



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 09.30.25, for the proposed application LS-25-03 has been mailed on the following date 10.03, 20 25. (Case Number)

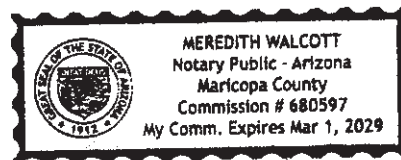
(This property list shall not be older than thirty (30) days at the time of filing of the application).

The foregoing instrument was acknowledged by me this 3rd day of October, 20 25, by Drew Bausom.
Name


NOTARY PUBLIC

My commission expires:

Mar. 1, 2029



Parcel Number	Owner	Mailing Address
172-47-008	PALOMBI FRANCO TR	PO BOX 7761 ARLINGTON VA USA 22207
172-47-009	5302 PALO VERDE LLC	6611 N HILLSIDE DR PARADISE VALLEY AZ USA 85253
172-47-010	DAVID AND DAWN LENHARDT FAMILY TRUST	5320 E PALO VERDE DR PARADISE VALLEY AZ USA 85253
172-47-011	CHERYL A LONDEN SURVIVORS TRUST	5434 E LINCOLN DR UNIT 67 PARADISE VALLEY AZ USA 85253
172-47-013	STEPHENS KEITH O/ELIZABETH TR	5401 E PALO VERDE SCOTTSDALE AZ USA 85253
172-47-014	RANDALL M BURY LIVING TRUST	5333 E PALO VERDE DR PARADISE VALLEY AZ USA 85253
172-47-015	IRVIN AND SYLVIA COHEN TRUST	5317 E PALO VERDE DR PARADISE VALLEY AZ USA 85253
172-47-016	SYLLAR ENTERPRISES LLC	3510 N SHADOW TRL MESA AZ USA 85207
172-47-017	OUR MOUNTAIN LLC	5241 E PALO VERDE DR PARADISE VALLEY AZ USA 85253
172-47-019A	JOZOFF MALCOLM TR/JOZOFF ELLEN JANE TR	5200 E SOLANO DR PARADISE VALLEY AZ USA 85253
172-47-020A	SELBY JACK R TR	5226 E SOLANO DR PARADISE VALLEY AZ USA 85253
172-47-021	TAKHAR FAMILY TRUST	5228 E SOLANO DR PARADISE VALLEY AZ USA 85253
172-47-022	GOUND STEPHEN E/PATRICIA J	2909 TOMAHAWK RD PRAIRIE VILLAGE KS USA 66208
172-47-023	SOLANO 5332 LLC	5332 E SOLANO DR PARADISE VALLEY AZ USA 85253
172-47-024	CLANCY CHARLES GEORGE/JOAN KANE TR	5336 E SOLANO DR PARADISE VALLEY AZ USA 85253
172-47-025	M-G TRUST	3929 E CLARENDON AVE PHOENIX AZ USA 85018
172-47-030	KM INVESTMENT SERVICES LLC	7373 N SCOTTSDALE RD STE C200 SCOTTSDALE AZ USA 85253
172-47-031	BOHNETT MARSHA ANN	5200 E SAN JUAN AVE PARADISE VALLEY AZ USA 85253
172-47-032	MARK P SIEGEL REVOCABLE TRUST	1530 W GLENDALE AVE UNIT 103 PHOENIX AZ USA 85021
172-47-033	PHOENIX CITY OF	251 W WASHINGTON ST 8TH PHOENIX AZ USA 85003
172-47-034	PHOENIX CITY OF	251 W WASHINGTON ST 8TH PHOENIX AZ USA 85003
172-47-035	PAINTER SCOTT/PITTS ANDREW	3111 N MANOR DR E PHOENIX AZ USA 85014
172-47-037A	PHOENIX CITY OF	251 W WASHINGTON ST 8TH PHOENIX AZ USA 85003
172-47-037B	CARDENAS ELNA F/ENGELKING MICHAEL N	5631 N 52ND PL PARADISE VALLEY AZ USA 85253
172-47-038	NICHOLS ROSCOE DWAYNE	5303 E SAN MIGUEL PARADISE VALLEY AZ USA 85253
172-47-039	JOSEPH HOGAN REVOCABLE TRUST	5339 E SAN MIGUEL AVE PARADISE VALLEY AZ USA 85253
172-47-040	GOODPASTURE ROBERT E JR	5345 E SAN MIGUEL AVE PARADISE VALLEY AZ USA 852535135
172-47-041	JACK MCDADE LIVING TRUST	PO BOX 2656 SCOTTSDALE AZ USA 85252
172-47-042	GEORGIAN BAY HOLDING COMPANY LLC	5701 N 54TH ST PARADISE VALLEY AZ USA 85253
172-47-054	WILSON FAMILY REVOCABLE TRUST	5417 E PALO VERDE DR PARADISE VALLEY AZ USA 85253
172-47-083	N 54TH TRUST	3225 MCLEOD DR STE 777 LAS VEGAS NV USA 89121
172-47-084	GATESTONE & CO INTERNATIONAL INC	415 YONGE ST - 2000 TORONTO ON CAN M5B2E7
172-47-085	RICHARD JAMES AND SUZANNE M VANDERHOFF REVOCABLE LIVING TRUST	5340 E SAN MIGUEL AVE PARADISE VALLEY AZ USA 85253
172-47-086	JOE AND KATE HOGAN REVOCABLE TRUST	5339 E SAN MIGUEL AVE PARADISE VALLEY AZ USA 85253
172-47-933	SYDDAN LLC	4044 N 55TH PL PARADISE VALLEY AZ USA 85253
172-47-934	TONN FAMILY TRUST	5635 N SCOTTSDALE RD STE 170 SCOTTSDALE AZ USA 85250



October 3, 2025

Jose Mendez
Hillside Development Planner
Town of Paradise Valley
6401 E. Lincoln Drive
Paradise Valley, AZ 85253
(480) 348-3574

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, October 21, 2025**, at Town Hall, 6401 East Lincoln Drive, Paradise Valley, Arizona, 85253 for:

PUBLIC MEETING: Consideration of a Lot Split Application

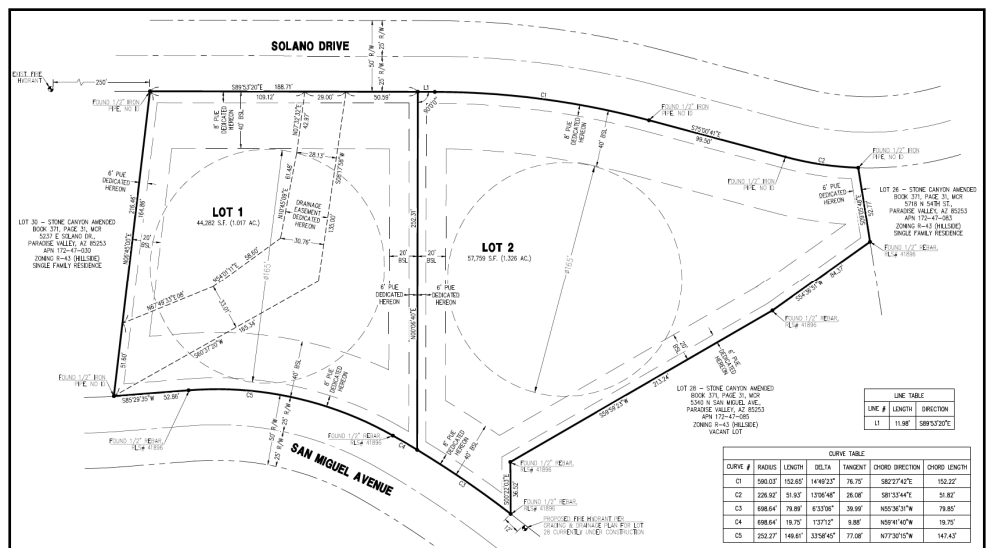
The applicant, Drew Bausom (The Construction Zone), is requesting approval of a lot split to divide a 2.34-acre parcel into two lots. Lot 1 is 44,282 square feet in size (± 1.017 acres) and Lot 2 is 57,759 square feet in size (± 1.33 acres). The subject property is located at 5338 E San Miguel Avenue. The subject property is zoned R-43 Hillside.

If you have questions about this application please call the Community Development Department, 6401 E. Lincoln Drive, Paradise Valley, Arizona, at (480) 348-3519.

Sincerely,

Jose Mendez

Jose Mendez
Hillside Development 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.

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, Brandon McMahon, on this application at bmcMahon@paradisevalleyaz.gov or 480-348-3531 at any time before the scheduled meeting date.