

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: DARREN PETRUCCI

Applicant's Company Name: ARCHITECTURE-INFRASTRUCTURE-RESEARCH, INC.

Phone Number: 480 329 1888 Fax Number:

Project Name: STONE CANYON RESIDENCE

Project Location: 5235 E SAN JUAN AVE

Acreage: 2.295

Existing Zoning: R-43

Brief Narrative of Project Proposal: SEE THE ATTACHED

Consideration of a variance from the Zoning Ordinance: 1) Article X, Height and Area Regulations, to allow a new single family residence to encroach into the setbacks, 2) Article V, (R-43) Single-Family Residential District, to allow a pool and pool deck to encroach into the setbacks, 3) Article XXII, Hillside Development Regulations, to allow new and existing retaining walls to exceed the allowable height limit, and 4) Article XXIV, Walls & Fences, to allow existing nonconforming retaining walls to remain and to be modified. The property is located at 5235 E San Juan Avenue (Assessor's Parcel Number 172-47-035).

Meeting Date/ Time/Place

Meeting Date: Wednesday, September 2, 2020

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

Town of Paradise Valley, Arizona

Planning Department 480-348-3692

THIS MEETING MAY BE HELD BY REMOTE PARTICIPATION

Please check the meeting agenda at <https://paradisevalleyaz.legistar.com/Calendar.aspx> and/or contact Senior Planner George Burton at 480-348-3525 or gburton@paradisevalleyaz.gov to determine if the Board of Adjustment meeting will be held by remote participation. If held by remote participation, 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 Town Council 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 may attend by audio/video conference call.

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

For further information about any of these matters, please contact the Community Development Department, 6401 E. Lincoln Drive, Paradise Valley, Arizona, 480-348-3692.

All agendas are subject to change. You can view the agenda, find application material, and provide your input via eComment approximately 4-6 days prior to the meeting date at <https://paradisevalleyaz.legistar.com/Calendar.aspx>. You may also contact the staff liaison, George Burton on this application at gburton@paradisevalleyaz.gov or 480-348-3525 at any time before the scheduled meeting date.

Property Narrative

Mary Ann and Bruce Kelley purchased 5235 East San Juan Avenue in the Stone Canyon subdivision in October of 2018. This lot is one of the last three building sites situated at the highest point of the southern edge of the Stone Canyon subdivision. Only two other building lots with homes are above this property.

Prior to their purchase, the property was on the market for seven years, with the original home demolished in 2004. The site has been abandoned and in disrepair for over 16 years with an abandoned pool and partially fallen retaining wall, due to water damage incurred by the removal of the original house and water management retaining walls. Prior to the Kelleys' purchase, the property has been a detriment to the neighborhood. After purchasing the lot Mary Ann has had the overgrown landscape removed and Bruce has monitored and chlorinated to prevent mosquito breeding due to occasional rainwater capture in the abandoned pool, and recently had the pool drilled to ensure no future rainwater capture. They have taken these steps to be good neighbors during this time needed to design a new home and apply for the necessary variances required to build on this site. As Petitioners, they are respectfully requesting reasonable variances to build a new home at 5235 E San Juan Ave.

Mary Ann and Bruce Kelley decided to downsize from their recently sold 6,150 square foot. Paradise Valley home to build an approximately 4,655 square foot home with spectacular views in one of Paradise Valley's most unique and challenging hillside sites. This bespoke house will be the culmination of their dream to design and build their own home.

Subdivision / Lot Background

The Stone Canyon subdivision, platted in 1955, consists of 43 lots. Lot 35 is one of three lots that make up the southwestern edge of the subdivision (ref. sheet A-14). Over 80% of the lot has a slope over 25%, with the only buildable area located at the northern end of the lot corner along 52nd Place and San Juan Avenue. It is zoned R-43 (Hillside), and has an area of 99,991 square feet, with a partially demolished retaining wall, abandoned pool, and circular drive from a previous porte cochere entry (ref. image 2004/A-08 of original house).

When Stone Canyon was originally subdivided, in 1955, it was recorded in Maricopa County. The setbacks at the time were less than the current requirements. Also, there was no Hillside Ordinance in effect at that time. On May 24th, 1961, the subdivision was annexed into the Town of Paradise Valley. There have been numerous Hillside Ordinances in effect since that time.

Site Analysis

The natural topography of lot 35 flows down the middle of the lot toward the existing building pad developed in the 1950s (ref. sheet A-01). The original building pad had direct vehicular access from 52nd Place and a secondary access via a lower circular drive at the corner of 52nd

and San Juan Avenue that entered under a covered parking/porte cochere structure that spanned across the driveway. The home was entered via an exterior staircase from this lower level driveway (ref. Historic Photo 2004/A-08).

The existing lower driveway of the house has an existing retaining wall on the northwest corner of the site, of which 17'-8 7/8" in length is in the right-of-way. This retaining wall in the retaining wall is needed to prevent erosion and flooding.

There are four distinct views from the lot. A 115° panoramic view on the north, a high rock outcropping view on the east, a vertical canyon view on the south, and a close rockface view to the west (ref. Views sheet A-17).

Lot 35, unlike the other two lots to the south that make up the vertical slope of Camelback Mountain, has a corner street condition along its flatter buildable area. This corner lot condition has current setback requirements of 40 feet on two sides of the lot with the third side being a vertical rock wall with overhang (ref. Building Setback Diagram 1/A-06). These corner setback requirements combined with the verticality of the other two edges of the site creates great challenges for a feasible building footprint.

The site section (ref. Site Section Diagram 2/A-11) shows the location of the typical site cross-section at the midpoint of the building area. The proposed one-story structure is substantially under the maximum height allowed by the Hillside ordinance (ref. Cross Section Drawings A-11).

Building Design Philosophy

The overall design philosophy is to create a residence that maximizes the views and minimizes the disturbance of the site.

The new proposed 4,655 square foot residence, adjoining patios, 2 car garage, driveway (with retention drywell), and landscaped areas, will occur on the existing building pad with the mechanical room and an additional two car garage below the house, replacing the area where the existing retaining wall has collapsed. This area will be accessed by the existing circular drive that will have the septic tanks underneath. The septic leaching fields will be directly north of the lower drive. Both the existing upper and lower drive will remain. The proposed one-story structure above with an accessible lower level will be well below the allowable maximum building height (ref. Building Section 1/A-11).

In an attempt to minimize excavation and any further disturbance to the site, the home is organized in a linear (East/West) configuration toward the northern edge of the site thereby reducing the amount of cut into the southern slope. This design strategy both minimizes added site disturbance and provides room for natural water flow around the building site.

The site drainage is a combination of guttered roof drain system tying into a site catch basin system that flows into a drywell. The septic system is a dual tank tying into a drip leach system. The area of the drip leach system will be located in an already disturbed area but will be restored to natural state. (see *Preliminary Grading and Drainage Plan for information on the drainage and septic system*)

Requested Variances

1. Setback encroachment for house.
2. Setback encroachment for pool and patio.
3. Existing non-conforming and new retaining wall heights above 8 feet.

Reasons for the Variance

There are three primary hardships that Lot 35 imposes:

1. The “buildable area” of the lot is located on the lower northeast corner and it is irregular in shape. This portion of the site has an existing retaining wall and building pad inside the 40-foot setback required of a corner lot. This corner condition requires a 40-foot setback on each accessible edge of the building area. The existing retaining wall and building pad encroach on the 40-foot setback along East San Juan Avenue by 2,478 square feet, leaving only 75% of the existing retained building pad available for construction under the current zoning.
2. Because of the lot’s steep southern slope, the western edge’s rock wall and the corner lot set back requirements, less than 10% of the total lot area is buildable. This is substantially less than the current R-43 standards. The current standards would allow 23,000 square feet of “buildable area” or 25% of the net lot square footage (ref. R-43 Lot Diagram/A-06). Lot 35 is 99,991 square feet. However, 90,092 square feet of the lot is unbuildable, leaving approximately 9,899 of buildable area, about 10%, with the current setback requirements. Of the 9,899 buildable area 2,455 square feet would result in retaining walls taller than 8 feet in height (ref. Buildable Lot Diagram on sheet A-06). This is almost 3 times less “buildable area” than allowed as compared to a standard lot. Analogously, buildable lots under 10,000 square feet are typically zoned R-10 and have a 20’-0” front yard setback.
3. There are two conditions where retaining wall heights exceeds 8 feet.
 - a. The existing building pad is supported by an existing 85-foot long retaining wall that exceeds the current Hillside zoning limit of 8 feet tall. The existing wall height above 8 feet ranges in height from 15 feet to 9 feet. Portions of this existing wall are not structurally sound, and will be removed, therefore a new 12-foot tall wall on the north side of the pool will be necessary to support the building pad. The grade at the base of this new retaining wall will be raised in

order to minimize the visible height of the retaining wall. The remainder of the existing wall tapers with the slope of the site and will require some structural modifications. The top slope of the wall will be 6" over the material it retains.

The pool and pool deck must remain at this height in order to maintain the single story level of the building and eliminate the need for additional stairs, which would add to the building mass within the setback.

- b. The steep topography presents a challenge for meeting the Hillside retaining wall height limit. The 33% slope of the natural site at the vehicular entry for the home requires that 25 linear feet of the proposed driveway retaining wall will be in excess of 8 feet tall. This wall will taper from a maximum height of 12 feet following the slope of the site down to 8 feet for 25 linear feet. The top of the wall will be 6 inches over the material it retains.

Variance request is the minimum amount needed to cure property hardship because:

- a) To match other setbacks outlined in the code, the northern edge of the proposed property has been designed to be 20 feet from the northern property line. This is an attempt to conform with a normal 20-foot side yard setback (ref. diagram 2/A-06)
- b) The proposed design has the minimum building encroaching over the existing 40-foot setback. Only 1,643 square feet of the proposed 4,655 square foot home is encroaching into the existing setback (776 square feet of interior building structure is encroaching, 325 square feet of roof overhang, and 484 square feet of pool and deck). The Northeastern portion of the proposed design also replaces the existing fallen retaining wall thereby not requiring additional visible retaining wall from the street. This elevation of this portion of the building is "saw toothed" to break down horizontal massing in lieu of replacing the existing retaining wall.
- c) A normal R-43 lot has a "buildable area" of 23,000 square feet (ref. diagram 2/A-06). Lot 35 has "buildable area" of 9,899 square feet. This is a deficiency of 13,101 square feet of "buildable area."

Variance Process

During the variance process we have been working with the Town of Paradise Valley staff to create an appropriate design and a reasonable variance request.

We have proposed a linear configured, one story structure w/a partial lower level that conforms to the existing building pad, creates the minimum site disturbance, and maximizes views (ref. A-03).

It is always our intent to work with current ordinance, however, this site has proven hardships. The limited building area due to the steep slope & rock wall, the irregular shaped lot, and the

40-foot setbacks along the “buildable area” are hardships that grants the need for the requested variance.

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 circumstance.” [Town Code section 2-5-3(c)2].**

Variance request:

This lot suffers from pre-existing conditions that create hardships under the current Zoning Ordinance.

A. Irregular corner lot shape:

The corner condition of the buildable area of the lot has two 40-foot setbacks which create a smaller “buildable area,” resulting in a 2,478 square foot reduction of the existing building pad.

B. Smaller buildable area:

Because of the lots steep southern slope, the rock wall along the western edge and the corner setback requirements the buildable area is significantly reduced. Resulting in a “buildable area” of less than 10% of the gross lot size.

C. The steep topography and the existing building pad retaining wall presents a challenge for meeting the Hillside retaining wall height limit.

- a. The existing building pad is supported by an existing 85 foot-long retaining wall. The existing retaining wall height above 8 feet ranges in height from 15 feet to 9 feet. The portion of the 85-foot-tall retaining wall will remain (and be structurally modified if needed) to support the building pad for the proposed home. The portion of the wall under the pool will be removed, and the pool retaining wall will structurally replace the existing wall to support the building pad.
- b. The irregular shape of the northern part of the lot combined with the 33% slope of the natural site at the vehicular entry requires 25 linear feet of retaining wall in excess of 8 feet tall. This proposed wall will follow the natural slope and taper from 12 feet tall to 8 feet tall over its 25-foot length.

The lot suffers from existing conditions that make it nearly impossible to build a house that meets the current required setbacks. We are proposing a new structure that is almost entirely on the existing building pad, with the minimum disturbed areas, and that much of the existing disturbed areas will be returned to natural state. There are no encroachments into the maximum height requirement of the Hillside Code.

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

This lot suffers from pre-existing conditions that create hardships under the current Zoning Ordinance. As a result of the property platted in 1955, the shape and topography have created the two property hardships:

A. Irregular corner lot shape:

The corner condition of the buildable area of the lot has two 40-foot setbacks which create a smaller “buildable area,” resulting in a 2,478 square foot reduction of the existing building pad.

B. Smaller buildable area:

Because of the lots steep southern slope, the rock wall along the western edge and the corner setback requirements the buildable area is significantly reduced. Resulting in a “buildable area” of less than 10% of the gross lot size.

C. The steep topography and the existing building pad retaining wall presents a challenge for meeting the Hillside retaining wall height limit.

- a. The existing building pad is supported by an existing 85 foot-long retaining wall. The existing retaining wall height above 8 feet ranges in height from 15 feet to 9 feet. The western 45 feet of the existing 85-foot long retaining wall will remain to support the building pad for the proposed home. The portion of the wall under the pool will be removed, and the pool retaining wall will structurally replace the existing wall to support the building pad.
- b. The irregular shape of the northern part of the lot combined with the 33% slope of the natural site at the vehicular entry requires 25 linear feet of retaining wall in excess of 8 feet tall. This proposed wall will follow the natural slope and taper from 12 feet tall to 8 feet tall over its 25-foot length.

These conditions are pre-existing and do not arise out of a misunderstanding or mistake.

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].

This lot suffers from pre-existing conditions that create hardships under the current Zoning Ordinance.

A. Irregular corner lot shape:

The corner condition of the buildable area of the lot has two 40-foot setbacks which create a smaller “buildable area,” resulting in a 2,478 square foot reduction of the existing and original building pad.

B. Smaller buildable area:

Because of the lots steep southern slope, the rock wall along the western edge and the corner setback requirements the buildable area is significantly reduced. Resulting in a "buildable area" of less than 10% of the gross lot size.

C. The steep topography and the existing building pad retaining wall present a challenge for meeting the Hillside retaining wall height limit.

- a. The existing building pad is supported by an existing 85 foot-long retaining wall. The existing retaining wall height above 8 feet ranges in height from 15 feet to 9 feet. The western 45 feet of the existing 85-foot long retaining wall will remain to support the building pad for the proposed home. The portion of the wall under the pool will be removed, and the pool retaining wall will structurally replace the existing wall to support the building pad.
- b. The irregular shape of the northern part of the lot combined with the 33% slope of the natural site at the vehicular entry requires 25 linear feet of retaining wall in excess of 8 feet tall. This proposed wall will follow the natural slope and taper from 12 feet tall to 8 feet tall over its 25-foot length.

An attempt to reduce the proposed setback encroachment into the north setback would require significant cuts into the southern hillside, resulting in retaining walls that exceed the height of the roof of the proposed design and significantly increase the disturbed area. Furthermore, the water flow down and around the buildable area would be significantly diverted away from the natural flow.

Because of the substantially reduced "building area" and the lot configuration, the allowable size of the residence is reduced. The proposed residence livable square footage is 4,655 square feet which is much less than the average 8,000 square foot livable residence in Paradise Valley.

The previous residence on this site had a total encroachment of 2,023 square feet into the north building setback, compared to the 1,643 square feet of our proposal (A-05). The design of the house maximizes the existing building pad in order to limit the amount of disturbed area, minimize retaining walls, and to maintain as much of the existing water flow as possible. Instead of proposing a four-car garage, the design calls for two two-car garages. Only 8 square feet of garage encroaches into the setback (A-04). The bedrooms in the northeast corner of the residence on the main level are staggered to minimize the amount of encroachment and break down the massing of the house.

To support the proposed patio and pool, a new 33'-6" long retaining wall will be constructed 2'-6" north of the existing retaining wall. The shift in this new retaining wall will provide structure for the pool a visual break in the massing of the current 85 foot retaining wall. The new wall will be at the same height as the existing retaining wall. The northeast portion of the

existing retaining wall has collapsed. This section will be replaced by a two-car garage and mechanical room to be built below the main level of the residence.

To further reduce the impact of the portion of the existing 85 foot long retaining wall that exceeds 8 feet in height, we propose to raise the grade of the entry drive 2'-3", resulting in the maximum height of the retaining wall to be under 11 feet.

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]

This lot suffers from pre-existing conditions that create hardships under the current Zoning Ordinance. As a result of the property platted in 1955, the shape and topography has created the two property hardships:

- A. Irregular corner lot shape:
The corner condition of the buildable area of the lot has two 40-foot setbacks which create a smaller "buildable area," resulting in a 2,478 square foot reduction of the existing building pad.
- B. Smaller buildable area:
Because of the lots steep southern slope, the rock wall along the western edge and the corner setback requirements the buildable area is significantly reduced. Resulting in a "buildable area" of less than 10% of the gross lot size.
- C. The steep topography and the existing building pad retaining wall presents a challenge for meeting the Hillside retaining wall height limit.
 - a. The existing building pad is supported by an existing 85 foot-long retaining wall. The existing retaining wall height above 8 feet ranges in height from 15 feet to 9 feet. The western 45 feet of the existing 85-foot long retaining wall will remain to support the building pad for the proposed home. The portion of the wall under the pool will be removed, and the pool retaining wall will structurally replace the existing wall to support the building pad.
 - b. The irregular shape of the northern part of the lot combined with the 33% slope of the natural site at the vehicular entry requires 25 linear feet of retaining wall in excess of 8 feet tall. This proposed wall will follow the natural slope and taper from 12 feet tall to 8 feet tall over its 25-foot length.

These conditions are pre-existing and are not self-imposed by the current property owner or the predecessor.

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)].

As a result of the property platted in 1955, the size, shape and topography has created the three property hardships:

- A. Irregular corner lot shape:
The corner condition of the buildable area of the lot has two 40-foot setbacks which create a smaller “buildable area,” resulting in a 2,478 square foot reduction of the existing building pad.
- B. Smaller buildable area:
Because of the lots steep southern slope, the rock wall along the western edge and the corner setback requirements the buildable area is significantly reduced. Resulting in a “buildable area” of less than 10% of the gross lot size.
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 - b. The irregular shape of the northern part of the lot combined with the 33% slope of the natural site at the vehicular entry requires 25 linear feet of retaining wall in excess of 8 feet tall. This proposed wall will follow the natural slope and taper from 12 feet tall to 8 feet tall over its 25-foot length.

The lot suffers from existing conditions that make it nearly impossible to build a house that meets the current required setbacks. We are proposing a new structure that optimizes the existing building pad. There are very few new disturbed areas, and there are existing disturbed areas, that are being returned to natural state. There are no encroachments into the maximum height requirement of the Hillside Code. A number of similar building lots in the immediate vicinity have been granted similar relief (ref. sheets A-15).

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 lot suffers from pre-existing conditions that make it nearly impossible to build a house that shares the same privileges enjoyed by adjacent neighboring properties of the same zoning

classification. There are seven improved lots in the vicinity with encroachments. Of those seven lots, there are six different encroachments occurring. Of these six types of encroachments, five have front yard encroachments, two have side yard encroachments, and two have carport encroachments (ref. sheet A-15). The residence on lot #40 is 5.4 feet from the north property line (ref. diagram 40/A-15). The variance request does not constitute a grant of special privilege but allows this property to share the similar privileges with adjacent properties.

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 AUGUST 7, 2020, and such notification has been mailed on the following date AUGUST 9, 2020.

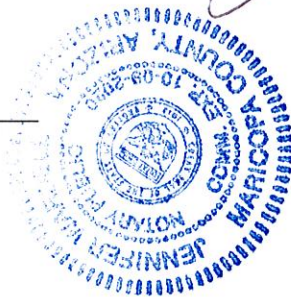
Signature

The foregoing instrument was acknowledged by me this 11th day of August, 2020, by Joseph Pritchard.
Name

Jennifer Handley
NOTARY PUBLIC

My commission expires:

10-09-2020



AFFIDAVIT OF POSTING

STATE OF ARIZONA)

) ss:

County of Maricopa)

I, JOSEPH PRITCHARD, depose and state that the attached notice, of proposed application VARIANCE FROM ZONING located at 5295 E SAN JUAN AVE for the (Planning Commission/Town Council/Board of Adjustment/Hillside Committee) meeting date of SEPTEMBER 2, 2020 is a true and correct copy of a notice which I cause to be posted by the following day of the week SUNDAY, and on the following date AUGUST 9, 2020 in the following location(s):

5295 E SAN JUAN AVE
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 11th day of AUGUST, 2020.

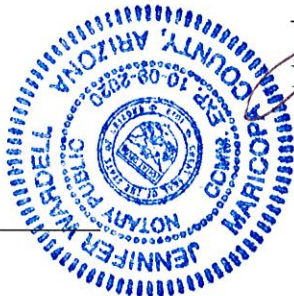
[Signature]
Signature

This affidavit was SUBSCRIBED AND SWORN to before me this 11th day of August, 2020.

[Signature]
NOTARY PUBLIC

My commission expires:

10-09-2020





Parcel Number	Owner	Property Address	Mailing Address
169-25-021	GRAY BRUCE W/BARBARA	6001 N 51ST PL PARADISE VALLEY 85253	6001 N 51ST PL PARADISE VALLEY AZ 85253
169-26-007A	HILLMAN-KEIM 2002 REVOCABLE TRUST	6002 N 52ND PL PARADISE VALLEY 85253	6002 N 52ND PL PARADISE VALLEY AZ 85253
169-26-007B	KRAKOW FAMILY TRUST	5202 E MCDONALD DR PARADISE VALLEY 85253	5202 E MCDONALD DR SCOTTSDALE AZ 85253
169-26-008	RHOADES JOHN	5234 E MCDONALD DR PARADISE VALLEY 85253	5234 E MCDONALD DR PARADISE VALLEY AZ 85253
169-26-009	ANN V BAKER TRUST	5246 E MCDONALD DR PARADISE VALLEY 85253	5246 E MCDONALD DR PARADISE VALLEY AZ 85253
169-26-010	FLORES HENRY C/VALERIE W TR	5302 E MCDONALD DR PARADISE VALLEY 85253	5302 E MACDONALD DR PARADISE VALLEY AZ 85253
172-04-003A	PHOENIX CITY OF	4925 E MCDONALD DR PHOENIX 85018	251 W WASHINGTON ST 8TH FL PHOENIX AZ 85003
172-04-004	ITULE FAMILY TRUST	5135 E VALLE VISTA WY PARADISE VALLEY 85253	5135 E VALLE VISTA WY PARADISE VALLEY AZ 85253
172-04-005	STOUTE MIESHA T	5115 E VALLE VISTA WY PARADISE VALLEY 85253	5115 E VALLE VISTA WY PARADISE VALLEY AZ 85233
172-04-006	ANNNN TRUST	5105 E VALLE VISTA WY PARADISE VALLEY 85253	5105 E VALLE VISTA WY PARADISE VALLEY AZ 85253
172-04-007	BRANDT SUSAN J	5035 E VALLE VISTA WY PARADISE VALLEY 85253	1101 WALNUT ST UNIT 2001 KANSAS CITY MO 64106-4213
172-04-008	CHURGIN DANIEL	5001 E VALLE VISTA WY PARADISE VALLEY 85253	5001 E VALLE VISTA WAY PARADISE VALLEY AZ 85253
172-04-012	C H BOWLING FAMILY TRUST	5123 E MCDONALD DR PARADISE VALLEY 85253	5123 E MCDONALD DR PARADISE VALLEY AZ 85253
172-04-013	SHALACO LLC	5133 E MCDONALD DR PARADISE VALLEY 85253	953 E LIBRA DR TEMPE AZ 85283
172-04-014	ROLLER CHARLES E	5122 E VALLE VISTA WY PARADISE VALLEY 85253	4400 N SCOTTSDALE RD NO 349 SCOTTSDALE AZ 85251
172-04-015	BRADLEY N GROSSMAN REVOCABLE TRUST	5060 E VALLE VISTA WY PARADISE VALLEY 85253	5060 E VALLE VISTA WY PARADISE VALLEY AZ 85253
172-04-081A	LAWRENCE DOLINS TRUST	5625 N ECHO CANYON CIR PHOENIX 85018	5625 N ECHO CANYON CIR PHOENIX AZ 85018
172-04-082A	FREM ROBERT/ELIZABETH O	5627 N ECHO CANYON CIR PHOENIX 85018	3 ROLLINGWOOD DR WORCESTER MA 01609
172-04-083A	KARP ANGELA D/MARK B	5631 N ECHO CANYON CIR PHOENIX 85018	5631 N ECHO CANYON CIR PHOENIX AZ 85018
172-04-084A	KNOWLTON FAMILY LIVING TRUST	5641 N ECHO CANYON CIR PHOENIX 85018	5641 N ECHO CANYON CIR PHOENIX AZ 85018
172-04-085A	DAHL RANDOLF L	5651 N ECHO CANYON CIR PHOENIX 85018	5651 N ECHO CANYON DR PHOENIX AZ 85018
172-04-092A	WOLF EDWIN H/JUDITH G TR	5741 N ECHO CANYON CIR PHOENIX 85018	5741 ECHO CANYON CIRCLE PHOENIX AZ 85018
172-04-113B	ECHO CANYON PROPERTY OWNERS ASSOC		7255 E HAMPTON AVE SUITE 101 MESA AZ 85209
172-47-001	ROSETTE ROBERT A/SHARON	5405 E MCDONALD DR PARADISE VALLEY 85253	5405 E MCDONALD DR PARADISE VALLEY AZ 85253
172-47-002	DHDL HOLDINGS LLC	5331 E MCDONALD DR PARADISE VALLEY 85253	6133 N 61ST PL PARADISE VALLEY AZ 85253
172-47-003	RIGBY JOHN DANIEL JR/ANN MCCOOLE	5313 E MCDONALD DR PARADISE VALLEY 85253	5313 E MCDONALD DR PARADISE VALLEY AZ 85253-5118
172-47-004	HUGHES GREGORY J	5301 E MCDONALD DR PARADISE VALLEY 85253	5301 E MCDONALD DR PARADISE VALLEY AZ 85253
172-47-005	ELLIS BRIAN J/MARIA S	5275 E MCDONALD DR PARADISE VALLEY 85253	7789 SILVER LAKE CT WESTERVILLE OH 43082
172-47-006	AHIR FAMILY TRUST	5251 E MCDONALD DR PARADISE VALLEY 85253	5251 E MCDONALD DR PARADISE VALLEY AZ 85253
172-47-007	CATALO FAMILY REVOCABLE TRUST	5920 N 52ND PL PARADISE VALLEY 85253	5920 N 52ND PL PARADISE VALLEY AZ 85253
172-47-008	PALOMBI FRANCO TR	5238 E PALO VERDE DR PARADISE VALLEY 85253	PO BOX 7761 ARLINGTON VA 22207
172-47-009	5302 PALO VERDE LLC	5302 E PALO VERDE DR PARADISE VALLEY 85253	6611 N HILLSIDE DR PARADISE VALLEY AZ 85253
172-47-010	DAVID AND DAWN LENHARDT FAMILY TRUST	5320 E PALO VERDE DR PARADISE VALLEY 85253	5320 E PALO VERDE DR PARADISE VALLEY AZ 85253
172-47-011	CHERYL A LONDEN SURVIVORS TRUST	5334 E PALO VERDE DR PARADISE VALLEY 85253	5434 E LINCOLN DR UNIT 67 PARADISE VALLEY AZ 85253
172-47-012	HARRY C SLEIGHEL LIVING TRUST	5404 E PALO VERDE DR PARADISE VALLEY 85253	5404 E PALO VERDE DR PARADISE VALLEY AZ 85253
172-47-013	STEPHENS KEITH O/ELIZABETH TR	5401 E PALO VERDE DR PARADISE VALLEY 85253	5401 E PALO VERDE SCOTTSDALE AZ 85253
172-47-014	BURY RANDALL	5333 E PALO VERDE DR PARADISE VALLEY 85253	5333 E PALO VERDE DR PARADISE VALLEY AZ 85253
172-47-015	IRVIN AND SYLVIA COHEN TRUST	5317 E PALO VERDE DR PARADISE VALLEY 85253	5317 E PALO VERDE DR PARADISE VALLEY AZ 85253
172-47-016	PETER R PHILLIPS FAMILY TRUST	5301 E PALO VERDE DR PARADISE VALLEY 85253	5301 E PALO VERDE DR PARADISE VALLEY AZ 85253
172-47-017	PATEL MAITRAY/GUPTA INDU	5241 E PALO VERDE DR PARADISE VALLEY 85253	5241 E PALO VERDE DR PARADISE VALLEY AZ 85253
172-47-018	PERL CRAIG B/LINDA S	5910 N 52ND PL PARADISE VALLEY 85253	5910 N 52ND PL PARADISE VALLEY AZ 85253
172-47-019A	JOZOFF MALCOLM TR/JOZOFF ELLEN JANE TR	5200 E SOLANO DR PARADISE VALLEY 85253	5200 E SOLANO DR PARADISE VALLEY AZ 85253
172-47-020A	SELBY JACK R TR	5226 E SOLANO DR PARADISE VALLEY 85253	5226 E SOLANO DR PARADISE VALLEY AZ 85253

172-47-021	TAKHAR RAJINDER K	5228 E SOLANO DR PARADISE VALLEY 85253	5228 E SOLANO DR PARADISE VALLEY AZ 85253
172-47-022	GOUND STEPHEN E/PATRICIA J	5330 E SOLANO DR PARADISE VALLEY 85253	2909 W 113TH ST LEAWOOD KS 66211
172-47-023	SOUTHERN STAR HOLDINGS LLC	5332 E SOLANO DR PARADISE VALLEY 85253	16001 N SUNRIDGE DR FOUNTAIN HILLS AZ 85268
172-47-024	CLANCY CHARLES GEORGE/JOAN KANE TR	5336 E SOLANO DR PARADISE VALLEY 85253	3507 N CENTRAL AVE #500 PHOENIX AZ 85012
172-47-025	M-G TRUST	5735 N 54TH ST PARADISE VALLEY 85253	5735 N 54TH ST SCOTTSDALE AZ 85253
172-47-030	CONNORS CRAIG RAYMOND	5237 E SOLANO DR PARADISE VALLEY 85253	5237 E SOLANO DR PARADISE VALLEY AZ 85253
172-47-031	BOHNETT MARSHA ANN	5200 E SAN JUAN AVE PARADISE VALLEY 85253	5200 E SAN JUAN AVE PARADISE VALLEY AZ 85253
172-47-032	CUCULIC LAWRENCE M/MARY JO	5204 E SAN JUAN AVE PARADISE VALLEY 85253	5204 E SAN JUAN AVE PARADISE VALLEY AZ 85253
172-47-033	PHOENIX CITY OF	5215 E SAN JUAN AVE PARADISE VALLEY 85253	251 W WASHINGTON ST 8TH FL PHOENIX AZ 85003
172-47-034	PHOENIX CITY OF	5225 E SAN JUAN AVE PARADISE VALLEY 85253	251 W WASHINGTON ST 8TH FL PHOENIX AZ 85003
172-47-035	KELLEY BRUCE D/MARY ANN M	5235 E SAN JUAN AVE PARADISE VALLEY 85253	4659 E FOOTHILL DR PARADISE VALLEY AZ 85253
172-47-036	PHOENIX CITY OF		251 W WASHINGTON ST 8TH FL PHOENIX AZ 85003
172-47-037A	PHOENIX CITY OF		251 W WASHINGTON ST 8TH FL PHOENIX AZ 85003
172-47-037B	CURTIS CRAIG L	5631 N 52ND PL PARADISE VALLEY 85253	PO BOX 1288 SEDONA AZ 86339
172-47-038	NICHOLS ROSCOE DWAYNE	5303 E SAN MIGUEL AVE PARADISE VALLEY 85253	5303 E SAN MIGUEL PARADISE VALLEY AZ 85253
172-47-039	BYRNES ANDREW R/SHAWNA GLAZIER	5339 E SAN MIGUEL AVE PARADISE VALLEY 85253	5339 E SAN MIGUEL AVE PARADISE VALLEY AZ 85253
172-47-040	GOODPASTURE ROBERT E	5345 E SAN MIGUEL AVE PARADISE VALLEY 85253	5345 E SAN MIGUEL AVE SCOTTSDALE AZ 85253
172-47-041	MCDADE JOHN R II	5405 E SAN MIGUEL AVE PARADISE VALLEY 85253	PO BOX 2656 SCOTTSDALE AZ 85252
172-47-042	SCOON JEFF E G/SUSAN A TR	5701 N 54TH ST PARADISE VALLEY 85253	5701 N 54TH ST PARADISE VALLEY AZ 85253
172-47-043A	WHITTAKER ERIC L	5623 N 52ND PL PARADISE VALLEY 85253	4400 N SCOTTSDALE ED UNIT 287 SCOTTSDALE AZ 85251
172-47-043B	PHOENIX CITY OF		251 W WASHINGTON ST 8TH FL PHOENIX AZ 85003
172-47-047	M & M FAMILY TRUST	5416 E PALO VERDE DR PARADISE VALLEY 85253	5416 E PALO VERDE DR PARADISE VALLEY AZ 85253
172-47-053	CROW WILLIAM MATTHEW/VALERIE ASHER	5421 E PALO VERDE DR PARADISE VALLEY 85253	5421 E PALO VERDE SCOTTSDALE AZ 85251
172-47-054	WILSON SCOTT E/JANE E	5417 E PALO VERDE DR PARADISE VALLEY 85253	5417 E PALO VERDE DR PARADISE VALLEY AZ 85253
172-47-060	GEBERT STEPHEN /URSULA TR	5707 N 55TH PL PARADISE VALLEY 85253	5707 N 55TH PL PARADISE VALLEY AZ 85253
172-47-061	DOUGLAS R HANSEN TRUST	5520 E SAN MIGUEL AVE PARADISE VALLEY 85253	3707 N MARSHALL WAY UNIT 1 SCOTTSDALE AZ 85251
172-47-062	PACE SELDEN REVOCABLE TRUST	5501 E SOLANO DR PARADISE VALLEY 85253	5501 E SOLANO DR PARADISE VALLEY AZ 85253
172-47-063	TONN SCOTT/TRACY	5429 E SOLANO DR PARADISE VALLEY 85253	5635 N SCOTTSDALE RD STE 170 SCOTTSDALE AZ 85250
172-47-064	RKB-NFT HOLDING LLC	5500 E SAN MIGUEL AVE PARADISE VALLEY 85253	2398 E CAMELBACK RD SUITE 1000 PHOENIX AZ 85016
172-47-065	MOORE SCOTT HOWARD	5506 E SAN MIGUEL AVE PARADISE VALLEY 85253	5506 E SAN MIGUEL AVE PARADISE VALLEY AZ 85253
172-47-066	RKDM REVOCABLE TRUST	5501 E SAN MIGUEL AVE PARADISE VALLEY 85253	5501 E SAN MIGUEL AVE PARADISE VALLEY AZ 85253
172-47-067	ZACHARIAH TERESA C/JOE	5505 E SAN MIGUEL AVE PARADISE VALLEY 85253	5505 E SAN MIGUEL AVE PARADISE VALLEY AZ 85253
172-47-068	APPEL ROSANNE T	5511 E SAN MIGUEL AVE PARADISE VALLEY 85253	5 LYNN RD CHERRY HILLS VILLAGE CO 80113
172-47-077	PHOENIX CITY OF		251 W WASHINGTON ST 8TH FL PHOENIX AZ 85003
172-47-078C	PHOENIX CITY OF		251 W WASHINGTON ST 8TH FL PHOENIX AZ 85003
172-47-078D	TMS VENTURES LLC	5507 E SAN MIGUEL LN PARADISE VALLEY 85253	8201 N HAYDEN RD SCOTTSDALE AZ 85258
172-47-083	GOLDMAN YARON PINHAS	5718 N 54TH ST PARADISE VALLEY 85253	131 E LINCOLN AVE FORT COLLINS CO 80524
172-47-084	GATESTONE & CO INTERNATIONAL INC	5390 E SAN MIGUEL AVE PARADISE VALLEY 85253	415 YONGE ST - 2000 TORONTO ON CANADA M5B2E7
172-47-085	GRAY BRUCE	5340 E SAN MIGUEL AVE PARADISE VALLEY 85253	4040 E CAMELBACK RD STE 275 PHOENIX AZ 85018
172-47-086	JOHNSTAN VENTURES LLC	5338 E SAN MIGUEL AVE PARADISE VALLEY 85253	6120 N 31ST CT PHOENIX AZ 85016
172-47-931	PARADISE VALLEY WATER CO		19820 N 7TH ST STE 201 PHOENIX AZ 85024-1694
172-47-933	SYDDAN LLC	5702 N 55TH PL PARADISE VALLEY 85253	4044 N 55TH PL PARADISE VALLEY AZ 85253
172-48-004	FERRULLI TINO	5002 E GRANDVIEW LN PHOENIX 85018	5002 E GRANDVIEW LN PHOENIX AZ 85018
172-48-006C	BME I LLC		5221 N SADDLE ROCK DR PHOENIX AZ 85018

172-48-007B	VOLTAGE INNOVATIONS LLC	5285 E RED ROCK DR PHOENIX 85018	8416 OLD MCGREGOR RD WOODWAY TX 76712
172-48-008A	KRK RE LLC	5220 E RED ROCK DR PHOENIX 85018	833 N JEFFERSON ST MILWAUKEE WI 53202
172-48-009A	CAMELBACK RETREAT LLC	5212 E RED ROCK DR PARADISE VALLEY 85253	7141 E RANCHO VISTA DR UNIT 5011 SCOTTSDALE AZ 85251
172-48-009C	CAMELBACK RETREAT LLC	5212 E RED ROCK DR PHOENIX 85018	7141 E RANCHO VISTA DR UNIT 5011 SCOTTSDALE AZ 85251
172-48-010	DROMEDARY-CAMELBACK INVESTMENTS LLC	5023 E RED ROCK DR PHOENIX 85018	PO BOX 1397 TOLLESON AZ 85353
172-48-011	REID K JOE TR	5001 E RED ROCK DR PHOENIX 85018	PO BOX 44022 PHOENIX AZ 85064
172-48-012	HALO INVESTMENT PROPERTIES LLC	4959 E RED ROCK DR PHOENIX 85018	8223 WALLEN LN RAPID CITY MI 49676
172-48-013A	HILL MATTHEW J	4949 E RED ROCK DR PHOENIX 85018	4949 E RED ROCK DR PHOENIX AZ 85018
172-48-022	TYLER R ANDERSON AND NANCY J ANDERSON FAMI	4960 E RED ROCK DR PHOENIX 85018	4960 E RED ROCK DR PHOENIX AZ 85018
172-48-023A	SWARZMAN STEVEN L	5002 E RED ROCK DR PHOENIX 85018	5002 E RED ROCK DR PHOENIX AZ 85018
172-48-024A	BME V LLC	5050 E RED ROCK DR PHOENIX 85018	4949 E RED ROCK DR PHOENIX AZ 85018
172-48-026B	PHOENIX CITY OF		251 W WASHINGTON ST 8TH FL PHOENIX AZ 85003
172-48-026E	PHOENIX CITY OF	4948 E RED ROCK DR PHOENIX 85018	251 W WASHINGTON ST 8TH FL PHOENIX AZ 85003
172-48-026F	VALE GUY E	4950 E RED ROCK DR PHOENIX 85018	4950 E RED ROCK DR PHOENIX AZ 85018
172-48-026G	RDP ONE MANAGEMENT GROUP LLC	4952 E RED ROCK DR PHOENIX 85018	5221 N SADDLEROCK DR PHOENIX AZ 85018
172-48-026H	PHOENIX CITY OF		251 W WASHINGTON ST 8TH FL PHOENIX AZ 85003
172-48-027	PHOENIX CITY OF	4948 E RED ROCK DR PHOENIX 85018	251 W WASHINGTON ST 8TH FL PHOENIX AZ 85003
172-50-027M	PHOENIX CITY OF		251 W WASHINGTON ST 8TH FL PHOENIX AZ 85003

Feature Information

(1 of 2)

Clear ?

172-47-035

Owner Information

Owner Name:

KELLEY BRUCE D/MARY ANN M

Property Address:

5235 E SAN JUAN AVE PARADISE VALLEY 85253

Mailing Address:

4659 E FOOTHILL DR PARADISE VALLEY AZ 85253

Deed Number:

180770356

Sale Date:

Sale Price:

\$

Property Information

Lat/Long:

33.519484, -111.968626

S/T/R:

17 2N 4E

Jurisdiction:

PARADISE VALLEY

Zoning:

R-43

PUC:

0011

Lot Size (sq ft):

99,991

MCR #:

62-41

Subdivision:

STONE CANYON

Lot #:

35

Floor:

1

Construction Year:

Living Space (sq ft):

Valuation Information

Tax Year:

2021

2020

FCV:

\$938,100

\$854,900

LPV:

\$722,054

\$687,670

Legal Class:

2.R

2.R

Zoom to

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Features selected: 105

169-25-021

Owner:

GRAY BRUCE W/BARBARA

Property Address:

6001 N 51ST PL PARADISE VALLEY 85253

Mailing Address:

6001 N 51ST PL PARADISE VALLEY AZ 85253

Latitude:

33.5240877316099

Longitude:

-111.96955822158043

169-26-007A

Owner:

HILLMAN-KEIM 2002 REVOCABLE TRUST

Property Address:

6002 N 52ND PL PARADISE VALLEY 85253

Mailing Address:

6002 N 52ND PL PARADISE VALLEY AZ 85253

Latitude:

33.524266498985426

Longitude:

-111.96835990672565