

Hillside Conceptual Plan Review Notification

August 18, 2025

Subject: Conceptual Plan Review for a New Single-Family Residence

Dear Property Owner,

An application has been submitted to the Town of Paradise Valley for a new single-family residence located at 3924 E Bethany Home Rd, Paradise Valley 85253. In compliance with Town requirements, this letter is being sent to you as a courtesy to inform you of the pending application. The Hillside Building Committee will be reviewing this application on Wednesday, September 17 at 8:00 AM at the Paradise Valley Town Hall located at 6401 East Lincoln Drive.

The purpose of Conceptual Plan Review meeting is to discuss, review, and provide suggestions and guidance to the Applicant regarding the proposed development including:

- Location of the building pad, driveway, and accessory uses
- Significant natural features
- Preservation of existing vegetation
- Grading concepts and their adaptation to the natural hillside topography

The Conceptual meeting provides suggestions and guidance for the Applicant. Prior to final approval of this application, there will be a Formal Hillside Building Committee Review Meeting. Notification will be sent to you for this meeting. Both meetings are open to the public and you may feel free to attend.

If you have any questions, please call me at 602-989-8162.

Sincerely,

Ashton Wolfswinkel

Owner

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 16, 2025, and such notification has been mailed on the following date August 18, 2025.

[Signature]
Signature

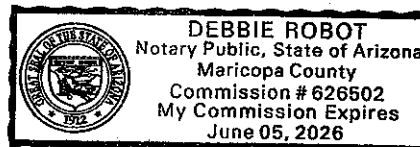
The foregoing instrument was acknowledged by me this 20th day of August, 2025, by Ashton Wolfswinkel.
Name

[Signature]

NOTARY PUBLIC

My commission expires:

6/5/2026



AFFIDAVIT OF POSTING

STATE OF ARIZONA)

) ss:

County of Maricopa)

I, Ashton Wolffswinkel, depose and state that the attached notice, of proposed application Concept Review located at 3924 E. Bethany Home for the (Planning Commission/Town Council/Board of Adjustment/Hillside Committee) meeting date of September 17, 2025 is a true and correct copy of a notice which I cause to be posted by the following day of the week _____, and on the following date August 19, 2025 in the following location(s):

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

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

DATED this 20th day of August, 2025.

[Signature]

Signature

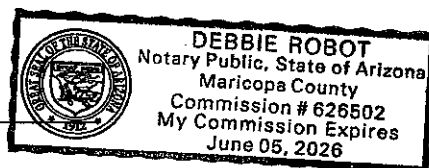
This affidavit was SUBSCRIBED AND SWORN to before me this 20th day of August, 2025

[Signature]

NOTARY PUBLIC

My commission expires:

6/5/2026





NOTICE OF HEARING

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