

**TOWN**  
*of*



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

**PARADISE VALLEY**

(480) 348-3692

## **HILLSIDE APPLICATION**

**DATE:** 5/22/25

**SUBDIVISION NAME:** CLUB ESTATES 2

**PROPERTY ADDRESS:** 5712 E GLEN DR PARADISE VALLEY 85253

**ASSESSOR'S PARCEL NUMBER:** 169-55-026A

**LEGAL: DESCRIPTION** A SUBDIVISION PLAT RECORDED IN BOOK 91 OF MAPS, PAGE 07, MCR., LOCATED IN A  
A PORTION OF THE SW 1/4 OF THE OF THE SW 1/4 OF THE SW 1/4  
OF SECTION 4, T.2N, R.4E OF THE GILA & SALT RIVER  
BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

### **SCOPE OF WORK:**

The proposed residence is approximately 5,746 square feet of livable space, accompanied by a three-car garage, situated on a 1.028-acre lot. The property is currently undeveloped.

The site presents significant design challenges due to its limited buildable area. The majority of the residence is strategically placed on the existing flat portion of the site, with a minor extension to the east requiring minimal fill. The design prioritizes minimizing disturbance by limiting excavation into the hillside to the north and west, thereby maximizing the preservation of the natural hillside.

The architectural form of the residence is thoughtfully designed to harmonize with the site's natural topography. The roofline follows the contours of Mummy Mountain, rising dynamically with the terrain to the northwest. The garage is strategically positioned to remain concealed from adjacent properties, and the two-level design reduces the overall footprint while preserving open space.

The material palette consists of natural earth-tone colors and finishes, including locally sourced maosnry, integral-colored cast-in-place concrete, site-influenced metal fascia, and dark bronze window frames. Deep overhangs provide shading for insulated glass, effectively minimizing reflectivity and ensuring energy efficiency.



Town of Paradise Valley  
6401 E Lincoln Drive  
Paradise Valley, AZ 85253  
[hillside@paradisevalleyaz.gov](mailto:hillside@paradisevalleyaz.gov)

ARCHITECT:

PRINT NAME	PHONE NUMBER
Kendle design Collaborative-Brent Kendle, Richard van Horne	(480)951-8558
ADDRESS 6115 North Cattletrack, Scottsdale Arizona 85250	

ENGINEER:

PRINT NAME	PHONE NUMBER
Land Development Group, Nick Prodonov	(602) 889 1984
8808 N Central Ave Suite 288 Phoenix, Arizona 85020	
ADDRESS	

OWNER:

PRINT NAME	PHONE NUMBER
5712 E GLEN LLC	
15610 E SIERRA MADRE DR, FOUNTAIN HILLS AZ 85268	
ADDRESS	



5/22/25

OWNER OR AUTHORIZED  
AGENT SIGNATURE

DATE



# STATEMENT OF ACCURACY

## BUILDING INFORMATION<sup>1</sup>

USE	AREA (SF) OR LENGTH (FT)
LIVABLE AREA (EXISTING)	0
LIVABLE AREA (NEW)	5712 sq ft
LIVABLE AREA (REMODEL)	0
PERCENT NEW + REMODEL	100%

<sup>1</sup>THE 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 CALCULATION<sup>2</sup>

USE	UNIT - AREA (SF), LENGTH (FT), OR COUNT	VALUATION PER (UNIT)	VALUATION TOTAL
LIVABLE AREA (NEW)	5,712 sf	\$225.00	\$1,285,200
LIVABLE AREA (REMODEL)	0 sf	\$112.50	\$0
GARAGE	941 sf	\$50.00	\$47,050
STORAGE	377 sf	\$50.00	\$18,850
PATIOS/RAMADAS/PORHCES	837 sf	\$35.00	\$29,295
FENCES	16'	\$30.00	\$480
POOL	1	1% OF COST	\$13,965.00
BBQ	1	\$4,200.00 (EA)	\$4,200
FIREPLACE	2	\$5,250.00 (EA)	\$10,500
WATER FOUNTAIN		\$1,000.00 (EA)	
WATER FEATURE	1	\$2,500.00 (EA)	\$2,500
<b>SUM</b>	-	-	\$1,412,040

<sup>2</sup>TOWN 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

- 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.

OWNER OR AUTHORIZED AGENT SIGNATURE

☒ Authorization Letter for Agent if Value > \$25,000



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## SUMMARY OF SUBMITTAL DOCUMENTS

### CONCEPT REVIEW:

1. COVER SHEET WITH VICINITY MAP
2. SITE PLAN
3. HISTORIC/NATURAL GRADE EXHIBIT
4. GRADING AND DRAINAGE PLAN (WITH PRELIMINARY DISTURBANCE/CUT/FILL)
5. ARCHITECTURAL RENDERINGS (INCLUDING 3-D MASSINGS)
6. AERIAL PHOTO WITH IMPROVEMENTS AND TOPOGRAPHIC MAP

### FORMAL/COMBINED REVIEW:

1. COVER SHEET WITH VICINITY MAP
2. PHOTOGRAPHS OF PROPERTY
3. ARCHITECTURAL RENDERINGS
4. 3-D MODEL
5. AERIAL PHOTO WITH IMPROVEMENTS AND TOPOGRAPHIC MAP
6. LEGAL SURVEY
7. HISTORIC/NATURAL GRADE EXHIBIT
8. GRADING & DRAINAGE PLAN (WITH PRELIMINARY DISTURBANCE/CUT/FILL)
9. SITE PLAN
10. CROSS SECTIONS
11. BUILDING LIGHTING PLAN
12. LANDSCAPE AND LANDSCAPE LIGHTING PLAN(S)
13. MATERIAL SAMPLE BOARD

### SOLAR COMBINED REVIEW:

1. COVER SHEET
2. SITE PLAN
3. CROSS SECTIONS
4. AERIAL PHOTO WITH IMPROVEMENTS
5. SITE PHOTOS
6. DETAILS

### DEMOLITION-ONLY REVIEW:

1. LEGAL SURVEY
2. HISTORIC/NATURAL GRADE EXHIBIT
3. GRADING & DRAINAGE PLAN (FOR DEMO DISTURBANCE)
4. STORM WATER POLLUTION PREVENTION PLAN
5. GRADING PERMIT APPLICATION
6. DEMOLITION PERMIT APPLICATION

### SAFETY IMPROVEMENT PLAN (FOR FORMAL/COMBINED REVIEWS):

1. SEE HILLSIDE "SAFETY IMPROVEMENT MEASURES AND PROCESS MANUAL" (MUST BE REVIEWED AND APPROVED PRIOR TO FORMAL OR COMBINED HILLSIDE BUILDING COMMITTEE REVIEW)

