

TOWN
of



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

PARADISE VALLEY

(480) 348-3692

HILLSIDE APPLICATION

DATE: 11/17/25

SUBDIVISION NAME: Paradise Valley Estates Lot 37

PROPERTY ADDRESS: 5212 E. Arroyo Rd., Paradise Valley, AZ 85253

ASSESSOR'S PARCEL NUMBER: 169-29-037A

LEGAL DESCRIPTION: LOT 37, OF PARADISE VALLEY ESTATES, ACCORDING TO BOOK 61 OF MAPS, PAGE 4, RECORDS OF MARICOPA COUNTY, ARIZONA, TOGETHER WITH A PORTION OF LOT 36 PER THE PLAT OF PARADISE VALLEY ESTATES BOOK 61 OF MAPS, PAGE 4, RECORDS OF MARICOPA COUNTY, ARIZONA, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED IN RECORDING NO. 2010-1050431, RECORDS OF MARICOPA COUNTY, ARIZONA

SCOPE OF WORK: NEW CUSTOM HOME, 9567 LIVABLE SF SINGLE FAMILY RESIDENCE WITH ATTACHED GUEST HOUSE, 2 CAR MAIN LEVEL GARAGE & 8 CAR LOWER LEVEL SHOWCASE GARAGE, 74.5% OF THE LOWER LEVEL INTERIOR VOLUME IS A FULLY SUBTERRANEAN BASEMENT.



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ARCHITECT:

PRINT NAME	PHONE NUMBER
BEDBROCK ARCHITECTURE -	480-870-9595
ADDRESS 5203 E LINCOLN DR., PARADISE VALLEY, AZ 85253	

ENGINEER:

PRINT NAME	PHONE NUMBER
LAND DEVELOPMENT GROUP, LLC -	602-889-1984
ADDRESS 8808 N CENTRAL AVE, STE 288, PHOENIX AZ 85020	

OWNER:

PRINT NAME	PHONE NUMBER
ARROYO 5212 PV, LLC -	602-953-3232
ADDRESS 5530 N CASA BLANCA DR., PARADISE VALLEY AZ 85253	

OWNER OR AUTHORIZED AGENT SIGNATURE	DATE



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STATEMENT OF ACCURACY

BUILDING INFORMATION¹

USE	AREA (SF) OR LENGTH (FT)
LIVABLE AREA (EXISTING)	
LIVABLE AREA (NEW)	9567
LIVABLE AREA (REMODEL)	
PERCENT NEW + REMODEL	

¹THE 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 CALCULATION²

USE	UNIT - AREA (SF), LENGTH (FT), OR COUNT	VALUATION PER (UNIT)	VALUATION TOTAL
LIVABLE AREA (NEW)	9567	\$225.00	\$2,152,575
LIVABLE AREA (REMODEL)		\$112.50	
GARAGE	3698	\$50.00	\$184,900
STORAGE		\$50.00	
PATIOS/RAMADAS/PORHCES	6931	\$35.00	\$242,585
FENCES		\$30.00	
POOL	\$427,000	1% OF COST	\$4,270
BBQ	1	\$4,200.00 (EA)	\$4,200
FIREPLACE	2	\$5,250.00 (EA)	\$10,500
WATER FOUNTAIN		\$1,000.00 (EA)	
WATER FEATURE	2	\$2,500.00 (EA)	\$5,000
SUM	-	-	\$2,604,030

²TOWN 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

<ul style="list-style-type: none"> ▪ 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. 	
<p>_____</p> <p>OWNER OR AUTHORIZED AGENT SIGNATURE</p>	<p><input checked="" type="checkbox"/> Authorization Letter for Agent if Value > \$25,000</p>



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