

**TOWN OF PARADISE VALLEY**  
**APPLICATION FOR LOT SPLITS**

PARCEL NO.: 169 - 37 - 009  
(County Tax Assessor Number)

DATE: 7/15/17

NAME OF SUBDIVISION: \_\_\_\_\_

If property or properties are not in a subdivision check box:

If property or properties are both in and out of a subdivision check box:

ADDRESS OR LOCATION OF PROPERTY: \_\_\_\_\_

6001 E CACTUS WREN RD., PARADISE VALLEY, AZ 85253

OWNER: SUSAN SHULTZ  
NAME

6001 E CACTUS WREN RD., PARADISE VALLEY, AZ 85253 (480)998 1744  
ADDRESS PHONE #

SIGNATURE OF OWNER

*All owners of the property or properties must sign the application or submit an original signed letter acknowledging the processing of this application.*

REPRESENTATIVE: Nick Prodanov Land Development Group, LLC  
NAME COMPANY  
8808 N Central Ave., Ste. 288 Phoenix, AZ 85020  
ADDRESS

(602) 889 1984 (602)445 9482  
PHONE # FAX #

*Nick Prodanov*

SIGNATURE OF REPRESENTATIVE

If representative is the same as the owner listed on this application check box

*The listed representative will be the primary contact on this application. The Town will send all correspondence on this application to the listed representative, unless otherwise notated.*



March 6, 2017

Mr. Paul E. Michaud, A.I.C.P.  
Senior Planner  
**Town of Paradise Valley**  
6401 E. Lincoln Drive  
Paradise Valley, Arizona 85253

**Re: 6001 E Cactus Wren Lot Split**

Dear Mr. Michaud:

We are pleased to submit this application for a lot split of an existing parcel, located at 6001 E Cactus Wren Road.

The subject property is located at 6001 E Cactus Wren. The 2.35-acre parcel is an unsubdivided land, being a portion of the NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 9, T2N, R4E. The property is bounded by 60th Street (west), Cactus Wren (north), Cardinal Drive (east). It is zoned R-43, which in accordance with the Town of Paradise Valley Zoning Ordinance allows for one dwelling unit per acre density. There is an existing 7,337 s.f. house, built in 1957, a guesthouse and a barn.

As a part of the project development process, a lot split plat map subject to the Town of Paradise Valley review and approval is prepared. The owner is proposing to split the parcel into two lots. The proposed lot split map defines the new property divider line, location and distances of new building setback lines and public utility easements. Both lots will exceed the minimum required area of 1 acre. The existing main residence will remain as is, whereas the existing guesthouse and barn will be demolished to provide compliance with the Town of Paradise Valley Code.

Should you have any questions regarding our application, please feel free to contact me.

Sincerely,

A handwritten signature in black ink that reads "Nick Prodanov". The signature is written in a cursive, flowing style.

Nick Prodanov, PE, PMP  
Principal  
**Land Development Group, LLC**  
8808 N Central Ave., Suite 288  
Phoenix, AZ 85020  
P: 602 889 1984  
nick@ldgeng.com