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February 14, 2020

**VIA E-MAIL (gburton@paradisevalleyaz.gov)
AND REGULAR MAIL**

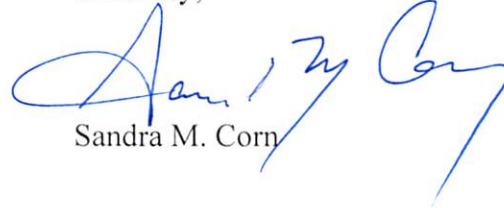
George Burton, Planner
Town of Paradise Valley
6401 East Lincoln Drive
Paradise Valley, AZ 85253

Re: Affidavit of Mailing for Planning Commission Public Meeting Notice
Lot Split – 6101 East Caballo Lane

Dear George:

Enclosed is the affidavit of mailing and copies of the Paradise Valley Planning Commission public meeting notice and accompanying neighbor information letter for the above-referenced property. Please call if you have any questions.

Sincerely,



Sandra M. Corn


Enclosures

cc (via email w/encl.): David Kaye
Fred Fleet

AFFIDAVIT OF MAILING NOTIFICATION

STATE OF ARIZONA)
) ss:
County of Maricopa)

In accordance with the requirements of the Town of Paradise Valley, the undersigned hereby certifies that the mailing list for the proposed project is a complete list of property owners within 500 feet of the subject property, as obtained from the Maricopa County Assessor's Office on the following date January 29, 2020, and such notification has been mailed on the following date February 14, 2020.

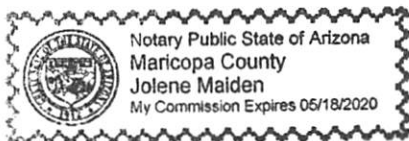


Sandra M. Corn, Paralegal

February 14, 2020

Date

The foregoing instrument was acknowledged by me on February 14, 2020, by Sandra M. Corn.





NOTARY PUBLIC

My commission expires:

5/18/2020

MORNING GLORY ESTATES 500' MAILING LIST

Parcel Number	Owner	IN CARE OF	SUB	ADDR1	CITY	STATE	ZIP
168-41-002J	MUMMY MOUNTAIN DEVELOPMENT CO	c/o MARRIOTT BUSINESS SERVICES/PROPERTY TAX	or Current Resident	PO Box 579	Louisville	TN	37777
168-42-013	VIA LOS CABALLOS LLC		or Current Resident	2350 Oakhill Drive	Salt Lake City	UT	84121
168-42-016	HAGOP AND VARTO ISHKHANIAN FAMILY TRUST	c/o ISHKANIAN JACOB/VARTO TR	or Current Resident	6015 East Via Los Caballos	Paradise Valley	AZ	85253
168-42-017	RICHARD W SHAPIRO AND JUNE J SHAPIRO REVOCABLE TRUST		or Current Resident	6001 East Via Los Caballos	Paradise Valley	AZ	85253
168-42-018	STEPHEN S WOODWARD FAMILY REVOCABLE TR		or Current Resident	5943 East Via Del Cielo	Paradise Valley	AZ	85253
168-42-038	BOSCO MARK S/AMANDA L		or Current Resident	6120 East Caballo Drive	Paradise Valley	AZ	85253
168-42-039	LOS CABALLOS 6042 LLC		or Current Resident	6042 East Via Los Caballos	Paradise Valley	AZ	85253
168-42-040	DION PHILIP J/PATRICIA A		or Current Resident	6110 East Caballo Lane	Paradise Valley	AZ	85253
168-58-003	BECKER MARK D/ERIN R TR		or Current Resident	5950 East Caballo Drive	Paradise Valley	AZ	85253
168-58-004	CHARLES N JOHNSON II FAMILY TRUST		or Current Resident	8601 North 59th Place	Paradise Valley	AZ	85253
168-58-005	BACHUS DANIEL E/TIFFANI DAWN		or Current Resident	5942 East Caballo Lane	Paradise Valley	AZ	85253
168-58-032	COOPER REGINALD F/MARY R		or Current Resident	8511 North 59th Place	Paradise Valley	AZ	85253
168-59-001F	TOWN OF PARADISE VALLEY		or Current Resident	6401 East Lincoln Drive	Paradise Valley	AZ	85253
168-59-001G	CITY OF PHOENIX	c/o PROPERTY MANAGEMENT ADMINISTRATOR	or Current Resident	251 West Washington Street, 8th Floor	Phoenix	AZ	85003
168-59-001H	DEGREEN KEITH/LYNN		or Current Resident	8660 North Morning Glory Road	Paradise Valley	AZ	85253
168-59-001P	AH WESTERN PROPERTIES LLC	c/o GOLDMAN SACHS TRUST	or Current Resident	601 Delaware Avenue, 2nd Floor	Wilmington	DE	19801
168-59-003	FINEFROCK RANDY/KALEEN		or Current Resident	6121 East Caballo Drive	Paradise Valley	AZ	85253
168-59-004	XAM HOLDINGS COMPANY LLC		or Current Resident	346 East Palm Lane	Phoenix	AZ	85004
168-59-005	EAST CABALLO LLC	c/o TFO	or Current Resident	5060 North 40th Street, Suite 200	Phoenix	AZ	85018
168-59-006	HICKS MARITAL TRUST	c/o HICKS WILLIAM T JR/LINDA L TR	or Current Resident	8601 North 61st Place	Paradise Valley	AZ	85253
168-59-007	BILTIS FAMILY TRUST	c/o BILTIS JACK/LEIGH TR	or Current Resident	20815 North Cave Creek Road	Phoenix	AZ	85024
168-59-008	BILTIS FAMILY TRUST	c/o BILTIS JACK/LEIGH TR	or Current Resident	8631 North 61st Place	Paradise Valley	AZ	85253
168-59-010	FINBERG FAMILY TRUST	c/o FINBERG STEPHEN N/BARBARA L TR	or Current Resident	8616 North 61st Place	Paradise Valley	AZ	85253
168-59-011	TOUBASSI ANTHONY J/SANDRA K TR		or Current Resident	6124 East Caballo Drive	Paradise Valley	AZ	85253
168-59-013A	DK REAL ESTATE HOLDINGS LLC		or Current Resident	PO Box 13334	Phoenix	AZ	85002
168-59-014	WIEGAND TIMOTHY A		or Current Resident	2921 Desert Zinnia Lane	Las Vegas	NV	89135
168-59-015	LUBER HOWARD J/LISA TR		or Current Resident	6105 East Caballo Drive	Paradise Valley	AZ	85253
168-59-022	JOHN THOMAS WINTERLING PERSONAL RESIDENCE TRUST I/ALETA M WINTERLING PERSONAL RESIDENCE TRUST I		or Current Resident	8345 North Morning Glory Road	Paradise Valley	AZ	85253
168-59-023	OMALLEY PATRICK F/DIANE		or Current Resident	6121 East Orchid Lane	Paradise Valley	AZ	85253
168-59-024	CARTER HOWARD RANDALL/SUSAN KAY		or Current Resident	160 Brick Kiln Way	Mooreville	NC	28117
168-59-025	ORCHID LANE LLC		or Current Resident	5060 North 40th Street, Suite 200	Phoenix	AZ	85018
168-59-027	ZIPPITY-DO-DAH LLC		or Current Resident	6061 East Caballo Drive	Paradise Valley	AZ	85253

DAVID KAYE
6101 EAST CABALLO LANE
PARADISE VALLEY, AZ 85253

February 14, 2020

Dear Neighbor:

I have submitted an application for a lot split of my property located at 6101 East Caballo Lane in Morning Glory Estates.

The original plat for Morning Glory Estates, consisting of 12 lots, was approved by the Town and recorded in 1982. When I acquired the two lots (bounded by Caballo Lane on the north, Morning Glory Road on the west, and Caballo Drive on the south) in 2005, houses already existed on both lots. In conjunction with a renovation of the larger house on the northern lot, the two lots were combined into a single 2.5-acre lot in 2007. As I was getting close to completing the larger house in 2008, the Great Recession and a divorce side-tracked my plans.

I now live in the smaller house on the southern Lot 10. I am seeking a lot split to return to precisely the same two lots shown on the original 1982 plat. My plan is to put both houses on the market, sell one, and live in the other. Re-creating the same two lots that existed when Morning Glory Estates was first platted in 1982 will have no impact on the neighborhood.

Enclosed is a notice for a Town of Paradise Valley Planning Commission meeting being held on March 3, 2020, at 6:00 p.m. at Town Hall. Also enclosed is the lot split plat being considered by the Town. If you want more information, you can contact me at davidkaye@qwestoffice.net or 602-821-5026.

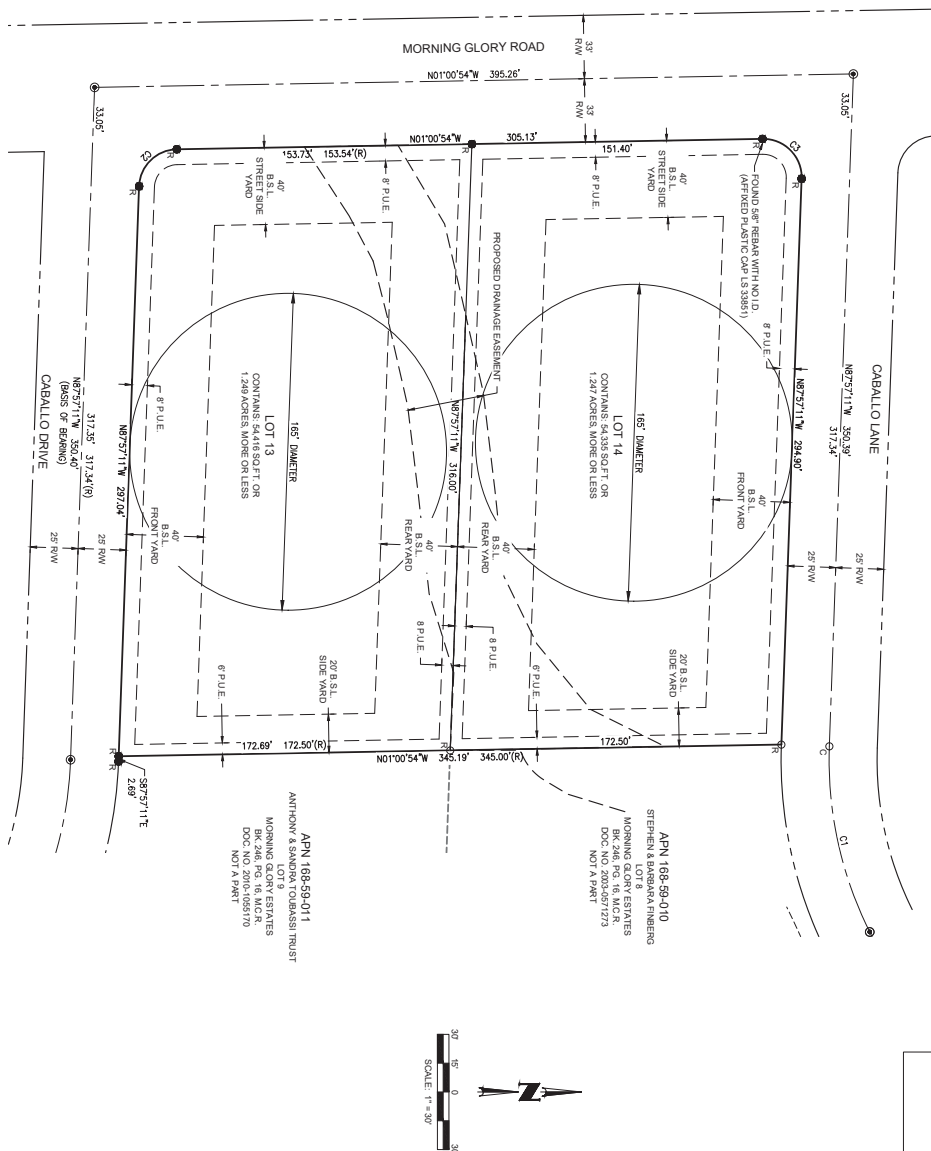
Regards,

David Kaye

Enclosures

Cc (w/ encl): George Burton

	NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	100.00'	200.00'	028°38'52"	51.07'	98.86'	S77°43'23"W	
C2	30.35'	20.00'	086°56'17"	18.96'	27.52'	S44°49'03"E	
C3	32.48'	20.00'	093°03'43"	21.10'	29.03'	S45°30'57"W	



COUNTY RECORDER



Coe & Van Loo Consultants, Inc.

MORNING GLORY ESTATES III
PARADISE VALLEY, ARIZONA

LOT SPLIT



George Burton
Planner
Town of Paradise Valley
6401 E. Lincoln Drive
Paradise Valley, AZ 85253

Dear Resident:

Notice is hereby given that the Town of Paradise Valley Planning Commission will hold a **public meeting** (in which a recommendation will be forwarded to the Town Council) **at 6:00 p.m., on Tuesday, March 3, 2020**, at Town Hall, 6401 East Lincoln Drive, Paradise Valley, Arizona, 85253 for:

PUBLIC MEETING: Consideration of an application requesting a lot split located at 6101 E. Caballo Lane (Assessor's Parcel Numbers 168-59-013A). The 2.496-acre parcel will be subdivided into two lots. Each lot will be a minimum of one net acre in size. With the lot split, each lot will maintain a width 165' or greater. However, the new lots will deviate from the code standard which identifies that a 165' diameter circle must touch the front yard setback line at a single point.

If you have any questions about this application, please call the Community Development Department at 480-348-3525.

Sincerely,

George Burton

George Burton
Planner

The Town of Paradise Valley endeavors to make all public meetings accessible to persons with disabilities. With 72 hours advance notice, special assistance can be provided for disabled persons at public meetings. Please call 480-948-7411 (voice) or 483-1811 (TDD) to request accommodation.

For further information about any of these matters, please contact the Community Development Department, 6401 E. Lincoln Drive, Paradise Valley, Arizona, 480-348-3692.

All agendas are subject to change. You can view the agenda, find application material, and provide your input via eComment approximately 4-6 days prior to the meeting date at <https://paradisevalleyaz.legistar.com/Calendar.aspx>. You may also contact the staff liaison, George Burton on this application at gburton@paradisevalleyaz.gov or 480-348-3525 at any time before the scheduled meeting date.