



CANDELARIA

March 19, 2026

Re: Formal Hillside Plan Review for single-family home located at 7102 N. 57th Place Paradise Valley

Dear Property Owner,

An application has been submitted to the Town of Paradise Valley for a Combined Hillside Plan Review at 7102 N. 57th Place. 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 May 13th at 8:00 AM at the Paradise Valley Town Hall located at 6401 East Lincoln Dr.

The purpose of the Combined Review meeting is for the Hillside Building Committee to review the submittal for compliance with the goals, purposes, and specific criteria of the Town of Paradise Valley Development Regulations.

The Hillside Building Committee will approve, approve the stipulations, continue, or deny the submittal. This meeting is open to the public and you may feel free to attend.

If you have any questions, please call me at 602-604-2001.

Sincerely,

Tim Mathewson, Principal
Candelaria Design Associates, LLC
6900 E. Camelback Road, Suite 400
Scottsdale, AZ 85251
602.604.2001, ext. 7105
480.874.7105, direct line
tim@candelariadesign.com
www.candelariadesign.com

Van Houten Hillside Notification Mailing List

Parcel numbers within 1,500sf radius.

BETTY MELAMED

7031 N 59TH PL.

PARADISE VALLEY, AZ 85253

HEBETS JAMES B/CAROL M TR

5831 E INDIAN BEND RD.

PARADISE VALLEY, AZ 85253

PERRY STEPHEN B/FELICIA M

4415 FAIRMOUNT BLVD.

CHAGRIN FALLS, OH 44022-6608

TSSC OUTLOT LLC

7007 N 59TH PL.

PARADISE VALLEY, AZ 85253

MCBURNETT FAMILY TRUST

7050 N 59TH PL .

PARADISE VALLEY, AZ 85253

WDI FAMILY TRUST

7002 N 57TH PL.

PARADISE VALLEY, AZ 85253

5712 E GLEN LLC

15610 E SIERRA MADRE DR.

FOUNTAIN HILLS, AZ 85268

LYNCH BROS DEVELOPMENT COMPANY
4615 E LA MIRANDA WAY
PHOENIX, AZ 85044

SCHAFFNER FAMILY TRUST
5750 E INDIAN BEND RD.
PARADISE VALLEY, AZ 85253

SPELTS LOUIS C JR/INGRID
6008 E INDIAN BEND RD.
PARADISE VALLEY, AZ 85253

KRUMWIEDE REVOCABLE LIVING TRUST
7045 N 59TH PL.
PARADISE VALLEY, AZ 85253

ELIZABETH BRUNGS
5806 E INDIAN BEND RD.
PARADISE VALLEY, AZ 85253

LONGO JOSEPH A III/MAUREEN C
5995 E INDIAN BEND RD.
PARADISE VALLEY, AZ 85253

RANA MARIO/ANGELA
7071 N 59TH PL.
PARADISE VALLEY, AZ 85253

SULLIVAN LIVING TRUST
7029 N 57TH PL.
PARADISE VALLEY, AZ 85253

WEISSMAN BURTON /MARY ANN DEARDEN TR
6736 N 60TH ST.
PARADISE VALLEY, AZ 85253

TINA DENICOLE
7111 N 59TH PL.
PARADISE VALLEY, AZ 85253

WYTHE 40 LLC
5225 E DESERT VISTA RD.
PARADISE VALLEY, AZ 85253-3301

GREGORY ROWE
6732 N 60TH ST.
PARADISE VALLEY, AZ 85253

CLUB ESTATES LLC
1211 E DENNY WAY B20
SEATTLE, WA 98122

JOUDEH FAMILY TRUST
PO BOX 42050
MESA, AZ 85274

RECTOR RICHARD/DEPENDAHL ROBYN
5921 E INDIAN BEND RD.
PARADISE VALLEY, AZ 85253

NICK AND KATIE TARATSAS TRUST
5800 E GLEN DR.
PARADISE VALLEY, AZ 85253

PARADISE VALLEY LLC
7070 N 59TH PL.
PARADISE VALLEY, AZ 85253

AUGUSTA INVESTMENTS LLC
370 E WINDMILL LN.
LAS VEGAS, NV 89123

PATRICK LEWIS TRUST
PO BOX 14136
SCOTTSDALE, AZ 85267

BRENDA A BRUNSON FAMILY LIVING TRUST
7068 N 59TH PL.
PARADISE VALLEY, AZ 85253

PJM INVESTORS LLC
1300 N STATE PKWY UNIT 1102
CHICAGO, IL 60610

DONALD NEUERMAN REVOCABLE TRUST
3104 E CAMELBACK RD UNIT 713
PHOENIX, AZ 85016-4502

WISLEY INVESTMENTS LLC
7046 N 59TH PL.
PARADISE VALLEY, AZ 85253

MITCHELL DOLINS TRUST
5717 E ARROYO RD.
PARADISE VALLEY, AZ 85253

CASPIAN LEGACY & ELLSWORTH HOLDINGS
5739 E QUARTZ MOUNTAIN RD.
PARADISE VALLEY, AZ 85253

TAHERI KAVEH
5939 E HUMMINGBIRD LN.
PARADISE VALLEY, AZ 85253

RICHARDS SUSAN B QUALIFIED Trust

6333 N SCOTTSDALE RD.

SCOTTSDALE, AZ 85250

LA PLACE DU SOMMET HOMEOWNERS ASC

7255 E HAMPTON AVE. STE 101

MESA, AZ 85209

DALE GIBBONS

5959 E HUMMINGBIRD LN.

PARADISE VALLEY, AZ 85253

BEHSHAD FAMILY TRUST

5709 E ARROYO RD.

PARADISE VALLEY, AZ 85253

JACKSON JILL M/LORMAN ROBERT

5689 E QUARTZ MOUNTAIN RD.

PARADISE VALLEY, AZ 85253

PLENGE ROBERT W/DORRANCE BENNETT

6401 E LINCOLN DR.

PARADISE VALLEY, AZ 85253

ELAINE E JOHNSON TRUST

4701 121ST ST.

URBAN DALE, IA 50323

JONATHAN & DANIELLE ROBERTS REVOCABLE LIVING TRUST

10042 W. AVENIDA DEL SOL

PEORIA, AZ 85383

844 LLC

4228 E HIGHLANDS DR.

PARADISE VALLEY, AZ 85253

WIRTH JAMES F/GAIL J TR
5700 E GLENN DR.
PARADISE VALLEY, AZ 85253

KARBASSI MASOUD/LADEN
5750 E QUARTZ MOUNTAIN RD
PARADISE VALLEY, AZ 85253

SALAHEDDINE TOMEH MD PC
5600 E DOUBLETREE RD
PARADISE VALLEY, AZ 85253

MUMMY MOUNTAIN PRESERVE TRUST
6401 E LINCOLN DR.
PARADISE VALLEY, AZ 85253-4399

JEWELL LINDSAY A/MORROW CHARLES
5784 E QUARTZ MOUNTAIN RD.
PARADISE VALLEY, AZ 85253

5850 LLC
PO BOX 925
SCOTTSDALE, AZ 85252

LENGE ROBERT W/DORRANCE BENNETT ETAL TR
6401 E Lincoln Dr.
PARADISE VALLEY, AZ 85253-4399

DANIEL AND ELAINE GRUBER TRUST
7420 N 58TH PL.
PARADISE VALLEY, AZ 85253

MCBURNETT FAMILY TRUST
7050 N 59TH PL.
PARADISE VALLEY, AZ 85253

MAFFRY INVESTMENTS LLC
12804 E PARKVIEW LN.
SCOTTSDALE, AZ 85255

P DUGEL FAMILY LTD PARTNERSHIP
5841 E QUARTZ MOUNTAIN RD.
PARADISE VALLEY, AZ 85253

LYNCH BROS DEVELOPMENT COMPANY LTD
4615 E LA MIRANDA WAY
PHOENIX, AZ 85044

TERRY B. BRODKIN
5650 E CHENEY DR.
PARADISE VALLEY, AZ 85253

SOMMET MUMMY PROPERTY LLC
5801 E QUARTZ MOUNTAIN RD.
PARADISE VALLEY, AZ 85253

PAVIO ANTHONY M/JEANNES
7040 N 59TH PL.
PARADISE VALLEY, AZ 85253

EAGLES NEST HOLDINGS LLC
5665 E CHENEY DR.
PARADISE VALLEY, AZ 85253

ELLIOT ROVINSKY
5841 HUMMINGBIRD LN.
PARADISE VALLEY, AZ 85253

ROSS WHEELER REVOCABLE TRUST
7023 N 59TH PL.
PARADISE VALLEY, AZ 85253

MERAZ JOSE JR/FRIAS NUVIA M GARDEA
5639 E JOSHUA TREE LN.
PARADISE VALLEY, AZ 85253

ROESKE JEROME D/KATHRYN A TR
5709 E JOSHUA TREE LN.
PARADISE VALLEY, AZ 85255

LIANA HAMILTON HANS REVOCABLE TRUST
5729 E JOSHUA TREE LN.
PARADISE VALLEY, AZ 85253

MARTIN J VANDERPLOEG 2001 REVOCABLE LIV TRUST
5716 E CACTUS WREN RD.
PARADISE VALLEY, AZ 85253

DESOUZA CALUM BRUNO/TRICIA
5736 E CACTUS WREN RD.
PARADISE VALLEY, AZ 85253

EDWIN D GONZALES AND KENDA B GONZALES TR
5740 E CACTUS WREN RD.
PARADISE VALLEY, AZ 85253

SINGH FAMILY TRUST
5739 E JOSHUA TREE LN.
PARADISE VALLEY, AZ 85253

CHA CHA BAMBA LLC
5815 E JOSHUA TREE LN.
PARADISE VALLEY, AZ 85253

TAZ DIAMOND LLC
5815 E JOSHUA TREE LN.
PARADISE VALLEY, AZ 85253

MCDUGAL REVOCABLE TRUST
6719 N. 58 TH PL.
PARADISE VALLEY, AZ 85253

ERIC AND LORI RISSEY FAMILY TRUST
5829 E JOSHUA TREE LN.
PARADISE VALLEY, AZ 85253

URBAN GLOBAL REAL ESTATE COMPANY LLC
32100 TELEGRAPH RD 250
BINGHAM FARMS, MI 48025

WESSELS-COVINGTON FAMILY TRUST
5900 E JOSHUA TREE LN.
PARADISE VALLEY, AZ 85253

5920 EJTL TRUST
5920 E JOSHUA TREE LN.
PARADISE VALLEY, AZ 85253

SHERMAN REVOCABLE TRUST
5840 E JOSHUA TREE LN.
PARADISE VALLEY, AZ 85253

KEITH W BRUCH TRUST/JULIE A BRUCH TRUST
1627 MONTEREY DR.
GLENVIEW, IL 60026

JOSHUA TREE LANE LLC
5816 E JOSHUA TREE LN.
PARADISE VALLEY, AZ 85253

OYA TYLOR REVOCABLE TRUST
6815 N 58TH PL.
PARADISE VALLEY, AZ 85253

FRANCES J HAYNES FAMILY TRUST
6831 N 58TH PL.
PARADISE VALLEY, AZ 85253

INDIAN BEND PROPERTIES LLC
2345 S PONTE VEDRA BLVD.
PONTE VEDRA BEACH, FL 32082

MORSE JOHN DAVID/CAROL KAY TR
5744 E JOSHUA TREE
PARADISE VALLEY, AZ 85253

TUCHIN REVOCABLE LIVING TRUST
5730 E JOSHUA TREE LN.
PARADISE VALLEY, AZ 85253

ERIC AND LORI RISSER FAMILY TRUST
5829 E JOSHUA TREE LN.
PARADISE VALLEY, AZ 85253

INDIAN BEND VENTURE LLC
6710 N SCOTTSDALE RD. STE 180
SCOTTSDALE, AZ 85253

SCOTT D GOLDMAN REVOCABLE TRUST
5720 E JOSHUA TREE LN.
PARADISE VALLEY, AZ 85253

GEAR BARBARA F TR
6817 N 57TH PL.
PARADISE VALLEY, AZ 85253

RICHARDS PHILLIP CROCE/STEPHANIE JEAN
5709 E INDIAN BEND RD.
PARADISE VALLEY, AZ 85253

LEWIS THOMAS E/SUZANNE TR
6820 N 57TH PL.
SCOTTSDALE, AZ 85251

SCOTT GUY/SHELLEY
N-11950 100 AVE NW
EDMONTON, AB CAN T5K 0K5

KRAMER REVOCABLE TRUST
5640 E JOSHUA TREE LN.
PARADISE VALLEY, AZ 85253

KATHRYN JO LINCOLN TRUST
6813 N LOST DUTCHMAN DR.
PARADISE VALLEY, AZ 85253

WE'RE BACK LLC
1622 WILLOW RD. 201
NORTHFIELD, IL 60093

HOLLENBECK RICK/PAM TR
6820 N LOST DUTCHMAN DR.
PARADISE VALLEY, AZ 85253

RUNBECK ROBERT KEVIN/NEUMAN SANTRA KAY
PO BOX 5985
SCOTTSDALE, AZ 85261

MERIDIAN 6837 LLC
6837 N LOST DUTCHMAN DR.
PARADISE VALLEY, AZ 85253

PETERSON MARK/KARA
6837 N LOST DUTCHMAN DR.
PARADISE VALLEY, AZ 85253

CAMELBACK PROPERTIES INN INC
PO BOX 696583
SAN ANTONIO, TX 78269

MUMMY MOUNTAIN PRESERVE TRUST
6401 E LINCOLN DR.
PARADISE VALLEY, AZ 85253

NORMAN TRUST
330 W LAWRENCE RD.
PHOENIX, AZ 85013

5651 LLC
5651 E INDIAN BEND RD.
PARADISE VALLEY, AZ 85253

PLUMMER LIVING TRUST
5600 E INDIAN BEND RD.
PARADISE VALLEY, AZ 85253

DAVE SHORT
4156 N 33RD PL.
PHOENIX, AZ 85018

TERRY L PHILLIPS FAM TR/LISA E FITZNER FAM TR
5640 E INDIAN BEND RD.
PARADISE VALLEY, AZ 85253

SCAP 5 LLC
7433 N 62ND ST.
PARADISE VALLEY, AZ 85253

MUMMYBACK HOLDINGS LLC
7010 N. 59TH PL.
PARADISE VALLEY, AZ 85253

RESIDENT
7024 N. 59TH PL.
PARADISE VALLEY, AZ 85253



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 1,500 feet of the property, as obtained from the Maricopa County Assessor's Office on 3-20-26, for the proposed application PA-26-19 has been mailed on the following date April 8th, 20 26. (Case Number)

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

[Signature]

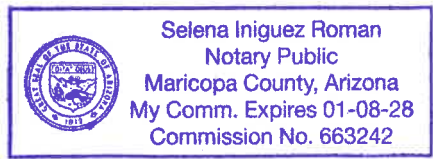
The foregoing instrument was acknowledged by me this 8th day of April, 20 26, by Timothy E Mathewson.
Name

[Signature]

NOTARY PUBLIC

My commission expires:

1/8/2028





NOTICE OF HEARING
The following information is provided for your information.
Date: 10/15/2024
Time: 10:00 AM
Location: City of Phoenix, City Hall, 1st Floor, 150 North Central Avenue, Phoenix, AZ 85003
For more information, please contact the City of Phoenix, Planning and Development Department, 150 North Central Avenue, Phoenix, AZ 85003, (602) 261-2000.



COMMUNITY DEVELOPMENT DEPARTMENT AFFIDAVIT OF POSTING

Town of Paradise Valley • 6401 East Lincoln Drive • Paradise Valley, Arizona 85253 • Phone: (480) 348-3692

STATE OF ARIZONA)
) ss:
County of Maricopa)

I, Tim Mathewson depose and state that the attached notice, of proposed application Combined Hillside Hearing located at 7102 N. 57th Place for the Planning Commission/Town Council meeting date of May 13th, 20 20 is

a true and correct copy of a notice which I cause to be posted by the following day of the week Friday and on the following date April 10th, 20 20 in the following location(s):

In front of 7102 N. 57th Place, Paradise Valley, AZ 85253

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 13th day of April, 20 20.

[Signature]
Signature

This affidavit was Subscribed and sworn to before me on this 13th day of April, 20 20.

[Signature]
NOTARY PUBLIC

My commission expires:
1/19/2030

