ | 85253 | 6010 | E | BERNEIL | LN | PARADISE VALLEY | 85253 | 33.57110410954330 0 | -111.95033412242400 | 200758941 | 20 | 08/17/2020 |
| 168-38-010 | BINKLEY ROB | 9116 N MORNING GLORY RD PARADISE VALLEY 85253 | 9116 N MORNING GLORY RD PARADISE VALLEY AZ 85253 | 9116 N MORNING GLORY RD | PARADISE VALLEY | AZ | 85253 | 9116 | N | MORNING GLORY | RD | PARADISE VALLEY | 85253 | 33.57107363070980 | -111.94969592473500 | 140214416 | 20 | 04/02/2014 |
| 168-38-011 | RT TRUST | 6001 E BERNEIL LN PARADISE VALLEY 85253 | 6001 E BERNEIL LN PARADISE VALLEY AZ 85253 | 6001 E BERNEIL LN | PARADISE VALLEY | AZ | 85253 | 6001 | E | BERNEIL | LN | PARADISE VALLEY | 85253 | 33.57040582867360 0 | -111.95069052645200 | 170091431 | 20 | 02/06/2017 |
| 168-38-012 | PHILLIP MOESER FAMILY TRUST | 9101 N 60TH ST PARADISE VALLEY 85253 | 9101 N 60TH ST PARADISE VALLEY AZ 85253 | 9101 N 60TH ST | PARADISE VALLEY | AZ | 85253 | 9101 | N | 60TH | ST | PARADISE VALLEY | 85253 | 33.56987980438700 | -111.9506889944110 | 190953671 | 20 | 11/24/2019 |
| 168-38-013 | CACTUS WREN PROPERTIES LLC | 9025 N 60TH ST PARADISE VALLEY 85253 | 5 TURNBERRY RD WALLINGFORD CT 06492 | 5 TURNBERRY RD | WALLINGFORD | CT | 6492 | 9025 | N | 60TH | ST | PARADISE VALLEY | 85253 | 33.5693529459874 | -111.95068955197200 | 160414675 | 20 | 06/14/2016 |
| 168-38-014 | DEFOOR MARY SUSAN | 9015 N 60TH ST PARADISE VALLEY 85253 | 9412 STANDIFER GAP RD OOLTEWAH TN 37363 | 9412 STANDIFER GAP RD | OOLTEWAH | TN | 37363 | 9015 | N | 60TH | ST | PARADISE VALLEY | 85253 | 33.56882832164720 0 | -111.95068659155900 | 201098855 | 20 | 11/09/2020 |
| 168-38-015 | BENNETT RALPH E | 9001 N 60TH ST PARADISE VALLEY 85253 | 9001 N 60TH ST PARADISE VALLEY AZ 85253 | 9001 N 60TH ST | PARADISE VALLEY | AZ | 85253 | 9001 | N | 60TH | ST | PARADISE VALLEY | 85253 | 33.56823616233700 0 | -111.95076930424100 | 180250196 | 20 | 04/02/2018 |
| 168-38-016 | WEHN STANLEY MARK/TERESA LANCTOT TR | 6010 E DOUBLETREE RANCH RD PARADISE VALLEY 85253 | 6010 DOUBLETREE RANCH ROAD PARADISE VALLEY AZ 85253 | 6010 DOUBLETREE RANCH ROAD | PARADISE VALLEY | AZ | 85253 | 6010 | E | DOUBLETREE RANCH | RD | PARADISE VALLEY | 85253 | 33.568215085755 7 | -111.95018519613500 | 21009631 | 20 | 09/29/2002 |
| 168-38-017 | LILES MICHAEL S/PENNI | 6020 E DOUBLETREE RANCH RD PARADISE VALLEY 85253 | 6020 E DOUBLETREE RANCH RD PARADISE VALLEY AZ 85253 | 6020 E DOUBLETREE RANCH RD | PARADISE VALLEY | AZ | 85253 | 6020 | E | DOUBLETREE RANCH | RD | PARADISE VALLEY | 85253 | 33.56819757859750 0 | -111.9495990958050 | 200066923 | 20 | 01/26/2020 |
| 168-38-018 | YJHAR LLC | 9000 N MORNING GLORY RD PARADISE VALLEY 85253 | 2163 E BASELINE RD STE 105 TEMPE AZ 85283 | 2163 E BASELINE RD STE 105 | TEMPE | AZ | 85283 | 9000 | N | MORNING GLORY | RD | PARADISE VALLEY | 85253 | 33.56817485191640 0 | -111.94901440212700 | 190111105 | 20 | 02/18/2019 |
| 168-38-019 | STEVEN L SKILLMAN TRUST | 9016 N MORNING GLORY RD PARADISE VALLEY 85253 | 9016 N MORNING GLORY RD PARADISE VALLEY AZ 85253 | 9016 N MORNING GLORY RD | PARADISE VALLEY | AZ | 85253 | 9016 | N | MORNING GLORY | RD | PARADISE VALLEY | 85253 | 33.56885846410070 | -111.94909763851400 | 190854431 | 20 | 10/24/2019 |
| 168-38-020A | BATHEJA SUDERSHAN L/SONA L | 9028 N MORNING GLORY RD PARADISE VALLEY 85253 | 9028 N MOR

| | | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **168-38-027** | JMZS FAMILY TRUST | 6061 E BAR Z LN PARADISE VALLEY 85253 | 6061 E BAR Z LN PARADISE VALLEY AZ 85253 | 6061 E BAR Z LN | PARADISE VALLEY | AZ | 85253 | 6061 | E | BAR Z | LN | PARADISE VALLEY | 85253 | 33.57096695242570 | -111.9488531923230 | 150427882 | 20 | 06/15/2015 |
| **168-38-028** | COUVARAS JOHN L/RHODA RIZKALLA | 9101 N MORNING GLORY RD PARADISE VALLEY 85253 | 9101 N MORNING GLORY RD PARADISE VALLEY AZ 85253 | 9101 N MORNING GLORY RD | PARADISE VALLEY | AZ | 85253 | 9101 | N | MORNING GLORY | RD | PARADISE VALLEY | 85253 | 33.57036145258090 | -111.94856280901800 | 121002504 | 20 | 11/01/2012 |
| **168-38-029** | GERRY L MADDOUX LIVING TRUST/MIA DIEKEMPER MADD | 9055 N MORNING GLORY RD PARADISE VALLEY 85253 | 9055 N MORNING GLORY RD PARADISE VALLEY AZ 85253 | 9055 N MORNING GLORY RD | PARADISE VALLEY | AZ | 85253 | 9055 | N | MORNING GLORY | RD | PARADISE VALLEY | 85253 | 33.57044288986530 | -111.94795447516500 | 200202620 | 20 | 03/08/2020 |
| **168-38-030** | PHILLIPS CRAIG W/ALBOM-PHILLIPS GAIL TR | 9045 N MORNING GLORY RD PARADISE VALLEY 85253 | 9045 N MORNING GLORY RD PARADISE VALLEY AZ 85253 | 9045 N MORNING GLORY RD | PARADISE VALLEY | AZ | 85253 | 9045 | N | MORNING GLORY | RD | PARADISE VALLEY | 85253 | 33.56961380770890 | -111.94793538211100 | 120950953 | 20 | 10/18/2012 |
| **168-38-031** | RODIN ANDREW/LYDIA | 9035 N MORNING GLORY RD PARADISE VALLEY 85253 | 9035 N MORNING GLORY RD PARADISE VALLEY AZ 85253 | 9035 N MORNING GLORY RD | PARADISE VALLEY | AZ | 85253 | 9035 | N | MORNING GLORY | RD | PARADISE VALLEY | 85253 | 33.56954645654890 | -111.9484750409680 | 160916512 | 20 | 12/12/2016 |
| **168-38-032** | TENBERGE MARCEL/JENNIFER | 9025 N MORNING GLORY RD PARADISE VALLEY 85253 | 9025 N MORNING GLORY RD PARADISE VALLEY AZ 85253 | 9025 N MORNING GLORY RD | PARADISE VALLEY | AZ | 85253 | 9025 | N | MORNING GLORY | RD | PARADISE VALLEY | 85253 | 33.56897568270570 | -111.9481728609200 | 170217255 | 20 | 03/27/2017 |
| **168-38-033** | WILCOX SUE G TR | 9015 N MORNING GLORY RD PARADISE VALLEY 85253 | 9015 N MORNING GLORY RD PARADISE VALLEY AZ 85253 | 9015 N MORNING GLORY RD | PARADISE VALLEY | AZ | 85253 | 9015 | N | MORNING GLORY | RD | PARADISE VALLEY | 85253 | 33.56851696149750 | -111.9481256667100 | 990958740 | 19 | 10/18/1999 |
| **168-38-034** | DAY AILEEN RUTH/PETER C | 6100 E DOUBLETREE RANCH RD PARADISE VALLEY 85253 | 62-2323 KANEHOA ST KAMUELA HI 96743 | 62-2323 KANEHOA ST | KAMUELA | HI | 96743 | 6100 | E | DOUBLETREE RANCH | RD | PARADISE VALLEY | 85253 | 33.56805034563190 | -111.9481111967100 | 200171837 | 20 | 02/27/2020 |
| **168-40-024** | REMPP ROBERT E/SHARON L TR | 6115 E HORSESHOE RD PARADISE VALLEY 85253 | 6115 E HORSESHOE RD PARADISE VALLEY AZ 85253-2264 | 6115 E HORSESHOE RD | PARADISE VALLEY | AZ | 85253-2264 | 6115 | E | HORSESHOE | RD | PARADISE VALLEY | 85253 | 33.56619028800640 | -111.9482240125510 | 970850898 | 19 | 12/03/1997 |
| **168-40-025** | SLAUGHTER FAMILY TRUST | 6101 E HORSESHOE RD PARADISE VALLEY 85253 | 6101 E HORSESHOE RD PARADISE VALLEY AZ 85253 | 6101 E HORSESHOE RD | PARADISE VALLEY | AZ | 85253 | 6101 | E | HORSESHOE | RD | PARADISE VALLEY | 85253 | 33.56642623148470 | -111.9486847240100 | 101052142 | 20 | 12/01/2010 |
| **168-40-026** | CUTRIN CURTIS M TR | 6025 E HORSESHOE RD PARADISE VALLEY 85253 | 12321 METCALF OVERLAND PARK KS 66213 | 12321 METCALF | OVERLAND PARK | KS | 66213 | 6025 | E | HORSESHOE | RD | PARADISE VALLEY | 85253 | 33.56667165065270 | -111.94914037786100 | 100790800 | 20 | 09/12/2010 |
| **168-40-027** | HAMANN RONALD | 6011 E HORSESHOE RD PARADISE VALLEY 85253 | 7315 E ORCHARD RD STE 200 GREENWOOD VILLAGE CO 80111 | 7315 E ORCHARD RD | GREENWOOD VILLA | CO | 80111 | 6011 | E | HORSESHOE | RD | PARADISE VALLEY | 85253 | 33.56689747839920 | -111.94972945188900 | 180655641 | 20 | 08/29/2018 |
| **168-40-028** | CHANG MONIQUE/CHEN DANNY | 6001 E HORSESHOE RD PARADISE VALLEY 85253 | 6001 E HORSESHOE PARADISE VALLEY AZ 85253 | 6001 E HORSESHOE | PARADISE VALLEY | AZ | 85253 | 6001 | E | HORSESHOE | RD | PARADISE VALLEY | 85253 | 33.56731580656010 | -111.9504857647690 | 110584467 | 20 | 07/13/2011 |
| **168-40-029** | PLUMMER-WRIGHT PAMALA | 6000 E HORSESHOE RD PARADISE VALLEY 85253 | 6000 E HORSESHOE RD PARADISE VALLEY AZ 85253 | 6000 E HORSESHOE RD | PARADISE VALLEY | AZ | 85253 | 6000 | E | HORSESHOE | RD | PARADISE VALLEY | 85253 | 33.56744958172460 | -111.94912778873400 | 200951807 | 20 | 10/05/2020 |
| **168-40-030** | MATSON MARK E/MELISSA | 6100 E HORSESHOE RD PARADISE VALLEY 85253 | 6100 E HORSESHOE RD PARADISE VALLEY AZ 85253-2263 | 6100 E HORSESHOE RD | PARADISE VALLEY | AZ | 85253-2263 | 6100 | E | HORSESHOE | RD | PARADISE VALLEY | 85253 | 33.56728653755860 | -111.9484020458900 | 190237473 | 20 | 04/03/2019 |
| **168-40-031** | BEN-AVIV DAVID/DANTO LINDSAY | 6114 E HORSESHOE RD PARADISE VALLEY 85253 | 6114 E HORSESHOE RD PARADISE VALLEY AZ 85253 | 6114 E HORSESHOE RD | PARADISE VALLEY | AZ | 85253 | 6114 | E | HORSESHOE | RD | PARADISE VALLEY | 85253 | 33.56716503996390 | -111.94785859947000 | 170220542 | 20 | 03/28/2017 |
| **168-41-001C** | MUMMY MOUNTAIN DEV CO | | PO BOX 579 LOUISVILLE TN 37777-0579 | PO BOX 579 | LOUISVILLE | TN | 37777-0579 | | | | | | | 33.56649212408920 | -111.95090489921000 | 12690-0367 | 19 | 12/31/1977 |
| **168-41-002J** | MUMMY MOUNTAIN DEVELOPMENT CO | | PO BOX 579 LOUISVILLE TN 37777 | PO BOX 579 | LOUISVILLE | TN | 37777 | | | | | | | 33.56539797621910 | -111.94916384450200 | 12690-0367 | 19 | 12/31/1977 |
| **168-41-002K** | MUMMY MOUNTAIN DEV CO | | PO BOX 579 LOUISVILLE TN 37777-0579 | PO BOX 579 | LOUISVILLE | TN | 37777-0579 | | | | | | | 33.56493195885130 | -111.94820913452200 | 13016-0335 | 19 | 07/09/1978 |
| **168-41-002L** | MUMMY MOUNTAIN DEV CO | | PO BOX 579 LOUISVILLE TN 37777-0579 | PO BOX 579 | LOUISVILLE | TN | 37777-0579 | | | | | | | 33.56614656108580 | -111.94936665693300 | 12690-0367 | 19 | 12/31/1977 |
| **168-42-001A** | MUMMY MOUNTAIN DEVELOPMENT CO | | PO BOX 579 LOUISVILLE TN 37777 | PO BOX 579 | LOUISVILLE | TN | 37777 | | | | | | | 33.56725561224280 | -111.95297437839700 | 12690-0367 | 19 | 12/31/1977 |
| **168-42-002** | ZALKOW ANDREW | 5800 E VIA LOS CABALLOS PARADISE VALLEY 85253 | 5800 E VIA LOS CABALLOS PARADISE VALLEY AZ 85253 | 5800 E VIA LOS CABALLOS | PARADISE VALLEY | AZ | 85253 | 5800 | E | VIA LOS CABALLOS | | PARADISE VALLEY | 85253 | 33.56764732685940 | -111.95557039638500 | 90870322 | 20 | 09/17/2009 |
| **168-42-003** | OSOLNICK FRANK/CLAIRE | 5822 E VIA LOS CABALLOS PARADISE VALLEY 85253 | 5822 E VIA LOS CABALLOS PARADISE VALLEY AZ 85253 | 5822 E VIA LOS CABALLOS | PARADISE VALLEY | AZ | 85253 | 5822 | E | VIA LOS CABALLOS | | PARADISE VALLEY | 85253 | 33.56739012849770 | -111.95503616048300 | 110780250 | 20 | 09/19/2011 |
| **168-42-004** | BROWN CURTIS W/CINDY | 5840 E VIA LOS CABALLOS PARADISE VALLEY 85253 | 5840 E VIA LOS CABALLOS PARADISE VALLEY AZ 85253 | 5840 E VIA LOS CABALLOS | PARADISE VALLEY | AZ | 85253 | 5840 | E | VIA LOS CABALLOS | | PARADISE VALLEY | 85253 | 33.56716165487590 | -111.95456200950200 | 70305434 | 20 | 03/13/2007 |
| **168-42-005** | INCLEDON THOMAS | 5854 E VIA LOS CABALLOS PARADISE VALLEY 85253 | 5854 E VIA LOS CABALLOS PARADISE VALLEY AZ 85253 | 5854 E VIA LOS CABALLOS | PARADISE VALLEY | AZ | 85253 | 5854 | E | VIA LOS CABALLOS | | PARADISE VALLEY | 85253 | 33.56692336642820 | -111.9540958596660 | 170849242 | 20 | 11/14/2017 |
| **168-42-006** | TOMLINSON BILL A | 5900 E VIA LOS CABALLOS PARADISE VALLEY 85253 | 5900 E VIA LOS CABALLOS PARADISE VALLEY AZ 85253 | 5900 E VIA LOS CABALLOS | PARADISE VALLEY | AZ | 85253 | 5900 | E | VIA LOS CABALLOS | | PARADISE VALLEY | 85253 | 33.56668551985570 | -111.95362920052400 | 200922454 | 20 | 09/28/2020 |
| **168-42-007** | FARNER JAMES F/ALICJA | 5914 E VIA LOS CABALLOS PARADISE VALLEY 85253 | 5914 E VIA LOS CABALLOS PARADISE VALLEY AZ 85253 | 5914 E VIA LOS CABALLOS | PARADISE VALLEY | AZ | 85253 | 5914 | E | VIA LOS CABALLOS | | PARADISE VALLEY | 85253 | 33.56644686734050 | -111.95316078013900 | 160404085 | 20 | 06/09/2016 |
| **168-42-008** | KIRBY CINDY L/LABOVIC RADOVAN | 5928 E VIA LOS CABALLOS PARADISE VALLEY 85253 | 1000 E 80TH PL SUITE 523S MERRILLVILLE IN 46410 | 1000 E 80TH PL SUITE 523S | MERRILLVILLE | IN | 46410 | 5928 | E | VIA LOS CABALLOS | | PARADISE VALLEY | 85253 | 33.56620822279720 | -111.95269248752000 | 70927924 | 20 | 08/16/2007 |
| **168-42-009** | OBSTFELD IAN JEFFREY/GAIL A TR | 5942 E VIA LOS CABALLOS PARADISE VALLEY 85253 | 5942 VIA LOS CABALLOS PARADISE VALLEY AZ 85253 | 5942 VIA LOS CABALLOS | PARADISE VALLEY | AZ | 85253 | 5942 | E | VIA LOS CABALLOS | | PARADISE VALLEY | 85253 | 33.5659714810543 | -111.9522280251250 | 950134415 | 19 | 03/12/1995 |
| **168-42-010** | DIMAGGIO RICK TR | 5956 E VIA LOS CABALLOS PARADISE VALLEY 85253 | 5956 E VIA LOS CABALLOS PARADISE VALLEY AZ 85253 | 5956 E VIA LOS CABALLOS | PARADISE VALLEY | AZ | 85253 | 5956 | E | VIA LOS CABALLOS | | PARADISE VALLEY | 85253 | 33.56573509737430 | -111.95176151783400 | 40356612 | 20 | 04/05/2004 |
| **168-42-011** | DAVID W AND MARGARET ANN JOBE REV LIV TRUST | 6000 E VIA LOS CABALLOS PARADISE VALLEY 85253 | 6000 E VIA LOS CABALLOS PARADISE VALLEY AZ 85253 | 6000 E VIA LOS CABALLOS | PARADISE VALLEY | AZ | 85253 | 6000 | E | VIA LOS CABALLOS | | PARADISE VALLEY | 85253 | 33.56549859384470 | -111.9512955118310 | 180250292 | 20 | 04/02/2018 |
| **168-42-012** | BINGHAM FAMILY TRUST | 6014 E VIA LOS CABALLOS PARADISE VALLEY 85253 | 6014 E VIA LOS CABALLOS PARADISE VALLEY AZ 85253 | 6014 E VIA LOS CABALLOS | PARADISE VALLEY | AZ | 85253 | 6014 | E | VIA LOS CABALLOS | | PARADISE VALLEY | 85253 | 33.56527173391820 | -111.95082406724200 | 180443163 | 20 | 06/10/2018 |
| **168-42-013** | VIA LOS CABALLOS LLC | 6028 E VIA LOS CABALLOS PARADISE VALLEY 85253 | 2350 OAKHILL DR SALT LAKE CITY UT 84121 | 2350 OAKHILL DR | SALT LAKE CITY | UT | 84121 | 6028 | E | VIA LOS CABALLOS | | PARADISE VALLEY | 85253 | 33.56505942547300 | -111.95034157172800 | 130328923 | 20 | 04/10/2013 |
| **168-42-016** | HAGOP AND VARTO ISHKHANIAN FAMILY TRUST | 6015 E VIA LOS CABALLOS PARADISE VALLEY 85253 | 6015 E VIA LOS CABALLOS PARADISE VALLEY AZ 85253 | 6015 E VIA LOS CABALLOS | PARADISE VALLEY | AZ | 85253 | 6015 | E | VIA LOS CABALLOS | | PARADISE VALLEY | 85253 | 33.56446102258700 | -111.95109115810300 | 150861182 | 20 | 12/03/2015 |
| **168-42-017** | RICHARD W SHAPIRO AND JUNE J SHAPIRO REVOCABLE | 6001 E VIA LOS CABALLOS PARADISE VALLEY 85253 | 6001 E VIA LOS CABALLOS PARADISE VALLEY AZ 85253 | 6001 E VIA LOS CABALLOS | PARADISE VALLEY | AZ | 85253 | 6001 | E | VIA LOS CABALLOS | | PARADISE VALLEY | 85253 | 33.5646544088361 | -111.95159077804500 | 190994136 | 20 | 12/08/2019 |
| **168-42-018** | STEPHEN S WOODWARD FAMILY REVOCABLE TR | 5943 E VIA DEL CIELO PARADISE VALLEY 85253 | 5943 E VIA DEL CIELO PARADISE VALLEY AZ 85253 | 5943 E VIA DEL CIELO | PARADISE VALLEY | AZ | 85253 | 5943 | E | VIA DEL CIELO | | PARADISE VALLEY | 85253 | 33.56454571055500 | -111.95209349975500 | 71209018 | 20 | 11/08/2007 |
| **168-42-019** | BOOMSHOES FAMILY TRUST | 5929 E VIA DEL CIELO PARADISE VALLEY 85253 | 5929 E VIA DE CIELO PARADISE VALLEY AZ 85253 | 5929 E VIA DE CIELO | PARADISE VALLEY | AZ | 85253 | 5929 | E | VIA DEL CIELO | | PARADISE VALLEY | 85253 | 33.56456882597610 | -111.9526636996220 | 70540452 | 20 | 05/08/2007 |
| **168-42-020** | SUMIT AND REECHA MADAN LIVING TRUST | 5915 E VIA DEL CIELO PARADISE VALLEY 85253 | 5915 E VIA DEL CIELO PARADISE VALLEY AZ 85253 | 5915 E VIA DEL CIELO | PARADISE VALLEY | AZ | 85253 | 5915 | E | VIA DEL CIELO | | PARADISE VALLEY | 85253 | 33.56459815378620 | -111.95320701128700 | 200353605 | 20 | 04/23/2020 |
| **168-42-021** | RICHARD K AND CAROL J PEAIRS TRUST | 5901 E VIA DEL CIELO PARADISE VALLEY 85253 | 3417 E MISSION LN PHOENIX AZ 85028 | 3417 E MISSION LN | PHOENIX | AZ | 85028 | 5901 | E | VIA DEL CIELO | | PARADISE VALLEY | 85253 | 33.56461332299880 | -111.95375189077800 | 190829519 | 20 | 10/16/2019 |
| **168-42-022** | DUSHNISKY LIDIA REBELO TR | 5815 E VIA DEL CIELO PARADISE VALLEY 85253 | 35 BYRON ST OAKVILLE ON CANADA L6J6E6 | 35 BYRON ST | OAKVILLE | ON | L6J6E6 | 5815 | E | VIA DEL CIELO | | PARADISE VALLEY | 85253 | 33.56463049551440 | -111.95429261706200 | 120789257 | 20 | 08/30/2012 |
| **168-42-023** | RICHARD W SHAPIRO AND JUNE J SHAPIRO REVOCABLE | 5803 E VIA DEL CIELO PARADISE VALLEY 85253 | 6001 E VIA LOS CABALLOS PARADISE VALLEY AZ 85253 | 6001 E VIA LOS CABALLOS | PARADISE VALLEY | AZ | 85253 | 5803 | E | VIA DEL CIELO | | PARADISE VALLEY | 85253 | 33.56463014186000 | -111.95483082429700 | 200222424 | 20 | 03/12/2020 |
| **168-42-024** | LARNERD GLENN HERBERT/LINDA LOEFFLER TR | 8700 N 58TH PL PARADISE VALLEY 85253 | 8700 N 58T PL PARADISE VALLEY AZ 85253 | 8700 N 58T PL | PARADISE VALLEY | AZ | 85253 | 8700 | N | 58TH | PL | PARADISE VALLEY | 85253 | 33.56453739381880 | -111.95575733644900 | 51878205 | 20 | 12/12/2005 |
| **168-42-025** | HARTING FAMILY LIVING TRUST | 8714 N 58TH PL PARADISE VALLEY 85253 | 8714 N 58TH PL PARADISE VALLEY AZ 85253-2211 | 8714 N 58TH PL | PARADISE VALLEY | AZ | 85253-2211 | 8714 | N | 58TH | PL | PARADISE VALLEY | 85253 | 33.56500106968570 | -111.9557495559520 | 170959053 | 20 | 12/26/2017 |
| **168-42-026** | TIMOTHY F BIDWILL DECLARATION OF TRUST | 8800 N 58TH PL PARADISE VALLEY 85253 | 8800 N 58TH PL PARADISE VALLEY AZ 85253 | 8800 N 58TH PL | PARADISE VALLEY | AZ | 85253 | 8800 | N | 58TH | PL | PARADISE VALLEY | 85253 | 33.56548958570270 | -111.9558181666370 | 160119714 | 20 | 02/24/2016 |
| **168-42-027** | MINARD STEVEN E/MARGARET L TR | 8814 N 58TH PL PARADISE VALLEY 85253 | 8814 N 58TH PL PARADISE VALLEY AZ 85253 | 8814 N 58TH PL | PARADISE VALLEY | AZ | 85253 | 8814 | N | 58TH | PL | PARADISE VALLEY | 85253 | 33.56600737742190 | -111.95583336518700 | 20889169 | 20 | 08/29/2002 |
| **168-42-028** | STACIE A STEWART 2015 TRUST | 5801 E VIA LOS CABALLOS PARADISE VALLEY 85253 | 5801 E VIA LOS CABALLOS PARADISE VALLEY AZ 85253 | 5801 E VIA LOS CABALLOS | PARADISE VALLEY | AZ | 85253 | 5801 | E | VIA LOS CABALLOS | | PARADISE VALLEY | 85253 | 33.56692125182690 | -111.9560276437000 | 160336451 | 20 | 05/16/2016 |
| **168-42-029** | ANNE MARIE GARVEY LIVING TRUST | 8900 N 58TH PL PARADISE VALLEY 85253 | 8900 N 58TH PL PARADISE VALLEY AZ 85253 | 8900 N 58TH PL | PARADISE VALLEY | AZ | 85253 | 8900 | N | 58TH | PL | PARADISE VALLEY | 85253 | 33.56661422085990 | -111.95557324589600 | 121036194 | 20 | 11/13/2012 |
| **168-42-030** | GUSTAFSON PAUL J/KATHURYN R | 8901 N 58TH PL PARADISE VALLEY 85253 | 8901 N 58TH PL PARADISE VALLEY AZ 85253 | 8901 N 58TH PL | PARADISE VALLEY | AZ | 85253 | 8901 | N | 58TH | PL | PARADISE VALLEY | 85253 | 33.56640500395620 | -111.95467764700000 | 190987812 | 20 | 12/05/2019 |
| **168-42-031** | SPOOR TODD ALAN/LAURA SCHULTE | 8817 N 58TH PL PARADISE VALLEY 85253 | 8817 N 58TH PL PARADISE VALLEY AZ 85253 | 8817 N 58TH PL | PARADISE VALLEY | AZ | 85253 | 8817 | N | 58TH | PL | PARADISE VALLEY | 85253 | 33.56602003626140 | -111.95480285047000 | 150625584 | 20 | 08/27/2015 |
| **168-42-032** | FOX FAMILY TRUST | 5804 E VIA DEL CIELO PARADISE VALLEY 85253 | 5804 E VIA DEL CIELO PARADISE VALLEY AZ 85253 | 5804 E VIA DEL CIELO | PARADISE VALLEY | AZ | 85253 | 5804 | E | VIA DEL CIELO | | PARADISE VALLEY | 85253 | 33.56547372549610 | -111.9549327440730 | 100369750 | 20 | 04/29/2010 |
| **168-42-033** | HEFFNER FAMILY TRUST | 5816 E VIA DEL CIELO PARADISE VALLEY 85253 | 5816 E VIA DEL CIELO PARADISE VALLEY AZ 85253 | 5816 E VIA DEL CIELO | PARADISE VALLEY | AZ | 85253 | 5816 | E | VIA DEL CIELO | | PARADISE VALLEY | 85253 | 33.5654601125444 | -111.95432976889700 | 200808127 | 20 | 08/30/2020 |
| **168-42-034** | PLENGE FAMILY TRUST | 5900 E VIA DEL CIELO PARADISE VALLEY 85253 | 5900 VIA DEL CIELO PARADISE VALLEY AZ 85253 | 5900 VIA DEL CIELO | PARADISE VALLEY | AZ | 85253 | 5900 | E | VIA DEL CIELO | | PARADISE VALLEY | 85253 | 33.56544295176890 | -111.95371956456200 | 140232960 | 20 | 04/09/2014 |
| **168-42-035** | GROGAN CHRISTOPHER MICHAEL/KRYSTAL CAROLYN | 5914 E VIA DEL CIELO PARADISE VALLEY 85253 | 5914 E VIA DEL CIELO PARADISE VALLEY AZ 85253 | 5914 E VIA DEL CIELO | PARADISE VALLEY | AZ | 85253 | 5914 | E | VIA DEL CIELO | | PARADISE VALLEY | 85253 | 33.56545068138050 | -111.95312851784900 | 190714365 | 20 | 09/11/2019 |
| **168-42-036** | DARLENE V MONROE REVOCABLE LIVING TRUST | 5949 E VIA LOS CABALLOS PARADISE VALLEY 85253 | 5949 E VIA LOS CABALLOS PARADISE VALLEY AZ 85253 | 5949 E VIA LOS CABALLOS | PARADISE VALLEY | AZ | 85253 | 5949 | E | VIA LOS CABALLOS | | PARADISE VALLEY | 85253 | 33.565268317508 | -111.95245387568000 | 130326101 | 20 | 04/09/2013 |
| **168-42-037** | OBERHOLSER ARRON M/ANGIE J TR | 5901 E VIA LOS CABALLOS PARADISE VALLEY 85253 | 5901 E VIA LOS CABALLOS PARADISE VALLEY AZ 85253 | 5901 E VIA LOS CABALLOS | PARADISE VALLEY | AZ | 85253 | 5901 | E | VIA LOS CABALLOS | | PARADISE VALLEY | 85253 | 33.56596089004010 | -111.95384912432800 | 120951078 | 20 | 10/18/2012 |
| **168-42-039** | LOS CABALLOS 6042 LLC | 6042 E VIA LOS CABALLOS PARADISE VALLEY 85253 | 6042 E VIA LOS CABALLOS PARADISE VALLEY AZ 85253 | 6042 E VIA LOS CABALLOS | PARADISE VALLEY | AZ | 85253 | 6042 | E | VIA LOS CABALLOS | | PARADISE VALLEY | 85253 | 33.56462839402340 | -111.9499713528000 | 190887377 | 20 | 11/03/2019 |
| **168-42-040** | DION PHILIP J/PATRICIA A | 6110 E CABALLO LN PARADISE VALLEY 85253 | 6110 E CABALLO LN PARADISE VALLEY AZ 85253 | 6110 E CABALLO LN | PARADISE VALLEY | AZ | 85253 | 6110 | E | CABALLO | LN | PARADISE VALLEY | 85253 | 33.56430961429340 | -111.9493872904530 | 910244440 | 19 | 05/29/1991 |
| **168-43-003** | SCOTTSDALE UNIFIED SCHOOL DISTRICT #48 | 8801 N 56TH ST PARADISE VALLEY 85253 | 3811 N 44TH ST PHOENIX AZ 85018-5420 | 3811 N 44TH ST | PHOENIX | AZ | 85018-5420 | 8801 | N | 56TH | ST | PARADISE VALLEY | 85253 | 33.56528508813530 | -111.95833592313200 | 08132-0591 | 19 | 05/12/1970 |
| **168-43-007** | ESFANDIAR AND FERIAL PARSA FAMILY TRUST | 8840 N 57TH ST PARADISE VALLEY 85253 | 5300 E ROYAL PALM RD PARADISE VALLEY AZ 85253 | 5300 E ROYAL PALM RD | PARADISE VALLEY | AZ | 85253 | 8840 | N | 57TH | ST | PARADISE VALLEY | 85253 | 33.5675624310185 | -111.95842261261400 | 150801683 | 20 | 11/08/2015 |
| **168-43-008** | MARK THOMAS TEAHEN TRUST | 5706 E HORSESHOE RD PARADISE VALLEY 85253 | 16211 N SCOTTSDALE RD SUITE A6A-417 SCOTTSDALE AZ 85254 | 16211 N SCOTTSDALE RD SUITE A6A-417 | SCOTTSDALE | AZ | 85254 | 5706 | E | HORSESHOE | RD | PARADISE VALLEY | 85253 | 33.56750201005640 | -111.9577007937500 | 200043516 | 20 | 01/15/2020 |
| **168-43-009** | FOOTE SAMUEL HENRY/TRIPP TAMELA B TR | 5720 E HORSESHOE RD PARADISE VALLEY 85253 | 5720 E HORSESHOE RD PARADISE VALLEY AZ 85253 | 5720 E HORSESHOE RD | PARADISE VALLEY | AZ | 85253 | 5720 | E | HORSESHOE | RD | PARADISE VALLEY | 85253 | 33.5675256710757 | -111.95708574203000 | 51008405 | 20 | 07/19/2005 |
| **168-43-010** | IANNACONE REVOCABLE TRUST | 5783 E VIA LOS CABALLOS PARADISE VALLEY 85253 | 5783 E VIA LOS CABALLOS PARADISE VALLEY AZ 85253 | 5783 E VIA LOS CABALLOS | PARADISE VALLEY | AZ | 85253 | 5783 | E | VIA LOS CABALLOS | | PARADISE VALLEY | 85253 | 33.56734262937860 | -111.95652662855100 | 170782168 | 20 | 10/22/2017 |
| **168-43-011** | WOOD-RACKEMANN SHARON A | 5737 E HORSESHOE RD PARADISE VALLEY 85253 | PO BOX 27731 SCOTTSDALE AZ 85255 | PO BOX 27731 | SCOTTSDALE | AZ | 85255 | 5737 | E | HORSESHOE | RD | PARADISE VALLEY | 85253 | 33.56655107190330 | -111.95662307632200 | 200195142 | 20 | 03/04/2020 |
| **168-43-012** | DIRTSTORM LLC | 5721 E HORSESHOE RD PARADISE VALLEY 85253 | 11626 E ASTER DR SCOTTSDALE AZ 85259 | 11626 E ASTER DR | SCOTTSDALE | AZ | 85259 | 5721 | E | HORSESHOE | RD | PARADISE VALLEY | 85253 | 33.56656166771230 | -111.95726330036900 | 180011111 | 20 | 01/04/2018 |
| **168-43-013** | SMITH DIANNE D | 5705 E HORSESHOE RD PARADISE VALLEY 85253 | 5705 E HORSESHOE RD SCOTTSDALE AZ 85253 | 5705 E HORSESHOE RD | SCOTTSDALE | AZ | 85253 | 5705 | E | HORSESHOE | RD | PARADISE VALLEY | 85253 | 33.56659433016490 | -111.95778128262600 | 170016228 | 20 | 01/08/2017 |
| **168-43-015** | GEORGE F DEMBOW III FAMILY TRUST | 8824 N 57TH ST PARADISE VALLEY 85253 | 8824 N 57TH ST PARADISE VALLEY AZ 85253 | 8824 N 57TH ST | PARADISE VALLEY | AZ | 85253 | 8824 | N | 57TH | ST | PARADISE VALLEY | 85253 | 33.56692035294710 | -111.95861800971500 | 673729 | 20 | 08/30/2000 |
| **168-58-005** | BACHUS DANIEL E/TIFFANI DAWN | 5942 E CABALLO LN PARADISE VALLEY 85253 | 5942 E CABALLO LN PARADISE VALLEY AZ 85253 | 5942 E CABALLO LN | PARADISE VALLEY | AZ | 85253 | 5942 | E | CABALLO | LN | PARADISE VALLEY | 85253 | 33.56385983469400 | -111.95226462409500 | 91110241 | 20 | 12/02/2009 |
| **168-58-006** | BENNETT MICHAEL T/JULIE N | 5924 E CABALLO LN PARADISE VALLEY 85253 | 5924 E CABALLO LN PARADISE VALLEY AZ 85253 | 5924 E CABALLO LN | PARADISE VALLEY | AZ | 85253 | 5924 | E | CABALLO | LN | PARADISE VALLEY | 85253 | 33.56398431917900 | -111.95299487768400 | 140431021 | 20 | 06/29/2014 |
| **168-58-007** | LORNA M RUSSELL REVOCABLE TRUST | 5902 E CABALLO LN PARADISE VALLEY 85253 | 2930 E VOLTAIRE AVE PHOENIX AZ 85032 | 2930 E VOLTAIRE AVE | PHOENIX | AZ | 85032 | 5902 | E | CABALLO | LN | PARADISE VALLEY | 85253 | 33.56399804044880 | -111.95387661791700 | 140394857 | 20 | 06/16/2014 |
| **168-58-015** | LC NEVADA IRREVOCABLE TRUST/DC NEVADA IRREVOCA | 5830 E CABALLO LN PARADISE VALLEY 85253 | 5830 E CABALLO LN PARADISE VALLEY AZ 85253 | 5830 E CABALLO LN | PARADISE VALLEY | AZ | 85253 | 5830 | E | CABALLO | LN | PARADISE VALLEY | 85253 | 33.56402386207570 | -111.95473103488100 | 200456841 | 20 | 05/27/2020 |
| **168-59-001H** | DEGREEN KEITH/LYNN | 8660 N MORNING GLORY RD PARADISE VALLEY 85253 | 8660 N MORNING GLORY RD PARADISE VALLEY AZ 85253 | 8660 N MORNING GLORY RD | PARADISE VALLEY | AZ | 85253 | 8660 | N | MORNING GLORY | RD | PARADISE VALLEY | 85253 | 33.56393602603470 | -111.95135165813300 | 180617312 | 20 | 08/14/2018 |


168-05-076A
168-26-006
168-26-001L
168-25-001D
168-26-010
168-36-001V
168-35-011
168-35-009
168-35-036
168-36-001U
168-37-001G
168-35-018
168-38-032
E DOUBLETREE RANCH RD
168-44-015
168-42-001A
168-40-028
168-41-001C
168-42-037
168-44-021
168-43-003
168-40-001C
168-57-005
168-57-013
168-58-018
168-59-027
168-59-025
168-56-005
168-57-032
168-63-023
168-62-014
168-64-931
168-64-004
168-64-932
N 64TH ST
N INVERGORDON RD
175-62-040B
175-62-027
175-62-040C
175-62-097
175-62-101
175-62-044
174-32-008
174-32-038
174-36-138
174-32-045
168-60-053
174-32-054

# NOTICE OF HEARING

## TOWN OF PARADISE VALLEY

## Board of Adjustment and Appeals

6401 E. Lincoln Drive, Paradise Valley, Arizona

5:30 pm O'CLOCK 6th DAY OF January, 19 2021

**NOTICE OF PUBLIC HEARING**
**TOWN OF PARADISE VALLEY**

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, January 6, 2021**, at Town Hall, 6401 East Lincoln Drive, Paradise Valley, Arizona, 85253 for:

PUBLIC HEARING: Consideration of a variance from the Zoning Ordinance, Article XXIV, Walls & Fences, to allow an outdoor fireplace to encroach into the setback. The property is located at 5901 E. Sanna Street (Assessor's Parcel Number 168-37-018).

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

**THIS MEETING WILL BE HELD BY REMOTE PARTICIPATION ONLY**

PUBLIC PARTICIPATION IN THE MEETING:

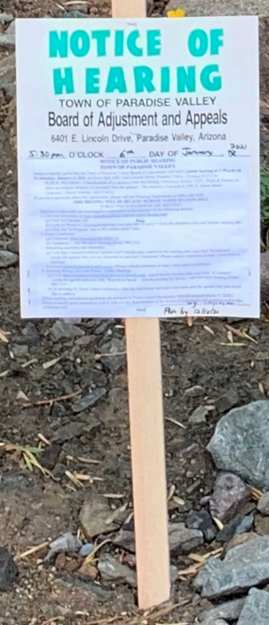
Members of the public are encouraged to participate in the meeting via the following options:

1. View the live stream at https://paradisevalleyaz.legistar.com/Calendar.aspx
   (a) Click on Calendar Tab
   (b) Look for Board of Adjustment meeting (you may have to select it from the dropdown list) and find the meeting date
   (c) Click the "In Progress" link in the column titled Video
2. Zoom Conference
   (a) Computer: https://zoom.us/j/6678902153
   (b) Telephone: 1 669 900 6833 Meeting ID 667 890 2153
3. Submitting questions and comments:
   (a) Visit https://paradisevalleyaz.legistar.com/Calendar.aspx, search for the meeting date, and click "eComment". Locate the agenda item you are interested in and click "Comment" (Please submit comments at least 1 hour prior to meeting)
   (b) Email gburton@paradisevalleyaz.gov (Please submit comments at least 1 hour prior to meeting)
4. Speaking during Call to the Public / Public Hearings
   (a) Visit https://paradisevalleyaz.legistar.com/Calendar.aspx, search for the meeting date, and click "eComment". Locate the agenda item and click "Register to Speak". Join the meeting by dialing 1 669 900 6833 Meeting ID 667 890 2153
   (b) If attending by Zoom Video Conference, click the chat button and enter your name and the agenda item you would like to address

(These meeting participation guidelines are pursuant to Town Council Resolution 2020-08 adopted March 17, 2020.)

Notice is hereby given pursuant to A.R.S. §38-431.02. that members of the Board of Adjustment will attend by audio/video conference call.

Post by 12/16/20


NOTICE OF
HEARING
TOWN OF PARADISE VALLEY
Board of Adjustment and Appeals
6401 E. Lincoln Drive, Paradise Valley, Arizona

**AFFIDAVIT OF POSTING**

STATE OF ARIZONA )

) ss:

County of Maricopa )

I, Kristen Resch, depose and state that the attached notice, of proposed application variance submittal located at 5901 E. Sanna St. for the (Planning Commission/Town Council/Board of Adjustment/Hillside Committee) meeting date of January 6th, 20 21 is a true and correct copy of a notice which I cause to be posted by the following day of the week Thursday, and on the following date December 10th, 20 20 in the following location(s):

At subject property next to mailbox

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 10th day of December, 20 20.

Signature

This affidavit was SUBSCRIBED AND SWORN to before me this 10th day of December, 2020.

NOTARY PUBLIC

My commission expires:

May 27, 2022

GIGI JOVIC
Notary Public - Arizona
Maricopa County
Commission # 545184
My Comm. Expires May 27, 2022

Section 2404. Height and Setback Regulations: 135 171 559 654 2016-07

a. Height Regulations

1. In General.

The height of walls, view fences, and combination view fences shall be measured vertically from the finished grade on the exterior side of the wall or view fence. Raising the finished grade by placing fill solely for the purpose of adding additional height to a wall, view fence or combination view fence is prohibited. If a wall, view fence or combination view fence is placed on a berm, the height shall be measured vertically from the base of the berm.

2. Adjoining Local, Collector, and Minor Arterial Streets.

The maximum height of a wall, view fence or combination view fence, including the berm, adjoining a local, collector, and minor street shall not exceed six (6) feet, further provided that no portion of a wall or fence located between the ten- (10) foot and forty- (40) foot front yard setback shall exceed three (3) feet, except for view fencing and combination view fencing, which may extend up to six (6) feet at a front yard setback of twenty (20) feet or greater, and except for entry gates and columns as permitted under Section 2413. See Table 2404A for additional criteria.

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. See Table 2404A for additional criteria.

4. Adjoining Non-Residential Properties Other Than Along A Right-Of-Way

The maximum height of a wall, view fence and combination view fence, including the berm, between a residential property and an adjoining non-residential property, other than a right-of-way, shall not exceed eight (8) feet. When such a wall is adjoining or visible from a right-of-way and/or open space area, it shall complement the architectural character of the main house, and shall have a finish texture, color, and material on both sides compatible with the primary building on-site, or as determined by the town. See Table 2404A for additional criteria.

b. Setbacks Regulations

1. In General.

Setbacks for a wall, view fence or combination view fence will vary depending on whether it is a) adjoining a right-of-way or other property; b) adjoining a major arterial or other street classification; c) located in the front yard or other sides of the lot; d) considered a wall or a view fence; e) meandering and based on the amount of meander utilized in the wall's construction or f)

meets the criteria for combination view fencing set forth in Section 2402. Walls, view fences or combination view fencing not adjoining a public or private right-of-way may be built at or on the property lines with no setback requirement. See Table 2404A and B for additional criteria.

2. Adjoining Local, Collector, and Minor Arterial Streets.

Solid walls or fences not meeting the criteria for view fencing or combination view fencing located in the front yard of a lot adjoining local, collector, or minor arterial streets that exceed three (3) feet in height shall be setback at least forty (40) feet from the right-of-way property line. View fences or combination view fences located in the front yard of a lot adjoining local, collector, or minor arterial streets that are six (6) feet in height or less shall be setback at least twenty (20) feet from the right-of-way property line. Walls, view fences, or combination view fences located in the front yard of a lot adjoining local, collector, or minor arterial streets that are three (3) feet in height or less shall be setback at least ten (10) feet from the right-of-way property line, except for the area allotted to an entry gate, as permitted under Section 2413, may be greater than the three foot height limitation. Walls located in the side or rear yard of a lot adjoining local, collector, or minor arterial streets, three (3) feet in height or less, shall be setback at least ten (10) feet from the right-of-way property line. Walls located in the rear or side yard of a lot adjoining local, collector, or minor arterial streets that exceed (3) three feet in height, shall be setback at least twenty (20) feet from the right-of-way property line; however, a view fence may be constructed at a ten (10) foot setback, or a meandering wall may be constructed at an average fifteen (15) foot setback, provided they meet the criteria set forth in this article and Table 2404A. See Table 2404A for additional criteria.

3. Adjoining Major Arterial Streets.

Walls exceeding three (3) feet in height that adjoin major arterial streets shall be setback at least twenty (20) feet from the right-of-way property line; however, a view fence may be constructed at a ten (10) foot setback or a meandering wall may be constructed at an average fifteen (15) foot setback provided they meet the criteria set forth in this article and Table 2404 A. Walls three (3) feet in height or less may be constructed at the ten (10) foot setback. See Table 2404A for additional criteria.

4. Additional Criteria for Meandering Walls.

Meandering walls shall maintain an average setback of not less than fifteen (15) feet, said average to be determined by comparing the area between the ten (10) and the fifteen (15) foot setback area (noted as Area “A” on Figures 2404-A through -C) with the area encroaching between the fifteen (15) and the twenty (20) foot setback area (noted as Area “B” on Figures 2404-A through –C) such that the area located between the ten (10) and the fifteen (15) foot setback area shall be equal to or less than the area located between the fifteen (15) and twenty (20) foot setback area. Walls that have no significant meander and that are configured to meet the criteria set forth herein solely for the purpose of moving to a fifteen (15) foot setback are impermissible. See Tables 2404A and 2404B for additional criteria.

Table 2404A summarizes many of the regulations relating to height and setback regulations for walls, meandering walls, view fences, and combination view fences; and sets forth additional criteria related to these structures. Table 2404B sets forth additional criteria for meandering walls.

d. Additional Criteria for View Fences and Combination View Fences.

Properties that contain view fencing or combination view fencing over 3' in height and between 20' and 40' of the front yard setback may not also contain hedges over 3' in height in the front yard or in any unpaved sections of right-of-way and must have a hedge maintenance agreement executed and recorded prior to the issuance of a building permit for the combination view fencing. The maintenance of the hedge is the responsibility of the property owner. The hedge maintenance agreement shall:

(a) Be in a form acceptable to the Town Manager or Designee,
(b) Grant the Town easement rights and a right of entry in, over, and across the Hedge and Landscape Area for purposes of complying with this section,
(c) Specify that the maintenance responsibility for the Hedge and Landscape Area remains private,
(d) Be recorded in the Maricopa County Recorder's office, and
(e) Specify that the property owner shall maintain the hedge within the Hedge and Landscape Area in compliance with all applicable Town codes.

**TABLE 2404A – ALL RESIDENTIAL DISTRICTS SETBACK AND HEIGHT REGULATIONS FOR WALLS / VIEW FENCES/COMBINATION VIEW FENCES**

| 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 |
| | Any | 10, Minimum | 3 |
| Local, Collector, Minor | Any | 10, Minimum | 3 |
| | View Fence/Combination View Fence | ***20, Minimum (Landscape Restrictions with Maintenance Requirements) | 6 |
| | All Others | *40, Minimum | 6 |

| SIDE OR REAR YARD ALONG RIGHTS-OF-WAY | | | |
|---|---|---|---|
| Major | View Fence | 10, Minimum | **8, including berm |
| | Meandering Wall | 15, Average | **8, including berm |
| | All Others | 20, Minimum | **8, including berm |
| | Any | 10, Minimum | 3 |
| Local, Collector, Minor | View Fence | 10, Minimum | 6 |
| | Meandering Wall | 15, Average | 6 |
| | All Others | 20, Minimum | 6 |
| | Any | 10, Minimum | 3 |

| **SIDE OR REAR YARD INTERIOR** (not along any right-of-way) | | | |
|---|---|---|---|
| Not applicable | Any | None Required | 6 |

| **SIDE OR REAR YARD INTERIOR** (adjoining non-residential property other than a right-of-way) | | | |
|---|---|---|---|
| Not applicable | Any | None Required | **8, including berm |

* In R-18A Zoning Districts, the front yard setback along local, collector, or minor streets is minimum 35 feet.

In R-10 Zoning Districts, the front yard setback along local, collector, or minor streets is minimum 20 feet, or as shown on the recorded plat, or as existing at the time of annexation.

The setbacks shown on the recorded plat take precedence. If there are no setbacks shown on the recorded plat, the applicant shall choose a setback of 20 feet or a setback as existing at time of annexation. Reference Table 2404A for R-10 Zoning District side and rear yard setbacks.

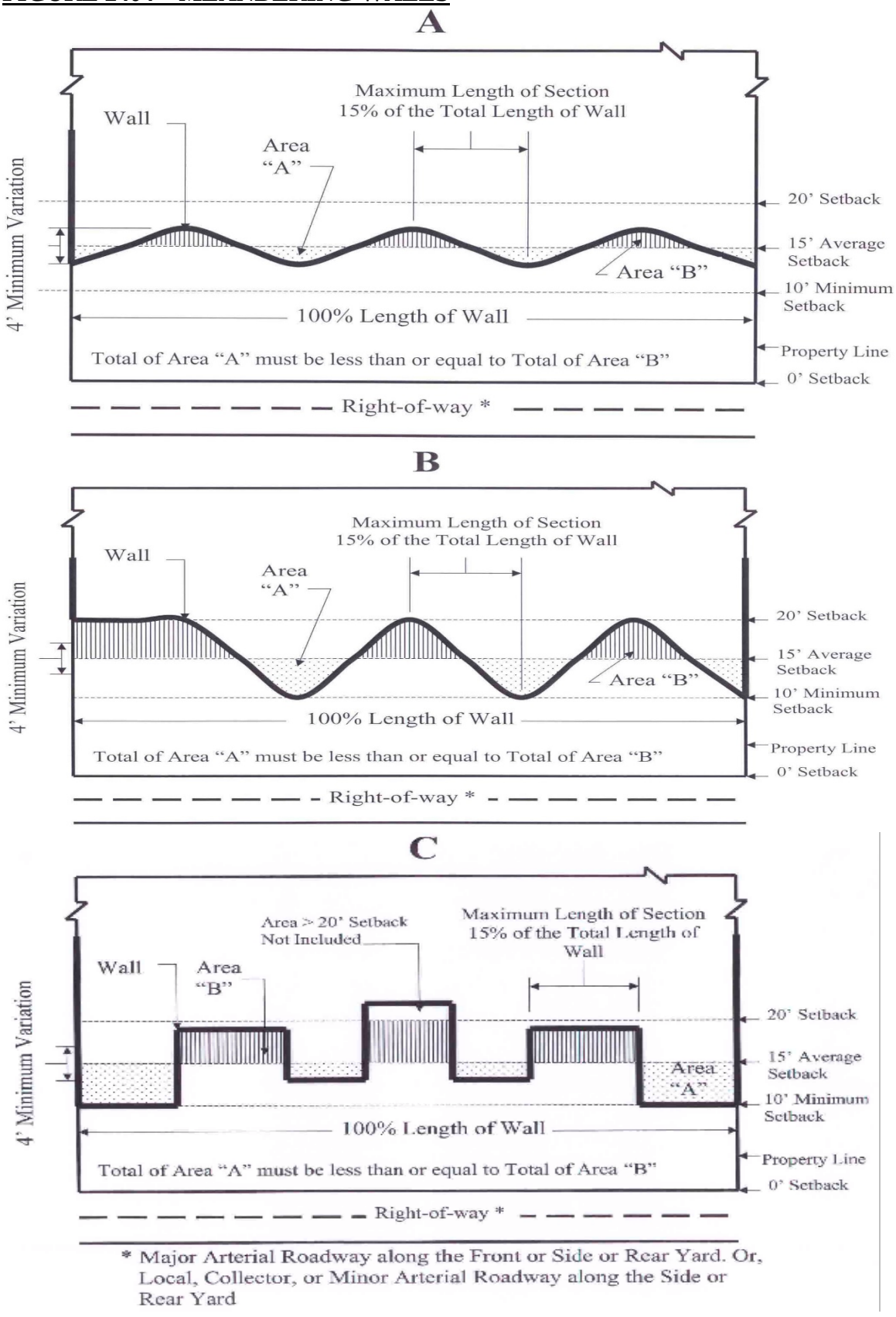
** Refer to Section 2404(a) for details

*** Refer to Section 2404.d for landscape restrictions.

## TABLE 2404B – ADDITIONAL MEANDERING WALLS CRITERIA

| | |
|---|---|
| Minimum setback from property line | 10 feet |
| Minimum variation offset from average setback | 4 feet |
| Maximum length of any single section meandering between the 10' and 20' setback | 15% of total wall length |
| Maximum setback area allowed in determining meandering setback | 20 feet |

**FIGURE 2404 – MEANDERING WALLS**




* Major Arterial Roadway along the Front or Side or Rear Yard. Or, Local, Collector, or Minor Arterial Roadway along the Side or Rear Yard

# Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

## Action Report

**File #:** 21-001



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# Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

## Minutes - Draft

## Board of Adjustment

**Wednesday, October 7, 2020** | **5:30 PM** | **Council Chambers**

## 1. CALL TO ORDER

## 2. ROLL CALL

**Present** 6 - Boardmember Rick Chambliss
Boardmember Emily Kile
Boardmember Rohan Sahani
Boardmember Quinn Williams
Boardmember Jon Newman
Boardmember Hope Ozer

## 3. EXECUTIVE SESSION

## 4. STUDY SESSION ITEMS

## 5. PUBLIC HEARINGS

**A.** 20-384 Carson Variance - 4502 E. Moonlight Way
(APN: 169-11-003E and 169-11-003D)
Case No. BA-20-04

Loras Rauch, Special Projects Planner presented the application and indicated the applicant is requesting three variances:

- To allow the construction of a new residence to encroach into the front setback,
- To allow construction of a new residence to encroach into the Mountain Top Ridge Line limits, and
- To allow retaining walls, site and screen walls to encroach into setback.

She presented a vicinity map of the property. The property owners on three lots, two in Paradise Valley and one in Maricopa County (with the southern parcel located in Maricopa County). There is a covenant on the properties in which affected lots must be developed as one site. . Staff will require when they come in for a building permit and through the Hillside Committee that the third parcel be added to parcel two through a lot combination permit. This would mean the covenant would apply to the entire site.

Ms. Rauch provided a history of the property and explained that in 1980 the original home was permitted by the town. The building permit listed a 40-foot front and rear setback and a setback of 20 feet on the sides. At the time, the entire development site was considered as one lot. A certificate of occupancy was issued for the home in 1984. The town adopted the Hillside Ordinance in 1984. She listed each of the building permits approved for the property.

She explained that the town requires 40 feet of setback on the front property line. Since there are three lots that span two separate jurisdictions, it has been deemed the 40-foot setback is taken from the southern property line of the lot located in the Town of Paradise Valley. She identified which portions of the property lay within Maricopa County. She indicated that the existing home was built over the jurisdictional boundary and they are requesting a reduced setback of five feet. She mentioned that the mountain top was removed in 1980. The existing home is noncompliant with the ridgeline protection ordinance. The owner would like to remove the existing home and rebuild a new house which would be setback further. This means the new home would be lower than the existing home in terms of the mountain top limits. Some of the existing retaining walls on the site straddle the lot line.

Ms. Rauch stated that the southern portion and northern half of the site have a steep spill slopes which make it difficult for construction. She explained that the applicant would retain the existing building pad and retain the same limits of disturbance.

Board Member Kile asked if the house met the 40-foot setback to the street.

Ms. Rauch responded that the original building permit measured the setback from the street (instead of the jurisdictional property line).

Board Member Kile asked if Paradise Valley could annex the whole property into the town so they don't have to go through a confusing process each time they remodel in the future.

Andrew Miller, Town Attorney, the annexation process can take a long time. Staff researched this issue and can only deal with the portion of the property in the Town.

Board Member Kile asked if the southern lot (which is located in Maricopa County) was in Paradise Valley, would the property meet the setback and retraining wall requirements.

Ms. Rauch responded that the house would be compliant with setback requirements. However, the west side walls encroach into the 20-foot side yard setback since they constitute a raised outdoor living area.

Board Member Kile asked if the property lines end at the side of the mountain or do they include the ridge lines on the east and west.

Ms. Rauch stated they include a portion of the top of the east side and illustrated this on the aerial map. The property does not extend much further west.

Chair Williams asked to see where on the site the home would encroach into the 20-foot setback.

Ms. Rauch noted which retaining wall is located in the 20-foot setback.

She continued and highlighted the proposed disturbance area and mentioned that it will be less than the existing disturbance area. She presented several photos of the existing site conditions. She presented the existing and proposed site plans and noted the existing home foot print was overlaid with the proposed footprint showing a reduction in disturbance area. She then pointed out the proposed five-foot front setback being requested by the applicant.

Ms. Rauch then overviewed the second variance request for the natural ridge line which was removed in 1980. She identified where the ridge line was located on the lot and identified that a potion of the house that is compliant with the ridge line. The proposed home would be 17.5% more compliant than the current house.

She then discussed the third variance request for a retaining and screen wall to be located in the setback.. Most of the walls are three to four feet in height.

Ms. Rauch listed the property hardships connected with the variance request, including:

- The site is split between two jurisdictions and has multiple front yards,
- A comparable home is not buildable on any of the three individual parcels,
- The spill slopes are not buildable and limit developable area,
- The historic ridgeline has already been removed and cannot be replaced making it impossible to meet the current code requirements,
- The existing retaining and screen walls cross the three parcel property lines, and
- Utilizing the existing pad does not create additional disturbance.

She mentioned that 6,600 sq ft of the existing home is in the setback and the proposed home will have 4,400 sq ft located in the setback. She reiterated each of the findings in favor of the proposed variance requests. She then mentioned findings in opposition include:

- The applicant could renovate up to 50% of the home without a variance and improve site conditions of the property,
- The applicant could consider building a much smaller home, still requiring one ridge line variance, and
- The applicant could consider allowing the home to age in place.

She commented that the Board may approve the variance requests with stipulation; deny the requests, or continue the request for further review. She presented language to be used in a motion for approval or denial.

Board Member Kile asked for the total acreage and how many stories the existing home contains.

Ms. Rauch replied the site is over two acres and the home contains two stores on the west side. The proposed home would have two stories on the east side.

Board Member Kile asked if there was any input from the HOA.

Ms. Rauch replied that the Town did not receive any comments.

Board Member Kile asked if there were any letters in favor or opposed.

Ms. Rauch indicated there were none.

Scott Carson, Architect with Cosan Design presented and explained the hardship of trying to remodel a house which is situated in two different jurisdictions. He discussed the possibility and difficulty of annexing the southern property, which is lot 5 in Maricopa County, into the Town. His goal was to create a home that works for his clients and meets town codes except for the proposed variances. He indicated that he was not sure how the current home ever got approved. He described issues with remodeling the home because the kitchen is located within both jurisdictions. He believes the proposed plan is better since the new home would entirely be located within Paradise Valley. He mentioned the HOA is in favor of the project provided they can get the variance approved. By moving the house back, they get closer to where the ridge line was originally. It also makes the home less visible from neighboring properties. He explained that they are aware of the required drainage and grading work.

Chair Williams asked what the white cylinder on top of the garage was.

Mr. Carson commented he believes it might be a rain catchment for water storage.

Chair Williams opened public comment. There were no comments. He then closed public comment.
Board Member Ozer motioned for approval of the variance, subject to the submitted plans and documents and subject to the stipulations noted in the staff report due to the special circumstances applicable only to the subject lot.

Chair Williams modified the motion stating the approval is also pursuant to the slides presented by Cosan Design Studio.

Board Member Ozer said yes and mentioned it includes everything provided in the action report.

Board Member Chambliss seconded the motion.

Board Member Kile stated that she mentioned the home cannot move anywhere else due to the slopes and the ridge line cannot be replaced. She believes the property requires a variance and is in favor of the request.

George Burton, City Planner stated that the motion is for approval subject to the stipulations in the packet.

**A motion was made by Board Member Ozer, seconded by Board Member Chambliss, to approve the variance request subject to the stipulations, plans, and documents in the packet. The motion carried by the following vote:**

**Aye:** 6 - Boardmember Chambliss, Boardmember Kile, Boardmember Sahani, Boardmember Williams, Boardmember Newman and Boardmember Ozer

## 6. ACTION ITEMS

## 7. CONSENT AGENDA

**A.** 20-381 Approval of the September 2, 2020 Board of Adjustment Meeting Minutes

**A motion was made by Board Member Chambliss, seconded by Board Member Newman, to approve the September 2, 2020 Board of Adjustment Meeting minutes. The motion carried by the following vote:**

**Aye:** 6 - Boardmember Chambliss, Boardmember Kile, Boardmember Sahani, Boardmember Williams, Boardmember Newman and Boardmember Ozer

## 8. STAFF REPORTS

Mr. Burton stated that staff has been distributing the new i-Pads to Board Members and indicated there will be an i-Pad training session. He asked if Wednesday, October 14 at 10:30 am or 11:00 am works for everyone's schedule. He mentioned that several Board Members still need to come to Town Hall to pick up the i-Pads.

Board Member Kile stated that it will be helpful to know in the report if the property is vacant or occupied.

Mr. Burton stated that staff will identify this and will identify if there are pets in the backyard.

## 9. PUBLIC BODY REPORTS

Andrew Miller, Town Attorney stated that in the next meeting he will present the new rules and procedures for the Board of Adjustment. He mentioned they are looking at doing a full training with Board and indicated that they added a rule to allow for a motion to reconsider. He noted that there may be times when a board feels they wish they could have done something a little different.

Board Member Ozer asked if they can receive the rules prior to the training.

Mr. Miller stated that he will make sure they get this

## 10. FUTURE AGENDA ITEMS

Mr. Burton stated there are two cases scheduled for the November meeting in addition to the training.

## 11. ADJOURNMENT

**A motion was made by Board Member Kile, seconded by Board Member Chambliss, to adjourn the meeting at 6:37 pm. The motion carried by the following vote:**

**Aye:** 6 - Boardmember Chambliss, Boardmember Kile, Boardmember Sahani, Boardmember Williams, Boardmember Newman and Boardmember Ozer

# Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

## Action Report

**File #:** 21-002



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# Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

## Minutes - Draft

## Board of Adjustment

**Wednesday, November 4, 2020** | **5:30 PM** | **Council Chambers**

## 1. CALL TO ORDER

**The meeting was called to order at 5:30 pm.**

## 2. ROLL CALL

**Present** 6 - Boardmember Rick Chambliss
Boardmember Emily Kile
Boardmember Rohan Sahani
Boardmember Quinn Williams
Boardmember Jon Newman
Boardmember Hope Ozer

## 3. EXECUTIVE SESSION

## 5. PUBLIC HEARINGS

**A.** 20-422 Case No. BA-20-05 (Rattai Variance)
6950 E. Orange Blossom Lane (APN:173-21-058)

Loras Rauch, Special Projects Planner, introduced the application. The variance request is to allow a new single-family residence to encroach into one of the rear setbacks; with 675 square feet of the house encroaching into the rear setback. The proposed house will have a 10-foot rear yard setback rather than a 35-foot rear yard setback. She provided background on the item and site photos. She reviewed the Applicants findings in favor of the variance which included similar lots in the surrounding area which have homes that encroach on the setbacks. She presented findings in opposition to the variance which included a home on an adjacent property built in 2018 that maintained all the required setbacks. She also noted that staff received three letters of opposition. Special Projects Planner Rauch also read into the record a fourth letter against the variance which was received the afternoon of the meeting.

Ashly Marsh from Tiffany and Bosco, representing the property owner, stated the property was approximately a half acre which abuts a ten-foot-wide alley on the side. She noted the lot had been vacant for approximately 12 years and the current owners bought the property in 2018 with the intent of building their dream home. Ms. Marsh pointed out the odd shape of the lot created a dual rear setback which did not allow for a large piece of buildable area. She clarified that the setbacks created a hardship on the lot. She explained that they believed this proposal met the variance test and noted they were not asking for any other variances from the zoning ordinance.

Board Member Hope Ozer asked if Mr. Rattai was in a business in Edmonton, Canada.

Ms. Marsh replied that he no longer was and was focusing on his business here in Phoenix.

Board Member Ozer inquired if the applicant planned to live in the home long term or only two years to avoid taxes.

Ms. Marsh responded that this lot was intended to be his personal permanent resident.

Board Member Emily Kile asked if there were any variances in the previous permit that was issued for the property.

Ms. Marsh explained there was not a variance for the setback at that time since the eastern perimeter was interpreted to only need a 10-foot setback at that time.

Board Member Kile asked if this was the only lot that required three 35-foot setbacks.

Ms. Marsh clarified that it was not the only lot with 35-foot setbacks but was the narrowest lot that was required to do so. She noted that when it was originally plated in 1960, she did not believe the three 35-foot setbacks were intended and that they were uniquely intrusive on this particular lot.

Special Projects Planner Rauch commented the way the four subdivisions in the area were platted created a number of double frontage lots and approximately a dozen lots with two rear yards.

Board Member Kile inquired if the architect looked at either shrinking the home size or repositioning it.

Justin Novak, Project Architect, explained that he was given information from the town prior to creating his design that showed only a 10-foot setback on the east side. He added that it was not until they came back with a developed site plan that they were informed that the setback was 35-feet on the east side.

Board Member Kile asked if he had a chance to investigate other options after finding out about the three 35-foot setbacks.

Mr. Novak replied they could re-design the home, but it would require the home to no longer face the street and would be more intrusive to the neighbor on the west.

Board Member Rohan Sahani inquired if there had been any letters in support of the variance.

Special Projects Planner Rauch indicated there was not.

Kathleen Clifford, 7028 East Balfour Road, noted that a photo of their home was used as an example of a similar lot but did not believe that was accurate since it was based of aerial footage and their home had large eves and overhangs which did not count toward the setbacks of the actual house. She added that information regarding the setbacks was readily found online. She indicated she was offended that the report from Tiffany & Bosco identified the subdivision as dense when she believed the three subdivisions were supposed to be low density. She pointed out that the home being proposed was at least 600 feet larger than any other home in the three subdivisions. She clarified that she felt they should build something that conforms to the requirements clearly laid out by the Town. She pointed out that the elevation along the back of the home may not be visible from the street but would be visible from her home.

Mr. Clifford, 7028 East Balfour Road, suggested the applicant was trying to put too much onto the lot. He noted that when they remodeled their home, they were not able to do everything they wanted and had to comply with the rules. He noted his detailed comments were included in the letter he sent. He summarized that he did not feel there was hardship since there was designs that would fit within the building envelope. He clarified that he welcomed development on the lot but was opposed to the variance.

Ms. Marsh indicated they had sent out over 315 notification letters for this variance request. She added that they only received three real opposition letters, two of which came from the same household. She stated this was an opportunity to make a vacant lot a home by providing relief on the setback issue. She shared that there had been opinions that the setback located to the East should only be 10-feet rather than 35-feet. She added that the home still fit within the lot coverage standards and the question was more about allowing them to position the home on the unique lot, so it made sense and was not intrusive to the neighbors.

Board Member Rick Chambliss pointed out that when they are considering variances, they do not look at other lots but only consider the lot before them. He pointed out that a smaller home could be built on the lot and not need a variance.

Ms. Marsh agreed that was true. She noted that the home still came under the maximum lot coverage.

Board Member Kile indicated she had not heard of any attempt to redesign the home to fit it within the existing building envelope.

Ms. Marsh replied that they had considered modifying the home, but it created an odd shaped home. She added that if a redesign was required there would be no front façade beside the garage.

Mr. Novak commented that they looked at other options but believed it became detrimental to the fabric of the neighborhood in that only the garage was seen from the street and that the rest of the home would not be fronting the street.

Chairman Williams closed the public hearing.

Board Member Ozer motioned for denial of Case No. BA-20-05 a request by Sean and Monica Rattai of Magistrate Homes LLP for variance from Zoning Ordinance Article 10 of the Zoning Ordinance to allow a new signal family residence to approach into the rear yard setback.

Board Member Chambliss seconded the motion.

**A motion was made by Board Member Ozer, seconded by Board Member Chambliss, to deny the variance request. The motion carried by the following vote:**

**Aye:** 6 - Boardmember Chambliss, Boardmember Kile, Boardmember Sahani, Boardmember Williams, Boardmember Newman and Boardmember Ozer

**B.** 20-419 Case No. BA-20-06 (Capstone Properties Variance)
5205 E. Lincoln Drive (APN 169-27-029)

George Burton, Senior Planner, presented an overview of the variance request to allow change in use for title agency and luxury real estate agency as tenants. The new uses will be located in the two existing buildings that adjoin Lincoln Drive. He provided an overview of the site and its location as well as a brief history of the lot. He clarified the scope of the request which included the use of buildings A and C as well as some site photos. He pointed out that the Board may consider a change in the use on a nonconforming property if they determine that the change in use is not more intense. He presented the 9 criteria that determine if a use was more intense in relation to the proposed/new uses.

Mr. Burton noted that the Town Engineer and the third-party reviewer had concerns about the parking lot layout even though the site met the parking number requirement. He noted that if the request is approved, a stipulation should be added which requires Town Engineer approval on an updated parking layout and the addition of another ADA parking space in front of Building B.

Mr. Burton continued to review the criteria for determining the intensity of the use and shared that the applicant had fewer employees on site, reduced hours of operation, potential decreased noise level, and an elimination of the use of large trucks on the site. He pointed out there were no proposed changes to the exterior lighting, no increase in the emission of dust, and no increase in building size.

Mr. Burton stated he received a letter in opposition of the variance request the day of the meeting. He read the letter into the record.

Board Member Kile remarked that she did not believe the proposed use added to the intensity and met the criteria for the variance.

Mr. Burton pointed out the applicant proposed to use the existing sign location, which is not part of the variance request.

Heather Duke, Snell & Wilmer Representative, provided an overview of the

property noting there were 27 parking spaces, a wash on the site, and good vehicle access. She identified that there are 12-foot-tall oleanders on east side of the property, a masonry wall on the south, and more landscaping on the west boundary of the property.

Ms. Duke reviewed the history of the site and provided details on the proposed uses for both building A and C. She indicated building A was to be a showcase space to promote luxury homes in Paradise Valley and surrounding areas. She added that Building C would be a premiere title agency with title research services.

Ms. Duke presented additional site photos which included views of the wash and pedestrian bridge as well as the bridged driveway. She explained that they worked with both the Town Engineer and a third-party review regarding the traffic and parking study. She pointed out that the study indicated they overestimated the trips for the site and still came in under the previous use.

Ms. Duke reiterated that the proposed uses included no increase in traffic, no increase in parking, no increase in on-site employees, hours of operation remain relatively similar, no increase in noise, no greater light emitted from property, no increase in dust, no increase in building size, and a decrease in larger vehicles on the site.

Board Member Chambliss asked if the Karas Group would not be conducting real-estate transactions at the location.

Ms. Duke replied that was correct.

Board Member Chambliss recommended a stipulation be included so they could not change their mind down the road and begin conducting real-estate transactions on site.

Board Member Kile commented that she was not as concerned about ensuring there would never be real-estate transactions since she did not believe it would increase the amount of activity at the site. She clarified that she would prefer to not have that included as a stipulation.

Ms. Duke noted they were determining trip generation based off of a show room use rather than office use which had a higher traffic number than a typical office.

Phil McClanahan, Property Owner, stated that the lighting and the signage was not addressed. He noted that the previous lights and signs did not comply, and they have reduced the light and size of the signage to keep with the Towns profile.

Andrew Miller, Town Attorney, clarified that this could be seen as a similar use or even a less intense use but was not the same use. He added that it was also requires a variance since it was a unique section of the Town Code that allows the Board to allow a change in a non-conforming use as long as Board determined that the use is less intense.

Janelle Schick inquired if there was a visual of both the existing parking as well as the proposed parking layout.

Mr. Kohler showed images of the existing and proposed parking layout.

Ms. Schick expressed concern that they would have to remove some of the oleanders on the east side to create additional spaces which would eliminate some of the screening from the home adjacent to the property.

Mr. McClanahan replied that they would not be infringing on the oleanders. He clarified that they would not need to be cut back or removed.

Bill Selby, Civtec Traffic Engineer, he pointed out that these were optional parking spots that may not be used at all and were not needed to meet the parking spot. He reiterated that they would not have to adjust any of the plant life in that area to allow parking in that area.

Ms. Schick asked if the resident on the east side of the property was aware of this.

Ms. Duke responded they complied with all of the Town requirements for notification and that the information was public record and did not receive any communication from surrounding properties in response.

Ms. Schick stated she did not feel they saw those and understood. She added that she would feel better if they let the neighbors know or if they eliminated the parking on the east side near the oleanders completely.

Ms. Duke pointed out that the proposed uses would be decreasing the amount of deliveries and large vehicles on the site and so she believed this was a more beneficial proposal for those adjacent to the site.

Jill Keimach, Town Manager, commented that the parking plan needed to be approved by the Town Engineer and so the Board would not be voting on the parking plan but if the use was less intense or not.

Board Member Sahani motioned to approve the variance request subject to the stipulations in the action report, including the clarification that real estate transactions may be allowed.

**A motion was made by Board Member Sahani, seconded by Board Member Ozer, to approve the variance request subject to the stipulations in the action report, including the clarification that real estate transactions may be allowed. The motion carried by the following vote:**

**Aye:** 6 - Boardmember Chambliss, Boardmember Kile, Boardmember Sahani, Boardmember Williams, Boardmember Newman and Boardmember Ozer

## 4. STUDY SESSION ITEMS

**A.** 20-424 Discussion of Changes to Rules of Procedure for the Board of Adjustment

Mr. Miller shared a presentation on the Board of Adjustment rules of procedure changes and the council approved training handbook for boards and commissions. He shared that the goal of the training handbook was to provide thorough and consistent training to ensure continuity for appointed volunteers on the Board of Adjustment, Planning Commission, and Hillside Committee and was approved by Council in June 2020.

Mr. Miller explained that a working group was put together to determine if and what types of changes needed to be made to the existing rules and procedures of the Commission and Board of Adjustment should be made and indicated that there was a desire to make the rules and procedures consistent between the three groups.

Mr. Miller continued his presentation and pointed out the changes made to rules which included additional information regarding deadlines for submitting applicant and general public materials so that Staff, the Board, and public had adequate time to review the information. He shared that changes were made regarding speaking times in order to have more consistency between the three groups and further clarification was made on timing requirements for motions to reconsider a motion or action.

Mr. Miller indicated that on-going education was important for all Boards, Commissions, and Committees especially for land-use volunteers, which is why they have decided it would be beneficial to offer an annual training for the land use boards collectively. He added that a training was to be offered on November 12, 2020 and that Staff encouraged all Board members to participate

## 6. ACTION ITEMS

## 7. CONSENT AGENDA

## 8. STAFF REPORTS

Senior Planner Burton noted the upcoming Board and Commission seminar and asked the Board Members to contact him if they would like to attend the seminar.

## 9. PUBLIC BODY REPORTS

Board Member Kile asked that Staff inform Council that it would be useful to have an architect on the Board and to keep that in mind when they are considering someone for new appointment.

## 10. FUTURE AGENDA ITEMS

Mr. Burton stated there were no items scheduled for their December meeting.

Mr. Miller remarked that they also had a meeting scheduled for Wednesday, January 6, 2021.

## 11. ADJOURNMENT

**This meeting was adjourned at 8:03 pm.**

**Aye:** 5 - Boardmember Chambliss, Boardmember Kile, Boardmember Sahani, Boardmember Williams and Boardmember Ozer

**Absent:** 1 - Boardmember Newman