

Hillside Safety Improvement Plan Review Notification

July 15, 2022

Subject: Conceptual Plan Review for Proposed Hillside Custom Home

Dear Property Owner,

An application has been submitted to the Town of Paradise Valley for a proposed custom home at 5204 E. San Juan Ave. In compliance with Town requirements, this letter is being sent to you as a courtesy to inform you of the pending application. The Hillside Building Committee will be reviewing this application on August 10th at 8:00 AM. The meeting may take place remotely.

The purpose of Conceptual Plan Review meeting is to discuss, review, and provide suggestions and guidance to the Applicant regarding the proposed development including:

- ☐ Location of the building pad, driveway, and accessory uses
- ☐ Significant natural features
- ☐ Preservation of existing vegetation
- ☐ Grading concepts and their adaptation to the natural hillside topography

The Conceptual meeting provides suggestions and guidance for the Applicant. Prior to final approval of this application, there will be a Formal Hillside Building Committee Review Meeting. Notification will be sent to you for this meeting. Both meetings are open to the public and you may feel free to attend.

If you have any questions please call me at 480-215-9095

Sincerely,

Scott Merritt
Fine Line Designs

Parcel Number	Owner	Property Address	Mailing Address
169-24-021	CHAMONIX TRUST	5012 E MCDONALD DR PARADISE VALLEY 85253	5012 E MCDONALD DR PARADISE VALLEY AZ 85253
169-24-032	SCOTT AND JULIE ALLEN FAMILY TRUST	5109 E ROVEY AVE PARADISE VALLEY 85253	5109 E ROVEY AVE PARADISE VALLEY AZ 85253
169-24-033	DAVID R AND RHONDA VROMAN ALEXANDER TRUST	6003 N 51ST ST PARADISE VALLEY 85253	6003 N 51ST ST PARADISE VALLEY AZ 85253
169-25-017A	CONN PAUL A/KATHRYN V	6030 N 51ST PL PARADISE VALLEY 85253	11 COWLES AVE RYE NY 10580
169-25-018	SIMPSON SCOTT H/VIRGINIA A TR	6022 N 51ST PL PARADISE VALLEY 85253	6022 N 51ST PLACE SCOTTSDALE AZ 85253
169-25-019	CHRISTOPHER WESLEY & HOLLY ANN SHILL FAM TRUST	6010 N 51ST PL PARADISE VALLEY 85253	6010 N 51ST PL PARADISE VALLEY AZ 85253
169-25-020	SUNSET VISTA 6004 LLC	6004 N 51ST PL PARADISE VALLEY 85253	6004 51ST PL PARADISE VALLEY AZ USA 85253-5144
169-25-021	GRAY BRUCE W/BARBARA	6001 N 51ST PL PARADISE VALLEY 85253	6001 N 51ST PL PARADISE VALLEY AZ 85253
169-25-022	TAMM FAMILY TRUST	6011 N 51ST PL PARADISE VALLEY 85253	6011 N 51ST PL PARADISE VALLEY AZ 85253
169-25-023	JAN M CROATT TRUST	6021 N 51ST PL PARADISE VALLEY 85253	6021 N 51ST PL PARADISE VALLEY AZ 85253
169-25-024	LINCOLN FAMILY TRUST	6031 N 51ST PL PARADISE VALLEY 85253	6031 N 51ST PLACE PARADISE VALLEY AZ 85253
169-25-025	POOLE LAURENT/CHASE JENNIFER L	6041 N 51ST PL PARADISE VALLEY 85253	6101 N 51ST PL PARADISE VALLEY AZ 85253
169-26-005	SEAY FAMILY TRUST	6038 N 52ND PL PARADISE VALLEY 85253	6038 N 52ND PL PARADISE VALLEY AZ 85253
169-26-006	ESKILDSON LOYD E & DENISE I	6026 N 52ND PL PARADISE VALLEY 85253	6026 N 52ND PL PARADISE VALLEY AZ 85253
169-26-007A	SANDOR CHRISTOPHER J	6002 N 52ND PL PARADISE VALLEY 85253	8625 E CLYDESDALE TRL SCOTTSDALE AZ 85251
169-26-007B	KRAKOW FAMILY AZ QUALIFIED PERSONAL RESIDENCE TRUST/GRABOWSKI AL	5202 E MCDONALD DR PARADISE VALLEY 85253	5202 E MCDONALD DR PARADISE VALLEY AZ 85253
169-26-008	RHOADES JOHN	5234 E MCDONALD DR PARADISE VALLEY 85253	5234 E MCDONALD DR PARADISE VALLEY AZ 85253
169-26-009	ANN V BAKER TRUST	5246 E MCDONALD DR PARADISE VALLEY 85253	5246 E MCDONALD DR PARADISE VALLEY AZ 85253
169-26-010	FLORES HENRY C/VALERIE W TR	5302 E MCDONALD DR PARADISE VALLEY 85253	5302 E MACDONALD DR PARADISE VALLEY AZ 85253
169-26-011	MITCHELL REX JASON/AKIKO	5318 E MCDONALD DR PARADISE VALLEY 85253	3019 STONEGATE DR ALAMO CA 94507
169-26-012	NUSSDORFER MICHAEL C/YOLANDA O TR	5350 E MCDONALD DR PARADISE VALLEY 85253	5350 E MCDONALD DR PARADISE VALLEY AZ 85253
169-26-013	JEWETT PROPERTIES LLC	5353 E CAMELBACK MANOR DR PARADISE VALLEY 85253	PO BOX 27874 SCOTTSDALE AZ 85255
169-26-014	VAN ENGELHOVEN DAVID A/PHYLLIS A	5337 E CAMELBACK MANOR DR PARADISE VALLEY 85253	5337 E CAMELBACK MANOR DR PARADISE VALLEY AZ 85253
169-26-026B	KABAT WALTER	6031 N 52ND PL PARADISE VALLEY 85253	6540 W TONOPAH GLENDALE AZ 85308
169-26-026D	KABAT WALTER	6040 N CAMELBACK MANOR DR PARADISE VALLEY 85253	6540 W TONOPAH GLENDALE AZ 85308
172-04-003A	PHOENIX CITY OF	4925 E MCDONALD DR PHOENIX 85018	251 W WASHINGTON ST 8TH FL PHOENIX AZ 85003
172-04-004	ITULE FAMILY TRUST	5135 E VALLE VISTA WY PARADISE VALLEY 85253	5135 E VALLE VISTA WAY PARADISE VALLEY AZ 85253
172-04-005	STOUTE MIESHA T	5115 E VALLE VISTA WY PARADISE VALLEY 85253	5115 E VALLE VISTA WY PARADISE VALLEY AZ 85233
172-04-006	ANNNN TRUST	5105 E VALLE VISTA WY PARADISE VALLEY 85253	5105 E VALLE VISTA WY PARADISE VALLEY AZ 85253
172-04-007	BRANDT SUSAN J	5035 E VALLE VISTA WY PARADISE VALLEY 85253	1101 WALNUT ST UNIT 2001 KANSAS CITY MO 64106-4213
172-04-008	CHURGIN DANIEL	5001 E VALLE VISTA WY PARADISE VALLEY 85253	5001 E VALLE VISTA WAY PARADISE VALLEY AZ 85253
172-04-010	FEINSTEIN FAMILY REVOCABLE TRUST	5033 E MCDONALD DR PARADISE VALLEY 85253	5033 E MCDONALD DR PARADISE VALLEY AZ 85253
172-04-011	HULTSCH ROLF KNIGHTS	5043 E MCDONALD DR PARADISE VALLEY 85253	5043 E MCDONALD DR PARADISE VALLEY AZ 85253
172-04-012	C H BOWLING FAMILY TRUST	5123 E MCDONALD DR PARADISE VALLEY 85253	5123 E MCDONALD DR PARADISE VALLEY AZ 85253
172-04-013	SHALACO LLC	5133 E MCDONALD DR PARADISE VALLEY 85253	953 E LIBRA DR TEMPE AZ 85283
172-04-014	ROLLER CHARLES E	5122 E VALLE VISTA WY PARADISE VALLEY 85253	4400 N SCOTTSDALE RD NO 349 SCOTTSDALE AZ 85251
172-04-015	BRADLEY N GROSSMAN REVOCABLE TRUST	5060 E VALLE VISTA WY PARADISE VALLEY 85253	5060 E VALLE VISTA WY PARADISE VALLEY AZ 85253
172-04-016	BIRFAM PROPERTIES LLC	5002 E VALLE VISTA WY PARADISE VALLEY 85253	1802 E QUIET CANYON DR TUCSON AZ 85718
172-04-113B	ECHO CANYON PROPERTY OWNERS ASSOC		7255 E HAMPTON AVE SUITE 101 MESA AZ 85209
172-47-001	KRIVICKAS DANIEL PAUL JR/KARLA ELISA	5405 E MCDONALD DR PARADISE VALLEY 85253	230 W VISTA AVE PHOENIX AZ 85021-7254
172-47-002	DHDL HOLDINGS LLC	5331 E MCDONALD DR PARADISE VALLEY 85253	6133 N 61ST PL PARADISE VALLEY AZ 85253
172-47-003	RIGBY JOHN DANIEL JR/ANN MCCOOLE	5313 E MCDONALD DR PARADISE VALLEY 85253	5313 E MCDONALD DR PARADISE VALLEY AZ 85253-5118
172-47-004	HUGHES GREGORY J	5301 E MCDONALD DR PARADISE VALLEY 85253	5301 E MCDONALD DR PARADISE VALLEY AZ 85253
172-47-005	ELLIS BRIAN J/MARIA S	5975 N 52ND PL PARADISE VALLEY 85253	7789 SILVER LAKE CT WESTERVILLE OH 43082
172-47-006	AHIR FAMILY TRUST	5251 E MCDONALD DR PARADISE VALLEY 85253	5251 E MCDONALD DR PARADISE VALLEY AZ 85253
172-47-007	1981 LLC	5920 N 52ND PL PARADISE VALLEY 85253	5920 N 52ND PL PARADISE VALLEY AZ USA 85253
172-47-008	PALOMBI FRANCO TR	5238 E PALO VERDE DR PARADISE VALLEY 85253	PO BOX 7761 ARLINGTON VA 22207
172-47-009	5302 PALO VERDE LLC	5302 E PALO VERDE DR PARADISE VALLEY 85253	6611 N HILLSIDE DR PARADISE VALLEY AZ 85253
172-47-010	DAVID AND DAWN LENHARDT FAMILY TRUST	5320 E PALO VERDE DR PARADISE VALLEY 85253	5320 E PALO VERDE DR PARADISE VALLEY AZ 85253
172-47-011	CHERYL A LONDON SURVIVORS TRUST	5334 E PALO VERDE DR PARADISE VALLEY 85253	5434 E LINCOLN DR UNIT 67 PARADISE VALLEY AZ 85253
172-47-012	HARRY C SLEIGH LIVING TRUST	5404 E PALO VERDE DR PARADISE VALLEY 85253	5404 E PALO VERDE DR PARADISE VALLEY AZ 85253
172-47-013	STEPHENS KEITH O/ELIZABETH TR	5401 E PALO VERDE DR PARADISE VALLEY 85253	5401 E PALO VERDE SCOTTSDALE AZ 85253
172-47-014	BURY RANDALL	5333 E PALO VERDE DR PARADISE VALLEY 85253	5333 E PALO VERDE DR PARADISE VALLEY AZ 85253
172-47-015	IRVIN AND SYLVIA COHEN TRUST	5317 E PALO VERDE DR PARADISE VALLEY 85253	5317 E PALO VERDE DR PARADISE VALLEY AZ 85253
172-47-016	KOPPEN LARRY D/SYLVIA	5301 E PALO VERDE DR PARADISE VALLEY 85253	3510 N SHADOW TRL MESA AZ 85207
172-47-017	PATEL MAITRAY/GUPTA INDU	5241 E PALO VERDE DR PARADISE VALLEY 85253	5241 E PALO VERDE DR PARADISE VALLEY AZ 85253
172-47-018	PERL CRAIG B/LINDA S	5910 N 52ND PL PARADISE VALLEY 85253	5910 N 52ND PL PARADISE VALLEY AZ 85253
172-47-019A	JOZOFF MALCOLM TR/JOZOFF ELLEN JANE TR	5200 E SOLANO DR PARADISE VALLEY 85253	5200 E SOLANO DR PARADISE VALLEY AZ 85253
172-47-020A	SELBY JACK R TR	5226 E SOLANO DR PARADISE VALLEY 85253	5226 E SOLANO DR PARADISE VALLEY AZ 85253
172-47-021	TAKHAR FAMILY TRUST	5228 E SOLANO DR PARADISE VALLEY 85253	5228 E SOLANO DR PARADISE VALLEY AZ 85253
172-47-022	GOUND STEPHEN E/PATRICIA J	5330 E SOLANO DR PARADISE VALLEY 85253	2909 W 113TH ST LEAWOOD KS 66211
172-47-023	SOLANO 5332 LLC	5332 E SOLANO DR PARADISE VALLEY 85253	4343 E CAMELBACK RD #210 PHOENIX AZ USA 85018
172-47-024	CLANCY CHARLES GEORGE/JOAN KANE TR	5336 E SOLANO DR PARADISE VALLEY 85253	3507 N CENTRAL AVE #500 PHOENIX AZ 85012
172-47-025	M-G TRUST	5735 N 54TH ST PARADISE VALLEY 85253	5735 N 54TH ST SCOTTSDALE AZ 85253
172-47-030	CR INVESTMENTS SOUTHWEST LLC	5237 E SOLANO DR PARADISE VALLEY 85253	5237 E SOLANO DR PARADISE VALLEY AZ 85253
172-47-031	BOHNETT MARSHA ANN	5200 E SAN JUAN AVE PARADISE VALLEY 85253	5200 E SAN JUAN AVE PARADISE VALLEY AZ 85253
172-47-032	SIEGEL MARK P	5204 E SAN JUAN AVE PARADISE VALLEY 85253	1530 W GLENDALE AVE UNIT 103 PHOENIX AZ 85021
172-47-033	PHOENIX CITY OF	5215 E SAN JUAN AVE PARADISE VALLEY 85253	251 W WASHINGTON ST 8TH FL PHOENIX AZ 85003
172-47-034	PHOENIX CITY OF	5225 E SAN JUAN AVE PARADISE VALLEY 85253	251 W WASHINGTON ST 8TH FL PHOENIX AZ 85003
172-47-035	KELLEY BRUCE D/MARY ANN M	5235 E SAN JUAN AVE PARADISE VALLEY 85253	4445 N 36TH ST APT 419 PHOENIX AZ 85018
172-47-036	PHOENIX CITY OF		251 W WASHINGTON ST 8TH FL PHOENIX AZ 85003
172-47-037A	PHOENIX CITY OF		251 W WASHINGTON ST 8TH FL PHOENIX AZ 85003
172-47-037B	CARDENAS ELNA F/ENGELKING MICHAEL N	5631 N 52ND PL PARADISE VALLEY 85253	5631 N 52ND PL PARADISE VALLEY AZ 85253
172-47-038	NICHOLS ROSCOE DWAYNE	5303 E SAN MIGUEL AVE PARADISE VALLEY 85253	5303 E SAN MIGUEL PARADISE VALLEY AZ 85253
172-47-039	JOSEPH HOGAN IRREVOCABLE TRUST	5339 E SAN MIGUEL AVE PARADISE VALLEY 85253	155 BANGTAIL DR BOZEMAN MT 59715-8694
172-47-040	GOODPASTURE ROBERT E JR	5345 E SAN MIGUEL AVE PARADISE VALLEY 85253	5345 E SAN MIGUEL AVE PARADISE VALLEY AZ 85253-5135
172-47-041	JRM 5405 LLC	5405 E SAN MIGUEL AVE PARADISE VALLEY 85253	PO BOX 2656 SCOTTSDALE AZ 85252
172-47-042	GEORGIAN BAY HOLDING COMPANY LLC	5701 N 54TH ST PARADISE VALLEY 85253	5701 N 54TH ST PARADISE VALLEY AZ 85253
172-47-043A	WHITTAKER ERIC L	5623 N 52ND PL PARADISE VALLEY 85253	4400 N SCOTTSDALE ED UNIT 287 SCOTTSDALE AZ 85251
172-47-043B	PHOENIX CITY OF		251 W WASHINGTON ST 8TH FL PHOENIX AZ 85003
172-47-046	FULLER KISTI/MIKE	5409 E MCDONALD DR PARADISE VALLEY 85253	5409 E MCDONALD DR PARADISE VALLEY AZ 85253
172-47-047	M & M FAMILY TRUST	5416 E PALO VERDE DR PARADISE VALLEY 85253	5416 E PALO VERDE DR PARADISE VALLEY AZ 85253
172-47-048	GENINATTI MARILYN	5502 E PALO VERDE DR PARADISE VALLEY 85253	5502 E PALO VERDE DR PARADISE VALLEY AZ 85253-5160
172-47-053	CROW WILLIAM MATTHEW/VALERIE ASHER	5421 E PALO VERDE DR PARADISE VALLEY 85253	5421 E PALO VERDE SCOTTSDALE AZ 85251
172-47-054	WILSON SCOTT E/JANE E	5417 E PALO VERDE DR PARADISE VALLEY 85253	5417 E PALO VERDE DR PARADISE VALLEY AZ 85253
172-47-060	GEBERT STEPHEN/URSULA TR	5707 N 55TH PL PARADISE VALLEY 85253	5707 N 55TH PL PARADISE VALLEY AZ 85253

172-47-061	DOUGLAS R HANSEN TRUST	5520 E SAN MIGUEL AVE PARADISE VALLEY 85253	3707 N MARSHALL WAY UNIT 1 SCOTTSDALE AZ 85251
172-47-062	PACE SELDEN REVOCABLE TRUST	5501 E SOLANO DR PARADISE VALLEY 85253	5501 E SOLANO DR PARADISE VALLEY AZ 85253
172-47-065	MOORE SCOTT HOWARD	5506 E SAN MIGUEL AVE PARADISE VALLEY 85253	5506 E SAN MIGUEL AVE PARADISE VALLEY AZ 85253
172-47-067	ZACHARIAH TERESA C/JOE	5505 E SAN MIGUEL AVE PARADISE VALLEY 85253	5505 E SAN MIGUEL AVE PARADISE VALLEY AZ 85253
172-47-068	APPEL ROSANNE T	5511 E SAN MIGUEL AVE PARADISE VALLEY 85253	5 LYNN RD CHERRY HILLS VILLAGE CO 80113
172-47-077	PHOENIX CITY OF		251 W WASHINGTON ST 8TH FL PHOENIX AZ 85003
172-47-078C	PHOENIX CITY OF		251 W WASHINGTON ST 8TH FL PHOENIX AZ 85003
172-47-078D	TMS VENTURES LLC		8201 N HAYDEN RD SCOTTSDALE AZ 85258
172-47-083	GOLDMAN YARON PINHAS	5507 E SAN MIGUEL LN PARADISE VALLEY 85253	131 E LINCOLN AVE FORT COLLINS CO 80524
172-47-084	GATESTONE & CO INTERNATIONAL INC	5718 N 54TH ST PARADISE VALLEY 85253	415 YONGE ST - 2000 TORONTO ON CANADA M5B2E7
172-47-085	RICHARD JAMES AND SUZANNE M VANDERHOFF REVOCABLE LIVING TRUST	5390 E SAN MIGUEL AVE PARADISE VALLEY 85253	5673 E VILLAGE DR PARADISE VALLEY AZ 85253
172-47-086	HOGAN JOSEPH/KATE	5340 E SAN MIGUEL AVE PARADISE VALLEY 85253	5339 E SAN TAN MIGUEL AVE PARADISE VALLEY AZ 85253
172-47-930	PARADISE VALLEY WATER CO	5338 E SAN MIGUEL AVE PARADISE VALLEY 85253	19820 N 7TH ST STE 201 PHOENIX AZ 85024-1694
172-47-931	PARADISE VALLEY WATER CO		19820 N 7TH ST STE 201 PHOENIX AZ 85024-1694
172-47-933	SYDDAN LLC		4044 N 55TH PL PARADISE VALLEY AZ 85253
172-47-934	TONN SCOTT/TRACY/RKB-NFT HOLDING LLC	5702 N 55TH PL PARADISE VALLEY 85253	5635 N SCOTTSDALE RD SUITE 170 SCOTTSDALE AZ 85250
172-47-935	RKDM REVOCABLE TRUST/RKB-NFT HOLDING LLC		5501 E SAN MIGUEL AVE PARADISE VALLEY AZ 85253
172-48-008A	PAZDERKA ROBERT		5221 N SADDLEROCK DR PHOENIX AZ 85018
172-48-009A	5212 E RED ROCK LLC	5220 E RED ROCK DR PHOENIX 85018	5212 E RED ROCK DR PHOENIX AZ 85018
172-48-009C	MICHAEL J MORSE REVOCABLE LIVING TRUST	5212 E RED ROCK DR PARADISE VALLEY 85253	26232 PEMBROKE RD HUNTINGTON WOODS MI 48070
172-48-024A	BME V LLC	5212 E RED ROCK DR PHOENIX 85018	4949 E RED ROCK DR PHOENIX AZ 85018
172-48-026B	PHOENIX CITY OF	5050 E RED ROCK DR PHOENIX 85018	251 W WASHINGTON ST 8TH FL PHOENIX AZ 85003
172-48-026G	RDP ONE MANAGEMENT GROUP LLC		5221 N SADDLEROCK DR PHOENIX AZ 85018
172-48-026H	PHOENIX CITY OF	4952 E RED ROCK DR PHOENIX 85018	251 W WASHINGTON ST 8TH FL PHOENIX AZ 85003
172-50-027M	PHOENIX CITY OF		251 W WASHINGTON ST 8TH FL PHOENIX AZ 85003

AFFIDAVIT OF MAILING NOTIFICATION

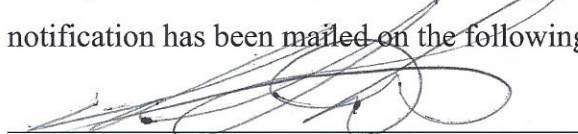
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STATE OF ARIZONA)

) 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 7-17, 2022, and such notification has been mailed on the following date 7-18, 2022.

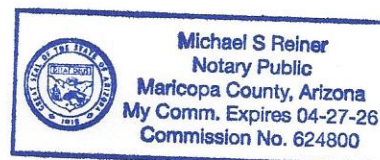

Signature

The foregoing instrument was acknowledged by me this 21 day of JULY, 2022, by MARK SIEGEL.
Name 

NOTARY PUBLIC

My commission expires:

4/27/26





AFFIDAVIT OF POSTING

STATE OF ARIZONA)

) ss:

County of Maricopa)

I, Mark Suerel, depose and state that the
 attached notice, of proposed application notice located at
5004 E San Juan Ave for the (Planning Commission/Town Council/Board of
 Adjustment/Hillside Committee) meeting date of 8-10, 20222 is a true and
 correct copy of a notice which I cause to be posted by the following day of the week _____
 , and on the following date 7-29, 20222 in the following location(s):

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 1st day of August, 2022

[Signature]
 Signature

This affidavit was SUBSCRIBED AND SWORN to before me this 1 day of
August, 2022

[Signature]
 NOTARY PUBLIC

My commission expires _____

outlook.live.com/mail/0/inbox/id/AQMkADAwATY3ZmYAZS...zJwJx4gAAAgEMAAAYuPBdD%2FkuEuDPewzJwJx4gAGXFLJVQAAAA%3D%3D

