

TOWN
of



Hillside Application
Community Development Department
6401 E Lincoln Drive
Paradise Valley, AZ 85253

PARADISE VALLEY

(480) 348-3692

HILLSIDE APPLICATION

DATE: September 7,2025

SUBDIVISION NAME: Paradise Country Estates Lot 39

PROPERTY ADDRESS: 4628 East Crystal Lane

ASSESSOR'S PARCEL NUMBER: APN 169-11-043
MCR 102- 28

LEGAL: Lot 39, of Paradise Country Estates
DESCRIPTION

SCOPE OF WORK: _____

The existing one story residence will be renovated and expanded. Approximately 50% of the existing west end will remain but will be renovated both interior and exterior. The existing southeast end of house will be expanded to include a new great room, patios and kitchen. The east side of the existing garage will be expanded by 2 car widths as well as interior storage.
The design maintains a one story configuration.
The homes existing driveway, north motor court and south yard with swimming pool area are proposed to remain but require replaced open fencing, pool guardrail fencing and low site walls.
See attached narrative for further details.



Town of Paradise Valley
6401 E Lincoln Drive
Paradise Valley, AZ 85253
hillside@paradisevalleyaz.gov

ARCHITECT:

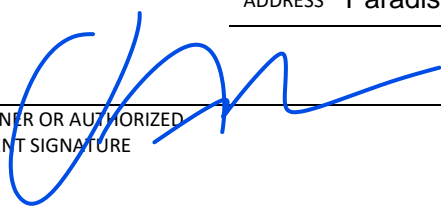
PRINT NAME	PHONE NUMBER
Jack Black AIA	602 708 0694
ADDRESS 4930 East Lincoln Drive Paradise Valley AZ	

ENGINEER:

PRINT NAME	PHONE NUMBER
Joe Burke, PE	623-910-1195
ADDRESS 27107 N Gidiyup Trail Phoenix, Az 85085	

OWNER:

PRINT NAME	PHONE NUMBER
Lisa and Mike Micco	303-927-9477
ADDRESS 4628 East Crystal Lane Paradise valley az 85253	

OWNER OR AUTHORIZED AGENT SIGNATURE	DATE
	9-10-25



STATEMENT OF ACCURACY

BUILDING INFORMATION¹

USE	AREA (SF) OR LENGTH (FT)
LIVABLE AREA (EXISTING)	3536
LIVABLE AREA (NEW)	4980 total (1444 new add)
LIVABLE AREA (REMODEL)	2266
PERCENT NEW + REMODEL	40% new, 60% renovation

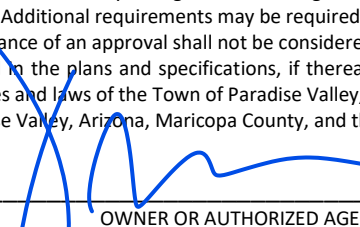
¹THE FOLLOWING CONDITIONS MAY APPLY TO REMODELS OR ADDITIONS OF 50% OR GREATER: 1) ZONING ORDINANCE, ARTICLE XXIII – SECTION 2307 REQUIRES THAT NON-CONFORMING STRUCTURES BE BROUGHT INTO COMPLIANCE IF THEY DO NOT MEET CURRENT HEIGHT, SETBACK, FINISH, AND ANY OTHER APPLICABLE ORDINANCE REQUIREMENTS. 2) ZONING ORDINANCE, ARTICLE XXIV – SECTION 2415 REQUIRES THAT NON-CONFORMING WALLS BE BROUGHT BE INTO COMPLIANCE IF THEY DO NOT MEET CURRENT HEIGHT AND/OR SETBACK REQUIREMENTS. 3)TOWN CODE, CHAPTER 13 REQUIRES FIRE SPRINKLER SYSTEMS.

VALUATION CALCULATION²

USE	UNIT - AREA (SF), LENGTH (FT), OR COUNT	VALUATION PER (UNIT)	VALUATION TOTAL
LIVABLE AREA (NEW)	1444	\$225.00	
LIVABLE AREA (REMODEL)	2266	\$112.50	
GARAGE	406 new; 968 total	\$50.00	
STORAGE	120	\$50.00	
PATIOS/RAMADAS/PORHCES	1432	\$35.00	
FENCES	480 LF	\$30.00	
POOL	ex	1% OF COST	
BBQ	1	\$4,200.00 (EA)	
FIREPLACE	2 new	\$5,250.00 (EA)	
WATER FOUNTAIN	motor court	\$1,000.00 (EA)	
WATER FEATURE	1 at ex pool	\$2,500.00 (EA)	
SUM	-	-	

²TOWN CODE, CHAPTER 5 REQUIRED IMPROVEMENTS MAY INCLUDE RIGHT-OF-WAY DEDICATION AND STREET IMPROVEMENTS, DRAINAGE IMPROVEMENTS, SEWER IMPROVEMENTS, FIRE HYDRANT INSTALLATION, AND ELECTRICAL UNDERGROUNDING FOR BUILDING PERMIT VALUATIONS OF \$500,000 OR GREATER CALCULATED OVER A 730 DAY PERIOD. YOU MAY USE THE TOWN MASTER FEE SCHEDULE TO DETERMINE THE MINIMUM CONSTRUCTION VALUATION: <https://www.paradisevalleyaz.gov/DocumentCenter/View/104/Master-Fee-Schedule>

CERTIFICATION

<ul style="list-style-type: none"> ▪ I hereby certify that the above information and the information in this application is true and accurate. I further certify that I will comply with all Federal, State, County and Town laws relating to construction and demolition. ▪ I understand that any changes made during or after the hillside development process may require a modification to the statement of accuracy. Additional requirements may be required for a modified scope of work. ▪ The issuance of an approval shall not be considered as an adoption by the inspector of the manifested technical construction or demolition contained in the plans and specifications, if thereafter it can be shown that any portion of the work is in conflict with any portion of the ordinances and laws of the Town of Paradise Valley, Arizona. It is agreed that this work will be done in conformity with the laws of the Town of Paradise Valley, Arizona, Maricopa County, and the State of Arizona. 	<input checked="" type="checkbox"/> Authorization Letter for Agent if Value > \$25,000
 _____ OWNER OR AUTHORIZED AGENT SIGNATURE	



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