



George Burton
Senior Planner
Town of Paradise Valley
6401 E. Lincoln Drive
Paradise Valley, AZ 85253

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 Thursday, May 25, 2023**, at Town Hall, 6401 East Lincoln Drive, Paradise Valley, Arizona, 85253 for:

PUBLIC MEETING: Discussion and possible action to subdivide an existing property into two lots. The property is located at 5639 E. Joshua Tree Lane (Assessor's Parcel Number 169-32-932) and is 2.023 acres in size. Each new lot will be a minimum of one net acre. The applicant is requesting two modifications from the Town's development standards of having orthodox shaped lots and requiring the side property at a right angle to a street/right-of-way.

If you have any questions about this application, please call the Community Development Department at 480-348-3525.

Sincerely,

George Burton

Senior Planner

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.

For further information about any of these matters, please contact the Community Development Department, 6401 E. Lincoln Drive, Paradise Valley, Arizona, 480-348-3692.

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, George Burton on this application at gburton@paradisevalleyaz.gov or 480-348-3525 at any time before the scheduled meeting date.



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 ~~X~~500 feet of the property, as obtained from the Maricopa County Assessor's Office on 5/3/23, for the proposed application LS-21-02 has been mailed on the following date May 3rd, 20 23. (Case Number)

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

[Signature]
NICKOLA PRODANOV

The foregoing instrument was acknowledged by me this 4 day of May, 20 23, by Nickola Prodanov.
Name

[Signature]
NOTARY PUBLIC

My commission expires:

July 20, 2026





George Burton
Planner
Town of Paradise Valley
6401 E. Lincoln Drive
Paradise Valley, AZ 85253

Dear Resident:

Notice is hereby given that the Town of Paradise Valley Planning Commission will hold a public meeting at **6:00 p.m. on Tuesday, April 18, 2023**, at Town Hall, 6401 East Lincoln Drive, Paradise Valley, Arizona, 85253 for:

PUBLIC MEETING: Discussion and possible action to subdivide an existing property into two lots. The property is located at 5639 E. Joshua Tree Lane (Assessor's Parcel Number 169-32-932) and is 2.023 acres in size. Each new lot will be a minimum of one net acre. The applicant is requesting two modifications from the Town's development standards of having orthodox shaped lots and requiring the side property at a right angle to a street/right-of-way.

If you have any questions about this application, please call the Community Development Department at 480-348-3525.

Sincerely,

George Burton

Senior Planner

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For further information about any of these matters, please contact the Community Development Department, 6401 E. Lincoln Drive, Paradise Valley, Arizona, 480-348-3692.

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, George Burton on this application at gburton@paradisevalleyaz.gov or 480-348-3525 at any time before the scheduled meeting date.



5639 E JOSHUA TREE LN
Show search results for 5639 E JOSHU...

Feature Information
(1 of 2) Clear ?

169-32-932

Owner Information
 Owner Name: MERAZ JOSE JR/FRIAS NUVIA M GARDEA
 Property Address: 5639 E JOSHUA TREE LN PARADISE VALLEY 85253
 Mailing Address: 5639 E JOSHUA TREE LN PARADISE VALLEY AZ USA 85253
 Deed Number: 20190455564
 Sale Date: 06/01/2019
 Sale Price: \$8,500,000

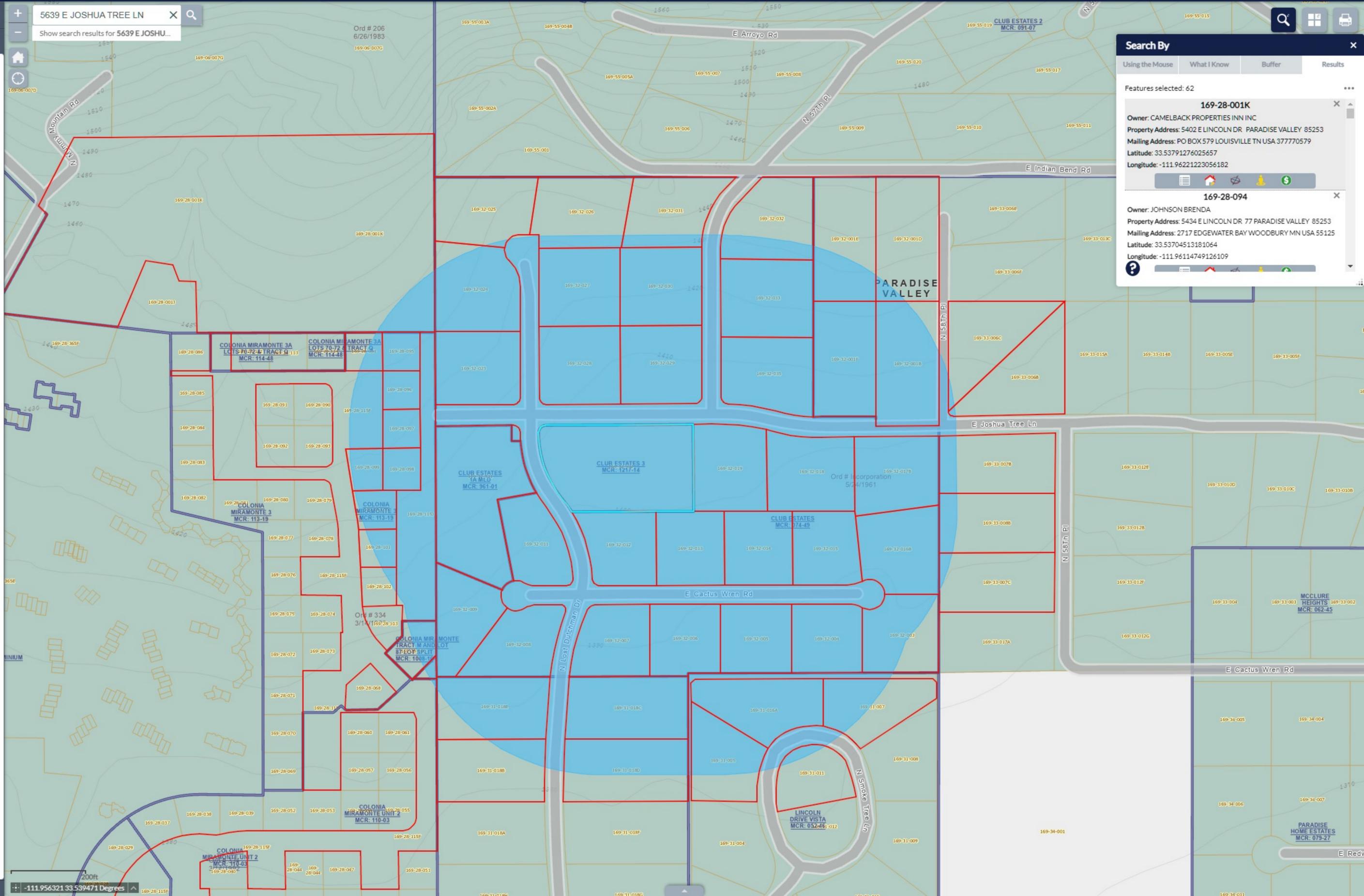
Property Information
 Lat/Long: 33.536209, -111.958922
 S/T/R: 9 2N 4E
 Jurisdiction: PARADISE VALLEY
 Zoning: R-43
 PUC: 0161
 Lot Size (sq ft): 87,972.00
 MCR #: 1217-14
 Subdivision: CLUB ESTATES 3
 Lot #: 1
 Floor: 1
 Construction Year: 2011
 Living Space (sq ft): 10,512

Valuation Information

| Tax Year: | 2024 | 2023 |
|--------------|--------------|--------------|
| FCV: | \$ 8,999,100 | \$ 6,959,200 |
| LPV: | \$ 4,210,522 | \$ 4,010,021 |
| Legal Class: | 3.1 | 3.1 |



Zoom to Clear Selected



Search By

Using the Mouse What I Know Buffer Results

Features selected: 62

169-28-001K
 Owner: CAMELBACK PROPERTIES INN INC
 Property Address: 5402 E LINCOLN DR PARADISE VALLEY 85253
 Mailing Address: PO BOX 579 LOUISVILLE TN USA 37770579
 Latitude: 33.53791276025657
 Longitude: -111.96221223056182

169-28-094
 Owner: JOHNSON BRENDA
 Property Address: 5434 E LINCOLN DR 77 PARADISE VALLEY 85253
 Mailing Address: 2717 EDGEWATER BAY WOODBURY MN USA 55125
 Latitude: 33.53704513181064
 Longitude: -111.96114749126109

-111.956321 33.539471 Degrees



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 ,500 feet of the property, as obtained from the Maricopa County Assessor's Office on 3/28/23, for the proposed application LS-21-02 has been mailed on the following date 3/28/23, 20 23. (Case Number)

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

NIKOLA PRODANOV

The foregoing instrument was acknowledged by me this 28th day of March, 2023, by Nikola Prodanov.
Name

NOTARY PUBLIC

My commission expires:

July 20, 2026

