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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](mailto: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 3<sup>rd</sup>, 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







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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](mailto: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

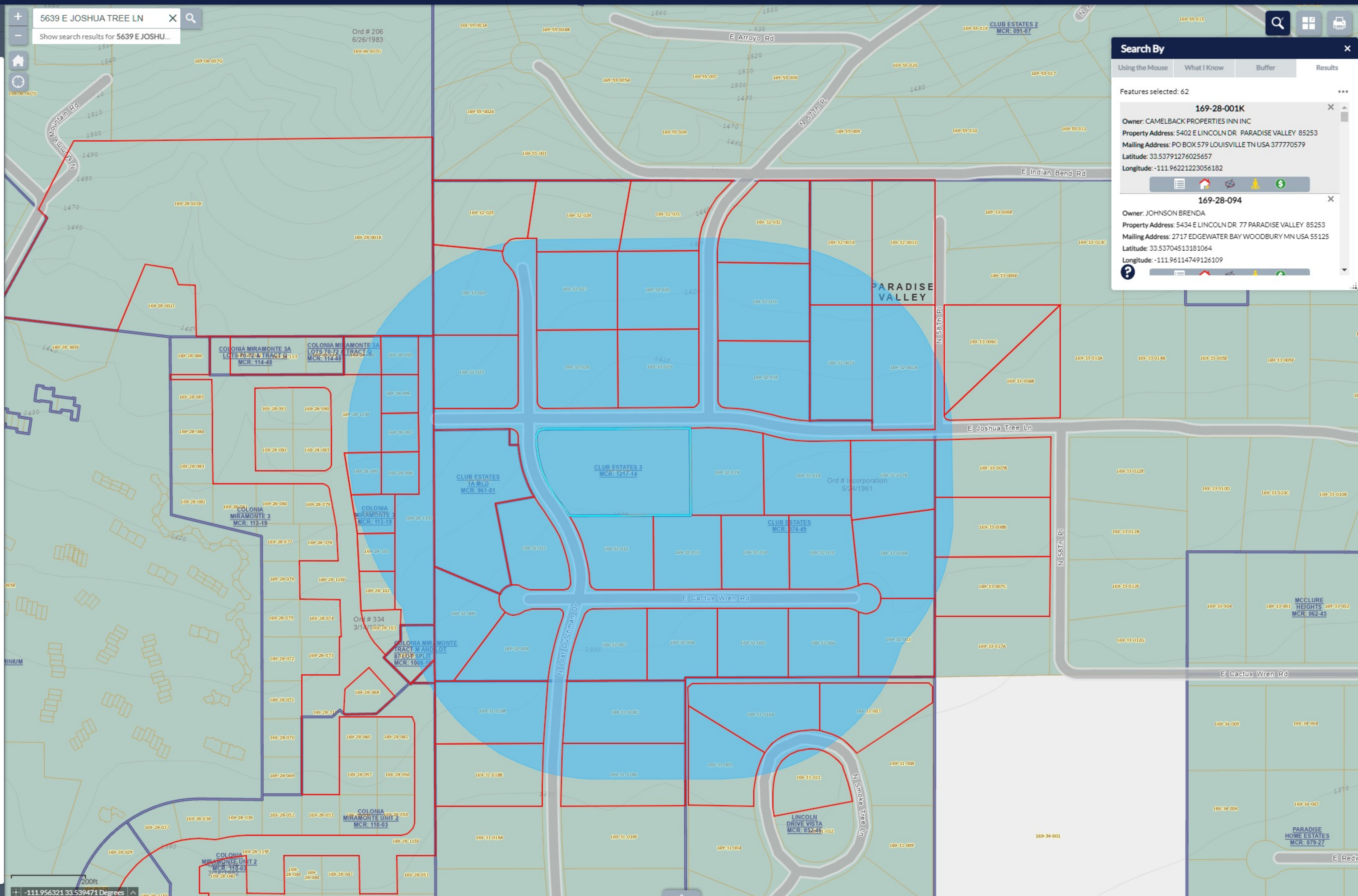
Lat/Long: 33.536209, -111.958922  
S/T/R: 9 2N 4E  
Jurisdiction: PARADISE VALLEY  
Zoning: R-43  
PUC: 0161  
Lot Size (sq ft): 87,972.00  
MCR #: 1217-14  
Subdivision: CLUB ESTATES 3  
Lot #: 1  
Floor: 1  
Construction Year: 2011  
Living Space (sq ft): 10,512

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 28<sup>th</sup> day of March, 2023, by Nikola Prodanov.  
Name

NOTARY PUBLIC

My commission expires:

July 20, 2026

