

**TOWN OF PARADISE VALLEY**  
**APPLICATION FOR LOT LINE ADJUSTMENTS, REPLAT, LOT COMBINATIONS, AND**  
**EXEMPT LOT SPLITS**

PARCEL NO.: APN:169-32-932  
(County Tax Assessor Number)

DATE: 06/18/21

NAME OF SUBDIVISION: Club Estates 3

If property or properties are not in a subdivision checkbox:

If property or properties are both in and out of a subdivision check box:

ADDRESS OR LOCATION OF PROPERTY: \_\_\_\_\_

5639 E Joshua Tree Ln, Paradise Valley, AZ 85253

OWNER: Jose Meraz Jr and Nuvia M. Gardea Frias  
NAME

5639 E Joshua Tree Ln, Paradise Valley, AZ 85253 ADDRESS  
915-500-9615 PHONE #

   
SIGNATURE OF OWNER

*All owners of the property or properties must sign the application or submit an original signed letter acknowledging the processing of this application.*

REPRESENTATIVE: Nick Prodanov, PE, PMP NAME      Land Development Group, LLC COMPANY

8808 N Central Ave. Ste 288, Phoenix, AZ 85020  
ADDRESS

602 889 1984 PHONE #      \_\_\_\_\_ FAX #

  
SIGNATURE OF REPRESENTATIVE

If representative is same as owner listed on this application check box

*The listed representative will be the primary contact on this application. The Town will send all correspondence on this application to the listed representative, unless otherwise notated.*

**APPLICATION FOR LOT LINE ADJUSTMENTS, REPLATS, LOT COMBINATIONS, AND EXEMPT LOT SPLITS**

**(REQUIRED)** PLEASE PROVIDE OR ATTACH A NARRATIVE DESCRIPTION OF THE

PROPOSAL: Lot split of parcel 169-32-932

**PLAN STATISTICS**

NUMBER OF ORIGINAL LOT(S) OR PARCEL(S) WITH APPLICATION: 1

PROPOSED NUMBER OF LOT(S) OR PARCEL(S) WITH APPLICATION: 2

SIZE IN NET SQUARE FEET OF ORIGINAL LOT(S) OR PARCEL(S) WITH APPLICATION:

1. 88,130 S.F.      2. \_\_\_\_\_      3. \_\_\_\_\_  
 (2.023 AC.)

SIZE IN NET SQUARE FEET OF PROPOSED LOT(S) OR PARCEL(S) WITH APPLICATION:

1. 44,557 S.F.      2. 43,573 S.F.      3. \_\_\_\_\_  
 (1.023 AC.)                      (1.000 AC.)

ZONING: R-43

ARE ANY LOT(S) OR PARCEL(S) WITH APPLICATION DESIGNATED AS HILLSIDE:

_____	_____
YES	X NO

**CONCURRENT APPLICATIONS:**

*Check if any of the following will be processed in conjunction with this application.*

GUARD GATES	_____	X
(excluding gates on private driveway)	YES	NO

ROADWAY ABANDONMENT	_____	X
	YES	NO

REZONING	_____	X
	YES	NO