

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

PARADISE VALLEY

(480) 348-3692

HILLSIDE APPLICATION

DATE:

JULY 24, 2025

SUBDIVISION  
NAME:

COTTONTAIL RUN

PROPERTY  
ADDRESS:5001 E. COTTONTAIL RUN ROAD  
PARADISE VALLEY, AZ 85253ASSESSOR'S  
PARCEL NUMBER:

169-08-053

LEGAL:  
DESCRIPTIONLOT 1, COTTONTAIL RUN: A LOT COMBINATION  
OF UN-SUBDIVIDED PARCELS 169-08-037B  
AND 169-08-044L, LOCATED WITHIN A PORTION  
OF THE SW 1/4 OF SECTION 5, T 2N, R 4E OF  
THE GILA & SALT RIVER BASE AND  
MERIDIAN, MARICOPA COUNTY, ARIZONASCOPE OF WORK: A DETACHED ACCESSORY STRUCTURE  
ADDED TO AN EXISTING YARD SPACE THAT  
WAS MASTER-PLANNED TO RECEIVE IT WHEN  
THE MAIN RESIDENCE RECEIVED HILLSIDE  
BUILDING COMMITTEE FORMAL APPROVAL  
IN 2013 AND WAS CONSTRUCTED DURING  
2014-2015.Town of Paradise Valley  
6401 E Lincoln Drive  
Paradise Valley, AZ 85253  
[hillside@paradisevalleyaz.gov](mailto:hillside@paradisevalleyaz.gov)

## ARCHITECT:

JEFFREY G. KRAMER, RA 480-375-5100

PRINT NAME

PHONE NUMBER

17344 W. CRAWFORDSVILLE DR., SURPRISE, AZ  
85388

ADDRESS

## ENGINEER:

NICK PRODANOV 602-889-1984

PRINT NAME

PHONE NUMBER

8088 N. CENTRAL AVE., PHOENIX, AZ  
85020

ADDRESS

## OWNER:

COTTONTAIL INVESTMENTS, L.L.C. 480-998-3846

PRINT NAME

PHONE NUMBER

7332 E. BUTHERUS DR., SCOTTSDALE, AZ  
85260

ADDRESS

OWNER OR AUTHORIZED  
AGENT SIGNATURE

DATE

7/24/25



Town of Paradise Valley  
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## STATEMENT OF ACCURACY

BUILDING INFORMATION<sup>1</sup>

USE	AREA (SF) OR LENGTH (FT)
LIVABLE AREA (EXISTING)	6,000 S.F.
LIVABLE AREA (NEW)	1,463 S.F.
LIVABLE AREA (REMODEL)	N/A
PERCENT NEW + REMODEL	24.38 %

<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.

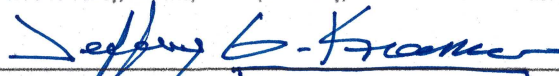
VALUATION CALCULATION<sup>2</sup>

USE	UNIT - AREA (SF), LENGTH (FT), OR COUNT	VALUATION PER (UNIT)	VALUATION TOTAL
LIVABLE AREA (NEW)	1,463 S.F.	\$225.00	\$329,175
LIVABLE AREA (REMODEL)	N/A	\$112.50	—
GARAGE	N/A	\$50.00	—
STORAGE / UTILITY	83 S.F.	\$50.00	\$4,150
PATIOS/RAMADAS/PORCHES	38 S.F.	\$35.00	\$1,330
FENCES	32 LIN. FT.	\$30.00	\$960
POOL	N/A	1% OF COST	—
BBQ	N/A	\$4,200.00 (EA)	—
FIREPLACE	N/A	\$5,250.00 (EA)	—
WATER FOUNTAIN	N/A	\$1,000.00 (EA)	—
WATER FEATURE	N/A	\$2,500.00 (EA)	—
SUM	—	—	\$335,615.-

<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



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

TOWN  
of  
PARADISE VALLEY



Agent Authorization Letter  
Community Development Department  
6401 E Lincoln Drive  
Paradise Valley, AZ 85253  
(480) 348-3692

## Agent Authorization Letter

An Authorization Letter is required when the work is valued at \$25,000 or more and the owner wishes to use an agent.

Date: JUNE 20, 2025

Job Site Address: 5001 E. COTTONTAIL RUN ROAD

Owner's Name: COTTONTAIL INVESTMENTS, LLC (STEVE MARTORI)

Owner's Address: 7332 E. BUTHERUS DR., SCOTTSDALE, AZ 85260

Agent's Name: JEFFREY G. KRAMER, CONSULTING REGISTERED ARCHITECT

Agent's company name (if applicable): —

- Type of construction:
- |  |  |
|--|--|
| <input type="checkbox"/> Single Family Residence                 | <input checked="" type="checkbox"/> Guest House    |
| <input checked="" type="checkbox"/> Detached Accessory Structure | <input type="checkbox"/> Remodel                   |
| <input type="checkbox"/> Demolition                              | <input type="checkbox"/> Addition                  |
| <input checked="" type="checkbox"/> Fence                        | <input checked="" type="checkbox"/> Retaining Wall |
| <input type="checkbox"/> Swimming Pool (> 18" deep)              | <input type="checkbox"/> Spa                       |
| <input type="checkbox"/> Pond (< 18" deep)                       |  |
| <input type="checkbox"/> Water Fountain                          | <input type="checkbox"/> Water Feature             |
| <input type="checkbox"/> Mailbox                                 |  |
| <input type="checkbox"/> Barbeque                                | <input type="checkbox"/> Bench Seat                |
| <input type="checkbox"/> Fireplace                               | <input type="checkbox"/> Firepit                   |
| <input type="checkbox"/> Tennis Court                            | <input type="checkbox"/> Batting Cage              |
| <input type="checkbox"/> Basketball Hoop Stanchion               |  |
| <input type="checkbox"/> Other: _____                            |  |

I hereby certify that the above information is true and accurate. I further certify that I authorize the agent named above to obtain demolition and/or building permit(s) on my behalf for the work specified above.

OWNER'S SIGNATURE