

TOWN OF PARADISE VALLEY
APPLICATION FOR LOT LINE ADJUSTMENTS, REPLAT, LOT COMBINATIONS, AND
EXEMPT LOT SPLITS

PARCEL NO.: APN:169-32-932
(County Tax Assessor Number)

DATE: 06/18/21

NAME OF SUBDIVISION: Club Estates 3

If property or properties are not in a subdivision checkbox:

☐

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

☐

ADDRESS OR LOCATION OF PROPERTY: _____

5639 E Joshua Tree Ln, Paradise Valley, AZ 85253

OWNER: Jose Meraz Jr and Nuvia M. Gardea Frias
NAME

5639 E Joshua Tree Ln, Paradise Valley, AZ 85253

915-500-9615

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, PE, PMP
NAME

Land Development Group, LLC
COMPANY

8808 N Central Ave. Ste 288, Phoenix, AZ 85020

ADDRESS

602 889 1984

PHONE #

FAX #



SIGNATURE OF REPRESENTATIVE

If representative is same as 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.

**APPLICATION FOR LOT LINE ADJUSTMENTS, REPLATS, LOT COMBINATIONS, AND
EXEMPT LOT SPLITS**

(REQUIRED) PLEASE PROVIDE OR ATTACH A NARRATIVE DESCRIPTION OF THE

PROPOSAL: Lot split of parcel 169-32-932

PLAN STATISTICS

NUMBER OF ORIGINAL LOT(S) OR PARCEL(S) WITH APPLICATION: 1

PROPOSED NUMBER OF LOT(S) OR PARCEL(S) WITH APPLICATION: 2

SIZE IN NET SQUARE FEET OF ORIGINAL LOT(S) OR PARCEL(S) WITH APPLICATION:

1. 88,130 S.F. 2. _____ 3. _____
(2.023 AC.)

SIZE IN NET SQUARE FEET OF PROPOSED LOT(S) OR PARCEL(S) WITH APPLICATION:

1. 44,557 S.F. 2. 43,573 S.F. 3. _____
(1.023 AC.) (1.000 AC.)

ZONING: R-43

ARE ANY LOT(S) OR PARCEL(S) WITH APPLICATION DESIGNATED AS HILLSIDE:

_____	X
YES	NO

CONCURRENT APPLICATIONS:

Check if any of the following will be processed in conjunction with this application.

GUARD GATES	_____	X
(excluding gates on private driveway)	YES	NO

ROADWAY ABANDONMENT	_____	X
	YES	NO

REZONING	_____	X
	YES	NO
