

TOWN

of

PARADISE VALLEY



Hillside Application  
Community Development Department  
6401 E Lincoln Drive  
Paradise Valley, AZ 85253

(480) 348-3692

**HILLSIDE APPLICATION**

DATE:

7/30/2025

SUBDIVISION  
NAME:~~GEAR~~PROPERTY  
ADDRESS:5228 E. SOFANO DR.  
PARADISE VALLEY, AZ 85253ASSESSOR'S  
PARCEL NUMBER:

172-47-021

LEGAL:  
DESCRIPTION

SCOPE OF WORK:

REDESIGN OF PREVIOUSLY  
APPROVED A MAJOR REMODEL.

Town of Paradise Valley  
6401 E Lincoln Drive  
Paradise Valley, AZ 85253  
[hillside@paradisevalleyaz.gov](mailto:hillside@paradisevalleyaz.gov)

**ARCHITECT:**

PRINT NAME

PHONE NUMBER

MARNAN Tamimi

ADDRESS

**ENGINEER:**

PRINT NAME

PHONE NUMBER

JOE BURKE

ADDRESS

**OWNER:**

PRINT NAME

PHONE NUMBER

GURINDER S. TANKAR

602-705-5534

ADDRESS

5228 EAST SOLAND DR  
PV, AZ 85253OWNER OR AUTHORIZED  
AGENT SIGNATURE

DATE

7/30/2025



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## STATEMENT OF ACCURACY

BUILDING INFORMATION<sup>1</sup>

USE	AREA (SF) OR LENGTH (FT)
LIVABLE AREA (EXISTING)	
LIVABLE AREA (NEW)	
LIVABLE AREA (REMODEL)	
PERCENT NEW + REMODEL	

<sup>1</sup>THE FOLLOWING CONDITIONS MAY APPLY TO REMODELS OR ADDITIONS OF 50% OR GREATER: 1) ZONING ORDINANCE, ARTICLE XXIII – SECTION 2307 REQUIRES THAT NON-CONFORMING STRUCTURES BE BROUGHT INTO COMPLIANCE IF THEY DO NOT MEET CURRENT HEIGHT, SETBACK, FINISH, AND ANY OTHER APPLICABLE ORDINANCE REQUIREMENTS. 2) ZONING ORDINANCE, ARTICLE XXIV – SECTION 2415 REQUIRES THAT NON-CONFORMING WALLS BE BROUGHT BE INTO COMPLIANCE IF THEY DO NOT MEET CURRENT HEIGHT AND/OR SETBACK REQUIREMENTS. 3) TOWN CODE, CHAPTER 13 REQUIRES FIRE SPRINKLER SYSTEMS.

VALUATION CALCULATION<sup>2</sup>

USE	UNIT - AREA (SF), LENGTH (FT), OR COUNT	VALUATION PER (UNIT)	VALUATION TOTAL
LIVABLE AREA (NEW)		\$225.00	
LIVABLE AREA (REMODEL)		\$112.50	
GARAGE		\$50.00	
STORAGE		\$50.00	
PATIOS/RAMADAS/PORHCES		\$35.00	
FENCES		\$30.00	
POOL		1% OF COST	
BBQ		\$4,200.00 (EA)	
FIREPLACE		\$5,250.00 (EA)	
WATER FOUNTAIN		\$1,000.00 (EA)	
WATER FEATURE		\$2,500.00 (EA)	
<b>SUM</b>	-	-	

<sup>2</sup>TOWN CODE, CHAPTER 5 REQUIRED IMPROVEMENTS MAY INCLUDE RIGHT-OF-WAY DEDICATION AND STREET IMPROVEMENTS, DRAINAGE IMPROVEMENTS, SEWER IMPROVEMENTS, FIRE HYDRANT INSTALLATION, AND ELECTRICAL UNDERGROUNDING FOR BUILDING PERMIT VALUATIONS OF \$500,000 OR GREATER CALCULATED OVER A 730 DAY PERIOD. YOU MAY USE THE TOWN MASTER FEE SCHEDULE TO DETERMINE THE MINIMUM CONSTRUCTION VALUATION: <https://www.paradisevalleyaz.gov/DocumentCenter/View/104/Master-Fee-Schedule>

## CERTIFICATION

- I hereby certify that the above information and the information in this application is true and accurate. I further certify that I will comply with all Federal, State, County and Town laws relating to construction and demolition.
- I understand that any changes made during or after the hillside development process may require a modification to the statement of accuracy. Additional requirements may be required for a modified scope of work.
- The issuance of an approval shall not be considered as an adoption by the inspector of the manifested technical construction or demolition contained in the plans and specifications, if thereafter it can be shown that any portion of the work is in conflict with any portion of the ordinances and laws of the Town of Paradise Valley, Arizona. It is agreed that this work will be done in conformity with the laws of the Town of Paradise Valley, Arizona, Maricopa County, and the State of Arizona.

\_\_\_\_\_  
OWNER OR AUTHORIZED AGENT SIGNATURE

☐ Authorization Letter for Agent if Value >  
\$25,000



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