



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, July 16, 2019**, at Town Hall, 6401 East Lincoln Drive, Paradise Valley, Arizona, 85253 for:

PUBLIC MEETING: Consideration of two applications: 1) a Preliminary Plat application requesting a two-lot subdivision with a private roadway and 2) a Conditional Use Permit application for the private roadway. The property is located at 7525 N. Ironwood Drive (Assessor's Parcel Number 169-03-078) and is 2.8 acres in size. Each new lot will be a minimum of one net acre.

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

Sincerely,

George Burton

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.

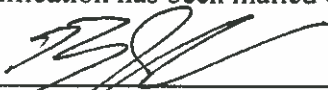
AFFIDAVIT OF MAILING NOTIFICATION

STATE OF ARIZONA)

) ss:

County of Maricopa)

In accordance with the requirements of the Town of Paradise Valley, the undersigned hereby certifies that the mailing list for the proposed project is a complete list of property owners within 1500 feet of the subject property, as obtained from the Maricopa County Assessor's Office on the following date 06-17, 2019, and such notification has been mailed on the following date 6-18, 2019.



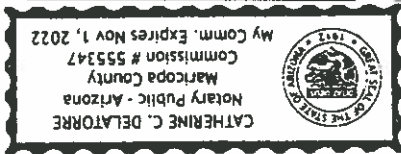
Signature

The foregoing instrument was acknowledged by me this 18th day of June, 2019, by Catherine C. Delatorre.

Name

Catherine C. Delatorre

NOTARY PUBLIC



My commission expires:

November 1st, 2022

AFFIDAVIT OF POSTING

STATE OF ARIZONA)

) ss:

County of Maricopa)

I, Brad Cullum, depose and state that the attached notice, of proposed application Preliminary plat & CUP located at 7525 N. Ironwood Drive for the (Planning Commission/Town Council/Board of Adjustment/Hillside Committee) meeting date of 7-16, 2019 is a true and correct copy of a notice which I cause to be posted by the following day of the week Tuesday, and on the following date 6-18, 2019 in the following location(s):

West edge of property, along Ironwood Drive.

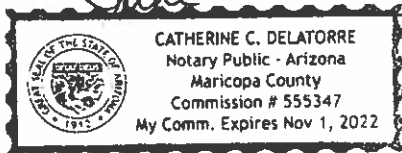
All in the Town of Paradise Valley, Arizona and County and State aforesaid, the same being public places in said County and in the following locations:

All to the Town of Paradise Valley, Arizona and County and State aforesaid.

DATED this 18 day of June, 2019.

[Signature]
Signature

This affidavit was SUBSCRIBED AND SWORN to before me this 18th day of June, 2019.



Catherine C. Delatorre

NOTARY PUBLIC

My commission expires:

November 1st, 2022

Owner	Mailing Address	APN
MOMIA VISTA LLC	3101 N CENTRAL AVE SUITE 1600 PHOENIX AZ 85012	169-03-008
HOYT GREGORY S/MEGAN M	5100 N 40TH ST PHOENIX AZ 85018	169-03-009
DEGISE BRIAN R/BARBARA V	4400 N WOODLAND RIDGE CT DUNLAP IL 61525	169-03-010
TARBY THEODORE J/ANDREE W TR	7710 N HUMMINGBIRD LN PARADISE VALLEY AZ 85253	169-03-011
INGRAM KEITH/SHEILA TR	6094 E CHOLLA DR PARADISE VALLEY AZ 85253	169-03-014
BUCHER RALPH/GRACE	7722 N IRONWOOD DR PARADISE VALLEY AZ 85253	169-03-015
WALTERS FRANK L TR	7632 N IRONWOOD DR SCOTTSDALE AZ 85253	169-03-016
MARWAH FAMILY TRUST	21 E OAKWOOD HILLS DR CHANDLER AZ 85248	169-03-017
MAROLT WILLIAM C/CONSTANCE J TR	2992 ESTATES DR PARK CITY UT 84060	169-03-018
HAGENAH PHILIP W/SUSAN S	6214 E CHOLLA PL PARADISE VALLEY AZ 85253	169-03-019
SCHULTZ DAVID M/PEGGY P	5950 RIDGE RD EXCELSIOR MN 55331	169-03-020
DUNSEATH FAMILY PROPERTIES LLLP	P O BOX 2071 CAREFREE AZ 85377	169-03-021
M & E LIVING TRUST	497 SKYLAKE CT INCLINE VILLAGE NV 89451	169-03-024
GRAHAM NANCY W	6161 E CHOLLA DR PARADISE VALLEY AZ 85253	169-03-025
KRUPA JAMES/SUSAN L	6094 E CHENEY DR PARADISE VALLEY AZ 85253	169-03-026
DONOVAN-BYERS FAMILY TRUST	6044 E CHENEY DR PARADISE VALLEY AZ 85253	169-03-027
DOUDS SHANNON BOGLE TR	6201 E CHENEY PARADISE VALLEY AZ 85253	169-03-028
DAVID AND MARY JO CHRISTENSEN LIVING TR	7590 N HUMMINGBIRD LN PARADISE VALLEY AZ 85253	169-03-032
BENSON GEORGE/JOHNNIE L	360 HAMILTON AVE 100 WHITE PLAINS NY 10601	169-03-033
LEM INVESTMENTS LLC	6900 E CAMELBACK RD STE 1020 SCOTTSDALE AZ 85251-2579	169-03-034
E LOUIS WERNER III LIVING TRUST	5011 E FANFOL DR PARADISE VALLEY AZ 85253	169-03-035
7734 INVESTMENT LLC	7702 E DOUBLETREE RANCH RD SUITE 300 SCOTTSDALE AZ 85258	169-03-037
7804 INVESTMENT LLC	7702 E DOUBLETREE RANCH RD SUITE 300 SCOTTSDALE AZ 85258	169-03-038
WILLIAM S CULLEN DECEDENTS TRUST ETAL	7815 E FOOTHILL DR SOUTH PARADISE VALLEY AZ 85253	169-03-041
STAY CATION LLC	10960 WILSHIRE BLVD 5TH FL LOS ANGELES CA 90024	169-03-043
KLC-018 TRUST/SUZANNE M COOK TRUST	7725 N FOOTHILL DR S PARADISE VALLEY AZ 85253-3067	169-03-044
KLC-018 TRUST/SUZANNE M COOK TRUST	7725 N FOOTHILL DR S PARADISE VALLEY AZ 85253-3067	169-03-045
PHOENIX CITY OF	251 W WASHINGTON ST 8TH FL PHOENIX AZ 85003	169-03-065
DECHOUX FABRICE M/MISTY-ANNE M TR	59 E NIGHTHAWK WY PHOENIX AZ 85048	169-03-068
GHAFOURI ALI/LEILA HAKIMZADEH	7600 N INVERGORDON RD PARADISE VALLEY AZ 88253	169-03-069
MEGUIAR BARRY J/KAREN A	201 N BAY FRONT NEW PORT BEACH CA 92662	169-03-070

Owner	Mailing Address	APN
DAVID AND CHRISTINE GUSTAFSON FAMILY TR	7502 N INVERGORDON RD PARADISE VALLEY AZ 85253-3149	169-03-071
MARILYN WILLIAMSON TRUST	7535 N IRONWOOD DR PARADISE VALLEY AZ 85253	169-03-074
KURTH TRUST	7530 N INVERGORDON RD PARADISE VALLEY AZ 85253	169-03-075
DUFF RONALD C/LYNN R	7630 N INVERGORDON RD PARADISE VALLEY AZ 85253	169-03-079
MEYER ERIC D/SNELL SARAH	765 FOOTHILL DR SOUTH PARADISE VALLEY AZ 85259	169-03-083
ZENA TRUST	7777 N FOOTHILL DRIVE S PARADISE VALLEY AZ 85253	169-03-084
OHN L BROAN 1984 REVOCABLE TRUST	7721 N IRONWOOD DR PARADISE VALLEY AZ 85253	169-03-086
EARNHARDT HAL J IV/RACHEL L	7300 W ORCHID LN CHANDLER AZ 85226	169-03-089
BERRY JOHN V/GAUTHIER NAOMI	6750 E CAMELBACK RD NO 100 SCOTTSDALE AZ 85251	169-03-090
ATLAS RESIDENTIAL LLC	6250 E CHENEY DR PARADISE VALLEY AZ 85253	169-03-095
FABRE CHRISTOPHE/CLOUDINE	6286 E CHANEY DR PARADISE VALLEY AZ 85253	169-03-096
JOHN CORRITORE TRUST	6220 E CHENEY DR PARDISE VALLEY AZ 85253	169-03-098
MONSON JON M/KAREN E	8715 ROSEDALE ST NW GIG HARBOR WA 98335-6309	169-03-099
GYDE STEVEN	11070 E ROLLING ROCK DR SCOTTSDALE AZ 85262	169-03-100
RINEHART COMMUNITY TRUST	7640 N INVERGORDON RD PARADISE VALLEY AZ 85253	169-03-101
GYDE STEVEN	11070 E ROLLING ROCK DR SCOTTSDALE AZ 85262	169-03-102
GYDE STEVEN	11070 E ROLLING ROCK DR SCOTTSDALE AZ 85262	169-03-103
CEREGHINI PAUL G/ELISABETH A TR	7633 N HUMMINGBIRD LN PARADISE VALLEY AZ 85253	169-03-104
CEREGHINI PAUL G/ELISABETH A TR	7633 N HUMMINGBIRD LN PARADISE VALLEY AZ 85253	169-03-105
FAULK ROBERT M/AMY D	7720 N HUMMINGBIRD LN PARADISE VALLEY 85253	169-03-106
WEDER FAMILY REVOCABLE LIVING TRUST	200 SCENIC DR SEDONA AZ 86336	169-03-107
7880 INVESTMENT LLC	7154 E STETSON DR STE 300 SCOTTSDALE AZ 85251	169-03-108
SEXTON MARTIN	1909 N OAKLEY AVE CHICAGO IL 60647	169-49-038
SEXTON MARTIN	1909 N OAKLEY AVE CHICAGO IL 60647	169-49-039
JJM FAMILY TRUST	6314 E CATESBY RD PARADISE VALLEY AZ 85253	169-49-040
ROBBERSON FOSTER W/DEBORAH W	6302 E CATESBY RD PARADISE VALLEY AZ 85253	169-49-041
ALBERT STEPHEN F/NANCY TR	6242 E CATESBY RD PARADISE VALLEY AZ 85253	169-49-042
HESS H CHARLES/E CHRISTINE TR	6229 E CHENEY DR PARADISE VALLEY AZ 85253	169-49-043
BREEZY DESERT TRADEWINDS LLC	6201 E CHENEY DR PARADISE VALLEY AZ 85253	169-49-044
SCAP 4 LLC	7433 N 62ND ST PARADISE VALLEY AZ 85253	169-49-049

Owner	Mailing Address	APN
KARNITSCHNIG H H & MARIA J	6234 E CATESBY RD PARADISE VALLEY AZ 85253	169-49-050
REEG TODD M/JODI E	6245 E CATESBY RD PARADISE VALLEY AZ 85253	169-49-052
MAKI PETER C/WINIFRED BLISS	6301 E CATESBY PARADISE VALLEY AZ 85253	169-49-053
MILLER W THADDEUS/MARYELLYN	777 PRESTON ST APT 41M HOUSTON TX 77382	169-49-054
JORDAN LUXURY HOMES LLC	11416 N 44TH CT PHOENIX AZ 85028	169-49-055
KRAMER ADAM TODD/REBECCA AMY	6337 E CATESBY RD PARADISE VALLEY AZ 85253	169-49-056
CORCORAN JAMES D TR	7840 N INVERGORDON PL PARADISE AZ 85253	174-37-009
MASTRO JEFFREY/JODI	7836 N INVERGORDON PL PARADISE VALLEY AZ 85253	174-37-010
DONNA L HESIK DECL OF TRUST/HESIK GEORG	7800 N INVERGORDON PL PARADISE VALLEY AZ 85253	174-37-011
NICTAKIS REVOCABLE TRUST	7820 N 65TH ST PARADISE VALLEY AZ 85253	174-37-012
TRUNZO MARY JANE	7825 N INVERGORDON PL PARADISE VALLEY AZ 85253	174-37-013
NICTAKIS REVOCABLE TRUST	7820 N 65TH ST PARADISE VALLEY AZ 85253	174-37-018
JKRR LLC	6416 E HORSESHOE RD PARADISE VALLEY AZ 85253	174-37-019
FLORES DANIEL A/DIANNE R TR	6525 E BRONCO DR PARADISE VALLEY AZ 85253	174-37-023A
HAMPTON KAUTIA	6502 E BRONCO DR PARADISE VALLEY AZ 85253	174-37-024A
COURY JONATHA A	6524 E STALLION RD PARADISE VALLEY AZ 85253	174-37-029A
RLB STALLION LLC	10632 N SCOTTSDALE RD B-267 SCOTTSDALE AZ 85254	174-37-030A
VENGURLEKAR SHAM MOHAN/DUNDAS KATHLE	6440 E STALLION DR PARADISE VALLEY AZ 85253	174-37-031
A V REVOCABLE TRUST	6480 E STALLION RD PARADISE VALLEY AZ 85253	174-37-032
KELLY FAMILY INVESTMENTS LIMITED PARTNE	6514 N 2ND ST PHOENIX AZ 85012	174-37-033
SCHWALBE FAMILY LIVING TRUST	8217 N COCONINO RD PARADISE VALLEY AZ 85253	174-37-034
SCHWALBE FAMILY LIVING TRUST	9230 N COCONINO CR PARADISE VALLEY AZ 85253	174-37-035
KELLY FAMILY INVESTMENTS LIMITED PARTNE	7777 N INVERGORDON PARADISE VALLEY AZ 85253	174-37-036
KELLY FAMILY INVESTMENTS LIMITED PARTNE	6514 N 2ND ST PHOENIX AZ 85012	174-37-037
IACONA FAMILY LIVING TRUST	6500 E CHENEY DR PARADISE VALLEY AZ 85253	174-44-001A
REYNOLDS JUSTIN A/MEHDIZADEH AZAR	6510 E CHENEY DR PARADISE VALLEY AZ 85253	174-44-001B
SIMONE HOLDINGS LLLP	8817 E BELL RD SUITE 201 SCOTTSDALE AZ 85260	174-44-002B
SIMONE CHARITABLE FOUNDATION INC	8800 GAINES CENTER DR SUITE 160 SCOTTSDALE AZ 85258	174-44-002C
PELES LAURA H	7529 N INVERGORDON RD PARADISE VALLEY AZ 85253	174-44-002D
ODLAND FAMILY REVOCABLE TRUST	7541 N INVERGORDON RD PARADISE VALLEY AZ 85253	174-44-002E

Owner	Mailing Address	APN
FRANCES J HAYNES FAMILY TRUST	6430 E CHENEY DR PARADISE VALLEY AZ 85253	174-44-003
CASCIO PHILLIP JR	PO BOX 4938 GREENVILLE MS 38704-4938	174-44-004
BROWN GLENN H/SUSAN SILVER	7540 N 65TH ST PARADISE VALLEY AZ 85253	174-44-005C
J & C MILLER LIVING TRUST	7530 N 65TH ST PARADISE VALLEY AZ 85253	174-44-005E
DEAN AND CARON WINGERCHUK TRUST	7711 N INVERGORDON RD PARADISE VALLEY AZ 85253	174-44-006N
MARTHA CARLSSON ROHRS FAMILY TRUST	7737 N INVERGORDON RD PARADISE VALLEY AZ 85253	174-44-006P
ERIC STEVEN ANSEL FAMILY TRUST	7607 N INVERGORDON RD PARADISE VALLEY AZ 85253	174-44-006U
AHDOOT ROBERT	7611 N INVERGORDON PARADISE VALLEY AZ 85253	174-44-006V
MALONE RICHIE L/BARBARA W	7528 N 66TH ST PARADISE VALLEY AZ 85253	174-44-007J
ADLER DAVID E/JODY C	6520 E CHENEY DR PARADISE VALLEY AZ 85253-3256	174-44-007L
SANDCASTLE ENTERPRISES LLC	1550 N 40TH ST NO 7 MESA AZ 85205	174-44-007M
MALONE RICHIE L/BARBARA W	7528 N 66TH ST PARADISE VALLEY AZ 85253	174-44-007P
HOBGOOD TODD/KATIE	6500 E CHOLLA DR PARADISE VALLEY AZ 85253	174-44-008
VOSS KENT R/DENISE S	6522 E CHOLLA DR PARADISE VALLEY AZ 85253	174-44-010A
BERESINI DON C & STEPHANIE J CHESS TR	7600 N 65TH ST PARADISE VALLEY AZ 85253	174-44-011
MESSINGER ERIC W/THAO P	7606 N 65TH ST PARADISE VALLEY AZ 85253	174-44-012
STEVEN K AND SHAWN M INGERSOLL REV TRU	6501 E STALLION RD PARADISE VALLEY AZ 85253	174-44-013A
CHAMBERLAIN JIM TR	1050 W WASHINGTON ST SUITE 214 TEMPE AZ 85281	174-44-014A
CLARK DOUGLAS A & CHERYL A	6545 E STALLION RD PARADISE VALLEY AZ 85253	174-44-015
BREWSTER GEOFFREY TR	6453 E STALLION RD PARADISE VALLEY AZ 85253	174-44-017
MDH TRUST	6445 E STALLION RD PARADISE VALLEY AZ 85253	174-44-018
JENNINGS BEEBE RAE	6441 E CHENEY DR PARADISE VALLEY AZ 85253	174-45-009C
CONNOR STEPHEN M/MADLEN R	6401 E CHENEY PARADISE VALLEY AZ 85253	174-45-009E
FLOOD W MICHAEL & COLEEN M	6431 E CHANEY RD PARADISE VALLEY AZ 85253	174-45-009H
GULLICKSON WILLIAM DEAN JR	6421 E CHENEY DR PARADISE VALLEY AZ 85253	174-45-009J



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HEARING**
TOWN OF PARADISE VALLEY
Planning and Zoning Commission
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Only for hearing held on 11/11/11

7525