



May 16, 2025

Brandon McMahon
Planner II
Town of Paradise Valley
6401 E. Lincoln Drive
Paradise Valley, AZ 85253
(480) 348-3574

Dear Resident:

Notice is hereby given that the Town of Paradise Valley Town Council will hold a **public meeting at 6:00 p.m., on Tuesday, June 3, 2025**, at Town Hall, 6401 East Lincoln Drive, Paradise Valley, Arizona, 85253 for:

PUBLIC MEETING: Consideration of a Lot Split Application

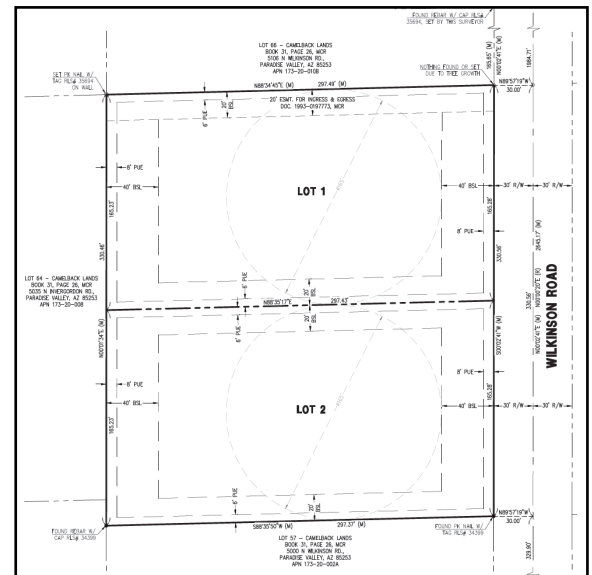
The applicant, Nick Prodanov of Land Development Group, is requesting approval of a lot split to divide a 2.26-acre parcel into two lots. Lot 1 is 49,140 square feet in size (± 1.13 acres) and Lot 2 is 49,132 square feet in size (± 1.13 acres). The subject property is located at 5102 N Wilkinson Rd. The subject property is zoned R-43, for minimum one-acre single-family homesites. The Planning Commission will hear this case at their Work Study Session on May 20, 2025.

If you have questions about this application please call the Community Development Department, 6401 E. Lincoln Drive, Paradise Valley, Arizona, at (480) 348-3531.

Sincerely,

A handwritten signature in black ink that reads "Brandon McMahon".

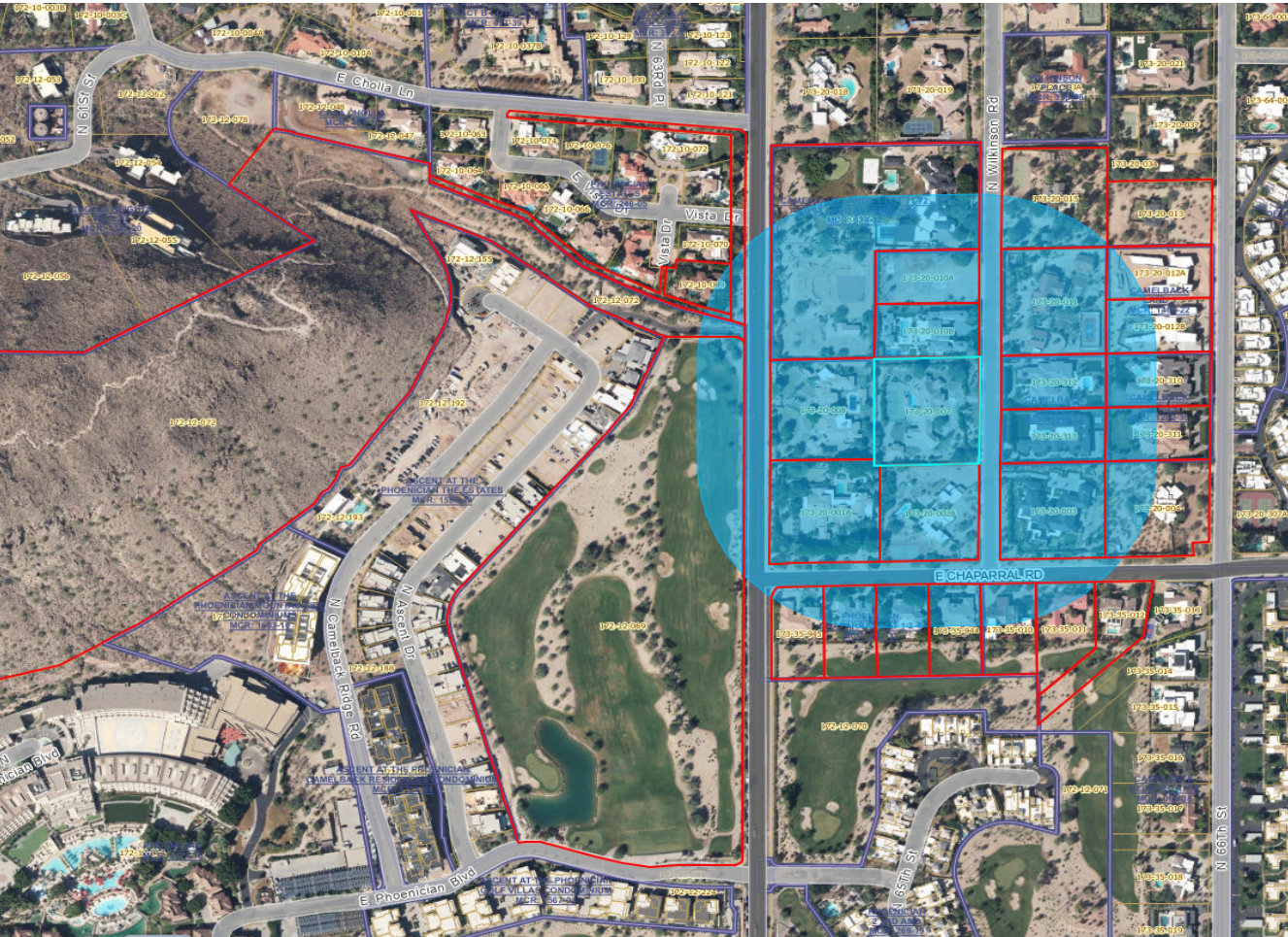
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The Town of Paradise Valley endeavors to make all public meetings accessible to persons with disabilities. With 72 hours advance notice, special assistance can be provided for disabled persons at public meetings. Please call 480-948-7411 (voice) or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

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, Brandon McMahon, on this application at bcmahon@paradisevalleyaz.gov or 480-348-3531 at any time before the scheduled meeting date.

Parcel Number	Owner	Property Address	Mailing Address
172-10-069	MORRISON GENE C/JANIE B	6341 E VISTA DR PARADISE VALLEY 85253	6341 E VISTA DR PARADISE VALLEY AZ USA 85253
172-10-085	LOS PALACIOS HOMEOWNERS ASSN		7255 E HAMPTON AVE 101 MESA AZ USA 85209
172-10-086	LOS PALACIOS HOMEOWNERS ASSN		7255 E HAMPTON AVE 101 MESA AZ USA 85209
172-12-069	HOST CAMELBACK I LLC		4747 BETHESDA AVE STE 1300 BETHESDA MD USA 20814
172-12-072	HOST CAMELBACK I LLC	5100 N INVERGORDON RD PHOENIX 85251	4747 BETHESDA AVE STE 1300 BETHESDA MD USA 20814
173-20-001A	CARLSON REVOCABLE TRUST	6402 E CHAPARRAL RD PARADISE VALLEY 85253	6402 E CHAPARRAL RD PARADISE VALLEY AZ USA 85253
173-20-002A	MORAN TRUST	5000 N WILKINSON RD PARADISE VALLEY 85253	5000 N WILKINSON RD PARADISE VALLEY AZ USA 85253
173-20-003	ERIC WEINBRENNER LIVING TRUST	5001 N WILKINSON RD PARADISE VALLEY 85253	2200 E CAMELBACK RD 216 PHOENIX AZ USA 85016
173-20-004	KEC ROBERT F/JANET T TR	5000 N CASA BLANCA DR PARADISE VALLEY 85253	5000 N CASA BLANCA DR PARADISE VALLEY AZ USA 85253
173-20-007	MERUELO ALEX/ALEXANDER	5102 N WILKINSON RD PARADISE VALLEY 85253	9550 FIRESTONE BLVD STE 105 DOWNEY CA USA 90241
173-20-008	MAJED MAHMOUD/ABBOUSHI HABEEBAH	5035 N INVERGORDON RD PARADISE VALLEY 85253	5035 N INVERGORDON RD PARADISE VALLEY AZ USA 85253
173-20-010A	FIRESTONE TRUST	5110 N WILKINSON RD PARADISE VALLEY 852530000	PO BOX 61928 VANCOUVER WA USA 98666
173-20-010B	5104 WILKINSON LLC	5104 N WILKINSON RD PARADISE VALLEY 852530000	2750 REEDS LAKE BLVD GRAND RAPIDS MI USA 49506
173-20-011	DAVID AND STEPHANIE SHEFRIN TRUST	5115 N WILKINSON RD PARADISE VALLEY 85253	5115 N WILKINSON RD PARADISE VALLEY AZ USA 85253
173-20-012A	ANTHEM IAG LLC	5120 N CASA BLANCA DR PARADISE VALLEY 85253	4000 MACARTHUR BLVD STE 600 NEWPORT BEACH CA USA 92660
173-20-012B	CB ARIZONA LLC	5114 N CASA BLANCA DR PARADISE VALLEY 85253	33900 LAKEDGE LN CHAGRIN FALLS OH USA 44022
173-20-013	WILLIAM T REID AND BETTY B REID TRUST	5128 N CASA BLANCA DR PARADISE VALLEY 85253	5128 N CASA BLANCA DR PARADISE VALLEY AZ USA 85253
173-20-015	BRECKER LAWRENCE J TR	5135 N WILKINSON RD PARADISE VALLEY 85253	5135 N WILKINSON RD PARADISE VALLEY AZ USA 85253
173-20-305	DG2102 LLC	5112 N WILKINSON RD PARADISE VALLEY 85253	5112 N WILKINSON RD PARADISE VALLEY AZ USA 85253
173-20-310	SCHWARTZ ARIZONA TRUST	5088 N CASA BLANCA DR PARADISE VALLEY 85253	5088 N CASA BLANCA DR PARADISE VALLEY AZ USA 85253
173-20-311	LEAKE VERNON P/BETTY N	5044 N CASA BLANCA DR PARADISE VALLEY 85253	5044 N CASA BLANCA DR PARADISE VALLEY AZ USA 85253
173-20-312	CLAYTON LIVING TRUST	5113 N WILKINSON RD PARADISE VALLEY 85253	PO BOX 13357 SCOTTSDALE AZ USA 85267
173-20-313	GREGORY STANFORD FAMILY TRUST	5089 N WILKINSON RD PARADISE VALLEY 85253	5089 N WILKINSON RD PARADISE VALLEY AZ USA 85253
173-35-010	LISHERNESS NANCY L TR	6505 E CHAPARRAL RD SCOTTSDALE 85253	6505 E CHAPARRAL RD SCOTTSDALE AZ USA 85253
173-35-011	WAGNER DENNIS E/GRANDE CARMEN	6515 E CHAPARRAL RD PARADISE VALLEY 85253	6527 E CHAPARRAL RD PARADISE VALLEY AZ USA 85253
173-35-012	WAGNER 2018 REVOCABLE LIVING TRUST	6527 E CHAPARRAL RD PARADISE VALLEY 85253	6527 E CHAPARRAL RD PARADISE VALLEY AZ USA 85253
173-35-942A	RELIANCE TRUST COMPANY OF DELAWARE	6419 E CHAPARRAL RD PARADISE VALLEY 85253	1100 ABERNATHY RD NE STE 400 ATLANTA GA USA 30328
173-35-943A			
173-35-944	BNGL LLC	6443 E CHAPARRAL RD PARADISE VALLEY 85253	3327 LAKE SHORE DR ORLANDO FL USA 32803
173-35-945	QUE KARBASSY TRUST	6409 E CHAPARRAL RD PARADISE VALLEY 85253	6409 E CHAPARRAL RD PARADISE VALLEY AZ USA 85253





COMMUNITY DEVELOPMENT DEPARTMENT

AFFIDAVIT OF MAILING NOTIFICATION

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

STATE OF ARIZONA)
) ss:
County of Maricopa)

In accordance with the requirements of the Town of Paradise Valley, the undersigned hereby certifies that all the property owners within 1,500 feet of the property, as obtained from the Maricopa County Assessor's Office on May 16th, 2025, for the proposed application _____ has been mailed on the following

date May 16th, 2025 (Case Number)

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

NICK PRODANOV
Nick Prodov Jlf

The foregoing instrument was acknowledged by me this 16TH day of MAY, 2025, by NICKOLA JORDANOV PRODANOV
Name

Vijayalakshmi B
NOTARY PUBLIC

My commission expires:

10/03/2027

