

10-27-2020

6001 N 51ST PL
PARADISE VALLEY, AZ 85253

Subject: Conceptual Plan Review for New Residence at 5235 E San Juan Ave



Dear GRAY BRUCE W/BARBARA,

An application has been submitted to the Town of Paradise Valley for the demolition of an existing house and construction of a new home at 5235 E San Juan Ave. 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 Wednesday, November 18th, 2020 at 8:00 AM. The meeting may take place remotely.

The purpose of Conceptual Plan Review meeting is to discuss, review, and provide suggestions and guidance to the Applicant regarding the proposed development including:

- Location of the building pad, driveway, and accessory uses
- Significant natural features
- Preservation of existing vegetation
- Grading concepts and their adaptation to the natural hillside topography

The Conceptual meeting provides suggestions and guidance for the Applicant. Prior to final approval of this application, there will be a Formal Hillside Committee Review Meeting. Notification will be sent to you for this meeting. Both meetings are open to the public and you may feel free to attend.

If you have any questions please call me at (480) 329-1888

Sincerely,

A handwritten signature in black ink, appearing to read "Darren Petrucci". The signature is fluid and cursive, with a large initial "D" and a trailing flourish.

Darren Petrucci, AIA

8604 EAST VIA DE LOS LIBROS SCOTTSDALE, AZ 85258

THIS MEETING MAY BE HELD BY REMOTE PARTICIPATION

Please check the meeting agenda at <https://paradisevalleyaz.legistar.com/Calendar.aspx> to determine if the Hillside Building Committee meeting will be held by remote participation. If held by remote participation, members of the public are encouraged to participate in the meeting via the following options:

1. View the live stream at <https://paradisevalleyaz.legistar.com/Calendar.aspx> (a) Click on Calendar Tab (b) Look for Hillside Building Committee meeting (you may have to select it from the dropdown list) and find the meeting date (c) Click the “In Progress” link in the column titled Video
2. Zoom Conference: [Meeting information to be provided on final meeting agenda](#)
3. Submitting questions and comments: (a) Visit <https://paradisevalleyaz.legistar.com/Calendar.aspx>, search for the meeting date, and click “eComment”. Locate the agenda item you are interested in and click “Comment” (Please submit comments at least 1 hr prior to meeting)
4. Speaking during Call to the Public / Public Hearings:
(a) Visit <https://paradisevalleyaz.legistar.com/Calendar.aspx>, search for the meeting date, and click “eComment”. Locate the agenda item and click “Register to Speak”. Join the meeting by dialing the Zoom Video Conference number provided on the final meeting agenda.
(b) If attending by Zoom Video Conference, click the chat button and enter your name and the agenda item you would like to address (These meeting participation guidelines are pursuant to Town Council Resolution 2020-08 adopted March 17, 2020.)

Notice is hereby given pursuant to A.R.S. §38-431.02 that members of the Hillside Building Committee may attend by audio/video conference call.

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, Hugo Vasquez on this application at hvasquez@paradisevalleyaz.gov or 480-348-3525 at any time before the scheduled meeting date.

Parcel Number	Owner	Property Address	Mailing Address
169-25-021	GRAY BRUCE W/BARBARA	6001 N 51ST PL PARADISE VALLEY 85253	6001 N 51ST PL PARADISE VALLEY AZ 85253
169-26-007A	HILLMAN-KEIM 2002 REVOCABLE TRUST	6002 N 52ND PL PARADISE VALLEY 85253	6002 N 52ND PL PARADISE VALLEY AZ 85253
169-26-007B	KRAKOW FAMILY TRUST	5202 E MCDONALD DR PARADISE VALLEY 85253	5202 E MCDONALD DR SCOTTSDALE AZ 85253
169-26-008	RHOADES JOHN	5234 E MCDONALD DR PARADISE VALLEY 85253	5234 E MCDONALD DR PARADISE VALLEY AZ 85253
169-26-009	ANN V BAKER TRUST	5246 E MCDONALD DR PARADISE VALLEY 85253	5246 E MCDONALD DR PARADISE VALLEY AZ 85253
169-26-010	FLORES HENRY C/VALERIE W TR	5302 E MCDONALD DR PARADISE VALLEY 85253	5302 E MCDONALD DR PARADISE VALLEY AZ 85253
172-04-003A	PHOENIX CITY OF	4925 E MCDONALD DR PHOENIX 85018	251 W WASHINGTON ST 8TH FL PHOENIX AZ 85003
172-04-004	ITULE FAMILY TRUST	5135 E VALLE VISTA WY PARADISE VALLEY 85253	5135 E VALLE VISTA WY PARADISE VALLEY AZ 85253
172-04-005	STOUTE MIESHA T	5115 E VALLE VISTA WY PARADISE VALLEY 85253	5115 E VALLE VISTA WY PARADISE VALLEY AZ 85233
172-04-006	ANNNN TRUST	5105 E VALLE VISTA WY PARADISE VALLEY 85253	5105 E VALLE VISTA WY PARADISE VALLEY AZ 85253
172-04-007	BRANDT SUSAN J	5035 E VALLE VISTA WY PARADISE VALLEY 85253	1101 WALNUT ST UNIT 2001 KANSAS CITY MO 64106-4213
172-04-008	CHURGIN DANIEL	5001 E VALLE VISTA WY PARADISE VALLEY 85253	5001 E VALLE VISTA WAY PARADISE VALLEY AZ 85253
172-04-012	C H BOWLING FAMILY TRUST	5123 E MCDONALD DR PARADISE VALLEY 85253	5123 E MCDONALD DR PARADISE VALLEY AZ 85253
172-04-013	SHALACO LLC	5133 E MCDONALD DR PARADISE VALLEY 85253	953 E LIBRA DR TEMPE AZ 85283
172-04-014	ROLLER CHARLES E	5122 E VALLE VISTA WY PARADISE VALLEY 85253	4400 N SCOTTSDALE RD NO 349 SCOTTSDALE AZ 85251
172-04-015	BRADLEY N GROSSMAN REVOCABLE TRUST	5060 E VALLE VISTA WY PARADISE VALLEY 85253	5060 E VALLE VISTA WY PARADISE VALLEY AZ 85253
172-04-081A	LAWRENCE DOLINS TRUST	5625 N ECHO CANYON CIR PHOENIX 85018	5625 N ECHO CANYON CIR PHOENIX AZ 85018
172-04-082A	FREM ROBERT/ELIZABETH O	5627 N ECHO CANYON CIR PHOENIX 85018	3 ROLLINGWOOD DR WORCESTER MA 01609
172-04-083A	KARP ANGELA D/MARK B	5631 N ECHO CANYON CIR PHOENIX 85018	5631 N ECHO CANYON CIR PHOENIX AZ 85018
172-04-084A	KNOWLTON FAMILY LIVING TRUST	5641 N ECHO CANYON CIR PHOENIX 85018	5641 N ECHO CANYON CIR PHOENIX AZ 85018
172-04-085A	DAHL RANDOLF L	5651 N ECHO CANYON CIR PHOENIX 85018	5651 N ECHO CANYON DR PHOENIX AZ 85018
172-04-092A	WOLF EDWIN H/JUDITH G TR	5741 N ECHO CANYON CIR PHOENIX 85018	5741 ECHO CANYON CIRCLE PHOENIX AZ 85018
172-04-113B	ECHO CANYON PROPERTY OWNERS ASSOC		7255 E HAMPTON AVE SUITE 101 MESA AZ 85209
172-47-001	ROSETTE ROBERT A/SHARON	5405 E MCDONALD DR PARADISE VALLEY 85253	5405 E MCDONALD DR PARADISE VALLEY AZ 85253
172-47-002	DHDL HOLDINGS LLC	5331 E MCDONALD DR PARADISE VALLEY 85253	6133 N 61ST PL PARADISE VALLEY AZ 85253
172-47-003	RIGBY JOHN DANIEL JR/ANN MCCOOLE	5313 E MCDONALD DR PARADISE VALLEY 85253	5313 E MCDONALD DR PARADISE VALLEY AZ 85253-5118
172-47-004	HUGHES GREGORY J	5301 E MCDONALD DR PARADISE VALLEY 85253	5301 E MCDONALD DR PARADISE VALLEY AZ 85253
172-47-005	ELLIS BRIAN J/MARIA S	5975 N 52ND PL PARADISE VALLEY 85253	7789 SILVER LAKE CT WESTERVILLE OH 43082
172-47-006	AHIR FAMILY TRUST	5251 E MCDONALD DR PARADISE VALLEY 85253	5251 E MCDONALD DR PARADISE VALLEY AZ 85253
172-47-007	CATALO FAMILY REVOCABLE TRUST	5920 N 52ND PL PARADISE VALLEY 85253	5920 N 52ND PL PARADISE VALLEY AZ 85253
172-47-008	PALOMBI FRANCO TR	5238 E PALO VERDE DR PARADISE VALLEY 85253	PO BOX 7761 ARLINGTON VA 22207
172-47-009	5302 PALO VERDE LLC	5302 E PALO VERDE DR PARADISE VALLEY 85253	6611 N HILLSIDE DR PARADISE VALLEY AZ 85253
172-47-010	DAVID AND DAWN LENHARDT FAMILY TRUST	5320 E PALO VERDE DR PARADISE VALLEY 85253	5320 E PALO VERDE DR PARADISE VALLEY AZ 85253
172-47-011	CHERYL A LONDEN SURVIVORS TRUST	5334 E PALO VERDE DR PARADISE VALLEY 85253	5434 E LINCOLN DR UNIT 67 PARADISE VALLEY AZ 85253
172-47-012	HARRY C SLEIGHEL LIVING TRUST	5404 E PALO VERDE DR PARADISE VALLEY 85253	5404 E PALO VERDE DR PARADISE VALLEY AZ 85253
172-47-013	STEPHENS KEITH O/ELIZABETH TR	5401 E PALO VERDE DR PARADISE VALLEY 85253	5401 E PALO VERDE SCOTTSDALE AZ 85253
172-47-014	BURY RANDALL	5333 E PALO VERDE DR PARADISE VALLEY 85253	5333 E PALO VERDE DR PARADISE VALLEY AZ 85253
172-47-015	IRVIN AND SYLVIA COHEN TRUST	5317 E PALO VERDE DR PARADISE VALLEY 85253	5317 E PALO VERDE DR PARADISE VALLEY AZ 85253
172-47-016	PETER R PHILLIPS FAMILY TRUST	5301 E PALO VERDE DR PARADISE VALLEY 85253	5301 E PALO VERDE DR PARADISE VALLEY AZ 85253
172-47-017	PATEL MAITRAY/GUPTA INDU	5241 E PALO VERDE DR PARADISE VALLEY 85253	5241 E PALO VERDE DR PARADISE VALLEY AZ 85253
172-47-018	PERL CRAIG B/LINDA S	5910 N 52ND PL PARADISE VALLEY 85253	5910 N 52ND PL PARADISE VALLEY AZ 85253
172-47-019A	JOZOFF MALCOLM TR/JOZOFF ELLEN JANE TR	5200 E SOLANO DR PARADISE VALLEY 85253	5200 E SOLANO DR PARADISE VALLEY AZ 85253
172-47-020A	SELBY JACK R TR	5226 E SOLANO DR PARADISE VALLEY 85253	5226 E SOLANO DR PARADISE VALLEY AZ 85253
172-47-021	TAKHAR RAJINDER K	5228 E SOLANO DR PARADISE VALLEY 85253	5228 E SOLANO DR PARADISE VALLEY AZ 85253
172-47-022	GOUND STEPHEN E/PATRICIA J	5330 E SOLANO DR PARADISE VALLEY 85253	2909 W 113TH ST LEAWOOD KS 66211
172-47-023	SOUTHERN STAR HOLDINGS LLC	5332 E SOLANO DR PARADISE VALLEY 85253	16001 N SUNRIDGE DR FOUNTAIN HILLS AZ 85268
172-47-024	CLANCY CHARLES GEORGE/JOAN KANE TR	5336 E SOLANO DR PARADISE VALLEY 85253	3507 N CENTRAL AVE #500 PHOENIX AZ 85012
172-47-025	M-G TRUST	5735 N 54TH ST PARADISE VALLEY 85253	5735 N 54TH ST SCOTTSDALE AZ 85253
172-47-030	CONNORS CRAIG RAYMOND	5237 E SOLANO DR PARADISE VALLEY 85253	5237 E SOLANO DR PARADISE VALLEY AZ 85253
172-47-031	BOHNETT MARSHA ANN	5200 E SAN JUAN AVE PARADISE VALLEY 85253	5200 E SAN JUAN AVE PARADISE VALLEY AZ 85253
172-47-032	CUCULIC FAMILY TRUST	5204 E SAN JUAN AVE PARADISE VALLEY 85253	5204 E SAN JUAN AVE PARADISE VALLEY AZ 85253
172-47-033	PHOENIX CITY OF	5215 E SAN JUAN AVE PARADISE VALLEY 85253	251 W WASHINGTON ST 8TH FL PHOENIX AZ 85003
172-47-034	PHOENIX CITY OF	5225 E SAN JUAN AVE PARADISE VALLEY 85253	251 W WASHINGTON ST 8TH FL PHOENIX AZ 85003
172-47-035	KELLEY BRUCE D/MARY ANN M	5235 E SAN JUAN AVE PARADISE VALLEY 85253	4659 E FOOTHILL DR PARADISE VALLEY AZ 85253
172-47-036	PHOENIX CITY OF		251 W WASHINGTON ST 8TH FL PHOENIX AZ 85003
172-47-037A	PHOENIX CITY OF		251 W WASHINGTON ST 8TH FL PHOENIX AZ 85003
172-47-037B	CURTIS CRAIG L	5631 N 52ND PL PARADISE VALLEY 85253	PO BOX 1288 SEDONA AZ 86339
172-47-038	NICHOLS ROSCOE DWAYNE	5303 E SAN MIGUEL AVE PARADISE VALLEY 85253	5303 E SAN MIGUEL PARADISE VALLEY AZ 85253
172-47-039	BYRNES ANDREW R/SHAWNA GLAZIER	5339 E SAN MIGUEL AVE PARADISE VALLEY 85253	5339 E SAN MIGUEL AVE PARADISE VALLEY AZ 85253
172-47-040	GOODPASTURE ROBERT E	5345 E SAN MIGUEL AVE PARADISE VALLEY 85253	5345 E SAN MIGUEL AVE SCOTTSDALE AZ 85253
172-47-041	JRM 5405 LLC	5405 E SAN MIGUEL AVE PARADISE VALLEY 85253	PO BOX 2656 SCOTTSDALE AZ 85252
172-47-042	SCOON JEFF E G/SUSAN A TR	5701 N 54TH ST PARADISE VALLEY 85253	5701 N 54TH ST PARADISE VALLEY AZ 85253
172-47-043A	WHITTAKER ERIC L	5623 N 52ND PL PARADISE VALLEY 85253	4400 N SCOTTSDALE ED UNIT 287 SCOTTSDALE AZ 85251
172-47-043B	PHOENIX CITY OF		251 W WASHINGTON ST 8TH FL PHOENIX AZ 85003
172-47-047	M & M FAMILY TRUST	5416 E PALO VERDE DR PARADISE VALLEY 85253	5416 E PALO VERDE DR PARADISE VALLEY AZ 85253
172-47-053	CROW WILLIAM MATTHEW/VALERIE ASHER	5421 E PALO VERDE DR PARADISE VALLEY 85253	5421 E PALO VERDE SCOTTSDALE AZ 85251
172-47-054	WILSON SCOTT E/JANE E	5417 E PALO VERDE DR PARADISE VALLEY 85253	5417 E PALO VERDE DR PARADISE VALLEY AZ 85253
172-47-060	GEBERT STEPHEN /URSULA TR	5707 N 55TH PL PARADISE VALLEY 85253	5707 N 55TH PL PARADISE VALLEY AZ 85253
172-47-061	DOUGLAS R HANSEN TRUST	5520 E SAN MIGUEL AVE PARADISE VALLEY 85253	3707 N MARSHALL WAY UNIT 1 SCOTTSDALE AZ 85251

172-47-062	PACE SELDEN REVOCABLE TRUST	5501 E SOLANO DR PARADISE VALLEY 85253	5501 E SOLANO DR PARADISE VALLEY AZ 85253
172-47-063	TONN SCOTT/TRACY	5429 E SOLANO DR PARADISE VALLEY 85253	5635 N SCOTTSDALE RD STE 170 SCOTTSDALE AZ 85250
172-47-064	RKB-NFT HOLDING LLC	5500 E SAN MIGUEL AVE PARADISE VALLEY 85253	2398 E CAMELBACK RD SUITE 1000 PHOENIX AZ 85016
172-47-065	MOORE SCOTT HOWARD	5506 E SAN MIGUEL AVE PARADISE VALLEY 85253	5506 E SAN MIGUEL AVE PARADISE VALLEY AZ 85253
172-47-066	RKDM REVOCABLE TRUST	5501 E SAN MIGUEL AVE PARADISE VALLEY 85253	5501 E SAN MIGUEL AVE PARADISE VALLEY AZ 85253
172-47-067	ZACHARIAH TERESA C/JOE	5505 E SAN MIGUEL AVE PARADISE VALLEY 85253	5505 E SAN MIGUEL AVE PARADISE VALLEY AZ 85253
172-47-068	APPEL ROSANNE T	5511 E SAN MIGUEL AVE PARADISE VALLEY 85253	5 LYNN RD CHERRY HILLS VILLAGE CO 80113
172-47-077	PHOENIX CITY OF		251 W WASHINGTON ST 8TH FL PHOENIX AZ 85003
172-47-078C	PHOENIX CITY OF		251 W WASHINGTON ST 8TH FL PHOENIX AZ 85003
172-47-078D	TMS VENTURES LLC		8201 N HAYDEN RD SCOTTSDALE AZ 85258
172-47-083	GOLDMAN YARON PINHAS	5507 E SAN MIGUEL LN PARADISE VALLEY 85253	131 E LINCOLN AVE FORT COLLINS CO 80524
172-47-084	GATESTONE & CO INTERNATIONAL INC	5718 N 54TH ST PARADISE VALLEY 85253	415 YONGE ST - 2000 TORONTO ON CANADA M5B2E7
172-47-085	GRAY BRUCE	5390 E SAN MIGUEL AVE PARADISE VALLEY 85253	4040 E CAMELBACK RD STE 275 PHOENIX AZ 85018
172-47-086	JOHNSTAN VENTURES LLC	5340 E SAN MIGUEL AVE PARADISE VALLEY 85253	6120 N 31ST CT PHOENIX AZ 85016
172-47-931	PARADISE VALLEY WATER CO	5338 E SAN MIGUEL AVE PARADISE VALLEY 85253	19820 N 7TH ST STE 201 PHOENIX AZ 85024-1694
172-47-933	SYDDAN LLC		4044 N 55TH PL PARADISE VALLEY AZ 85253
172-48-004	FERRULLI TINO	5702 N 55TH PL PARADISE VALLEY 85253	5002 E GRANDVIEW LN PHOENIX AZ 85018
172-48-006C	BME I LLC	5002 E GRANDVIEW LN PHOENIX 85018	5221 N SADDLE ROCK DR PHOENIX AZ 85018
172-48-007B	VOLTAGE INNOVATIONS LLC		8416 OLD MCGREGOR RD WOODWAY TX 76712
172-48-008A	KRK RE LLC	5285 E RED ROCK DR PHOENIX 85018	833 N JEFFERSON ST MILWAUKEE WI 53202
172-48-009A	CAMELBACK RETREAT LLC	5220 E RED ROCK DR PHOENIX 85018	7141 E RANCHO VISTA DR UNIT 5011 SCOTTSDALE AZ 85251
172-48-009C	CAMELBACK RETREAT LLC	5212 E RED ROCK DR PARADISE VALLEY 85253	7141 E RANCHO VISTA DR UNIT 5011 SCOTTSDALE AZ 85251
172-48-010	MORSTAD MATT/LAUREN	5212 E RED ROCK DR PHOENIX 85018	5438 E ROCKRIDGE RD PHOENIX AZ 85018
172-48-011	REID K JOE TR	5023 E RED ROCK DR PHOENIX 85018	PO BOX 44022 PHOENIX AZ 85064
172-48-012	HALO INVESTMENT PROPERTIES LLC	5001 E RED ROCK DR PHOENIX 85018	8223 WALLEN LN RAPID CITY MI 49676
172-48-013A	HILL MATTHEW J	4959 E RED ROCK DR PHOENIX 85018	4949 E RED ROCK DR PHOENIX AZ 85018
172-48-022	TYLER R ANDERSON AND NANCY J ANDERSON FAMILY	4949 E RED ROCK DR PHOENIX 85018	4960 E RED ROCK DR PHOENIX AZ 85018
172-48-023A	SWARZMAN STEVEN L	4960 E RED ROCK DR PHOENIX 85018	5002 E RED ROCK DR PHOENIX AZ 85018
172-48-024A	BME V LLC	5002 E RED ROCK DR PHOENIX 85018	4949 E RED ROCK DR PHOENIX AZ 85018
172-48-026B	PHOENIX CITY OF	5050 E RED ROCK DR PHOENIX 85018	251 W WASHINGTON ST 8TH FL PHOENIX AZ 85003
172-48-026E	PHOENIX CITY OF		251 W WASHINGTON ST 8TH FL PHOENIX AZ 85003
172-48-026F	VALE GUY E	4948 E RED ROCK DR PHOENIX 85018	4950 E RED ROCK DR PHOENIX AZ 85018
172-48-026G	RDP ONE MANAGEMENT GROUP LLC	4950 E RED ROCK DR PHOENIX 85018	5221 N SADDLEROCK DR PHOENIX AZ 85018
172-48-026H	PHOENIX CITY OF	4952 E RED ROCK DR PHOENIX 85018	251 W WASHINGTON ST 8TH FL PHOENIX AZ 85003
172-48-027	PHOENIX CITY OF		251 W WASHINGTON ST 8TH FL PHOENIX AZ 85003
172-50-027M	PHOENIX CITY OF	4948 E RED ROCK DR PHOENIX 85018	251 W WASHINGTON ST 8TH FL PHOENIX AZ 85003