Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Meeting Notice and Agenda

Board of Adjustment

Chair Eric Leibsohn
Boardmember Ken Barnes
Boardmember Joseph Contadino
Boardmember James Kuykendall
Boardmember Hope Ozer
Boardmember Bill Petsas
Boardmember Quinn Williams

Wednesday, September 3, 2025 **5:30 PM** **Council Chambers**

1. CALL TO ORDER

2. ROLL CALL

Notice is hereby given that members of the Board of Adjustment will attend either in person or by telephone conference call, pursuant to A.R.S. §38-431(4).

3. EXECUTIVE SESSION

The Board of Adjustment may convene into an executive session at one or more times during the meeting as needed to confer with the Town Attorney for legal advice regarding any of the items listed on the agenda as authorized by A.R.S. §38-431.03.A.3.

4. STUDY SESSION ITEMS

Work/Study is open to the public however the following items are scheduled for discussion only. The Board of Adjustment will be briefed by staff and other Town representatives. There will be no votes and no final action taken on discussion items. The Board of Adjustment may give direction to staff and request that items be scheduled for consideration and final action at a later date. The order of discussion items and the estimated time scheduled to hear each item is subject to change.

5. PUBLIC HEARINGS

The Board of Adjustment may take action on this item.

A. **25-176** **Discussion and Possible Action on a request to Continue Case No. BA-25-02**
Amin Variance - 6521 N. 40th Place (APN 169-52-020)
Variance to allow a new single-family residence to encroach beyond the allowable height limits.

Staff Contact: George Burton, 480-348-3525

Attachments:
- Staff Report
- Vicinity Map & Aerial Photo
- Application
- Continuance Letter

B. **25-170** **Discussion and Possible Action on Case No. BA-25-06**
Westbrook Variance - 6341 N 34th Place (APN 164-05-023)
Variance to exceed the maximum allowable retaining wall height

Staff Contact: Brandon McMahon, 480-348-3531

Attachments:
- A. Staff Report
- B. Vicinity Map & Aerial Photo
- C. Application
- D. Narrative & Plans
- E. July 28, 2025 Town Engineering Letter
- F. Notification Materials
- G. Presentation

C. **25-174** **Discussion and Possible Action on Case No. BA-25-04**
Legacy Hill Acquisition LLC Variance - 7102 N 57th Place (APN 169-55-033E)
Variance to allow an addition to the house to encroach into the rear yard setback

Staff Contact: George Burton, 480-348-3525

Attachments:
- Staff Report
- Vicinity Map & Aerial Photo
- Application
- Narrative & Plans
- Notification Materials
- Staff Presentation
- Applicant Presentation

D. **25-175** **Discussion and Possible Action on Case No. BA-25-07 Vanden Eykel Variance - 6528 N Hillside Drive (APN 169-46-034) Variance to allow an existing nonconforming carport that encroaches into the setback to be converted into a garage**

Staff Contact: George Burton, 480-348-3525

Attachments: Staff Report
Vicinity Map & Aerial Photo
Application
Narrative & Plans
Notification Materials
Staff Presentation
Applicant Presentation

6. ACTION ITEMS

The Board of Adjustment may take action on this item.

7. CONSENT AGENDA

All items on the Consent Agenda are considered by the Public Body to be routine and will be enacted by a single motion. There will be no separate discussion of these items. If a Commissioner or member of the public desires discussion on any item it will be removed from the Consent Agenda and considered separately.

A. **25-177** **Approval of June 4, 2025 Board of Adjustment Minutes.**

Staff Contact: Cherise Fullbright, 480-348-3539

Attachments: 2025-06-04 BOA Draft Minutes

8. STAFF REPORTS

9. PUBLIC BODY REPORTS

10. FUTURE AGENDA ITEMS

11. ADJOURNMENT

AGENDA IS SUBJECT TO CHANGE

**Notice is hereby given that pursuant to A.R.S. §1-602.A.9, subject to certain specified statutory exceptions, parents have a right to consent before the State or any of its political subdivisions make a video or audio recording of a minor child. Meetings of the Planning Commission are audio and/or video recorded, and, as a result, proceedings in which children are present may be subject to such recording. Parents in order to exercise their rights may either file written consent with the Town Clerk to such recording, or take personal action to ensure that their child or children are not present when a recording may be made. If a child is present at the time a recording is made, the Town will assume that the rights afforded parents pursuant to A.R.S. §1-602.A.9 have been waived.*

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

Action Report

File #: 25-176

AGENDA TITLE:
Discussion and Possible Action on a request to Continue Case No. BA-25-02
Amin Variance - 6521 N. 40th Place (APN 169-52-020)
Variance to allow a new single-family residence to encroach beyond the allowable height limits.

STAFF CONTACT:

TOWN
Of
PARADISE VALLEY

STAFF REPORT

TO: **Chair and Board of Adjustment**

FROM: **Chad Weaver, Community Development Director**
Paul Michaud, Planning Manager
George Burton, Senior Planner

DATE: **September 3, 2025**

DEPARTMENT: Community Development Department/Planning Division
George Burton, 480-348-3525

AGENDA TITLE:
Amin Variance – 6521 N. 40th Place (APN 169-52-020)
Discussion and Possible Action on a request to Continue the proposed Variance to allow a new single-family residence to encroach beyond the allowable height limits. Case No. BA-25-02

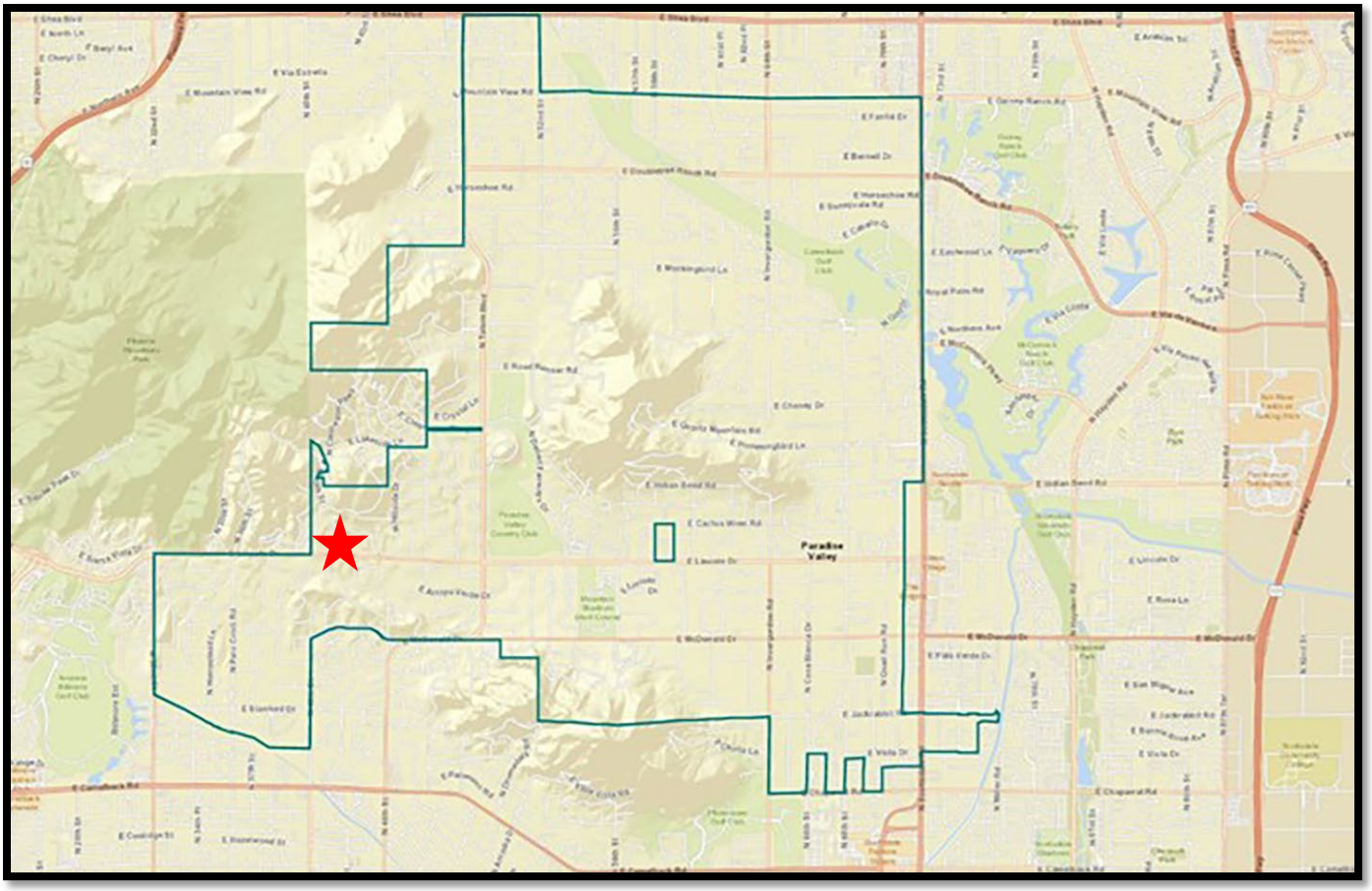
BACKGROUND/DISCUSSION
Background
The Board reviewed this application for height encroachment at the May 7, 2025 and June 4, 2025 meetings. The applicant requested a continuation to modify the plans and reduce the amount of height encroachment. Both requests for continuance were granted by the Board of Adjustment.

The Applicant is requesting another continuance to the October meeting date to redesign the house to reduce or eliminate the height encroachments (Applicant continuance letter enclosed).

RECOMMENDATION
Staff recommends that the Board of Adjustment continue this application to the October meeting.

ATTACHMENTS
A. Staff Report
B. Vicinity Map & Aerial Photo
C. Application
D. Continuance Request Letter

VICINITY MAP



Lincoln Heights Lot 35

6521 N 40th Place

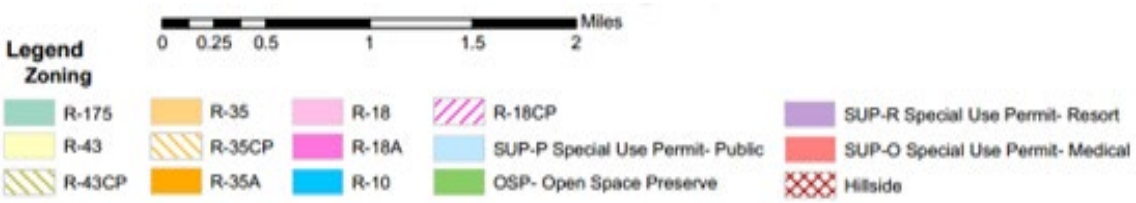
AERIAL

Lincoln Heights Lot 35

6521 N 40th Place

ZONING

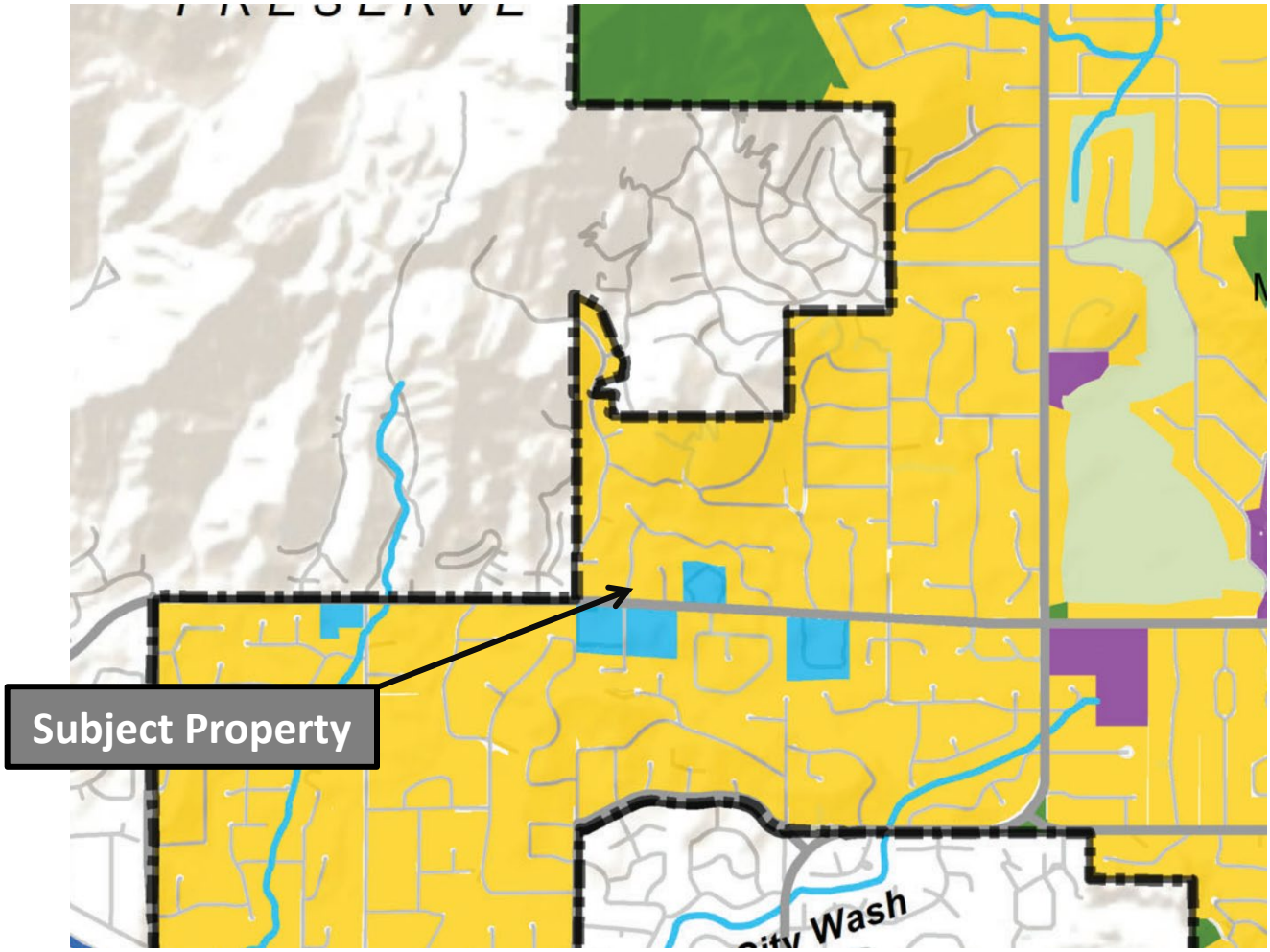
Subject Property



Lincoln Heights Lot 35

6521 N 40th Place

GENERAL PLAN



Legend

- Planning Area
- Municipal Limits
- Roads
- Indian Bend Wash
- Arizona Canal
- Major Washes

Land Use Classifications

- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- Private Open Space
- Public Open Space
- Medical Office
- Public/Quasi Public
- Resort/Country Club

NOTE: All public right-of-ways shall be considered Public Open Space.

Lincoln Heights Lot 35

6521 N 40th Place

COMMUNITY DEVELOPMENT DEPARTMENT
VARIANCE APPLICATION GUIDE

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

APPLICANT & CONTACT INFORMATION

Project Name: Amin Residence

Date: 1-21-25 Zoning: R-43 Acreage (Net Acres): 0.87

Property Address: 6521 N 40th Place

Assessor's Parcel Number: 169-52-020

Name of Subdivision & Lot Number: Lincoln Heights, Lot 35

Owner: Yogesh Amin

Address: 11000 N 130th Place Scottsdale, AZ 85259

Phone number: 602-980-4363

E-mail address: yogeshamin1@gmail.com

Signature: _____
(Or provide a separate letter of authorization)

Applicant/Representative: Victor Sidy

Company Name (if Applicable): Victor Sidy Architect

Address: 2300 E Utopia Rd, Phoenix, AZ 85024

Phone number: 480-688-5599

E-mail address: victor@victorsidy.com

Signature: _____

THE ABOVE APPLICANT HEREBY APPLIES FOR A VARIANCE AS INDICATED IN THE SUBMITTED NARRATIVE, PLANS, AND DOCUMENTS IN ACCORDANCE WITH SECTION 2-5-3 OF THE TOWN CODE AND IN ACCORDANCE WITH THE TOWN ZONING ORDINANCE.

FOR DEPARTMENTAL USE ONLY

Variance-App.#: _____ Submittal Date: _____ Expiration Date: _____

Date: August 12, 2025

Attn: George Burton
Senior Planner
Community Development Department
Town of Paradise Valley

Project: 6521 N 40th Place
Paradise Valley, AZ 85253
APN:169-52-020

Dear Mr. Burton,

This letter is to request a continuance of our variance case for 6521 N 40th Place to the available meeting date of either October 1 or October 8, 2025 meeting.

The basis for this request is that the project team has made substantial changes to the design per the comments of the Board of Adjustment at the June meeting, but would like to allow more time to complete these design changes, for staff review, and for any further changes in response to staff comments.

In addition, it is worth noting that there is a good chance that the new changes will comply fully with the Zoning ordinances such that we can forego the Variance process altogether.

Respectfully submitted,

Victor E. Sidy, AIA LEED AP
Victor Sidy Architect

VICTOR SIDY
ARCHITECT

2300 E. Utopia Road
Phoenix, AZ 85024

Tel: 480-688-5599

victor@victorsidy.com

Action Report

File #: 25-170

AGENDA TITLE:
Discussion and Possible Action on Case No. BA-25-06
Westbrook Variance - 6341 N 34th Place (APN 164-05-023)
Variance to exceed the maximum allowable retaining wall height

STAFF CONTACT:

TOWN
Of
PARADISE VALLEY

STAFF REPORT

TO: **Chair and Board of Adjustment**

FROM: **Chad Weaver, Community Development Director**
Paul Michaud, Planning Manager
George Burton, Senior Planner
Brandon McMahon, Planner II

DATE: **September 3, 2025**

DEPARTMENT: Community Development Department/Planning Division
Brandon McMahon, 480-348-3531

AGENDA TITLE:
Westbrook Variance – 6341 N 34th Place (APN 164-05-023)
Variance to exceed the maximum allowable retaining wall height
Case No. BA-25-06

RECOMMENDATION

Motion For Approval

It is recommended that the Board of Adjustment **[approve]** BA-25-06, a request by Steven R. Frome, SefDesign LLC, on behalf of Phillip Westbrook, property owner of 6341 N 34th Place (APN 164-05-023) for a variance from the Zoning Ordinance, Article XXIV, Walls and Fences, to allow retaining walls to exceed the maximum height limits.

Reasons For Approval

Staff finds that there are special circumstances, applicable to only the subject lot, meeting variance criteria.

BACKGROUND/DISCUSSION

Background

The residence at 6341 N 34th Place was originally constructed in 1977, along with the existing fence and retaining walls. There is an existing drainage wash along the north end of the property, paralleling Lincoln drive. Over the years the drainage flows in the wash have eroded the south bank and continue to cause erosion towards the residence. The current erosion is in close proximity to the residence and is causing concern for failure of the existing foundations.

Scope of Request

Section 2407 of the Zoning Ordinance limits the maximum height of any retaining wall to (6) feet tall (the height of a retaining wall is measured from the low side of natural grade to the top of the wall whether the top is retaining earth or not). The owner is proposing to provide a new retaining wall that varies in height, with a maximum height of nine (9) feet above exterior grade, and redefine the existing drainage easement to provide protection from further erosion and protect the residence foundations. The structural design of the wall requires it to

be placed into the wash area and rise to a maximum visible height of 9-feet measured from the lowest point of the wash grade. The new retaining wall being placed within the wash will require the existing drainage easement to be modified (included in the proposed stipulations). Per Building Code, the new wall is to be a single poured concrete retaining wall, have a decorative board formed finish with a brown additive color that blends into the landscape color palette. Per the Geotechnical report, the new retaining wall footing is designed to be set into the rock sub-base of the wash to avoid any future erosion along the southern bank of the wash. The top elevation of the concrete wall will vary to match the adjacent grade at the residence elevations, thus blending into the landscape view from Lincoln Drive. The intent is to maintain the oleander plantings along the wash bank to maintain privacy, to soften the view, and reduce the noise level from Lincoln Drive. Lastly, the new retaining wall will not be visible from Lincoln Drive due to its placement in the wash.

Lot History

The subject property is Lot 18 of the MIRADA LOS ARCOS PHASE 2 subdivision, which was platted in 1973 (home constructed 4 years post). The following is a chronological recent history of the property:

January 3, 1977	Home constructed
April 17, 1977	Building permit for new pool
July 21, 1977	Building permit for new fence walls (noted at 6-foot max)
February 12, 1981	Building permit for remodel/addition
March 14, 2011	Building permit for second-story addition, covered walkway & decking
April 2, 2013	Electrical permit to restore power after house fire
April 11, 2013	Building permit to rebuild trusses after house fire
June 26, 2014	Building permit for additions
January 9, 2020	Building permit to scour wall to prevent erosion/modify retention
April 21, 2020	Building permit for roof-mounted solar array

Lot Conditions

The property is zoned R-43 and is 51,462 square feet in size (±1.18 acres). The property is irregular in shape (6-sided) and is 209-foot wide by 300-foot deep. There is an existing drainage wash along the north end of the property, paralleling Lincoln drive. Over the years the drainage flows in the wash have eroded the south bank and continue to cause erosion towards the residence. The erosion is approximately 15 feet from the residence and is causing concern for failure of the existing foundations.

DISCUSSION ITEMS

Variance criteria:

Town Code and Arizona Revised Statutes set criteria an applicant must meet before a Board of Adjustment may grant a variance request. If the Board finds an applicant meets all of these criteria, the Board may grant the variance. However, if the Board finds the applicant does not meet all of the criteria, the Board may not grant the variance. The following are staff's analysis with regard to the variance criteria:

1. *"That there are special circumstances applicable to the property, which may include circumstances related to the property's size, shape, topography, location, or surroundings; and"* (Town Code Section 2-5-3(C)4).

Staff Analysis:
The northern quarter portion of the site has a large wash running along the south side of Lincoln drive, in close proximity to the existing foundation. To prevent current and future erosion leading to the failure of the existing residence, special circumstances relative to the flows and topography of the existing wash verify the necessity for the variance. Due to the existing soil conditions and the structural design criteria, the new maximum retaining wall height, of 9-feet above exterior grade is required to be placed within the existing wash area (The Town Engineering verified this via the enclosed memo dated July 28, 2025).

2. *"That the special circumstances applicable to the property were not self-imposed or created by the property owner; and"* (Town Code Section 2-5-3(C)4).

   Staff Analysis:
   The existing retaining wall was constructed in 1977, and at the time of that construction, the wash appeared to be sufficient in depth for required drainage. Over the decades, the wash erosion continued to scour towards the residence and the home's foundations. To that end, this variance request is not self-imposed and is necessary to mitigate future erosional damage to the lot and foundation of the residence. Further erosion is expected if provisions are not made to mediate the erosion and prevent the foundations and residence from failure.

3. "*That the strict application of the Zoning Ordinance will deprive the property of privileges enjoyed by other property of the same classification in the same zoning district"* (Town Code Section 2-5-3(C)4).

   Staff Analysis:
   The special circumstance of decades of wash erosion prevents the permitting and construction of a 6-foot retaining wall, per zoning requirements. These circumstances are not necessarily typical for R-43 zoned lots. The bank scouring requires a taller retaining wall to hold back much of the foundation and grade internal to the site (existing flows within the wash will continue to erode the south bank and cause damage to the residence foundations and ultimately failure of the residence). The new retaining wall location provides a sufficient distance from the home's foundation while preventing further erosion and maintaining flows.

REQUIRED ACTION
The Board of Adjustment must consider the facts and determine if the variance request meets all three variance criteria. The Board of Adjustment may take the following action:

1. Approve the variance request, subject to the following stipulations:
    a. The improvement shall be in compliance with the submitted plans and documents:
        i. Narrative, prepared by Steven E . Frome, of SeFDesign LLC, dated July 15, 2025.
        ii. Site Plan, prepared by Steven E . Frome, of SeFDesign LLC, dated July 15, 2025.
        iii. Retaining Wall Site Photos Exhibit, prepared by Steven E . Frome, of SeFDesign LLC, dated July 15, 2025.
        iv. Grading and Drainage Plan with Cross Sections, prepared by KBell Engineering dated July 14, 2025.
        v. Structural Engineering Plan, prepared by Schaefer Engineering dated July 7, 2025.
        vi. ASCE Hazards Report, prepared by ASCE dated June 30, 2025.
        vii. Drainage Report, prepared by KBell Engineering dated July 11, 2025.

viii. Geotechnical Investigation Report, prepared by Lvann Engineering Inc dated May 1, 2025.

b. The applicant must modify the existing drainage easement per the approved plan set and is subject to Town Engineering Division review and approval.
c. The applicant must obtain the required building permits and inspections from the Building Department.

2. Deny the variance request.

3. Continue the application for further review.

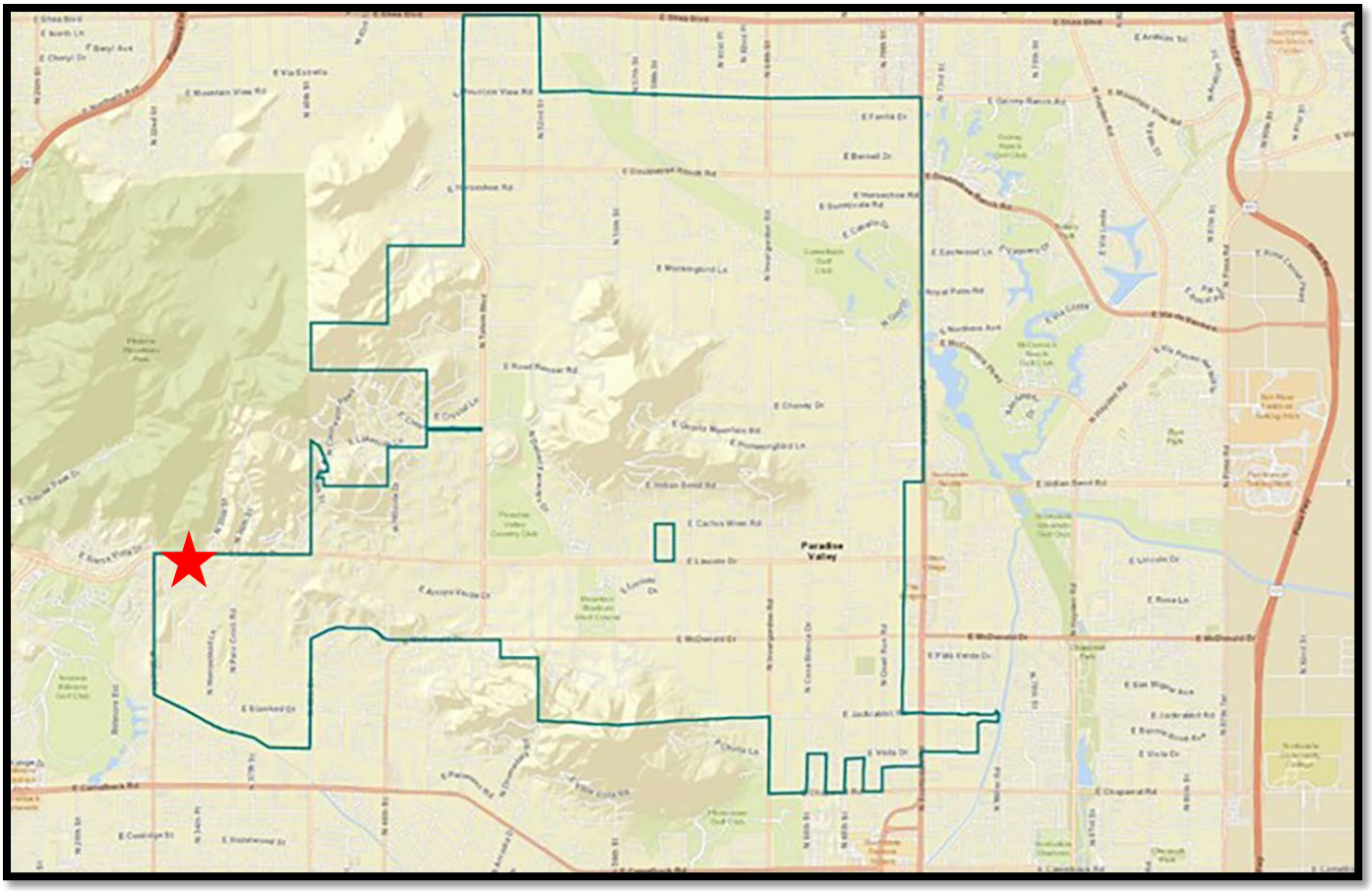
COMMENTS/NOTIFICATION
Staff has received one phone call regarding this application, which was a general inquiry. The applicant posted the site on and mailed notice (to lot owners within a 1500' radius of the subject site) on July 29th. The newspaper legal advertisement for this case was placed in the Scottsdale Republic on August 18th. All required affidavits are included in the case packet material (Attachment F).

COMMUNITY IMPACT: None.

CODE VIOLATION: None.

ATTACHMENTS
A. Staff Report
B. Vicinity Map & Aerial Photo
C. Application
D. Narrative & Plans
E. July 28, 2025 Town Engineering Letter
F. Notification Materials
G. Presentation

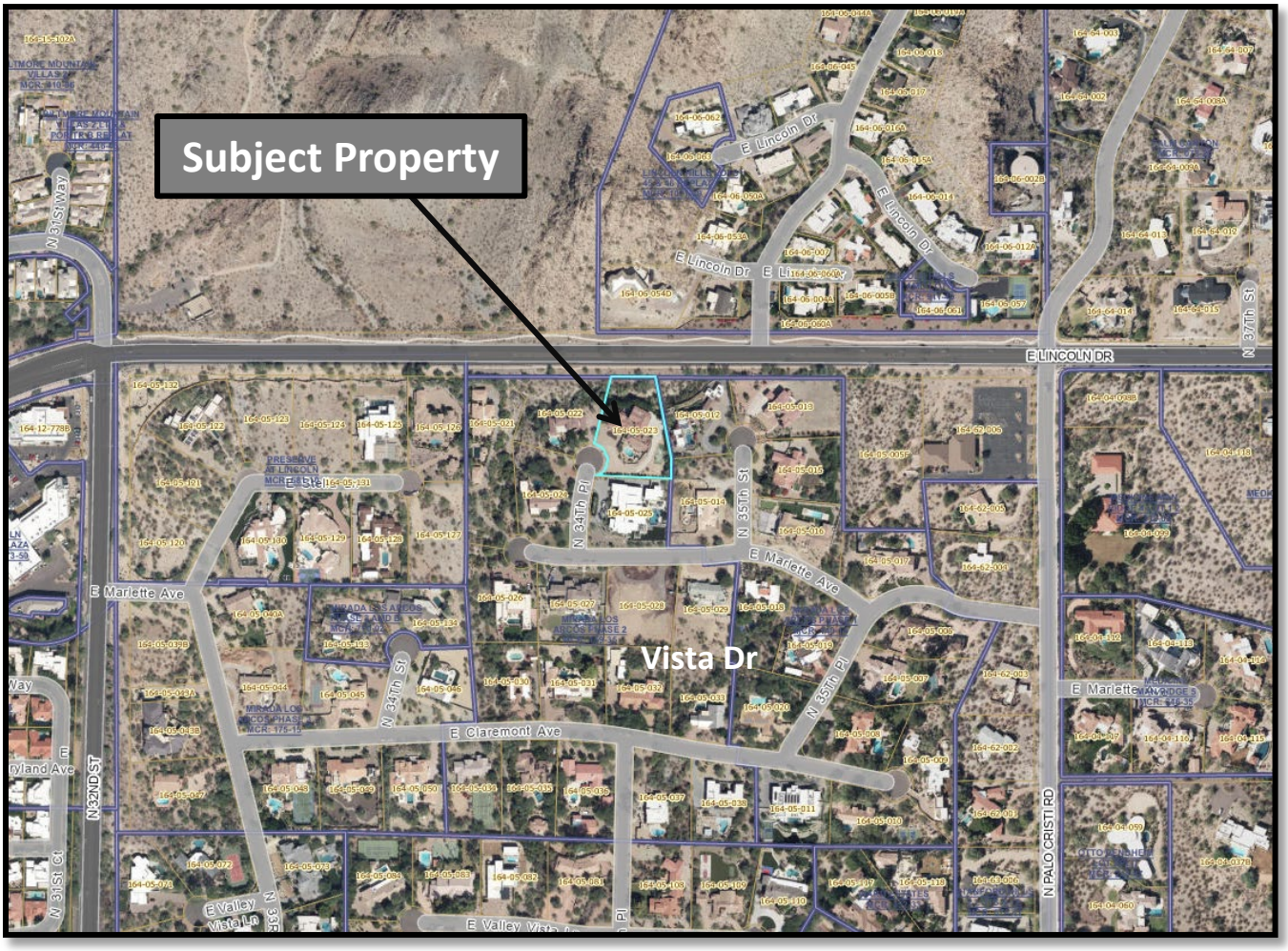
VICINITY MAP



6341 N 34th Pl

Retaining Wall Height Variance

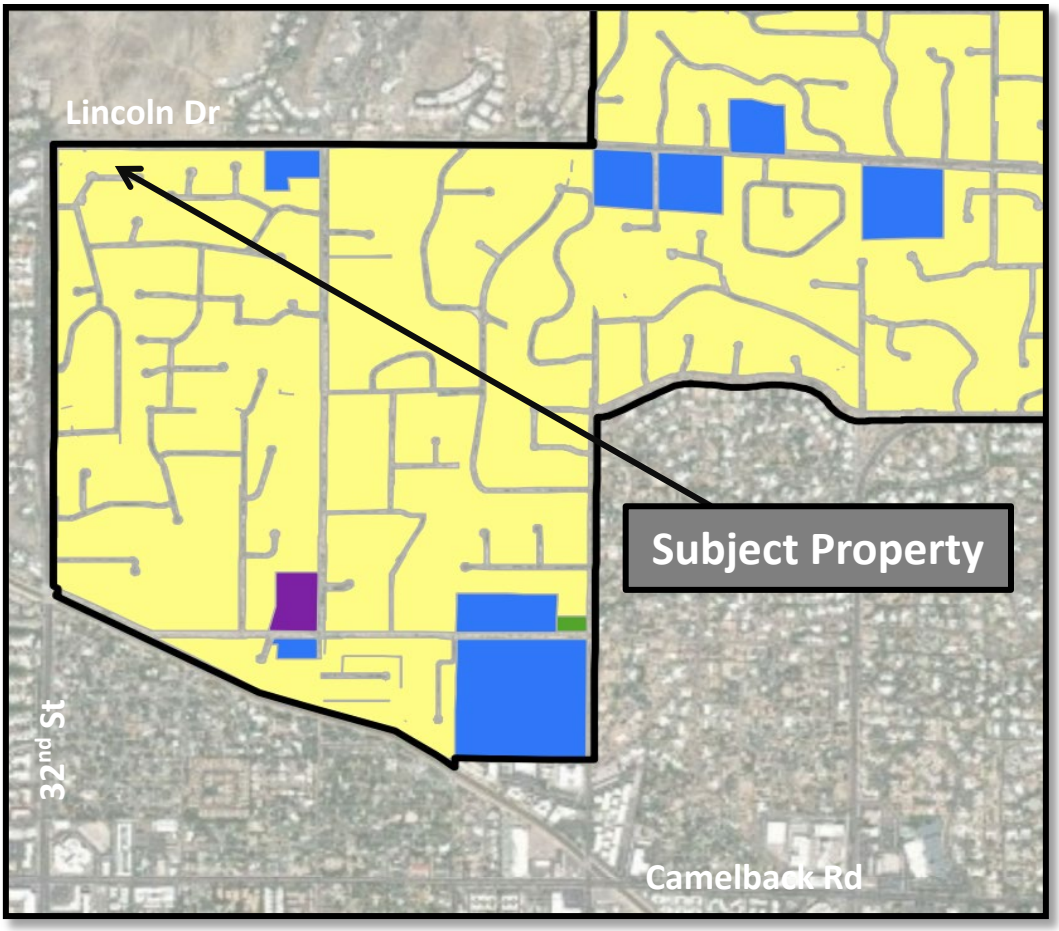
AERIAL



6341 N 34th Pl

Retaining Wall Height Variance

GENERAL PLAN



Legend

- Planning Area
- Municipal Limits
- Roads
- Indian Bend Wash
- Arizona Canal
- Major Washes

Land Use Classifications

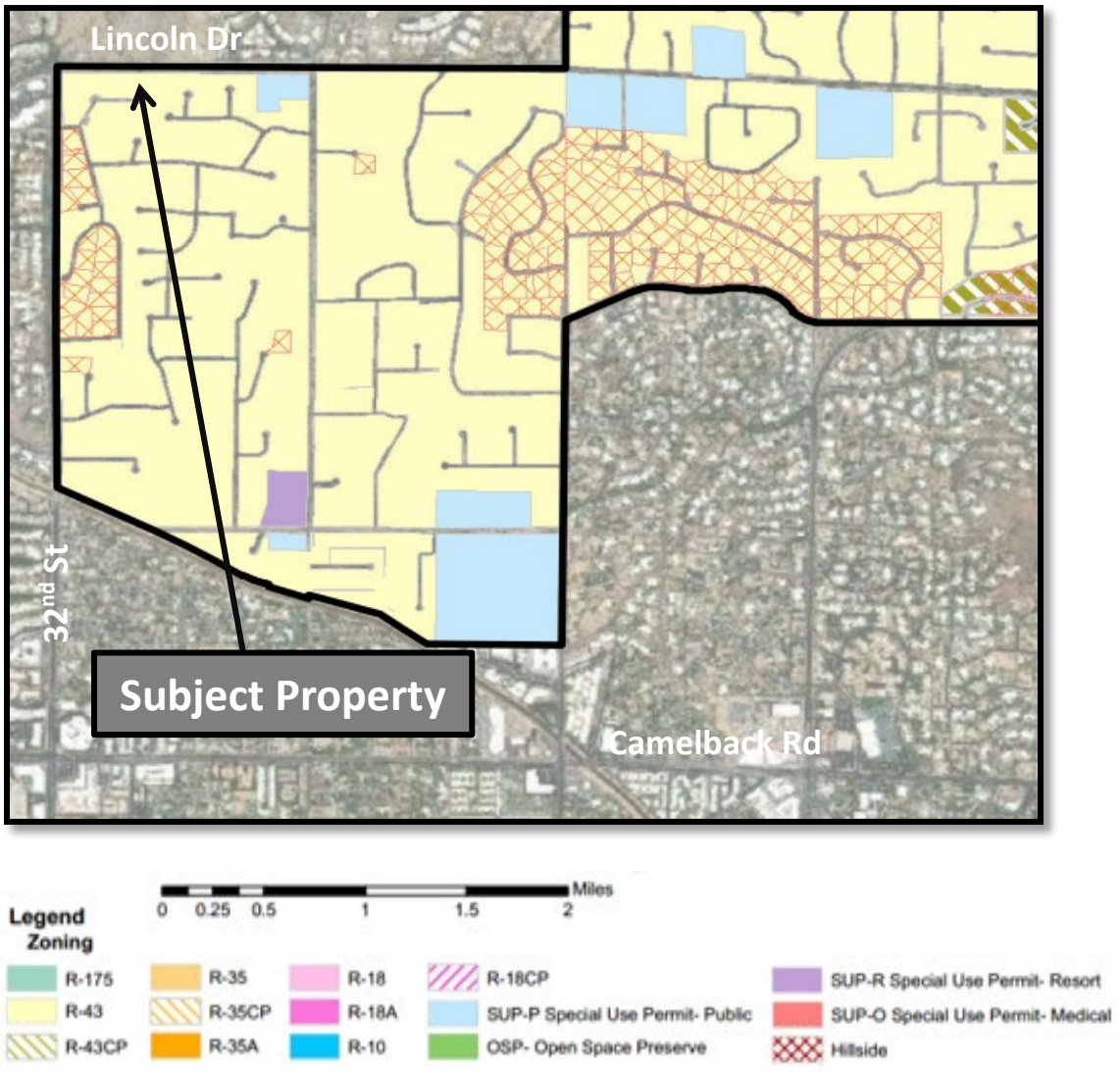
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- Private Open Space
- Public Open Space
- Medical Office
- Public/Quasi Public
- Resort/Country Club

NOTE: All public right-of-ways shall be considered Public Open Space.

6341 N 34th Pl

Retaining Wall Height Variance

ZONING



6341 N 34th Pl

Retaining Wall Height Variance

COMMUNITY DEVELOPMENT DEPARTMENT
VARIANCE APPLICATION GUIDE

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

APPLICANT & CONTACT INFORMATION

Project Name: WESTBROOKS RESIDENCE RETAINING WALL

Date: 07/14/25 Zoning: R-43 Acreage (Net Acres): 1.18

Property Address: 6341 N 34th PLACE, PARADISE VALLEY, AZ 85253

Assessor's Parcel Number: 164-05-023

Name of Subdivision & Lot Number: MIRADA LOS ARCOS PHASE 2, LOT 18

Owner: PHILLIP WESTBROOKS

Address: 6341 N 34th PLACE, PARADISE VALLEY, AZ 85253

Phone number: 480-206-3999

E-mail address: PHILL@SPECTROMSOLINC.COM

Signature: _____

(Or provide a separate letter of authorization)

Applicant/Representative: STEVEN FROME, AIA

Company Name (if Applicable): SEFDESIGN, LLC

Address: 317 EAST LE MARCHE AVE, PHOENIX, AZ 85022

Phone number: 602-705-5558

E-mail address: SEFDESIGN@COX.NET

Signature: STEVEN FROME

THE ABOVE APPLICANT HEREBY APPLIES FOR A VARIANCE AS INDICATED IN THE SUBMITTED NARRATIVE, PLANS, AND DOCUMENTS IN ACCORDANCE WITH SECTION 2-5-3 OF THE TOWN CODE AND IN ACCORDANCE WITH THE TOWN ZONING ORDINANCE.

FOR DEPARTMENTAL USE ONLY

Variance-App.#: _____ Submittal Date: _____ Expiration Date: _____

SefDesign, LLC
Steven E. Frome, aia
317 East Le Marche Ave, Phoenix, Arizona, 85022
c:602.705.5558 f:602.441.3134 sefdesign@cox.net

July 15, 2025

Brandon McMahon, Planner II
Community Development Department
Town of Paradise Valley
6401 East Lincoln Drive
Paradise Valley, AZ 85253
bmcmahon@paradisevalleyaz.gov

Re: Pre-Application (PA-25-21) Variance
Westbrook Residence – New Retaining Wall - Variance Narrative
6341 North 34th Place, Paradise Valley, AZ 85253
APN- 164-05-023

Brandon,
We offer the following responses to the Community Development Department Narrative and Variance Criteria.

Introduction
The Phillip Westbrook residence at 6341 north 34th place was originally constructed in 1977 south of Lincoln drive. There is an existing drainage wash along the north end of the property, paralleling Lincoln drive. Over the years the drainage flows in the wash have eroded the south bank and continue to cause erosion towards the residence. The current erosion is currently very close to residence and is causing concern for failure of the existing foundations. The owner is proposing to provide a new retaining wall and redefine the existing drainage easement to provide protection from further erosion and protect the residence foundations.

Requested variance
The structural design of the wall requires it to be placed into the wash area and rise to a visible height of 9ft facing the wash at the lowest point of the wash grade. This is higher than the paradise valley suggested limits.

"That there are special circumstances applicable to the property, which may include circumstances related to the property's size, shape, topography, location, or surroundings; and" (Town Code Section 2-5-3(C)4).

The home was built in 1977 on the highest portion of the site, centered in the parcel, to take advantage of the city views and to provide amenity space to the south. The northern quarter portion of the site is a drainage wash running along the south side of Lincoln drive.

To prevent current and future erosion leading to the failure of the existing residence, special circumstances relative to the flows and topography of the existing wash are the reason for the variance request. Due to the existing soil conditions and the structural design criteria, the new retaining wall is required to be placed within the existing wash area and slightly exceed the Town code requirements for allowable wall height.

2. *"That the special circumstances applicable to the property were not self-imposed or created by the property owner; and"* (Town Code Section 2-5-3(C)4).

At the time of construction, the wash appears to be sufficient in depth for required drainage.

The erosion and scouring in the existing wash is natural and has been happening over the years on the residence property.

Due to special circumstances of the substantial flows encountered in the existing wash, the erosion continues to move towards the residence. The owner in an attempt to mediate further erosion towards the foundations, installed a short retaining wall at the south bank of the wash where one of the building columns is the closest but the erosion is starting to undermine this wall and the south bank of the wash.

Over the years the substantial flows have eroded the supporting wash banks, areas around the retaining wall and into the slope adjacent to the home's foundations. Further erosion is expected if provisions are not made to mediate the erosion and prevent the foundations and residence from failure.

"*That the strict application of the Zoning Ordinance will deprive the property of privileges enjoyed by other property of the same classification in the same zoning district"* (Town Code Section 2-5-3(C)4).

Unless mediation to remedy current erosion and scouring within the existing wash is completed, the strict application of the zoning ordinance will deprive the property privileges because the existing flows within the wash will continue to erode the south bank and cause damage to the residence foundations and ultimately failure of the residence.

A new retaining wall is proposed to be placed at a sufficient distance from the residence foundation bearing and north of the existing retaining wall to avoid any disruption to the bearing of the home's foundation. Due to the existing soil conditions and the new structural wall design criteria, the new retaining wall is required to be placed into the wash area. The new retaining wall location slightly exceeds the Town code requirements for allowable wall height and will require the existing drainage easement for the wash to be redefined.

Per previous direction from the Town of Paradise Valley, the new wall is intended to be a single poured concrete retaining wall, have a decorative board formed finish with a brown additive color that blends into the landscape color palette. Per the Geotechnical report, the footing design of the of the new retaining wall is designed to be set into the rock sub-base of the wash to avoid any future erosion along the southern bank of the wash. The top elevation of the concrete wall will vary to match the adjacent grade at the residence elevations, thus blending into the landscape view from Lincoln Drive. The intent is to maintain the oleander plantings along the bank for privacy to the home and to soften the view and reduce the noise level from the Lincoln Drive.

We have met with the Paradise Valley planning team and have received direction to apply for a variance to provide a safe and design acceptable solution to protect this residence from future wash erosion problems.

Supporting documents have been provided for review by Civil and Structural engineers, Geotechnical investigations and Architectural documents.

Please review the information for the processing of the variance. Let me know if there is any additional information required.

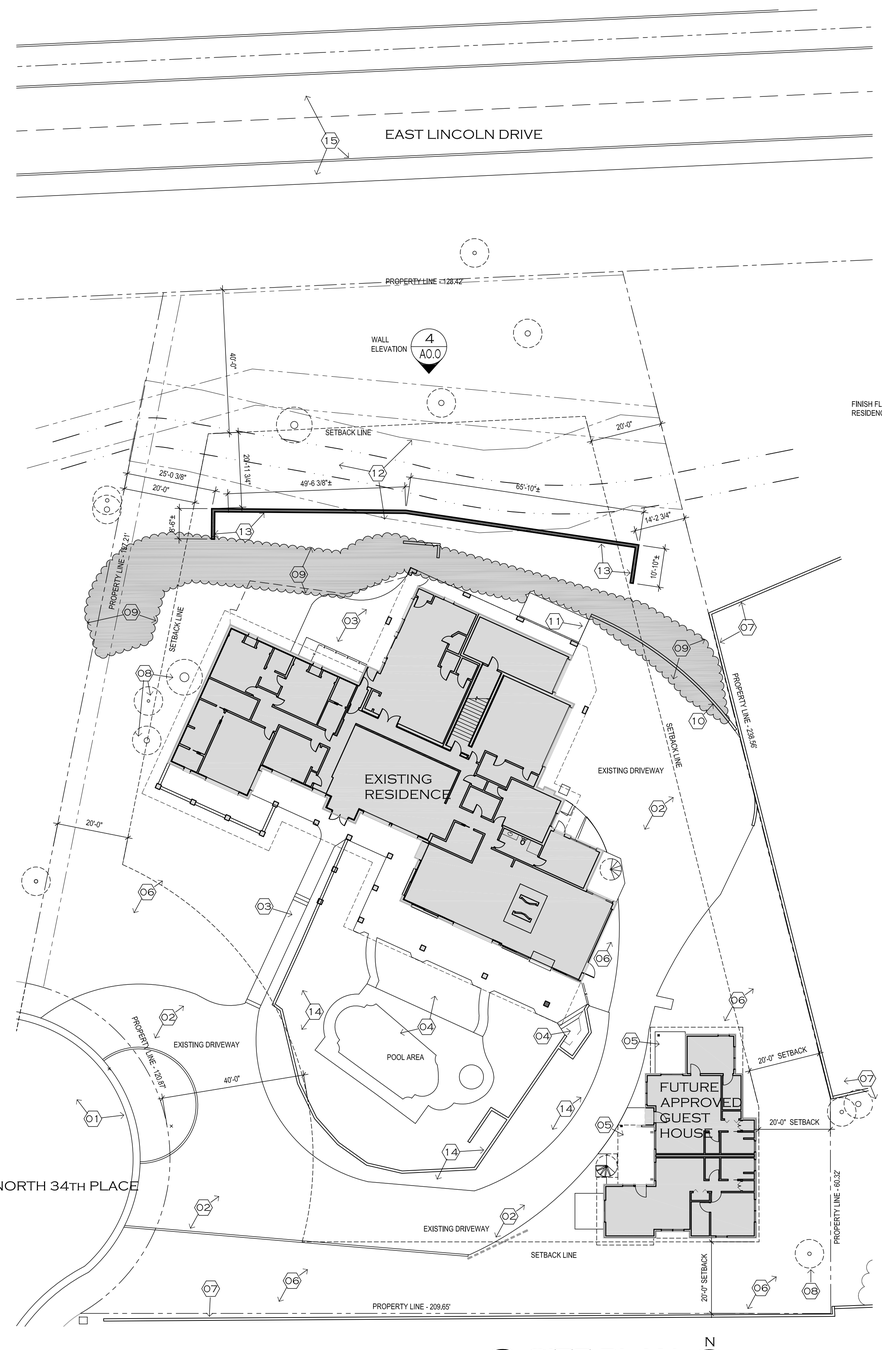
Steven E. Frome, aia

Pvgh-071525-variance narrative2

NEW SITE RETAINING WALL AT THE RESIDENCE OF

PHILLIP WESTBROOKS

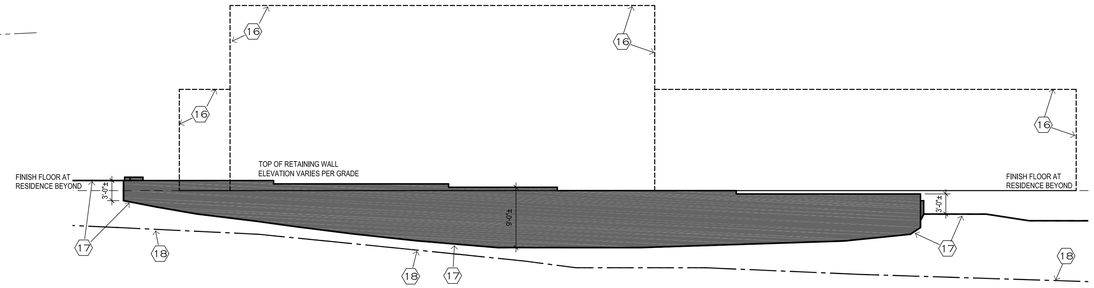
6341 NORTH 34TH PLACE
PARADISE VALLEY, AZ 85253



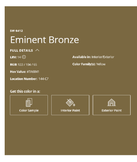
3 SITE PLAN
SCALE: 1"=20'-0"

N

REFER TO CIVIL ENGINEERING DRAWING FOR ALL SITE CONDITIONS



4 RETAINING WALL ELEVATION
SCALE: 3/32"=1'-0"



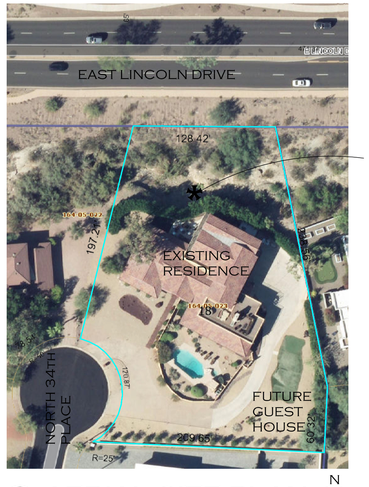
CONCRETE RETAINING WALL COLOR ADDITIVE. BOARD FORM TEXTURED FINISH

5 RETAINING WALL FINISH COLOR SAMPLE
NO SCALE

PLAN NOTES:

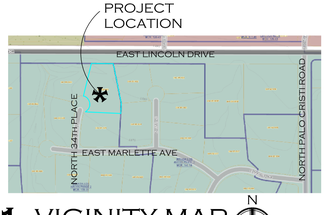
A- THE GENERAL CONTRACTOR TO VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCING ANY WORK. REVIEW ALL EXISTING CONDITIONS.
B- REFER TO STRUCTURAL AND CIVIL DOCUMENTS FOR ADDITIONAL INFORMATION AND DETAILS.

01- EXISTING STREET PAVING AND CURB.
02- EXISTING PAVED DRIVEWAY AND CURBING.
03- EXISTING CONCRETE PAVING WALKWAYS.
04- EXISTING POOL AREA, PAVING AND EQUIPMENT.
05- NEW CONCRETE PAVING.
06- EXISTING GRAVEL LANDSCAPING.
07- EXISTING 6FT SITE WALL AT ADJACENT PROPERTIES.
08- EXISTING TREES.
09- EXISTING OLEANDER BUSHES.
10- EXISTING LOW RETAINING WALL AT OLEANDERS.
11- EXISTING RETAINING WALL IN WASH AREA.
12- EXISTING DRAINAGE WASH REGRADED. REFER TO CIVIL DWGS.
13- PROPOSED NEW CONCRETE RETAINING WALL. ALL EXPOSED SURFACES TO BE BOARD FORMED TEXTURED EXPOSED FINISH. COLOR ADDITIVE TO CONCRETE REFER TO DETAIL 5 THIS DWG FOR REFERENCE. TOP OF WALL ELEVATION VARIES PER ADJACENT GRADE. REFER TO STRUCTURAL AND CIVIL DWGS.
14- EXISTING LOW SITE WALLS AT POOL AREA,
15- LINCOLN DRIVE PAVING, CURB AND SIDEWALK.
16- APPROXIMATE OUTLINE OF RESIDENCE STRUCTURE BEYOND.
17- APPROXIMATE NEW GRADE AT WASH AND ADJACENT AREA. REFER TO CIVIL DWGS.
18- APPROXIMATE ELEVATION AT CENTER OF WASH IN FOREGROUND.



2 AERIAL SITE PLAN
NO SCALE

N



1 VICINITY MAP
NO SCALE

N

PROJECT DATA:

PROJECT DESCRIPTION: NEW SITE RETAINING WALL AT EXISTING RESIDENCE.

OWNER- PHILLIP WESTBROOKS
6341 NORTH 34TH PLACE, PARADISE VALLEY, AZ 85253
CONTACT- PHILLLIP WESTBROOKS, C- 480-206-3999, EMAIL- PHILL@SPECTRUMSOLINC.COM

PROJECT LOCATION- 6341 NORTH 34TH PLACE, PARADISE VALLEY, AZ 85253

APN- 164-05-023
MCR- 15935
DESCRIPTION- MIRADA LOS ARCOS PHASE 2
LOT SIZE- 51,462 SF
ZONING- R-43
LOT- 18
SECTION TOWNSHIP RANGE- 12-2N-3E
MARKET AREA/ NEIGHBORHOOD- 14/001
SUBDIVISION (18 PARCELS)- MIRADA LOS ARCOS PHASE 2
PU DESCRIPTION- SINGLE FAMILY RESIDENCE
PROPERTY USE CODE- 0151
CONSTRUCTION YEAR- 1977

LEGAL DESCRIPTION- LOT 18, MIRADA LOS ARCOS, PHASE 2, ACCORDING TO BOOK 159 OF MAPS, PAGE 35, RECORDS OF MARICOPA COUNTY, ARIZONA.

GOVERNING CODES:

ALL CONSTRUCTION TO COMPLY WITH THE LATEST CODE AND CITY ADMENDMENTS ENFORCED BY THE TOWN OF PARADISE VALLEY. CODES MAY INCLUDE THE FOLLOWING:
2015 INTERNATIONAL RESIDENTIAL CODE
2015 INTERNATIONAL MECHANICAL CODE
2015 INTERNATIONAL FUEL GAS CODE
2015 INTERNATIONAL PROPERTY MAINTENANCE CODE
2015 INTERNATIONAL ENERGY CONSERVATION CODE
2015 INTERNATIONAL BUILDING CODE
2015 INTERNATIONAL PLUMBING CODE
2015 INTERNATIONAL FIRE CODE
2014 NATIONAL ELECTRICAL CODE

GENERAL NOTES:

01- FIELD VERIFY ALL SETBACK CLEARANCES.
02- CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. MAINTAIN EXISTING UTILITIES TO REMAIN. KEEP IN SERVICE AND PROTECT AGAINST DAMAGE DURING DEMOLITION OPERATIONS.
03- IF THE CONTRACTOR OR SUBCONTRACTOR SHOULD FIND ANY DISCREPANCIES IN AND OR OMISSIONS FROM THESE DRAWINGS, OR IF HE SHOULD BE IN QUESTION AS TO THEIR MEANING OR INTENT, HE SHOULD CONTACT THE ARCHITECT AT ONCE FOR INTERPRETATION OR CLARIFICATION.
04- ALL LABOR AND MATERIAL USED SHALL BE EQUAL TO OR EXCEED ALL APPLICABLE STATE OR LOCAL CODES AND REQUIREMENTS.
05- COORDINATE WITH THE OWNER FOR ALL STAGING AND DEMOLITION OPERATIONS.
06- CONTRACTOR SHALL REMOVE PROMPTLY AND LEGALLY ALL ACCUMULATED DEBRIS.
07- CONTRACTOR IS TO PROVIDE FOR VERIFICATION BY THE TOWN OF PARADISE VALLEY ALL ITEMS TO COMPLY WITH MATERIAL STANDARDS OF THE APPLICABLE SECTION OF THE IBC CODE.
09- INFORMATION FOR ALL TRADES ARE PROVIDED ON ALL DRAWING SHEETS AND ARE LIMITED TO A PLAN FOR AN INDIVIDUAL TRADE. GENERAL CONTRACTOR TO COORDINATE ALL TRADES AND PROVIDE ALL ITEMS INCLUDED IN THESE DOCUMENTS.
10- CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, ELEVATIONS, GRADE CONDITIONS. ACTUAL EXISTING CONDITIONS MAY VERY FROM WHAT IS DEPICTED ON THESE DRAWINGS.
11- CONTRACTOR TO VERIFY ALL INTENDED FINAL EXTERIOR GRADES TO DETERMINE HEIGHT AND EXTENT OF FOUNDATION WALLS AND FOOTING LOCATIONS. PROVIDE STEP FOOTINGS AS REQUIRED FOR BEARING BELOW EXISTING NATURAL GRADE ELEVATION.

CONTACT INFO:

OWNER:
PHILLIP WESTBROOKS
6341 NORTH 34TH PLACE, PARADISE VALLEY, AZ 85253
CONTACT- PHILLIP WESTBROOKS, C- 480-206-3999, EMAIL- PHILL@SPECTRUMSOLINC.COM

ARCHITECT:
SeFDesign, LLC
317 EAST LE MARCHE AVE., PHOENIX, AZ 85022
CONTACT- STEVE FROME, C- 602-705-5558, EMAIL- SEFDESIGN@COX.NET

CIVIL ENGINEER:
KBELL ENGINEERING, LLC
1355 NORTH 86th PLACE, MESA, AZ 85207
CONTACT- KELLY BELL, C- 602-980-8246, EMAIL- KBELL@KBELLENG.COM

SOILS INVESTIGATION:
VANN ENGINEERING INC.
3013 N 24TH AVE # 7, PHOENIX, AZ 85021
CONTACT- JEREMY MINNICK, PE T- 602-675-0520
EMAIL- JMINNICK@VANNENGINEERINGINC.COM

STRUCTURAL EGINNEER:
SCHAEFER, INC
2800 NORTH CENTRAL AVENUE, SUITE 125, PHOENIX, AZ 85004
CONTACT- JOHN HECK, PE C- 480-241-4870 EMAIL- JOHN.HECK@SCHAEFER-INC.COM

GENERAL CONTRACTOR:
TO BE DETERMINED

DRAWING INDEX:

ARCHITECTURAL
A0.0 PROJECT INFORMATION + SITE PLANS+ WALL ELEVATION
A0.1 SITE PHOTOS

CIVIL ENGINEERING
C-1 COVER SHEET
C-2 GRADING+ DRAINAGE PLAN
C-3 WASH SECTIONS

STRUCTURAL
S001 GENERAL NOTES
S201 TYPICAL FOUNDATION DETAILS+ SECTIONS

SeFDesign, LLC
Steven E. Frome, aia
317 East Le Marche Ave, Phoenix, Arizona, 85022
c:602.705.5558 f:602.441.3134 sefdesign@cox.net

NEW SITE RETAINING WALL
AT THE RESIDENCE OF
PHILLIP WESTBROOKS

6341 NORTH 34TH PLACE
PARADISE VALLEY, AZ 85253

REGISTERED ARCHITECT
CERTIFICATE NO.
44158
STEVEN E. FROME
07/15/25
Registered Architect
ARIZONA U.S.A.
EXPIRES

REVISIONS:
PROJECT NO: 25-RE-017
DRAWN BY SEF
DATE: 07/15/25
CAD SAVED FILE PHGH
PV VARIANCE DOCUMENT
SHEET NUMBER

PROJECT INFORMATION+ SITE PLANS

A0.0

05- PHOTO VIEW FROM LINCOLN DRIVE SIDEWALK

03- PHOTO VIEW FROM LINCOLN DRIVE SIDEWALK

02- PHOTO VIEW FROM LINCOLN DRIVE SIDEWALK

03- PHOTO TO EXISTING RETAINING WALL

3 SITE PHOTOS

NO SCALE

06- PHOTO VIEW FROM LINCOLN DRIVE SIDEWALK

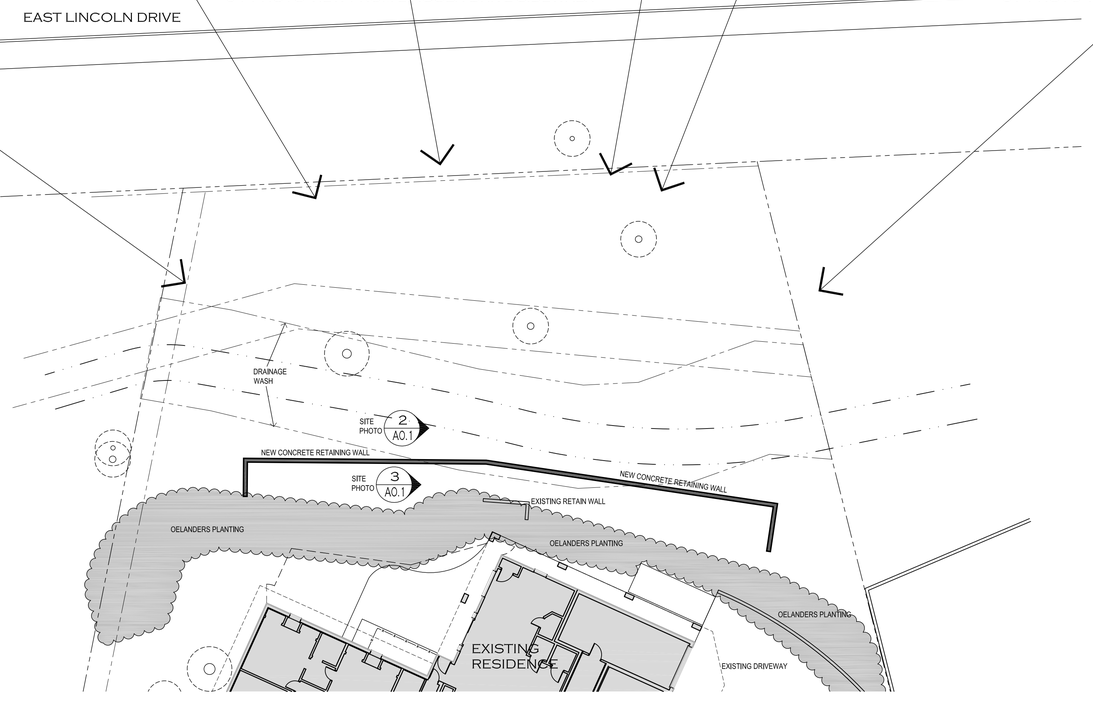
04- PHOTO VIEW FROM LINCOLN DRIVE SIDEWALK

01- PHOTO VIEW FROM LINCOLN DRIVE SIDEWALK

02 - PHOTO INTO EXISTING WASH BASIN

2 SITE PHOTOS

NO SCALE



1 SITE PHOTOS

SCALE: 1/16"=1'-0"

REFER TO CIVIL ENGINEERING DRAWING FOR ALL SITE CONDITIONS

SEFDesign, LLC
Steven E. Frome, aia
317 East Le Marche Ave, Phoenix, Arizona, 85022
c:602.705.5558 f:602.441.3134 sefdesign@cox.net

NEW SITE RETAINING WALL
AT THE RESIDENCE OF

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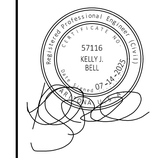
DATE: 07/15/25
CAD SAVED FILE PHGH
PV VARIANCE DOCUMENT
SHEET NUMBER

SITE PHOTOS

A0.1

GRADING AND DRAINAGE PLAN
FOR
WESTBROOKS RESIDENCE NEW RETAINING WALL
PARADISE VALLEY, ARIZONA

KBELL
ENGINEERING
1355 N 86TH PLACE MESA, ARIZONA 85207
PH: 602.980.8246 Copyright © 2025



OWNER / APPLICANT
PHILLIP WESTBROOKS
6341 N. 34TH PLACE
PARADISE VALLEY, ARIZONA
PH: 480.206.3999
CONTACT: PHILLIP WESTBROOKS
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ARCHITECT
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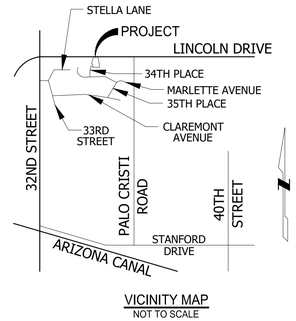
1355 N 86TH PLACE
MESA, AZ 85207
PH: 602.980.8246
CONTACT: KELLY BELL, P.E.
EMAIL: KBELL@KBELLENG.COM

TOWN OF PARADISE VALLEY GRADING AND DRAINAGE GENERAL NOTES

1. PRIOR TO THE FIRST INSPECTION OF STRUCTURES WITHIN 3 FEET OF A SETBACK LINE, THE PROPERTY PINS SHALL BE PLACED BY A REGISTERED CIVIL ENGINEER OR LAND SURVEYOR OF THE STATE OF ARIZONA, AND THE PROPERTY LINE(S) IDENTIFIED.
2. WHERE EXCAVATION IS TO OCCUR THE TOP 4" OF EXCAVATED NATIVE SOIL SHALL REMAIN ON THE SITE AND SHALL BE REUSED IN A MANNER THAT TAKES ADVANTAGE OF THE NATURAL SOIL SEED BANK IT CONTAINS.
3. ALL WORK REQUIRED TO COMPLETE THE CONSTRUCTION COVERED BY THIS PLAN SHALL BE IN ACCORDANCE WITH THE MARICOPA ASSOCIATION OF GOVERNMENTS (M.A.G.) STANDARD SPECIFICATIONS AND DETAILS AND CURRENT SUPPLEMENTS THEREOF PER THE LOCAL MUNICIPALITY UNLESS SPECIFIED OTHERWISE IN THESE PLANS OR ELSEWHERE IN THE CONTRACT DOCUMENTS.
4. THE CONTRACTOR IS TO COMPLY WITH ALL LOCAL STATE, AND FEDERAL LAWS AND REGULATIONS APPLICABLE TO THE CONSTRUCTION COVERED BY THIS PLAN.
5. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH ALL PERMITS REQUIRED TO COMPLETE ALL WORK COVERED BY THIS PLAN.
6. ALL EXTERIOR SITE LIGHTING SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS FOR TYPE, LOCATION, HEIGHT, WATTAGE, AND LUMEN BASED UPON THE FIXTURES INSTALLED PURSUANT TO SECTION 1023 OF THE TOWN OF PARADISE VALLEY ZONING ORDINANCE FOR NON-HILLSIDE PROPERTIES, SECTION 2208 OF THE TOWN OF PARADISE VALLEY ZONING ORDINANCE FOR HILLSIDE PROPERTIES, OR AS SPECIFIED IN THE SPECIAL USE PERMIT FOR SPECIAL USE PERMIT PROPERTIES.
7. A DUST CONTROL PLAN AND PERMIT MEETING THE REQUIREMENTS OF RULE 310 OF THE MARICOPA COUNTY AIR POLLUTION CONTROL REGULATIONS, AS AMENDED, IS REQUIRED.
8. A SEPARATE RIGHT-OF-WAY PERMIT IS NECESSARY FOR ANY OFF-SITE CONSTRUCTION.
9. AN APPROVED GRADING AND DRAINAGE PLAN SHALL BE ON THE JOB SITE AT ALL TIMES. DEVIATIONS FROM THE PLAN MUST BE PRECEDED BY AN APPROVED PLAN REVISION.
10. EAVE PROJECTIONS INTO REQUIRED SETBACKS ARE LIMITED TO A MAXIMUM OF 24" PURSUANT TO SECTION 1008 OF THE TOWN OF PARADISE VALLEY ZONING ORDINANCES.
11. ALL STRUCTURES AND LANDSCAPING WITHIN THE SIGHT VISIBILITY TRIANGLE SHALL HAVE A 2 FOOT MAXIMUM HEIGHT.
12. ALL NEW AND EXISTING ELECTRICAL SERVICE LINES SHALL BE BURIED PER THE TOWN OF PARADISE VALLEY REQUIREMENTS.
13. IT SHALL BE THE RESPONSIBILITY OF THE PERMITTEE TO ARRANGE FOR THE RELOCATION AND RELOCATION COSTS OF ALL UTILITIES, AND TO SUBMIT A UTILITY RELOCATION SCHEDULE PRIOR TO THE ISSUANCE OF AN ENGINEERING CONSTRUCTION PERMIT.
14. EXISTING AND/OR NEW UTILITY CABINETS AND PEDESTALS SHALL BE LOCATED A MINIMUM OF 4' BEHIND ULTIMATE BACK OF CURB LOCATION.
15. POOL, SPA, BARBECUE AND ANY PROPOSED STRUCTURES OVER 8" ABOVE GRADE REQUIRE SEPARATE PERMIT APPLICATIONS.
16. POOLS SHALL BE CONSTRUCTED BY SEPARATE PERMIT AND SECURED FROM UNWANTED ACCESS PER TOWN CODE. ARTICLE 5-2.
17. ALL FILL MATERIAL UNDER SLABS AND WALKS SHALL BE COMPACTED TO NOT LESS THAN 95%.
18. SETBACK CERTIFICATION IS REQUIRED AND SHALL BE PROVIDED TO TOWN INSPECTOR PRIOR TO STEM WALL INSPECTION.
19. FOR BUILDING PADS THAT HAVE 1' OR MORE OF FILL MATERIAL, SOILS COMPACTION TEST RESULTS ARE REQUIRED AND SHALL BE PROVIDED TO TOWN INSPECTOR PRIOR TO PRE-SLAB INSPECTION.
20. FINISHED FLOOR ELEVATION CERTIFICATION IS REQUIRED AND SHALL BE PROVIDED TO TOWN INSPECTOR PRIOR TO STRAP AND SHEAR INSPECTION.
21. MAIL BOXES SHALL COMPLY WITH THE TOWN OF PARADISE VALLEY STANDARDS FOR MAIL BOXES IN THE RIGHTOF-WAY FOR HEIGHT, WIDTH AND BREAK AWAY FEATURES.
22. ALL PATIOS, WALKS, AND DRIVES TO SLOPE AWAY FROM BUILDING AND GARAGES AT A MINIMUM SLOPE OF 1/4" PER FOOT UNLESS SPECIFIED OTHERWISE.
23. TRENCH BEDDING AND SHADING SHALL BE FREE OF ROCKS AND DEBRIS.
24. THE TOWN ONLY APPROVES THE SCOPE OF WORK AND NOT THE ENGINEERING DESIGN. ANY CONSTRUCTION QUANTITIES SHOWN ARE NOT VERIFIED BY THE TOWN.
25. THE APPROVAL OF THE PLANS IS VALID FOR 180 DAYS. IF A PERMIT FOR CONSTRUCTION HAS NOT BEEN ISSUED WITHIN 180 DAYS, THE PERMIT MUST BE RENEWED.
26. A TOWN INSPECTOR WILL INSPECT ALL WORK WITHIN THE TOWN'S RIGHTS-OF-WAY. NOTIFY TOWN INSPECTION SERVICES TO SCHEDULE A PRECONSTRUCTION MEETING PRIOR TO STARTING CONSTRUCTION.
27. WHENEVER EXCAVATION IS NECESSARY, CALL ARIZONA811 BY DIALING 811 or 602-263-1100, TWO (2) WORKING DAYS BEFORE EXCAVATION BEGINS.
28. EXCAVATIONS SHALL COMPLY WITH REQUIREMENTS OF OSHA EXCAVATION STANDARDS (29 CFR, PART 1926, SUBPART P). UNDER NO CIRCUMSTANCES WILL THE CONTRACTORS BE ALLOWED TO WORK IN A TRENCH LOCATED WITHIN THE TOWN'S RIGHT-OF-WAY WITHOUT PROPER SHORING OR EXCAVATION METHODS.
29. PERMIT HOLDER SHALL POST A 6 SQUARE FOOT (2'X3') IDENTIFICATION SIGN, MADE OF DURABLE MATERIAL, IN THE FRONT YARD OF SUBJECT PROPERTY AND NOT IN THE TOWN'S RIGHT-OF-WAY. THE SIGN MAY NOT EXCEED A MAXIMUM OF 6 FEET IN HEIGHT FROM GRADE TO TOP OF THE SIGN. THE SIGN MUST INCLUDE THE PERMITTEE OR COMPANY NAME, PHONE NUMBER. TYPE OF WORK, ADDRESS OF PROJECT AND TOWN CONTACT NUMBER, 480-348-3556.
30. WHEN DEEMED NECESSARY, A 6-FOOT HIGH CHAIN LINK FENCE MUST BE INSTALLED AROUND THE CONSTRUCTION AREA TO PREVENT ANY POTENTIAL SAFETY HAZARD FOR THE PUBLIC. THE FENCE SHALL BE SETBACK AT LEAST 10 FEET FROM ALL RIGHTS-OF-WAY AND HAVE A 50-FOOT STREET CORNER SITE TRIANGLE WHERE APPLICABLE.
31. CLEAR ACCESS FOR NEIGHBORING PROPERTIES AND EMERGENCY VEHICLES MUST BE MAINTAINED AT ALL TIMES. CONSTRUCTION RELATED VEHICLES MUST BE LEGALLY PARKED ONLY ON ONE SIDE OF THE STREET OR JOB SITE PROPERTY.
32. ALL CONSTRUCTION DEBRIS AND EQUIPMENT MUST BE CONTAINED ON SITE AT ALL TIMES. CONTRACTOR AND PROPERTY OWNER MUST MAINTAIN THE JOB SITE FREE OF LITTER AND UNSIGHTLY MATERIALS AT ALL TIMES. CONSTRUCTION MATERIALS ARE PROHIBITED IN THE TOWN'S RIGHT-OF-WAY.
33. CONSTRUCTION ACTIVITIES ARE PERMITTED BETWEEN THE HOURS OF 7 AM AND 5 PM MONDAY THROUGH FRIDAY. CONSTRUCTION ACTIVITIES MAY START ONE (1) HOUR EARLIER DURING THE SUMMER (MAY 1ST THROUGH SEPTEMBER 30TH).
34. THE USE AND OPERATION OF FUEL-FIRED GENERATORS IS PROHIBITED UNLESS DUE TO A HARDSHIP. TOWN APPROVAL SHALL BE REQUIRED.
35. THE CONTRACTOR AND PROPERTY OWNER SHALL BE LIABLE FOR ANY DAMAGE DONE TO ANY PUBLIC PROPERTY AS A RESULT OF ANY CONSTRUCTION OR CONSTRUCTION RELATED ACTIVITIES. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL AFFECTED RIGHTS-OF-WAY ARE CLEANED AND/OR REPAIRED TO THEIR ORIGINAL CONDITION AND UNTIL ANY AND ALL DAMAGES TO AFFECTED PROPERTIES ARE RESTORED TO ORIGINAL CONDITION.
36. A KEYED SWITCH SHALL BE REQUIRED ON ALL NEW AND EXISTING ELECTRIC ENTRY GATES. THE KEYED SWITCH SHALL BE INSTALLED IN A LOCATION THAT IS READILY VISIBLE AND ACCESSIBLE. KNOX BOX ORDER FORMS ARE AVAILABLE AT THE TOWN'S BUILDING SAFETY DEPARTMENT.
37. PROPERTY OWNER, BUILDER, OR GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR CONTROLLING DUST FROM THE SITE AT ALL TIMES. ALL MEANS NECESSARY SHALL BE USED BY THE BUILDER OR GENERAL CONTRACTOR TO CONTROL THE EXISTENCE OF DUST CAUSED BY ANY EARTHWORK, SPRAY APPLICATION OF MATERIALS, OR OTHER DUST-CAUSING PRACTICES REQUIRED BY THE CONSTRUCTION PROCESS.
38. APPROVAL OF THESE PLANS ARE FOR PERMIT PURPOSES ONLY AND SHALL NOT PREVENT THE TOWN FROM REQUIRING CORRECTION OF ERRORS IN THE PLANS WHERE SUCH ERRORS ARE SUBSEQUENTLY FOUND TO BE IN VIOLATION OF ANY LAW, ORDINANCE, HEALTH, SAFETY, OR OTHER DESIGN ISSUES.
39. ALL DRAINAGE PROTECTIVE DEVICES SUCH AS SWALES, INTERCEPTION DITCHES, PIPES PROTECTIVE BERMS, CONCRETE CHANNELS OR OTHER MEASURES DESIGNED TO PROTECT PROPOSED AND EXISTING IMPROVEMENTS FROM RUNOFF OR DAMAGE FROM STORM WATER, MUST BE CONSTRUCTED PRIOR TO THE CONSTRUCTION OF ANY IMPROVEMENTS.



VICINITY MAP
NOT TO SCALE

ENGINEER'S NOTES
1. DIMENSIONS TO BE VERIFIED BY ARCHITECT AND LANDSCAPE ARCHITECT. INFORMATION PROVIDED FOR REFERENCE ONLY ON THIS PLAN.
2. EXISTING GRADE INFORMATION IS PROVIDED BASED ON TOPOGRAPHIC SURVEY COMPLETED BY SUPERIOUR SURVEYING SERVICES, INC. DATED JUNE 17, 2024.

LEGAL DESCRIPTION
LOT 18, MIRADA LOS ARCOS, PHASE 2, ACCORDING TO BOOK 159 OF MAPS PAGE 35, IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, AZ.

BENCHMARK
MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION POINT ID 3185, BEING A 3" MARICOPA COUNTY HIGHWAY DEPARTMENT BRASS CAP IN HANDHOLE WITH A DEPTH OF 0.55 FEET, LOCATED AT THE INTERSECTION OF LINCOLN DRIVE AND 32ND STREET, MARKING THE WEST QUARTER CORNER OF SECTION 12, HAVING AN ELEVATION OF 1387.346, NAVD88

UTILITY PROVIDERS

WATER	EPCOR USA
SANITARY SEWER	CITY OF PHOENIX
ELECTRIC	ARIZONA PUBLIC SERVICE CO.
TELEPHONE	CENTURYLINK
NATURAL GAS	SOUTHWEST GAS
CABLE TV	COX COMMUNICATIONS

PROPERTY INFORMATION

PROPERTY:	APN 164-05-023
USE:	RESIDENTIAL
PROJECT ADDRESS:	6341 N. 34TH PLACE PARADISE VALLEY, AZ 85253
ZONING:	R-43
SUBDIVISION/ LEGAL DESCRIPTION:	LOT 13 PARADISE HILLS SUBDIVISION
LOT SIZE:	51,462 SF (1.18 AC)
CONSTRUCTION YEAR:	1993

CUT AND FILL QUANTITIES

CUT: 122 CY
FILL: 205 CY
NET: 83 CY FILL

QUANTITIES ARE IN PLACE ESTIMATES. NO SHRINK OR SWELL IS ASSUMED. NO GROUND LOSS IS INCLUDED.

NATIVE PLANTS STATEMENT
ALL NATIVE PLANTS IMPACTED BY CONSTRUCTION SHALL BE RELOCATED ON SITE.

PROJECT DESCRIPTION
THE INTENT OF THIS PROJECT IS TO CONSTRUCT A NEW RETAINING WALL ALONG THE NORTH SIDE OF THE PROPERTY TO PROTECT THE EXISTING HOUSE FROM THE CURRENT SCOURING HAPPENING WITHIN THE WASH.

SITE NOTES
THE LOWEST FINISHED FLOOR ELEVATION IS 1377.60 (NEW HOUSE) IS SAFE FROM INUNDATION DURING A 100-YEAR PEAK RUN-OFF EVENT IF CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS.

THE PROPOSED DEVELOPMENT DOES NOT IMPACT DRAINAGE CONDITIONS OF ADJOINING LOTS. OFFSITE FLOWS ARE CONTAINED WITHIN THE DRAINAGE EASEMENT.

FLOOD INSURANCE RATE MAP (FIRM) DATA:
THE SITE IS LOCATED IN FEMA FLOOD ZONE "X" AS SHOWN IN FEMA FIRM MAP NO.04013C1745L EFFECTIVE 10/16/2013, REVISED 4/7/2017.

ENGINEER CERTIFICATION
ENGINEER CERTIFIES BY SEALING THIS PLAN THAT THE RESIDENCE FINISH FLOOR ELEVATION SHOWN ON THE PLAN OF 1378.60 AND THE NEW GUEST HOUSE FINISHED FLOOR ELEVATION OF 1377.60 (NAVD 88) IS A MINIMUM OF 12" ABOVE THE 100-YEAR STORM ELEVATION OF 1376.50 FT.

SHEET INDEX:

C-1 COVER SHEET
C-2 GRADING AND DRAINAGE PLAN
C-3 WASH SECTIONS

AS-BUILT CERTIFICATION I HEREBY CERTIFY THAT THE "RECORD DRAWING" MEASUREMENTS AS SHOWN HEREON WERE MADE UNDER MY SUPERVISION OR AS NOTED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REGISTERED ENGINEER/ LAND SURVEYOR DATE

REGISTRATION NUMBER

THIS SET OF PLANS HAS BEEN REVIEWED FOR COMPLIANCE WITH TOWN OF PARADISE VALLEY REQUIREMENTS PRIOR TO ISSUANCE OF PERMIT. THE TOWN NEITHER ACCEPTS NOR ASSUMES ANY LIABILITY FOR ERRORS OR OMISSIONS. THIS COMPLIANCE APPROVAL SHALL NOT PREVENT THE TOWN ENGINEER FROM REQUIRING CORRECTIONS OF ERRORS OR OMISSIONS IN THE PLANS TO BE FOUND IN VIOLATION OF LAWS AND ORDINANCES.

TOWN OF PARADISE VALLEY APPROVAL SIGNATURE DATE

LEGEND

	PROP SURFACE FLOW DIRECTION		LIGHT POLE
	EX SURFACE FLOW DIRECTION		STREET SIGN
	BOUNDARY LINE		WATER METER
	CENTER LINE	FL	FLOW LINE
	EXISTING CONTOURS	FFE	FINISHED FLOOR ELEVATION
	PROPOSED CONTOURS	FS	FLAGSTONE
Ⓢ	SEWER MANHOLE	NG	NATURAL GROUND
● CO	SEWER CLEANOUT	TC	TOP OF CURB
E	ELECTRIC BOX	FG	FINISHED GRADE
	FIRE HYDRANT	C	CONCRETE
		EX	EXISTING

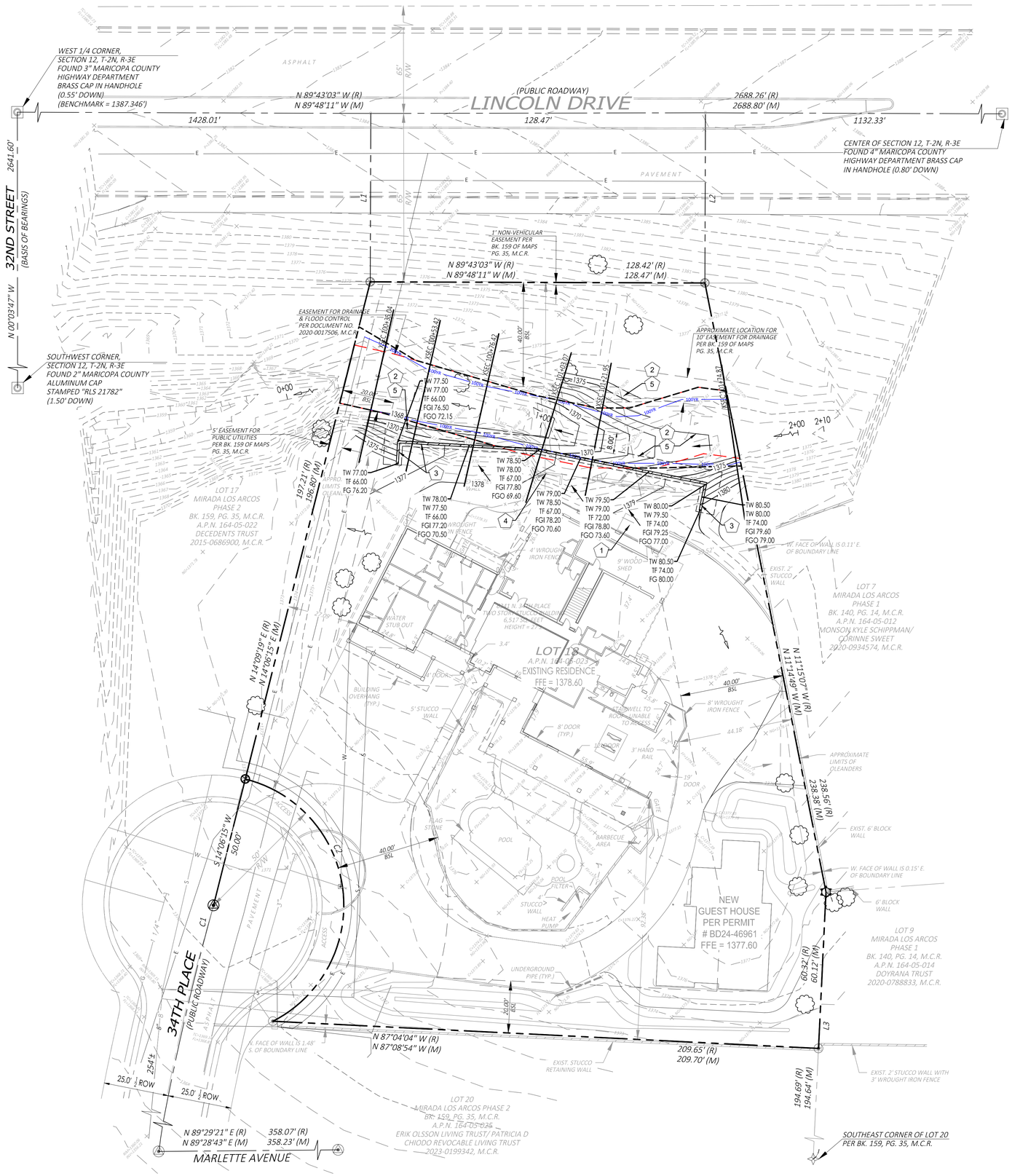
CALL AT LEAST TWO FULL WORKING DAYS BEFORE YOU BEGIN EXCAVATION
ARIZONA 811 Arizona Blue Stake, Inc.
DIAL 8-1-1 OR 1-800-STAKE-IT (782-5348)
IN MARICOPA COUNTY: (602) 263-1100

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

CLIENT: WESTBROOKS RESIDENCE
PROJECT NAME& ADDRESS: WESTBROOKS RESIDENCE NEW RETAINING WALL
6341 N. 34TH PLACE, PARADISE VALLEY, ARIZONA
COVER SHEET

PROJECT NO.: 1039-02
DESIGNED BY: KJB/GGM
DRAWN BY: KJB/GGM

SHEET
C-1



GENERAL NOTES

1. GRADE SITE TO PROPOSED GRADES AS SHOWN ON THIS PLAN MEETING THE REQUIREMENTS OF THE GEOTECHNICAL REPORT. GRADES SHOWN REFLECT FINISH GRADE FOR THE SITE.
2. INFORMATION SHOWN ON THIS PLAN IS FOR REFERENCE ONLY. SEE GEOTECHNICAL REPORT FOR SLAB ON GRADE REQUIREMENTS.
3. GEOTECHNICAL REPORT REFERENCE: PREPARED FOR PHILL RESIDENCE ADDITIONS, BY VANN ENGINEERING INC. "PROJECT NUMBER 25878 - GEOTECHNICAL ENGINEERIIG REPORT, DATED 08.01.2024.
4. FOR WASH SECTIONS SEE SHEET C-3.

GRADING AND STORM DRAIN KEYNOTES

1. REMOVE EXISTING WOOD SHED TO BE COORDINATED WITH OWNER.
2. REMOVE VEGETATION AS NECESSARY TO INSTALL NEW CONSTRUCTION.
3. INSTALL NEW CONCRETE RETAINING WALL PER PLAN AND STRUCTURAL DTLS.
4. PROTECT EXISTING RETAINING WALL IN PLACE. TO BE BURIED OVER WITH NEW GRADING.
5. INSTALL NEW DRAINAGE CHANNEL PER PLAN GRADING ON PLAN. 3:1 SIDE SLOPES TYPICAL EXCEPT AT EDGES MATCHING INTO EXISTING.

GRADING LEGEND

100YR	100YR FLOODPLAIN LINES
	EX. WASH DRAINAGE ESMT. LINES
	PROPOSED WASH DRAINAGE ESMT. LINES
C	CONCRETE
EX	EXISTING
NG	NATURAL GRADE
FG	FINISHED GRADE
FGI	FINISHED GRADE INSIDE
FGO	FINISHED GRADE OUTSIDE
TW	TOP OF WALL
TF	TOP OF FOOTING
FFE	FINISHED FLOOR ELV.
FS	FLAG STONE

KBELL
ENGINEERING
1355 N 86TH PLACE MESA, ARIZONA 85207
PH: 602.980.8246

Registered Professional Engineer
57116
KELLY J. BELL
Date: 07-24-2025

5 15
0 10 20 40
SCALE: 1"=20'

CALL AT LEAST TWO FULL WORKING DAYS BEFORE YOU BEGIN EXCAVATION
ARIZONA 811 Arizona Blue Stake, Inc.
DIAL 8-1-1 OR 1-800-STAKE-IT (782-5348)
IN MARICOPA COUNTY: (602) 263-1100

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

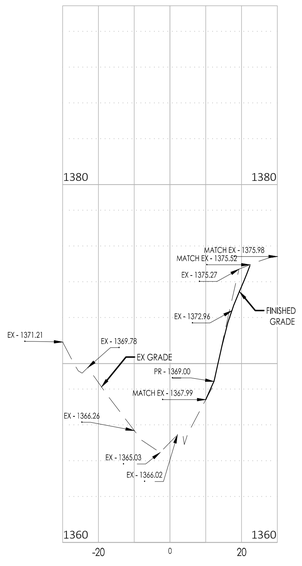
CLIENT:
WESTBROOKS RESIDENCE
PROJECT NAME& ADDRESS:
WESTBROOKS RESIDENCE NEW RETAINING WALL
6341 N. 34TH PLACE, PARADISE VALLEY, ARIZONA
GRADING AND DRAINAGE PLAN

PROJECT NO.: 1039-02
DESIGNED BY: KJB/GGM
DRAWN BY: KJB/GGM

SHEET
C-2

KBELL
ENGINEERING
1355 N 86TH PLACE MESA, ARIZONA 85207
PH: 602.980.8246

100+35



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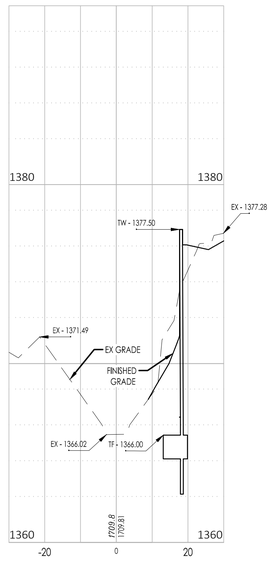

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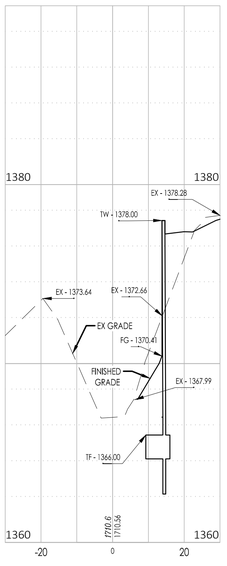

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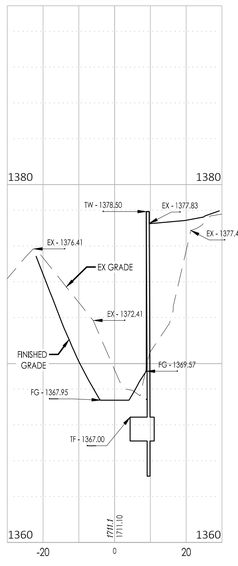

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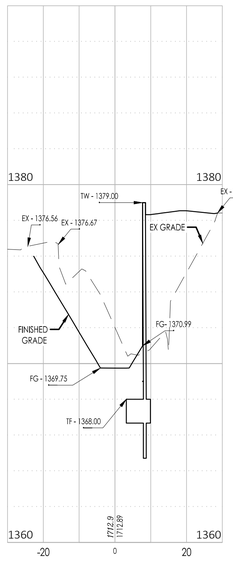

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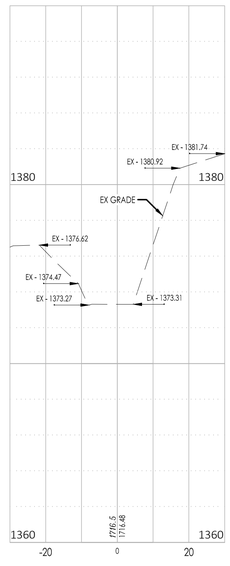

5 15
0 10 20 40
HZ SCALE: 1"=20'
VT SCALE: 1"=4'

CALL AT LEAST TWO FULL WORKING DAYS BEFORE YOU BEGIN EXCAVATION
ARIZONA 811 Arizona Blue Stake, Inc.
DIAL 8-1-1 OR 1-800-STAKE-IT (782-5348)
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CLIENT:
WESTBROOKS RESIDENCE
PROJECT NAME & ADDRESS:
WESTBROOKS RESIDENCE NEW RETAINING WALL
6341 N. 34TH PLACE, PARADISE VALLEY, ARIZONA
WASH SECTIONS

PROJECT NO.: 1039-02
DESIGNED BY: KJB/GGM
DRAWN BY: KJB/GGM

SHEET
C-3

STRUCTURAL NOTES

COPIES OF PUBLICATIONS REFERENCED IN THESE GENERAL STRUCTURAL NOTES ARE AVAILABLE FOR REVIEW AT SCHAEFER. CONTRACTORS UNFAMILIAR WITH THESE PUBLICATIONS MUST REVIEW THEM PRIOR TO CONSTRUCTION.

GOVERNING CODE

2015 INTERNATIONAL BUILDING CODE

DESIGN LOADS

1. WIND LOAD (PER ASCE 7):
   - A. BASIC DESIGN WIND SPEED, V= 115 MPH
   - B. ALLOWABLE STRESS DESIGN WIND SPEED, V_{ASD} = 89 MPH
   - C. RISK CATEGORY = II
   - D. WIND EXPOSURE = C (ALL WIND DIRECTIONS)
   - E. INTERNAL PRESSURE COEFFICIENT, GCpi = +0.18, -0.18
2. SEISMIC LOAD
   - A. SEISMIC RISK CATEGORY = II
   - B. SEISMIC IMPORTANCE FACTOR, I_e = 1.0
   - C. MAPPED SPECTRAL RESPONSE ACCELERATION FACTOR AT SHORT PERIOD, S_S = 0.181
   - D. MAPPED SPECTRAL RESPONSE ACCELERATION FACTOR AT 1 SECOND, S_1 = 0.059
   - E. SITE CLASS = C
   - F. DESIGN SPECTRAL RESPONSE ACCELERATION FACTOR AT SHORT PERIOD, S_{DS} = 0.145
   - G. DESIGN SPECTRAL RESPONSE ACCELERATION FACTOR AT 1 SECOND PERIOD, S_{D1} = 0.067
   - H. SEISMIC DESIGN CATEGORY = A

CONSTRUCTION AND SAFETY

1. ENGINEER SHALL NOT BE RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OF CONSTRUCTION SELECTED BY CONTRACTOR.
2. THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND IS NOT LIMITED TO NORMAL WORKING HOURS. WHEN ON SITE, THE ENGINEER IS RESPONSIBLE FOR HIS/HER OWN SAFETY BUT HAS NO RESPONSIBILITY FOR THE SAFETY OF OTHER PERSONNEL OR SAFETY CONDITIONS AT THE SITE.
3. FOUNDATION DOWELS SHALL NOT BE REPAIRED, REPLACED OR FIELD-MODIFIED WITHOUT THE WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER OF RECORD.
4. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. SHOULD ANY DISCREPANCY BE FOUND, CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER IMMEDIATELY OF THE CONDITION.
5. CONTRACTOR SHALL BRACE ENTIRE STRUCTURE AS REQUIRED DURING DEMOLITION AND CONSTRUCTION TO MAINTAIN STABILITY UNTIL THE STRUCTURE IS COMPLETE AND FUNCTIONING AS THE DESIGNED UNIT.

FOUNDATIONS

1. FOUNDATION DESIGN IS BASED UPON RECOMMENDATIONS DESCRIBED IN THE GEOTECHNICAL ENGINEER'S REPORT BY VANN ENGINEERING PROJECT NO 25878, DATED 08/01/2024. THE GEOTECHNICAL ENGINEER'S REPORT IS AVAILABLE UPON REQUEST.
   - A. ALL FOOTINGS SHALL BE SOCKETED 1'-0" MIN INTO HIGHLY WEATHERED AND FRACTURED FANGOMERATE ROCK. FOUNDATIONS HAVE BEEN DESIGNED FOR A MAXIMUM ALLOWABLE SOIL BEARING PRESSURE OF **3500 PSF** BELOW STRIP FOOTINGS.
2. CONTRACTOR SHALL CONTACT UTILITY COMPANIES FOR LOCATING UNDERGROUND SERVICES AND IS RESPONSIBLE FOR THEIR PROTECTION AND SUPPORT.
3. FILL MATERIALS: ALL FILL MATERIALS SHALL BE APPROVED BY A GEOTECHNICAL ENGINEER, INCLUDING THE SUITABILITY OF ALL EXCAVATED ON-SITE SOILS FOR RE-USE. MATERIAL SHALL NOT BE PLACED ON FROZEN GROUND.
4. FOUNDATIONS MAY BE PLACED WITHOUT SIDE FORMS IF EXCAVATED WALLS STAND APPROXIMATELY VERTICAL
5. LATERAL SOIL PRESSURES: LATERAL EARTH PRESSURES INDICATED BELOW DO NOT INCLUDE HYDROSTATIC OR COMPACTION PRESSURES DURING BACKFILL OPERATIONS. WALLS SHALL HAVE ADEQUATE DRAINAGE TO PREVENT HYDROSTATIC PRESSURES. COMPACT USING HAND-OPERATED TAMPERS ONLY.
   - A. CANTILEVERED RETAINING WALLS (ACTIVE PRESSURE): 38 PCF EQUIVALENT FLUID PRESSURE, TRIANGULAR DISTRIBUTION + 60 PSF SURCHARGE, RECTANGULAR DISTRIBUTION.
6. BACKFILL AGAINST WALLS:
   - A. RETAINED SIDE OF CANTILEVERED RETAINING WALLS:
     - i. MINIMUM 3 FT WIDE ZONE OF FREE DRAINING GRANULAR FILL (COMPACTED TO 95% STANDARD PROCTOR MAXIMUM DRY DENSITY AND WITHIN +/- 2% OPTIMUM MOISTURE CONTENT) UP TO FINISHED GRADE ABOVE SLURRY FILL INDICATED BELOW. AT THE BOTTOM OF THE GRANULAR MATERIAL, PLACE A 4" DIAMETER PERFORATED FOUNDATION DRAIN PIPE WITH POSITIVE DRAINAGE TO SUMP OR TO DAYLIGHT.
     - ii. THE LOWER PORTIONS OF THE RETAINED SIDE OF THE WALL TO BE FILLED WITH 2 SACK SLURRY TO ENSURE THAT ALL THE UNDERCUT CAVITIES ARE COMPLETE FILLED. SEE GEOTECH REPORT FOR A DIAGRAM OF THE PROPOSED RETAINING WALL AND SURROUNDING FEATURES.
7. FINISHED GRADE SHALL SLOPE AWAY FROM THE PERIMETER FOUNDATION
8. EXCAVATIONS:
   - A. EXCAVATIONS IN THE VICINITY OF EXISTING FOUNDATIONS WITH THE BOTTOM NEAR EDGE OF THE EXCAVATION BELOW A LINE WITH SLOPE OF 2 HORIZONTAL TO 1 VERTICAL EXTENDING OUTWARD AND DOWNWARD FROM THE NEAREST BOTTOM CORNER OF THE EXISTING FOUNDATION SHALL BE MADE ONLY WITH THE APPROVAL OF THE STRUCTURAL ENGINEER AND THE PROJECT GEOTECHNICAL ENGINEER. SUCH EXCAVATIONS MAY REQUIRE SPECIAL TEMPORARY EXCAVATION BRACING OR UNDERPINNING OF EXISTING FOUNDATIONS, WHICH IS THE RESPONSIBILITY OF THE CONTRACTOR AS PART OF ITS SELECTED MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES. CONTRACTOR SHALL SUBMIT TEMPORARY EXCAVATION BRACING AND UNDERPINNING DETAILS PRIOR TO EXCAVATION. CONTRACTOR SHALL PERFORM THESE EXCAVATIONS WITH CAUTION SO AS NOT TO UNDERMINE ANY EXISTING STRUCTURE FOUNDATIONS, AND EXCAVATIONS SHALL BE MADE IN ACCORDANCE WITH THE PROJECT GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
9. ELEVATION AND BEARING STRATA SHALL BE APPROVED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACING CONCRETE.

CAST-IN-PLACE CONCRETE (03-30-00)

1. CONCRETE MIXTURES: REFER TO CONCRETE MIXTURE REQUIREMENTS TABLE FOR CONCRETE MIX INFORMATION.
2. CONCRETE MATERIALS:
   - A. CEMENTITIOUS MATERIALS
     - i. PORTLAND CEMENT: ASTM C150, TYPE II.
     - ii. BLENDED HYDRAULIC CEMENT: ASTM C595, TYPE IL, PORTLAND LIMESTONE CEMENT
     - iii. FLY ASH: ASTM C618, CLASS F OR C. FLY ASH SHALL NOT EXCEED 25% OF TOTAL CEMENTITIOUS CONTENT BY MASS.
     - iv. GROUND GRANULATED BLAST FURNACE SLAG: ASTM C989, GRADE 100 OR 120. COMBINATION SLAG AND FLY ASH SHALL NOT EXCEED 50% OF TOTAL CEMENTITIOUS CONTENT BY MASS.
   - B. AGGREGATES:
     - i. NORMAL WEIGHT AGGREGATES: ASTM C33, COARSE GRADED.
   - C. ADMIXTURES: ADMIXTURES CONTAINING CHLORIDE ARE NOT PERMITTED IN REINFORCED CONCRETE OR CONCRETE CONTAINING METALS.
     - i. WATER REDUCING ADMIXTURE: ASTM C494.
     - ii. PLASTICIZING ADMIXTURE: ASTM C1017.
     - iii. AIR ENTRAINING ADMIXTURE: ASTM C260.
   - D. WATER: ASTM C94 AND POTABLE
   - E. COLOR PIGMENT: ASTM C979/C979M, SYNTHETIC MINERAL-OXIDE PIGMENTS OR COLORED WATER-REDUCING ADMIXTURES; COLOR STABLE, NONFADING, AND RESISTANT TO LIME AND OTHER ALKALIS.
     - i. COLOR: MATCH ARCHITECT'S SAMPLE.
3. FORM-FACING PANELS:
   - A. FINISHES: BOARD FORMED CONCRETE FINISH.
4. DETAILING REQUIREMENTS
   - A. PROVIDE 3/4" CHAMFER AT CORNERS OF EXPOSED CONCRETE.
   - B. PROVIDE CONTRACTION/CONSTRUCTION JOINTS IN CONCRETE WALLS AT A MAXIMUM SPACING OF TWICE THE HEIGHT OF THE WALL ABOVE THE TOP OF FOOTING. MAXIMUM JOINT SPACING SHALL NOT EXCEED 24 FT. CONTRACTION JOINTS SHALL HAVE A 1-1/2" DEEP BY 3/4" WIDE TAPERED REVEAL EACH SIDE OF THE WALL. AT CONTRACTION JOINTS, EVERY OTHER HORIZONTAL BAR SHALL BE CUT BACK 1-1/2" FROM THE CONTRACTION JOINT. CONSTRUCTION JOINTS SHALL BE FORMED SIMILAR TO CONTRACTION JOINTS. AT CONSTRUCTION JOINTS, ALL HORIZONTAL STEEL SHALL BE DISCONTINUOUS AND A DOWEL BAR OF SIZE AND SPACING TO MATCH THE HORIZONTAL REINFORCING SHALL BE EMBEDDED A MINIMUM OF 40 BAR DIAMETERS EACH SIDE OF THE CONSTRUCTION JOINT. SEE ARCHITECTURAL DRAWINGS FOR ARCHITECTURAL JOINT TREATMENT.
   - C. CONDUITS AND PIPES OF ALUMINUM SHALL NOT BE EMBEDDED IN STRUCTURAL CONCRETE UNLESS EFFECTIVELY COATED TO PREVENT ALUMINUM-CONCRETE REACTION OR ELECTROLYTIC ACTION BETWEEN ALUMINUM AND STEEL.
5. CONCRETE PLACEMENT
   - A. DO NOT BACKFILL AGAINST RETAINING WALLS UNTIL CONCRETE STRENGTH HAS REACHED 0.75 f'c AND A MINIMUM OF 7 DAYS.
6. PERFORMANCE
   - A. CONCRETE WORK IN COLD WEATHER SHALL CONFORM TO ALL REQUIREMENTS OF ACI 306.1-90 "STANDARD SPECIFICATION FOR COLD WEATHER CONCRETING" AND ACI 306R-16 "GUIDE TO COLD WEATHER CONCRETING".
   - B. CONCRETE WORK IN HOT WEATHER SHALL CONFORM TO ALL REQUIREMENTS OF ACI 305.1-14 "SPECIFICATION FOR HOT WEATHER CONCRETING" AND ACI 305R-10 "GUIDE TO HOT WEATHER CONCRETING". THE AIR TEMPERATURE, RELATIVE HUMIDITY, CONCRETE TEMPERATURE, AND WIND SPEED SHALL BE ENTERED INTO NOMOGRAPH FIGURE 4.2 IN ACI 305R-10 TO DETERMINE IF PRECAUTIONS AGAINST PLASTIC SHRINKAGE ARE REQUIRED.
   - C. TOLERANCES: CONFORM TO ACI 117-2010
   - D. IF CONCRETE ARRIVES AT THE POINT OF DELIVERY WITH A SLUMP BELOW THAT WHICH WILL RESULT IN THE SPECIFIED SLUMP AT THE POINT OF PLACEMENT AND IS UNSUITABLE FOR PLACING AT THAT SLUMP, THE SLUMP MAY BE ADJUSTED ONCE ONLY TO THE REQUIRED VALUE BY ADDING WATER UP TO THE AMOUNT ALLOWED IN THE ACCEPTED MIXTURE PROPORTIONS. ADDITION OF WATER SHALL BE IN ACCORDANCE WITH ASTM C94. DO NOT EXCEED THE SPECIFIED WATER-CEMENTITIOUS MATERIAL RATIO OR SLUMP IN THE APPROVED MIX DESIGN. DO NOT ADD WATER TO CONCRETE DELIVERED IN EQUIPMENT NOT ACCEPTABLE FOR MIXING. AFTER PLASTICIZING OR WATER REDUCING ADMIXTURES ARE ADDED TO THE CONCRETE AT THE SITE TO ACHIEVE FLOWABLE CONCRETE, DO NOT ADD WATER TO THE CONCRETE. MEASURE SLUMP (AND AIR CONTENT OF AIR ENTRAINED CONCRETE), AFTER SLUMP ADJUSTMENT, TO VERIFY COMPLIANCE WITH SPECIFIED REQUIREMENTS.
   - E. SLUMP SHALL BE MEASURED PRIOR TO THE ADDITION OF ADMIXTURES AND AFTER THE ADDITION OF ADMIXTURES.
7. SUBMITTALS:
   - A. CONCRETE MIX DESIGNS: CONCRETE MIX DESIGNS INCLUDING PRODUCT DATA FOR ALL CONSTITUENTS AND ADMIXTURES SHALL BE SUBMITTED FOR EACH TYPE OF CONCRETE TO THE STRUCTURAL ENGINEER FOR APPROVAL IN ACCORDANCE WITH ACI 301-16 FIELD TEST DATA OR TRIAL MIXTURES. SUBMITTAL DATA MUST INCLUDE FIELD TEST DATA FROM AT LEAST 10 TESTS OR A THREE POINT CURVE GENERATED USING TRIAL MIXTURES.
   - B. PRODUCT DATA FOR CURING MATERIALS
   - C. PROPOSED CONSTRUCTION + CONTRACTION JOINT LOCATIONS
8. QUALITY ASSURANCE
   - A. CONCRETE WORK AND TESTING, AS PERFORMED BY "QUALIFIED FIELD TESTING TECHNICIANS" AND "QUALIFIED LABORATORY TECHNICIANS", SHALL CONFORM TO ALL REQUIREMENTS OF ACI 301-16, "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS", EXCEPT AS MODIFIED BY THE SUPPLEMENTAL REQUIREMENTS ABOVE. REPORTS FROM TESTS REQUIRED BY SECTION 1.6 OF ACI 301-16 SHALL BE SUBMITTED TO STRUCTURAL ENGINEER, ARCHITECT, OWNER, CONTRACTOR, CONCRETE SUPPLIER, AND BUILDING OFFICIAL.

CONCRETE REINFORCING (03-20-00)

1. MATERIALS
   - A. DEFORMED BARS: ASTM A615, GRADE 60.
2. REINFORCING DEVELOPMENT AND LAP SPLICES (UNLESS OTHERWISE NOTED)
   - A. SEE REINFORCING BAR DEVELOPMENT TABLES FOR REQUIRED DEVELOPMENT AND LAP SPLICE LENGTHS.
3. DETAILING REQUIREMENTS
   - A. PROVIDE 3/4" CHAMFER AT CORNERS OF EXPOSED CONCRETE.
   - B. PROVIDE CONTRACTION/CONSTRUCTION JOINTS IN CONCRETE WALLS AT A MAXIMUM SPACING OF TWICE THE HEIGHT OF THE WALL ABOVE THE TOP OF FOOTING. MAXIMUM JOINT SPACING SHALL NOT DIMENSIONS NOTED ON DRAWINGS. CONTRACTION JOINTS SHALL HAVE A 1-1/2" DEEP BY 3/4" WIDE TAPERED REVEAL EACH SIDE OF THE WALL. AT CONTRACTION JOINTS, EVERY OTHER HORIZONTAL BAR SHALL BE CUT BACK 1-1/2" FROM THE CONTRACTION JOINT. CONSTRUCTION JOINTS SHALL BE FORMED SIMILAR TO CONTRACTION JOINTS. AT CONSTRUCTION JOINTS, ALL HORIZONTAL STEEL SHALL BE DISCONTINUOUS AND A DOWEL BAR OF SIZE AND SPACING TO MATCH THE HORIZONTAL REINFORCING SHALL BE EMBEDDED A MINIMUM OF 40 BAR DIAMETERS EACH SIDE OF THE CONSTRUCTION JOINT. SEE ARCHITECTURAL DRAWINGS FOR ARCHITECTURAL JOINT TREATMENT.
   - C. CONDUITS AND PIPES OF ALUMINUM SHALL NOT BE EMBEDDED IN STRUCTURAL CONCRETE UNLESS EFFECTIVELY COATED TO PREVENT ALUMINUM-CONCRETE REACTION OR ELECTROLYTIC ACTION BETWEEN ALUMINUM AND STEEL.
4. PERFORMANCE
   - A. COMPLY WITH CRSI'S "MANUAL OF STANDARD PRACTICE" FOR PLACING AND SUPPORTING REINFORCEMENT.
   - B. REINFORCING BARS SHALL HAVE CLEAR COVER AS INDICATED ON THE DRAWINGS. WHERE NOT INDICATED, PROVIDE MINIMUM CLEAR COVER PER ACI-318.
   - C. REINFORCING BARS SHALL BE FREE OF DIRT AND FORM RELEASE AGENTS.
5. SUBMITTALS
   - A. SHOP DRAWINGS FOR REINFORCING STEEL (COMPLY WITH ACI SP-066):

SPECIAL INSPECTIONS

1. SPECIAL INSPECTIONS ARE REQUIRED BY SECTION 1704 OF THE REFERENCED BUILDING CODE. THE INTENT OF SPECIAL INSPECTIONS IS TO VERIFY THE COMPLIANCE OF MATERIALS, INSTALLATION, FABRICATION, ERECTION AND/OR PLACEMENT OF COMPONENTS WITH THE COMPLETED SET OF CONSTRUCTION DOCUMENTS AND REFERENCED STANDARDS. IT IS THE RESPONSIBILITY OF ALL PARTIES INVOLVED TO BECOME FAMILIAR WITH THE SPECIAL INSPECTION REQUIREMENTS SET FORTH IN CHAPTER 17 OF THE REFERENCED BUILDING CODE. SPECIAL INSPECTIONS SHALL BE PROVIDED BY THE OWNER OR THE OWNER'S AGENT AND SHALL NOT BE CONSIDERED IN THE SCOPE OF WORK OF THE CONTRACTOR.
   - A. THE FOLLOWING SCHEDULE OF SPECIAL INSPECTIONS FOR STRUCTURAL WORK HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 106.1 AND 1704 OF THE REFERENCED BUILDING CODE. SEE OTHERS FOR SPECIAL INSPECTION REQUIREMENTS FOR NON-STRUCTURAL WORK. THE SPECIAL INSPECTOR(S) SHALL COORDINATE WITH THE OWNER, CONTRACTORS, AND DESIGN PROFESSIONALS AND SCHEDULE ALL INSPECTIONS ACCORDINGLY.

SCHEDULE OF SPECIAL INSPECTION SERVICES - 1705.6 SOILS

Item	Sub Item / Scope	Extent			Agency Qualifications	Comments
		Cont.	Periodic	N/A		
1. Bearing Materials	Verify materials below shallow foundations are adequate to achieve the design bearing capacity.		X		Testing Agency Under supervision of Licensed Geotechnical Engineer	
2. Excavations	Verify excavations are extended to proper depth and have reached proper material		X		Testing Agency Under supervision of Licensed Geotechnical Engineer	
3. Fill Classification	Perform classification and testing of compacted fill materials		X		Testing Agency Under supervision of Licensed Geotechnical Engineer	
4. Placement and Fill Compaction	Verify use of proper materials, densities, and lift thicknesses during placement and compaction of compacted fill	X			Testing Agency Under supervision of Licensed Geotechnical Engineer	
5. Subgrade	Prior to placement of compacted fill, inspect subgrade and verify that the site has been prepared properly		X		Testing Agency Under supervision of Licensed Geotechnical Engineer	

SCHEDULE OF SPECIAL INSPECTION SERVICES - 1705.3 CONCRETE CONSTRUCTION

Item	Sub Item / Scope	Extent			Agency Qualifications	Comments
		Cont.	Periodic	N/A		
In-Plant Special Inspections (Precast Concrete)	Fabrication and implementation procedures: In addition to special inspections provided on site, provide special inspections indicated below on the premises of fabricator's shop. Verify that the fabricator maintains detailed fabrication and quality control procedures.			X	As Noted Below	Special inspections on the premises of the fabricator's shop are not required provided the fabricator is an *Approved Fabricator* in accordance with section 1704.2.5.1. Fabricator is required to submit documentation/certification that they are an *Approved Fabricator*.
1. Reinforcing steel	a. Mild Reinforcing Steel: Inspect size, spacing, cover, positioning and grade of reinforcing steel: Verify that reinforcing bars are free of form oil or other deleterious materials. Inspect bar laps and mechanical splices. Verify that bars are adequately tied and supported on chairs or bolsters. Verify welded wire fabric is supported per construction documents. Reference ACI 318: 20, 25.2, 25.3, 26.6-1-26.6-3, and IBC 1908.4.		X		Testing Agency	
	b. Prestress Steel: Inspect size, spacing, cover, and position of prestressing tendons:			X	Testing Agency	
2. Welding of Reinforcing Steel	a. Verify weldability of reinforcing bars other than ASTM A706. Reference ACI 318: 26.6.4 and AWS D1.4			X	Testing Agency	
	b. Inspect single pass fillet welds, maximum 5/16"			X	Testing Agency AWS - Certified Welding Inspector	
	c. Inspect all other welds			X	Testing Agency AWS - Certified Welding Inspector	
3. Cast in Place Anchor Rods	Inspect size, position and embedment of cast in place bolts and anchor rods. Inspect concrete placement and consolidation around anchors. Reference ACI 318: 17.8.2			X	Testing Agency	
4. Post Installed Anchors (Anchors installed in Hardened Concrete)	a. Adhesive anchors installed in horizontally or upwardly inclined orientations to resist sustained tension loads. Inspect type and size of anchor, concrete type and compressive strength, hole cleaning procedures, anchor embedment, anchor spacing and edge distances, and tightening torque (where applicable). Reference ACI 318: 17.8.2.4			X	Testing Agency	Reference evaluation report (identified in project general notes) for additional inspection scope required by manufacturer.
	b. Mechanical anchors and adhesive anchors not defined in 4.a. Inspect type and size of anchor, concrete type and compressive strength, hole cleaning procedures, anchor embedment, anchor spacing and edge distances, and tightening torque (where applicable). Reference ACI 318: 17.8.2			X	Testing Agency	
5. Mix Design	Prior to concrete placement, fabricate specimens for strength tests, perform slump and air content tests, and determine the temperature of the concrete.		X		Testing Agency	
6. Sampling and Testing of Concrete	At the time fresh concrete is sampled to fabricate specimens for strength tests, perform slump and air content tests as required by construction documents, and determine the temperature of concrete. Reference ASTM C 172, ASTM C31, ACI 318 19, 26.4.3, 26.4.4, and IBC 1904.1, 1904.2, 1908.2, 1908.3	X			Testing Agency	
7. Concrete and Shotcrete Placement	Inspect concrete and shotcrete placement for proper application techniques. Reference ACI 318: 26.5 and IBC 1908.6, 1908.7, and 1908.8. Verify that concrete conveyance and depositing avoids segregation or contamination. Verify that concrete is properly consolidated.	X			Testing Agency	
8. Curing and Protection	Inspect for maintenance of specified curing temperature and techniques. Inspect cold weather and hot weather protection procedures as applicable. Reference ACI 318: 26.5.3-26.5.5 and IBC 1908.9.		X		Testing Agency	
9. Prestressed (Post-tensioned) Concrete	a. Application of Prestressing Forces: Inspect placement, stressing, grouting and protection of post-tensioning tendons. Verify that tendons are correctly positioned, supported, tied and wrapped. Record tendon elongations. Reference ACI 318: 26.10.2			X	Testing Agency	
	b. Grouting of Bonded Prestressing Tendons in the Seismic-Force Resisting System: Reference ACI 318: 26.10.1			X	Testing Agency	
10. Precast Concrete Erection	Inspect erection of precast concrete including member configuration, connections, welding and grouting. Reference ACI 318: Ch 26.9			X	Testing Agency	
11. Verification of In-Situ Concrete Strength	Verify concrete strength prior to the removal of shores and forms from beams and structural slabs and prior to the stressing of tendons in post-tensioned concrete. Reference ACI 318: 26.10.2 & 26.11.11.2		X		Testing Agency	
12. Formwork Geometry	Inspect formwork for shape, location and dimensions of the concrete member being formed. Reference ACI 318: 26.11		X		Testing Agency	

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STAMP:

Registered Professional Engineer (Civil)
CERTIFICATE NO. 66205
JOHN W. HECK
Date Signed 07/09/2025
ARIZONA, U.S.A.
Expires 3/31/27

Site Improvments at the Residence of Phillip Westbrooks

6341 North 34th Place
Paradise Valley, AZ 85253

ENGINEER: Designer
MODELER: Author
CHECKED BY: Checker

ISSUE/REVISION/SUBMISSION

NO	DATE	DESCRIPTION

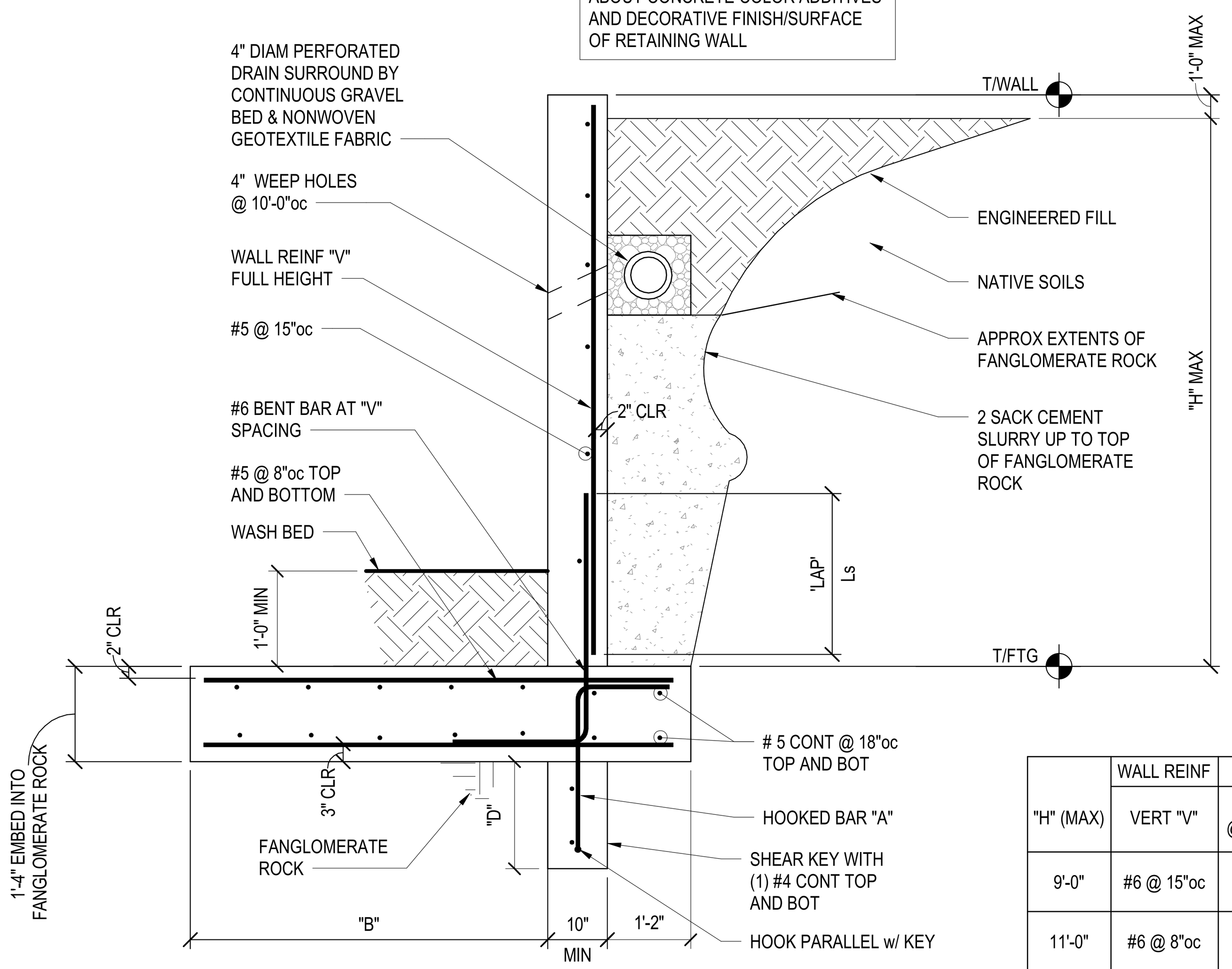
PROJECT NUMBER: **2420.70**

SHEET NAME: **GENERAL NOTES**

DATE: **07/07/2025**

SHEET: **S001**

SEE ARCH FOR MORE INFORMATION ABOUT CONCRETE COLOR ADDITIVES AND DECORATIVE FINISH/SURFACE OF RETAINING WALL



CONTROL JOINTS @ 18'-0"oc (MAX)

NOTE: STEPS IN RETAINING WALL FOOTING HAVE BEEN COORDINATED WITH SITE CIVIL. SEE GRADING AND DRAINAGE PLAN FROM KBELL ENGINEERING, LLC.

	WALL REINF	FOOTING SIZE & REINF			
"H" (MAX)	VERT "V"	"D" DEPTH @ SHEAR KEY	"B" WIDTH	LONGITUDINAL REINF	HOOKED BAR "A"
9'-0"	#6 @ 15"oc	1'-0"	4'-0"	SEE SECTION	#6 @ 18"oc CENTERED IN KEY
11'-0"	#6 @ 8"oc	1'-8"	5'-0"	SEE SECTION	#6 @ 18"oc CENTERED IN KEY
13'-0"	#6 @ 5"oc	2'-4"	7'-0"	SEE SECTION	#6 @ 6"oc CENTERED IN KEY

RETAINING WALL HAS NOT BEEN DESIGNED FOR FUTURE STRUCTURE OR SURCHARGE LOAD (SUCH AS HOUSE ADDITION OR POOL)

SECTION 1/S201
1/2" = 1'-0"

SCHEDULE OF TENSION DEVELOPMENT AND LAP SPLICE LENGTHS

EXTERIOR RETAINING WALLS & FOOTINGS (f'c = 4500PSI)

BAR SIZE	Ld		Ls		Ldh
	OTHER BARS	TOP BARS	OTHER BARS	TOP BARS	
	(in)	(in)	(in)	(in)	(in)
#3	14	18	18	23	7
#4	18	24	24	31	9
#5	23	30	30	38	12
#6	27	35	35	46	14
#7	40	51	51	67	16
#8	45	59	59	76	18
#9	51	66	66	86	21
#10	57	74	74	96	23
#11	64	82	82	107	26
#14	76	99	99	128	31

LAP AND DEVELOPMENT TABLE CRITERIA:

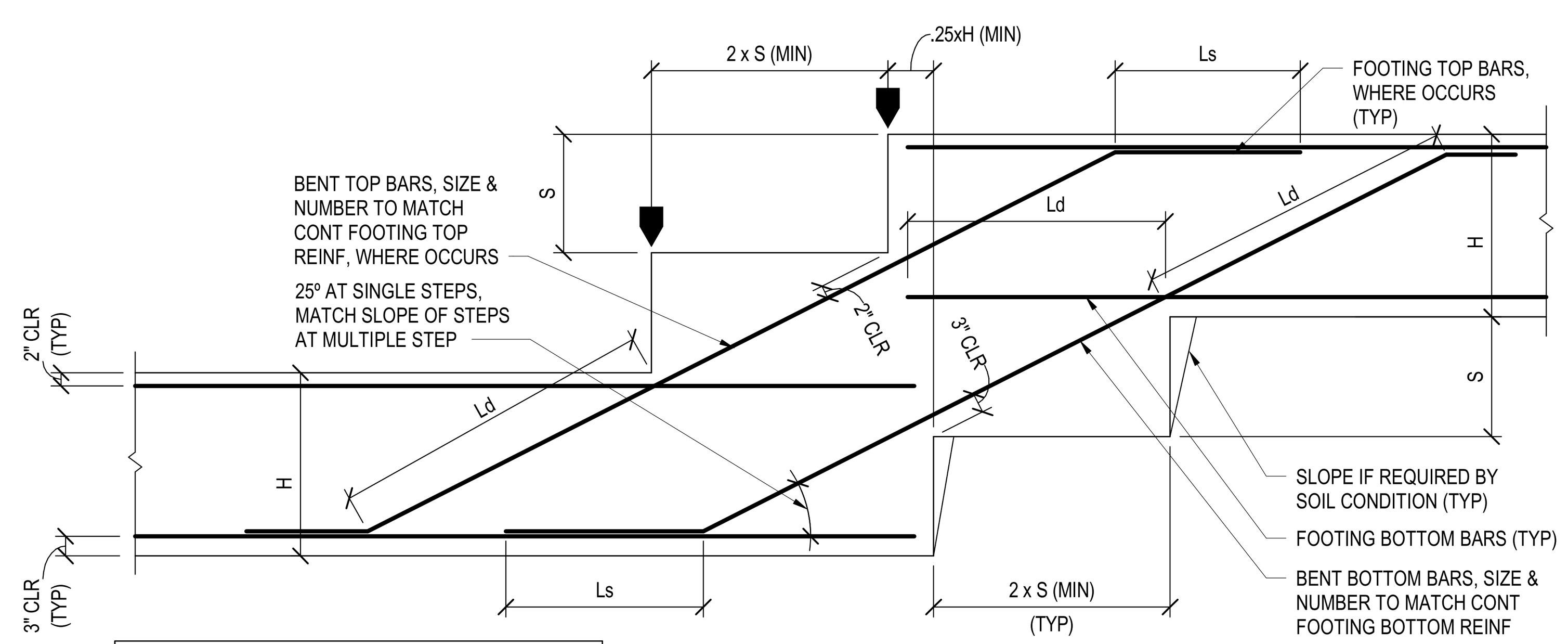
A. GRADE 60 UNCOATED REINFORCING STEEL
  i. FOR EPOXY COATED: MULTIPLY Ld, Ls BY 1.5; Ldh BY 1.2
B. NORMAL WEIGHT CONCRETE
  i. FOR LIGHTWEIGHT CONCRETE: MULTIPLY Ld, Ls, Ldh BY 1.33
C. CLEAR COVER GREATER THAN db
D. MIN 2*db CLEAR SPACING BETWEEN BARS

FOR BARS THAT DO NOT MEET THE CLEAR COVER OR CLEAR SPACING INDICATED:

#6 AND SMALLER: Ld = 54 BAR DIAMETERS; Ls = 70 BAR DIAMETERS
#7 AND LARGER: Ld = 68 BAR DIAMETERS; Ls = 88 BAR DIAMETERS
FOR TOP BARS MULTIPLY BY 1.3
MINIMUM Ld AND Ls = 12"

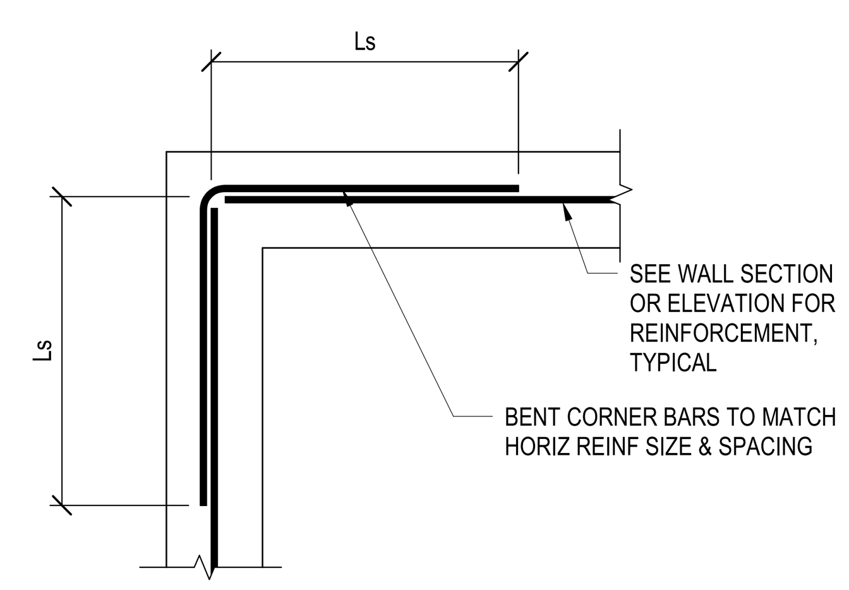
LAP AND DEVELOPMENT TABLE NOTES & DEFINITIONS:

A. TOP BARS = HORIZ BARS WITH MORE THAN 12" OF CONCRETE CAST BELOW THE BARS
B. db = BAR DIAMETER
C. s = CENTER-TO-CENTER BAR SPACING
D. Ath = TOTAL AREA OF TIES OR STIRRUPS CONFINING HOOKED BARS
E. Ahs = TOTAL AREA OF HOOKED BARS BEING DEVELOPED
F. WHERE BARS OF DIFFERENT SIZES ARE SPLICED, Ls FOR THE LARGER BAR SHALL BE USED
G. ALL TENSION SPLICES SHALL BE CLASS B, UNLESS NOTED OTHERWISE
H. Ldh VALUES FOR #11 BARS AND SMALLER MAY BE REDUCED AS FOLLOWS (PER ACI 318-14)
  i. MULTIPLY BY 0.70 FOR (1) OR (2)
    (1) SIDE COVER ≥ 2 1/2"
    (2) 90° HOOKS WITH COVER ON BAR EXTENSION BEYOND HOOK ≥ 2"
  ii. MULTIPLY BY 0.80 FOR (3), (4), or (5)
    (3) 90° HOOKS ENCLOSED ALONG Ldh WITHIN TIES OR STIRRUPS AT s ≤ 3db
    (4) 90° HOOKS ENCLOSED ALONG THE BAR EXTENSION WITHIN TIES OR STIRRUPS AT s ≤ 3db
    (5) 180° HOOKS ENCLOSED ALONG Ldh WITHIN TIES OR STIRRUPS AT s ≤ 3db
  iii. Ldh SHALL NOT BE LESS THAN THE LARGER OF 8db OR 6" WITH REDUCTIONS APPLIED



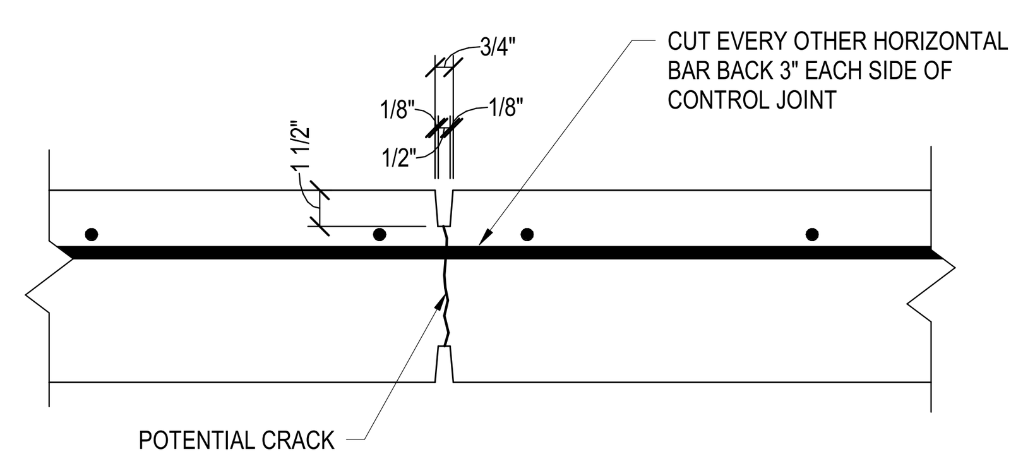
NOTES:
1. SEE 1/S201 FOR FTG SIZE & REINF
2. S = STEP IN FOOTING (TOP & BOTTOM), 2'-0" MAX
   H = DEPTH OF FOOTING

TYPICAL STEP IN FOOTING
NTS



NOTES:
1. VERTICAL REINFORCEMENT BARS NOT SHOWN FOR CLARITY.

TYPICAL CONCRETE WALL CORNER REINFORCEMENT DETAIL AT SINGLE CURTAIN OF STEEL
NTS



CONCRETE WALL TYPICAL VERTICAL CONTROL JOINT
NTS

CONCRETE MIXTURE REQUIREMENTS

CONCRETE CLASS	DESCRIPTION	EXPOSURE CLASS				MINIMUM f'c AT 28 DAYS (PSI)	MAXIMUM w/c RATIO	AIR CONTENT	MINIMUM CEMENTITIOUS MATERIAL (LB/CY)	REMARKS
		F	S	W	C					
J	EXTERIOR RETAINING WALLS & FOOTINGS	F1	S0	W1	C1	4500	0.50	6% ±1.5%	--	--

CONCRETE MIXTURE NOTES:
A. PROVIDE MIX DESIGNS IN ACCORDANCE WITH **ACI 301-16** FOR SPECIFIED EXPOSURE CLASS AND AGGREGATE.
B. NOMINAL MAX AGGREGATE SIZE = **3/4"** UNLESS OTHERWISE NOTED
C. ALL CONCRETE SHALL BE NORMAL WEIGHT UNLESS OTHERWISE NOTED

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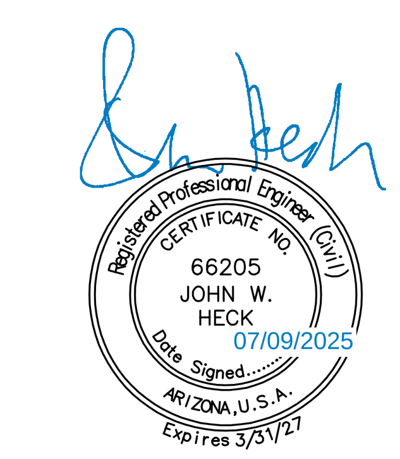


Site Improvments at the Residence of Phillip Westbrooks

6341 North 34th Place
Paradise Valley, AZ 85253

ENGINEER: JWH
MODELER: DAP
CHECKED BY: JWH

ISSUE/REVISION/SUBMISSION

NO	DATE	DESCRIPTION

PROJECT NUMBER:
2420.70

SHEET NAME:
TYPICAL FOUNDATION DETAILS & SECTIONS

DATE:
07/07/2025

SHEET:
S201

June 30, 2025

schaefer CONNECT

Prepared For
Phillip Westbrooks
Home Owner
6341 North 34th Place
Paradise Valley, AZ 85253

Re: Retaining wall
Schaefer Project Number: 2420.70

The attached drawings and calculations have been prepared for Phillip Westbrooks and pertain to the defined scope of the work performed by Schaefer. The structure(s) have been reviewed according to the 2015 IBC. The engineering seal on this cover letter shall apply to the attached calculations and drawings.

Do not hesitate to contact Schaefer should you have any questions regarding this submittal package or require further information.

Prepared By:
John Heck, PE, SE
Project Manager

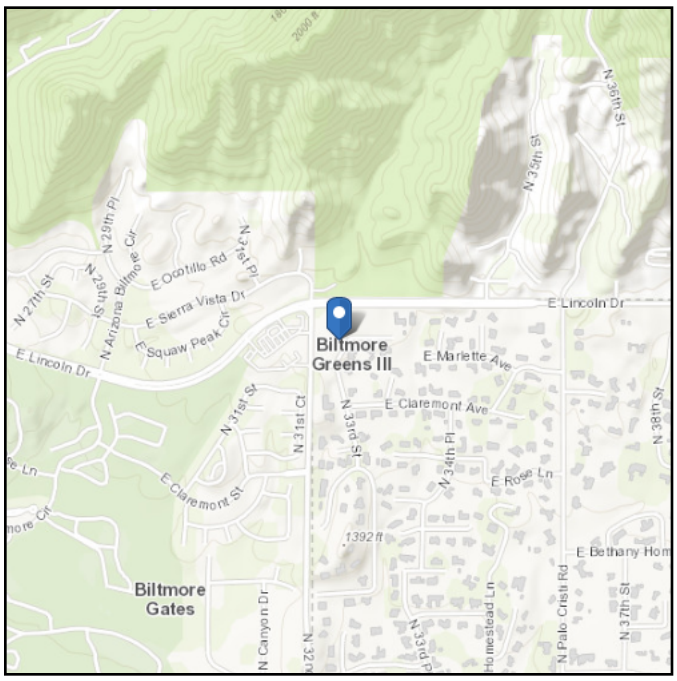
Enclosure

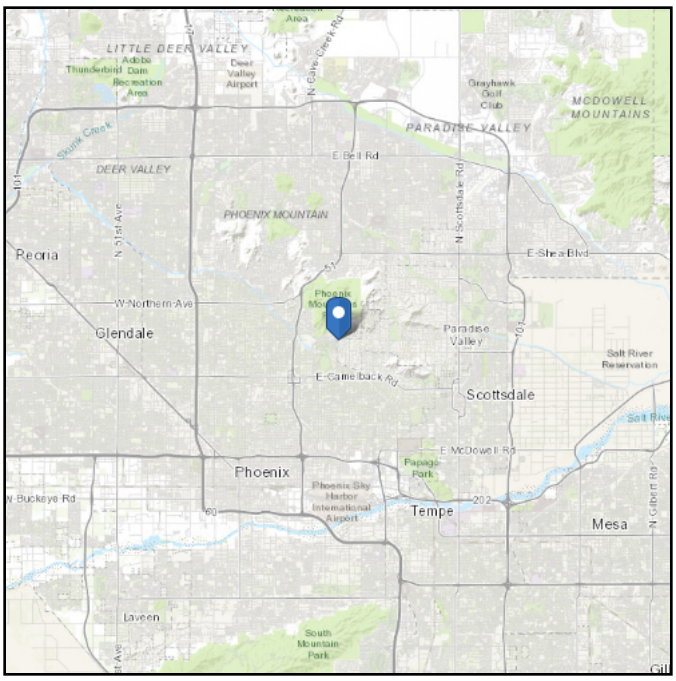
schaefer-inc.com
2800 North Central Avenue, Suite 1250
Phoenix, Arizona 85004
800.542.3302

ASCE Hazards Report

Address:
No Address at This Location

Standard:	ASCE/SEI 7-10	**Latitude:**	33.530759
Risk Category:	II	**Longitude:**	-112.011976
Soil Class:	C - Very Dense Soil and Soft Rock	**Elevation:**	1375.9774675909887 ft (NAVD 88)





Wind

Results:

Wind Speed	115 Vmph
10-year MRI	76 Vmph
25-year MRI	84 Vmph
50-year MRI	90 Vmph
100-year MRI	96 Vmph

Data Source: ASCE/SEI 7-10, Fig. 26.5-1A and Figs. CC-1–CC-4, and Section 26.5.2, incorporating errata of March 12, 2014

Date Accessed: Mon Jun 30 2025

Value provided is 3-second gust wind speeds at 33 ft above ground for Exposure C Category, based on linear interpolation between contours. Wind speeds are interpolated in accordance with the 7-10 Standard. Wind speeds correspond to approximately a 7% probability of exceedance in 50 years (annual exceedance probability = 0.00143, MRI = 700 years).

Site is not in a hurricane-prone region as defined in ASCE/SEI 7-10 Section 26.2.

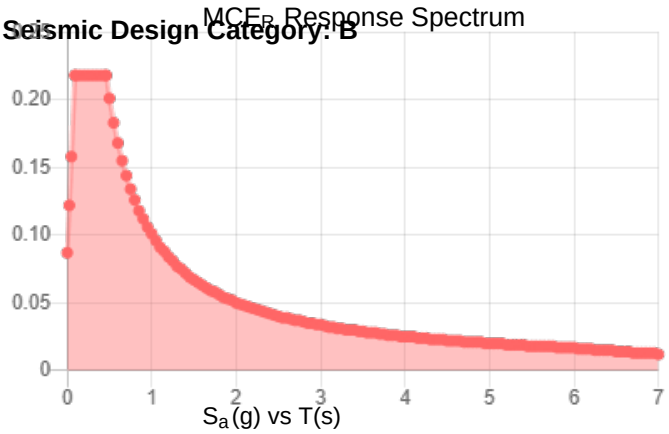
Seismic

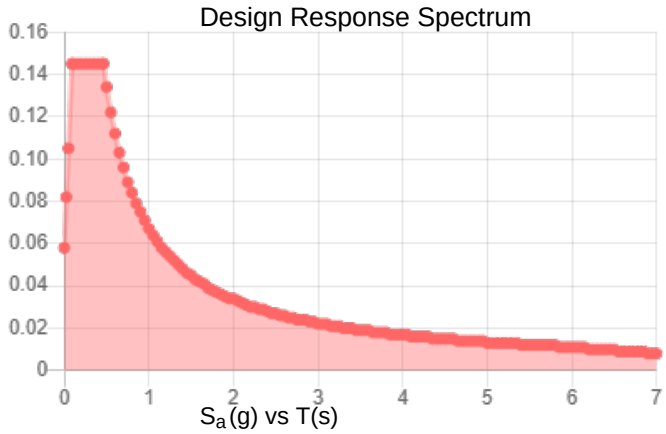
Site Soil Class: C - Very Dense Soil and Soft Rock

Results:

S_S :	0.181	S_{D1} :	0.067
S_1 :	0.059	T_L :	6
F_a :	1.2	PGA :	0.074
F_v :	1.7	PGA_M :	0.089
S_{MS} :	0.218	F_{PGA} :	1.2
S_{M1} :	0.101	I_e :	1
S_{DS} :	0.145		

Seismic Design Category: B





Data Accessed: Mon Jun 30 2025

Date Source:

USGS Seismic Design Maps based on ASCE/SEI 7-10, incorporating Supplement 1 and errata of March 31, 2013, and ASCE/SEI 7-10 Table 1.5-2. Additional data for site-specific ground motion procedures in accordance with ASCE/SEI 7-10 Ch. 21 are available from USGS.

Rain

Results:

15-minute Precipitation Intensity: 4.87 in./h

60-minute Precipitation Intensity: 2.03 in./h

Data Source: NOAA National Weather Service, Precipitation Frequency Data Server, Atlas 14 (https://www.nws.noaa.gov/oh/hdsc/)

Date Accessed: Mon Jun 30 2025

Project Title:
Engineer:
Project ID:
Project Descr:

Cantilevered Retaining Wall

Project File: 2420.70 PV Retaining Wall.ec6

LIC# : KW-06011769, Build:20.25.05.28 Schaefer (c) ENERCALC, LLC 1982-2025

DESCRIPTION: site retaining wall 13ft max

Code Reference

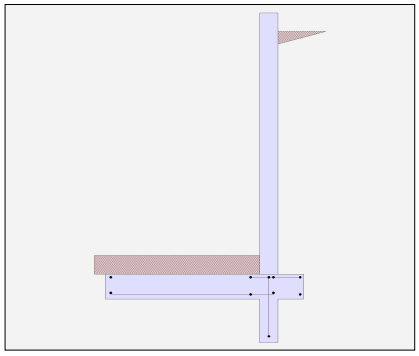
Calculations per IBC 2021, ACI 318-19, TMS 402-16

Criteria

Retained Height	=	13.00 ft
Wall height above soil	=	1.00 ft
Slope Behind Wall	=	0.00
Height of Soil over Toe	=	12.00 in
Water table above bottom of footing	=	0.0 ft

Soil Data

Allow Soil Bearing	=	3,500.0 psf
Equivalent Fluid Pressure Method		
Active Heel Pressure	=	38.0 psf/ft
	=	
Passive Pressure	=	366.0 psf/ft
Soil Density, Heel	=	110.00 pcf
Soil Density, Toe	=	110.00 pcf
Footing||Soil Friction	=	0.520
Soil height to ignore for passive pressure	=	12.00 in



Surcharge Loads

Surcharge Over Heel	=	60.0 psf
NOT Used To Resist Sliding & Overturning		
Surcharge Over Toe	=	0.0
NOT Used for Sliding & Overturning		

Axial Load Applied to Stem

Axial Dead Load	=	0.0 lbs
Axial Live Load	=	0.0 lbs
Axial Load Eccentricity	=	0.0 in

Lateral Load Applied to Stem

Lateral Load	=	25.0 #/ft
...Height to Top	=	13.00 ft
...Height to Bottom	=	1.00 ft
Load Type	=	Wind (W) (Strength Level)
Wind on Exposed Stem (Strength Level)	=	25.0 psf

Adjacent Footing Load

Adjacent Footing Load	=	500.0 lbs
Footing Width	=	2.00 ft
Eccentricity	=	0.00 in
Wall to Ftg CL Dist	=	7.00 ft
Footing Type		Line Load
Base Above/Below Soil at Back of Wall	=	-2.0 ft
Poisson's Ratio	=	0.300

Project Title:
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Cantilevered Retaining Wall

Project File: 2420.70 PV Retaining Wall.ec6

DESCRIPTION: site retaining wall 13ft max

Design Summary

Wall Stability Ratios

Overturning	=	1.74	OK
Sliding	=	1.57	OK
Global Stability	=	1.05	

Total Bearing Load	=	7,934	lbs
...resultant ecc.	=	21.59	in

Eccentricity outside middle third

Soil Pressure @ Toe	=	1,554 psf	OK
Soil Pressure @ Heel	=	0 psf	OK
Allowable	=	3,500 psf	

Soil Pressure Less Than Allowable

ACI Factored @ Toe	=	2,200 psf	
ACI Factored @ Heel	=	0 psf	
Footing Shear @ Toe	=	38.7 psi	OK
Footing Shear @ Heel	=	14.7 psi	OK
Allowable	=	100.6 psi	

Sliding Calcs

Lateral Sliding Force	=	4,499.9 lbs

Vertical component of active lateral soil pressure IS NOT considered in the calculation of soil bearing pressures.

Load Factors

Building Code	
Dead Load	1.200
Live Load	1.600
Earth, H	1.600
Wind, W	1.000
Seismic, E	1.000

Stem Construction

		Bottom		
		Stem OK		
Design Height Above Ftg	ft =	0.00		
Wall Material Above "Ht"	=	Concrete		
Design Method	=	SD	SD	SD
Thickness	=	10.00		
Rebar Size	=	# 6		
Rebar Spacing	=	5.00		
Rebar Placed at	=	7.5 in		

Design Data

fb/FB + fa/Fa	=	**0.931**
Total Force @ Section		
Service Level	lbs =	
Strength Level	lbs =	6,048.3
Moment....Actual		
Service Level	ft-# =	
Strength Level	ft-# =	30,131.2
Moment.....Allowable	=	32,350.3
Shear.....Actual		
Service Level	psi =	
Strength Level	psi =	67.2
Shear.....Allowable	psi =	91.5
Anet (Masonry)	in2 =	
Wall Weight	psf =	125.0
Rebar Depth 'd'	in =	7.50

Masonry Data

f'm	psi =	
Fs	psi =	
Solid Grouting	=	
Modular Ratio 'n'	=	
Equiv. Solid Thick.	=	
Masonry Block Type	=	Medium Weight
Masonry Design Method	=	ASD

Concrete Data

f'c	psi =	4,500.0
Fy	psi =	60,000.0

Summary of Sliding Forces

	FS = 1.0	FS = 1.5
Lateral Force @ Base of Footing	4,499.87 lbs	6,749.80 lbs
less 100% Passive Force	- 3,802.33 lbs	- 3,802.33 lbs
less 100% Friction Force	- 3,274.27 lbs	- 3,274.27 lbs
Added Resisting Force Required	0.0 lbs	
Added Resisting Force Required for 1.5 Factor of Safety		0.00 lbs

Sliding Factor of Safety = 1.573: 1.00

Project Title:
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Cantilevered Retaining Wall

Project File: 2420.70 PV Retaining Wall.ec6

DESCRIPTION: site retaining wall 13ft max

Concrete Stem Rebar Area Details

Bottom Stem	Vertical Reinforcing	Horizontal Reinforcing	
As (based on applied moment) :	0.9312 in2/ft		
0.0018bh : 0.0018(12)(10) :	0.216 in2/ft	Horizontal Reinforcing Options :	
	==========	One layer of :	Two layers of :
Required Area :	0.9312 in2/ft	#4@ 11.11 in	#4@ 22.22 in
Provided Area :	1.056 in2/ft	#5@ 17.22 in	#5@ 34.44 in
Maximum Area :	1.775 in2/ft	#6@ 24.44 in	#6@ 48.89 in

Footing Data

Toe Width	=	7.00 ft
Heel Width	=	2.00
Total Footing Width	=	9.00
Footing Thickness	=	16.00 in
Key Width	=	10.00 in
Key Depth	=	28.00 in
Key Distance from Toe	=	7.00 ft

f'c = 4,500 psi Fy = 60,000 psi
Footing Concrete Density = 150.00 pcf
Min. As % = 0.0018
Cover @ Top 2.00 @ Btm.= 3.00 in

Footing Design Results

		Toe	Heel	Key	
Factored Pressure	=	2,200	0		psf
Mu' : Upward	=	38,383	1		ft-#
Mu' : Downward	=	9,114	1,397		ft-#
Mu: Design	=	29,269	1,396	6,711	ft-#
φ Mn	=	56,714	28,005	13,569	ft-#
Actual 1-Way Shear	=	38.74	14.72	87.79	psi
Allow 1-Way Shear	=	76.88	56.94	89.51	psi

Toe Reinforcing = # 6 @ 5.00 in
Heel Reinforcing = # 5 @ 8.00 in
Key Reinforcing = # 6 @ 8.00 in
Footing Torsion, Tu = 0.00 ft-lbs
Footing Allow. Torsion, φ Tn = 0.00 ft-lbs

If torsion exceeds allowable, provide supplemental design for footing torsion.

Other Acceptable Sizes & Spacings

Toe: #4@ 4.49 in, #5@ 6.97 in, #6@ 9.89 in, #7@ 13.49 in, #8@ 17.76 in, #9@ 18 in, #10@ 18 in

Heel: #4@ 6.94 in, #5@ 10.76 in, #6@ 15.27 in, #7@ 18 in, #8@ 18 in, #9@ 18 in, #10@ 18 in

Key: #4@ 7.54 in, #5@ 11.69 in, #6@ 16.6 in, #7@ 18 in, #8@ 18 in, #9@ 18 in, #10@ 18 in

Min footing T&S reinf Area 3.11 in2
Min footing T&S reinf Area per foot 0.35 in2 /ft

If one layer of horizontal bars:	If two layers of horizontal bars:
#4@ 6.94 in	#4@ 13.89 in
#5@ 10.76 in	#5@ 21.53 in
#6@ 15.28 in	#6@ 30.56 in

Project Title:
Engineer:
Project ID:
Project Descr:

Cantilevered Retaining Wall

Project File: 2420.70 PV Retaining Wall.ec6

DESCRIPTION: site retaining wall 13ft max

Summary of Overturning & Resisting Forces & Moments

Item		.....OVERTURNING..... Force lbs	Distance ft	Moment ft-#		.....RESISTING..... Force lbs	Distance ft	Moment ft-#
HL Act Pres (ab water tbl)		3,903.4	4.78	18,649.8	Soil Over HL (ab. water tbl)	1,668.3	8.42	14,041.8
HL Act Pres (be water tbl)					Soil Over HL (bel. water tbl)		8.42	14,041.8
Hydrostatic Force					Water Table			
Buoyant Force	=				Sloped Soil Over Heel	=		
Surcharge over Heel	=	297.1	7.17	2,129.2	Surcharge Over Heel	=		
Surcharge Over Toe	=				Adjacent Footing Load	= 16.7	8.67	144.4
Adjacent Footing Load	=	104.3	5.92	617.9	Axial Dead Load on Stem	=		
Added Lateral Load	=	180.0	8.33	1,500.0	* Axial Live Load on Stem	=		
Load @ Stem Above Soil	=	15.0	14.83	222.5	Soil Over Toe	= 770.0	3.50	2,695.0
	=				Surcharge Over Toe	=		
					Stem Weight(s)	= 1,750.0	7.42	12,979.2
					Earth @ Stem Transitions	=		
					Footing Weight	= 1,800.0	4.50	8,100.0
					Key Weight	= 291.7	7.42	2,163.2
					Vert. Component	=		
Total	=	4,499.9	**O.T.M.** =	23,119.4	**Total =**	6,296.7 lbs	**R.M.=**	40,123.6

Resisting/Overturning Ratio = **1.74**

Vertical Loads used for Soil Pressure = 7,933.6 lbs

* Axial live load NOT included in total displayed, or used for overturning resistance, but is included for soil pressure calculation.

Vertical component of active lateral soil pressure IS NOT considered in the calculation of Sliding Resistance.

Vertical component of active lateral soil pressure IS NOT considered in the calculation of Overturning Resistance.

Tilt

Horizontal Deflection at Top of Wall due to settlement of soil

(Deflection due to wall bending not considered)

Soil Spring Reaction Modulus	250.0	pci
Horizontal Defl @ Top of Wall (approximate only)	0.067	in

The above calculation is not valid if the heel soil bearing pressure exceeds that of the toe, because the wall would then tend to rotate into the retained soil.

DESCRIPTION: site retaining wall 13ft max

Rebar Lap & Embedment Lengths Information

Stem Design Segment: Bottom
Stem Design Height: 0.00 ft above top of footing

Lap Splice length for #6 bar specified in this stem design segment (25.4.2.4a) =	20.93 in
Development length for #6 bar specified in this stem design segment =	16.10 in
Hooked embedment length into footing for #6 bar specified in this stem design segment =	9.51 in
As Provided =	1.0560 in2/ft
As Required =	0.9312 in2/ft

Project Title:
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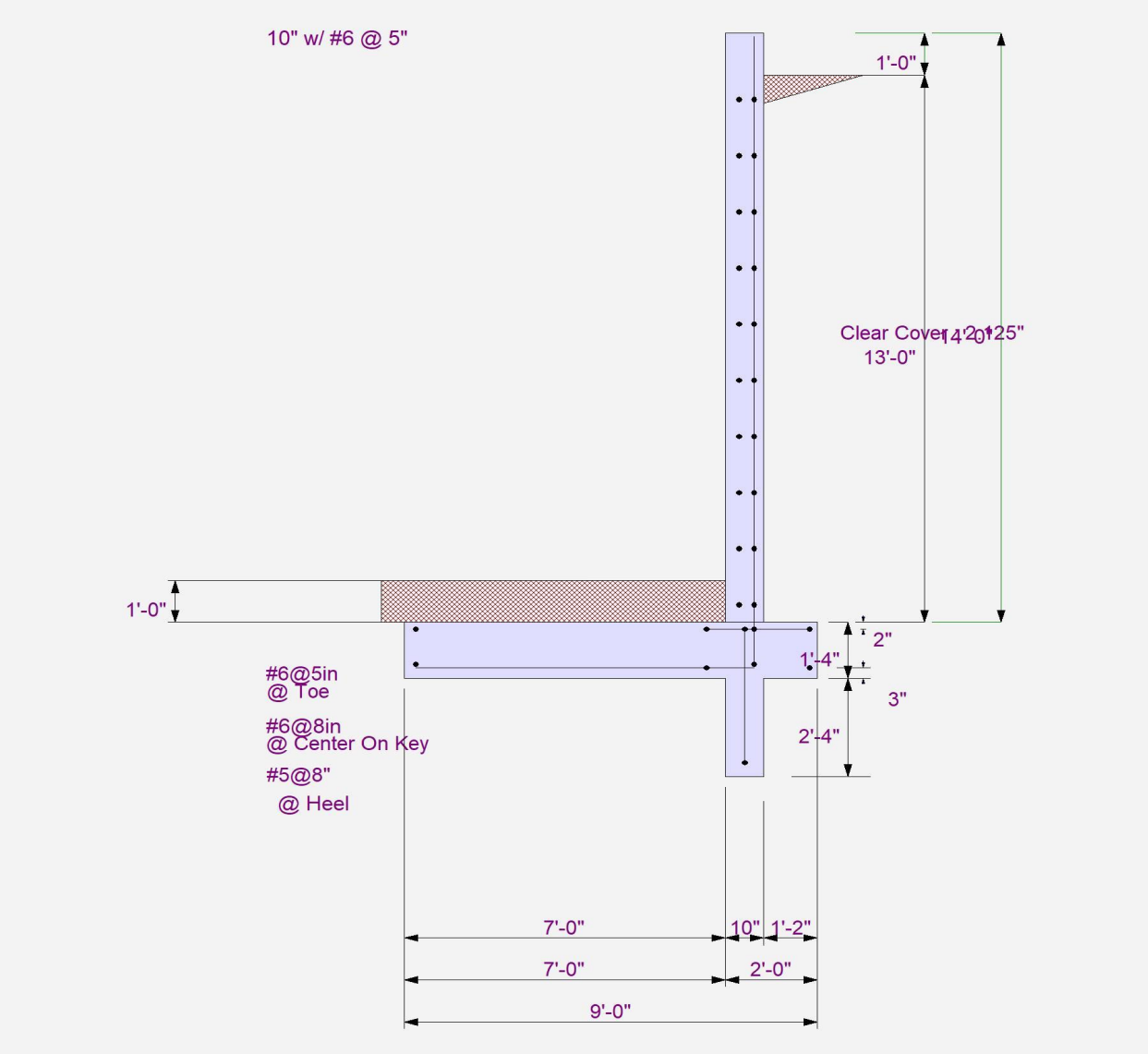
Project ID:
Project Descr:

Cantilevered Retaining Wall

Project File: 2420.70 PV Retaining Wall.ec6

LIC# : KW-06011769, Build:20.25.05.28 Schaefer (c) ENERCALC, LLC 1982-2025

DESCRIPTION: site retaining wall 13ft max



Project Title:
Engineer:
Project ID:
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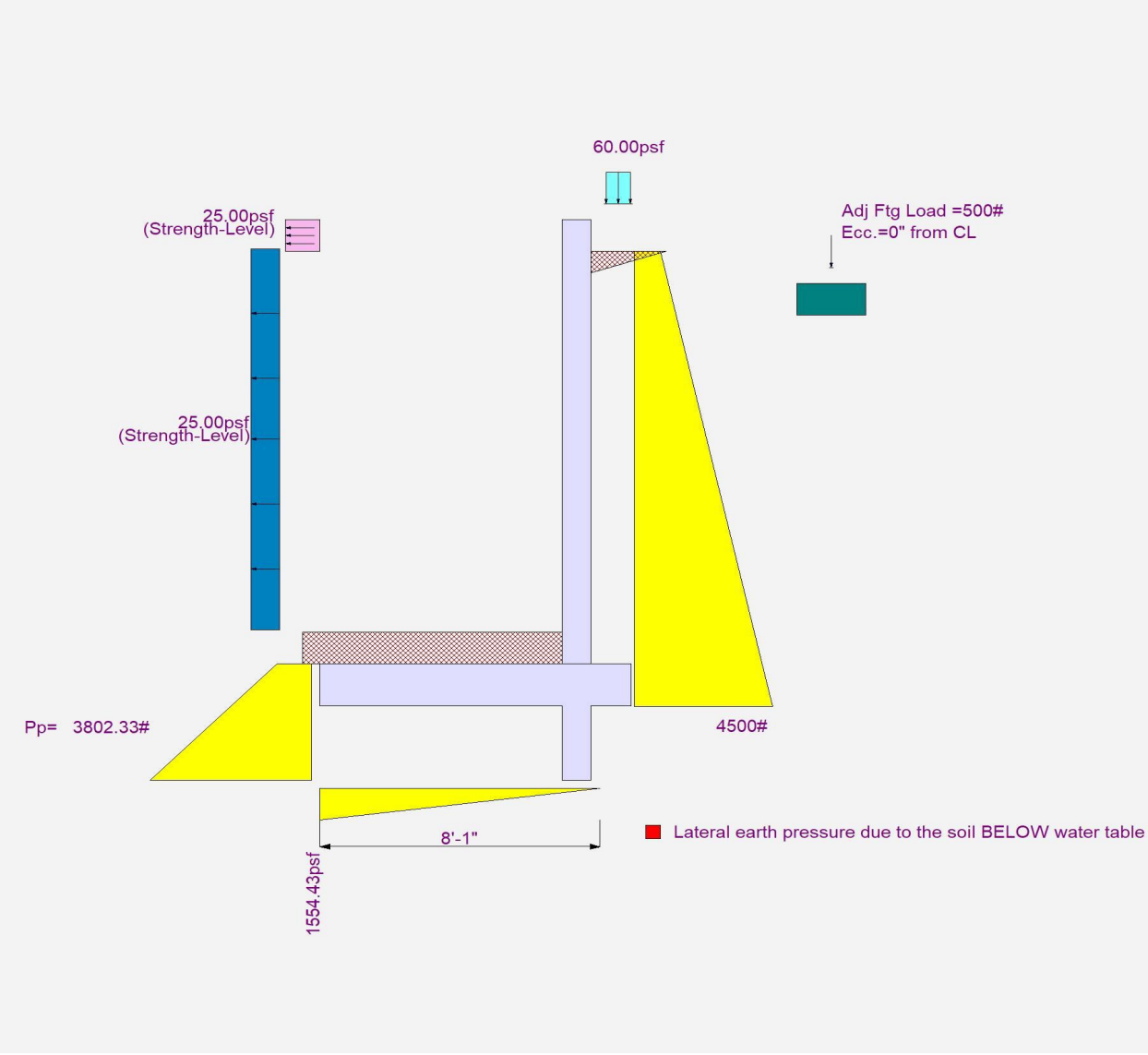
Cantilevered Retaining Wall

Project File: 2420.70 PV Retaining Wall.ec6

DESCRIPTION: site retaining wall 13ft max



Project Title:
Engineer:
Project ID:
Project Descr:

Cantilevered Retaining Wall

Project File: 2420.70 PV Retaining Wall.ec6

LIC# : KW-06011769, Build:20.25.05.28 Schaefer (c) ENERCALC, LLC 1982-2025

DESCRIPTION: site retaining wall 11ft max

Code Reference

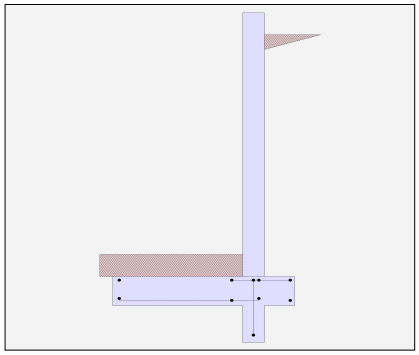
Calculations per IBC 2021, ACI 318-19, TMS 402-16

Criteria

Retained Height	=	11.00 ft
Wall height above soil	=	1.00 ft
Slope Behind Wall	=	0.00
Height of Soil over Toe	=	12.00 in
Water table above bottom of footing	=	0.0 ft

Soil Data

Allow Soil Bearing	=	3,500.0 psf
Equivalent Fluid Pressure Method		
Active Heel Pressure	=	38.0 psf/ft
	=	
Passive Pressure	=	366.0 psf/ft
Soil Density, Heel	=	110.00 pcf
Soil Density, Toe	=	110.00 pcf
Footing||Soil Friction	=	0.520
Soil height to ignore for passive pressure	=	12.00 in



Surcharge Loads

Surcharge Over Heel	=	60.0 psf
NOT Used To Resist Sliding & Overturning		
Surcharge Over Toe	=	0.0
NOT Used for Sliding & Overturning		

Axial Load Applied to Stem

Axial Dead Load	=	0.0 lbs
Axial Live Load	=	0.0 lbs
Axial Load Eccentricity	=	0.0 in

Lateral Load Applied to Stem

Lateral Load	=	25.0 #/ft
...Height to Top	=	13.00 ft
...Height to Bottom	=	1.00 ft
Load Type	=	Wind (W) (Strength Level)
Wind on Exposed Stem (Strength Level)	=	25.0 psf

Adjacent Footing Load

Adjacent Footing Load	=	500.0 lbs
Footing Width	=	2.00 ft
Eccentricity	=	0.00 in
Wall to Ftg CL Dist	=	7.00 ft
Footing Type		Line Load
Base Above/Below Soil at Back of Wall	=	-2.0 ft
Poisson's Ratio	=	0.300

Project Title:
Engineer:
Project ID:
Project Descr:

Cantilevered Retaining Wall

Project File: 2420.70 PV Retaining Wall.ec6

DESCRIPTION: site retaining wall 11ft max

Design Summary

Wall Stability Ratios

Overturning	=	1.58	OK
Sliding	=	1.57	OK
Global Stability	=	1.24	

Total Bearing Load	=	6,282	lbs
...resultant ecc.	=	20.66	in

Eccentricity outside middle third

Soil Pressure @ Toe	=	1,901 psf	OK
Soil Pressure @ Heel	=	0 psf	OK
Allowable	=	3,500 psf	

Soil Pressure Less Than Allowable

ACI Factored @ Toe	=	2,698 psf	
ACI Factored @ Heel	=	0 psf	
Footing Shear @ Toe	=	33.8 psi	OK
Footing Shear @ Heel	=	12.9 psi	OK
Allowable	=	100.6 psi	

Sliding Calcs

Lateral Sliding Force	=	3,432.9 lbs

Vertical component of active lateral soil pressure IS NOT considered in the calculation of soil bearing pressures.

Load Factors

Building Code	
Dead Load	1.200
Live Load	1.600
Earth, H	1.600
Wind, W	1.000
Seismic, E	1.000

Stem Construction

		Bottom		
		Stem OK		
Design Height Above Ftg	ft =	0.00		
Wall Material Above "Ht"	=	Concrete		
Design Method	=	SD	SD	SD
Thickness	=	10.00		
Rebar Size	=	# 6		
Rebar Spacing	=	8.00		
Rebar Placed at	=	7.5 in		

Design Data

fb/FB + fa/Fa	=	**0.941**
Total Force @ Section		
Service Level	lbs =	
Strength Level	lbs =	4,499.2
Moment....Actual		
Service Level	ft-# =	
Strength Level	ft-# =	19,753.0
Moment.....Allowable	=	20,990.0
Shear.....Actual		
Service Level	psi =	
Strength Level	psi =	50.0
Shear.....Allowable	psi =	78.2
Anet (Masonry)	in2 =	
Wall Weight	psf =	125.0
Rebar Depth 'd'	in =	7.50

Masonry Data

f'm	psi =	
Fs	psi =	
Solid Grouting	=	
Modular Ratio 'n'	=	
Equiv. Solid Thick.	=	
Masonry Block Type	=	Medium Weight
Masonry Design Method	=	ASD

Concrete Data

f'c	psi =	4,500.0
Fy	psi =	60,000.0

Summary of Sliding Forces

	FS = 1.0	FS = 1.5
Lateral Force @ Base of Footing	3,432.92 lbs	5,149.38 lbs
less 100% Passive Force	- 2,745.0 lbs	- 2,745.0 lbs
less 100% Friction Force	- 2,636.40 lbs	- 2,636.40 lbs
Added Resisting Force Required	0.0 lbs	
Added Resisting Force Required for 1.5 Factor of Safety		0.00 lbs

Sliding Factor of Safety = 1.568: 1.00

Project Title:
Engineer:
Project ID:
Project Descr:

Cantilevered Retaining Wall

Project File: 2420.70 PV Retaining Wall.ec6

DESCRIPTION: site retaining wall 11ft max

Concrete Stem Rebar Area Details

Bottom Stem	Vertical Reinforcing	Horizontal Reinforcing	
As (based on applied moment) :	0.6105 in2/ft		
0.0018bh : 0.0018(12)(10) :	0.216 in2/ft	Horizontal Reinforcing Options :	
	==========	One layer of :	Two layers of :
Required Area :	0.6105 in2/ft	#4@ 11.11 in	#4@ 22.22 in
Provided Area :	0.66 in2/ft	#5@ 17.22 in	#5@ 34.44 in
Maximum Area :	1.775 in2/ft	#6@ 24.44 in	#6@ 48.89 in

Footing Data

Toe Width	=	5.00 ft
Heel Width	=	2.00
Total Footing Width	=	7.00
Footing Thickness	=	16.00 in
Key Width	=	10.00 in
Key Depth	=	20.00 in
Key Distance from Toe	=	5.00 ft

f'c = 4,500 psi Fy = 60,000 psi
Footing Concrete Density = 150.00 pcf
Min. As % = 0.0018
Cover @ Top 2.00 @ Btm.= 3.00 in

Footing Design Results

		Toe	Heel	Key	
Factored Pressure	=	2,698	0		psf
Mu' : Upward	=	23,186	0		ft-#
Mu' : Downward	=	4,650	1,217		ft-#
Mu: Design	=	18,536	1,217	3,413	ft-#
φ Mn	=	25,913	28,005	6,346	ft-#
Actual 1-Way Shear	=	33.80	12.88	59.88	psi
Allow 1-Way Shear	=	58.40	56.94	68.31	psi

Toe Reinforcing = # 5 @ 8.00 in
Heel Reinforcing = # 5 @ 8.00 in
Key Reinforcing = # 6 @ 18.00 in
Footing Torsion, Tu = 0.00 ft-lbs
Footing Allow. Torsion, φ Tn = 0.00 ft-lbs

If torsion exceeds allowable, provide supplemental design for footing torsion.

Other Acceptable Sizes & Spacings

Toe: #4@ 5.32 in, #5@ 8.25 in, #6@ 11.71 in, #7@ 15.98 in, #8@ 18 in, #9@ 18 in, #10@ 18 in

Heel: #4@ 6.94 in, #5@ 10.76 in, #6@ 15.27 in, #7@ 18 in, #8@ 18 in, #9@ 18 in, #10@ 18 in

Key: #4@ 11.92 in, #5@ 18 in, #6@ 18 in, #7@ 18 in, #8@ 18 in, #9@ 18 in, #10@ 18 in

Min footing T&S reinf Area 2.42 in2
Min footing T&S reinf Area per foot 0.35 in2 /ft

If one layer of horizontal bars:	If two layers of horizontal bars:
#4@ 6.94 in	#4@ 13.89 in
#5@ 10.76 in	#5@ 21.53 in
#6@ 15.28 in	#6@ 30.56 in

Project Title:
Engineer:
Project ID:
Project Descr:

Cantilevered Retaining Wall

Project File: 2420.70 PV Retaining Wall.ec6

DESCRIPTION: site retaining wall 11ft max

Summary of Overturning & Resisting Forces & Moments

Item		.....OVERTURNING..... Force lbs	Distance ft	Moment ft-#		.....RESISTING..... Force lbs	Distance ft	Moment ft-#
HL Act Pres (ab water tbl)		2,890.1	4.11	11,881.6	Soil Over HL (ab. water tbl)	1,411.7	6.42	9,058.2
HL Act Pres (be water tbl)					Soil Over HL (bel. water tbl)		6.42	9,058.2
Hydrostatic Force					Water Table			
Buoyant Force	=				Sloped Soil Over Heel	=		
Surcharge over Heel	=	255.6	6.17	1,576.4	Surcharge Over Heel	=		
Surcharge Over Toe	=				Adjacent Footing Load	=		
Adjacent Footing Load	=	92.2	4.56	419.9	Axial Dead Load on Stem	=		
Added Lateral Load	=	180.0	8.33	1,500.0	* Axial Live Load on Stem	=		
Load @ Stem Above Soil	=	15.0	12.83	192.5	Soil Over Toe	=	550.0	2.50	1,375.0
	=				Surcharge Over Toe	=		
					Stem Weight(s)	=	1,500.0	5.42	8,125.0
					Earth @ Stem Transitions	=		
Total	=	3,432.9	**O.T.M.** =	15,570.4	Footing Weight	=	1,400.0	3.50	4,900.0
					Key Weight	=	208.3	5.42	1,128.5
					Vert. Component	=			
					Total =		5,070.0 lbs	**R.M.=**	24,586.7

Resisting/Overturning Ratio = **1.58**

Vertical Loads used for Soil Pressure = 6,282.0 lbs

* Axial live load NOT included in total displayed, or used for overturning resistance, but is included for soil pressure calculation.

Vertical component of active lateral soil pressure IS NOT considered in the calculation of Sliding Resistance.

Vertical component of active lateral soil pressure IS NOT considered in the calculation of Overturning Resistance.

Tilt

Horizontal Deflection at Top of Wall due to settlement of soil

(Deflection due to wall bending not considered)

Soil Spring Reaction Modulus	250.0	pci
Horizontal Defl @ Top of Wall (approximate only)	0.091	in

The above calculation is not valid if the heel soil bearing pressure exceeds that of the toe, because the wall would then tend to rotate into the retained soil.

DESCRIPTION: site retaining wall 11ft max

Rebar Lap & Embedment Lengths Information

Stem Design Segment: Bottom
Stem Design Height: 0.00 ft above top of footing

Lap Splice length for #6 bar specified in this stem design segment (25.4.2.4a) =	20.93 in
Development length for #6 bar specified in this stem design segment =	16.10 in
Hooked embedment length into footing for #6 bar specified in this stem design segment =	9.51 in
As Provided =	0.6600 in2/ft
As Required =	0.6105 in2/ft

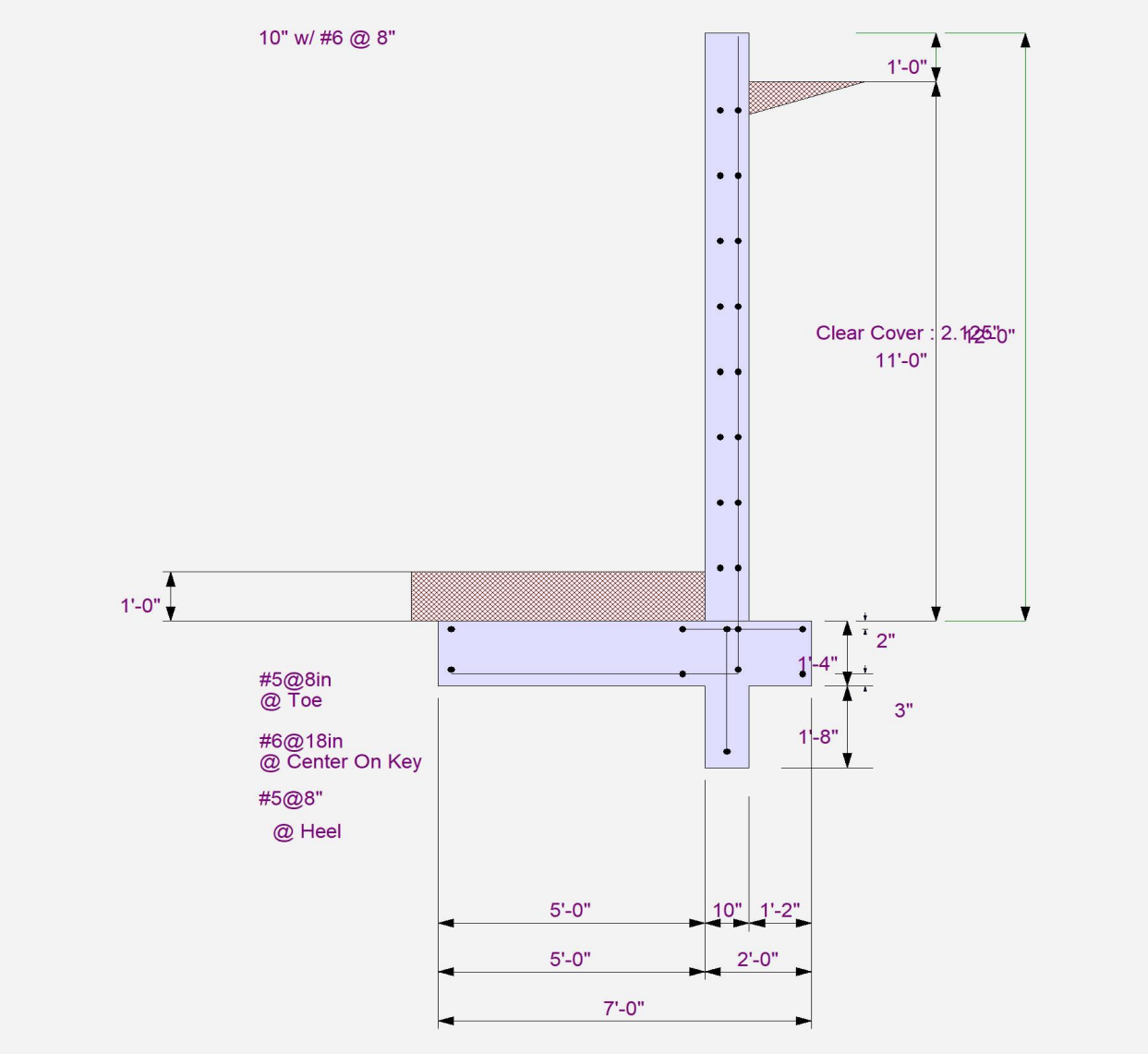
Project Title:
Engineer:
Project ID:
Project Descr:

Cantilevered Retaining Wall

Project File: 2420.70 PV Retaining Wall.ec6

LIC# : KW-06011769, Build:20.25.05.28 Schaefer (c) ENERCALC, LLC 1982-2025

DESCRIPTION: site retaining wall 11ft max

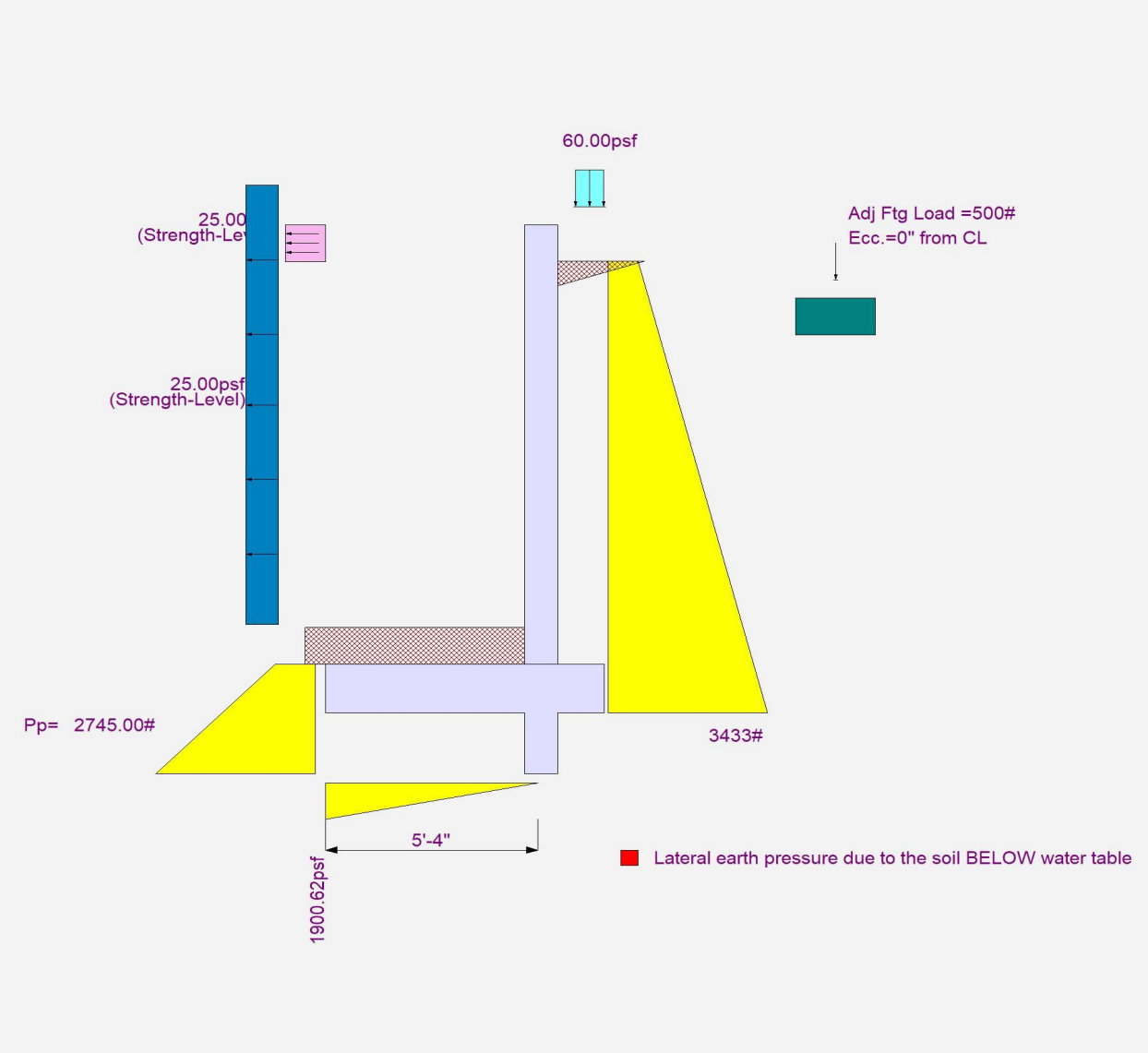


Project Title:
Engineer:
Project ID:
Project Descr:

Cantilevered Retaining Wall

Project File: 2420.70 PV Retaining Wall.ec6

DESCRIPTION: site retaining wall 11ft max



Project Title:
Engineer:
Project ID:
Project Descr:

Cantilevered Retaining Wall

Project File: 2420.70 PV Retaining Wall.ec6

LIC# : KW-06011769, Build:20.25.05.28 Schaefer (c) ENERCALC, LLC 1982-2025

DESCRIPTION: site retaining wall 9ft max

Code Reference

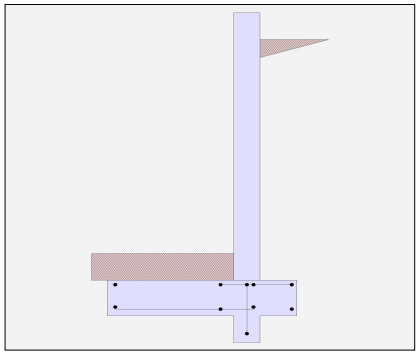
Calculations per IBC 2021, ACI 318-19, TMS 402-16

Criteria

Retained Height	=	9.00 ft
Wall height above soil	=	1.00 ft
Slope Behind Wall	=	0.00
Height of Soil over Toe	=	12.00 in
Water table above bottom of footing	=	0.0 ft

Soil Data

Allow Soil Bearing	=	3,500.0 psf
Equivalent Fluid Pressure Method		
Active Heel Pressure	=	38.0 psf/ft
	=	
Passive Pressure	=	366.0 psf/ft
Soil Density, Heel	=	110.00 pcf
Soil Density, Toe	=	110.00 pcf
Footing||Soil Friction	=	0.520
Soil height to ignore for passive pressure	=	12.00 in



Surcharge Loads

Surcharge Over Heel	=	60.0 psf
NOT Used To Resist Sliding & Overturning		
Surcharge Over Toe	=	0.0
NOT Used for Sliding & Overturning		

Axial Load Applied to Stem

Axial Dead Load	=	0.0 lbs
Axial Live Load	=	0.0 lbs
Axial Load Eccentricity	=	0.0 in

Lateral Load Applied to Stem

Lateral Load	=	25.0 #/ft
...Height to Top	=	9.00 ft
...Height to Bottom	=	1.00 ft
Load Type	=	Wind (W) (Strength Level)
Wind on Exposed Stem (Strength Level)	=	25.0 psf

Adjacent Footing Load

Adjacent Footing Load	=	500.0 lbs
Footing Width	=	2.00 ft
Eccentricity	=	0.00 in
Wall to Ftg CL Dist	=	7.00 ft
Footing Type		Line Load
Base Above/Below Soil at Back of Wall	=	-2.0 ft
Poisson's Ratio	=	0.300

Project Title:
Engineer:
Project ID:
Project Descr:

Cantilevered Retaining Wall

Project File: 2420.70 PV Retaining Wall.ec6

DESCRIPTION: site retaining wall 9ft max

Design Summary

Wall Stability Ratios

Overturning	=	1.81	OK
Sliding	=	1.64	OK
Global Stability	=	1.51	

Total Bearing Load	=	5,021	lbs
...resultant ecc.	=	14.30	in
Eccentricity outside middle third			
Soil Pressure @ Toe	=	1,537	psf OK
Soil Pressure @ Heel	=	0	psf OK
Allowable	=	3,500	psf
Soil Pressure Less Than Allowable			
ACI Factored @ Toe	=	2,188	psf
ACI Factored @ Heel	=	0	psf
Footing Shear @ Toe	=	23.2	psi OK
Footing Shear @ Heel	=	10.5	psi OK
Allowable	=	100.6	psi

Sliding Calcs

Lateral Sliding Force	=	2,453.9 lbs

Vertical component of active lateral soil pressure IS NOT considered in the calculation of soil bearing pressures.

Load Factors

Building Code	
Dead Load	1.200
Live Load	1.600
Earth, H	1.600
Wind, W	1.000
Seismic, E	1.000

Stem Construction

		Bottom		
		Stem OK		
Design Height Above Ftg	ft =	0.00		
Wall Material Above "Ht"	=	Concrete		
Design Method	=	SD	SD	SD
Thickness	=	10.00		
Rebar Size	=	# 6		
Rebar Spacing	=	15.00		
Rebar Placed at	=	7.5	in	

Design Data

fb/FB + fa/Fa	=	**0.964**
Total Force @ Section		
Service Level	lbs =	
Strength Level	lbs =	3,085.4
Moment....Actual		
Service Level	ft-# =	
Strength Level	ft-# =	11,106.0
Moment.....Allowable	=	11,514.5
Shear.....Actual		
Service Level	psi =	
Strength Level	psi =	34.3
Shear.....Allowable	psi =	63.4
Anet (Masonry)	in2 =	
Wall Weight	psf =	125.0
Rebar Depth 'd'	in =	7.50

Masonry Data

f'm	psi =	
Fs	psi =	
Solid Grouting	=	
Modular Ratio 'n'	=	
Equiv. Solid Thick.	=	
Masonry Block Type	=	Medium Weight
Masonry Design Method	=	ASD

Concrete Data

f'c	psi =	4,500.0
Fy	psi =	60,000.0

Summary of Sliding Forces

	FS = 1.0	FS = 1.5
Lateral Force @ Base of Footing	2,453.86 lbs	3,680.80 lbs
less 100% Passive Force	- 1,850.33 lbs	- 1,850.33 lbs
less 100% Friction Force	- 2,168.40 lbs	- 2,168.40 lbs
Added Resisting Force Required	0.0 lbs	
Added Resisting Force Required for 1.5 Factor of Safety		0.00 lbs

Sliding Factor of Safety = 1.638: 1.00

Project Title:
Engineer:
Project ID:
Project Descr:

Cantilevered Retaining Wall

Project File: 2420.70 PV Retaining Wall.ec6

DESCRIPTION: site retaining wall 9ft max

Concrete Stem Rebar Area Details

Bottom Stem	Vertical Reinforcing	Horizontal Reinforcing	
As (based on applied moment) :	0.3432 in2/ft		
0.0018bh : 0.0018(12)(10) :	0.216 in2/ft	Horizontal Reinforcing Options :	
	==========	One layer of :	Two layers of :
Required Area :	0.3432 in2/ft	#4@ 11.11 in	#4@ 22.22 in
Provided Area :	0.352 in2/ft	#5@ 17.22 in	#5@ 34.44 in
Maximum Area :	1.775 in2/ft	#6@ 24.44 in	#6@ 48.89 in

Footing Data

Toe Width	=	4.00 ft
Heel Width	=	2.00
Total Footing Width	=	6.00
Footing Thickness	=	16.00 in
Key Width	=	10.00 in
Key Depth	=	12.00 in
Key Distance from Toe	=	4.00 ft

f'c = 4,500 psi Fy = 60,000 psi
Footing Concrete Density = 150.00 pcf
Min. As % = 0.0018
Cover @ Top 2.00 @ Btm.= 3.00 in

Footing Design Results

		Toe	Heel	Key	
Factored Pressure	=	2,188	0		psf
Mu' : Upward	=	13,204	14		ft-#
Mu' : Downward	=	2,976	1,037		ft-#
Mu: Design	=	10,228	1,023	1,311	ft-#
φ Mn	=	19,634	28,005	6,346	ft-#
Actual 1-Way Shear	=	23.19	10.54	35.68	psi
Allow 1-Way Shear	=	53.31	56.94	68.31	psi

Toe Reinforcing = # 6 @ 15.00 in
Heel Reinforcing = # 5 @ 8.00 in
Key Reinforcing = # 6 @ 18.00 in
Footing Torsion, Tu = 0.00 ft-lbs
Footing Allow. Torsion, φ Tn = 0.00 ft-lbs

If torsion exceeds allowable, provide supplemental design for footing torsion.

Other Acceptable Sizes & Spacings

Toe: #4@ 6.94 in, #5@ 10.76 in, #6@ 15.27 in, #7@ 18 in, #8@ 18 in, #9@ 18 in, #10@ 18 in

Heel: #4@ 6.94 in, #5@ 10.76 in, #6@ 15.27 in, #7@ 18 in, #8@ 18 in, #9@ 18 in, #10@ 18 in

Key: #4@ 11.11 in, #5@ 17.22 in, #6@ 18 in, #7@ 18 in, #8@ 18 in, #9@ 18 in, #10@ 18 in

Min footing T&S reinf Area 2.07 in2
Min footing T&S reinf Area per foot 0.35 in2 /ft

If one layer of horizontal bars:	If two layers of horizontal bars:
#4@ 6.94 in	#4@ 13.89 in
#5@ 10.76 in	#5@ 21.53 in
#6@ 15.28 in	#6@ 30.56 in

Project Title:
Engineer:
Project ID:
Project Descr:

Cantilevered Retaining Wall

Project File: 2420.70 PV Retaining Wall.ec6

DESCRIPTION: site retaining wall 9ft max

Summary of Overturning & Resisting Forces & Moments

Item		.....OVERTURNING..... Force lbs	Distance ft	Moment ft-#		.....RESISTING..... Force lbs	Distance ft	Moment ft-#
HL Act Pres (ab water tbl)		2,028.8	3.44	6,988.0	Soil Over HL (ab. water tbl)	1,155.0	5.42	6,256.3
HL Act Pres (be water tbl)					Soil Over HL (bel. water tbl)		5.42	6,256.3
Hydrostatic Force					Water Table			
Buoyant Force	=				Sloped Soil Over Heel	=		
Surcharge over Heel	=	214.2	5.17	1,106.6	Surcharge Over Heel	=		
Surcharge Over Toe	=				Adjacent Footing Load	=		
Adjacent Footing Load	=	75.9	3.31	251.4	Axial Dead Load on Stem	=		
Added Lateral Load	=	120.0	6.33	760.0	* Axial Live Load on Stem	=		
Load @ Stem Above Soil	=	15.0	10.83	162.5	Soil Over Toe	=	440.0	2.00	880.0
	=				Surcharge Over Toe	=		
					Stem Weight(s)	=	1,250.0	4.42	5,520.8
					Earth @ Stem Transitions	=		
					Footing Weight	=	1,200.0	3.00	3,600.0
					Key Weight	=	125.0	4.42	552.1
					Vert. Component	=			
Total	=	2,453.9	**O.T.M.** =	9,268.5	**Total =**		4,170.0 lbs	**R.M.=**	16,809.2

Resisting/Overturning Ratio = **1.81**

Vertical Loads used for Soil Pressure = 5,020.8 lbs

* Axial live load NOT included in total displayed, or used for overturning resistance, but is included for soil pressure calculation.

Vertical component of active lateral soil pressure IS NOT considered in the calculation of Sliding Resistance.

Vertical component of active lateral soil pressure IS NOT considered in the calculation of Overturning Resistance.

Tilt

Horizontal Deflection at Top of Wall due to settlement of soil

(Deflection due to wall bending not considered)

Soil Spring Reaction Modulus	250.0	pci
Horizontal Defl @ Top of Wall (approximate only)	0.071	in

The above calculation is not valid if the heel soil bearing pressure exceeds that of the toe, because the wall would then tend to rotate into the retained soil.

DESCRIPTION: site retaining wall 9ft max

Rebar Lap & Embedment Lengths Information

Stem Design Segment: Bottom
Stem Design Height: 0.00 ft above top of footing

Lap Splice length for #6 bar specified in this stem design segment (25.4.2.4a) =	20.93 in
Development length for #6 bar specified in this stem design segment =	16.10 in
Hooked embedment length into footing for #6 bar specified in this stem design segment =	9.51 in
As Provided =	0.3520 in2/ft
As Required =	0.3432 in2/ft

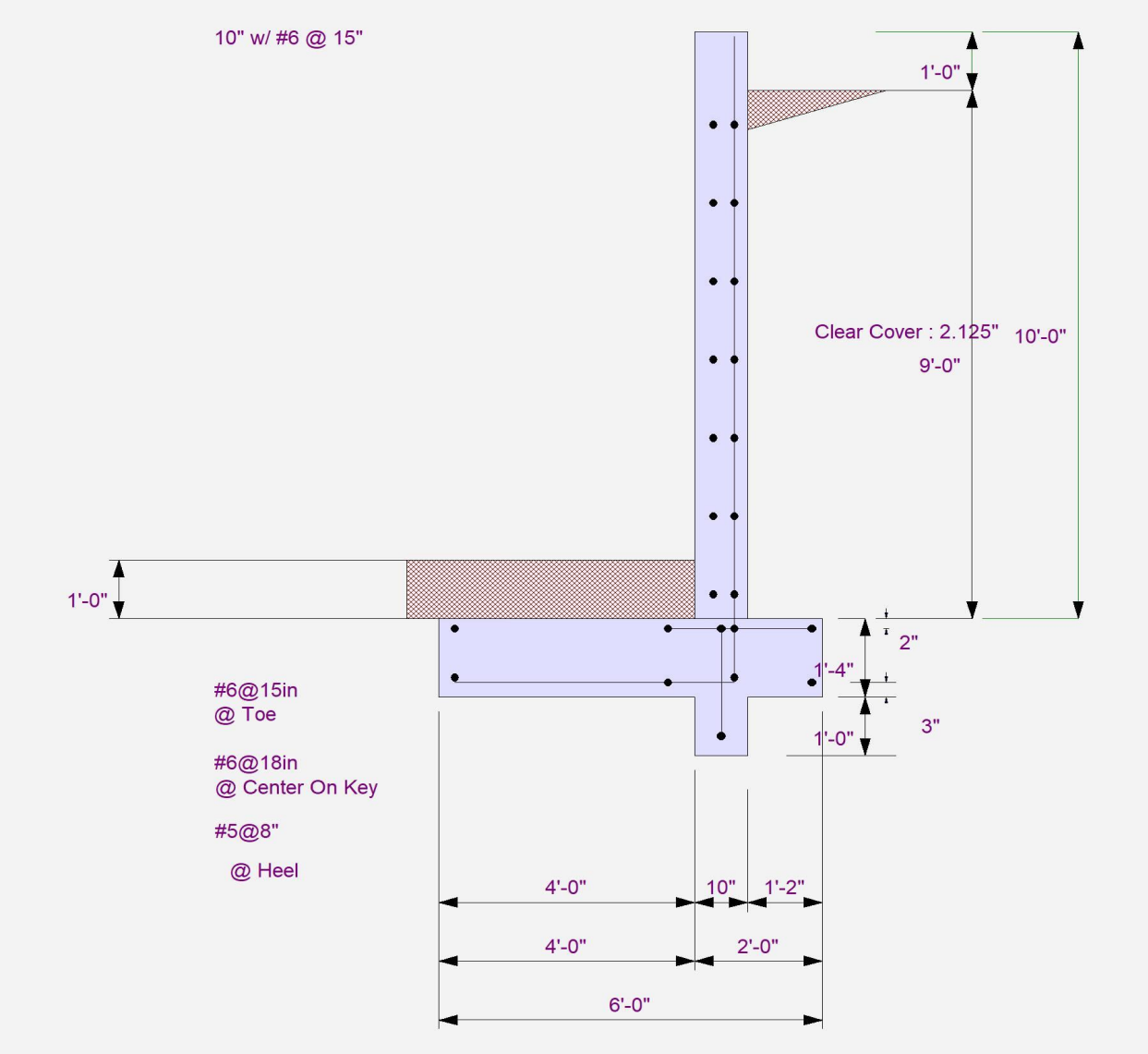
Project Title:
Engineer:
Project ID:
Project Descr:

Cantilevered Retaining Wall

Project File: 2420.70 PV Retaining Wall.ec6

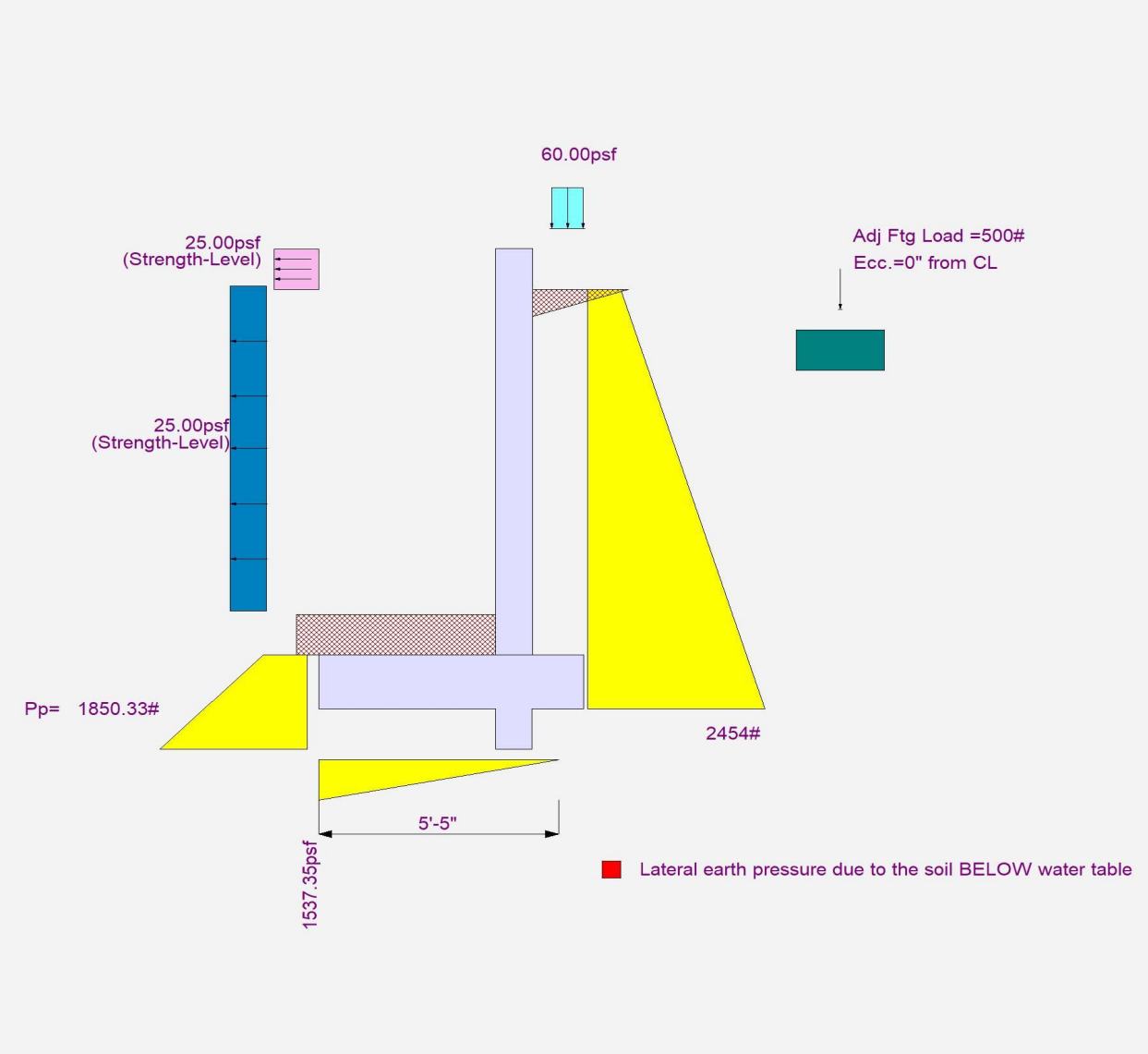
LIC# : KW-06011769, Build:20.25.05.28 Schaefer (c) ENERCALC, LLC 1982-2025

DESCRIPTION: site retaining wall 9ft max



Cantilevered Retaining Wall

DESCRIPTION: site retaining wall 9ft max



LETTER OF AUTHORIZATION

Date: June 16, 2025

To Whom It May Concern,

I, **Phillip V. Westbrooks**, as the legal owner of the property located at **6341 N North 34th Place Paradise Valley AZ, 85253**, hereby authorize **Steven Fromme** to act on my behalf in matters related to the permitting and processing of the **Pre-Application (PA-25-21) Variance – 6341 N North 34th Pl (164-05-023)** associated with the construction of a retaining wall on the aforementioned property.

This authorization includes, but is not limited to, submitting required documentation, communicating with relevant city departments or agencies, and performing any other tasks necessary to move forward with the permit process.

Should you require any additional information or verification, please do not hesitate to contact me directly.

Best Regards,

Phillip Westbrooks
Owner
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WESTBROOKS RESIDENCE
DRAINAGE REPORT

6341 N. 34TH PLACE
PARADISE VALLEY, AZ.

PREPARED FOR
Westbrooks Residence
6341 N. 34th Place
Paradise Valley, AZ

PREPARED BY
KBell Engineering LLC
1355 N. 86TH Place
Mesa, AZ 85207

July 11, 2025

KBELL ENGINEERING

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Introduction

Owner Name

Phillip Westbrooks
6341 N. 34th Place
Paradise Valley, AZ.

Assessor's Parcel Number

APN 164-05-023

Township, Range and Section

Township 2 North, Range 3 East and Section 12

Location Map showing Property in Relation to Major Streets – See **Appendix B**

Project Description & General Background

The project consists of a new retaining wall to support the existing house on a 1.18 ac residential parcel located south of Lincoln Drive, along the 34th Place alignment. The project is intended to add the retaining wall to support the house structure and replace an older failing retaining wall. The site is located off of 34th Place in Paradise Valley. The wash on the north side of the site is an offsite conveyance from a portion of the Cudia City Wash drainage basin from the mountainous area to the north of the site.

Scope of the Drainage Report

The drainage report addresses the existing drainage conditions impacting the site, and the proposed drainage design concept for post construction of the new retaining wall. This drainage report has been prepared in accordance with Town of Paradise Valley's *Storm Drainage Design Manual* and the Flood Control District of Maricopa County (FCDMC) drainage design standards and regulations. The report presents existing conditions hydrology from the upstream drainage area for the project and models the flows through an existing conditions model of the property prior to construction of the retaining wall and a proposed conditions model of the property after the retaining wall is constructed.

The floodplain was originally evaluated under "Lot 18- Mirada Los Arcos Phase 2, 6341 N. 34th Place, Paradise Valley, Az 85253" grading and drainage plan completed by Land Development Group and dated November 24, 2019 and a drainage easement was granted to the Town of Paradise Valley for the channel. A copy of the grading and drainage plan from the original submittal has been included as **Appendix C** and a copy of the drainage easement has been included as **Appendix D**.

Existing Conditions

The existing site is located within a platted residential development with a home, existing concrete driveway area and landscaping. The areas to the west, east and south of the property are developed as existing residential homes with perimeter walls. The area to the north has an existing drainage channel between the rear of the property and Lincoln Drive that conveys offsite flows from the Cudia City Wash. The existing drainage channel has heavy brush along the banks and a rocky bottom in the center of the channel. There is an existing drainage easement that covers the drainage channel.

Proposed Conditions

The project proposes to replace an existing retaining wall supporting the house in the wash on the north side of the site. The new retaining wall will be constructed between the house and the wash, effectively impacting the wash on its south side. The new retaining wall will replace the existing retaining wall.

Appendix E consists of a FIRMette from the Flood Insurance Rate Map (FIRM) #04013C1745L, dated October 16, 2013, for the project and shows that the parcel lies entirely in Zone X, which defines areas subject to less than one foot of flooding depth for the 100-year frequency rainfall event. An aerial photo of the site has been included as **Appendix F**.

Hydrologic Analysis - Offsite Conditions

The site is located south of the southern hillslope of RJ Peak and Piestewa Peak in Paradise Valley. The site is located south of E. Lincoln Drive. Flows from RJ Peak convey down the Lincoln Hills area, across Lincoln Drive and into the wash located north of the existing home. Flows convey generally from east to west of the site and then eventually to the Cudia City Wash. Generally, the offsite area on the south slope of RJ Peak slopes from north to southwest. Some hillslopes to the north are as steep as over 80% with near vertical rock outcroppings. The slope flattens in the southern portion of the draw near the Lincoln Hills area where there is a large lot development along 35th St. The peak elevation of the drainage area is approximately 1800 feet above mean sea level (MSL). The lowest elevation within the drainage area is approximately 1,365 feet above MSL, located at the west boundary of the residential parcel. A drainage area map for the offsite area has been included in the Appendix of this report as **Appendix G.**

The existing drainage area conveying to the channel was evaluated based on the Maricopa County Flood Control District Drainage Design Management System (MCFCD DDMS) program. As the offsite drainage area conveying flows to the channel is less than 150 acres, the rational method analysis within the program was utilized to calculate the hydrology contributing to the channel. The drainage area contributing was calculated at 115.18 acres with a time of concentration length of 5,651 LF was entered into the program. The land use of the offsite drainage area was evaluated based on 45.65 acres of estate residential (1/5 du per acres to 1 du per acre) and 69.53 acres of passive open space (includes mountain preserves and washes). The resulting flows for the offsite area was determined to be 315.6 cfs at the downstream cross section at the west boundary of the project. A copy of the resulting rational method flow summary has been included as **Appendix H.**

Hydraulic Modeling

The resulting flows were modeled through two hydraulic models in HECRas. The first hydraulic model assumed the existing conditions of the channel pre-construction of the new retaining wall. The second model assumed proposed conditions of the channel post construction of the new retaining wall. Cross Sections for the pre-construction model were based on existing conditions of the channel and post construction cross sections were based on proposed grading of the channel to install the retaining wall. A copy of the resulting models has been included in the Appendix as **Appendix I** for the existing conditions model and **Appendix J** for the proposed conditions model. The resulting information of Appendix I and Appendix J show that the construction of the new retaining wall has no impact at the eastern most and western most boundary of the site and does not raise the water surface or velocity of the channel as it enters or leaves the residential property.

The project proposes to change the existing drainage easement to account for more current information and the impact on the floodplain due to the retaining wall. The drainage easement has been shown to be outside the face of the retaining wall so that the retaining wall is not within the drainage easement.

Erosion Hazards

The existing building is adjacent to the existing floodplain on the southside of the floodplain. The retaining wall is proposed to protect the existing slope between the house and the floodplain and protect the house from erosion of the existing slope where the channel bends to the west. The floodplain area is already fairly incised with mostly existing boulders within the bottom of the wash area. The armoring of the channel with the retaining wall should protect the existing slope and house from any additional erosion.

Lowest Finished Floor Elevation

The building finished floor elevation is 1378.60 which 2.33 feet higher than the floodplain at the eastern end of the channel and is buffered by the proposed retaining wall between the building and floodplain. Mid way through the footprint, the elevation difference is 7.36 feet and on the west end, the elevation is 10.15 ft difference. The footings for the wall is proposed to be approximately a 1'-0" below the existing grade of the wash. Velocities of the channel in this area range from 7.42 ft/s to 8.20 ft/s in both the existing conditions and proposed conditions models.

Conclusion

The proposed construction of the new retaining wall to support the house has little change on the existing conditions of the channel and its flows. The new drainage easement is very similar to the existing drainage easement. All finished floors on the property are above the proposed and existing conditions floodplain elevations.

References

- Town of Paradise Valley "Storm Drainage Design Manual", June 2018.
- Flood Control District of Maricopa County, "Drainage Design Manual, Volume I" July 2023
- Flood Control District of Maricopa County, "Drainage Design Manual, Volume II" July 2018

Appendices

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Appendix A
Warning and Disclaimer of Liability

WARNING AND DISCLAIMER OF LIABILITY

The Town's Stormwater and Floodplain Management Ordinance is intended to minimize the occurrence of losses, hazards and conditions adversely affecting the public health, safety and general welfare which might result from flooding.

The Stormwater and Floodplain Management Ordinance identifies floodplains, floodways, flood fringes and special flood hazard areas. However, a property outside these areas could be inundated by floods. Also, much of the Town is a dynamic flood area; floodways, floodplains, flood fringes and special flood hazard areas may shift from one location to another, over time, due to natural processes.

WARNING AND DISCLAIMER OF LIABILITY

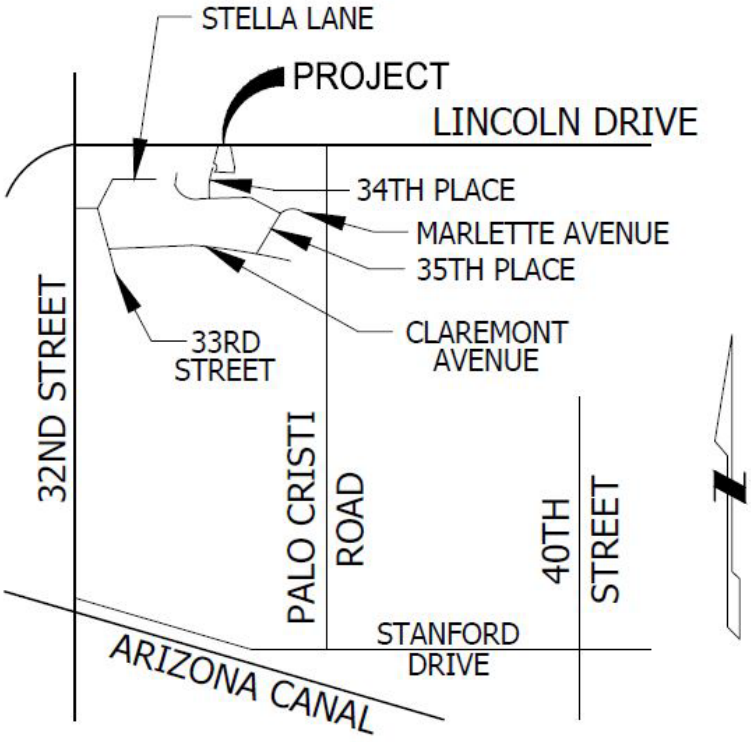
The flood protection provided by the Stormwater and Floodplain Management Ordinance is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Floods larger than the base flood can and will occur on rare occasions. Floodwater heights may be increased by constructed or natural causes. The Stormwater and Floodplain Management Ordinance does not create liability on the part of the Town, any officer or employee thereof, or the federal, state or county government for any flood damages that result from reliance on the Ordinance or any administrative decision lawfully made thereunder.

Compliance with the Stormwater and Floodplain Management Ordinance does not ensure complete protection from flooding. Flood-related problems such as natural erosion, streambed meander, or constructed obstructions and diversions may occur and have an adverse effect in the event of a flood. You are advised to consult your own engineer or other expert regarding these considerations.

I have read and understand the above.

_____	_____	_____
Plan Check #	Owner	Date

Appendix B
Site Location Map



VICINITY MAP
NOT TO SCALE

Appendix C

"Lot 18- Mirada Los Arcos Phase 2, 6341 N. 34th Place, Paradise Valley, Az 85253" grading and drainage plan completed by Land Development Group and dated November 24, 2019

PARTIAL GRADING & DRAINAGE PLAN
6341 N 34TH PL., PARADISE VALLEY, AZ 85253
LOT 18 - MIRADA LOS ARCOS PHASE 2
A SUBDIVISION PLAT RECORDED IN BOOK 159 OF MAPS, PAGE 35, MCR., LOCATED IN A PORTION OF THE NW 1/4 OF THE NE 1/4 OF THE SW 1/4 OF SECTION 12, T.2N, R.3E OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

TOWN OF PARADISE VALLEY NOTES

1. GRADING SHALL BE IN CONFORMANCE WITH 2015 IBC.
2. PRIOR TO FIRST FOOTING INSPECTION OF ANY TYPE, ALL PROPERTY PINS SHALL BE PLACED BY A REGISTERED LAND SURVEYOR OF THE STATE OF ARIZONA, AND PROPERTY LINES MUST BE PHYSICALLY IDENTIFIED PRIOR TO INSPECTION.
3. WHERE EXCAVATION IS TO OCCUR THE TOP 4" OF EXCAVATED NATIVE SOIL SHALL REMAIN ON THE SITE AND SHALL BE REUSED IN A MANNER THAT TAKES ADVANTAGE OF THE NATURAL SOIL SEED BANK IT CONTAINS.
4. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST MARICOPA ASSOCIATION OF GOVERNMENTS (M.A.G.) SPECIFICATIONS AND STANDARD DETAILS.
5. ALL EXTERIOR SITE LIGHTING SHALL COMPLY WITH REQUIREMENTS OF SECTION 1023 OF THE TOWN OF PARADISE VALLEY ZONING ORDINANCES FOR FUTURE TYPE, LOCATION, HEIGHT, WATTAGE BASED UPON FIXTURES INSTALLED.
6. A DUST CONTROL PLAN MEETING THE REQUIREMENTS OF RULE 310 OF THE MARICOPA COUNTY AIR POLLUTION CONTROL REGULATIONS, AS AMENDED, IS REQUIRED.
7. A SEPARATE PERMIT IS NECESSARY FOR ANY OFFSITE CONSTRUCTION.
8. AN APPROVED GRADING AND DRAINAGE PLAN SHALL BE ON THE JOB SITE AT ALL TIMES. DEVIATIONS FROM THE PLAN MUST BE PRECEDED BY AN APPROVED PLAN REVISION.
9. EAVE PROJECTIONS INTO REQUIRED SETBACKS ARE LIMITED TO A MAXIMUM OF 24" PURSUANT TO SECTION 1008 OF THE TOWN OF PARADISE VALLEY ZONING ORDINANCES.
10. ALL STRUCTURES AND LANDSCAPING WITHIN THE SIGHT VISIBILITY TRIANGLE SHALL HAVE A 2 FOOT MAXIMUM HEIGHT.
11. ALL NEW AND EXISTING ELECTRICAL SERVICE TO BE BURIED UNDERGROUND PER THE TOWN OF PARADISE VALLEY STANDARDS.
12. POOL, SPA, BARBECUE AND ANY PROPOSED STRUCTURES OVER 8 INCHES ABOVE GRADE REQUIRE SEPARATE PERMIT APPLICATIONS.
13. POOLS SHALL BE CONSTRUCTED BY SEPARATE PERMIT AND SECURED FROM UNWANTED ACCESS PER SECTION 5–11–1 OF THE TOWN OF PARADISE VALLEY ORDINANCES.
14. A SETBACK CERTIFICATION IS REQUIRED AND MUST BE GIVEN TO TOWN INSPECTOR AT STEM WALL INSPECTION.
15. MAIL BOX TO COMPLY WITH THE TOWN OF PARADISE VALLEY STANDARDS FOR MAIL BOXES IN THE R.O.W. FOR HEIGHT, WIDTH AND BREAK AWAY FEATURES.
16. ALL PATIOS, WALKS, AND DRIVES TO SLOPE AWAY FROM BUILDING AND GARAGES AT A MINIMUM SLOPE OF 1/4" PER FOOT UNLESS SPECIFIED OTHERWISE. ALL LAWN AREAS ADJOINING WALKS OR SLABS WILL BE GRADED TO 2" BELOW THE TOP OF SLAB. TYPICAL FINISHED GRADE AROUND PERIMETER OF BUILDING IS MINUS 6" BELOW FINISHED FLOOR UNLESS SPECIFIED OTHERWISE.
17. ALL MATERIAL TO BE UNDER SLABS AND WALKS SHALL BE COMPACTED TO NOT LESS THAN 95% PER ASTM D698.
18. SOILS COMPACTION TEST RESULTS MUST BE SUBMITTED TO THE TOWN ENGINEER'S OFFICE FOR BUILDING PADS THAT HAVE ONE (1) FOOT OR MORE OF FILL MATERIAL INDICATED. THIS INFORMATION MUST BE SUPPLIED PRIOR TO REQUEST FOR FINAL INSPECTION.
19. TRENCH BED SHALL BE FREE OF ROCKS AND DEBRIS.
20. REGULATION II RULE 20–3 OF THE MARICOPA COUNTY HEALTH DEPARTMENT, BUREAU OF AIR POLLUTION CONTROL SHALL BE OBSERVED AND ENFORCED.
21. ALL WORK REQUIRED TO COMPLETE THE CONSTRUCTION COVERED BY THIS PLAN SHALL BE IN ACCORDANCE WITH THE M.A.G. STANDARD SPECIFICATIONS AND DETAILS AND CURRENT SUPPLEMENTS THEREOF PER THE LOCAL CITY OR TOWN UNLESS SPECIFIED OTHERWISE IN THESE PLANS OR ELSEWHERE IN THE CONTRACT DOCUMENTS. CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH ALL REQUIRED STANDARD SPECIFICATIONS, DETAILS AND SUPPLEMENTS PRIOR TO BIDDING THE WORK FOR THE CONSTRUCTION COVERED BY THIS PLAN.
22. THE CONTRACTOR IS TO COMPLY WITH ALL LOCAL STATE, AND FEDERAL LAWS AND REGULATIONS APPLICABLE TO THE CONSTRUCTION COVERED BY THIS PLAN.
23. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH ALL PERMITS REQUIRED TO COMPLETE ALL WORK COVERED BY THIS PLAN.
24. ALL CONSTRUCTION IN THE PUBLIC RIGHTS–OF–WAY OR IN EASEMENTS GRANTED FOR PUBLIC USE MUST CONFORM TO THE LATEST MARICOPA ASSOCIATION OF GOVERNMENTS (MAG) UNIFORM STANDARD SPECIFICATIONS AND UNIFORM STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION.
25. THE TOWN ONLY APPROVES THE SCOPE, NOT THE DETAIL, OF ENGINEERING DESIGNS; THEREFORE, IF CONSTRUCTION QUANTITIES ARE SHOWN ON THESE PLANS, THEY ARE NOT VERIFIED BY THE TOWN.
26. THE APPROVAL OF PLANS IS VALID FOR SIX (6) MONTHS. IF AN ENCROACHMENT PERMIT FOR THE CONSTRUCTION HAS NOT BEEN ISSUED WITHIN SIX MONTHS, THE PLANS MUST BE RESUBMITTED TO THE TOWN FOR RE–APPROVAL.
27. A PUBLIC WORKS INSPECTOR WILL INSPECT ALL WORKS WITHIN THE TOWN OF PARADISE VALLEY RIGHTS–OF–WAY AND IN EASEMENTS. NOTIFY INSPECTION SERVICES 24 HOURS PRIOR TO BEGINNING CONSTRUCTION BY CALLING 480–312–5750.
28. WHENEVER EXCAVATION IS NECESSARY, CALL THE BLUE STAKE CENTER, 602–263–1100, TWO WORKING DAYS BEFORE EXCAVATION BEGINS. THE CENTER WILL SEE THAT THE LOCATION OF THE UNDERGROUND UTILITY LINES IS IDENTIFIED FOR THE PROJECT. CALL "COLLECT" IF NECESSARY.
29. ENCROACHMENT PERMITS ARE REQUIRED FOR ALL WORK IN PUBLIC RIGHTS–OF–WAY AND EASEMENTS GRANTED FOR PUBLIC PURPOSES. AN ENCROACHMENT PERMIT WILL BE ISSUED BY THE TOWN ONLY AFTER THE REGISTRANT HAS PAID A BASE FEE PLUS A FEE FOR INSPECTION SERVICES. COPIES OF ALL PERMITS MUST BE RETAINED ON–SITE AND BE AVAILABLE FOR INSPECTION AT ALL TIMES. FAILURE TO PRODUCE THE REQUIRED PERMITS WILL RESULT IN IMMEDIATE SUSPENSION OF ALL WORK UNTIL THE PROPER PERMIT DOCUMENTATION IS OBTAINED.
30. ALL EXCAVATION AND GRADING THAT IS NOT IN THE PUBLIC RIGHTS–OF–WAY OR NOT IN EASEMENTS GRANTED FOR PUBLIC USE MUST CONFORM TO CHAPTER 70, EXCAVATION AND GRADING, OF THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE PREPARED BY THE INTERNATIONAL CODE COUNCIL. A PERMIT FOR THIS GRADING MUST BE SECURED FROM THE TOWN FOR A FEE ESTABLISHED BY THE INTERNATIONAL BUILDING CODE.
31. EXCAVATIONS SHALL COMPLY WITH REQUIREMENTS OF OSHA EXCAVATION STANDARDS (29 CFR, PART 1926, SUBPART P). UNDER NO CIRCUMSTANCES WILL THE CONTRACTORS BE ALLOWED TO WORK IN A TRENCH LOCATED WITHIN THE TOWN'S RIGHT–OF–WAY WITHOUT PROPER SHORING OR EXCAVATION METHODS.
32. ON DEMOLITION, GRADING, REMODELING AND NEW CONSTRUCTION PROJECTS, PERMITTEE MUST NOTIFY ADJACENT PROPERTY OWNERS REGARDING THE NATURE OF THE PROJECT, THE tIME PERIOD FOR CONSTRUCTION, AND ANY UNUSUAL ACTIVITIES THAT MAY CAUSE DISRUPTION OF THE NORMAL COURSE OF TRAFFIC DURING CONSTRUCTION.
33. ALL PERMITTEES MUST POST A 6 SQUARE FOOT (2'X3') IDENTIFICATION SIGN, MADE OF DURABLE MATERIAL, IN THE FRONT YARD OF SUBJECT PROPERTY AND NOT IN THE TOWN RIGHT–OF–WAY. THE SIGN MAY NOT EXCEED A MAXIMUM OF 6 FEET IN HEIGHT FROM GRADE TO TOP OF THE SIGN. THE SIGN MUST INCLUDE THE PERMITTEE OR COMPANY NAME, PHONE NUMBER. TYPE OF WORK, AND ADDRESS OF PROJECT.
34. WHEN DEEMED NECESSARY, A 6–FOOT HIGH CHAIN LINK FENCE MUST BE INSTALLED AROUND THE CONSTRUCTION AREA TO PREVENT ANY POTENTIAL SAFETY HAZARD FOR THE PUBLIC. THE FENCE SHALL BE SETBACK AT LEAST 10 FEET FROM ALL RIGHTS–OF–WAY AND HAVE A 50–FOOT STREET CORNER SITE TRIANGLE WHERE APPLICABLE.
35. CLEAR ACCESS FOR NEIGHBORING PROPERTIES AND EMERGENCY VEHICLES MUST BE MAINTAINED AT ALL TIMES. CONSTRUCTION RELATED VEHICLES MUST BE LEGALLY PARKED ONLY ON ONE SIDE OF THE STREET OR JOB SITE PROPERTY. IF A STAGING AREA IS NEEDED ON A PROPERTY OTHER THAN THE CONSTRUCTION SITE FOR CONSTRUCTION SUPPLIES AND EQUIPMENT, THE PERMITTEE MUST OBTAIN PROPERTY OWNER AND TOWN APPROVAL FIRST AND MUST INFORM THE ADJACENT PROPERTY OWNERS OF THE LOCATION OF STAGING AREA, AND TIME AND HOURS DURING THE DAY THE AREA WILL BE USED.
36. EXCEPT AS OUTLINED IN ITEM 4, ALL CONSTRUCTION DEBRIS AND EQUIPMENT MUST BE CONTAINED ON SITE AT ALL TIMES. CONTRACTOR AND PROPERTY OWNER MUST MAINTAIN THE JOB SITE FREE OF LITTER AND UNSIGHTLY MATERIALS AT ALL TIMES. CONSTRUCTION MATERIALS ARC PROHIBITED IN THE TOWN RIGHT–OF–WAY OR NEAR ADJACENT PROPERTIES.
37. BUILDING CONSTRUCTION MUST NOT START SOONER THAN SUNRISE AND MUST STOP NO LATER THAN SUNSET. ALSO, ORDINANCE #561 IMPOSES RESTRICTIONS ON CONSTRUCTION WORK ON SATURDAYS, SUNDAYS AND MAJOR BUSINESS HOLIDAYS. HILLSIDE PROJECTS MAY HAVE ADDITIONAL RESTRICTIONS. EQUIPMENT WITH AUDIBLE REVERSE DIRECTION WARNINGS MUST NOT BE OPERATED PRIOR TO 7:00 A.M.
38. THE USE AND OPERATION OF FUEL–FIRED GENERATORS ON ANY CONSTRUCTION SITE, NEW, EXISTING OR REMODELING, IS PROHIBITED UNLESS DUE TO A HARDSHIP TOWN APPROVAL IS OBTAINED.
39. THE CONTRACTOR AND PROPERTY OWNER WILL BE LIABLE FOR ANY DAMAGE DONE TO ANY PUBLIC PROPERTY AS A RESULT OF ANY CONSTRUCTION OR CONSTRUCTION RELATED ACTIVITIES. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL AFFECTED RIGHTS–OF–WAY ARE CLEANED AND/OR REPAIRED TO THEIR ORIGINAL CONDITION AND UNTIL ANY AND ALL DAMAGES TO AFFECTED PROPERTIES ARE RESTORED TO ORIGINAL CONDITION, OR UNTIL SUCH TIME THAT A WRITTEN, SIGNED AND LEGALLY BINDING AGREEMENT HAS BEEN REACHED BY THC PARTIES INVOLVED TO REMEDY ANY VIOLATION WITHIN A REASONABLE TIME PERIOD, AND UNTIL ALL REQUIRED FEES ARE PAID IN FULL.
40. THE NATURAL FLOW OF RAINWATER AND OTHER SURFACE DRAINAGE FROM THE PROPERTY MAY NOT BE ALTERED IN ANY WAY.
41. A KEY SWITCH SHALL BE REQUIRED ON ALL NEW AND EXISTING ELECTRIC ENTRY CONTROL GATES. THE KEY SWITCH SHALL BE INSTALLED IN A LOCATION ON THE GATE CONTROL PANEL THAT IS READILY VISIBLE AND ACCESSIBLE. KNOX BOX ORDER FORMS ARE AVAILABLE AT THE PARADISE VALLEY BUILDING DEPARTMENT.
42. ALL EQUIPMENT OF ALL TRADES ON OR AFFECTING THE JOB MUST BE CLEANED ONLY IN A PRE–DETERMINED AND DESIGNATED AREA. DEBRIS AND RUNOFF FROM SAID AREA MAY NOT EXTEND BEYOND THE BUILDING AREA.
43. PROPERTY OWNER, BUILDER, OR GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR CONTROLLING DUST FROM THE SITE AT ALL TIMES. ALL MEANS NECESSARY SHALL BE USED BY THE BUILDER OR GENERAL CONTRACTOR TO CONTROL THE EXISTENCE OF DUST CAUSED BY ANY EARTHWORK, SPRAY APPLICATION OF MATERIALS, OR OTHER DUST–CAUSING PRACTICES REQUIRED BY THE CONSTRUCTION PROCESS.
44. AN INSPECTION FEE WILL BE CHARGED IF THE INSPECTION IS REQUIRED AS A RESULT OF A CODE VIOLATION.
45. FOR DEMOLITION INSPECTION OWNER OR PERMITTEE SHALL NOTIFY OSHA FOR ASBESTOS INSPECTION. ALL DEMOLITIONS AND ALL RENOVATION ACTIVITIES THAT WILL DISTURB FRIABLE ASBESTOS CONTAINING MATERIALS MUST BE REPORTED TO THE MARICOPA COUNTY ENVIRONMENTAL SERVICES DEPARTMENT.

ENGINEERS NOTES

1. MARICOPA ASSOCIATION OF GOVERNMENTS (M.A.G.) UNIFORM STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION INCLUDING LATEST REVISION AND CURRENT SUPPLEMENTS THEREOF PER THE LOCAL TOWN OR CITY) ARE INCORPORATED INTO THIS PLAN IN THEIR ENTIRETY.
2. ALL WORK REQUIRED TO COMPLETE THE CONSTRUCTION COVERED BY THIS PLAN SHALL BE IN ACCORDANCE WITH THE M.A.G. STANDARD SPECIFICATIONS AND DETAILS AND CURRENT SUPPLEMENTS THEREOF PER THE LOCAL CITY OR TOWN UNLESS SPECIFIED OTHERWISE IN THESE PLANS OR ELSEWHERE IN THE CONTRACT DOCUMENTS. CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH ALL REQUIRED STANDARD SPECIFICATIONS, DETAILS AND SUPPLEMENTS PRIOR TO BIDDING THE WORK FOR THE CONSTRUCTION COVERED BY THIS PLAN.
3. GRADING SHALL BE IN CONFORMANCE WITH 2015 IBC SEC. 1803 AND APPENDIX J.
4. 5% MINIMUM SLOPE AWAY FROM BUILDING FOR A MINIMUM 10', U.N.O.
5. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST MARICOPA ASSOCIATION OF GOVERNMENTS (M.A.G.) SPECIFICATIONS AND STANDARD DETAILS.
6. A DUST CONTROL PLAN MEETING THE REQUIREMENTS OF RULE 310 OF THE MARICOPA COUNTY AIR POLLUTION CONTROL REGULATIONS, AS AMENDED, IS REQUIRED.
7. A SEPARATE PERMIT IS NECESSARY FOR ANY OFFSITE CONSTRUCTION.
8. AN APPROVED GRADING AND DRAINAGE PLAN SHALL BE ON THE JOB SITE AT ALL TIMES. DEVIATIONS FROM THE PLAN MUST BE PRECEDED BY AN APPROVED PLAN REVISION.
9. ALL DRAINAGE PROTECTIVE DEVICES SUCH AS SWALES, INTERCEPTOR DITCHES, PIPES, PROTECTIVE BERMS, BARRIER WALLS, CONCRETE CHANNELS OR OTHER MEASURES DESIGNED TO PROTECT ADJACENT BUILDINGS OR PROPERTY FROM STORM RUNOFF MUST BE COMPLETED PRIOR TO BUILDING CONSTRUCTION.
10. ALL STRUCTURES AND LANDSCAPING WITHIN THE SIGHT VISIBILITY TRIANGLE SHALL HAVE A 2 FOOT MAXIMUM HEIGHT.
11. ALL PATIOS, WALKS, AND DRIVES TO SLOPE AWAY FROM BUILDING AND GARAGES AT A MINIMUM SLOPE OF 1/4" PER FOOT UNLESS SPECIFIED OTHERWISE. ALL LAWN AREAS ADJOINING WALKS OR SLABS WILL BE GRADED TO 2" BELOW THE TOP OF SLAB. TYPICAL FINISHED GRADE AROUND PERIMETER OF BUILDING IS MINUS 6" BELOW FINISHED FLOOR UNLESS SPECIFIED OTHERWISE.
12. ALL MATERIAL TO BE UNDER SLABS AND WALKS SHALL BE COMPACTED TO NOT LESS THAN 95% PER ASTM D698.
13. THE QUANTITIES AND SITE CONDITIONS DEPICTED IN THESE PLANS ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE SUBJECT TO ERROR AND OMISSION. CONTRACTORS SHALL SATISFY THEMSELVES AS TO ACTUAL QUANTITIES AND SITE CONDITIONS PRIOR TO BIDDING THE WORK FOR THE CONSTRUCTION COVERED BY THIS PLAN.
14. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH ALL PERMITS REQUIRED TO COMPLETE ALL WORK COVERED BY THIS PLAN.
15. THE CONTRACTOR IS RESPONSIBLE FOR ALL METHODS, SEQUENCING, AND SAFETY CONCERNS ASSOCIATED WITH THIS PROJECT DURING CONSTRUCTION, UNLESS SPECIFICALLY ADDRESSED OTHERWISE IN THIS PLAN OR ELSEWHERE.
16. A REASONABLE EFFORT HAS BEEN MADE TO SHOW THE LOCATIONS OF EXISTING UNDERGROUND FACILITIES AND UTILITIES IN THE CONSTRUCTION AREA. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES AND/OR FACILITIES CAUSED DURING THEIR CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL CALL 48 HOURS IN ADVANCE FOR BLUE STAKE (1–800–STAKE–IT) PRIOR TO ANY EXCAVATION.
17. THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION OF CONSTRUCTION AFFECTING UTILITIES AND THE COORDINATION OF ANY NECESSARY UTILITY RELOCATION WORK.
18. ALL PAVING, GRADING, EXCAVATION, TRENCHING, PIPE BEDDING, CUT, FILL AND BACKFILL SHALL COMPLY WITH THE RECOMMENDATIONS SET FORTH IN THE SOILS (GEOTECHNICAL) REPORT FOR THIS PROJECT IN ADDITION TO THE REFERENCED REQUIRED SPECIFICATIONS AND DETAILS.
19. THE CONTRACTOR IS TO VERIFY THE LOCATION AND THE ELEVATIONS OF ALL EXISTING UTILITIES AT POINTS OF TIE–IN PRIOR TO COMMENCING ANY NEW CONSTRUCTION. SHOULD ANY LOCATION OR ELEVATION DIFFER FROM THAT SHOWN ON THESE PLANS, THE CONTRACTOR SHALL CONTACT THE OWNER'S AGENT.
20. CONTRACTOR TO VERIFY AND COORDINATE ALL DIMENSIONS AND SITE LAYOUT WITH ARCHITECTURE'S FINAL SITE PLAN AND FINAL BUILDING DIMENSIONS BEFORE STARTING WORK. REPORT DISCREPANCIES TO OWNER'S AGENT.
21. COORDINATION BETWEEN ALL PARTIES IS ESSENTIAL PART OF CONTRACT.
22. CONTRACTOR IS RESPONSIBLE FOR PROJECT AND SITE CONDITIONS, AND TO WORK WITH WEATHER CONDITIONS AS THE PROJECT SITE MAY BE LOCATED IN A FLOOD PRONE AREA AND SUBJECT TO FLOODING AND ITS HAZARDS.
23. THE CONTRACTOR IS TO VERIFY THE LOCATION, ELEVATION, CONDITION, AND PAVEMENT CROSS–SLOPE OF ALL EXISTING SURFACES AT POINTS OF TIE–IN AND MATCHING, PRIOR TO COMMENCEMENT OF GRADING, PAVING, CURB AND GUTTER, OR OTHER SURFACE CONSTRUCTION. SHOULD EXISTING LOCATIONS, ELEVATIONS, CONDITION, OR PAVEMENT CROSS–SLOPE DIFFER FROM THAT SHOWN ON THESE PLANS, RESULTING IN THE DESIGN INTENT REFLECTED ON THESE PLANS NOT ABLE TO BE CONSTRUCTED, THE CONTRACTOR SHALL NOTIFY THE OWNER'S AGENT IMMEDIATELY FOR DIRECTION ON HOW TO PROCEED PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR ACCEPTS RESPONSIBILITY FOR ALL COSTS ASSOCIATED WITH CORRECTIVE ACTION IF THESE PROCEDURES ARE NOT FOLLOWED.
24. CONTRACTOR IS RESPONSIBLE TO COORDINATE UTILITY CROSSINGS AT CULVERT CROSSINGS BEFORE STARTING WORK ON CULVERT. COORDINATE WITH OWNER REPRESENTATIVE. VERIFY UTILITY LINES AND/OR CONDUITS ARE IN PLACE BEFORE STARTING CULVERT WORK.
25. ALL ON–SITE UTILITIES PER OTHERS.
26. THIS PROJECT REQUIRES A REGULAR ONGOING MAINTENANCE PROGRAM FOR THE DESIGNED DRAINAGE SYSTEM(S) TO PRESERVE THE DESIGN INTEGRITY AND THE ABILITY TO PERFORM ITS OPERATIONAL INTENT. FAILURE TO PROVIDE MAINTENANCE WILL JEOPARDIZE THE DRAINAGE SYSTEM(S)' PERFORMANCE AND MAY LEAD TO IT'S INABILITY TO PERFORM PROPERLY AND/OR CAUSE DAMAGE ELSEWHERE IN THE PROJECT.
27. IF A DISCREPANCY IS FOUND BETWEEN ENGINEER'S PLAN OR SURVEYOR'S STAKING AND THE ARCHITECTURAL PLAN. ENGINEER SHALL BE NOTIFIED IMMEDIATELY. FAILURE TO NOTIFY ENGINEER SHALL NEGATE ENGINEER'S LIABILITY.
28. ALL DISTURBED AREAS ARE TO BE ROPED AND ROPING MUST MATCH PLAN.
29. VEGETATION OUTSIDE OF CONSTRUCTION AREA TO REMAIN.
30. AREAS OUTSIDE THE WALL AND CUT AND FILL SLOPES SHALL BE REVEGETATED WITH SIMILAR PLANT TYPES AND DENSITIES FOUND ON THE SITE. REVEGETATION SHALL BE COMPLETED PRIOR TO OCCUPANCY AND THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
31. MECHANICAL EQUIPMENT SHALL BE SCREENED TO A MINIMUM OF ONE FOOT ABOVE TOP OF EQUIPMENT.
32. ANY FUTURE IMPROVEMENTS SHOWN HEREON SHALL REQUIRE A SEPARATE PERMIT.
33. ANY POINTS OF DRAINAGE CONCENTRATION SHOULD BE PROTECTED AGAINST EROSION WITH NATIVE STONE.
34. THIS PLAN IS DESIGNED TO SHOW SITE GRADING AND DRAINAGE CONTRACTOR SHALL USE THE ARCHITECTURAL SITE PLAN TO DETERMINE FINAL HOUSE, WALL, STEP, ETC., LOCATIONS AND ELEVATIONS.
35. ALL DRAINAGE FACILITIES TO BE MAINTAINED BY HOMEOWNER.
36. SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR SITE AND RETAINING WALLS LAYOUT, DIMENSIONS, AND DETAILS. TOP OF FOOTING ELEVATIONS SHOWN IN PLAN ARE APPROXIMATE ONLY. ACTUAL TOP OF FOOTINGS TO BE DETERMINED AT TIME OF CONSTRUCTION AND TO BE A MINIMUM OF SIX INCHES BELOW EXISTING NATURAL GRADE OR FINISHED GRADE WHICHEVER IS LOWER (TYPICAL).
37. REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING LAYOUT, DIMENSIONS AND ELEVATIONS.
38. REFER TO STRUCTURAL DRAWINGS, DETAILS AND CALCULATIONS FOR ALL PROPOSED RETAINING WALLS.
39. FOR CHANGE IN ELEVATION THAT ARE GREATER THAN 30", PROVIDE 36" HIGH GUARDRAILS FOR TOTAL OF 42" FALL PROTECTION BARRIER U.N.O.
40. ALL WATER AND SEWER LINES AND CONNECTIONS MUST BE INSTALLED PER IPC 2015, MAG AND CITY OF PHOENIX SUPPLEMENT TO MAG.
41. ALL PIPES AND FITTINGS SHALL BE INSTALLED PER MANUFACTURE'S SPECIFICATIONS AND DETAILS.
42. ABANDONMENT OR REMOVAL OF EXISTING SEPTIC SYSTEMS SHALL BE PERFORMED IN ACCORDANCE WITH THE MARICOPA COUNTY ENVIRONMENTAL SERVICES DEPARTMENT RULES AND STANDARDS, AND WILL REQUIRE SEPARATE PERMIT.
43. COORDINATE RIPRAP COLOR WITH LANDSCAPE PLANS AND DETAILS.
44. VERIFY AND COORDINATE WITH ARCHITECTURAL AND LANDSCAPE PLANS LOCATION AND HEIGHT OF ALL SITE WALLS.
45. DISTURBED AREA 0.12 ACRES < 1 ACRE; NPDES PERMIT IS NOT REQUIRED.
46. REFER TO ARCHITECTURAL PLANS AND DETAILS FOR DEMOLITION OF EXISTING BUILDING STRUCTURE, SITE WALLS AND PAVEMENT.
47. VERIFY AND COORDINATE WITH LANDSCAPE PLANS FINAL LOCATION AND GRATE TYPE OF SPECIFIED AREA DRAINS AND TRENCH DRAINS.
48. THE SCOPE OF THIS GRADING AND DRAINAGE PLAN COVERS CERTAIN SITE DRAINAGE IMPROVEMENTS TO MITIGATE EXISTING EROSION ISSUES ALONG THE NORTH SIDE OF THE EXISTING RESIDENCE. LAND DEVELOPMENT GROUP (LDG) ASSUMES NO LIABILITY FOR DRAINAGE ISSUES BEYOND THE LIMITS OF THE CONSTRUCTION SHOWN ON THESE PLANS.
49. THE GRADING AND DRAINAGE DESIGN PRESENTED HEREIN IS BASED ON EVALUATING STORMWATER RUNOFF RESULTING FROM A STATISTICAL ANALYSIS OF STORM EVENTS OF PARTICULAR FREQUENCY, UP TO AND INCLUDING 100–YEAR EVENT AS REQUIRED BY THE CITY OF PHOENIX AND MARICOPA COUNTY DRAINAGE DESIGN MANUALS. A STORM EVENT EXCEEDING THE 100–YEAR EVENT MAY CAUSE OR CREATE THE RISK OF GREATER STORM IMPACT THAN IS PRESENTED AND ADDRESSED ON THIS PLAN.
50. IT IS RECOMMENDED ALL CONSTRUCTION WORK PRESENTED HEREIN TO OCCUR PAST THE MONSOON SEASON. VERIFY FORECAST AND WEATHER CONDITIONS BEFORE EXCAVATION. PROTECT EXPOSED BANK FROM FURTHER EROSION AND COLLAPSE DURING EXCAVATION WITH SHORING AND OTHER APPROVED METHODS APPLICABLE FOR THIS PROJECT.

LEGEND

▷○◁	1/4 QUARTER
◙	BRASS CAP IN HANDHOLE
◉	BRASS CAP FLUSH
●	FOUND REBAR OR AS NOTED
◎	SET 1/2" REBAR & TAG OR AS NOTED
○	CALCULATED POINT
▬ ▬ ▬	PROPERTY LINE
—— ——	EASEMENT LINE
—— – ——	MONUMENT LINE
– –1321— –	EXISTING CONTOUR
	EXIST. DRAINAGE FLOW
x21.12	EXIST. SPOT ELEVATION
✳	PALO VERDE
	DRAINAGE FLOW ARROW
86.30	PROPOSED SPOT ELEVATION
—1390—	PROPOSED CONTOUR
TP: XX.XX	TOP OF PARAPET
TW: XX.XX	TOP OF WALL
TRW: XX.XX	TOP OF RETAINING WALL
FG: XX.XX	FINISH GRADE
TF: XX.XX	TOP OF FOOTING

ABBREVIATIONS

BC	BACK OF CURB
BSL	BUILDING SETBACK LINE
C11	CURVE LABEL
℄	CENTERLINE
DE	DRAINAGE EASEMENT
EG	EXISTING GRADE
EL, ELEV	ELEVATION
EP	EDGE OF PAVEMENT
ESMT	EASEMENT
EX, EXIST.	EXISTING
FG	FINISH GRADE
FL	FLOW LINE
FND	FOUND
G	GUTTER, GAS
INV	INVERT
JBE	JOINT USE & BENEFIT EASEMENT
L11	LINE LABEL
(M)	MEASURED
MCR	MARICOPA COUNTY RECORDER
MH	MANHOLE
P, PVMT	PAVEMENT
PUE	PUBLIC UTILITY EASEMENT
(R), REC.	RECORDED
R	RADIUS
R/W	RIGHT OF WAY
T	TANGENT, TELEPHONE
TC	TOP OF CURB
TG	TOP OF GRATE
TPV	TOWN OF PARADISE VALLEY
TRW	TOP OF RETAINING WALL
W	WEST, WATERLINE
WDO	WALL DRAINAGE OPENING
WM	WATER METER

GRADING SPECIFICATIONS

1. EXCAVATION AND GRADING OF THIS SITE IS CLASSIFIED AS "ENGINEERED GRADING" PER 2015 I.B.C. AND WILL BE PERFORMED ACCORDINGLY.
2. THE CONTRACTOR WILL RETAIN A SOILS ENGINEER DURING CONSTRUCTION TO INSPECT PROGRESS OF CONSTRUCTION. CONCERNING PREPARATION OF GROUND TO RECEIVE FILLS, TESTING AND REQUIRED COMPACTION STABILITY OF ALL FINISH SLOPES INCLUDING CUT SLOPES.
3. COMPACTION SHALL COMPLY WITH M.A.G. SECTION 601 AND PROVISIONS AS SET FORTH IN THE APPROVED GEOTECHNICAL REPORT.
4. CUT AND FILL SLOPES SHALL BE PER THE APPROVED GEOTECHNICAL REPORT.
5. ANY RETAINING WALLS ADJACENT TO THE PROPERTY LINES WILL BE UNDER THE SCOPE OF SPECIAL INSPECTION BY THE SOILS ENGINEER. THE DEVELOPER SHALL NOTIFY THE ADJOINING PROPERTY OWNERS IN WRITING, TEN DAYS PRIOR TO START OF CONSTRUCTION ON THESE WALLS PER SECTION 2903–B OF I.B.C. THE DEVELOPER WILL HAVE TO PROVIDE MEANS OF PROTECTION OF ADJACENT PROPERTY WHILE THIS WORK IS UNDER CONSTRUCTION.
5. THE USE OF HYDRAULIC RAM HAMMERS AND HEAVY EQUIPMENT SHALL BE LIMITED TO USE BETWEEN THE HOURS OF 7:00AM AND 6:00PM MONDAY THROUGH SATURDAY WITH NO WORK ON SUNDAY.

EARTHWORK QUANTITIES

CUT: 129 C.Y.
FILL: 203 C.Y.
NET FILL: 74 C.Y.

ALL QUANTITIES LISTED ON THESE PLANS ARE ESTIMATES ONLY. NO SHRINK OR SWELL IS ASSUMED. THE CONTRACTOR SHALL MAKE THEIR OWN DETERMINATION OF THE QUANTITIES AND BASE THEIR BIDS ON THEIR ESTIMATES.

NATIVE PLANTS

ALL NATIVE PLANTS IMPACTED BY CONSTRUCTION SHALL BE RELOCATED ON SITE. SEE LANDSCAPE PLAN AND NATIVE PLANT INVENTORY AND SALVAGE PLAN.

PROJECT DESCRIPTION

REALIGNMENT OF THE EXISTING DRAINAGE WASH FOR PROPER CONVEYANCE OF OFFSITE FLOWS.
NEW SCOUR WALL FOR EROSION AND EXISTING BUILDING FOOTPRINT PROTECTION.

SHEET INDEX

C1 – COVER SHEET
C2 – PARTIAL GRADING & DRAINAGE IMPROVEMENT PLAN

UTILITIES

WATER: CITY OF PHOENIX
SANITARY SEWER: CITY OF PHOENIX
ELECTRIC: SALT RIVER PROJECT
TELEPHONE: CENTURY LINK, COX COMMUNICATIONS
NATURAL GAS: SOUTHWEST GAS
CABLE TV: CENTURY LINK, COX COMMUNICATIONS

UTILITIES NOTES

HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THE PLAN ARE APPROXIMATE ONLY AND WILL BE FIELD VERIFIED BY CONTRACTOR PRIOR TO START OF CONSTRUCTION WORK. CALL BLUE STAKE @ (602) 263–1100.

FLOOD INSURANCE RATE MAP (FIRM) DATA

COMMUNITY # 040049	PANEL # 1745 OF 4425	SUFFIX L	BASE FLOOD ELEVATION N/A
MAP # 04013C	PANEL DATE 10/16/2013	ZONE X*	

*AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

FINISH FLOOR CERTIFICATION

I HEREBY CERTIFY THAT FINISHED FLOOR ELEVATIONS SHOWN ON THE PLAN OF 1378.50 IS MINIMUM OF 12" ABOVE THE 100–YEAR STORM ELEVATION OF 1376.00 ACCORDING TO THE TOWN OF PARADISE VALLEY CODE OF ORDINANCE.

Nick Prodanov
REGISTERED CIVIL ENGINEER

11/24/19
DATE:

VICINITY MAP
NTS

OWNER

PHILLIP WESTBROOKS
6341 N 34TH PL.,
PARADISE VALLEY, AZ 85253

SITE DATA

APN: 164–05–023
ADDRESS: 6341 N 34TH PL., PARADISE VALLEY, AZ 85253
ZONING: R–43
LOT AREA: 51,603 S.F (1.185 AC.)
CONSTRUCTION YEAR: 1977
COP Q.S. 21–35

CIVIL ENGINEER

LAND DEVELOPMENT GROUP, LLC
8808 N CENTRAL AVE, SUITE 288
PHOENIX, AZ 85020
CONTACT: NICK PRODANOV, PE
P: 602–889–1984

STRUCTURAL ENGINEER

JRJ ENGINEERING, PLLC
2111 E BASELINE RD.,
TEMPE, AZ 85283
P: 480–734–9262

GEOTECHNICAL REPORT

VANN ENGINEERING INC.
9013 N 24TH AVE., SUITE 7
PHOENIX, AZ 85021
P: 602–943–6997
F: 602–943–7179

LEGAL DESCRIPTION

LOT 18, MIRADA LOS ARCOS, PHASE 2, ACCORDING TO BOOK 159 OF MAPS, PAGE 35, RECORDS OF MARICOPA COUNTY, ARIZONA.

BASIS OF BEARINGS

THE MONUMENT LINE OF LINCOLN DRIVE, THE BEARING OF WHICH IS N89°43'03"E.

BENCHMARK

BRASS CAP FLUSH AT THE WEST 1/4 CORNER OF SECTION 12, T2N, R3E, HAVING AN ELEVATION OF 1387.35, TOWN OF PARADISE VALLEY (NAVD 88) DATUM, GDACS# 24034–1.

AS-BUILT CERTIFICATION

I HEREBY CERTIFY THAT THE "RECORD DRAWING" MEASUREMENTS AS SHOWN HEREON WERE MADE UNDER MY SUPERVISION OR AS NOTED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REGISTERED ENGINEER/ LAND SURVEYOR DATE

REGISTRATION NUMBER

APPROVAL

THIS SET OF PLANS HAS BEEN REVIEWED FOR COMPLIANCE WITH TOWN OF PARADISE VALLEY REQUIREMENTS PRIOR TO ISSUANCE OF PERMIT. THE TOWN NEITHER ACCEPTS NOR ASSUMES ANY LIABILITY FOR ERRORS OR OMISSIONS. THIS COMPLIANCE APPROVAL SHALL NOT PREVENT THE TOWN ENGINEER FROM REQUIRING CORRECTIONS OF ERRORS OR OMISSIONS IN THE PLANS TO BE FOUND IN VIOLATION OF LAWS OR ORDINANCES.

TOWN ENGINEER DATE
TOWN OF PARADISE VALLEY

DATE: 11/24/19
JOB: 1804080
VERSION: 1.2
PLOT DATE: 11/24/19
SCALE: N.T.S.
DESIGNED BY: NP
DRAWN BY: ZA
CHECKED BY: JI
DATE:
REVISIONS:

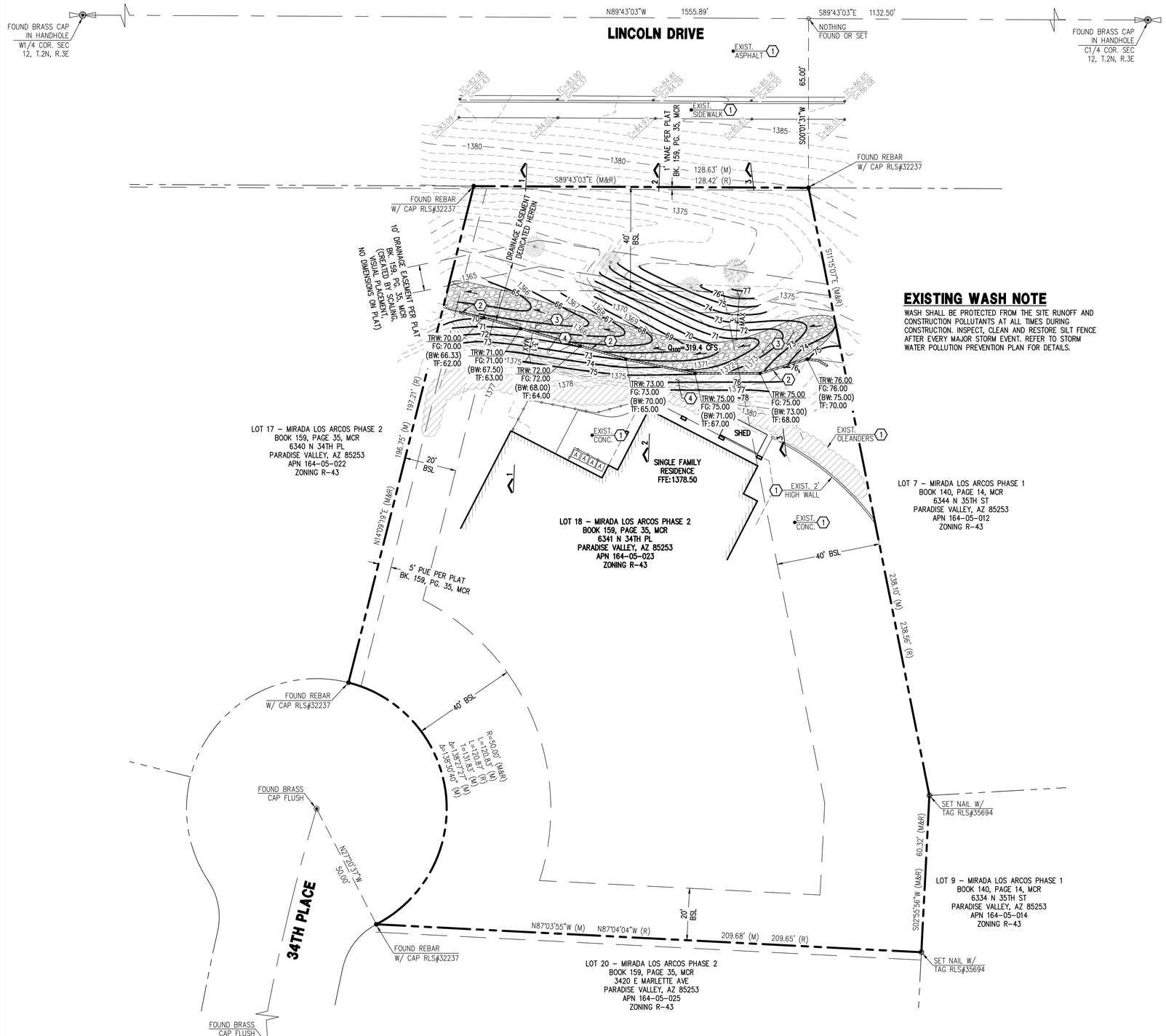
PARTIAL GRADING & DRAINAGE PLAN COVER SHEET

LOT 18 - MIRADA LOS ARCOS PHASE 2
6341 N 34TH PL., PARADISE VALLEY, AZ 85253

Land DEVELOPMENT GROUP
P 602 889 1984 | F 602 445 9482
8808 N CENTRAL AVE., SUITE 288
PHOENIX, AZ 85020
PHOENIX@LDGENG.COM

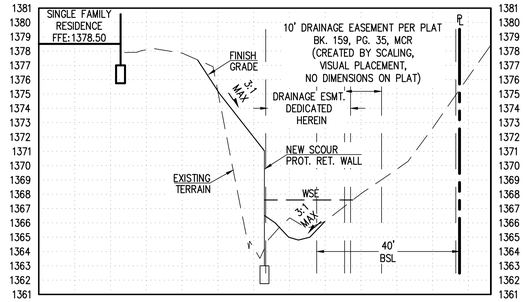
41005
NICKOLA J. PRODANOV
Date Signed 11/24/19
Nick Prodanov

C-1
1 OF 2



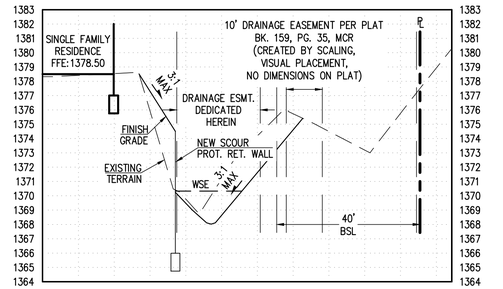
EXISTING WASH NOTE

WASH SHALL BE PROTECTED FROM THE SITE RUNOFF AND CONSTRUCTION POLLUTANTS AT ALL TIMES DURING CONSTRUCTION. INSPECT, CLEAN AND RESTORE SILT FENCE AFTER EVERY MAJOR STORM EVENT. REFER TO STORM WATER POLLUTION PREVENTION PLAN FOR DETAILS.



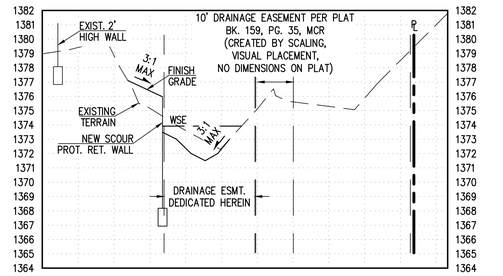
CROSS SECTION 1 - 1

SCALE HOR. 1" = 20', VER. 1" = 5'



CROSS SECTION 2 - 2

SCALE HOR. 1" = 20', VER. 1" = 5'



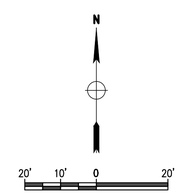
CROSS SECTION 3 - 3

SCALE HOR. 1" = 20', VER. 1" = 5'

PERCENT PASSING	SIZE	D_{50} CLASS, INCHES			
		4	6	8	12
100 TO 90	1.5 D_{50}	6	8	12	18
85 TO 70	1.3 D_{50}	5	7	10	16
50 TO 30	1.0 D_{50}	4	6	8	12
15 TO 5	0.67 D_{50}	3	4	5	8
5 TO 0	0.50 D_{50}	2	3	4	6

RIP-RAP GRADATION TABLE

N.T.S.



GRADING AND DRAINAGE KEY-NOTES

1. PROTECT IN PLACE.
2. NEW SCOUR RETAINING WALL PER STRUCTURAL PLANS AND DETAILS. REFER TO STRUCTURAL PLANS AND DETAILS FOR EXTENDED FOOTING CONSTRUCTION FOR SCOUR PROTECTION. WATERPROOF WALL (BITUTHENE®3000 HC MEMBRANE W/ GRACE PROTECTION 03 OR APPROVED EQUAL). SET FOOTINGS BELOW THE ESTIMATED BY GEOTECHNICAL ENGINEER SCOUR DEPTH AS MEASURED FROM THE CHANNEL BED. ALL FOUNDATIONS WITHIN THE EROSION SETBACK SHALL BE SET BELOW THE SCOUR DEPTH. FIELD VERIFY WITH THE PROJECT GEOTECHNICAL AND STRUCTURAL ENGINEERS IF DURING EXCAVATION, LAYER 2 AS DEFINED IN THE PROJECT GEOTECHNICAL REPORT IS REACHED. LAYER 2 IS DESIGNATED BY THE GEOTECHNICAL ENGINEER AS SOMEWHAT NON-EROSIVE AND NOT AFFECTED BY SCOUR, WHICH COULD ALLOW FOR REDUCTION OF THE EXCAVATION AND FOUNDATION DEPTH IF INSPECTED AND APPROVED BY THE GEOTECHNICAL AND STRUCTURAL ENGINEERS. REFER TO GEOTECHNICAL REPORT, VANN ENGINEERING, PROJECT 25192.
3. INSTALL ANGULAR RIP-RAP D50=12", 2' THICK PLACED ON NONWOVEN GEOTEXTILE FABRIC (MIRAFI N-SERIES OR APPROVED EQUAL).
4. BACKFILL BEHIND RETAINING WALL. REFER TO GEOTECHNICAL REPORT RECOMMENDATION.

Contact Arizona 811 at least two full working days before you begin excavation

ARIZONA811 BLUE STAKE, INC.

Call 811 or click Arizona811.com

DATE: 11/24/19
SCALE: 1"=20'
DESIGNED BY: NP
DRAWN BY: ZA
CHECKED BY: JB
JOB: 1804080
VERSION: 1.2
PLOT DATE: 11/24/19

REVISIONS: DATE:

PARTIAL GRADING & DRAINAGE PLAN IMPROVEMENT PLAN

LOT 18 - MIRADA LOS ARCOS PHASE 2 6341 N 34TH PL., PARADISE VALLEY, AZ 85253

P. 602 889 1984 | F. 602 445 9482
8808 N. CENTRAL AVE., SUITE 288
PHOENIX, AZ 85020
PHOENIX@LDGENG.COM
land DEVELOPMENT GROUP

REGISTERED PROFESSIONAL ENGINEER CERTIFICATE NO. 41005 NICKOLA J. PRODANOV Date Signed 11/24/19 ARIZONA U.S.A.

C-2
2 OF 2

Appendix D
Existing Drainage Easement

61159

STATE OF ARIZONA } ss
County of Maricopa
I hereby certify that the within instrument was filed and recorded at request of Holmquist & King
MAR 7 '73 -3 35
in ~~Docket~~ Book 159
on page 35
Witness my hand and official seal the day and year aforesaid.
Paul N. Marston
County Recorder
By Phyllis Lustr
Deputy Recorder

FINAL PLAT

MIRADA LOS ARCOS

PHASE 2

A SUBDIVISION OF A PORTION OF THE SW 1/4 SECTION 12, T.2N., R.3E., G.&S.R.B.&M., MARICOPA COUNTY, ARIZONA

CURVE DATA				
NO.	R	Δ	L	T
1	1975.00'	1°35'44"	55.00'	27.50'
2	1975.00'	0°52'13"	30.00'	15.00'
3	350.00'	8°42'50"	53.23'	26.67'
4	300.00'	8°47'42"	46.05'	23.07'
5	25.00'	50°17'26"	21.94'	11.73'
6	25.00'	46°16'37"	20.19'	10.68'
7	25.00'	90°34'52"	39.52'	25.26'
8	25.00'	93°51'12"	40.95'	26.74'
9	25.00'	48°11'20"	21.03'	11.18'
10	25.00'	48°11'20"	21.03'	11.18'
11	25.00'	84°29'17"	36.86'	22.70'
12	25.00'	98°28'21"	42.97'	29.00'
13	2000.00'	10°17'38"	359.32'	180.15'
14	2000.00'	3°36'24"	125.90'	62.97'

ALL LOTS MINIMUM 1 ACRE (43560 SQ.FT.)

NOTE: DRAINAGE EASEMENTS ARE FOR THE PURPOSE OF ALLOWING STORM, FLOOD AND OTHER WATERS TO PASS OVER, UNDER OR THROUGH THE LAND SET ASIDE FOR THE EASEMENT AND NOTHING SHALL BE CONSTRUCTED, PLANTED OR ALLOWED TO GROW ON THIS EASEMENT WHICH WOULD IMPEDE THE FLOW OF WATERS, AND THE TOWN OF PARADISE VALLEY, A MUNICIPAL CORPORATION OF THE STATE OF ARIZONA, MAY, IF IT SO DESIRES, CONSTRUCT AND OR MAINTAIN DRAIN FACILITIES ON OR UNDER THE LAND DESCRIBED IN THIS EASEMENT. ACCESS TO THIS EASEMENT SHALL NOT BE OBSTRUCTED. CONSTRUCTION WITHIN THE EASEMENT SHALL BE LIMITED TO UTILITIES, AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING

○ DENOTES SUBDIVISION CORNER SET 1/2" IRON PIPE UNLESS OTHERWISE NOTED.
MINIMUM SETBACK LINES
40' FRONT & REAR, 20' SIDES, unless as indicated.

DEDICATION

STATE OF ARIZONA } ss
COUNTY OF MARICOPA

KNOW ALL MEN BY THESE PRESENTS: THAT TRANSAMERICA TITLE INSURANCE COMPANY OF ARIZONA, AN ARIZONA CORPORATION, AS TRUSTEE, HAS SUBDIVIDED UNDER THE NAME OF MIRADA LOS ARCOS PHASE 2, THAT PORTION OF THE SW 1/4, OF SECTION 12, T.2N., R.3E., G.&S.R.B.&M., MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON, AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID MIRADA LOS ARCOS PHASE 2., AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS AND STREETS CONSTITUTING SAME AND THAT EACH LOT AND STREET SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT AND THE TRANSAMERICA TITLE INSURANCE COMPANY OF ARIZONA, AS TRUSTEE, HEREBY DEDICATES TO THE PUBLIC FOR USE AS SUCH, THE STREETS AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. EASEMENTS ARE DEDICATED FOR PURPOSES SHOWN.

IN WITNESS WHEREOF: TRANSAMERICA TITLE INSURANCE COMPANY OF ARIZONA, AS TRUSTEE, HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED.
DONE AT PHOENIX, ARIZONA, THIS 29 DAY OF JANUARY 1973.

TRANSAMERICA TITLE INSURANCE COMPANY OF ARIZONA,
AS TRUSTEE
BY: Richard Brittain
TRUST OFFICER

ACKNOWLEDGEMENT

STATE OF ARIZONA } ss
COUNTY OF MARICOPA

ON THIS THE 29 DAY OF JANUARY 1973, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED RICHARD BRITTAIN WHO ACKNOWLEDGED HIMSELF TO BE A TRUST OFFICER OF THE TRANSAMERICA TITLE INSURANCE COMPANY OF ARIZONA, AN ARIZONA CORPORATION, AND THAT HE AS SUCH OFFICER BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED BY SIGNING THE NAME OF CORPORATION AS TRUSTEE, BY HIMSELF AS SUCH OFFICER.
IN WITNESS WHEREOF: I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 3-2-76 Karen A. Merrick nee Karen A. Long
NOTARY PUBLIC

APPROVALS

APPROVED BY THE PARADISE VALLEY PLANNING AND ZONING COMMISSION THIS 6th DAY OF Feb 1973.

ATTEST: ____________ CLERK
BY: J. Bonnell CHAIRMAN

APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PARADISE VALLEY THIS ______ DAY OF ____________ 1973.

ATTEST: E. Robert Muth MAYOR
BY: ____________ CLERK

CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES AS DESCRIBED AND PLATTED HEREON WERE MADE UNDER MY DIRECTION DURING THE MONTH OF March 1971.

James D. King
REGISTERED LAND SURVEYOR

Certificate 1574 James D. King Date Signed 1-29-73

Note "A": That the Maricopa County Health Dept., before each lot in the subdivision is sold, be notified in writing by a professional engineer (registered, proficient in soil analysis), that the lot is suitable for the subsurface disposal of sewage effluent. Furthermore the registered professional engineer will submit plans for the proposed installation, make such inspections of the disposal area as necessary, notifying the Maricopa County Health Dept. in advance so that a representative may accompany him on his inspections, and notify the County Health Dept., in writing, that the disposal system, when completed, has been constructed in accordance with the plan submitted and will operate satisfactorily so as to cause no public health nuisance.

HOLMQUIST AND KING
CONSULTING ENGINEERS INC.

DWG. NO. E-13757

EA
Ho

When recorded mail to:

Town of Paradise Valley
Town Attorney
6401 E. Lincoln
Paradise Valley, AZ 85253

DRAINAGE EASEMENT and

DRAINAGE EASEMENT AGREEMENT

This Drainage Easement and Drainage Easement Agreement ("Agreement") is made and entered into as of this 3rd day of January 2020, by and between *Phillip Westbrooks* ("Grantor), and the TOWN OF PARADISE VALLEY, an Arizona municipal corporation ("Grantee" or "Town").

1. Grantor is the fee simple owner of that certain tract of land located in the Town of Paradise Valley, County of Maricopa, State of Arizona, as shown on Exhibit A and located at the following address: 6341 North 34th Place Paradise Valley, Arizona 85253 (the "Property").

2. Grantor grants to Grantee drainage easement rights in, over and across the parcels shown on Exhibit B (the "Drainage Easement") and Grantee has accepted same by its approval of Exhibit B and the acceptance of the Drainage Easement and this Agreement (as evidenced by the execution of this Agreement by the Mayor of the Town).

3. Grantor, for Grantor, its successors, and assigns (hereinafter "Owners") covenants with the Grantee and its successors and assigns, that Grantor and Owners, at all times after the effective date of this instrument, at its own cost and expense, will clean and maintain the Drainage Easement, and will keep the Drainage Easement area cleaned and maintained in a proper and workmanlike manner, and in compliance with all applicable ordinances, codes, rules and regulations. Grantor, and all future Owners, lessees, and residents of all or any part of the Property are bound by the provisions of this Agreement. This Agreement cannot be terminated, released, amended or modified without the express prior written consent of Grantee.

4. If for any reason the Grantor (or Owners) does not fulfill its duty to clean and maintain the Drainage Easement, the Grantee shall have the right of self help, in addition to powers and enforcement authorized by the Town of Paradise Valley Town Code and Arizona state law, and in connection with such rights, shall have the right to enter the Drainage Easement area and, as needed to access the Drainage Easement area, the Property, to clean or to maintain, and to be compensated by Grantors (or Owners) for the full and actual amount of the cleaning and maintenance as required by this Agreement and applicable ordinances, codes and regulations.

5. The Grantors (or Owners) of the Property shall be liable to the Town for reasonable maintenance costs incurred by the Town pursuant to Paragraph 4 above, together with interest at the legal rate and reasonable attorneys' fees. If those amounts are not paid within thirty (30) days after written demand to the Grantors (or Owners) for payment of maintenance costs incurred by the Town pursuant to Paragraph 4, the Town may record a Notice of Claim of Lien against the Property to secure the payment of such amounts, a copy of which will be forwarded to Grantor, or, as appropriate, the Owners.

6. The Town shall have the right, at its option, to enforce collection of any amounts owed to the Town under Paragraph 4 above in any manner allowed by law, including, without limitation, bringing an action against Grantor, or, as appropriate, the Owners of the Property to pay such amounts or bringing an action to foreclose its lien against the Property in the manner provided by law for the foreclosure of a realty mortgage. The Town shall have the power to bid at any foreclosure sale and to purchase the Property so sold.

7. This Agreement shall be in addition to any other agreements, law, ordinances or regulations relating to drainageways, easements and the subject matter herein.

8. This Agreement is binding upon and inures to the benefit of the parties hereto and their respective successors, assigns, affiliates, agents and tenants. This Agreement, the Drainage Easement and other rights and obligations created, granted and conveyed shall run with the land as a burden upon the Property.

9. Grantor warrants that (i) it is the fee simple owner of the Property, (ii) it has full right, power and authority to grant the Drainage Easement set forth herein and to execute this Agreement, and (iii) the execution hereof by Grantor does not conflict with or constitute a default under any agreement to which Grantor is a party or by which Grantor of the Drainage Easement is bound.

10. This Agreement shall terminate only upon mutual written agreement between the parties.

IN WITNESS WHEREOF, Grantor and Grantee have executed this Agreement as of the date first above written:

GRANTOR:

Phillip Westbrooks

Owner Signature

Co-Owner Signature (if applicable)

PHILLIP WESTBROOKS
Printed Name (and title if applicable)

Printed Name (& title if applicable)

LLC or Trust Name (if applicable)

STATE OF ARIZONA)
)
County of MARICOPA)

On this 3RD day of JANUARY, 2020, before me personally appeared PHILLIP WESTBROOKS, (name of signer or signers) whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be, and acknowledged that he or she signed the above document.

Notary Public

9/26/2023
My Commission Expires

[Notary Seal]

NIKISHA JOHNSON NOTARY PUBLIC MARICOPA COUNTY, AZ MY COMMISSION EXPIRES 09/26/2023 GREAT SEAL OF THE STATE OF ARIZONA 1912

GRANTEE:

TOWN OF PARADISE VALLEY

By: _____
Jerry Bien-Willner, Mayor

ATTEST:

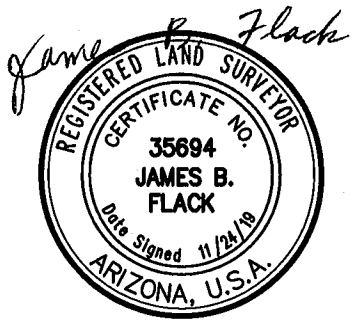
_____
Duncan Miller, Town Clerk

APPROVED AS TO FORM:

_____
Andrew Miller, Town Attorney

EXHIBIT 'A'
LEGAL DESCRIPTION OF THE PROPERTY FOR WHICH DRAINAGE EASEMENT IS DEDICATED HEREIN

LOT 18, MIRADA LOS ARCOS, PHASE 2, ACCORDING TO BOOK 159 OF MAPS, PAGE 35, RECORDS OF MARICOPA COUNTY, ARIZONA.



Land
DEVELOPMENT GROUP
P 602 889 1984 | F 602 889 0501
8808 N CENTRAL AVE, SUITE 288
PHOENIX, AZ 85020 PHOENIX@LDGENG.COM

EXHIBIT 'B'
LEGAL DESCRIPTION
DEDICATION OF DRAINAGE & FLOOD CONTROL EASEMENT

THAT PART OF LOT 18, OF THE MIRADA LOS ARCOS, PHASE 2, ACCORDING TO BOOK 159 OF MAPS, PAGE 35, RECORDS OF MARICOPA COUNTY ARIZONA.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEASTERLY PROPERTY CORNER OF SAID LOT 18;

THENCE LEAVING SAID CORNER. CONTINUING ALONG EASTERLY PROPERTY LINE, SOUTH 11°15'07" EAST, A DISTANCE OF 42.25 FEET, TO A POINT ON SAID PROPERTY LINE, ALSO BEING **THE TRUE POINT OF BEGINNING;**

THENCE CONTINUING ALONG SAID PROPERTY LINE, SOUTH 11°15'07" EAST, A DISTANCE OF 26.39 FEET;

THENCE NORTH 82°33'22" WEST, A DISTANCE OF 13.97 FEET;

THENCE SOUTH 73°11'32" WEST, A DISTANCE OF 19.00 FEET;

THENCE NORTH 90°00'00" WEST, A DISTANCE OF 25.00 FEET;

THENCE NORTH 78°22'30" WEST, A DISTANCE OF 27.00 FEET;

THENCE NORTH 73°43'30" WEST, A DISTANCE OF 57.00 FEET;

THENCE NORTH 77°20'02" WEST, A DISTANCE OF 15.99 FEET TO A POINT ON WESTERLY PROPERTY LINE OF SAID LOT 18;

THENCE CONTINUING ALONG WESTERLY PROPERTY LINE NORTH 14°09'19" EAST. A DISTANCE OF 23.01 FEET;

THENCE LEAVING SAID PROPERTY LINE, SOUTH 77°20'02" EAST, A DISTANCE OF 16.11 FEET;

THENCE SOUTH 73°43'30" EAST, A DISTANCE OF 56.79 FEET;

THENCE SOUTH 78°22'30" EAST, A DISTANCE OF 23.72 FEET;

THENCE NORTH 90°00'00" EAST, A DISTANCE OF 12.34 FEET;

THENCE NORTH 73°11'32" EAST, A DISTANCE OF 27.59 FEET;

THENCE SOUTH 82°33'22" EAST, A DISTANCE OF 10.88 FEET, TO A POINT ON EASTERLY PROPERTY LINE OF SAID LOT 18, ALSO BEING **THE TRUE POINT OF BEGINNING;**

CONTAINING 3,584 S.F. (0.082 AC.); MORE OR LESS.

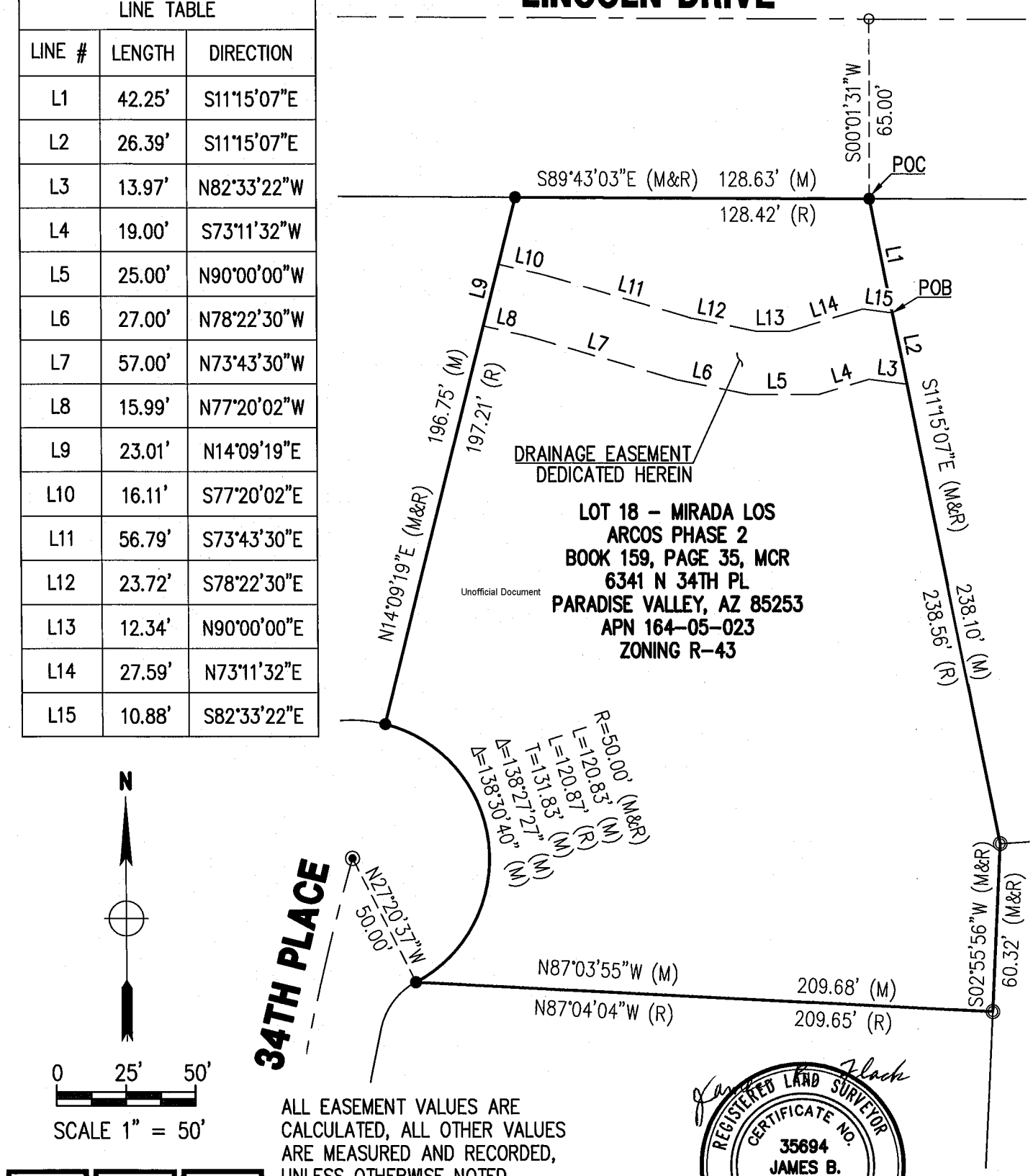
James B. Flack

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
35694
JAMES B.
FLACK
Date Signed 11/24/19
ARIZONA, U.S.A.

Land
DEVELOPMENT GROUP
P 602 889 1984 | F 602 889 0501
8808 N CENTRAL AVE, SUITE 288
PHOENIX, AZ 85020 PHOENIX@LDGENG.COM

EXHIBIT "B"
DEDICATION OF DRAINAGE & FLOOD CONTROL EASEMENT

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	42.25'	S11°15'07"E
L2	26.39'	S11°15'07"E
L3	13.97'	N82°33'22"W
L4	19.00'	S73°11'32"W
L5	25.00'	N90°00'00"W
L6	27.00'	N78°22'30"W
L7	57.00'	N73°43'30"W
L8	15.99'	N77°20'02"W
L9	23.01'	N14°09'19"E
L10	16.11'	S77°20'02"E
L11	56.79'	S73°43'30"E
L12	23.72'	S78°22'30"E
L13	12.34'	N90°00'00"E
L14	27.59'	N73°11'32"E
L15	10.88'	S82°33'22"E



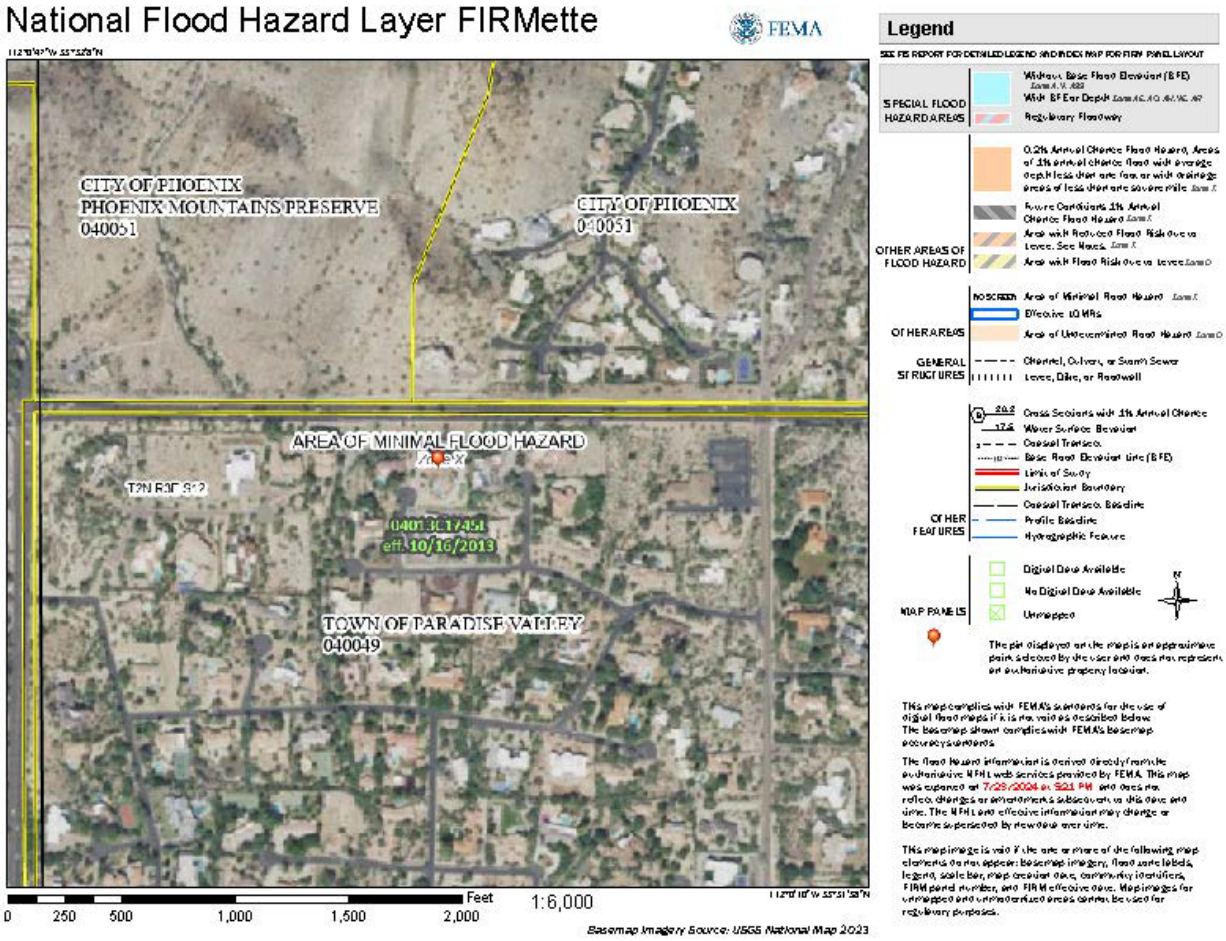
ALL EASEMENT VALUES ARE CALCULATED, ALL OTHER VALUES ARE MEASURED AND RECORDED, UNLESS OTHERWISE NOTED.

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
35694
JAMES B.
FLACK
Date Signed 11/24/19
ARIZONA, U.S.A.

Land
DEVELOPMENT GROUP
P 602 889 1984 | F 602 889 0501
8808 N CENTRAL AVE, SUITE 288
PHOENIX, AZ 85020 PHOENIX@LDGENG.COM

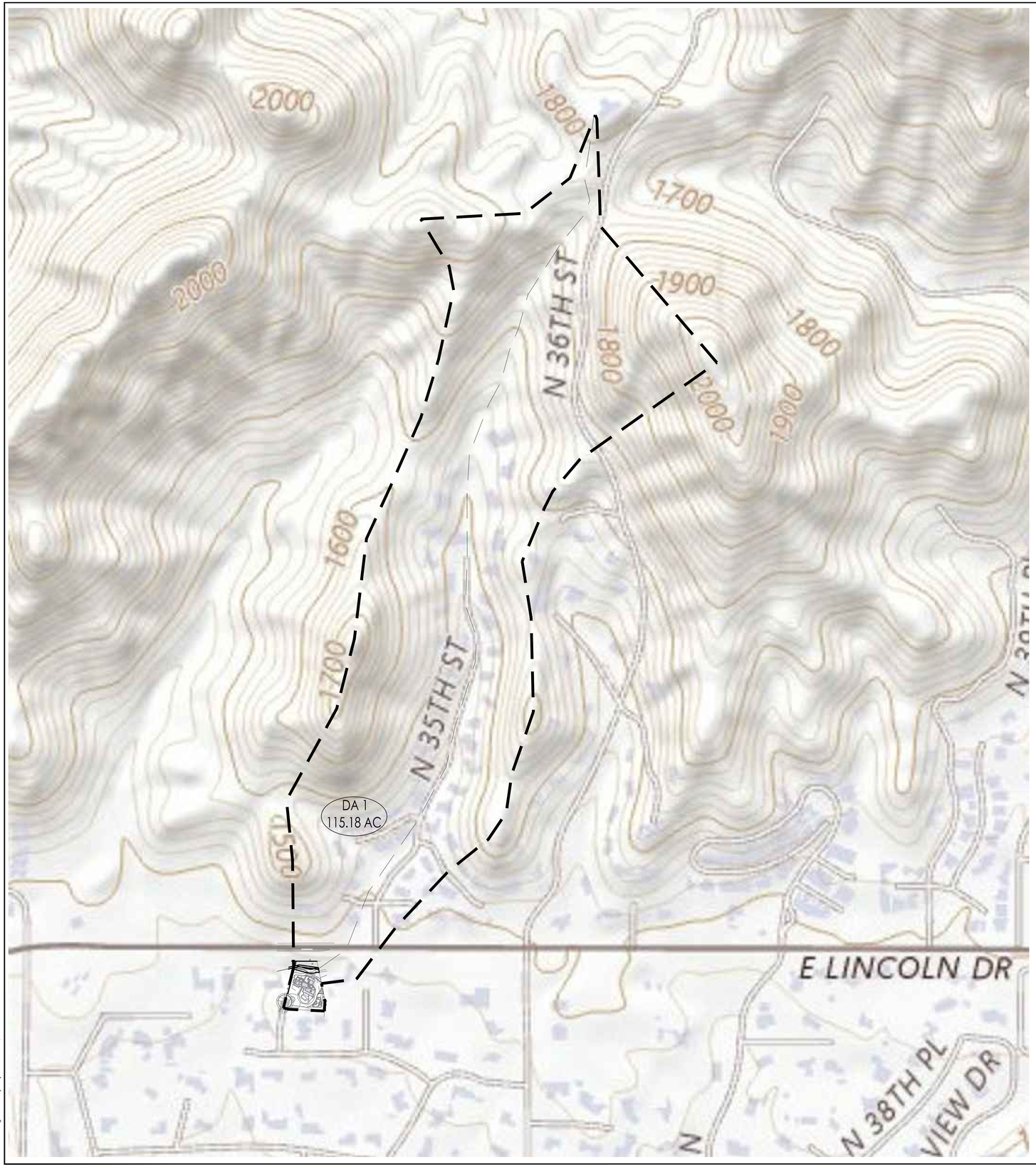
Appendix E

FEMA Flood Insurance Rate Map



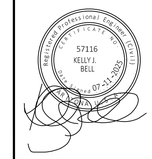
Appendix F
Aerial Photo of Site

Appendix G
Drainage Area Map



75 225
0 150 300 600
SCALE: 1"=300'

KBELL
ENGINEERING
1355 N 86TH PLACE MESA, ARIZONA 85207
PH: 602.980.8246



CLIENT:
WESTBROOKS RESIDENCE
PROJECT NAME& ADDRESS:
NEW GUEST HOUSE AND ADDITIONAL HARDSCAPE
6341 N. 34TH PLACE, PARADISE VALLEY, ARIZONA
SHEET NAME:
DRAINAGE AREA MAP

PROJECT NO.: 1039-02
DESIGNED BY: KJB/GGM
DRAWN BY: KJB/GGM

SHEET

EXHIBIT

1039-04 DAM.dwg modified by kellyboll on Jul 11, 25 8:15 AM

Appendix H
Rational Method Analysis

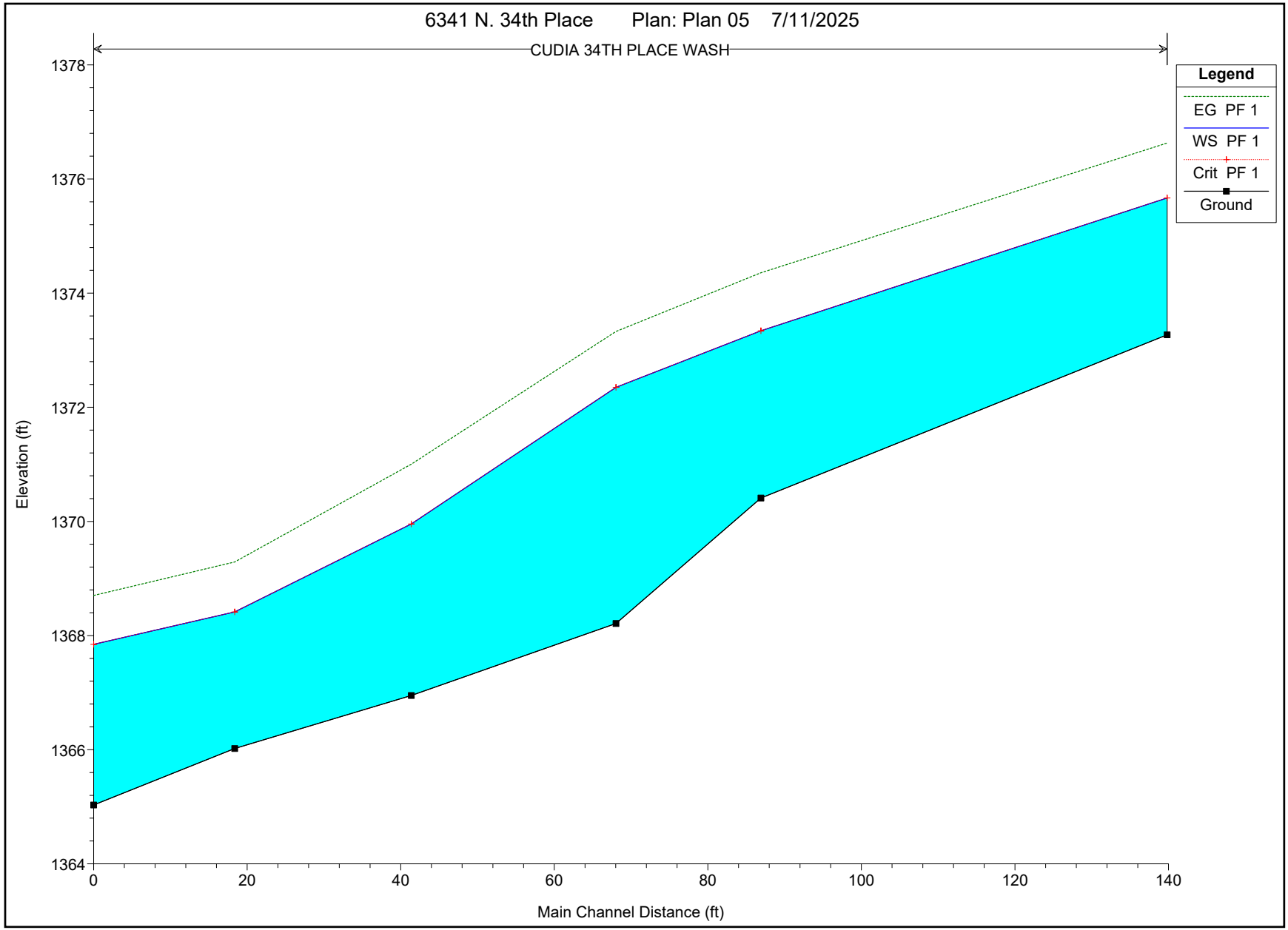
Type / ID	Length (ft)	Velocity (ft/sec)	Tpipe (min)	Combine		Return Period (Years) 2	5	10	25	50	100
cFirstPipe											
Maior Basin ID: 01											
Sub Basin	-	-	-	-	Q (cfs)	73.1	110.6	141.1	201.5	259.2	315.6
1					CA (ac)	57.59	57.59	57.59	63.35	69.11	72.56
					Tc (min)	29.3	25.0	22.8	20.6	19.4	18.3
					i (in/hr)	1.27	1.92	2.45	3.18	3.75	4.35
					Volume (ac-ft)	4.8952	7.0068	8.3985	11.3502	14.1676	16.6888
Hold	-	-	-	-	Q (cfs)	-	-	-	-	-	311.8
					CA (ac)	-	-	-	-	-	72.56
					Tc (min)	-	-	-	-	-	-
					i (in/hr)	-	-	-	-	-	-
					Volume (ac-ft)	-	-	-	-	-	16.6888
Receive	-	-	-	-	Q (cfs)	-	-	-	-	-	311.8
					CA (ac)	-	-	-	-	-	72.56
					Tc (min)	-	-	-	-	-	-
					i (in/hr)	-	-	-	-	-	-
					Volume (ac-ft)	-	-	-	-	-	16.6888

* First Pipe

Appendix I
Existing Conditions Hydraulic Model

HEC-RAS Plan: Plan 05 River: CUDIA Reach: 34TH PLACE WASH Profile: PF 1

Reach	River Sta	Profile	Q Total	Min Ch El	W.S. Elev	Crit W.S.	E.G. Elev	E.G. Slope	Vel Chnl	Flow Area	Top Width	Froude # Chl
			(cfs)	(ft)	(ft)	(ft)	(ft)	(ft/ft)	(ft/s)	(sq ft)	(ft)	
34TH PLACE WASH	174.87	PF 1	315.60	1373.27	1375.67	1375.67	1376.63	0.016486	8.13	44.19	25.88	0.95
34TH PLACE WASH	121.95	PF 1	315.60	1370.41	1373.34	1373.34	1374.36	0.023168	8.09	39.00	19.54	1.01
34TH PLACE WASH	103.07	PF 1	315.60	1368.21	1372.35	1372.35	1373.33	0.021778	7.94	39.75	21.16	1.02
34TH PLACE WASH	76.42	PF 1	315.60	1366.95	1369.96	1369.96	1371.00	0.020600	8.21	38.45	18.70	1.01
34TH PLACE WASH	53.42	PF 1	315.60	1366.02	1368.41	1368.41	1369.29	0.020617	7.51	42.02	24.27	1.01
34TH PLACE WASH	35.04	PF 1	315.60	1365.03	1367.85	1367.85	1368.70	0.021098	7.42	42.53	25.40	1.01


6341 N. 34th Place Plan: Plan 05 7/11/2025
CUDIA 34TH PLACE WASH
Legend
EG PF 1
WS PF 1
Crit PF 1
Ground
Elevation (ft)
1378
1376
1374
1372
1370
1368
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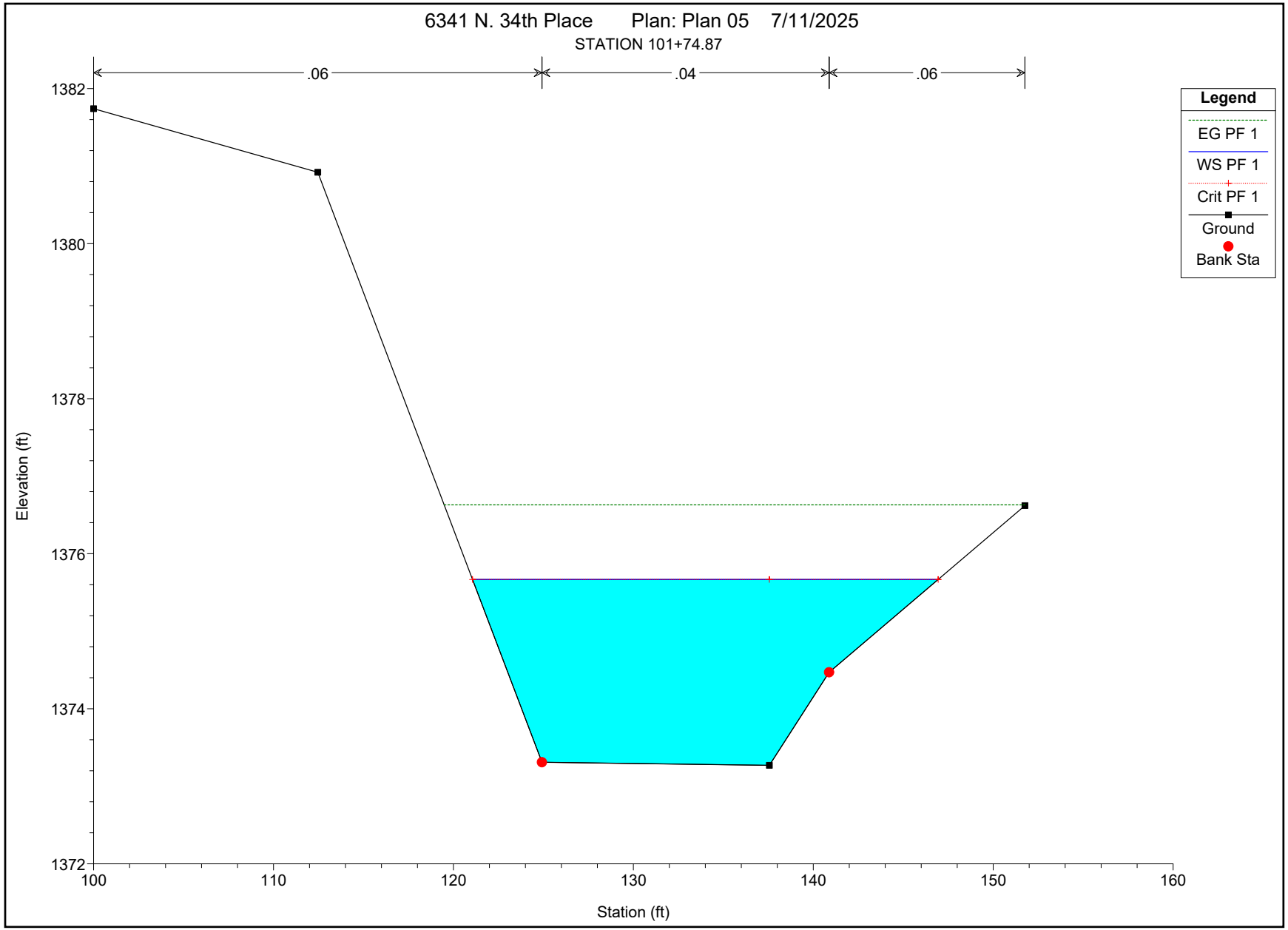
1364
0
20
40
60
80
100
120
140
Main Channel Distance (ft)


6341 N. 34th Place Plan: Plan 05 7/11/2025
STATION 101+74.87
.06
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Legend
EG PF 1
WS PF 1
Crit PF 1
Ground
Bank Sta
Elevation (ft)
1382
1380
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110
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130
140
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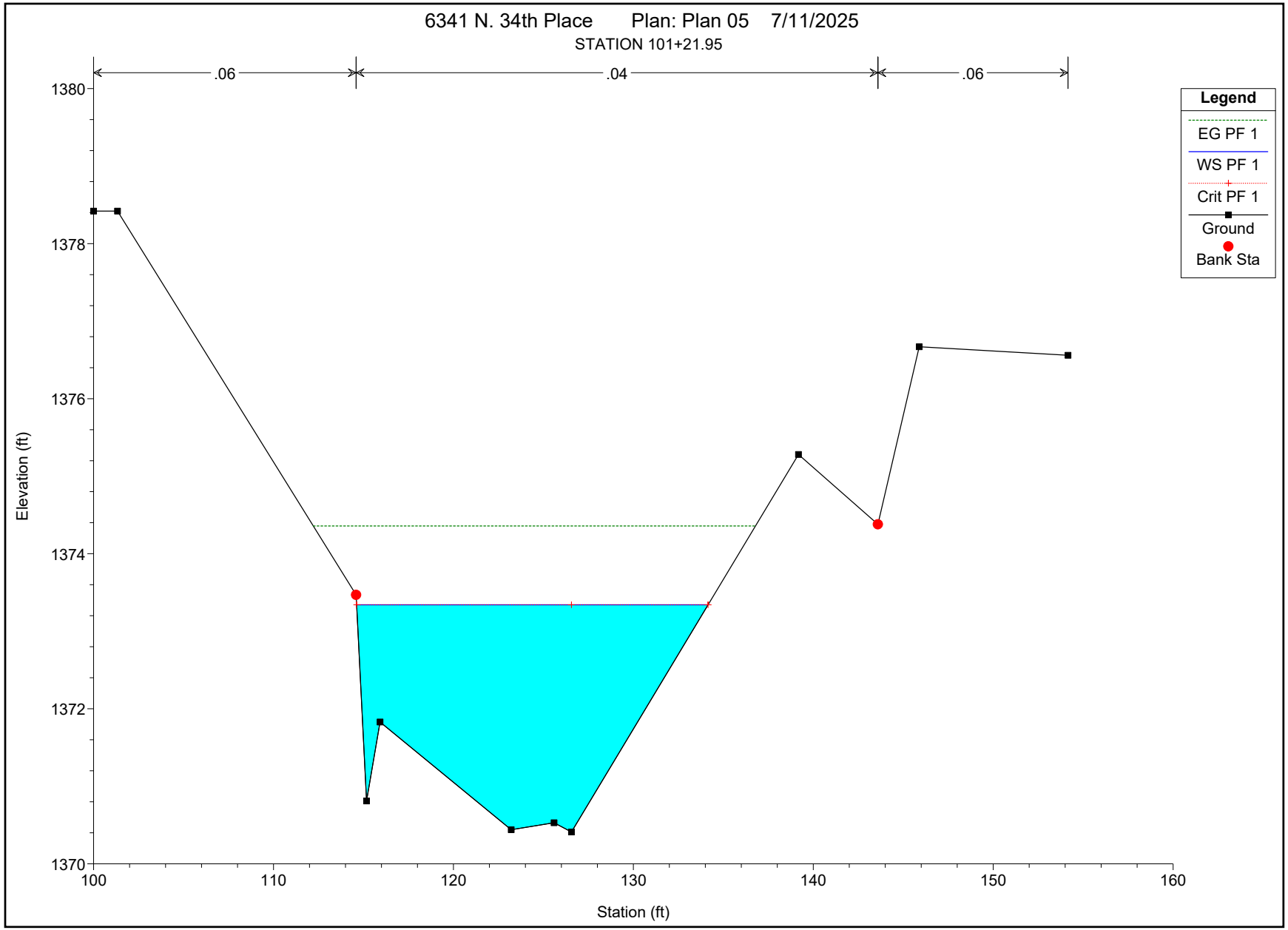
160
Station (ft)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STATION 101+21.95
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EG PF 1
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Ground
Bank Sta
Elevation (ft)
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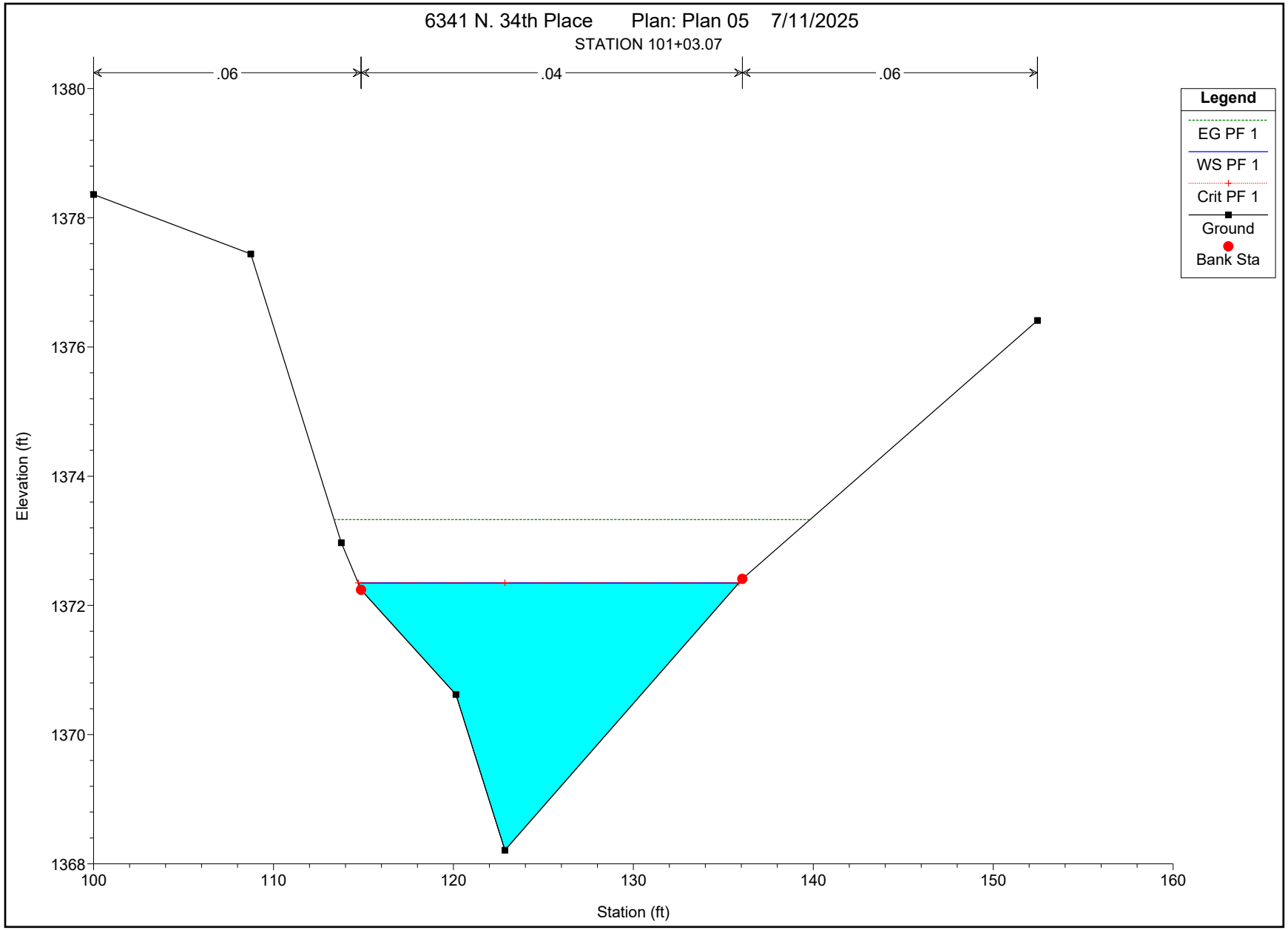
Station (ft)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Legend
EG PF 1
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Crit PF 1
Ground
Bank Sta
Elevation (ft)
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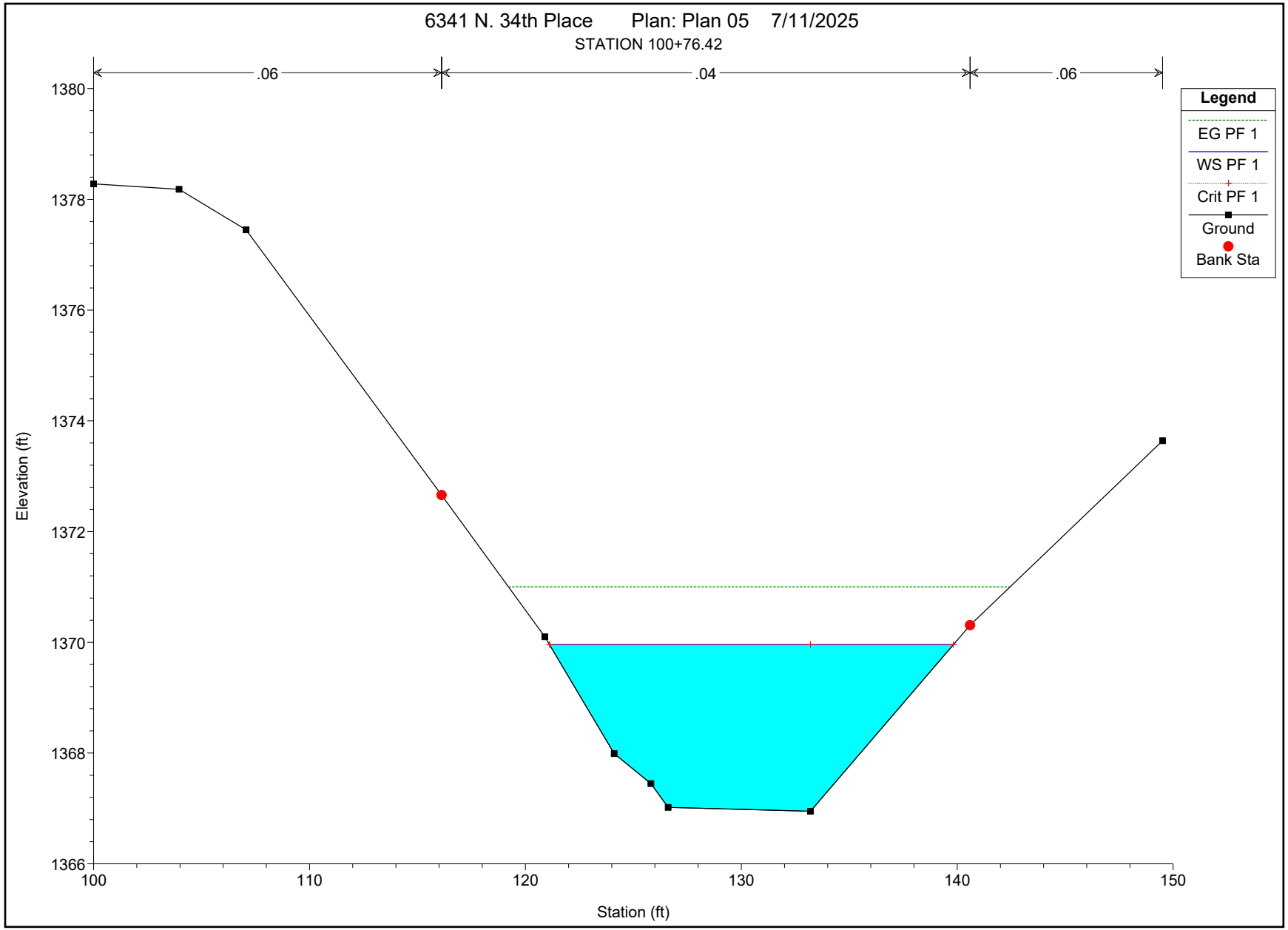
Station (ft)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STATION 100+76.42
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Legend
EG PF 1
WS PF 1
Crit PF 1
Ground
Bank Sta
Elevation (ft)
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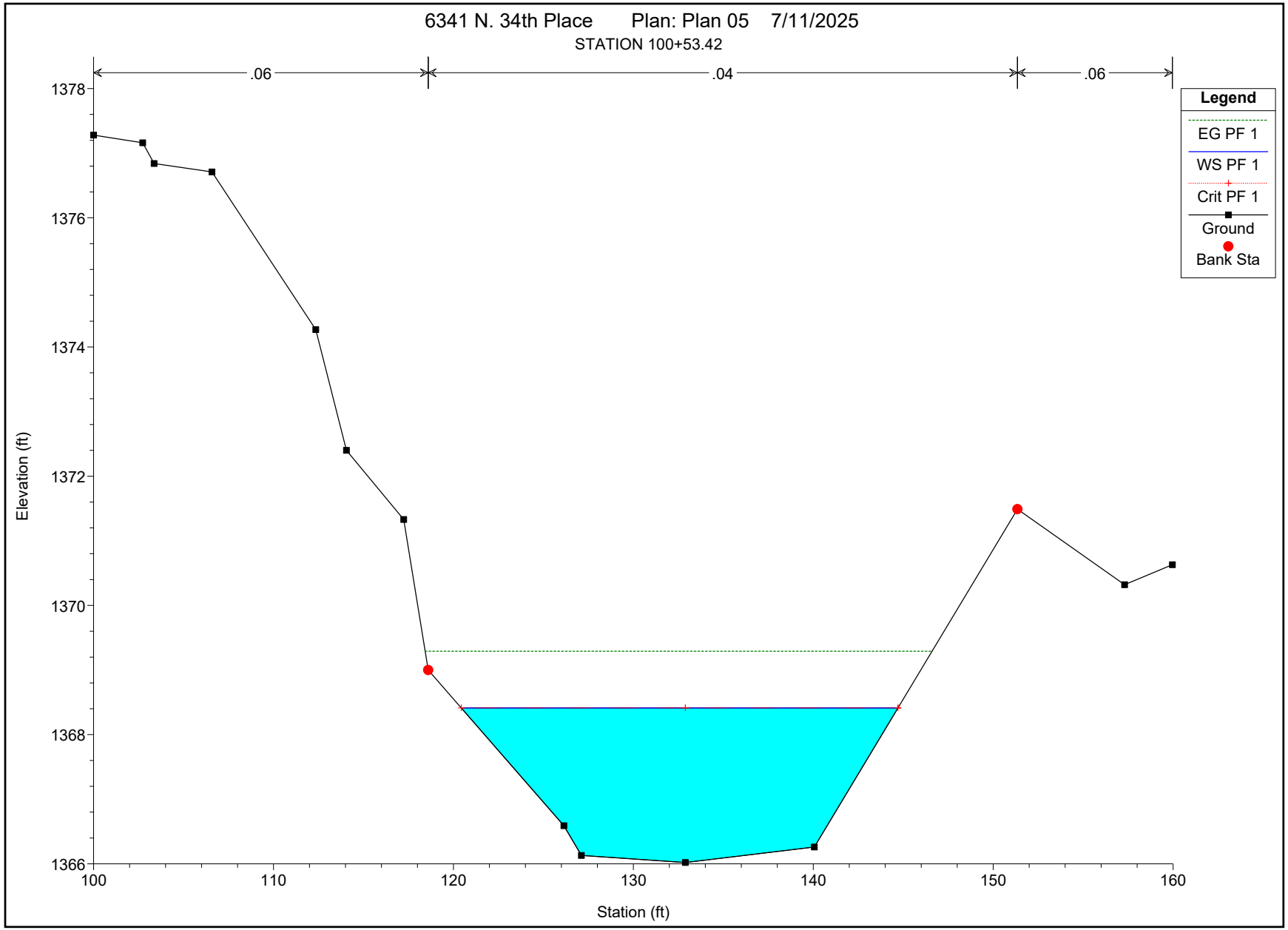
Station (ft)


6341 N. 34th Place Plan: Plan 05 7/11/2025
STATION 100+53.42
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Legend
EG PF 1
WS PF 1
Crit PF 1
Ground
Bank Sta
Elevation (ft)
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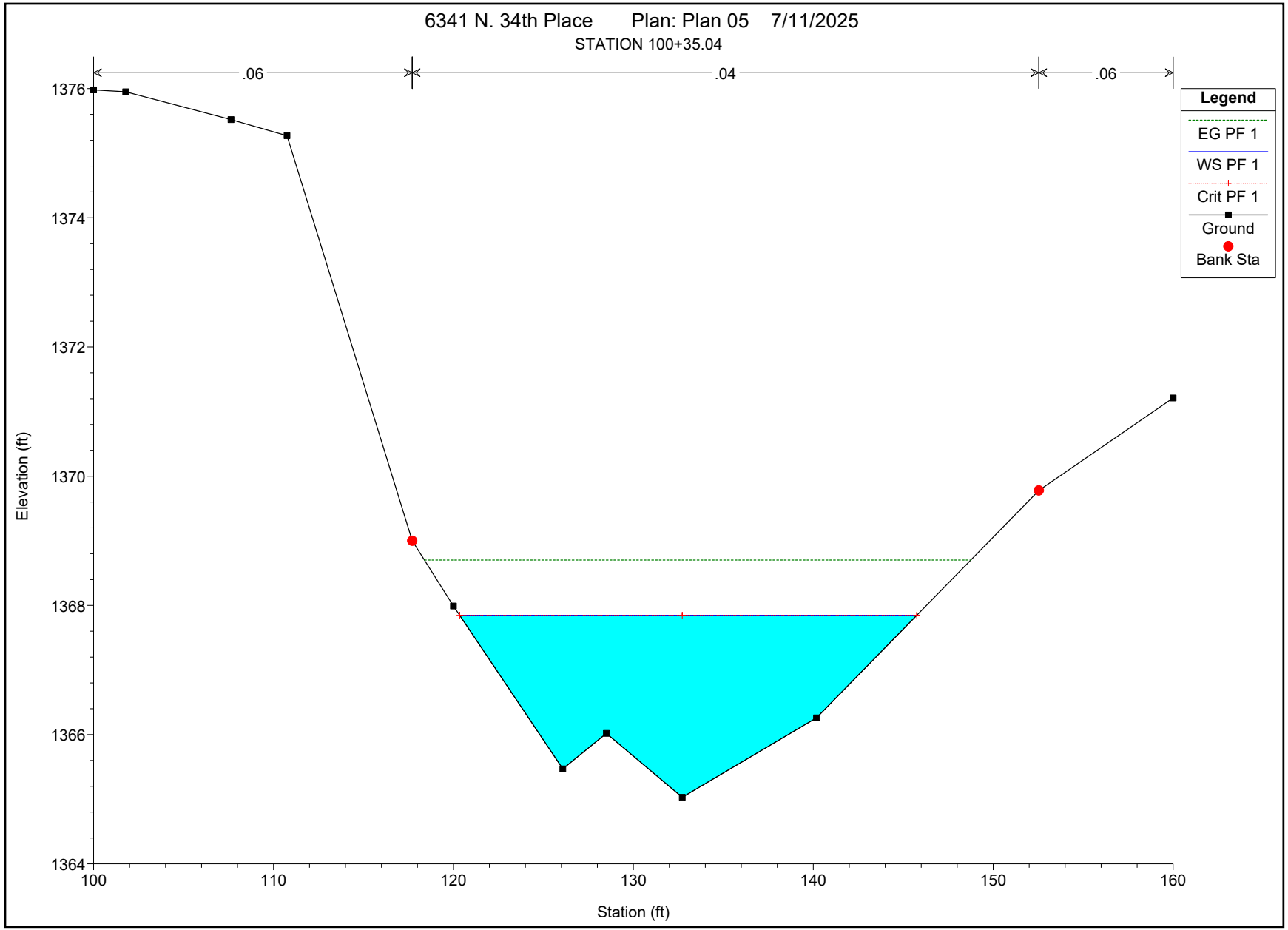
Station (ft)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Legend
EG PF 1
WS PF 1
Crit PF 1
Ground
Bank Sta
Elevation (ft)
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1372
1370
1368
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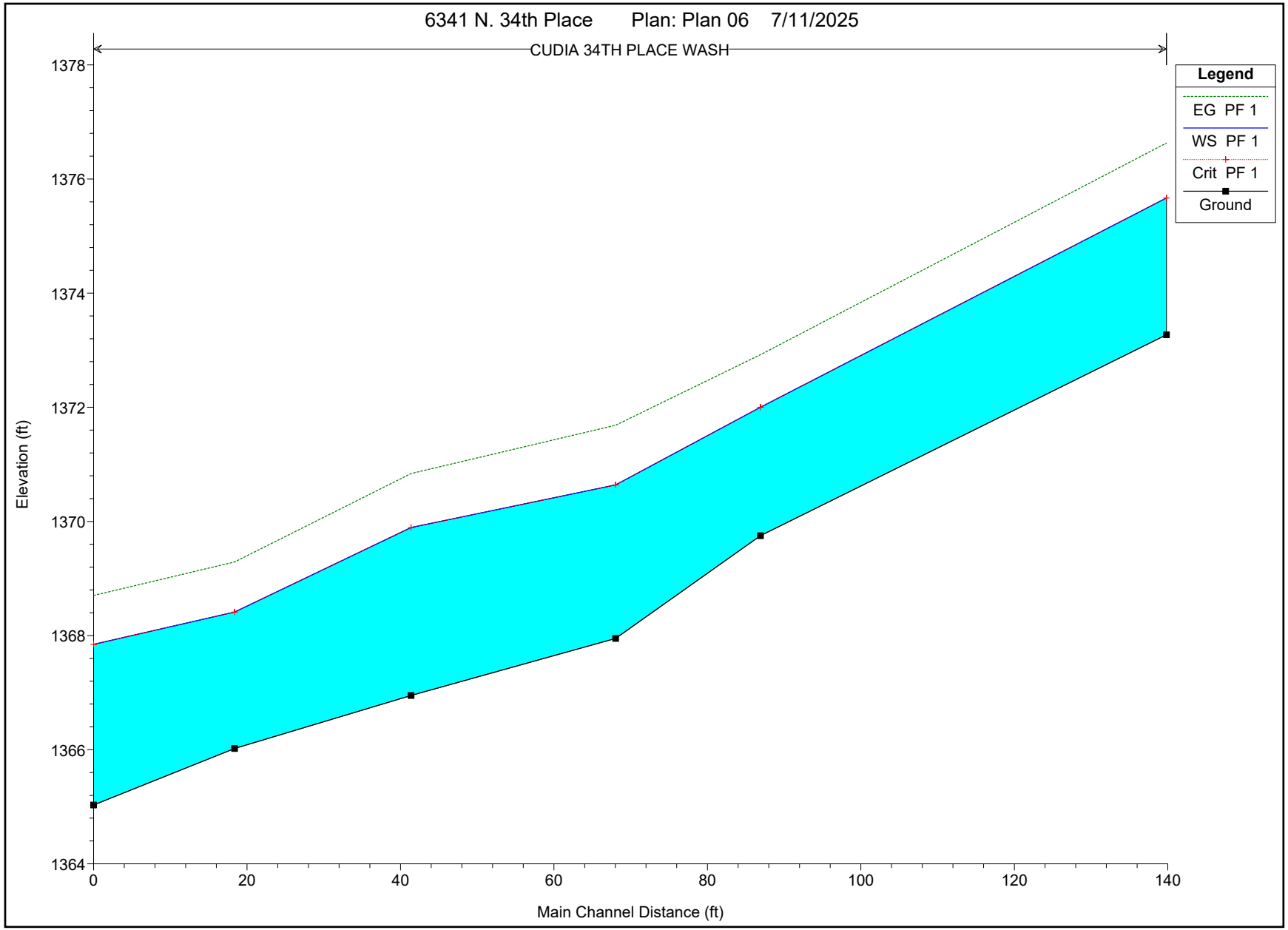
1364
100
110
120
130
140
150
160
Station (ft)

Appendix J
Proposed Conditions Hydraulic Model

HEC-RAS Plan: Plan 06 River: CUDIA Reach: 34TH PLACE WASH Profile: PF 1

Reach	River Sta	Profile	Q Total	Min Ch El	W.S. Elev	Crit W.S.	E.G. Elev	E.G. Slope	Vel Chnl	Flow Area	Top Width	Froude # Chl
			(cfs)	(ft)	(ft)	(ft)	(ft)	(ft/ft)	(ft/s)	(sq ft)	(ft)	
34TH PLACE WASH	174.87	PF 1	315.60	1373.27	1375.67	1375.67	1376.63	0.016486	8.13	44.19	25.88	0.95
34TH PLACE WASH	121.95	PF 1	315.60	1369.75	1372.00	1372.00	1372.92	0.019125	7.72	41.58	23.63	1.00
34TH PLACE WASH	103.07	PF 1	315.60	1367.95	1370.64	1370.64	1371.69	0.021177	8.20	38.50	18.69	1.01
34TH PLACE WASH	76.42	PF 1	315.60	1366.95	1369.89	1369.89	1370.84	0.020648	7.80	40.47	21.80	1.01
34TH PLACE WASH	53.42	PF 1	315.60	1366.02	1368.41	1368.41	1369.29	0.020629	7.51	42.01	24.27	1.01
34TH PLACE WASH	35.04	PF 1	315.60	1365.03	1367.85	1367.85	1368.70	0.021098	7.42	42.53	25.40	1.01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CUDIA 34TH PLACE WASH
Legend
EG PF 1
WS PF 1
Crit PF 1
Ground
Elevation (ft)
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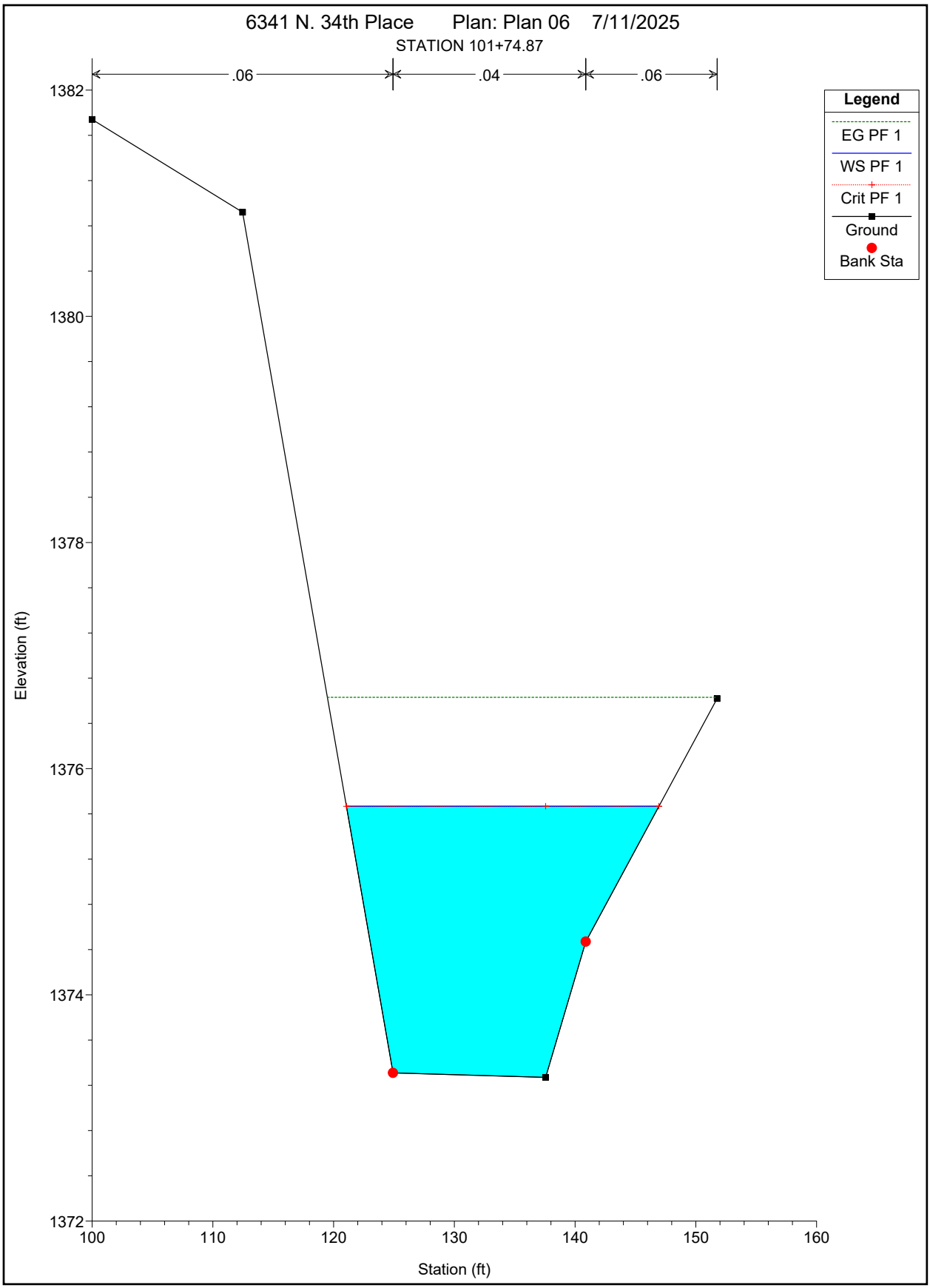
Main Channel Distance (ft)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Ground
Bank Sta
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Elevation (ft)
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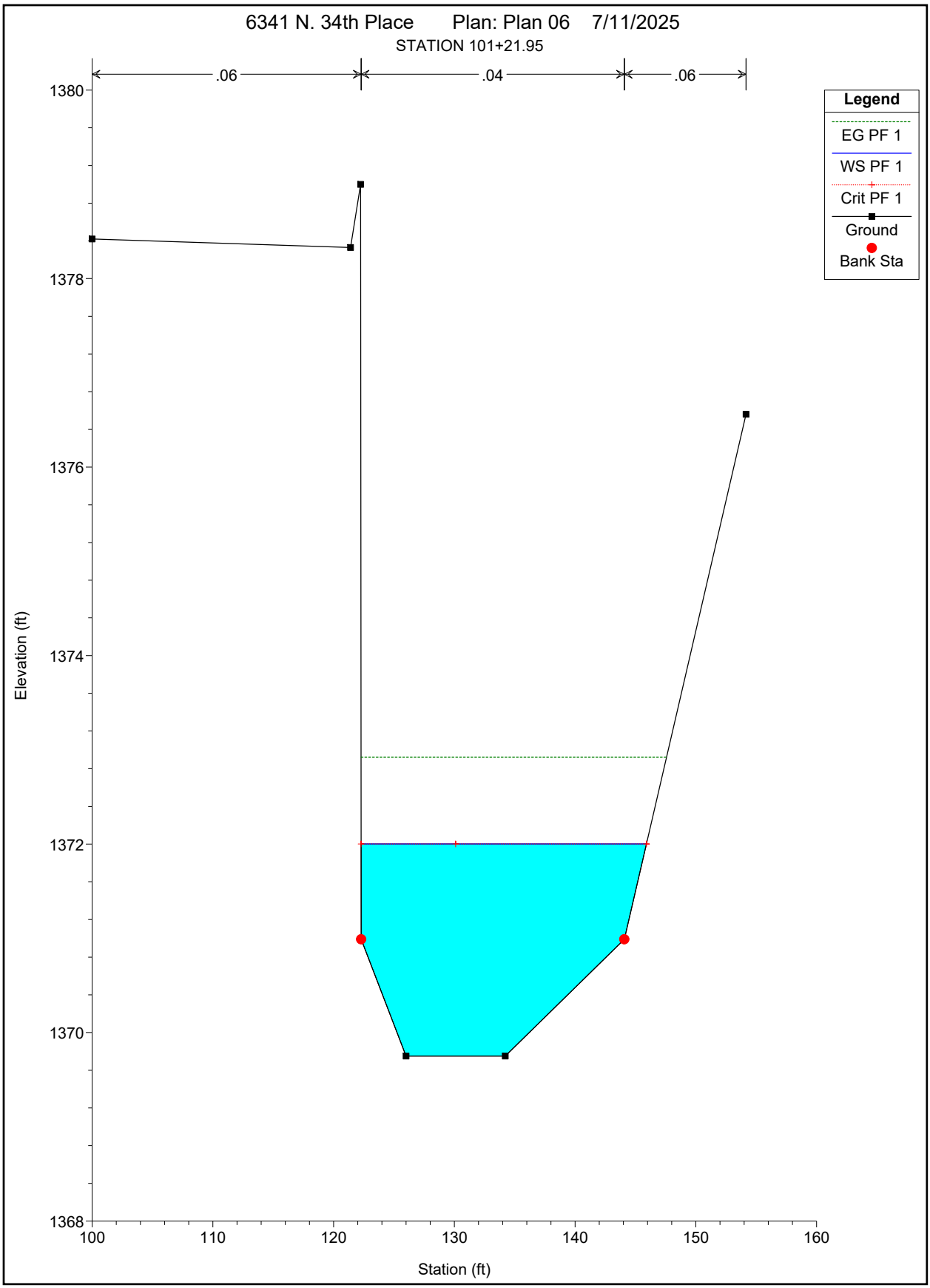
Station (ft)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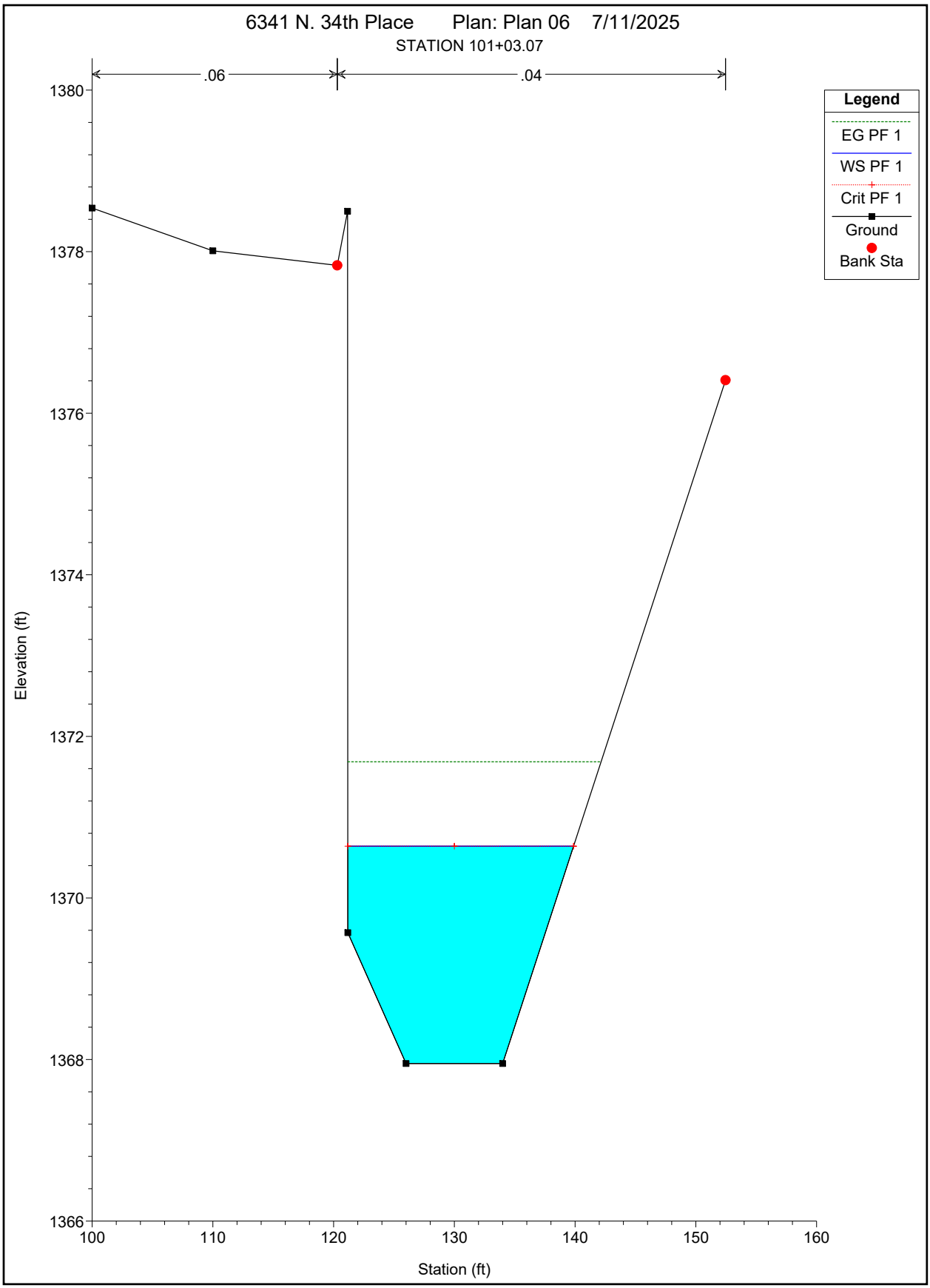
Station (ft)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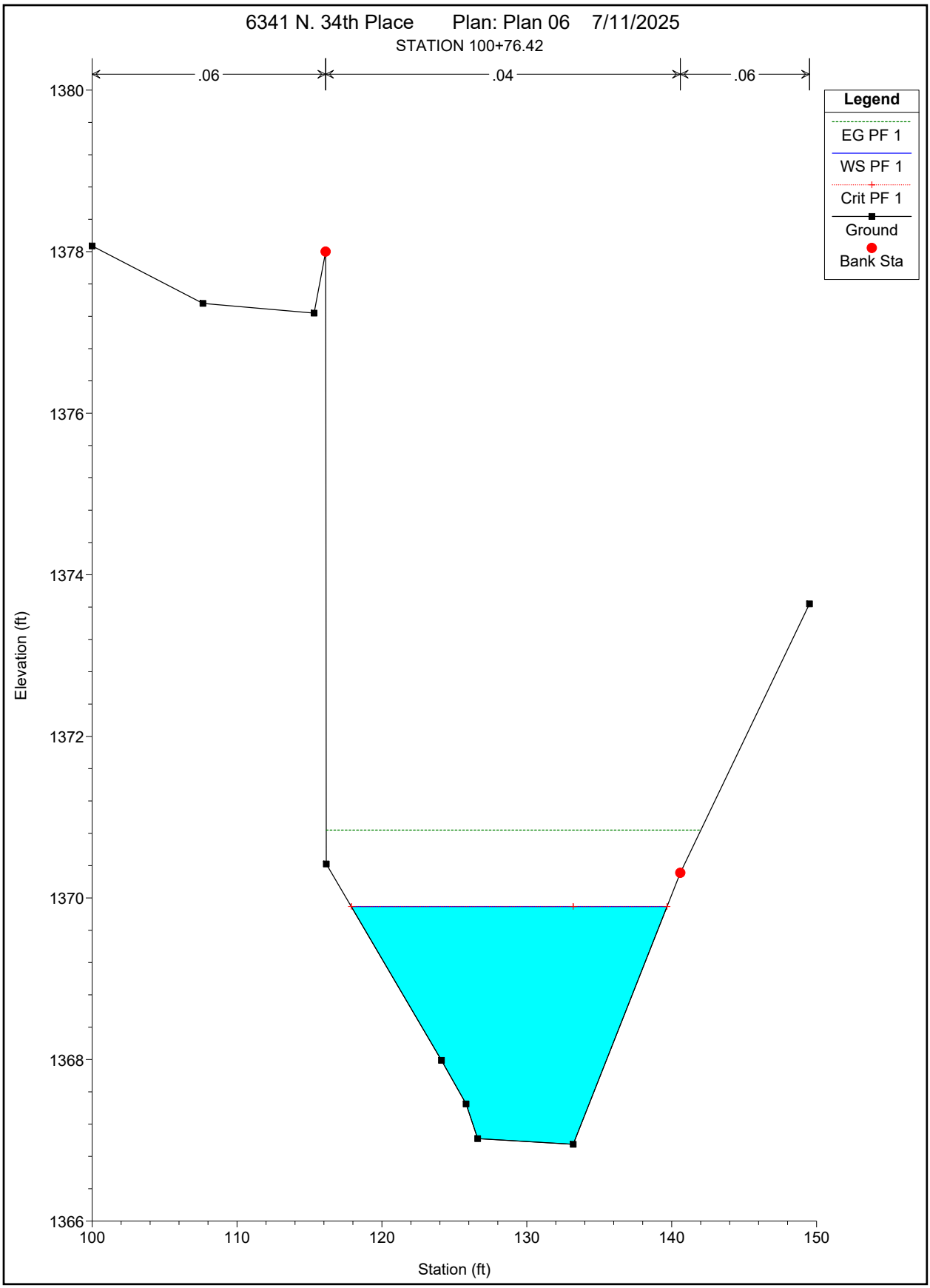
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Ground
Bank Sta
Elevation (ft)
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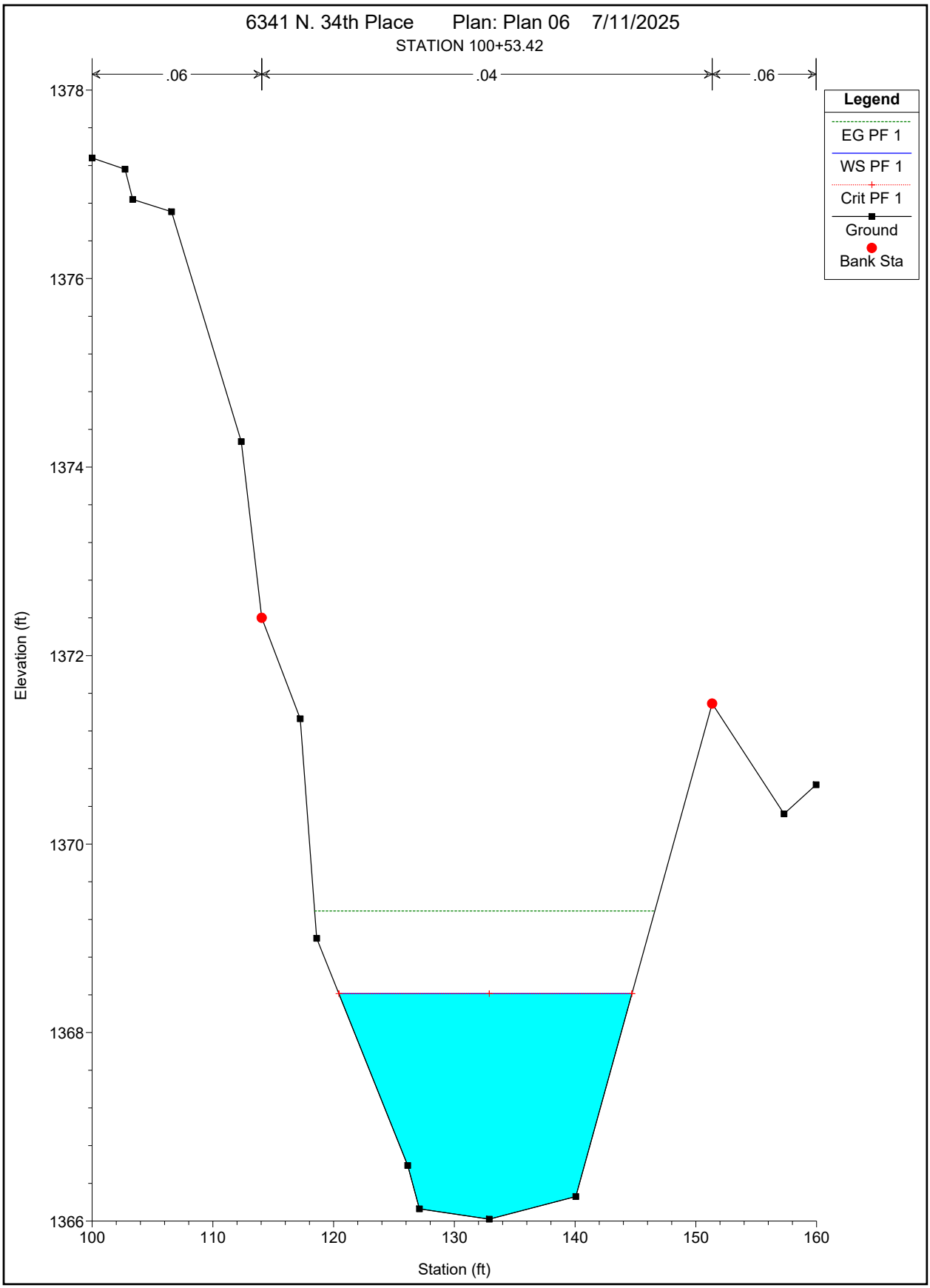
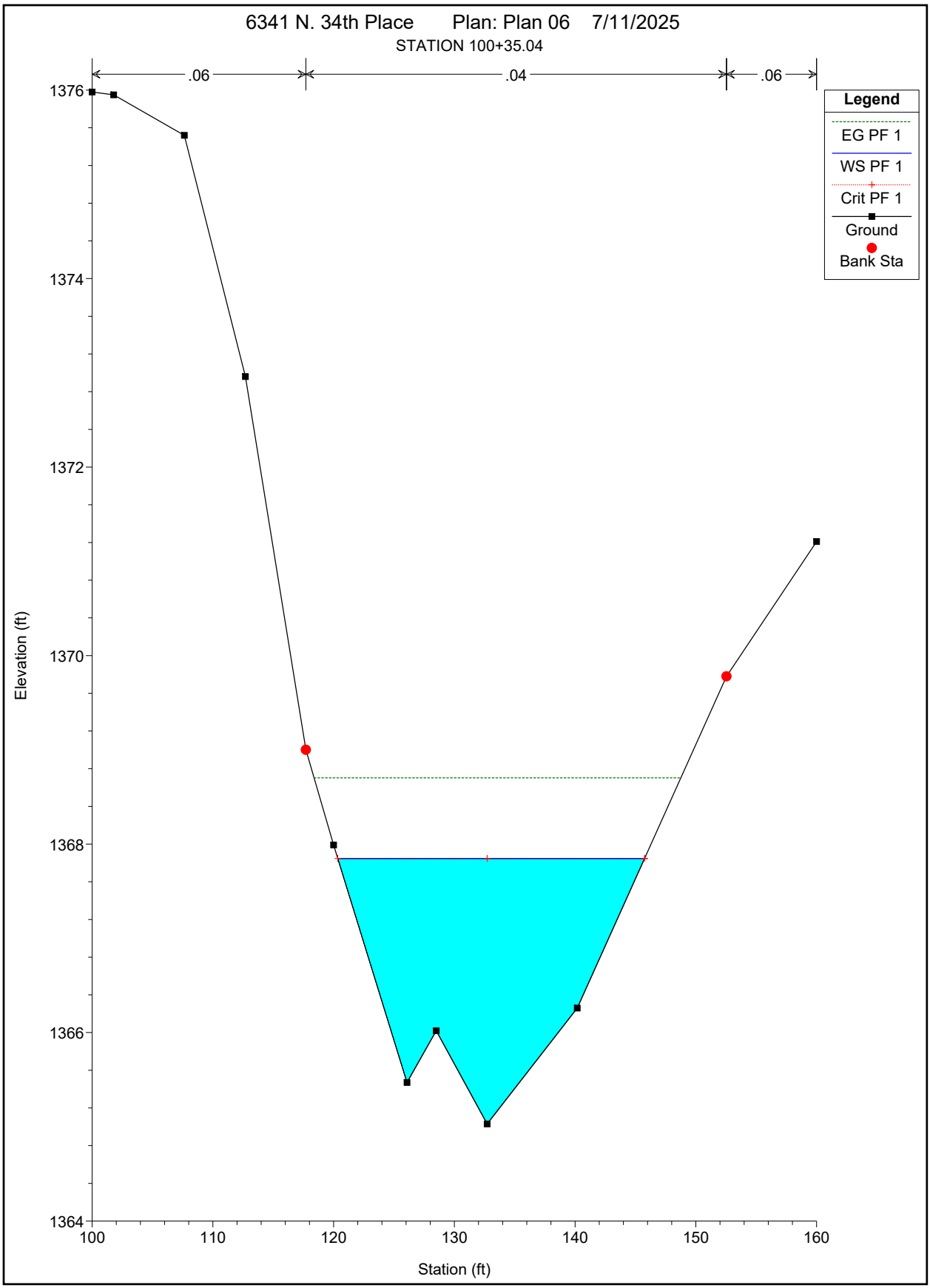

6341 N. 34th Place Plan: Plan 06 7/11/2025
STATION 100+53.42
.06
.04
.06
Legend
EG PF 1
WS PF 1
Crit PF 1
Ground
Bank Sta
Elevation (ft)
Station (ft)
1378
1376
1374
1372
1370
1368
1366
100
110
120
130
140
150
160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STATION 100+35.04
.06
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Legend
EG PF 1
WS PF 1
Crit PF 1
Ground
Bank Sta
1376
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1372
1370
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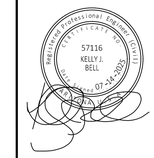
1364
Elevation (ft)
100
110
120
130
140
150
160
Station (ft)

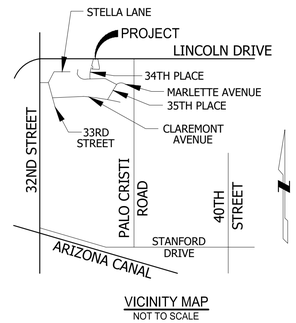
GRADING AND DRAINAGE PLAN
FOR
WESTBROOKS RESIDENCE NEW RETAINING WALL
PARADISE VALLEY, ARIZONA

KBELL
ENGINEERING
1355 N 86TH PLACE MESA, ARIZONA 85207
PH: 602.980.8246 Copyright © 2025



TOWN OF PARADISE VALLEY GRADING AND DRAINAGE GENERAL NOTES

1. PRIOR TO THE FIRST INSPECTION OF STRUCTURES WITHIN 3 FEET OF A SETBACK LINE, THE PROPERTY PINS SHALL BE PLACED BY A REGISTERED CIVIL ENGINEER OR LAND SURVEYOR OF THE STATE OF ARIZONA, AND THE PROPERTY LINE(S) IDENTIFIED.
2. WHERE EXCAVATION IS TO OCCUR THE TOP 4" OF EXCAVATED NATIVE SOIL SHALL REMAIN ON THE SITE AND SHALL BE REUSED IN A MANNER THAT TAKES ADVANTAGE OF THE NATURAL SOIL SEED BANK IT CONTAINS.
3. ALL WORK REQUIRED TO COMPLETE THE CONSTRUCTION COVERED BY THIS PLAN SHALL BE IN ACCORDANCE WITH THE MARICOPA ASSOCIATION OF GOVERNMENTS (M.A.G.) STANDARD SPECIFICATIONS AND DETAILS AND CURRENT SUPPLEMENTS THEREOF PER THE LOCAL MUNICIPALITY UNLESS SPECIFIED OTHERWISE IN THESE PLANS OR ELSEWHERE IN THE CONTRACT DOCUMENTS.
4. THE CONTRACTOR IS TO COMPLY WITH ALL LOCAL STATE, AND FEDERAL LAWS AND REGULATIONS APPLICABLE TO THE CONSTRUCTION COVERED BY THIS PLAN.
5. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH ALL PERMITS REQUIRED TO COMPLETE ALL WORK COVERED BY THIS PLAN.
6. ALL EXTERIOR SITE LIGHTING SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS FOR TYPE, LOCATION, HEIGHT, WATTAGE, AND LUMEN BASED UPON THE FIXTURES INSTALLED PURSUANT TO SECTION 1023 OF THE TOWN OF PARADISE VALLEY ZONING ORDINANCE FOR NON-HILLSIDE PROPERTIES, SECTION 2208 OF THE TOWN OF PARADISE VALLEY ZONING ORDINANCE FOR HILLSIDE PROPERTIES, OR AS SPECIFIED IN THE SPECIAL USE PERMIT FOR SPECIAL USE PERMIT PROPERTIES.
7. A DUST CONTROL PLAN AND PERMIT MEETING THE REQUIREMENTS OF RULE 310 OF THE MARICOPA COUNTY AIR POLLUTION CONTROL REGULATIONS, AS AMENDED, IS REQUIRED.
8. A SEPARATE RIGHT-OF-WAY PERMIT IS NECESSARY FOR ANY OFF-SITE CONSTRUCTION.
9. AN APPROVED GRADING AND DRAINAGE PLAN SHALL BE ON THE JOB SITE AT ALL TIMES. DEVIATIONS FROM THE PLAN MUST BE PRECEDED BY AN APPROVED PLAN REVISION.
10. EAVE PROJECTIONS INTO REQUIRED SETBACKS ARE LIMITED TO A MAXIMUM OF 24" PURSUANT TO SECTION 1008 OF THE TOWN OF PARADISE VALLEY ZONING ORDINANCES.
11. ALL STRUCTURES AND LANDSCAPING WITHIN THE SIGHT VISIBILITY TRIANGLE SHALL HAVE A 2 FOOT MAXIMUM HEIGHT.
12. ALL NEW AND EXISTING ELECTRICAL SERVICE LINES SHALL BE BURIED PER THE TOWN OF PARADISE VALLEY REQUIREMENTS.
13. IT SHALL BE THE RESPONSIBILITY OF THE PERMITTEE TO ARRANGE FOR THE RELOCATION AND RELOCATION COSTS OF ALL UTILITIES, AND TO SUBMIT A UTILITY RELOCATION SCHEDULE PRIOR TO THE ISSUANCE OF AN ENGINEERING CONSTRUCTION PERMIT.
14. EXISTING AND/OR NEW UTILITY CABINETS AND PEDESTALS SHALL BE LOCATED A MINIMUM OF 4' BEHIND ULTIMATE BACK OF CURB LOCATION.
15. POOL, SPA, BARBECUE AND ANY PROPOSED STRUCTURES OVER 8" ABOVE GRADE REQUIRE SEPARATE PERMIT APPLICATIONS.
16. POOLS SHALL BE CONSTRUCTED BY SEPARATE PERMIT AND SECURED FROM UNWANTED ACCESS PER TOWN CODE. ARTICLE 5-2.
17. ALL FILL MATERIAL UNDER SLABS AND WALKS SHALL BE COMPACTED TO NOT LESS THAN 95%.
18. SETBACK CERTIFICATION IS REQUIRED AND SHALL BE PROVIDED TO TOWN INSPECTOR PRIOR TO STEM WALL INSPECTION.
19. FOR BUILDING PADS THAT HAVE 1' OR MORE OF FILL MATERIAL, SOILS COMPACTION TEST RESULTS ARE REQUIRED AND SHALL BE PROVIDED TO TOWN INSPECTOR PRIOR TO PRE-SLAB INSPECTION.
20. FINISHED FLOOR ELEVATION CERTIFICATION IS REQUIRED AND SHALL BE PROVIDED TO TOWN INSPECTOR PRIOR TO STRAP AND SHEAR INSPECTION.
21. MAIL BOXES SHALL COMPLY WITH THE TOWN OF PARADISE VALLEY STANDARDS FOR MAIL BOXES IN THE RIGHTOF-WAY FOR HEIGHT, WIDTH AND BREAK AWAY FEATURES.
22. ALL PATIOS, WALKS, AND DRIVES TO SLOPE AWAY FROM BUILDING AND GARAGES AT A MINIMUM SLOPE OF 1/4" PER FOOT UNLESS SPECIFIED OTHERWISE.
23. TRENCH BEDDING AND SHADING SHALL BE FREE OF ROCKS AND DEBRIS.
24. THE TOWN ONLY APPROVES THE SCOPE OF WORK AND NOT THE ENGINEERING DESIGN. ANY CONSTRUCTION QUANTITIES SHOWN ARE NOT VERIFIED BY THE TOWN.
25. THE APPROVAL OF THE PLANS IS VALID FOR 180 DAYS. IF A PERMIT FOR CONSTRUCTION HAS NOT BEEN ISSUED WITHIN 180 DAYS, THE PERMIT MUST BE RENEWED.
26. A TOWN INSPECTOR WILL INSPECT ALL WORK WITHIN THE TOWN'S RIGHTS-OF-WAY. NOTIFY TOWN INSPECTION SERVICES TO SCHEDULE A PRECONSTRUCTION MEETING PRIOR TO STARTING CONSTRUCTION.
27. WHENEVER EXCAVATION IS NECESSARY, CALL ARIZONA811 BY DIALING 811 or 602-263-1100, TWO (2) WORKING DAYS BEFORE EXCAVATION BEGINS.
28. EXCAVATIONS SHALL COMPLY WITH REQUIREMENTS OF OSHA EXCAVATION STANDARDS (29 CFR, PART 1926, SUBPART P). UNDER NO CIRCUMSTANCES WILL THE CONTRACTORS BE ALLOWED TO WORK IN A TRENCH LOCATED WITHIN THE TOWN'S RIGHT-OF-WAY WITHOUT PROPER SHORING OR EXCAVATION METHODS.
29. PERMIT HOLDER SHALL POST A 6 SQUARE FOOT (2'X3') IDENTIFICATION SIGN, MADE OF DURABLE MATERIAL, IN THE FRONT YARD OF SUBJECT PROPERTY AND NOT IN THE TOWN'S RIGHT-OF-WAY. THE SIGN MAY NOT EXCEED A MAXIMUM OF 6 FEET IN HEIGHT FROM GRADE TO TOP OF THE SIGN. THE SIGN MUST INCLUDE THE PERMITTEE OR COMPANY NAME, PHONE NUMBER. TYPE OF WORK, ADDRESS OF PROJECT AND TOWN CONTACT NUMBER, 480-348-3556.
30. WHEN DEEMED NECESSARY, A 6-FOOT HIGH CHAIN LINK FENCE MUST BE INSTALLED AROUND THE CONSTRUCTION AREA TO PREVENT ANY POTENTIAL SAFETY HAZARD FOR THE PUBLIC. THE FENCE SHALL BE SETBACK AT LEAST 10 FEET FROM ALL RIGHTS-OF-WAY AND HAVE A 50-FOOT STREET CORNER SITE TRIANGLE WHERE APPLICABLE.
31. CLEAR ACCESS FOR NEIGHBORING PROPERTIES AND EMERGENCY VEHICLES MUST BE MAINTAINED AT ALL TIMES. CONSTRUCTION RELATED VEHICLES MUST BE LEGALLY PARKED ONLY ON ONE SIDE OF THE STREET OR JOB SITE PROPERTY.
32. ALL CONSTRUCTION DEBRIS AND EQUIPMENT MUST BE CONTAINED ON SITE AT ALL TIMES. CONTRACTOR AND PROPERTY OWNER MUST MAINTAIN THE JOB SITE FREE OF LITTER AND UNSIGHTLY MATERIALS AT ALL TIMES. CONSTRUCTION MATERIALS ARE PROHIBITED IN THE TOWN'S RIGHT-OF-WAY.
33. CONSTRUCTION ACTIVITIES ARE PERMITTED BETWEEN THE HOURS OF 7 AM AND 5 PM MONDAY THROUGH FRIDAY. CONSTRUCTION ACTIVITIES MAY START ONE (1) HOUR EARLIER DURING THE SUMMER (MAY 1ST THROUGH SEPTEMBER 30TH).
34. THE USE AND OPERATION OF FUEL-FIRED GENERATORS IS PROHIBITED UNLESS DUE TO A HARDSHIP. TOWN APPROVAL SHALL BE REQUIRED.
35. THE CONTRACTOR AND PROPERTY OWNER SHALL BE LIABLE FOR ANY DAMAGE DONE TO ANY PUBLIC PROPERTY AS A RESULT OF ANY CONSTRUCTION OR CONSTRUCTION RELATED ACTIVITIES. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL AFFECTED RIGHTS-OF-WAY ARE CLEANED AND/OR REPAIRED TO THEIR ORIGINAL CONDITION AND UNTIL ANY AND ALL DAMAGES TO AFFECTED PROPERTIES ARE RESTORED TO ORIGINAL CONDITION.
36. A KEYED SWITCH SHALL BE REQUIRED ON ALL NEW AND EXISTING ELECTRIC ENTRY GATES. THE KEYED SWITCH SHALL BE INSTALLED IN A LOCATION THAT IS READILY VISIBLE AND ACCESSIBLE. KNOX BOX ORDER FORMS ARE AVAILABLE AT THE TOWN'S BUILDING SAFETY DEPARTMENT.
37. PROPERTY OWNER, BUILDER, OR GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR CONTROLLING DUST FROM THE SITE AT ALL TIMES. ALL MEANS NECESSARY SHALL BE USED BY THE BUILDER OR GENERAL CONTRACTOR TO CONTROL THE EXISTENCE OF DUST CAUSED BY ANY EARTHWORK, SPRAY APPLICATION OF MATERIALS, OR OTHER DUST-CAUSING PRACTICES REQUIRED BY THE CONSTRUCTION PROCESS.
38. APPROVAL OF THESE PLANS ARE FOR PERMIT PURPOSES ONLY AND SHALL NOT PREVENT THE TOWN FROM REQUIRING CORRECTION OF ERRORS IN THE PLANS WHERE SUCH ERRORS ARE SUBSEQUENTLY FOUND TO BE IN VIOLATION OF ANY LAW, ORDINANCE, HEALTH, SAFETY, OR OTHER DESIGN ISSUES.
39. ALL DRAINAGE PROTECTIVE DEVICES SUCH AS SWALES, INTERCEPTION DITCHES, PIPES PROTECTIVE BERMS, CONCRETE CHANNELS OR OTHER MEASURES DESIGNED TO PROTECT PROPOSED AND EXISTING IMPROVEMENTS FROM RUNOFF OR DAMAGE FROM STORM WATER, MUST BE CONSTRUCTED PRIOR TO THE CONSTRUCTION OF ANY IMPROVEMENTS.



VICINITY MAP
NOT TO SCALE

ENGINEER'S NOTES

1. DIMENSIONS TO BE VERIFIED BY ARCHITECT AND LANDSCAPE ARCHITECT. INFORMATION PROVIDED FOR REFERENCE ONLY ON THIS PLAN.
2. EXISTING GRADE INFORMATION IS PROVIDED BASED ON TOPOGRAPHIC SURVEY COMPLETED BY SUPERIOUR SURVEYING SERVICES, INC. DATED JUNE 17, 2024.

LEGAL DESCRIPTION

LOT 18, MIRADA LOS ARCOS, PHASE 2, ACCORDING TO BOOK 159 OF MAPS PAGE 35, IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, AZ.

BENCHMARK

MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION POINT ID 3185, BEING A 3" MARICOPA COUNTY HIGHWAY DEPARTMENT BRASS CAP IN HANDHOLE WITH A DEPTH OF 0.55 FEET, LOCATED AT THE INTERSECTION OF LINCOLN DRIVE AND 32ND STREET, MARKING THE WEST QUARTER CORNER OF SECTION 12, HAVING AN ELEVATION OF 1387.346, NAVD88

UTILITY PROVIDERS

WATER	EPCOR USA
SANITARY SEWER	CITY OF PHOENIX
ELECTRIC	ARIZONA PUBLIC SERVICE CO.
TELEPHONE	CENTURYLINK
NATURAL GAS	SOUTHWEST GAS
CABLE TV	COX COMMUNICATIONS

PROPERTY INFORMATION

PROPERTY:	APN 164-05-023
USE:	RESIDENTIAL
PROJECT ADDRESS:	6341 N. 34TH PLACE PARADISE VALLEY, AZ 85253
ZONING:	R-43
SUBDIVISION/ LEGAL DESCRIPTION:	LOT 13 PARADISE HILLS SUBDIVISION
LOT SIZE:	51,462 SF (1.18 AC)
CONSTRUCTION YEAR:	1993

CUT AND FILL QUANTITIES

CUT: 122 CY
FILL: 205 CY
NET: 83 CY FILL

QUANTITIES ARE IN PLACE ESTIMATES. NO SHRINK OR SWELL IS ASSUMED. NO GROUND LOSS IS INCLUDED.

NATIVE PLANTS STATEMENT

ALL NATIVE PLANTS IMPACTED BY CONSTRUCTION SHALL BE RELOCATED ON SITE.

PROJECT DESCRIPTION

THE INTENT OF THIS PROJECT IS TO CONSTRUCT A NEW RETAINING WALL ALONG THE NORTH SIDE OF THE PROPERTY TO PROTECT THE EXISTING HOUSE FROM THE CURRENT SCOURING HAPPENING WITHIN THE WASH.

SITE NOTES

THE LOWEST FINISHED FLOOR ELEVATION IS 1377.60 (NEW HOUSE) IS SAFE FROM INUNDATION DURING A 100-YEAR PEAK RUN-OFF EVENT IF CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS.

THE PROPOSED DEVELOPMENT DOES NOT IMPACT DRAINAGE CONDITIONS OF ADJOINING LOTS. OFFSITE FLOWS ARE CONTAINED WITHIN THE DRAINAGE EASEMENT.

FLOOD INSURANCE RATE MAP (FIRM) DATA:

THE SITE IS LOCATED IN FEMA FLOOD ZONE "X" AS SHOWN IN FEMA FIRM MAP NO.04013C1745L EFFECTIVE 10/16/2013, REVISED 4/7/2017.

ENGINEER CERTIFICATION

ENGINEER CERTIFIES BY SEALING THIS PLAN THAT THE RESIDENCE FINISH FLOOR ELEVATION SHOWN ON THE PLAN OF 1378.60 AND THE NEW GUEST HOUSE FINISHED FLOOR ELEVATION OF 1377.60 (NAVD 88) IS A MINIMUM OF 12" ABOVE THE 100-YEAR STORM ELEVATION OF 1376.50 FT.

OWNER / APPLICANT

PHILLIP WESTBROOKS
6341 N. 34TH PLACE
PARADISE VALLEY, ARIZONA
PH: 480.206.3999
CONTACT: PHILLIP WESTBROOKS
EMAIL: PHILL@SPECTURM-SOLINC.COM

ARCHITECT

SEFDESIGN, LLC
317 EAST LE MARCHE AVE
PHOENIX, AZ 85022
PH: 602.705.5558
CONTACT: STEVEN FROME, AIA
EMAIL: SEFDESIGN@COX.NET

ENGINEER/ CONTACT

KBELL ENGINEERING LLC
1355 N 86TH PLACE
MESA, AZ 85207
PH: 602.980.8246
CONTACT: KELLY BELL, P.E.
EMAIL: KBELL@KBELLENG.COM

SHEET INDEX:

C-1 COVER SHEET
C-2 GRADING AND DRAINAGE PLAN
C-3 WASH SECTIONS

AS-BUILT CERTIFICATION I HEREBY CERTIFY THAT THE "RECORD DRAWING" MEASUREMENTS AS SHOWN HEREON WERE MADE UNDER MY SUPERVISION OR AS NOTED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REGISTERED ENGINEER/ LAND SURVEYOR DATE

REGISTRATION NUMBER

THIS SET OF PLANS HAS BEEN REVIEWED FOR COMPLIANCE WITH TOWN OF PARADISE VALLEY REQUIREMENTS PRIOR TO ISSUANCE OF PERMIT. THE TOWN NEITHER ACCEPTS NOR ASSUMES ANY LIABILITY FOR ERRORS OR OMISSIONS. THIS COMPLIANCE APPROVAL SHALL NOT PREVENT THE TOWN ENGINEER FROM REQUIRING CORRECTIONS OF ERRORS OR OMISSIONS IN THE PLANS TO BE FOUND IN VIOLATION OF LAWS AND ORDINANCES.

TOWN OF PARADISE VALLEY APPROVAL SIGNATURE DATE

LEGEND

→	PROP SURFACE FLOW DIRECTION	☼	LIGHT POLE
⇝	EX SURFACE FLOW DIRECTION	○	STREET SIGN
-·-·-	BOUNDARY LINE	▣	WATER METER
- - -	CENTER LINE	FL	FLOW LINE
— — —	EXISTING CONTOURS	FFE	FINISHED FLOOR ELEVATION
———	PROPOSED CONTOURS	FS	FLAGSTONE
Ⓢ	SEWER MANHOLE	NG	NATURAL GROUND
● CO	SEWER CLEANOUT	TC	TOP OF CURB
E	ELECTRIC BOX	FG	FINISHED GRADE
	FIRE HYDRANT	C	CONCRETE
		EX	EXISTING

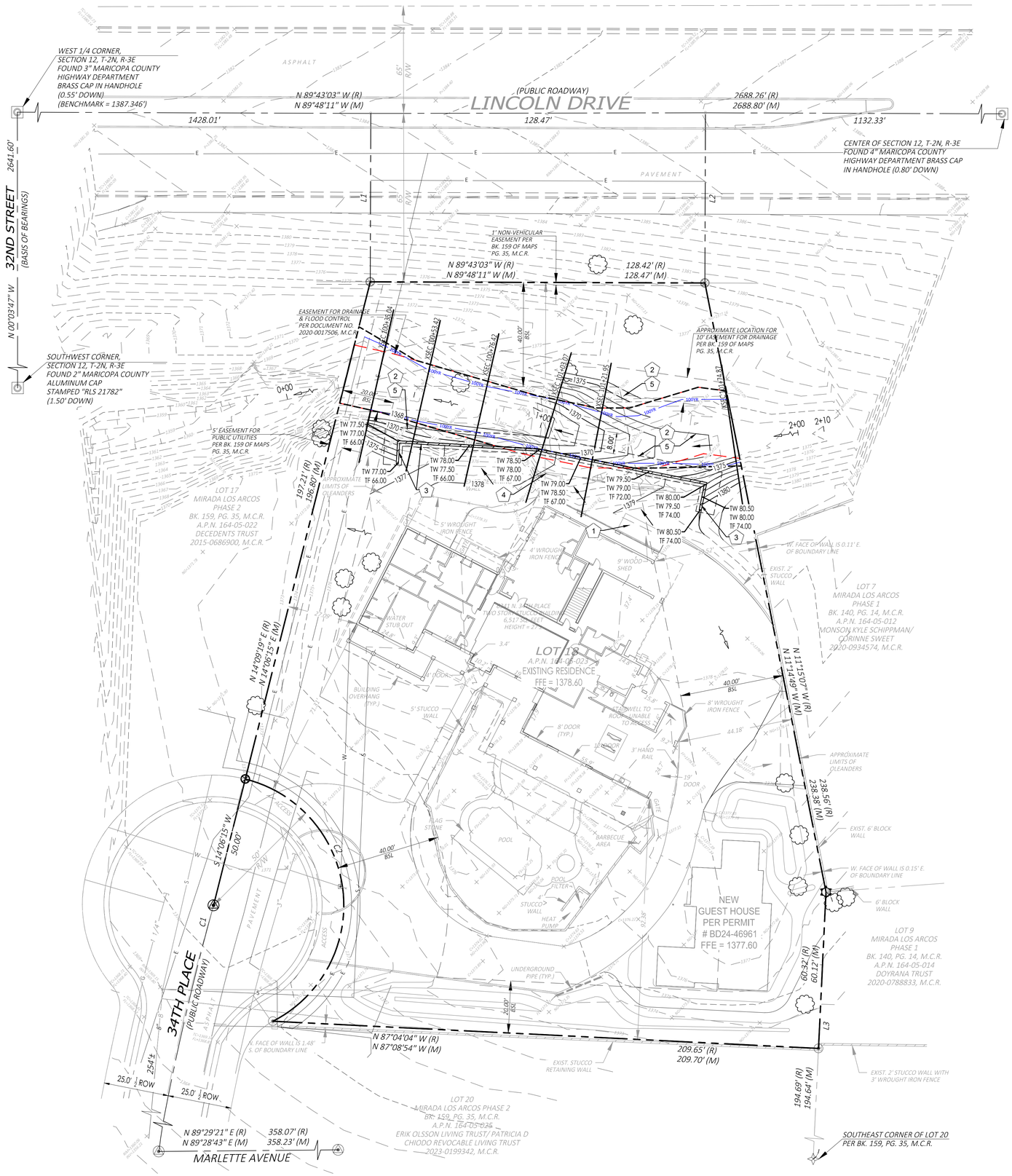
CALL AT LEAST TWO FULL WORKING DAYS BEFORE YOU BEGIN EXCAVATION
ARIZONA 811 Arizona Blue Stake, Inc.
DIAL 8-1-1 OR 1-800-STAKE-IT (782-5348)
IN MARICOPA COUNTY: (602) 263-1100

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

CLIENT: WESTBROOKS RESIDENCE
PROJECT NAME& ADDRESS: WESTBROOKS RESIDENCE NEW RETAINING WALL
6341 N. 34TH PLACE, PARADISE VALLEY, ARIZONA
COVER SHEET

PROJECT NO.: 1039-02
DESIGNED BY: KJB/GGM
DRAWN BY: KJB/GGM

SHEET
C-1



GENERAL NOTES

1. GRADE SITE TO PROPOSED GRADES AS SHOWN ON THIS PLAN MEETING THE REQUIREMENTS OF THE GEOTECHNICAL REPORT. GRADES SHOWN REFLECT FINISH GRADE FOR THE SITE.
2. INFORMATION SHOWN ON THIS PLAN IS FOR REFERENCE ONLY. SEE GEOTECHNICAL REPORT FOR SLAB ON GRADE REQUIREMENTS.
3. GEOTECHNICAL REPORT REFERENCE:
   PREPARED FOR PHILL RESIDENCE ADDITIONS, BY VANN ENGINEERING INC. "PROJECT NUMBER 25878 - GEOTECHNICAL ENGINEERIIG REPORT, DATED 08.01.2024.
4. FOR WASH SECTIONS SEE SHEET C-3.

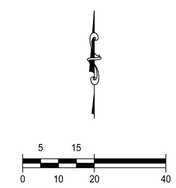
(#) GRADING AND STORM DRAIN KEYNOTES

1. REMOVE EXISTING WOOD SHED TO BE COORDINATED WITH OWNER.
2. REMOVE VEGETATION AS NECESSARY TO INSTALL NEW CONSTRUCTION.
3. INSTALL NEW CONCRETE RETAINING WALL PER PLAN AND STRUCTURAL DTLS.
4. PROTECT EXISTING RETAINING WALL IN PLACE. TO BE BURIED OVER WITH NEW GRADING.
5. INSTALL NEW DRAINAGE CHANNEL PER PLAN GRADING ON PLAN. 3:1 SIDE SLOPES TYPICAL EXCEPT AT EDGES MATCHING INTO EXISTING.

GRADING LEGEND

100YR	100YR FLOODPLAIN LINES
	EX. WASH DRAINAGE ESMT. LINES
	PROPOSED WASH DRAINAGE ESMT. LINES
C	CONCRETE
EX	EXISTING
NG	NATURAL GRADE
TW	TOP OF WALL
TF	TOP OF FOOTING
FFE	FINISHED FLOOR ELV.
FS	FLAG STONE

KBELL
ENGINEERING
1355 N 86TH PLACE MESA, ARIZONA 85207
PH: 602.980.8246



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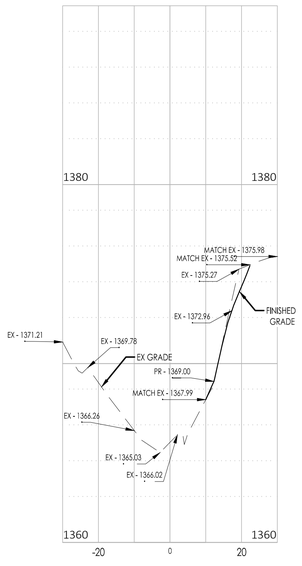
CLIENT:
WESTBROOKS RESIDENCE
PROJECT NAME& ADDRESS:
WESTBROOKS RESIDENCE NEW RETAINING WALL
6341 N. 34TH PLACE, PARADISE VALLEY, ARIZONA
GRADING AND DRAINAGE PLAN

PROJECT NO.: 1039-02
DESIGNED BY: KJB/GGM
DRAWN BY: KJB/GGM

SHEET
C-2

KBELL
ENGINEERING
1355 N 86TH PLACE MESA, ARIZONA 85207
PH: 602.980.8246

100+35



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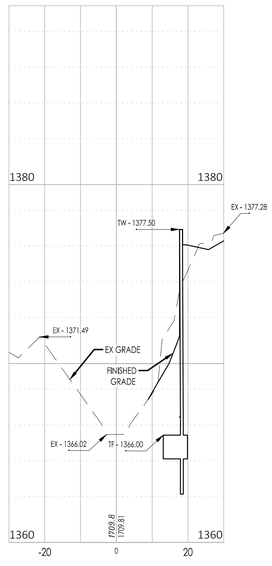

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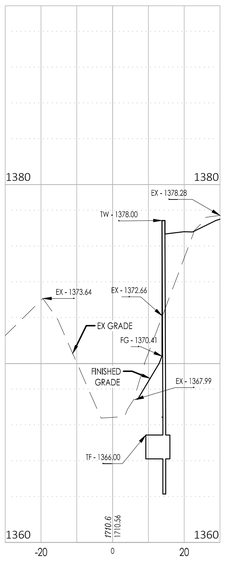

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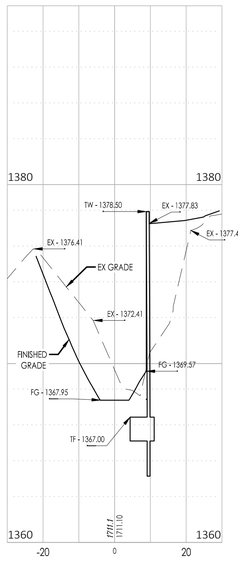

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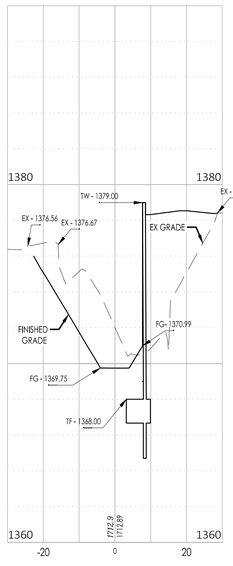

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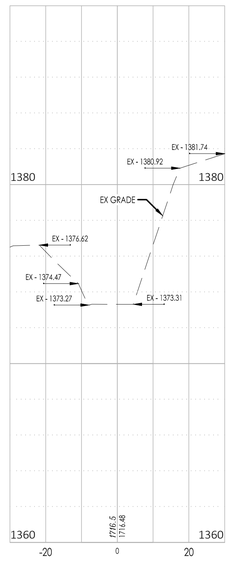

5 15
0 10 20 40
HZ SCALE: 1"=20'
VT SCALE: 1"=4'

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CLIENT:
WESTBROOKS RESIDENCE
PROJECT NAME & ADDRESS:
WESTBROOKS RESIDENCE NEW RETAINING WALL
6341 N. 34TH PLACE, PARADISE VALLEY, ARIZONA
WASH SECTIONS

PROJECT NO.: 1039-02
DESIGNED BY: KJB/GGM
DRAWN BY: KJB/GGM

SHEET
C-3

VANN ENGINEERING INC

GEOTECHNICAL INVESTIGATION REPORT

Proposed Phill Residence Additions
APN 164-05-023
6341 North 34th Place
Paradise Valley, Arizona 85253

Prepared for:

Phillip Westbrooks
6341 North 34th Place
Paradise Valley, Arizona 85253

May 1, 2025

Project 25878

GEOTECHNICAL ENGINEERING ▪ ENVIRONMENTAL CONSULTING
CONSTRUCTION TESTING & OBSERVATION

May 1, 2025 Project 25878

Phillip Westbrooks
6341 North 34th Place
Paradise Valley, Arizona 85253

RE: Geotechnical Investigation Report
Proposed Phill Residence Additions
APN 164-05-023
6341 North 34th Place
Paradise Valley, Arizona 85253

Mr. Westbrooks:

Transmitted herewith is a copy of the final report of the geotechnical investigation on the above-mentioned project. The services performed provide an evaluation at selected locations of the subsurface soil conditions throughout the zone of significant foundation influence. The materials encountered on the site are believed to be representative of the total area; however, soil and rock materials do vary in character between points of investigation. The recommendations contained in this report assume that the soil conditions do not deviate appreciably from those disclosed by the investigation. Should unusual material or conditions be encountered during construction, this firm must be notified so that we may make any required supplemental recommendations.

As an additional service, this firm would be pleased to review the project plans and structural notes for conformance to the intent of this report. We trust that this report will assist you in the construction of the proposed project. Vann Engineering, Inc. appreciates the opportunity to provide our services on this project and looks forward to collaborating with you during construction and on future projects. This firm possesses the capability of performing testing and inspection services during construction. Such services include, but are not limited to, compaction testing as related to fill control, foundation inspections and concrete sampling. Please notify this firm if a proposal for these services is desired. Should any questions arise concerning the content of this report, please feel free to contact this office as soon as possible.

Respectfully submitted,

VANN ENGINEERING, INC.

Registered Professional Engineer (Civil) CERTIFICATE NO. 83294 JEREMY MINNICK Date Signed 5/1/2025 ARIZONA, U.S.A.

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SECTION I

1.0 INTRODUCTION

Vann Engineering, Inc. understands that additions are proposed for construction at the above-mentioned site, including a new residential structure in the southeast portion of the site and a new retaining wall along the north-northeastern perimeter of the existing residence. There are to be no planned basement levels. This document presents the results of a geotechnical investigation conducted by Vann Engineering, Inc. for the:

Proposed Phill Residence Additions
APN 164-05-023
6341 North 34th Place, Paradise Valley, Arizona 85253

Refer to the following aerial photograph that depicts the site (outlined in cyan) and the immediate vicinity:

Figure 1: Aerial photograph of the site (outlined in cyan) and the immediate vicinity

The services performed provide an evaluation at selected locations of the subsurface soil conditions throughout the zone of significant foundation influence.

1.1 Purpose

The purpose of the investigation was two-fold: 1) to determine the physical characteristics of the soil underlying the site, and 2) to provide final geotechnical recommendations. The maximum column and wall loads have been assumed to be as summarized in the following table:

Table 1: Anticipated Loads

Foundation Type	Maximum Column Load (kips)	Maximum Wall Load (KLF)
Conventional surface-level spread foundations bearing on native undisturbed soil or engineered fill with total and differential settlements limited to ½ inch and ¼ inch, respectively.	100	5

Anticipated structural loads more than those stated above will need to be addressed in an addendum, since they are not covered by the scope of services of this effort.

1.2 Scope of Services

The scope of services for this project includes the following:

- Description of the subject site
- Description of the major soil layers
- Site Plan indicating the locations of all points of exploration
- Recommendations for surface-level conventional spread foundations; allowable bearing capacity based on settlement analysis of ½ inch total settlement and ¼ inch differential settlement (allowable bearing pressure and depth for shallow spread foundations)
- General excavation conditions
- Lateral stability analyses including active pressure, passive pressure, and base friction
- Recommendations for site grading - necessary earthwork for conventional systems
- Recommendations for drainage
- Recommendations for slab support
- Anticipated shrinkage of the surface soil
- Limited soil-related corrosion discussion
- IBC Site Classification
- Recommendations for on-site pavement thickness

Note: This report does not include, either specifically or by implication, any environmental assessment of the site or identification of contaminated or hazardous materials or conditions. If the owner is concerned about the potential for such contamination, other studies should be undertaken. We are available to discuss the scope of work of such studies with you. Recommendations for basement level facilities have not been included in the scope of work for this effort.

Vann Engineering is not a corrosion engineering firm. A corrosion engineer must be consulted if the potential corrosion of construction materials, underground utilities, and structures is a concern. Additionally, any corrosion related laboratory testing must be provided to the on-site contractors and material specifiers to obtain recommendations on corrosion from the suppliers of the materials that will be used.

1.3 Authorization

The obtaining of data from the site and the preparation of this geotechnical investigation report have been conducted according to this firm's proposal **(VE24GT0628KM2 dated June 28, 2024)** authorized by **Phillip Westbrooks on July 1, 2024**, to proceed with the work. Our efforts and report are limited to the scope and limitations set forth in the proposal.

1.4 Standard of Care

Since our investigation is based upon review of background data, observation of site materials, and engineering analysis, the conclusions and recommendations are professional opinions. Our professional services have been performed using that degree of skill ordinarily exercised, under similar circumstances, by reputable geotechnical engineers practicing in this or similar localities.

These opinions have been derived in accordance with current standards of practice and no other warranty, express or implied, is made. The limitations of this report and geotechnical issues which further explain the limitations of the information contained in this report are listed at 7.0.

2.0 PROJECT DESCRIPTION

2.1 Proposed Development

Vann Engineering, Inc. understands that additions are proposed for construction at the above-mentioned site, including a new residential structure in the southeast portion of the site and a new retaining wall along the north-northeastern perimeter of the existing residence. There are to be no planned basement levels.

2.2 Site Description

The subject property features an existing single-family residence with a regional wash traversing from east to west along the north boundary. The soil layer at the base of the wash appears consistent with fluvial alluvial soils overlying shallow heavily weathered and fractured fanglomerate rock that gives the appearance of Class IV caliche. The wash is heavily incised, exposing the fanglomerate rock in the lower portions of the sides of the wash. There is landscaping, including a mature plant wall along the north of the house, adjacent to the wash. Irrigation from this plant wall appears to be soaking through terrace soils and allowing seep erosion undercutting in the fanglomerate on the northwest side of the existing house's boundary with the wash. There is also undercutting next to the existing retaining wall. Minor undercutting is evident on the north boundary of the area where there is planned construction. Approximately 6.0 inches of spread fill at the locations of TB-1 and TB-2 were detected during the course of the site investigation. Greater thicknesses of spread fill may be encountered at locations not explicitly explored by this firm. Refer to the following images which depict the current site conditions.

Figure 2: Current site conditions

Figure 3: Current site conditions

Figure 4: Current site conditions – fanglomerate undercutting

Figure 5: Current site conditions – fanglomerate undercutting

Figure 6: Current site conditions – fanglomerate undercutting

Figure 7: Current site conditions

Figure 8: Current site conditions – fanglomerate undercutting

Figure 9: Current site conditions

3.0 SUBSURFACE INVESTIGATION AND LABORATORY TESTING

3.1 Subsurface Investigation

The subsurface soils were explored through the utilization of three (3) exploratory test borings. The test borings were advanced to depths of 15.0 and 5.0 feet. The locations of the test borings are shown on the Site Plan in Section II of this report and presented as TB-1, TB-2, and HS-1.

The soils encountered were examined, visually classified and wherever applicable, sampled. Field logs were prepared for each test boring. The field logs contain visual classifications of the materials encountered during drilling as well as interpolation of the subsurface conditions between samples. Final logs, included in Section II, and tests of the field samples. The final logs describe the materials encountered, their thicknesses represent our interpretation of the field logs and may include modifications based on laboratory observation, and the locations where samples were obtained. The sample locations are noted graphically on the final logs. The Unified Soil Classification System was used to classify soils. The soil classification symbols are presented on the final logs and are briefly described in Section II.

The materials encountered on the site are believed to be representative of the total area; however, soil and rock materials do vary in character between points of investigation. The recommendations contained in this report assume that the soil conditions do not deviate appreciably from those disclosed by the investigation. Should unusual materials or conditions be encountered during construction, the soil engineer must be notified so that they may make supplemental recommendations if required.

3.2 Laboratory Testing

Laboratory analyses were performed on representative soil samples to aid in material classification and to estimate pertinent engineering properties of the on-site soils in preparation of this report. Testing was performed in general accordance with applicable test methods. Representative samples obtained during the field investigation were subjected to the following laboratory analyses:

Table 2: Laboratory Testing

Test	Sample(s)	Purpose
Response to Wetting	Undisturbed native soils (3)	Settlement analyses and bearing capacity
Sieve Analysis, Atterberg Limits, and Moisture Content	Native subgrade soils (2)	Soil classification
Soluble Sulfates and Chlorides	Native subgrade soils (1)	Limited soil-related corrosion discussion

Refer to Section III of this report for the complete results of the laboratory testing. The samples will be stored for 30 days from the date of issue of this report, and then disposed of unless otherwise instructed in writing by the client.

4.0 SUBSURFACE CONDITIONS

4.1 Engineering Properties of the Site Soils

Expansive soils are soils that expand or swell and are typically known to have a shrink/swell potential. Cohesive soils, or clay soils, tend to shrink as they are dried, and swell as they become wetted. The clay content of the soil determines the extent of the shrink/swell potential. The soils encountered at the site are considered to be cohesionless (measured plasticity index values of 5 and 6). Based on field and laboratory test data, this firm has determined that the potential for soil expansion is low for the site surface soils.

Collapsible soils are typically comprised of silt and sand size grains with lesser amounts of clay. The collapse potential of a soil depends on the in-situ density, depth of the deposit and the extent of a porous structure. When loading is applied to collapsible soils, originating from the weight of the structure, along with wetting, settlement occurs. Wetting sources are most commonly associated with landscape irrigation, inadequate surface drainage, utility line leakage, proximity of retention basins and water features to a structure, and long-term ponding next to the structure. Based on laboratory test data and standard penetration test data, the soils are considered to have a moderate potential for collapse and excessive differential soil movement.

It should be noted that the site soils, whether they are utilized for foundation support alone, or as engineered fill, will need to be recompacted through hand-tamping efforts, following the completion of the foundation excavation. This is necessary because of the inability of the site soils to maintain stability while withstanding the adverse effects of backhoe teeth. Hence the need for hand-tamping to regain soil bearing. Therefore, the bottom of the footing excavations must be hand-tamped to eliminate the probable adverse effects of the disturbance due to the backhoe. Prior to the placement of reinforcing steel, the base of all foundation excavations must be compacted with a "jumping jack" or plate tamper,

resulting in compaction of the foundation bearing soils to a depth of 6.0 inches. The final compaction must be to at least 95% of the ASTM D698 maximum density. Some degree of moisture processing may be required to facilitate proper compaction, although no moisture specification will apply.

4.2 Limited Soil-Related Corrosion Discussion

The values presented for corrosion related laboratory testing should be used to determine potentially corrosive characteristics of the on-site soils tested with respect to their contact with the various construction materials that will be used at the subject property. The corrosion related laboratory testing results are specific to the locations and elevations sampled and no other inference is implied. If the actual on-site soils that will be in contact with structures and construction materials are from different locations and elevations than those presented herein, additional corrosion testing must be performed.

Table 3: Corrosion Test Results Summary

Sample Location	Test Interval (feet)	Sulfate (%)	Chlorides (ppm)
TB-1	2.5 - 3.5	0.143	106

The project structural engineer should cross reference the soluble sulfate and chloride testing results from the locations and depth intervals presented with Table 19.3.1.1 of Section 318 of the American Concrete Institute (ACI) Building Code Requirements for Structural Concrete to determine the appropriate exposure class to utilize for the project.

All corrosion related laboratory testing presented herein must be provided to the on-site contractors and material specifiers to obtain recommendations on corrosion from the suppliers of the materials that will be used. Corrosion can result from many combinations of environmental conditions, materials, construction, landscaping, and other factors, and no single guideline addresses all corrosion possibilities. Nevertheless, important corrosion information can be obtained from the American Wood Protection Association (AWPA), the International Building Code (IBC), International Residential Code (IRC), and local building codes.

Landscape material, including but not limited to decorative gravel, sand, and fill soils, may contain substantially higher concentrations of corrosive elements than the native site soils. The landscaping contractor must have all materials to be utilized in the landscape design evaluated for corrosion properties and submit the test results to the project general contractor for review prior to their use at the site. Vann Engineering is not a corrosion engineering firm, and the scope of our work was limited to performing corrosion related laboratory testing on selected samples at specific locations and elevations, presenting the results herein, and providing a brief comparison of the corrosion related laboratory testing results to selected criteria. A registered corrosion engineer must be consulted if the potential corrosion of construction materials, underground utilities, and structures is a concern.

4.3 Groundwater

No groundwater was encountered to a depth of 15.0 feet. Groundwater is expected to be at a depth of approximately 216.3 feet according to nearest relevant well data in the area, as shown on the following Arizona Groundwater Site Inventory (GWSI)

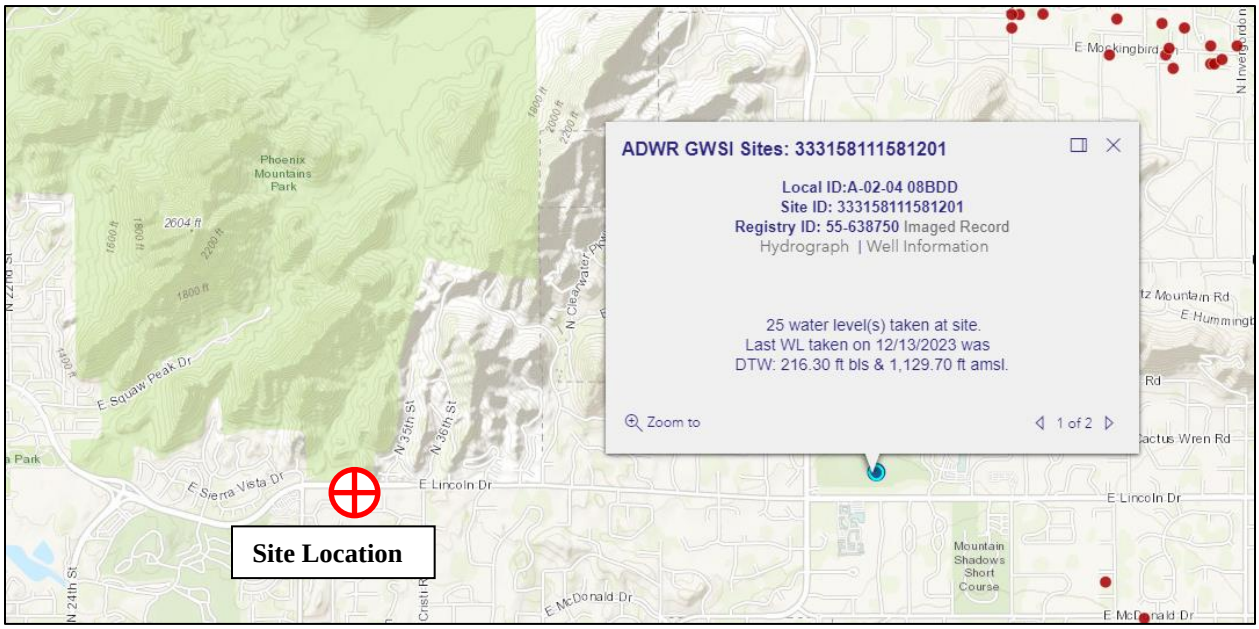


Figure 10: Groundwater Map

5.0 RECOMMENDATIONS

The following recommendations are presented as a guide in the compilation of construction specifications. The recommendations are not comprehensive contract documents and should not be utilized as such. The recommendations contained herein are based upon the properties of the surface and subsurface soils and rocks as described by the field evaluation, the results of which are presented and discussed in this report. Alternate recommendations may be possible and will be considered upon request.

5.1 Excavating Conditions

Excavations into the site surface and subsurface soils extending to approximate depths ranging from 3.0 to 5.0 feet should be possible with conventional excavating equipment. Heavier excavating equipment (hard dig) will be necessary below approximate depths ranging from 3.0 to 5.0 feet to the presence of highly weathered and fractured fanglomerate rock.

The subsurface soils extending to contact with the highly weathered and fracture fanglomerate rock will be susceptible to sloughing. It is recommended that the soil strata details from the boring logs in Section II of this report be utilized in conjunction with on-site observations to determine when appropriate measures be incorporated in the final design and construction to mitigate potential damage and injuries associated with sloughing.

Excavations greater than 4.0 feet should be sloped or braced as required to provide personnel safety and satisfy local safety code regulations. Temporary construction slopes should be

excavated in strict compliance with the rules and regulations of the Federal Register, Volume 54, No. 209 (October 1989), the United States Department of Labor, Occupational Safety and Health Administration (OSHA), 29 CFR, Part 1926. This document was prepared to better ensure the safety of workers entering trenches or excavations and requires that all excavations conform to new OSHA guidelines. The contractor is solely responsible for protecting excavations by shoring, sloping, benching or other means as required to maintain stability of both the excavation sides and bottom. Vann Engineering Inc. does not assume any responsibility for construction site safety or the activities of the contractor.

The subsurface soils extending to an approximate depth of 3.0 to 5.0 feet are considered to be OSHA Type C soil. Temporary excavations into Type C soils are to be configured at no steeper than a 1.5H:1V incline. The underlying fanglomerate rock layer is OSHA Type A rock. Temporary excavations into Type A rock must be configured no steeper than a 0.75H:1V incline. The maximum trench depth, without the use of shoring, is 20.0 feet (OSHA maximum). Deviation from these recommendations will necessitate a trench support system or shielding.

5.2 Site Preparation

Although underground facilities such as septic tanks, cesspools, basements, and dry wells were not encountered, such features might be encountered during construction. These features should be demolished or abandoned in accordance with the recommendations of the geotechnical engineer. Such measures may include backfill with 2-sack ABC/cement slurry.

It is recommended that all vegetation, all remnants associated with any demolition or remodel of any existing structures (inclusive of slabs, foundations, and buried utilities), and all other deleterious materials be removed at the commencement of site grading activities.

Following the removal of the above-listed items, all existing spread fill soils must be removed in the proposed building, hardscape, and pavement areas. At the locations of TB-1 and TB-2, approximately 6.0 inches of spread fill were encountered. Greater thicknesses of spread fill may be encountered at locations not explicitly explored by this firm, specifically beneath or adjacent to any existing structure. The presence of native soils at the base and sides of the spread fill removal excavation must be verified by the project geotechnical engineer.

Following the removal of the above listed items, the uppermost 8.0 inches of the native soils within structure and pavement areas must be reworked to establish a stable condition. All final compactions shall be as specified herein. Any site cut soil may be reused as structural supporting fill provided the maximum particle size is 3.0 inches, it is free of the above-mentioned items, and that a suitable percentage of fines will be generated to ensure a stable mixture.

Complete removal and cleaning of any undesirable materials and proper backfilling of depressions will be necessary to develop support for the proposed facilities. Widen all depressions as necessary to accommodate compaction equipment and provide a level base for placing any fill. All fills shall be properly moistened and compacted as specified in the section on compaction and moisture recommendations.

All subbase fill required to bring the structure areas up to subgrade elevation should be placed in horizontal lifts not exceeding 6.0 inches compacted thickness or in horizontal lifts with thicknesses compatible with the compaction equipment utilized.

Special Note: Conventional Surface Level Systems (Vicinity of Test Borings 1 and 2)

In regard to conventional surface-level systems, it is necessary that a minimum of 1.0 feet of engineered fill lie beneath all foundations for the structures in order to utilize the bearing capacity for engineered fill for design (to be completed by others) of foundation width. The engineered fill should have a lateral extent of at least 2.0 feet beyond the edges of all footings. If there is less than 1.0 feet of engineered fill beneath the footings, consider the bearing condition to be unacceptable. The base of any zone of subexcavation (cut surface below foundations and floor slabs) must be moisture processed and compacted to a depth of 8.0 inches.

It should be noted that the site soils, whether they are utilized for foundation support alone, or as engineered fill, will need to be recompacted through hand-tamping efforts, following the completion of the foundation excavation. This is necessary because of the inability of the site soils to maintain stability while withstanding the adverse effects of backhoe teeth. Hence the need for hand-tamping to regain soil bearing. Therefore, the bottom of the footing excavations must be hand-tamped to eliminate the probable adverse effects of the disturbance due to the backhoe. Prior to the placement of reinforcing steel, the base of all foundation excavations must be compacted with a "jumping jack" or plate tamper, resulting in compaction of the foundation bearing soils to a depth of 6.0 inches. The final compaction must be to at least 95% of the ASTM D698 maximum density. Some degree of moisture processing may be required to facilitate proper compaction, although no moisture specification will apply.

Any tree removal efforts made to accommodate the new structure must include removal of the root systems, followed by backfilling of the volume occupied by the root ball. Typically, to remove all significant roots such that the maximum diameter of any root is no greater than ½ inch, it is required to excavate to a depth of 4.0 feet to capture all applicable roots. Further, the lateral extent of each tree root excavation is generally 8.0 feet (twice the depth).

Complete removal and cleaning of any undesirable materials and proper backfilling of depressions will be necessary to develop support for the proposed facilities. Widen all depressions as necessary to accommodate compaction equipment and provide a level base for placing any fill. All fills shall be properly moistened and compacted as specified in the section on compaction and moisture recommendations. All subbase fill required to bring the structure areas up to subgrade elevation should be placed in horizontal lifts not exceeding 6.0 inches compacted thickness or in horizontal lifts with thicknesses compatible with the compaction equipment utilized.

It is the understanding of this firm that various utility trenches may traverse the completed pad. The backfill of all utility trenches, if not in conformance with this report, may adversely impact the integrity of the completed pad. This firm recommends that all utility trench backfill crossing the pads be inspected and tested to ensure full conformance with this report. Untested utility trench backfill will nullify any as-built grading report regarding the existence of engineered fill beneath the proposed building foundations and place the owner at greater risk in terms of potential unwanted foundation and floor slab movement.

Compaction of backfill, subgrade soil, subbase fill, and base course materials should be accomplished to the following density and moisture criteria prior to concrete placement:

Table 4: Compaction Requirements

Material	Building Area	Percent Compaction (ASTM D698)	Compaction Moisture Content Range (%)
On-site soils with $12 \leq PI < 15$	Below Foundation Level and Below Pavement Sections	95 min	optimum -1 to optimum +3
	Above Foundation Level[1]	92 - 97	optimum to optimum +4
On-site soils with $PI < 12$	Below Foundation Level and Below Pavement Sections	95 min	optimum -2 to optimum +2
	Above Foundation Level[1]	95 min	optimum -2 to optimum +2
Imported fill material	Below Foundation Level and Below Pavement Sections	95 min	optimum -2 to optimum +2
	Above Foundation Level[1]	90 min	optimum -2 to optimum +2
Base course	Below Interior Concrete Slabs	95 min	-

[1]Also applies to the subgrade in exterior slab, sidewalk, curb, gutter, and pool deck areas.

Any soil disturbed during construction shall be compacted to the applicable percent compaction as specified herein. **Increase the required degree of compaction to a minimum of 98 percent for fill materials greater than 5.0 feet below final grade.** Natural undisturbed soils or compacted soils subsequently disturbed or removed by construction operations should be replaced with materials compacted as specified above.

All imported (engineered) fill material to be used as structural supporting fill should be free of vegetation, debris and other deleterious material and meet the following requirements:

Table 5: Imported Fill Soil Parameters

Soil Parameter	Requirement
Plasticity Index:	14 (Maximum)
Particle Size:	3 inches (Maximum)
Passing #200 Sieve:	60 % (Maximum)
Expansion Potential*:	1.5 % (Maximum)
Sulfates:	0.19 %(Maximum)

*Performed on a sample remolded to 95 percent of the maximum ASTM D698 density at 2 percent below the optimum moisture content, under a 100 PSF Surcharge.

Please note that all imported fill material is to be tested for soluble sulfate and chloride content (corrosion testing). Results of the corrosion testing must be presented to the project structural engineer in order to utilize the appropriate exposure class per Table 19.3.1.1 of Section 318 of the American Concrete Institute (ACI) Building Code Requirements for Structural Concrete. All concrete for the project should be designed (by others) in accordance with the provisions presented in Section 318, Chapter 19 of the ACI Building Code Requirements for Structural Concrete.

Water settling and/or slurry shall not, in any case, be used to compact or settle surface soils, fill material, or trench backfill within 10.0 feet of a structure area or within an area, which is to be paved. When trench backfill consists of permeable materials that would allow percolation of water into a structure or pavement area, water settling shall not be used to settle such materials in any part of the trench.

5.3 Fill Slope Stability

Maximum fill slopes may conform to a 2.5:1 (horizontal: vertical) ratio if fill is placed in accordance with the recommendations contained herein.

5.4 Shrinkage

For balancing grading plans, the estimated shrink of on-site soils has been provided below. The calculated shrink assumes oversized material will be processed and used on the project (i.e., oversized material is crushed and used in engineered fill). Assuming the average degree of compaction will approximate 97 percent of the standard maximum density, the approximate shrinkage of the reworked on-site soils are as follows:

Table 6: Shrinkage

Material	Estimated Shrinkage (Based on ASTM D698A)
Native Soils	15% ± 3

The above value does not consider losses due to erosion, waste, variance of on-site soils, over-excavation, re-compaction of zones disturbed by demolition, previous site usage or the screening of oversized particles and/or debris. In other words, additional factors can and will create situations where seemingly balanced grading and drainage plans do not balance during construction.

5.5 Site Classification

This project is not located over any known active faults or fault associated disturbed zones. An IBC Site Class of C may be utilized for the proposed structures, as the representative N-Value is greater than 50 for the uppermost 100 feet of substrata at the site.

5.6 Conventional Surface-Level Spread Foundations for the New Residential Structure (Area of Test Borings 1 and 2)

It is recommended that all perimeter foundations and isolated exterior foundations bearing on 1.0 feet of engineered fill that has been hand-tamped post footing excavating be embedded a minimum of 1.5 feet below the lowest adjacent finish pad grade within 5.0 feet of proposed exterior walls. Interior footings bearing on 1.0 feet of engineered fill that has been hand-tamped post footing excavation should be founded a minimum of 1.5 feet below finish floor level.

Foundations bearing on native undisturbed soil that has been hand-tamped post footing excavation in lieu of engineered fill must be embedded a minimum depth of 2.5 feet.

For all construction, 2.0 feet and 1.33 feet are recommended as the minimum width of spread and continuous footings, respectively. The following tabulations may be used for shallow spread (column) and continuous (wall) foundations for the proposed structures.

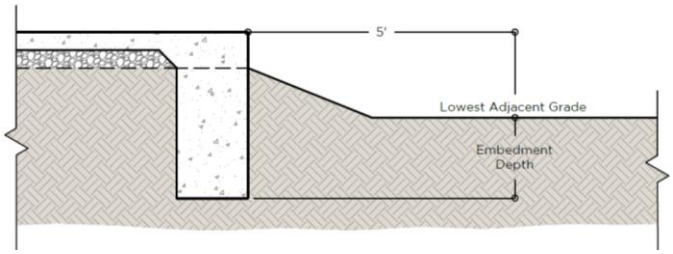
Table 7: Conventional Surface Level Foundations for the New Residential Structure

Foundation Embedment Depth[1]	Bearing Stratum[2]	Allowable Soil Bearing Capacity[3]
2.5 Feet	Native Undisturbed Soil[4, 6]	1500 PSF
1.5 Feet	1.0 Feet of Engineered Fill[5, 6]	1500 PSF

[1]Conditions for foundation embedment depth:

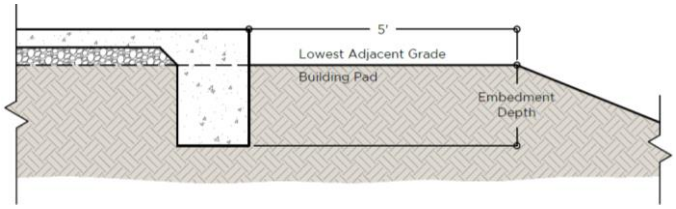
a) The depth below the lowest adjacent exterior pad grade within 5.0 feet of proposed exterior walls.

Condition A



b) The depth below finish compacted pad grade provided that a sufficient pad blow-up (the lateral extent to which the building pad is constructed beyond the limits of the exterior walls or other structural elements, inclusive of exterior column foundations) has been incorporated into the grading and drainage considerations (5.0 feet or greater).

Condition B



[2]Refers to the soil layer that the footing pad rests on, and does not mean to imply that the foundation be fully embedded into that particular stratum

[3]**The allowable soil bearing capacity value and associated allowable loads are based on a total settlement of ½-inch and a differential settlement of ¼ inch.** The maximum estimated footing settlements (in situ) should be within tolerable limits if constructed in accordance with the recommendations contained in this report and a reasonable effort is made to balance loads on the footings

[4]A mixture of 2-sack ABC/cement slurry may be utilized in the lower portions of the foundation excavations for footings bearing on native undisturbed soil.

[5]It is necessary that a minimum of 1.0 feet of engineered fill lie beneath all foundations for the structures *in order to utilize the bearing capacity for engineered fill for considerations of foundation width.* The engineered fill should have a lateral extent of at least 2.0 feet beyond the edges of all footings. If there is less than 1.0 feet of engineered fill beneath the footings, consider the bearing condition to be unacceptable. The base of any zone of subexcavation (cut surface below foundations and floor slabs) must be moisture processed and compacted to a depth of 8.0 inches.

[6]It should be noted that the site soils, whether they are utilized for foundation support alone, or as engineered fill, will need to be recompacted through hand-tamping efforts, following the completion

of the foundation excavation. This is necessary because of the inability of the site soils to maintain stability while withstanding the adverse effects of backhoe teeth. Hence the need for hand-tamping to regain soil bearing. Therefore, the bottom of the footing excavations must be hand-tamped to eliminate the probable adverse effects of the disturbance due to the backhoe. Prior to the placement of reinforcing steel, the base of all foundation excavations must be compacted with a "jumping jack" or plate tamper, resulting in compaction of the foundation bearing soils to a depth of 6.0 inches. The final compaction must be to at least 95% of the ASTM D698 maximum density. Some degree of moisture processing may be required to facilitate proper compaction, although no moisture specification will apply.

The weight of the foundation below grade may be neglected in dead load computations. The above recommended bearing capacities should be considered allowable maximums for dead plus live loads. The maximum allowable foundation bearing pressure for foundation toe pressures may be increased by ⅓ for resistance to short-term/temporary wind loads and or eccentric or lateral loading.

Retaining wall or building foundations to be constructed in close proximity to retention basins (*within 5.0 feet*) should be embedded 1.0 feet deeper than the stated depths in the preceding bearing capacity tables.

We recommend that continuous footings and stem walls are reinforced and bearing walls be constructed with frequent joints to better distribute stresses in the event of localized settlements. Similarly, all masonry walls should be provided with both vertical and horizontal reinforcement. It is recommended that the footing excavations be inspected by the Vann Engineering Inc. project geotechnical engineer or their representative to ensure that they are free of loose soil which may have blown or sloughed into the excavations. It will also be necessary for the geotechnical engineer to verify that the footing embedment depths and bearing stratum adhere to the recommendations presented herein.

All concrete for the project should be in accordance with the provisions presented in Section 318, Chapter 19 of the ACI Building Code Requirements for Structural Concrete.

5.7 Conventional Surface-Level Spread Foundations for the Perimeter Retaining Wall Near the Wash

To account for the possibility of scour, the footings for the perimeter retaining wall foundations must be socketed a minimum of 1.0 feet into the underlying fanglomerate rock layer for an allowable soil bearing capacity of 3500 PSF.

Table 8: Conventional Surface Level Foundations for the Perimeter Retaining Wall

Foundation Embedment Depth	Bearing Stratum	Allowable Soil Bearing Capacity[1]
Socketed 1.0 feet into highly weathered and fractured fanglomerate rock	Non-permeable highly weathered and fractured fanglomerate rock (clastic sedimentary rock that gives the appearance of Class IV caliche)	3500 PSF

[1]**The allowable soil bearing capacity value and associated allowable loads are based on a total settlement of ½-inch and a differential settlement of ¼ inch.** The maximum estimated footing settlements

(in situ) should be within tolerable limits if constructed in accordance with the recommendations contained in this report and a reasonable effort is made to balance loads on the footings

The weight of the foundation below grade may be neglected in dead load computations. The above recommended bearing capacities should be considered allowable maximums for dead plus live loads. The maximum allowable foundation bearing pressure for foundation toe pressures may be increased by ⅓ for resistance to short-term/temporary wind loads and or eccentric or lateral loading.

We recommend that continuous footings and stem walls are reinforced and bearing walls be constructed with frequent joints to better distribute stresses in the event of localized settlements. Similarly, all masonry walls should be provided with both vertical and horizontal reinforcement. It is recommended that the footing excavations be inspected by the Vann Engineering Inc. project geotechnical engineer or their representative to ensure that they are free of loose soil which may have blown or sloughed into the excavations. It will also be necessary for the geotechnical engineer to verify that the footing embedment depths and bearing stratum adhere to the recommendations presented herein.

All concrete for the project should be in accordance with the provisions presented in Section 318, Chapter 19 of the ACI Building Code Requirements for Structural Concrete.

The lower portions of the retained side of the wall may be filled with a 2-sack ABC/cement slurry to ensure that all undercut cavities are completely filled. Engineered fill soils may be used to backfill the balance of the wall area and must be placed in 6.0-inch lifts utilizing the compaction and moisture requirements as presented herein. A diagram showing the proposed retaining wall and surrounding features is presented below:

5.8 Drainage

The major cause of soil problems in this locality is moisture increase in soils below structures. Therefore, it is extremely important that positive drainage be provided during construction and maintained throughout the life of any proposed development. In no case should long-term ponding be allowed near structures. Infiltration of water into utility or foundation excavations must be prevented during construction. Planters or other surface features that could retain water adjacent to buildings should not be constructed. **In areas where sidewalks or paving do not immediately adjoin structures, protective slopes should be provided with an outfall of at least 5 percent for at least 10 feet from perimeter walls.**

Backfill against footings, exterior walls, retaining walls, and in utility or sprinkler line trenches should be well compacted and free of all construction debris to minimize the possibility of moisture infiltration through loose soil. Roof drainage systems, such as gutters or rain dispenser devices, are recommended all around the roofline. Rain runoff from roofs should be discharged at least 10.0 feet from any perimeter wall or column footing. If a roof drainage system is not installed, rainwater will drip over the eaves and fall next to the foundations resulting in sub-grade soil erosion, creating depressions in the soil mass, which may allow water to seep directly under the foundations and slabs.

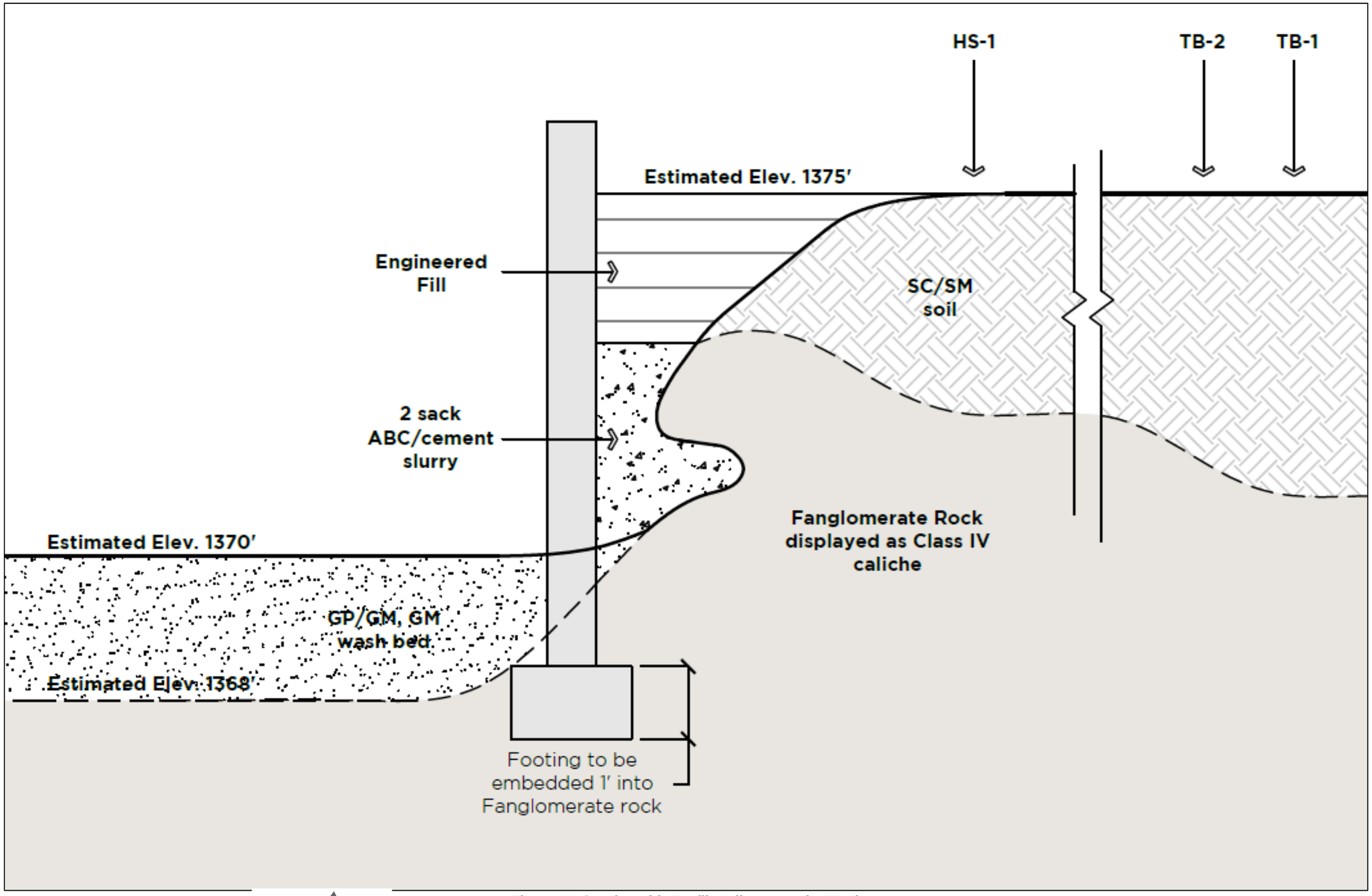


Figure 11: Stratigraphic Profile Adjacent to the Wash

5.9 Lateral Stability Analyses

All on-site retaining walls must be constructed to resist the anticipated lateral earth pressures. Unrestrained (free-end) retaining walls should be constructed for active earth pressures (K_a) and are assumed to allow small movement of the wall. Restrained (fixed-end) retaining walls should be constructed for at-rest earth pressures (K_o) with no assumed wall movement. Soil or rock present in front of the toe of the retaining wall will provide resistance to movement and should be modeled as passive earth pressure (K_p). The following presents recommendations for lateral stability analyses for the site soils:

Table 9: Lateral Stability

Parameter	Wall Type	Engineered Fill	Native Undisturbed Soil	Fanglomerate Rock
Active (K_a) Pressure[1]	Free-end retaining conditions	34 psf/ft	38 psf/ft	31 psf/ft
At-Rest (K_o) Pressure[2]	Fixed-end retaining conditions	52 psf/ft	56 psf/ft	50 psf/ft
Passive (K_p) Resistance	Free-end and fixed-end conditions that are entirely independent of base friction	358 psf/ft	291 psf/ft	546 psf/ft
	Free-end and fixed-end conditions in conjunction with base friction	240 psf/ft	195 psf/ft	366 psf/ft
Coefficient of Base Friction (μ)	Free-end and fixed-end conditions that are entirely independent of passive resistance	0.62	0.53	0.078
	Free-end and fixed-end conditions in conjunction with passive resistance	0.42	0.36	0.52

[1]Equivalent fluid pressures for vertical walls and horizontal backfill surfaces (*maximum 12.0 feet in height*). Pressures do not include temporary forces during compaction of the backfill, expansion pressures developed by over-compacted clayey backfill, hydrostatic pressures from inundation of backfill, or surcharge loads. Walls should be suitably braced during backfilling to prevent damage and excessive deflection.

[2]The backfill pressure can be reduced to the unrestrained lateral pressure if the backfill zone between the wall and cut slope is a narrow wedge (*width less than ½ the height*)

The equivalent fluid pressures presented herein do not include the lateral pressures arising from the presence of:

- Hydrostatic conditions, submergence, or partial submergence
- Sloping backfills, positively or negatively
- Surcharge loading, permanent or temporary
- Seismic or dynamic conditions

Fill against footings, stem walls, and any retaining walls should be compacted to the densities specified in Site Preparation. High plasticity clay soils should not be used as backfill against retaining walls. Compaction of each lift adjacent to walls should be accomplished with hand-operated tampers or other lightweight compactors. Overcompaction may cause excessive lateral earth pressures that could result in wall movements.

We recommend a free-draining soil layer or manufactured geosynthetic material, be constructed adjacent to the back of any retaining walls serving as basement walls. A filter fabric may be required between the soil backfill and drainage layer. The drainage zone should help prevent development of hydrostatic pressure on the wall. This vertical drainage zone should be tied into a gravity drainage system at the base of the wall.

5.10 Conventional Slab Support

Site grading within the building areas should be accomplished as recommended herein. Four inches of aggregate base course (ABC) floor fill should immediately underlie interior grade floor slabs. The aggregate base material should conform to the requirements of local practice. The use of vapor retarders may be considered for any slab-on-grade where the floor will be covered by products using water-based adhesives, wood, vinyl backed carpet, impermeable floor coatings (urethane, epoxy, or acrylic terrazzo). When used, the installation should be in accordance with the recommendation given in ACI 302.1R.

Building pads for conventional systems may be constructed with sufficient lateral pad “blow-up” to accommodate the entire perimeter slab width. To further reduce the potential for slab related damage in conjunction with conventional systems, we recommend the following:

1. Placement of effective control joints on relatively close centers.
2. Proper moisture and density control during placement of subgrade fills.
3. Provision for adequate drainage in areas adjoining the slabs.
4. Use of recommendations that allow for the differential vertical movement described herein between the slabs and adjoining structural elements, **i.e., ¼ inch** (**unless the slabs are reinforced).**
5. 2-sack ABC/cement slurry should be utilized as backfill at the intersection of utility trenches with the building perimeter.

All concrete for the project should be designed (by others) in accordance with the provisions presented in Section 318, Chapter 19 of the ACI Building Code Requirements for Structural Concrete.

5.11 On-Site Pavement Thickness Recommendations

Site grading within pavement areas should provide requisite subgrade support for flexible pavements. A compacted subgrade of on-site soils or soils with comparable properties is assumed. Pavement materials and placement requirements should be in accordance with the local government standard specifications. The stability of compacted pavement subgrade soils is reduced under conditions of increased soil moisture. Therefore, base course or pavement materials should not be placed when the surface is in a wet condition. Adequate surface drainage should be provided away from the edge of paved areas to minimize lateral moisture transmission into the subgrade. The following presents minimum recommended pavement sections for anticipated traffic conditions.

Table 10: On-Site Pavement Criteria

Traffic Loads	Alternate	Prepared Subgrade (Inches)	ABC (Inches)	Asphaltic Concrete (Inches)	Concrete Pavement (Inches)
Light Vehicles or Low Volume Traffic Areas **(0 to 45 psi tire pressures)**	A[a]	8.0	4.0	2.0	
	B[a]	8.0		3.5	
	C[b]	8.0			4.5[c]
Heavy Vehicle Areas **(45 to 90 psi tire pressures)**	A[a]	8.0	4.0	3.0	
	B[a]	8.0		4.5	
	C[b]	8.0			5.5[c]
Very Heavy Vehicle Areas **(90 to 135 psi tire pressures)**	A[a]	8.0	4.0	4.0	
	B[a]	8.0		5.5	
	C[b]	8.0			7.0[c]

[a] 10 to 15-year life, with typical maintenance
[b] 20-year life, with typical maintenance
[c] Based on a modulus of rupture of 600 PSI.

Compaction of subbase fill, and base course materials should be accomplished to the density criteria listed herein. Compaction of asphalt surfacing should be accomplished to 95% minimum using the 75-blow method.

5.12 Landscaping Considerations

The potential for unwanted foundation and slab movements can often be reduced or minimized by following certain landscape practices. The main goal for proper landscape design (by others) should be to minimize fluctuations in the moisture content of the soils surrounding the structure. In addition to maintaining positive drainage away from the structure, appropriate plant/tree selections and sprinkler/irrigation practices are extremely important to the long-term performance of the foundations and slabs. The conventional practice of planting near foundations is not recommended. Flower, shrub, and tree distances should be maintained according to the following table. Note that for planting distances less than 5.0 and 10.0 feet for flowers/shrubs and trees respectively, the adjoining foundation embedment depths will need to increase as indicated in the following table:

Table 11: Foundation Alterations Due to Landscaping

Flowers & Shrub Planting Distance	Tree Planting Distance	Foundation Alterations Due to Landscaping
5 feet	10 feet	-
4 feet[1]	9 feet	Increase footing embedment depth by 6.0 inches[2]
3 feet[1]	8 feet	Increase footing embedment depth by 12.0 inches[2]
2 feet[1]	7 feet	Increase footing embedment depth by 18.0 inches[2]

[1]Verification from the landscape architect that ADWR recommended low-water-use / drought-tolerant flowers and shrubs are being installed must be submitted to this office for approval.

[2]The use of 2-sack ABC cement slurry may be implemented to provide the requisite embedment depth increase below a more conventional foundation detail.

For flowers and shrubs installed within 5.0 feet of perimeter foundations, it is recommended that the landscape architect select plants with very low to low relative water use from the Arizona Department of Water Resources (ADWR) Low-Water-Use / Drought-Tolerant Plant List available at https://www.azwater.gov/conservation/landscaping.

Ground cover plants with low water requirements may be acceptable for landscaping near foundations. Ground cover vegetation helps to reduce fluctuations in the soil moisture content. Limit the watering to the minimum needed to maintain the ground cover vegetation near foundations. For greater moisture control, water these areas by hand. For planters and general landscaping, we recommend the following:

- Planters should be sealed.
- Grades should slope away from the structures.
- Only shallow rooted landscaping material should be used.
- Watering should be kept to a minimum.

Some trees may have extensive shallow root system that may grow under and displace shallow foundations. In addition, tree roots draw moisture from the surrounding soils, which may exacerbate shrink/swell cycles of the surface soils. The amount of moisture drawn out of the soil will depend on the tree species, size, and location. If trees are planted well away from foundations in irrigated areas, the chances of foundation damage are greatly reduced. If irrigation/sprinkler systems are to be used, we recommend installing the system all around the structure to provide uniform moisture throughout the year. The sprinkler system should be checked for leakages once per month. Significant foundation movements can occur if the soils under the foundations are exposed to a source of free water.

In lieu of deepened footings, a root barrier system can be implemented on individual trees. To reduce the minimum distance of tree installation to 7.0 feet from the foundation of adjacent structures, UB 24 root barriers from DeepRoot Green Infrastructure, LLC (or equivalent) may be implemented in box formations, surrounding the protection sides of installed trees. A minimum depth of embedment of 23.5 inches of the DeepRoot UB 24 (or equivalent) root barriers, is required by this firm to redirect root growth downward and prevent moisture by landscape irrigation from entering the foundation zone of the adjacent structures. A minimum 0.5 inch of the root barrier must extend above the soil surface to prevent tree roots from growing over the top of the barrier. A minimum protection barrier around 3 sides of all installed trees must be utilized as a root barrier.

5.13 Foundations and Risks

The factors that aid in the construction of lightly loaded foundations include economics, risk, soil type, foundation shape and structural loading. It should be noted that some levels of risk are associated with all foundation systems and there is no such thing as a “zero-risk” foundation.

It also should be noted that the previous foundation recommendations are not permitted to resist soil movements as a result of sewer/plumbing leaks, excessive irrigation, poor drainage, and

water ponding near the foundation system. It is recommended that the owner implement a foundation maintenance program to help reduce potential future unwanted foundation/slab movements throughout the useful life of the structure. The owner should conduct yearly observation of foundations and slabs and perform any maintenance necessary to improve drainage and minimize infiltrations of water from precipitation and/or irrigation. Irrigation/sprinkler systems should be periodically monitored for leaks and malfunctioning sprinkler heads, which should be repaired immediately. Post-construction landscaping must preserve initial site grading.

6.0 ADDITIONAL SERVICES

As an additional service, this firm would be pleased to review the project plans and structural notes for conformance to the intent of this report. Vann Engineering, Inc. should be retained to provide documentation that the recommendations set forth are met. These include but are not limited to documentation of site clearing activities, verification of fill suitability and compaction, and inspection of footing excavations.

Relative to field density testing, a minimum of 1 field density test should be taken for every 2500 square feet of building area, per 6.0-inch layer of compacted fill. This firm possesses the capability of performing testing and inspection services during the course of construction. Such services include, but are not limited to, compaction testing as related to fill control, foundation inspections and concrete sampling. Please notify this firm if a proposal for these services is desired. The recommendations contained in this report are contingent on Vann Engineering, Inc. observing and/or monitoring:

A. Proof rolling and fill subgrade conditions
B. Suitability of borrow materials
C. Fill control for building pads (verification of subexcavation depths and overexcavation lateral extents, compaction testing, and the general monitoring of fill placement)
D. Foundation observations (compliance with the General Structural Notes, depths, bearing strata, etc.)
E. Basement, structural or retaining wall backfill testing
F. Backfilling and compaction of excavations (e.g., Utility trench backfill)
G. Special inspections as dictated by the local municipality
H. Concrete sampling and testing for footings, stem walls and floor slabs
I. Subgrade testing for proposed pavement areas
J. ABC testing for proposed pavement areas
K. Asphaltic concrete testing for proposed pavement areas
L. Subgrade preparation for on-site sidewalk areas
M. Grout sampling and testing, where applicable
N. Mortar sampling and testing, where applicable
O. Compliance with the geotechnical recommendations

7.0 LIMITATIONS

This report is not intended as a bidding document, and any contractor reviewing this report must draw their own conclusions regarding specific construction techniques to be used on this project. The scope of services conducted by this firm does not include an evaluation pertaining to environmental issues. If these services are required by the lender, we would be most pleased to discuss the varying degrees of environmental site assessments. This report is issued with the

understanding that it is the responsibility of the owner to see that its provisions are conducted or brought to the attention of those concerned. In the event that any changes of the proposed project are planned, the conclusions and recommendations contained in this report shall be reviewed and the report shall be modified or supplemented, as necessary.

The materials encountered on the site are believed to be representative of the total area; however, soil and rock materials do vary in character between points of investigation. The recommendations contained in this report assume that the soil conditions do not deviate appreciably from those disclosed by the investigation. Should unusual material or conditions be encountered during construction, the soil engineer must be notified so that supplemental recommendations may be considered if they are required.

Prior to construction, we recommend the following:

1. Consultation with the construction team in all areas that concern soils and rocks to ensure a clear understanding of all key elements contained within this report.
2. Review of the General Structural Notes to confirm compliance to this report and determination of which allowable soil bearing capacity has been selected by the project structural engineer (this directly affects the extent of earthwork and foundation preparation at the site).
3. This firm be notified of all specific areas to be treated as special inspection items (assigned by the architect, structural engineer, or governmental agency).

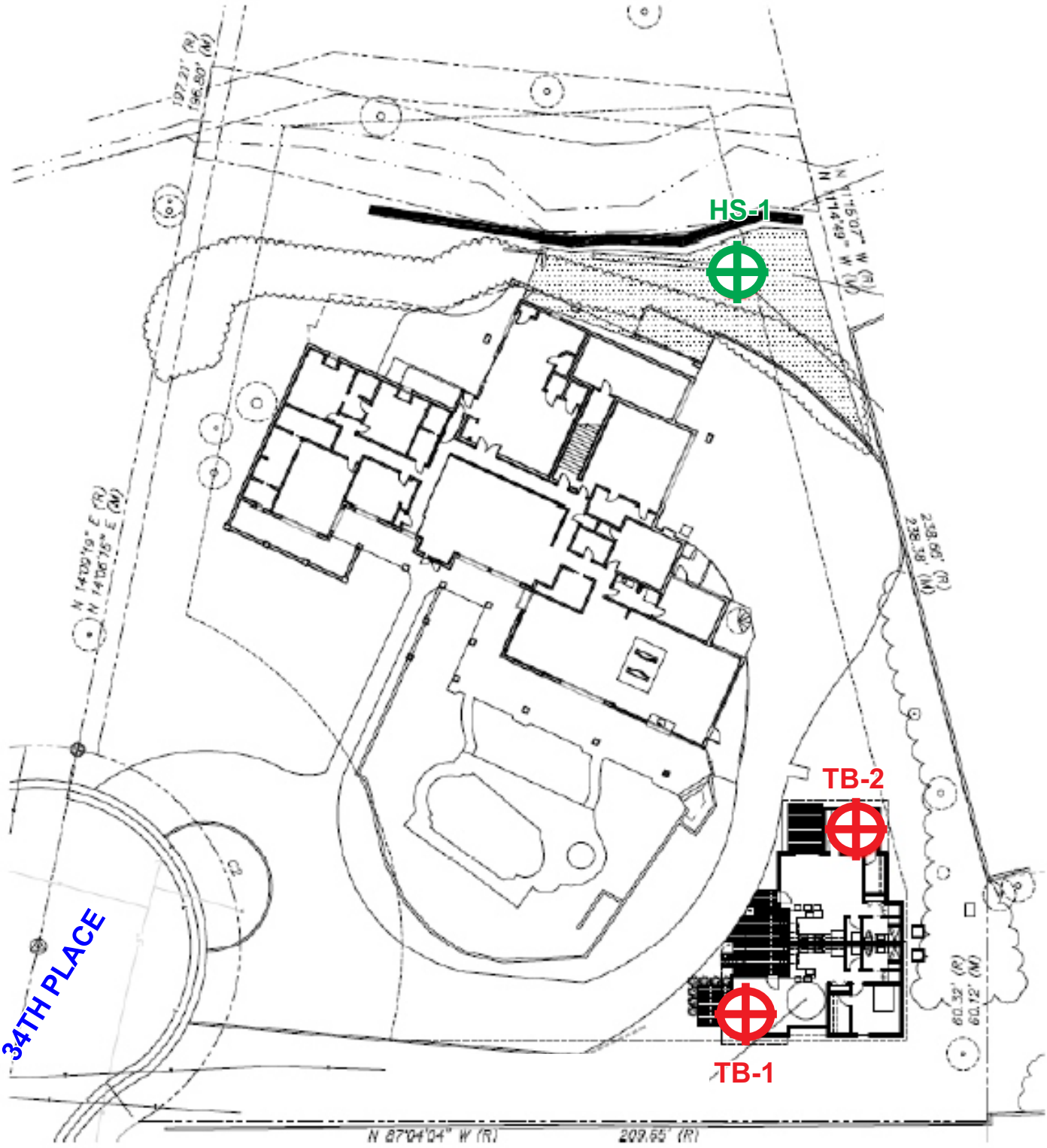
Relative to this firm's involvement with the project during the course of construction, we offer the following recommendations:

1. The site or development owner should be solely responsible for the selection of the geotechnical consultant to provide testing and observation services during the course of construction.
2. This firm should be contracted by the owner to provide the course of construction testing and observation services for this project, as we are most familiar with the interpretation of the methodology followed herein.
3. All parties concerned should understand that there exists a priority surrounding the testing and observation services completed at the site.

DEFINITION OF TERMINOLOGY

Allowable Soil Bearing Capacity Allowable Foundation Pressure	The recommended maximum contact stress developed at the interface of the foundation element and the supporting material.
Aggregate Base Course (ABC)	A sand and gravel mixture of specified gradation, used for slab and pavement support.
Backfill	A specified material placed and compacted in a confined area.
Base Course	A layer of specified material placed on a subgrade or subbase.
Base Course Grade	Top of base course.
Bench	A horizontal surface in a sloped deposit.
Caisson	A concrete foundation element cased in a circular excavation, which may have an enlarged base. Sometimes referred to as a cast-in-place pier.
Concrete Slabs-on-Grade	A concrete surface layer cast directly upon a base, subbase, or subgrade.
Controlled Compacted Fill	Engineered Fill. Specific material placed and compacted to specified density and/or moisture conditions under observation of a representative of a soil engineer.
Differential Settlement	Unequal settlement between or within foundation elements of a structure.
Existing Fill	Materials deposited through the action of man prior to exploration of the site.
Expansive Potential	The potential of a soil to increase in volume due to the absorption of moisture.
Fill	Materials deposited by the action of man.
Finish Grade	The final grade created as a part of the project.
Heave	Upward movement due to expansion or frost action.
Native Grade	The naturally occurring ground surface.
Native Soil	Naturally occurring on-site soil.
Overexcavate	Lateral extent of subexcavation.
Rock	A natural aggregate of mineral grains connected by strong and permanent cohesive forces. Usually requires drilling, wedging, blasting, or other methods of extraordinary force for excavation.
Scarify	To mechanically loosen soil or break down the existing soil structure.
Settlement	Downward movement of the soil mass and structure due to vertical loading.
Soil	Any unconsolidated material composed of disintegrated vegetable or mineral matter, which can be separated by gentle mechanical means, such as agitation in water.
Strip	To remove from present location.
Subbase	A layer of specified material between the subgrade and base course.
Subexcavate	Vertical zone of soil removal and recompaction required for adequate foundation or slab support
Subgrade	Prepared native soil surface.

SECTION II



SITE PLAN | PROJECT 25878
PROPOSED PHILL RESIDENCE ADDITIONS
APN 164-05-023
6341 NORTH 34TH PLACE
PARADISE VALLEY, ARIZONA 85253

TEST BORING LOCATION

HAND-SAMPLE LOCATION

TEST BORING 1

Vann Engineering, Inc.

CLIENT Phillip Westbrooks
PROJECT NAME Phill Residence Additions
PROJECT NUMBER 25878
PROJECT LOCATION 341 North 34th Place
DATE STARTED 7/24/24 **COMPLETED** 7/24/24
GROUND ELEVATION _____ **HOLE SIZE** 4.5 inches
DRILLING CONTRACTOR VEI
LOGGED BY JD **CHECKED BY** CM
DRILLING METHOD 4.5 Inch Continuous Flight Auger
NOTES _____

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	REMARKS	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)
0.0		SPREAD FILL, 6 inches, with gravel, slightly damp, 15% gravel, 25% sand, 60% fines, poorly graded, subangular coarse-grained particles, loose, PI of 10-12, no cementation			
		(SC-SM) GRAVELLY SILTY CLAYEY SAND, slightly damp, 25% gravel, 45% sand, 30% fines, poorly graded, subangular coarse-grained particles, medium dense, PI of 6, weak cementation		R	11-15
2.5				GB	
5.0		FANGLOMERATE, very highly weathered and fractured, green-gray		SPT	9-9-9 (18)
7.5					
10.0		Highly weathered and fractured below 10 feet		SPT	34-50/4"
12.5					
15.0		Discontinued test boring at 15.0 feet.			

SPT N VALUE □
0 10 20 30 40 50 60
MOISTURE (%) △
0 5 10 15 20 25 30
PLASTICITY INDEX ○
0 9 18 27 36 45 54

>>□

This boring log is considered invalid if detached from the original report. This report is not intended as a bidding document.

TEST BORING 2

Vann Engineering, Inc.

CLIENT Phillip Westbrooks
PROJECT NAME Phill Residence Additions
PROJECT NUMBER 25878
PROJECT LOCATION 341 North 34th Place
DATE STARTED 7/24/24 **COMPLETED** 7/24/24
GROUND ELEVATION _____ **HOLE SIZE** 4.5 inches
DRILLING CONTRACTOR VEI
LOGGED BY JD **CHECKED BY** CM
DRILLING METHOD 4.5 Inch Continuous Flight Auger
NOTES _____

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	REMARKS	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	SPT N VALUE □ / MOISTURE (%) △ / PLASTICITY INDEX ○
0.0		SPREAD FILL, 6 inches, with gravel, slightly damp, 15% gravel, 25% sand, 60% fines, poorly graded, subangular coarse-grained particles, loose, PI of 10-12, no cementation				
		(SC-SM) GRAVELLY SILTY CLAYEY SAND, slightly damp, 25% gravel, 45% sand, 30% fines, poorly graded, subangular coarse-grained particles, medium dense, PI of 6, weak cementation		R	12-18	
2.5		FANGLOMERATE, very highly weathered and fractured, green-gray				
5.0						
7.5						
10.0		Highly weathered and fractured below 10 feet				
12.5						
15.0		Discontinued test boring at 15.0 feet.				

SPT N VALUE □: 0 10 20 30 40 50 60
MOISTURE (%) △: 0 5 10 15 20 25 30
PLASTICITY INDEX ○: 0 9 18 27 36 45 54

TEST BORING HS-1

Vann Engineering, Inc.

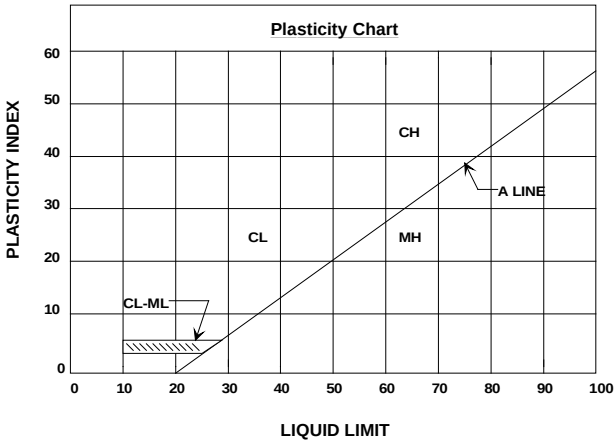
CLIENT Phillip Westbrooks
PROJECT NAME Phill Residence Additions
PROJECT NUMBER 25878
PROJECT LOCATION 341 North 34th Place
DATE STARTED 7/24/24 **COMPLETED** 7/24/24
GROUND ELEVATION _____ **HOLE SIZE** 4.5 inches
DRILLING CONTRACTOR VEI
LOGGED BY JD **CHECKED BY** CM
DRILLING METHOD 4.5 Inch Continuous Flight Auger
NOTES _____

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	REMARKS	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	SPT N VALUE □ / MOISTURE (%) △ / PLASTICITY INDEX ○
0.0		(SC-SM) GRAVELLY SAND, with fines, slightly damp, 35% gravel, 50% sand, 15% fines, poorly graded, subangular coarse-grained particles, loose, PI of 5, weak cementation Medium dense below 1 foot		R	12-25	SPT N VALUE □ 0 10 20 30 40 50 60 MOISTURE (%) △ 0 5 10 15 20 25 30 PLASTICITY INDEX ○ 0 9 18 27 36 45 54
2.5				GB		
5.0		Discontinued test boring at 5.0 feet.				

LEGEND

Major Divisions				Group Symbol	Typical Names
Coarse-Grained Soils (Less than 50% passes No. 200 sieve)	Gravels (50% or less or coarse fraction passes No. 4 sieve)	Clean Gravels (Less than 5% passes No. 200 sieve)		GW	Well graded gravels, gravel-sand mixtures, or sand-gravel-cobble mixtures.
				GP	Poorly graded gravels, gravel-sand mixtures, or sand-gravel-cobble mixtures.
		Gravels with Fines (More than 12% passes No. 200 sieve)	Limits plot below "A" line & hatched zone on Plasticity Chart.	GM	Silty gravels, gravel-sand-silt mixtures.
			Limits plots above "A" line & hatched zone on Plasticity Chart.	GC	Clayey gravels, gravel-sand-clay mixtures.
	Sands (More than 50% of coarse fraction passes No. 4 sieve)	Clean Sands (Less than 5% passes No. 200 sieve)		SW	Well graded sands, gravelly sands.
				SP	Poorly graded sands, gravelly sands.
		Sands with Fines (More than 12% passes No. 200 sieve)	Limits plots below "A" line & hatched zone on Plasticity Chart.	SM	Silty sands, sand-silt mixtures.
			Limits plots above "A" line & hatched zone on Plasticity Chart.	SC	Clayey sands, sand-clay mixtures.
Fine-Grained Soils (50% or more passes No. 200 sieve)	Silts-Plot below "A" line & hatched zone on Plasticity Chart	Silts of Low Plasticity (Liquid Limit Less Than 50)		ML	Inorganic silts, clayey silts with slight plasticity.
		Silts of High Plasticity (Liquid Limit More Than 50)		MH	Inorganic silts, micaceous or diatomaceous silty soils, elastic silts.
	Clays-Plot above "A" line & hatched zone on Plasticity Chart	Clays of Low Plasticity (Liquid Limit Less Than 50)		CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays.
		Clays of High Plasticity (Liquid Limit More Than 50)		CH	Inorganic clays of high plasticity, fat clays, sandy clays of high plasticity.

Note: Coarse grained soils with between 5% & 12% passing the No. 200 sieve and fine grained soils with limits plotting in the hatched zone on the Plasticity Chart to have double symbol.



DEFINITIONS OF SOIL FRACTIONS

SOIL COMPONENT	PARTICLE SIZE RANGE
Cobbles	Above 3 in.
Gravel	3 in. to No. 4 sieve
Coarse gravel	3 in. to 3/4 in.
Fine gravel	3/4 in. to No. 4 sieve
Sand	No. 4 to No. 200
Coarse	No. 4 to No. 10
Medium	No. 10 to No. 40
Fine	No. 40 to No. 200
Fines (silt or clay)	Below No. 200 sieve

TEST DRILLING EQUIPMENT & PROCEDURES

Drilling Equipment

VANN ENGINEERING INC uses a CME-55 drill-rig capable of auger drilling to depths of 150 feet in southwestern soils. The drill is truck-mounted for rapid, low cost mobilization to the jobsite and on the jobsite. The CME-55 owned by this firm is powered by a 300 cubic inch, 6-cylinder Ford industrial engine that produces 124 horsepower. This energy is transmitted through a rugged mechanical drive that provides 7,000 foot-lbs of torque on the drillstring. Two 72-inch hydraulic cylinders develop 16,000 lbs of downward thrust and 24,000 lbs of retractive force. Two hydraulic cable hoists and a mechanical cathead allow downhole sampling and testing at any depth to be accomplished with great speed and accuracy. For drilling operations, the truck is stabilized with platform mounted vertical hydraulic jacks with a 48-inch stroke. Drilling through soil or softer rock is performed with 6¾ inch O.D. hollow-stem, or 4½-inch continuous flight auger. Carbide insert teeth are normally used on the auger bits so they can often penetrate rock or very strongly cemented soils that require blasting or very heavy equipment for excavation. The operation of well-maintained equipment by an experienced crew allows VANN ENGINEERING INC to complete any type of drilling job with minimum downtime and maximum efficiency.

Sampling Procedures

Dynamically driven tube samples are usually obtained at selected intervals in the borings by the ASTM D1586 procedure. In many cases, 2 inch O.D., $1^3/_8$-inch I.D. samplers are used to obtain the standard penetration resistance. "Undisturbed" samples of firmer soils are often obtained with 3-inch O.D. samplers lined with 2.42 inch I.D. brass rings. The driving energy is generally recorded as a number of blows of a 140-pound hammer, utilizing a 30-inch free fall drop, per foot of penetration. However, in stratified soils, driving resistance is sometimes recorded in 2 or 3-inch increments so that soil changes and the presence of scattered gravel or cemented layers can be readily detected and the realistic penetration values obtained for consideration in design. These values are expressed in blows per foot on the logs. Undisturbed sampling of softer soils is sometimes performed with thin-walled Shelby tubes (ASTM D1587). Tube samples are labeled and placed in watertight containers to maintain field moisture contents for testing from auger cuttings.

Continuous Penetration Tests

Continuous penetration tests are performed by driving a 2-inch O.D. blunt nosed penetrometer adjacent to or in the bottom of test borings. The penetrometer is attached to $1^5/_8$-inch O.D. drill rods to provide clearance and thus minimize side friction so that penetration values are as nearly as possible a measure of end resistance. Penetration values are recorded as the number of blows of a 140 pound hammer, utilizing a 30-inch drop required to advance the penetrometer in one foot increments or less.

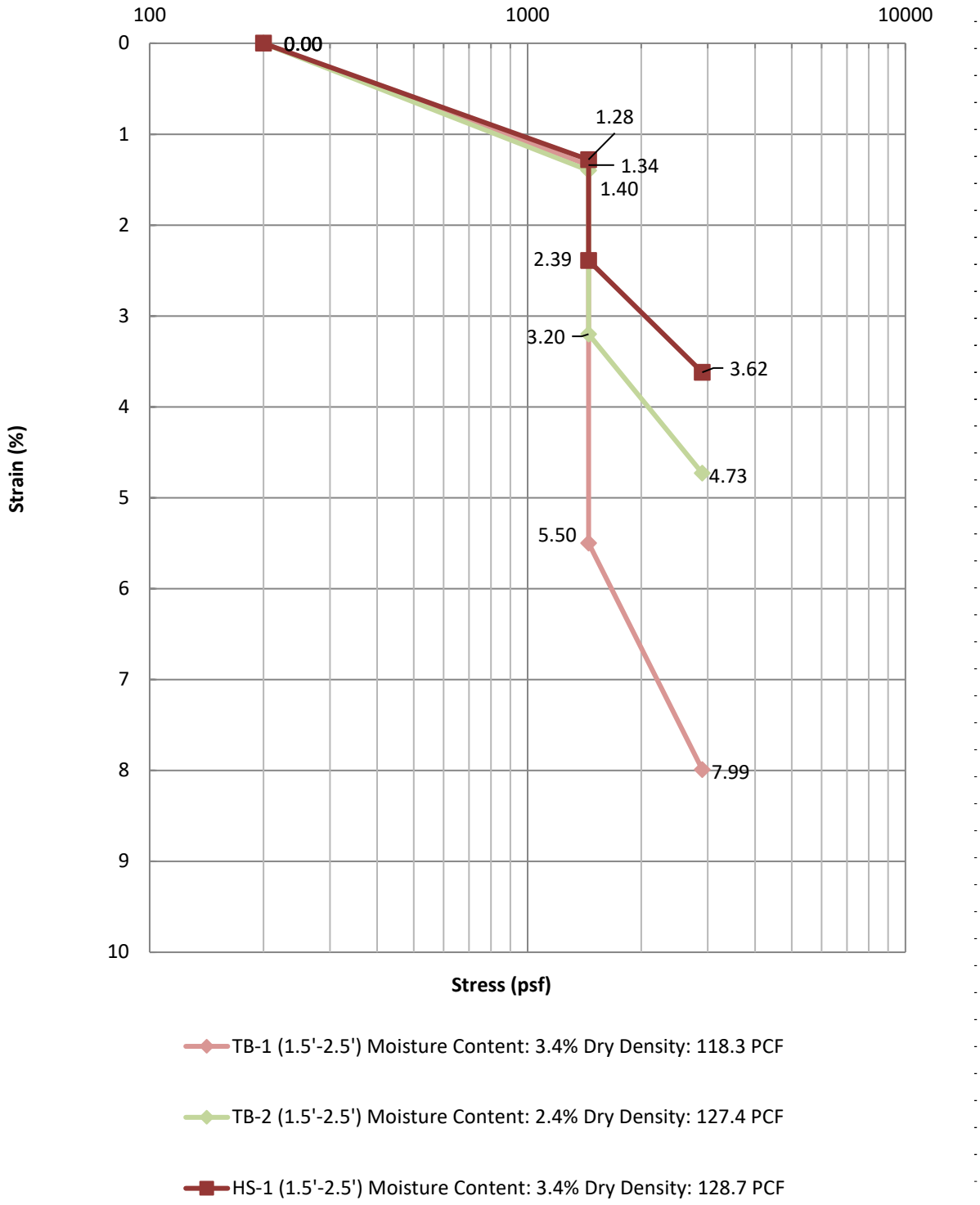
As an alternate, Cone Penetration Testing may be utilized in an effort to determine the point capacity of the cone tip, and skin friction measured on the cone sleeve.

Boring Records

Drilling operations are directed by our field engineer or geologist who examines soil recovery and prepares boring logs. Soils are visually classified in accordance with the Unified Soil Classification System (ASTM D2487) with appropriate group symbols being shown on the logs.

SECTION III

Response to Wetting Test Data
Project 25878



CLASSIFICATION TEST DATA

PROPOSED PHILL RESIDENCE ADDITIONS
APN 164-05-023
6341 NORTH 34TH PLACE
PARADISE VALLEY, ARIZONA 85253

Sample Location	*Sieve Analysis* (% Passing Sieve Size)																			*Atterberg Limits*		*USCS*	*Moisture Content %*
	4"	*3"*	*2"*	*1 ½"*	*1 ¼"*	*1"*	*¾"*	*½"*	*⅜"*	*¼"*	*#4*	*#8*	*#10*	*#16*	*#30*	*#40*	*#50*	*#100*	*#200*	*LL*	*PI*		
TB-1 (2.5'-3.5')	-	-	-	-	-	100	99	95	89	80	74	61	58	52	44	41	38	33	28	24	6	SC-SM	2.9
HS-1 (2.5-3.5')	-	-	100	94	90	88	86	81	78	71	64	21	48	40	32	29	25	20	15	23	5	SC-SM	2.2

SULFATES AND CHLORIDES TEST RESULTS

PROPOSED PHILL RESIDENCE ADDITIONS
APN 164-05-023
6341 NORTH 34TH PLACE
PARADISE VALLEY, ARIZONA 85253

Sample Location	*Test Interval (feet)*	*Sulfate (%)*	*Chloride (ppm)*
TB-1	2.5-3.5	0.143	106

TOWN OF PARADISE VALLEY
6401 EAST LINCOLN DRIVE
PARADISE VALLEY, ARIZONA 85253

Interoffice Memo

To: Brandon McMahon

From: Shar Johnson, P.E. SJ

cc: Paul Michaud, Chad Weaver

Date: July 28, 2025

Re: 6341 N 34th Place, Paradise Valley, AZ (APN 164-05-023) – Retaining Wall

---

The variance application submitted for the subject property includes the replacement of an existing undersized retaining wall with evidential signs of eroding conditions and rock undercutting. According to the Geotechnical Investigation Report (signed/sealed by Vann Engineering), the new larger retaining wall will be required to resist the anticipated lateral earth pressures and to improve erosion. The new retaining wall will extend the width of the existing home structure with a portion of the wall and footings encroaching onto the existing drainage easement and wash on the north side of the property.

The applicant shall proceed with the plans to install a new retaining wall meeting the following conditions and requirements:

1) The new retaining wall must meet the criteria set forth in the Town Code and Zoning Ordinance, Article XXIV – Walls and Fences, Section 2407 – Retaining Walls:
   a. Retaining walls shall only be used for the purpose of containing fill material or for minimizing cut or fill slopes.
   b. The maximum height of any retaining wall shall not be more than six (6) feet. The height of a retaining wall is measured from the low side of natural grade to the top of the wall whether the top is retaining earth or not.
2) Grading and drainage plan per the Town's Storm Drainage Design Manual (SDDM):
   a. A complete set of preliminary engineering plans by a registered engineer that include existing conditions and a proposed drainage plan with cross sections along the wall and wash.
   b. Application of an acceptable hydrologic analysis method per Section 1-A of the SDDM.
   c. Identification and modification of the drainage easement based on the hydrologic results.
   d. Adjustment of the retaining wall to be placed outside of the drainage easement to the maximum extent while meeting the lateral stability requirements; Proposed wall footings to be embedded into the fanglomerate rock per the Geotechnical Report and located in the wash is acceptable.
3) Structural Plan signed/sealed by a registered engineer for the retaining wall with section details. The retaining wall design must meet the requirements outlined in the Geotechnical Report.

NOTICE OF PUBLIC HEARING
TOWN OF PARADISE VALLEY

Notice is hereby given that the Town of Paradise Valley Board of Adjustment will hold a **public hearing at 5:30 p.m. on Wednesday, September 3, 2025**, at Town Hall, 6401 East Lincoln Drive, Paradise Valley, Arizona, 85253 for:

> PUBLIC HEARING: Discussion and Possible Action on a variance from the Zoning Ordinance, Article XXIV, Walls & Fences, to allow retaining wall to exceed the maximum wall height. The property is located at 6341 North 34th Place (Assessor's Parcel Number 164-05-023).

If you have questions about this application, please call Planner II Brandon McMahon with the Planning Department at (480) 348-3531.

Notice is hereby given pursuant to A.R.S. §38-431.02. that members of the Board of Adjustment 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, Brandon McMahon on this application at bmcmahon@paradisevalleyaz.gov or 480-348-3531 at any time before the scheduled meeting date.

NOTICE OF PUBLIC HEARING
TOWN OF PARADISE VALLEY

Notice is hereby given that the Town of Paradise Valley Board of Adjustment will hold a public hearing at 5:30 p.m. on Wednesday, September 3, 2025, at Town Hall, 6401 East Lincoln Drive, Paradise Valley, Arizona, 85253 for:

Public Hearing: Discussion and Possible Action on a variance from the Zoning Ordinance, Article XXIV, Walls & Fences, to allow retaining wall to exceed the maximum wall height. The property is located at 6341 North 34th Place (Assessor's Parcel Number 164-05-023).

If you have questions about this application, please call Planner II Brandon McMahon with the Planning Department at (480) 348-3531.

Parcel Number	Owner	Property Address	Mailing Address
164-04-098B	LRE LLC	6447 N PALO CHRISTI RD PARADISE VALLEY 85253	7501 E MCCORMICK PKWY SCOTTSDALE AZ USA 85258
164-04-112	OPPENLANDER FAMILY TRUST	3606 E MARLETTE AVE PARADISE VALLEY 85253	3606 E MARLETTE AVE PARADISE VALLEY AZ USA 85053
164-05-005F	PRESBYTERY OF GRAND CANYON		4141 E THOMAS RD PHOENIX AZ USA 85018
164-05-006	FRANKFORT LAURA ELLEN	3511 E MARLETTE AVE PARADISE VALLEY 85253	3511 E MARLETTE AVE PARADISE VALLEY AZ USA 85253
164-05-007	MICHAEL AND DENA MILLS LIVING TRUST	6315 N 35TH PL PARADISE VALLEY 85253	6315 N 35TH PL PARADISE VALLEY AZ USA 85253
164-05-008	WEKSLER FAMILY TRUST	6201 N 35TH PL PARADISE VALLEY 85253	6201 N 35TH PL PARADISE VALLEY AZ USA 85253
164-05-009	STOCKS CHARLES/SOPHIA	3510 E CLAREMONT AVE PARADISE VALLEY 85253	3510 E CLAREMONT AVE PARADISE VALLEY AZ USA 85253
164-05-010	NETHERS FAMILY REVOCABLE LIVING TRUST	3511 E CLAREMONT AVE PARADISE VALLEY 85253	3511 E CLAREMONT PARADISE VALLEY AZ USA 85253
164-05-011	DUFF FAMILY TRUST	3505 E CLAREMONT AVE PARADISE VALLEY 85253	PO BOX 1810 SCOTTSDALE AZ USA 85252
164-05-012	MONSON KYLE SCHIPPMAN/CORINNE SWEET	6344 N 35TH ST PARADISE VALLEY 85253	610 E BELL RD 2551 PHOENIX AZ USA 85022-2393
164-05-013	AUJLA GURVINDER S TR	6341 N 35TH ST PARADISE VALLEY 85253	1825 N 24TH ST PHOENIX AZ USA 850083505
164-05-014	DOYRANA TRUST	6334 N 35TH ST PARADISE VALLEY 85253	6334 N 35TH ST PARADISE VALLEY AZ USA 85253
164-05-015	ROBSON EDWARD J TR/ETAL	6335 N 35TH ST PARADISE VALLEY 85253	6335 N 35TH ST PARADISE VALLEY AZ USA 85253
164-05-016	BELLENDIR KENNETH RYAN/CLARE BROPHY	3504 E MARLETTE AVE PARADISE VALLEY 85253	3504 E MARLETTE AVE PARADISE VALLEY AZ USA 85253
164-05-017	GLASS TRACY/SUTTON INGRID	3508 E MARLETTE AVE PARADISE VALLEY 85253	6345 E WILSHIRE DR SCOTTSDALE AZ USA 85257
164-05-018	LORTS SYLVIA J	3501 E MARLETTE AVE PARADISE VALLEY 85253	3501 E MARLETTE AVE PARADISE VALLEY AZ USA 85253
164-05-019	SCHWARTZ IRA M/ZANG REISHA	3507 E MARLETTE AVE PARADISE VALLEY 85253	3507 E MARLETTE AVE PARADISE VALLEY AZ USA 85253
164-05-020	BUNESS RANDAL L/CYNTHIA W	3504 E CLAREMONT AVE PARADISE VALLEY 85253	3504 E CLAREMONT PARADISE VALLEY AZ USA 85253
164-05-021	HIMELRICK RICHARD G TR	3410 E MARLETTE AVE PARADISE VALLEY 85253	3410 E MARLETTE AVE PARADISE VALLEY AZ USA 85253
164-05-022	DECEDENTS TRUST	6340 N 34TH PL PARADISE VALLEY 85253	6340 N 34TH PL PARADISE VALLEY AZ USA 85253
164-05-023	WESTBROOKS PHILLIP	6341 N 34TH PL PARADISE VALLEY 85253	6341 N 34TH PL PARADISE VALLEY AZ USA 85253
164-05-024	MEDA ALAN A/SAMUEL-MEDA AMY C	3414 E MARLETTE AVE PARADISE VALLEY 85253	3414 E MARLETTE AVE PARADISE VALLEY AZ USA 85253
164-05-025	ERIK OLSSON LIVING TRUST/PATRICIA D CHIODO REVOCABLE LIVING TRUST	3420 E MARLETTE AVE PARADISE VALLEY 85253	3420 E MARLETTE AVE PARADISE VALLEY AZ USA 85253
164-05-026	MARKHAM MICHAEL F/ANGELA M TR	3411 E MARLETTE AVE PARADISE VALLEY 85253	22820 N 19TH AVE PHOENIX AZ USA 85027
164-05-027	STRONG FAMILY LIVING TRUST	3417 E MARLETTE AVE PARADISE VALLEY 85253	3417 E MARLETTE AVE PARADISE VALLEY AZ USA 85253
164-05-028	AZ CS RES VI LLC	3423 E MARLETTE AVE PARADISE VALLEY 85253	10869 N SCOTTSDALE RD STE 103-181 SCOTTSDALE AZ USA 85254
164-05-029	WILLIAM R HENTZEN JR REVOCABLE TRUST OF 2020/MAUREEN M GIOFFRE REVOCABLE TRUST OF 2022	3429 E MARLETTE AVE PARADISE VALLEY 85253	PO BOX 4305 SCOTTSDALE AZ USA 85261
164-05-030	ALLCOTT WAYNE G/CHERON K TR	3412 E CLAREMONT AVE PARADISE VALLEY 85253	3412 E CLAREMONT ST PARADISE VALLEY AZ USA 85253
164-05-031	WILKERSON FAMILY REVOCABLE LIVING TRUST	3418 E CLAREMONT AVE PARADISE VALLEY 85253	3418 E CLAREMONT AVE PARADISE VALLEY AZ USA 85253
164-05-032	LAWSON WILLIAM M JR/SHARON ONDREYCO TR	3424 E CLAREMONT AVE PARADISE VALLEY 85253	PO BOX 45020 PHOENIX AZ USA 85064
164-05-033	GRETHEL FREDRIC J/ODONNELL JOE R	3430 E CLAREMONT AVE PARADISE VALLEY 85253	3430 E CLAREMONT ST PARADISE VALLEY AZ USA 85253
164-05-034	BULLINGTON ROBERT H JR/CYNTHIA S	3409 E CLAREMONT AVE PARADISE VALLEY 85253	3409 E CLAREMONT ST PARADISE VALLEY AZ USA 85253
164-05-035	SAMBASA TRUST	3415 E CLAREMONT AVE PARADISE VALLEY 85253	3415 E CLAREMONT AVE PARADISE VALLEY AZ USA 85253
164-05-036	SCOTT AND JACQUELINE WEISENBURGER FAMILY TRUST	3421 E CLAREMONT AVE PARADISE VALLEY 85253	3421 E CLAREMONT AVE PARADISE VALLEY AZ USA 85253
164-05-037	JUNE I BRUSEKEWITZ DONOR TRUST	6141 N 34TH PL PARADISE VALLEY 85253	6141 N 34TH PL PARADISE VALLEY AZ USA 85253
164-05-038	MAS AND JRS FAMILY TRUST	3441 E CLAREMONT AVE PARADISE VALLEY 85253	3441 E CLAREMONT AVE PARADISE VALLEY AZ USA 85253
164-05-039A	6200 LLC		6200 N 33RD ST PARADISE VALLEY AZ USA 85253
164-05-039B	6250 LLC	6221 N 33RD ST PARADISE VALLEY 85253	6200 N 33RD ST PARADISE VALLEY AZ USA 85253
164-05-040A	CARNEAL ROBERT G	6221 N 33RD ST PARADISE VALLEY 85253	6221 N 33RD ST PARADISE VALLEY AZ USA 85253
164-05-044	CLAREMONT VIEW/PHOENIX LLC	6201 N 33RD ST PARADISE VALLEY 85253	4745 N 7TH ST 110 PHOENIX AZ USA 85014
164-05-045	DOWNS FAMILY TRUST	3310 E CLAREMONT AVE PARADISE VALLEY 85253	3310 E CLAREMONT AVE PARADISE VALLEY AZ USA 85253
164-05-046	DANIELLE MILLER LIVING TRUST	3400 E CLAREMONT AVE PARADISE VALLEY 85253	3400 E CLAREMONT AVE PARADISE VALLEY AZ USA 85253
164-05-048	BISTA AMAR B/JESMIN SALMA	3301 E CLAREMONT AVE PARADISE VALLEY 85253	3301 E CLAREMONT AVE PARADISE VALLEY AZ USA 85253
164-05-049	LUTICH JOHN DAVID/LISA	3315 E CLAREMONT AVE PARADISE VALLEY 85253	3315 E CLAREMONT AVE PARADISE VALLEY AZ USA 85253
164-05-050	GRIFFIN FAMILY TRUST	3401 E CLAREMONT AVE PARADISE VALLEY 85253	3401 E CLAREMONT AVE PARADISE VALLEY AZ USA 85253
164-05-081	HENDIN BARRY A & RITA E	3336 E VALLEY VISTA LN PARADISE VALLEY 85253	3336 E VALLEY VISTA LN PARADISE VALLEY AZ USA 85253
164-05-082	SKDB COTTEN FAMILY TRUST	3324 E VALLEY VISTA LN PARADISE VALLEY 85253	3324 E VALLEY VISTA LN PARADISE VALLEY AZ USA 85253
164-05-083	KLEINMAN JAN L/JAN H TR	3312 E VALLEY VISTA LN PARADISE VALLEY 85253	1641 E OSBORN RIV STE 1 PHOENIX AZ USA 85016
164-05-084	DAHMER FAMILY LIVING TRUST	3300 E VALLEY VISTA LN PARADISE VALLEY 85253	3300 E VALLEY VISTA LN PARADISE VALLEY AZ USA 85253
164-05-108	KOOPOT RAVI & SHERRILL D TR	3400 E VALLEY VISTA LN PARADISE VALLEY 85253	3400 E VALLEY VISTA LN PARADISE VALLEY AZ USA 85253
164-05-109	DAVIS COURTNEY C/CHRISTIE L	3412 E VALLEY VISTA LN PARADISE VALLEY 85253	3412 E VALLEY VISTA LN PARADISE VALLEY AZ USA 85253
164-05-120	LACEY MICHAEL G	6300 N 33RD ST PARADISE VALLEY 85253	7025 E GREENWAY PKWY 800 SCOTTSDALE AZ USA 85254
164-05-121	LACEY MICHAEL G	6314 N 33RD ST PARADISE VALLEY 85253	7025 E GREENWAY PKWY 800 SCOTTSDALE AZ USA 85254
164-05-122	LACEY MICHAEL G	3300 E STELLA LN PARADISE VALLEY 85253	3300 E STELLA LN PARADISE VALLEY AZ USA 85253
164-05-123	ROADRUNNER HOLDING COMPANY LLC	3304 E STELLA LN PARADISE VALLEY 85253	7025 E GREENWAY PKWY 800 SCOTTSDALE AZ USA 85254
164-05-124	LACEY MICHAEL G	3308 E STELLA LN PARADISE VALLEY 85253	7025 E GREENWAY PKWY 800 SCOTTSDALE AZ USA 85254
164-05-125	JASPER PROPERTIES LLC	3310 E STELLA LN PARADISE VALLEY 85253	3103 FAIRWEATHER PL HUNTS POINT WA USA 98004
164-05-126	WHEELOCK RICHARD A	3312 E STELLA LN PARADISE VALLEY 85253	3312 E STELLA LN PARADISE VALLEY AZ USA 85253
164-05-127	LACEY MICHAEL G	3311 E STELLA LN PARADISE VALLEY 85253	7025 E GREENWAY PKWY 800 SCOTTSDALE AZ USA 85254
164-05-128	MJ ARDEBILI FAMILY TRUST	3309 E STELLA LN PARADISE VALLEY 85253	3309 E STELLA LN PARADISE VALLEY AZ USA 85253
164-05-129	SHILGEVORKYAN LIVING TRUST	3307 E STELLA LN PARADISE VALLEY 85253	3307 E STELLA LN PARADISE VALLEY AZ USA 85253
164-05-130	THS REAL ESTATE HOLDINGS LLC	6303 N 33RD ST PARADISE VALLEY 85253	18116 N 14TH ST PHOENIX AZ USA 85022
164-05-131	PRESERVE AT LINCOLN HOMEOWNERS ASSOCIATION	6305 N 33RD ST PARADISE VALLEY 85253	PO BOX 12286 GLENDALE AZ USA 85318
164-05-132	PRESERVE AT LINCOLN HOMEOWNERS ASSOCIATION		1600 W BROADWAY RD STE 200 TEMPE AZ USA 85208
164-05-133	RICHTER HERSCHEL/VALERIE TR	6214 N 34TH ST PARADISE VALLEY 85253	6214 N 34TH ST PARADISE VALLEY AZ USA 85253
164-05-134	P&K FEENEY FAMILY TRUST	6213 N 34TH ST PARADISE VALLEY 85253	6213 N 34TH ST PARADISE VALLEY AZ USA 85253
164-06-002B	PHOENIX CITY OF	6520 N 36TH ST PHOENIX 85018	251 W WASHINGTON ST 8TH PHOENIX AZ USA 85003
164-06-004A	LIANG XIAODI/ZHOU WENDI	3500 E LINCOLN DR 1 PHOENIX 85018	3500 E LINCOLN DR UNIT 1 PHOENIX AZ USA 85018
164-06-005B	CHRISTIANSEN AND PHILLIPS TRUST	3500 E LINCOLN DR 2 PHOENIX 85018	3500 E LINCOLN DR 2 PHOENIX AZ USA 85018
164-06-006	R & N CORP	3500 E LINCOLN DR 3 PHOENIX 85018	7571 9TH ST N OAKDALE MN USA 55128
164-06-007	HAHN-FRESHLEY LIVING TRUST	3500 E LINCOLN DR 4 PHOENIX 85018	3500 E LINCOLN DR UNIT 4 PHOENIX AZ USA 85018
164-06-008	BRANDEIS REVOCABLE TRUST	3500 E LINCOLN DR 5 PHOENIX 85018	3500 E LINCOLN DR 5 PHOENIX AZ USA 85018
164-06-009	BROPHY JIM RORY/BRIDGET M	3500 E LINCOLN DR 6 PHOENIX 85018	3500 E LINCOLN DR 6 PHOENIX AZ USA 85018
164-06-010	LAMBIE THOMAS F	3500 E LINCOLN DR 7 PHOENIX 85018	3500 E LINCOLN DR UNIT 7 PHOENIX AZ USA 85018
164-06-012A	GIFFIN TRENT P	3500 E LINCOLN DR 9 PHOENIX 85018	3500 E LINCOLN DR 9 PHOENIX AZ USA 85018
164-06-013A	KABBANI MAHMOUD B/RHEEM KHALIFE	3500 E LINCOLN DR 10 PHOENIX 85018	3500 E LINCOLN DR UNIT 10 PHOENIX AZ USA 85018
164-06-014	ZEIDMAN ERIC J/LORELEI TR	3500 E LINCOLN DR 11 PHOENIX 85018	3500 E LINCOLN DR 11 PHOENIX AZ USA 85018
164-06-015A	MEGAN LARSON HOYT FAMILY TRUST	3500 E LINCOLN DR 12 PHOENIX 85018	3500 E LINCOLN DR UNIT 12 PHOENIX AZ USA 85018
164-06-016A	JOHN PHILIP GRACE AND RUTHANN GRACE TRUST	3500 E LINCOLN DR 13 PHOENIX 85018	3500 E LINCOLN DR 13 PHOENIX AZ USA 85018
164-06-017	PATRICIA BURNS BOYD TRUST	3500 E LINCOLN DR 14 PHOENIX 85018	3500 E LINCOLN DR UNIT 14 PHOENIX AZ USA 85018
164-06-018	MICHAEL AND ALICIA BUTT REVOCABLE TRUST	3500 E LINCOLN DR 15 PHOENIX 85018	3500 E LINCOLN DR 15 PHOENIX AZ USA 85018
164-06-019A	CORMAN RICHARD A/DIANE M	3500 E LINCOLN DR 16 PHOENIX 85018	3500 E LINCOLN DR 16 PHOENIX AZ USA 85018
164-06-043	JOHN P VANDENBURGH III FAMILY TRUST	3500 E LINCOLN DR 40 PHOENIX 85018	3500 E LINCOLN DR UNIT 40 PHOENIX AZ USA 85018
164-06-044A	JAMES R LOCHHEAD JR TR/JAMES R LOCHHEAD FAM T	3500 E LINCOLN DR 41 PHOENIX 85018	3500 E LINCOLN DR PHOENIX AZ USA 85018
164-06-045	MAGNUSSEN CLINT/AUDREY TR	3500 E LINCOLN DR 42 PHOENIX 85018	3500 E LINCOLN DR 42 PHOENIX AZ USA 85018
164-06-046	RODRIGUEZ MARTIN	3500 E LINCOLN DR 43 PHOENIX 85018	3500 E LINCOLN DR PHOENIX AZ USA 85018
164-06-047	BAER HAL/GABRIELE	3500 E LINCOLN DR 44 PHOENIX 85018	3500 E LINCOLN DR UNIT 44 PHOENIX AZ USA 850181025
164-06-050A	ESHELMAN JAY A/KIMBERLY A	3500 E LINCOLN DR 47 PHOENIX 85018	4186 S ZUNIS AVE TULSA OK USA 74105
164-06-051A	W&S WATSON LIVING TRUST	3500 E LINCOLN DR 48 PHOENIX 85018	3500 E LINCOLN DR UNIT 48 PHOENIX AZ USA 85018
164-06-052A	NELSON WILLIAM L/KAHLER KAREN T TR	3500 E LINCOLN DR 49 PHOENIX 85018	3500 E LINCOLN DR 49 PHOENIX AZ USA 85018
164-06-053A	MUDDARAJ RAMA K/MANGALA	3500 E LINCOLN DR 50 PHOENIX 85018	3500 E LINCOLN DR 50 PHOENIX AZ USA 85018
164-06-054B	LINCOLN HILLS	3500 E LINCOLN DR 51 PHOENIX 85018	3003 N CENTRAL AVE STE 1200 PHOENIX AZ USA 85012
164-06-054D	3500 EAST LINCOLN LLC	3500 E LINCOLN DR 51 PHOENIX 85018	5050 POPLAR AVE STE 1510 MEMPHIS TN USA 38157
164-06-055A	DANNY MURPHY AND KERRY ASHTON FAMILY TRUST	3500 E LINCOLN DR 52 PHOENIX 85018	3500 E LINCOLN DR UNIT 52 PHOENIX AZ USA 850181026
164-06-057	LINCOLN HILLS INC	3500 E LINCOLN DR B PHOENIX 85018	3003 N CENTRAL AVE STE 1200 PHOENIX AZ USA 85012
164-06-061	MELIKIAN JAMES/ANA FAMILY TRUST	3500 E LINCOLN DR PHOENIX 85018	3500 E LINCOLN DR UNIT 8 PHOENIX AZ USA 85018
164-06-062	STEVE ROSENBLATT MANAGEMENT TRUST	3500 E LINCOLN DR 45 PHOENIX 85018	3500 E LINCOLN DR 45 PHOENIX AZ USA 85018
164-06-063	CHAMBLISS FAMILY TRUST	3500 E LINCOLN DR 46 PHOENIX 85018	3500 E LINCOLN DR UNIT 46 PHOENIX AZ USA 85018
164-62-001	MARJORIE BENEDICT HOLMAN FAMILY TRUST	6132 N PALO CRISTI RD PARADISE VALLEY 85253	6132 N PALO CRISTI RD PARADISE VALLEY AZ USA 85253
164-62-002	GORDON TAMARA M	6202 N PALO CRISTI RD PARADISE VALLEY 85253	4101 E MCDONALD DR PHOENIX AZ USA 85018
164-62-003	6218 N PALO CRISTI LLC	6218 N PALO CRISTI RD PARADISE VALLEY 85253	7672 W FETLOCK TRL PEORIA AZ USA 85383
164-62-004	WILLIAM AND ELIZABETH FEARNOW TRUST	6240 N PALO CRISTI RD PARADISE VALLEY 85253	6240 N PALO CRISTI RD PARADISE VALLEY AZ USA 85253
164-62-005	LISTYO GONDOSINARYO	6420 N PALO CRISTI RD PARADISE VALLEY 85253	7122 N 40TH ST PARADISE VALLEY AZ USA 85253
164-62-006	PRESBYTERY OF GRAND CANYON	3535 E LINCOLN DR PARADISE VALLEY 85253	4141 E THOMAS RD PHOENIX AZ USA 85018
164-64-001B	GREEN FROG SUNRISE TRUST	6530 N 36TH ST PHOENIX 85018	3104 E CAMELBACK RD PMB 1274 PHOENIX AZ USA 85016
164-64-014	SHANE E JOHNSON AND DAWN D JOHNSON REVOCABLE TRUST	6501 N 36TH ST PHOENIX 85018	538 W DOGWOOD ST WASHOUGAL WA USA 986715129

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 07/16/25, for the proposed application PA-25-21 has been mailed on the following date 07/29, 2025.

(Case Number)

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

STEVEN FROME

State of Arizona; County of Maricopa
The foregoing instrument was acknowledged by me this 29th day of July, 2025, by Steven Frome.
Name

Eileen Joy
NOTARY PUBLIC

My commission expires:

7/3/2026

EILEEN JOY
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 627531
Expires July 3, 2026

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, STEVEN FROME, depose and state that the attached notice, of proposed application PA-25-21 VARIANCE located at 6241 N 34th Pl for the Planning Commission/Town Council meeting date of SEPT 3, 2025 is a true and correct copy of a notice which I cause to be posted by the following day of the week OF 07/28/25, and on the following date 07/28, 2025 in the following location(s):

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 29. day of July, 2025.

Signature

State of Arizona; County of Maricopa

This affidavit was Subscribed and sworn to before me on this 29th day of July 2025. by Steven Frome.

NOTARY PUBLIC

My commission expires:
7/3/2026

EILEEN JOY
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 627531
Expires July 3, 2026


6341
U.S. MAIL
NOTICE OF HEARING
TOWN OF PARADISE VALLEY
Board of Adjustment and Appeals
6401 E. Lincoln Drive, Paradise Valley, AZ
5:30 O'CLOCK 3rd DAY OF September, 2025
Notice is hereby given that the Town of Paradise Valley Board of Adjustment will hold a public hearing at 5:30 p.m. on Wednesday, September 3rd 2025, at Town Hall, 6401 East Lincoln Drive, Paradise Valley, AZ, 85253 for:
PUBLIC HEARING:
Discussion and Possible Action on a variance from the Zoning Ordinance, Article XXIV, Walls & Fences, to allow retaining wall to exceed the maximum wall height. The property is located at 6341 North 34th Place (Assessor's Parcel Number 164-05-023).
If you have questions about this application, please call Planner II Brandon Mitchell with the Planning Department at (480) 348-3531
PENALTY FOR DEFACING POSTER PRIOR TO DATE OF HEARING
CASE NO. BA 25-05
POSTING DATE 8/20/25
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NOTICE OF HEARING

TOWN OF PARADISE VALLEY

Board of Adjustment and Appeals

6401 E. Lincoln Drive, Paradise Valley, AZ

5:30 O'CLOCK 3rd DAY OF September, 2025

Notice is hereby given that the Town of Paradise Valley Board of Adjustment will hold a public hearing at 5:30 p.m. on Wednesday, September 3rd, 2025, at Town Hall, 6401 East Lincoln Drive, Paradise Valley, AZ, 85253 for:

PUBLIC HEARING:

Discussion and Possible Action on a variance from the Zoning Ordinance, Article XXIV, Walls & Fences, to allow retaining wall to exceed the maximum wall height. The property is located at 6341 North 34th Place (Assessor's Parcel Number 164-05-023).

If you have questions about this application, please call Planner II Brandon McMahon with the Planning Department at (480) 348-3531.

PENALTY FOR DEFACING POSTER PRIOR TO DATE OF HEARING

CASE NO. BA-25-06 POSTING DATE 8/29/25

TOWN OF PARADISE VALLEY

Case BA-25-06
6341 N 34th Pl
Retaining Wall Height Variance

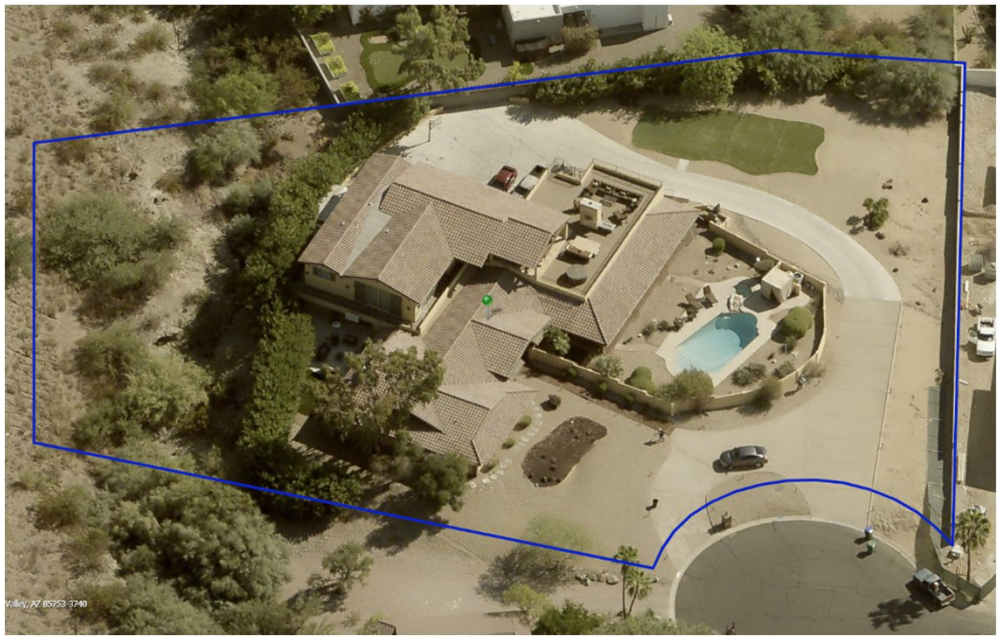
Board of Adjustment
September 3, 2025

TODAY'S GOAL

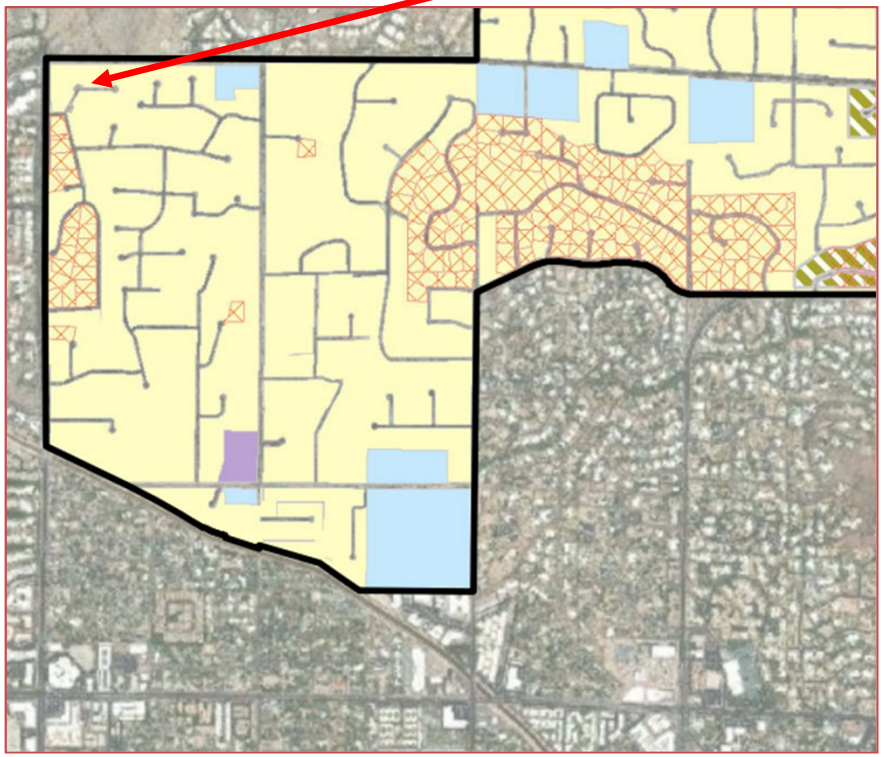
- Review and take action on variance request:
  - Allow a retaining wall to exceed the 6' above exterior grade requirement found within Article 24 (Section 2407).

AGENDA

- Background
- Scope of Request
- Analysis & Recommendation
- Action



VICINITY MAP



SITE CONDITIONS

- Zoned R-43
- Lot 18 of the MIRADA LOS ARCOS PHASE 2 subdivision
- 51,462 SF lot (±1.18 acres)
- Home built in 1977.
- Large drainage wash running along the south side of Lincoln drive, on the north end of the site.
- Current wash and retaining wall eroding and will need to be stabilized.

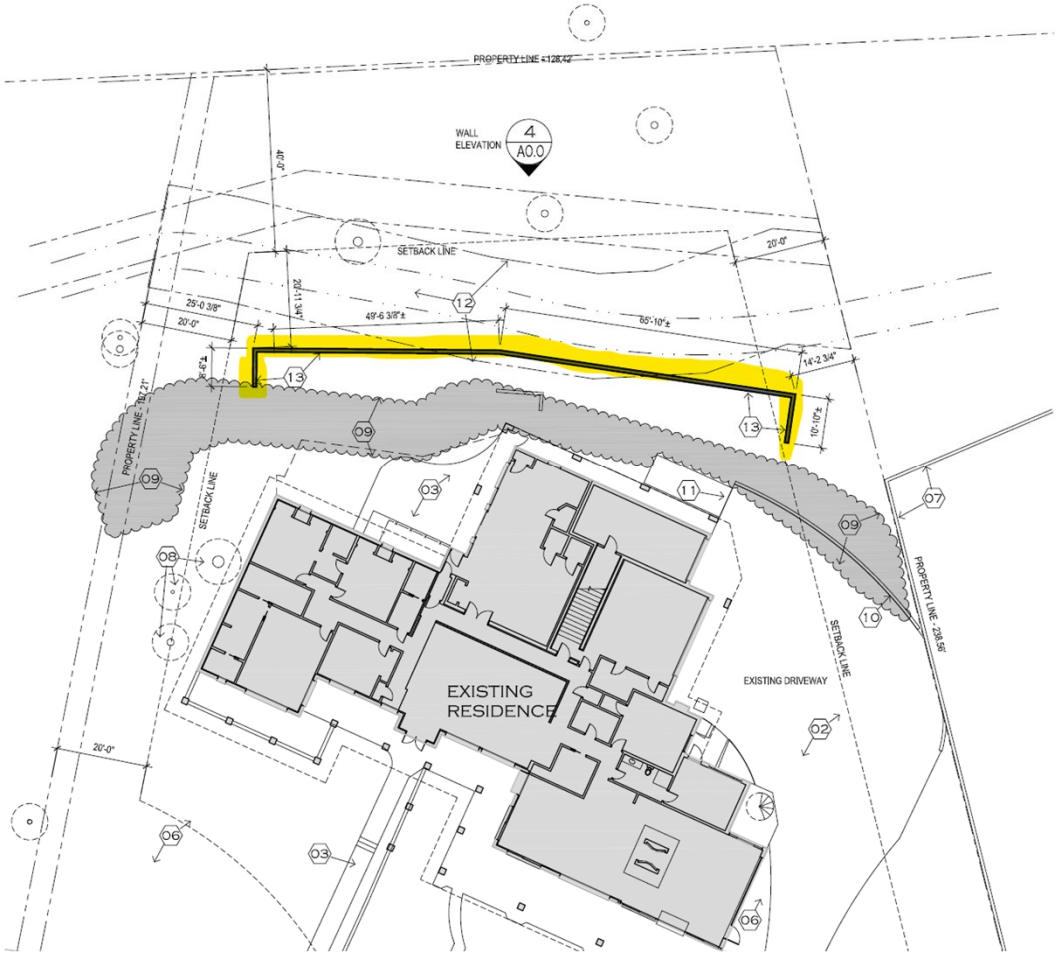
HISTORY

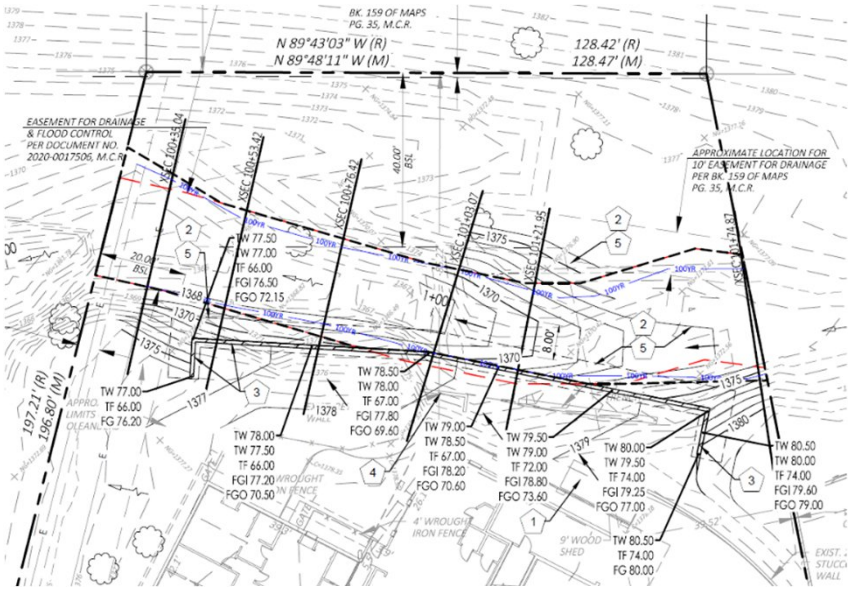
January 3, 1977	Home constructed
April 17, 1977	Building permit for new pool
July 21, 1977	Building permit for new fence walls (noted at 6’ max)
February 12, 1981	Building permit for remodel/addition
March 14, 2011	Building permit for second-story addition, covered walkway & decking
April 2, 2013	Electrical permit to restore power after house fire
April 11, 2013	Building permit to rebuild trusses after house fire
June 26, 2014	Building permit for additions
January 9, 2020	Building permit to scour wall to prevent erosion/modify retention
April 21, 2020	Building permit for roof-mounted solar array

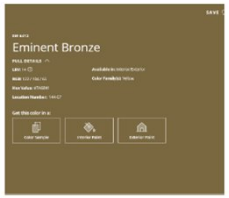
SCOPE OF REQUEST

- Proposing new retaining wall and redefine the existing drainage easement to provide future protection (max 9-foot in height from exterior side).
- South bank of wash eroded after decades of flow and continue to cause erosion towards the residence (causing concern for failure of the existing foundations).
- New retaining wall will not be visible from Lincoln Dr (photos provided) and will stop erosion.

SITE PLAN



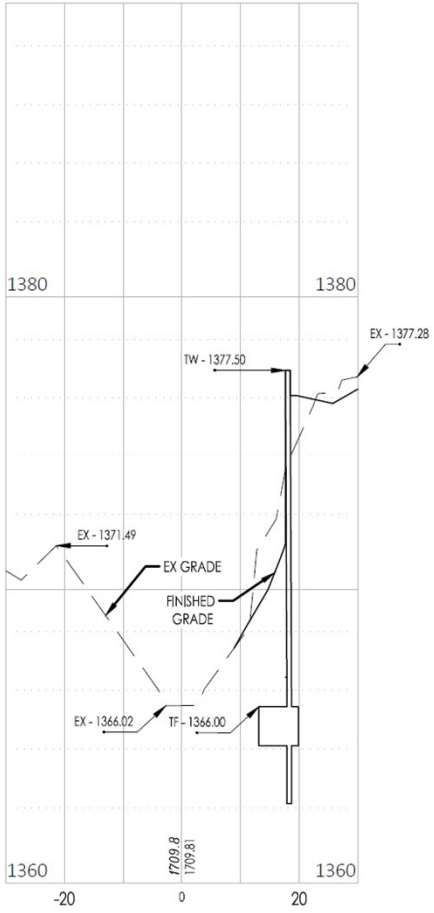




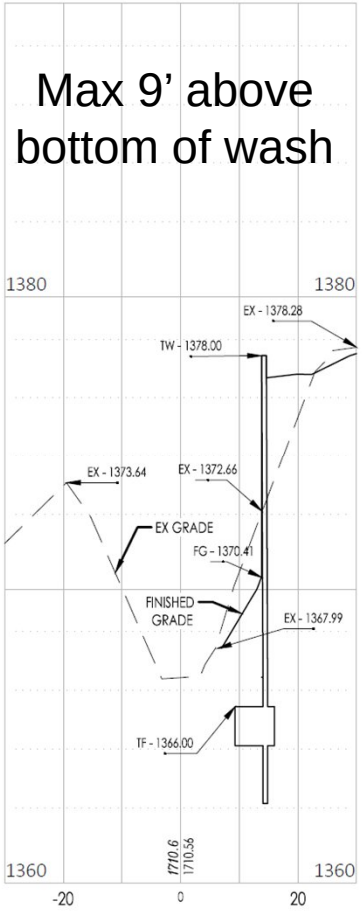
CONCRETE RETAINING WALL
COLOR ADDITIVE, BOARD FORM
TEXTURED FINISH

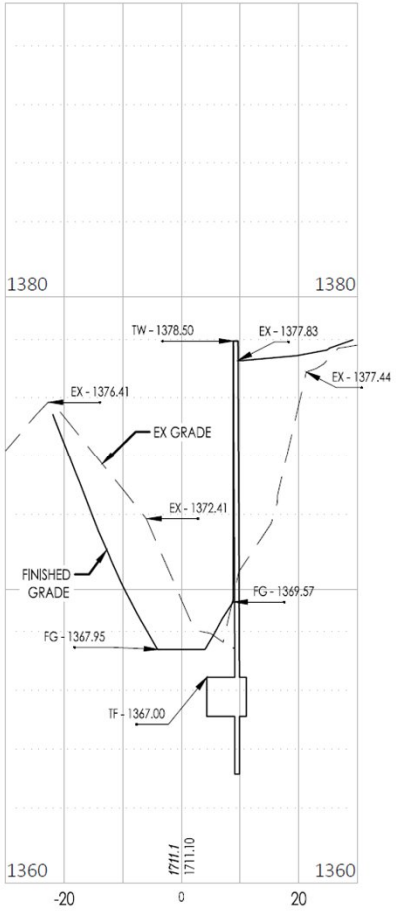
5 RETAINING WALL FINISH COLOR SAMPLE
NO SCALE

SECTIONS



Max 9’ above bottom of wash





SITE PHOTOS

Existing deteriorating wall

ANALYSIS

- Property hardships that warrant variance:
  - Shape and topographical hardships exist:
    - Lot oddly shaped (6-sided).
    - Large wash running along the north side.
    - Town Engineering concurs that the new retaining wall, as proposed, is necessary.
  - Lot is adequately sized for its zoning classification.

PUBLIC COMMENT/NOTIFICATION

- Notification mailed and site posted on July 29th.
- Newspaper legal advertisement August 18th.
- One phone inquiry.
- Affidavits provided.

STAFF RECOMMENDATION

MOTION

It is recommended that the Board of Adjustment [approve] BA-25-06, a request by Steven R. Frome, SefDesign LLC, on behalf of Phillip Westbrook, property owner of 6341 N 34th Place (APN 164-05-023) for a for a variance from the Zoning Ordinance, Article XXIV, Walls and Fences, to allow retaining walls to exceed the height limits.

REASONS FOR APPROVAL

Staff finds that there are special circumstances, applicable to only the subject lot, meeting all three variance criteria.

POSSIBLE ACTIONS

1. Approve with stipulations:
   a. Improvements in compliance with submitted plans and documents.
   a. Modify existing drainage easement.
   b. Must obtain required building permits and inspections from Building Division.

2. Deny.

3. Continue for further review.

QUESTIONS?


304'
128.42'
211'
197.21'
182'
78.54'
R=50'
41.72'
R=25'
209.65'
60.32'
172.62'
MIRADA LOS ARCOS PHASE
MCR: 159-35
255.01'
219.07'
164-05-022
164-05-023
164-05-012
164-05-014

Action Report

File #: 25-174

AGENDA TITLE:
Discussion and Possible Action on Case No. BA-25-04
Legacy Hill Acquisition LLC Variance - 7102 N 57th Place (APN 169-55-033E)
Variance to allow an addition to the house to encroach into the rear yard setback

STAFF CONTACT:

TOWN
Of
PARADISE VALLEY

STAFF REPORT

TO: **Chair and Board of Adjustment**

FROM: **Chad Weaver, Community Development Director**
Paul Michaud, Planning Manager
George Burton, Senior Planner

DATE: **September 3, 2025**

DEPARTMENT: Community Development Department/Planning Division
George Burton, 480-348-3525

AGENDA TITLE:
Legacy Hill Acquisition LLC Variance – 7102 N 57th Place (APN 169-55-033E) Discussion and Possible Action on Variance to allow an addition to the house to encroach into the rear yard setback. Case No. BA-25-04

This application is a variance request to allow an attached garage and office addition to the main house to encroach into the rear/south setback. Staff recommends approval of the house addition due to the site's special circumstances and associated property hardships.

RECOMMENDATION

Motion For Approval:
It is recommended that the Board of Adjustment **[approve]** Case No. BA-25-04, a request by Jameson and Irina VanHouten (of Legacy Hill Acquisition LLC), property owners of 7102 N 57th Place; for a variance from Article X, Height and Area Regulations, to allow two story garage and office addition to the main house to encroach into the rear/south setback.

Reasons For Approval:
Staff find that the triangular shape of the lot, location of the wash, and slope of the property create property hardships that warrant the variance request (for the rear yard setback encroachment).

BACKGROUND/DISCUSSION

Scope of Request
The property is zoned R-43 Hillside and Section 1001 of the Town Zoning Ordinance requires a minimum rear yard setback of 40 feet for the primary residence. The applicant is requesting a variance to allow an addition to encroach into the rear yard setback. The addition is two stories and consists of a one car garage bay on the

ground floor and an office addition on the second floor. The proposed addition will be setback 30 feet from the south property line (instead of the required 40-foot setback), has a total of 550 square feet of floor area (with approximately 433 square feet of floor area encroaching into the setback), and is approximately 24 feet tall measured from the natural grade. Also, the cornice on the parapet will project approximately 2 feet beyond the vertical plane of the addition (e.g. it will be setback approximately 28 feet from the rear/south property line). The proposed improvements will comply with all other zoning requirements.

Below is a comparison of the Zoning Ordinance requirements and proposed garage/office addition.

	Zoning Ordinance	**Garage/Office Addition**
Front/North Yard Setback	40'0"	44'7"'
Rear/South Yard Setback	40'0"	30'0"
Side/West Yard Setback	20'0"	200' (+/-)
Maximum Height	24'	24'
Floor Area Ratio Limit	25.0%	17.7%

Lot History

The subject property is in the Club Estates 2 subdivision. The property was platted in Maricopa County and annexed into the Town in 1961. The following is a chronological history on the development of the property:

May 14, 1974	Building permit for single-family residence
June 7, 1974	Building permit for pool
March 1, 1979	Building permit for addition over garage
February 13, 1986	Building permit for spa
December 1, 1988	Building permit for kitchen remodel
February 6, 2013	Approved Variance (BA-12-4) for House Addition and Maintain Nonconforming portions of home
May 14, 2013	Demo permit for partial interior/exterior walls, septic, pool and driveway
October 24, 2013	Building permit for fence and retaining walls
October 24, 2013	Building permit for remodel/addition
October 24, 2013	Building permit for BBQ and firepit
August 14, 2014	Building permit for new pool

Lot Conditions

The property is zoned R-43 Hillside and is 49,596 square feet in size (1.14 acres). The property is:

- Triangular shaped,
- Abuts two rights-of-way (57th Place to the south and Glen Drive to the north),
- Has a steep topography with a slope of approximately 23.5%,
- Has a wash on the western part of the property, and
- The lot varies in width from approximately 33 feet wide at the east part of the property to approximately 250 feet wide at the west part of the property.

DISCUSSION ITEMS

Variance Criteria:

Town Code and Arizona Revised Statutes set criteria an applicant must meet before a Board of Adjustment may grant a variance request. If the Board finds an applicant meets all of these criteria, the Board may grant the variance. However, if the Board finds the applicant does not meet all of the criteria, the Board may not grant the variance. The following is the staff's analysis regarding the variance criteria:

1. *"That there are special circumstances applicable to the property, which may include circumstances related to the property's size, shape, topography, location, or surroundings; and"* (Town Code Section 2-5-3(C)4).

   Staff Analysis:

   The property is burdened with an odd/triangular shape, dual frontage, a wash, and a steep topography which creates a narrow and restrictive building envelope. Due to the triangular shape of the lot, the width of the property varies from approximately 33 feet on the east side to 250 feet on the west side. Also, the western part of the property is encompassed by a wash. This creates a triangular shaped building envelope which limits development towards the east and narrowest part of the property.

   Also, the applicant has a difficult lot to build on and is trying to utilize the existing building pad by placing the addition at the southeastern part of the house. The addition is compliant with the height and area requirements will not create additional hillside disturbance.

2. *"That the special circumstances applicable to the property were not self-imposed or created by the property owner; and"* (Town Code Section 2-5-3(C)4).

   Staff Analysis:

   The request for setback encroachment is not self-imposed. The topography of the property is the result of its location on the hillside, and the triangular shape and dual frontage of the lot are the result of how the parcel was platted in Maricopa County.

3. "*That the strict application of the Zoning Ordinance will deprive the property of privileges enjoyed by other property of the same classification in the same zoning district"* (Town Code Section 2-5-3(C)4).

   Staff Analysis:

   The request for setback encroachment is not a grant of special privilege due to the triangular shape of the property, the location of the wash, dual frontage, and the slope of the lot since they create a narrow and restrictive building envelope. The applicant is trying to maintain the surrounding hillside by placing the garage/office addition on the existing building pad and locating it next to the existing driveway. The applicant also identified that this improvement is in character with neighborhood. The addition will increase the

home from a three-car garage to four-car garage and the applicant noted that the surrounding homes in the area have four and five car garages.

REQUIRED ACTION
The Board of Adjustment must consider the facts and determine if the variance request meets all three variance criteria. The Board of Adjustment may take the following action:

1. Approval is subject to the following stipulations:

    a. The improvement shall comply with the submitted plans and documents:
        i. Site Plan, Sheet No. A1.0, prepared by Candelaria Design Associates and dated April 25, 2025.
        ii. Exterior Elevations Plan, Sheet No. A6.1, prepared by Candelaria Design Associates and dated April 25, 2025.
        iii. Exterior Elevations Plan, Sheet No. A6.2, prepared by Candelaria Design Associates and dated April 25, 2025.
        iv. Building Sections Plan, Sheet No. 5.2, prepared by Candelaria Design Associates and dated April 25, 2025.
    b. The applicant must obtain the required Hillside Building Committee approval and must obtain all required building permits and inspections from the Town's Building Division.

2. Deny the variance request(s).

3. Continue the application for further review.

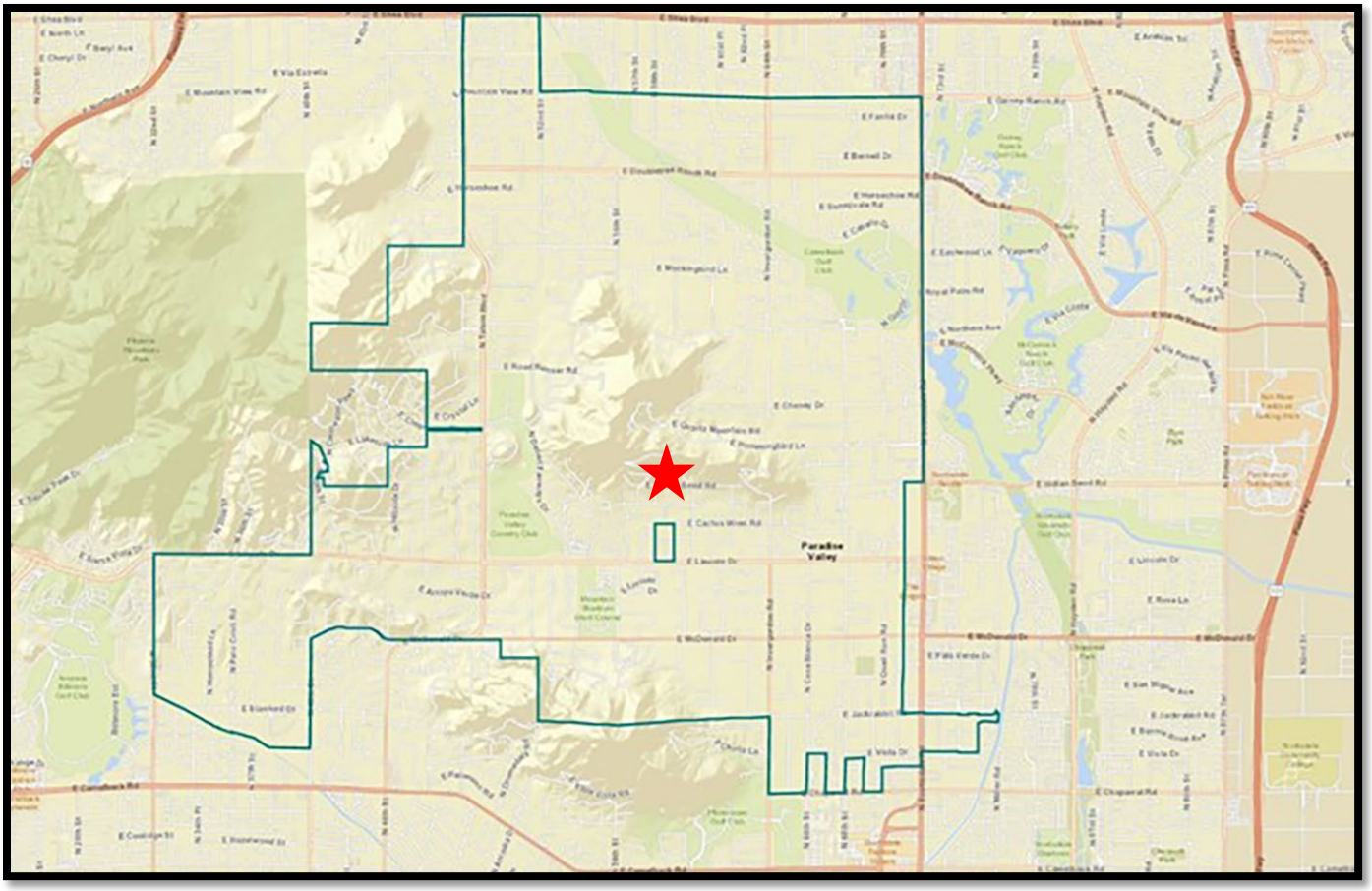
COMMENTS
Neighborhood notification was completed in accordance with the Town requirements. Staff received an inquiry from a neighbor, but the neighbor did not identify support or opposition to the request.

COMMUNITY IMPACT: None.

CODE VIOLATION: None.

ATTACHMENTS
A. Staff Report
B. Vicinity Map & Aerial Photo
C. Application
D. Narrative & Plans
E. Notification Materials
F. Staff Presentation
G. Applicant Presentation

VICINITY MAP



Club Estates 2

7102 N 57th Place

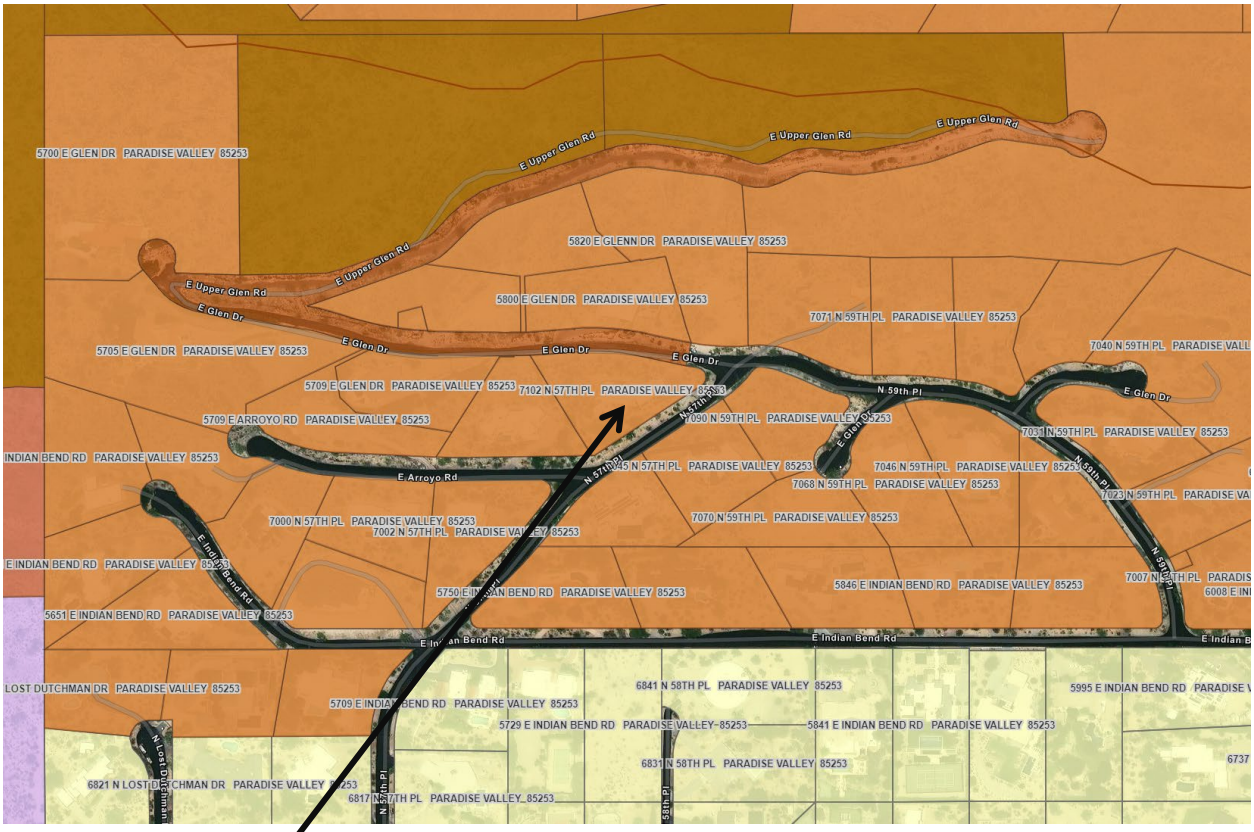
AERIAL

Subject Property

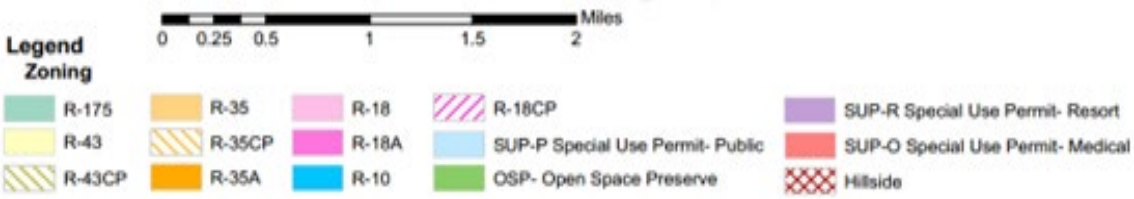
Club Estates 2

7102 N 57th Place

ZONING



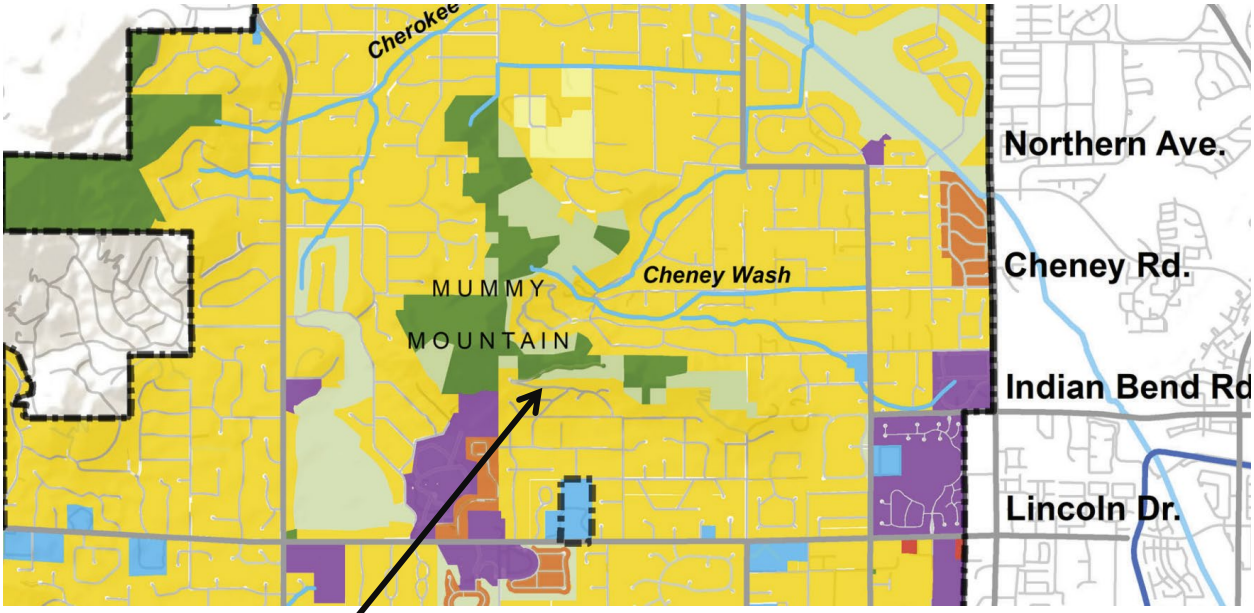
Subject Property



Club Estates 2

7102 N 57th Place

GENERAL PLAN



Subject Property

Legend

- Planning Area
- Municipal Limits
- Roads
- Indian Bend Wash
- Arizona Canal
- Major Washes

Land Use Classifications

- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- Private Open Space
- Public Open Space
- Medical Office
- Public/Quasi Public
- Resort/Country Club

NOTE: All public right-of-ways shall be considered Public Open Space.

Club Estates 2

7102 N 57th Place

COMMUNITY DEVELOPMENT DEPARTMENT
VARIANCE APPLICATION GUIDE

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

APPLICANT & CONTACT INFORMATION

Project Name: 7102 N 57TH PL Garage Variance

Date: 5/1/25 Zoning: R-43 Acreage (Net Acres): 1.14

Property Address: 7102 N 57TH PL PARADISE VALLEY AZ 85253

Assessor's Parcel Number: 16955033E

Name of Subdivision & Lot Number: CLUB ESTATES 2

Owner: LEGACY HILL ACQUISITIONS LLC

Address: 7102 N 57TH PL PARADISE VALLEY AZ 85253

Phone number: ~~602.953.8450~~ 602-380-3233

E-mail address: ~~jvanhouten@beaconpointe.com~~ irinakojimavh@gmail.com

Signature:

(Or provide a separate letter of authorization)

Applicant/Representative: Henry Hardy & Tom Galvin

Company Name (if Applicable): Rose Law Group

Address: 7144 E Stetson Drive, Suite 300, Scottsdale, AZ

Phone number: 480.291.0743

E-mail address: hhardy@roselawgroup.com

Signature: Henry Hardy

THE ABOVE APPLICANT HEREBY APPLIES FOR A VARIANCE AS INDICATED IN THE SUBMITTED NARRATIVE, PLANS, AND DOCUMENTS IN ACCORDANCE WITH SECTION 2-5-3 OF THE TOWN CODE AND IN ACCORDANCE WITH THE TOWN ZONING ORDINANCE.

FOR DEPARTMENTAL USE ONLY

Variance-App.#: _____ Submittal Date: _____ Expiration Date: _____

ROSE LAW GROUPpc
RICH ▪ CARTER ▪ FISHER

HENRY HARDY
7144 E. Stetson Drive, Suite 300
Scottsdale, AZ 85251
Phone 480.291.0743 Fax 480.505.3925
hhardy@RoseLawGroup.com
www.RoseLawGroup.com

May 6, 2025

Paradise Valley Community Development
Board of Adjustment
6401 E Lincoln Drive
Paradise Valley, AZ 85253-4399

RE: Variance Application 7102 North 57th Place

This Variance request is to establish adequate parking arrangements to safely accommodate a Paradise Valley hillside home that requires relief from the strict application of the zoning code because of unique **shape, topography, location of the property.**

The property, located at 7102 North 57th Place, Paradise Valley, Arizona (APN: 169-55-033E), is herein referred to as the "Property." See Figure 1.

Figure 1

The applicant is proposing the addition of a single-car garage with integrated living and working space above. The garage will measure 263.5 square feet, with 216 square feet encroaching into the existing setback. It will be set back 30 feet from the applicant's property line and approximately 80 feet from the nearest neighboring property line.

The existing garage currently accommodates three modern vehicles. The proposed addition will provide one additional enclosed space, bringing the total to four. This configuration is consistent with surrounding homes, which typically accommodate between four and five vehicles. In addition, the proposal will reduce the total disturbed area of the lot.

To proceed, the applicant is requesting a variance from Article X, Height and Area Regulations, to permit additions to the main residence within the setback, and from Article XXIII, Nonconformance, to allow existing nonconforming portions of the house to remain and extend within the setback. In total, 433 square feet of floor area will be located within the setback as a result of this addition.

The average slope of the building pad, as shown on the Grading and Drainage Plan, is 25.3 percent. Please refer to the attached site plan for additional detail. The proposed improvements have been designed by Mark Candelaria of Candelaria Design Associates.

This request reflects the typical building needs for properties in this area. Although a variance is required due to the lot's unique conditions, the proposed design minimizes land disturbance, improves visual compatibility with the surrounding neighborhood, and reduces reliance on outdoor parking. Most importantly, it provides a safe, functional, and secure parking solution for a Paradise Valley family, ensuring convenient access and adequate vehicle storage.

COMPLIANCE WITH VARIANCE CRITERIA

APPROVAL CRITERIA #1: "That there are special circumstances applicable to the property, which may include circumstances related to the property's size, shape, topography, location, or surroundings."

The Property is uniquely situated in relation to 57th Place, with a significantly greater landscaped setback compared to neighboring properties. Unlike typical lots, where the property line closely aligns with the road, this lot has approximately 15 feet of additional space between the property line and the actual roadway. This extra buffer creates a natural separation, meaning any potential structure will be set back farther from the road than the zoning setback requirement alone would suggest. This unique condition enhances the sense of openness and reduces the visual impact of the proposed improvements. As mentioned above this addition will be 80 feet from the nearest adjoining property line.

Additionally, the property's triangular shape and hillside topography create significant constraints on development. With roads on both the high and low sides of the lot, the usable space is already limited, and additional setback requirements further restrict the ability to design functional and safe structures. Most properties do not have three sides of road frontage, and this increased frontage significantly reduces the buildable area. When combined with hillside regulation layers, these factors create a uniquely restrictive condition that this variance seeks to modestly alleviate, bringing the property's buildability closer to that of a standard lot.

Further limiting development, the western portion of the property includes a designated wash area, for which the owner has provided a wash easement. While essential for drainage, this easement

prohibits further construction in that section of the lot, further reducing the already constrained buildable area.

The proposed parking arrangement, designed to improve safety and functionality, is in the eastern corner of the irregularly shaped lot. While the zoning code classifies this area as a backyard setback, it effectively functions as the home's side yard due to the lot's unconventional shape. The required setback in this area is effectively doubled, creating an unnecessary hardship. The proposed structure aligns with neighboring property expectations, as the rounded corner of the lot does not technically qualify as a side yard. Granting this variance will allow for a standard side yard setback that accommodates the property's unique geometry.

Lastly, the current parking and driveway configuration is dangerously narrow, creating serious safety concerns. This issue resulted in an incident where the family was unable to access emergency medical care in a timely manner due to blocked access caused by double parking. The need for a variance is critical to address these constraints, ensuring the safety and accessibility of the property for both daily use and emergency situations.

After exploring all feasible options for a safe parking arrangement, the property owner has determined that the proposed garage is the least impactful solution, balancing hillside preservation, compliance with zoning standards, and alignment with the architectural character of the neighborhood.

APPROVAL CRITERIA #2: "That the special circumstances applicable to the property were not self-imposed or created by the property owner."

Unlike most neighboring properties with more conventional shapes and layouts, this lot's triangular configuration, hillside terrain, and road frontage on three sides creates compounded challenges. Other properties typically have more flexibility in design and parking configurations, whereas this lot's unique shape and setbacks severely limit the buildable area and functional use of the site.

The current unsafe parking and driveway conditions are also a unique hardship. Other properties in the area do not face such extreme access issues, and their designs better accommodate emergency situations and daily use.

APPROVAL CRITERIA #3: "That the strict application of the Zoning Ordinance will deprive the property of privileges enjoyed by other property of the same classification in the same zoning district."

The purpose of the zoning ordinance is to allow reasonable use of properties while preserving safety, aesthetic quality, and neighborhood harmony. Granting the variance will address the safety concerns posed by the inadequate parking and driveway, ensuring the family can access and exit the Property safely in both routine and emergency situations.

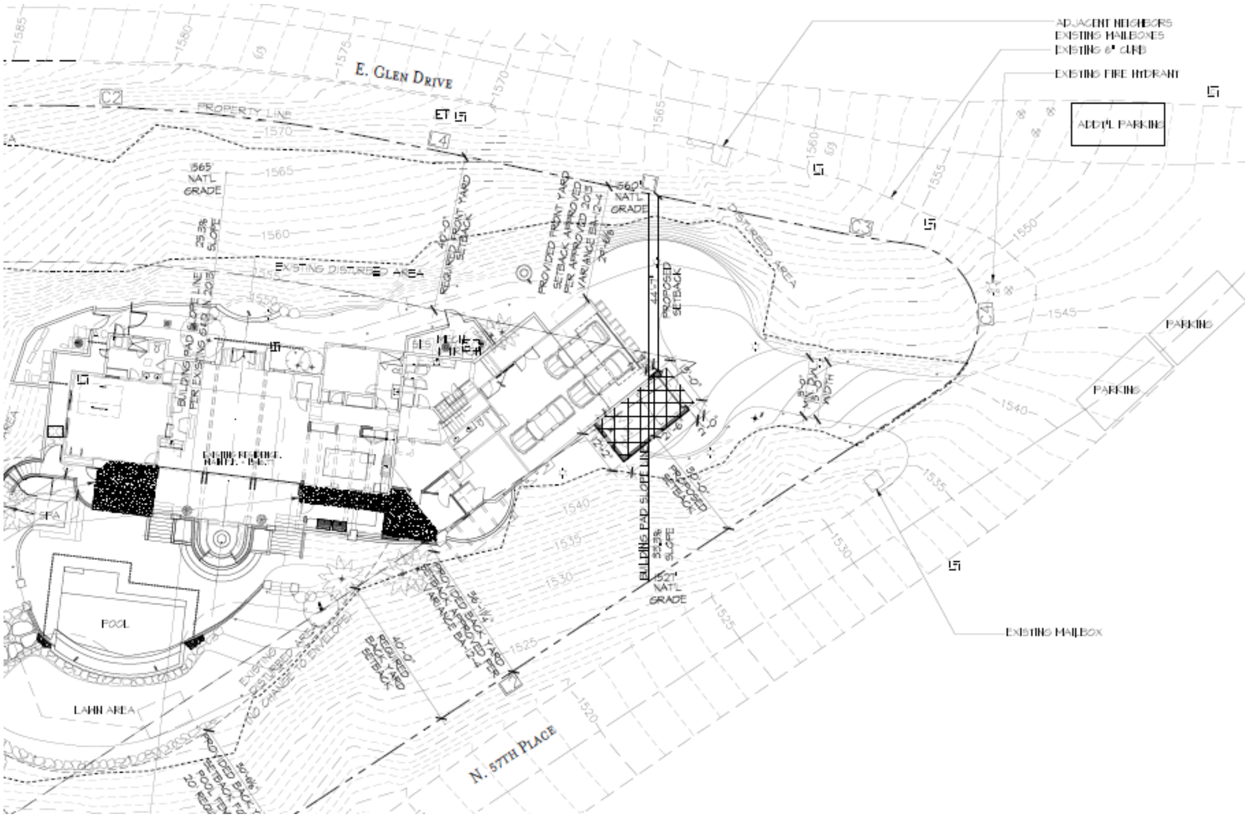
Furthermore, the proposed garage will improve the architectural value of the home, aligning it with the character and standards of the neighborhood. The strict application of the current zoning code has resulted in a lack of relief for these unique challenges, and granting the variance will allow for a solution that benefits both the Property owners and the surrounding community. The current parking configuration is dangerous, presenting credible safety concerns. The strict application of the zoning ordinance will deprive the applicant of privileges enjoyed by other property of the same classification but with more ordinary circumstances.

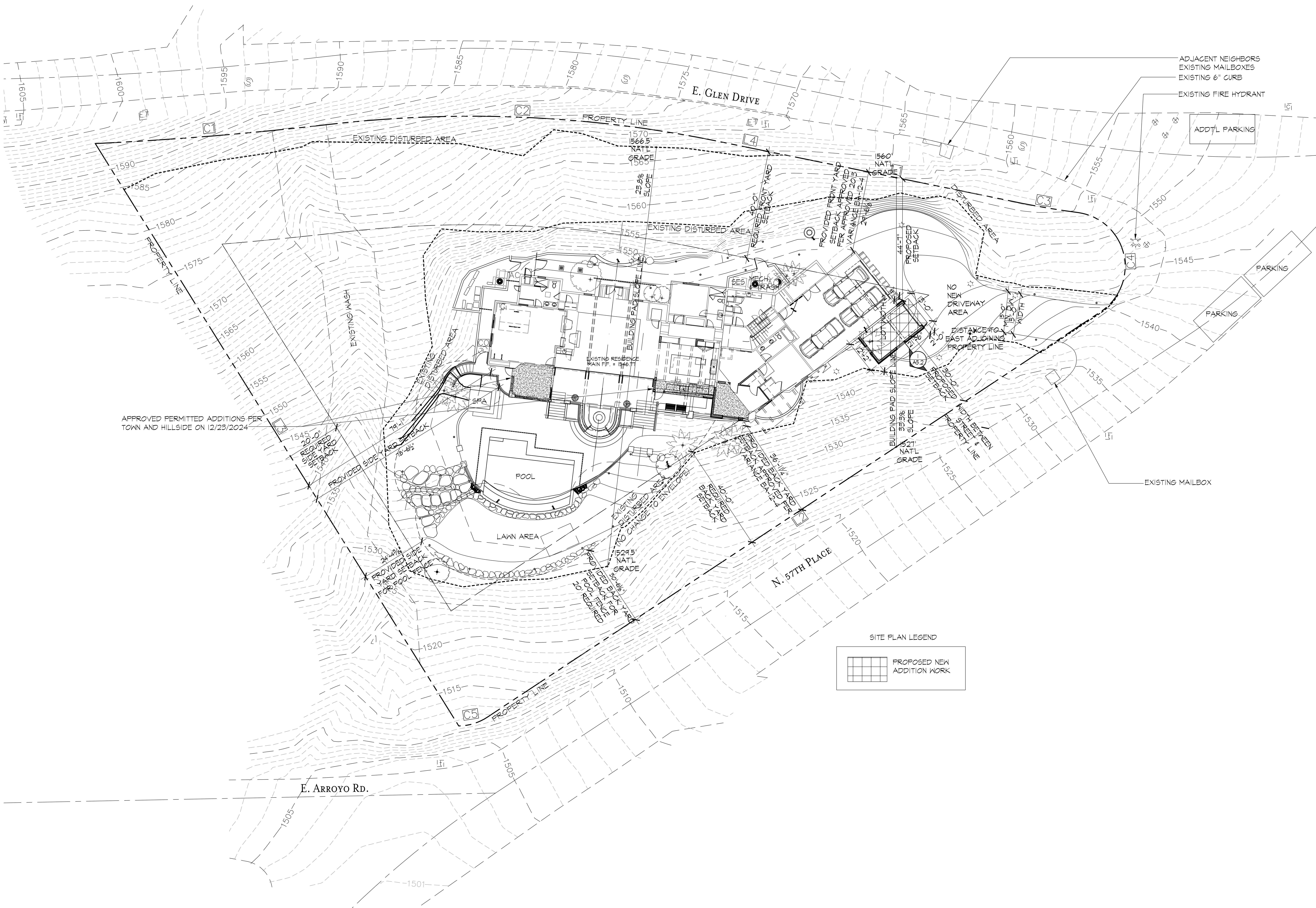
This variance will allow the property owners to enjoy the same privileges as their neighbors by accommodating their family's needs while also ensuring safe and accessible entry to the property.

CONCLUSION

For the reasons outlined above, we believe this variance request not only meets but exceeds the necessary criteria. Approving this request will contribute to creating a safer, more functional, and aesthetically harmonious home that aligns with the character and beauty of Paradise Valley.

Exhibit A


E. Glen Drive
N. 57th Place
PROPERTY LINE
ADJACENT NEIGHBORS
EXISTING MAILBOXES
EXISTING 6" CURB
EXISTING FIRE HYDRANT
ADD'L PARKING
PARKING
PARKING
EXISTING MAILBOX
EXISTING DISTURBED AREA
DISTURBED AREA
POOL
LAWN AREA
SPA
1565' NAT'L GRADE
1560' NAT'L GRADE
1527' NAT'L GRADE



SITE PLAN LEGEND

PROPOSED NEW ADDITION WORK

SITE PLAN (1)
1/16" = 1'-0"
0 8' 16' 32'
NORTH

SITE INFORMATION AND PROJECT DATA

ZONING DISTRICT ______ R-43
PARCEL NUMBER ______ 169-55-033E
SECTION TOWNSHIP RANGE ______ 42N4E
SUBDIVISION NAME ______ CLUB ESTATES 2
LOT # ______ 11
DESERT LAND FORM ______ HILLSIDE

LEGAL DESCRIPTION ______ A PORTION OF THE SOUTHWEST QUARTER IN SECTION 04, 02 NORTH, RANGE 04 EAST OF THE GILA AND SALT RIVER MERIDIAN, COUNTY OF MARICOPA, STATE OF ARIZONA ALSO BEING A PORTION OF CLUB ESTATES NO. 2 RECORDED IN BOOK 91 OF PLATES, ON PAGES 07, MARICOPA COUNTY RECORDS, ARIZONA

LOT INFORMATION:

AREA OF LOT ______ 49,596 S.F. / 1.139 acres
EXISTING LIVABLE FLOOR AREA ______ 6,004 S.F.
EXISTING ENCLOSED NON-LIVABLE AREA ______ 1,384 S.F.
EXISTING COVERED OUTDOOR PATIO AREA ______ 876 S.F.
EXISTING F.A.R. ______ 8,264 S.F. / 49,596 S.F. = 16.6%
LOT SLOPE ______ 25.3% (45' VERTICAL / 177.8125' HORIZONTAL)
ALLOWABLE DISTURBED AREA ______ 12.902% OR 6,399 S.F.
EXISTING DISTURBED AREA ______ 45.44% OR 22,518 S.F.
PROPOSED DISTURBED AREA ______ 44.83% OR 22,231.5 S.F.

SQUARE FOOTAGE CALCULATIONS:

EXISTING RESIDENCE (INCLUDES PHASE I PERMIT CALCS FROM 12/23/24):

1ST FLOOR LIVABLE AREA ______ 4,144 S.F.
1ST FLOOR ENCLOSED NON-LIVABLE AREA ______ 1,146 S.F.
EXT. COVERED AREAS, BALCONIES, WALKWAYS ______ 876 S.F.
2ND FLOOR LIVABLE AREA ______ 1,860 S.F.
2ND FLOOR ENCLOSED NON-LIVABLE AREA ______ 238 S.F.
TOTAL AREA UNDER ROOF 8,264 S.F.

BREAKDOWN OF PROPOSED IMPROVEMENTS:

NEW COV'D ROOF AREA AT GARAGE ______ 23 S.F.
NEW GARAGE ADDITION ______ 263.5 S.F.
NEW 2ND FLOOR OFFICE ADDITION ______ 263.5 S.F.

SQUARE FOOTAGE OF ENCROACHMENT:

NEW GARAGE ADDITION ______ 263.5 S.F.
NEW COV'D ROOF AREA AT GARAGE ______ 23 S.F.

REVISED TOTALS:

REVISED 1ST FLOOR LIVABLE AREA ______ 4,144 S.F. NO CHANGE
REVISED 1ST FLOOR ENCLOSED NON-LIVABLE AREA ______ 1,410 S.F.
REVISED EXT. COVERED AREAS, BALCONIES, WALKWAYS ______ 899 S.F.
REVISED 2ND FLOOR LIVABLE AREA ______ 2,124 S.F.
REVISED 2ND FLOOR ENCLOSED NON-LIVABLE AREA ______ 238 S.F. NO CHANGE
REVISED TOTAL AREA UNDER ROOF 8,814 S.F.

EXISTING FOOTPRINT: 5,290 SF
PROPOSED FOOTPRINT: 5,840 SF

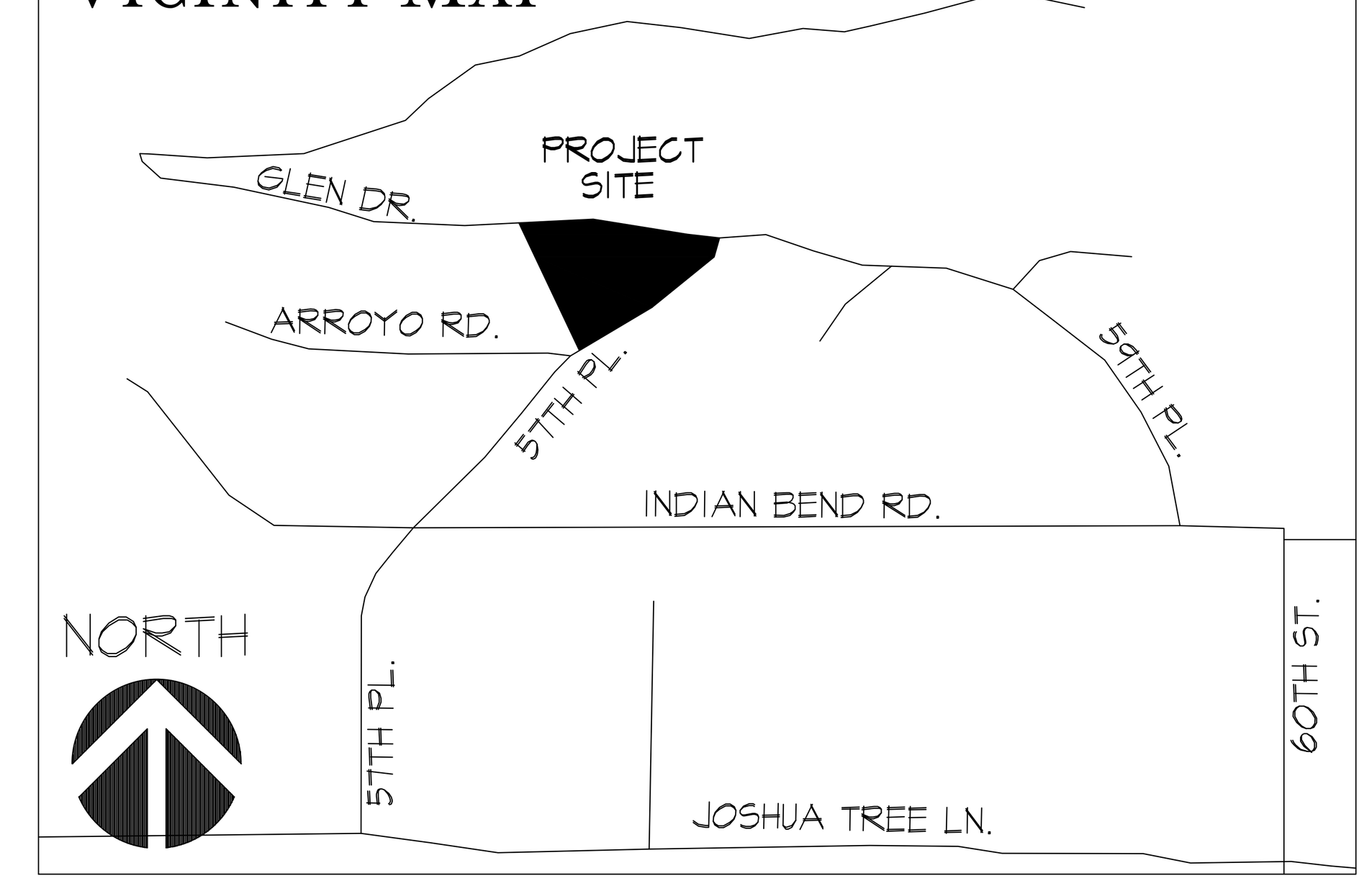
REVISED FLOOR AREA RATIO: 8,814 S.F. / 49,596 S.F. = 17.7% (25% ALLOWED)

NEW FENCE / RETAINING WALLS: 0 LINEAL FEET

EXISTING MAIN RESIDENCE MAXIMUM BUILDING HEIGHT ______ 29'-6 3/4" ABOVE LOWEST ADJACENT NATURAL GRADE APPROVED PER VARIANCE BA-12-4

PROPOSED GARAGE ADDITION MAXIMUM BUILDING HEIGHT ______ 22'-2 3/8" ABOVE LOWEST ADJACENT NATURAL GRADE

VICINITY MAP



ARCHITECTURE
Candelaria Design Associates
LIFESTYLE
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2409

25 CELEBRATING YEARS 1999-2024

Apr. 25, 2025

Checked By: T.M.
Drawn By: L.Z.
Scale: AS NOTED
Drawing:

SITE PLAN

Sheet:

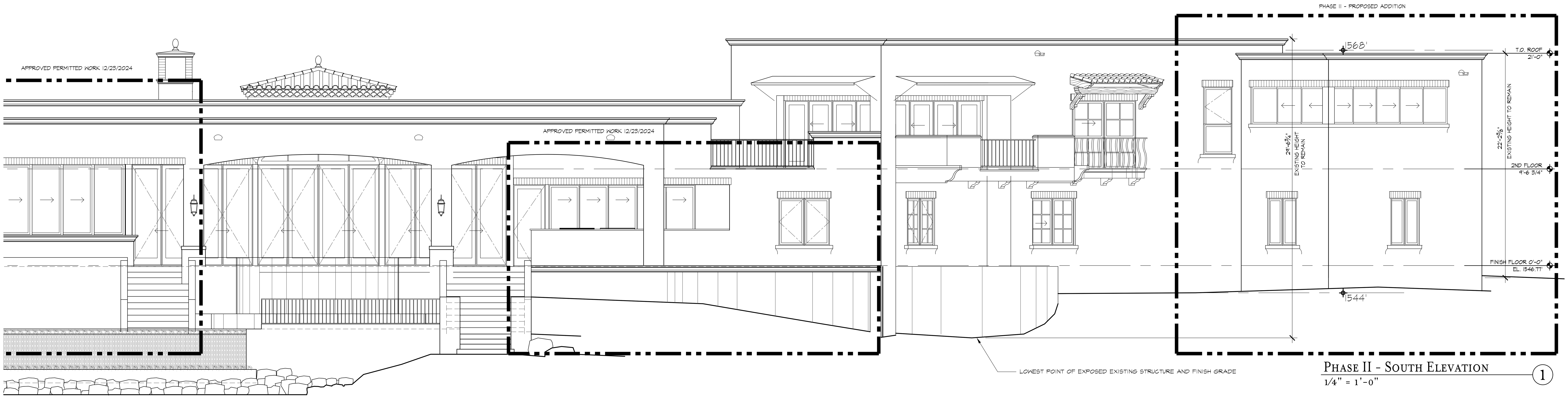
A1.0

Existing - South Elevation

1/4" = 1'-0"

0 2' 4' 8'

1



Phase II - South Elevation

1/4" = 1'-0"

1

Drawing Keynotes

2.1 PLANTER OR LANDSCAPED AREA.
2.2 APPROXIMATE LINE OF PROPOSED FINISHED GRADE.
2.3 INTEGRALLY COLORED CONCRETE WITH BROOM FINISH DAVIS COLORS, SAN DIEGO BUFF 5237.
2.4 FILL-IN EXISTING DEPRESSED SLAB W/ COMPACTED A.B.C. TO ALLOW 4" CONCRETE SLAB TO BE FLUSH WITH ADJACENT CONCRETE.
2.5 WALKWAY PAVERS TO MATCH EXISTING
2.6 NEW C.M.U. BENCH AND WALL WITH PLANTER. REF. TO DETAILS. PAINTED STUCCO O/ MASONRY.

3.1 4" thk. EXTERIOR CONCRETE SLAB ON COMPACTED GRADE WITH INTEGRAL COLOR; OWNER AND ARCH. TO SELECT COLOR AND FINISH
3.2 +/- 4" thk. STD. GRAY EXTERIOR CONCRETE SLAB ON COMPACTED GRADE FOR FINISHED STONE OR PAVER SURFACING.
3.3 4" thk. RESIDENCE CONCRETE FLOOR SLAB OVER 4" ABC.
3.4 NEW/MODIFIED CONCRETE APRON/LANDING. HEIGHT TO MATCH INTERIOR FINISHED FLOOR.
3.5 APPROX. LINE OF TRANSITION FROM EX'G TO NEW CONCRETE FLOOR SLAB.

4.1 8" x 8" x 16" REINFORCED CONCRETE MASONRY UNIT WALL.
4.2 24" SQ. REINFORCED MASONRY PIER CENTERED ON ADJACENT SITE WALLS
4.3 ADOBE X350, CDI PRECAST MANTEL, TRIM, CAP, SILL OR SURROUND AS OCCURS. OWNER/ ARCHITECT TO CONFIRM FINAL PROFILE.
4.4 4"h. WALL OR PIER CAP TO MATCH BRICK VENEER.
4.5 8" X 8" X 16" REINFORCED CONCRETE MASONRY UNIT SITE WALL. HEIGHT PER SITE PLAN
4.6 MASONRY LINTEL - REFER TO STRUCTURAL DRAWINGS
4.7 ADOBE X350, CDI PRECAST ENTRY SURROUND, SCUPPERS AND PARAPET CAPS.
4.8 SMOKESTACK, THIN BRICK, ROBINSON BRICK HEADER OR CHIMNEY.
4.9 DECORATIVE RECESS DETAIL. CUT INTO EXT. CMU WALL APPROX. 3/4". REPAIR ANY DAMAGED OR ROUGH CUT MASONRY, STUCCO OVER TO MATCH SURROUNDING.

5.1 EXISTING STEEL COLUMN, BEAM, OR LINTEL PER STRUCTURAL DRAWINGS.
5.2 STEEL COLUMN, BEAM OR LINTEL PER STRUCTURAL. WHERE STEEL COLUMN MEETS WINDOW OR DOOR SYSTEM, CLAD WITH MANUFACTURER'S METAL TO MATCH ADJACENT SYSTEM.
5.3 36" to 38" HIGH GUARDRAIL (MEASURED FROM STEP NOSE) W/ 4" SPACING BTW. VERTICAL RODS. KNUCKLE EVERY FIFTH VERTICAL ROD, CENTERED. NEWEL POST AT FIRST TREAD FINAL MATERIAL & DESIGN BY OWNER.
5.4 1-1/2" HANDRAIL AT 36" FROM STEP NOSE. HANDRAIL TO BE CAPABLE TO RESIST A LOAD OF 250#.
5.5 WROUGHT IRON OVERLAY AT FAUX DECORATIVE STEEL SCREEN. FINAL DESIGN T.B.D.
5.6 PRE-FABRICATED ROMEO & JULIET BALCONY BY OTHERS, REF. STRUCTURAL
5.7 DECORATIVE FORGED STEEL SCREEN - FINAL DESIGN T.B.D.
5.8 3/4" SQ. CROSS FORGED STEEL BARS. RUSTED STEEL FINISH. FINAL DESIGN BY OWNER.

6.1 2x6 WOOD STUD WALL @ 16" O.C.
6.2 2x8 WOOD STUD WALL @ 16" O.C.
6.3 EXISTING 2x FURRING STUDS AT 16" O.C. O/ EXISTING WALL (V.I.F.) REPAIR OR REPLACE AS REQUIRED.
6.4 PLYWOOD SHEATHING PER STRUCTURAL DRAWINGS.
6.5 DECORATIVE HAND HEWN WOOD CLG BEAM - SIZE AND SPACING AS NOTED ON REF. CEILING PLAN.
6.6 HAND HEWN VENEER WOOD O/ EXISTING BEAMS. FINAL BEAM WIDTH TO BE 10" MIN.
6.7 DECORATIVE HAND SAWN WOOD BRACKET/CORBEL AS OCCURS - FINAL DESIGN T.B.D.
6.8 WINDOW SHED. HAND SAWN WOOD BEAMS - SIZE AND SPACING AS PER STRUCTURAL DRAWINGS.
6.9 PREFABRICATED WOOD ROOF TRUSS OR 2X ROOF JOISTS - SPACING AND SIZE PER STRUCTURAL DRAWINGS.
6.10 18"h. FRAMED PLATFORM FOR RETURN AIR DUCT W/ GYPUM BOARD FINISH AT INTERIOR AND PLYWOOD. SHEATHING/SHT. METAL TOP AT MECHANICAL. CLOSETS.
6.11 POLYMER COMPOSITE WOOD SHUTTER IN HEIGHT TO MATCH WINDOW OR DOOR UNIT. SW 6082 COBBLE BROWN.
6.12 CASEWORK CABINETRY & COUNTERTOP PER OWNER, BUILDER, ARCH. & INT. DESIGNER. REFER TO SUPPLIER'S SHOP DRAWINGS FOR ADDITIONAL. INFO.
6.13 WOOD MILLWORK AS OCCURS: BASE, WAINSCOT, TRIM, CASING, COFFERS, CROWN MOLDING, ETC.- EXTENT & SPECS. T.B.D. BETWEEN OWNER, BUILDER & ARCHITECT.
6.14 LOWERED 2x CEILING OR SOFFIT FRAMING WITH FIREBLOCKING.
6.15 DECORATIVE STAINED WOOD RAFTER TAIL - SEE DETAILS FOR EXACT SIZE AND PROFILE
6.16 2x WOOD STUD TO INFILL OPENING. MATCH ADJACENT WALL, OR AS SPECIFIED WALL THICKNESS.
6.17 FRAMED COLUMNS AT EXTERIOR PATIO. SEE ELEVATIONS FOR HEIGHT AND TREATMENT.
6.18 WOOD BEAMS, WOOD TAILS, GARAGE DOORS, & DECORATIVE EXTERIOR SHUTTERS COLOR SW 6082 COBBLE BROWN (LRV 15)
6.19 FUR OUT EX'G 4X4 STEEL COLUMN FOR NEW DOOR JAMBS AND ELECTRICAL ROUGH INS, CONTRACTOR TO COORDINATE
6.20 2x4 STUDWALL & 16" O..C.
6.21 STRUCTURAL WOOD POST PER STRUCTURAL DWGS.

7.1 WATERPROOFING OR DAMPROOFING SYSTEM AT FACES OF MASONRY WALLS OR CONCRETE STEM WALLS BELOW FINISHED GRADE.
7.2 BLOW CELLULOSE INSUALTION AS PER CONDITION: R-13 AT 2x FURRING; R-19 AT 2x6 STUDS; ICYNENE SPRAY FOAM INSULATION AT ROOF DECK, R-38 MIN. ICYNENE THROUGHOUT AT OWNER'S REQUEST.
7.5 GACO-FLEX WALK DECK WATERPROOFING MEMBRANE (ICC ESR 1284)
7.8 MIN. 1" EPS FOAM AT NEW EXTERIOR WALLS, FOAM TO ALIGN W/ EXISTING CMU.
7.9 SLOPPED FOAM/STUCCO SILL POP-OUT AT WINDOW

8.1 ALUM. CLAD WOOD WINDOW WITH INSULATED LOW-E GLAZING. SEE WINDOW SCHEDULE, SHEET A8.1, FOR LOCATIONS OF TEMPERED GLAZING. COLOR T.B.D.
8.2 ALUM. CLAD WOOD DOOR WITH TEMPERED INSULATED SOLAR GLAZING. COLOR T.B.D.

9.1 5/8" GYP. BOARD TYP. AT INTERIOR WALLS AND CEILINGS (U.N.O.).
9.2 DECORATIVE PLASTER TRIM OR MOLDING AS SHOWN, VERIFY PROFILE W/ OWNER, ARCHITECT, & INT. DESIGNER.
9.3 STUCCO SYSTEM FINISH TO MATCH RESIDENCE APPLIED DIRECTLY OVER MASONRY WALL CONSTRUCTION OR WESTERN 1-KOTE STUCCO SYSTEM (ESR 1607 OR EQ.) WITH "STO" SYNTHETIC FINISH CONTAINING INTEGRAL COLOR & A SMOOTH SAND FREESTYLE "AGED" FINISH. EXTEND BELOW GRADE MINIMUM 8" AT WALL BASE. COLOR SW 6130 MANNERED GOLD (LRV 35)
9.4 STONE OR TILE FLOOR
9.5 1" THICK SPRAYED IN PLACE POLYURETHANE FOAM O/ ROOF SHEATHING (UL #R16029 OR SIM.) PAINTED W/ 3 COATS OF ACRYLIC ELASTOMERIC PAINT SW 6130 MANNERED GOLD (LRV 35)
9.6 PLASTER PAINTED CORBELS.
9.7 WATERPROOF GYP. BOARD AS REQUIRED
10.1 BUILT-IN SHELVING, RODS, ETC. FOR CLOTHES, DECORATIVE, STORAGE OR FUNCTIONAL USE. EXTENT & SPECS. PER BUILDER OWNER & INT. DESIGNER.
10.2 SMOKER & OUTDOOR KITCHEN - FINAL SELECTION BY OWNER.

15.1 ELECTRICAL EXTERIOR CONDENSER UNIT PER MECHANICAL PLANS
15.2 PROVIDE GAS AT RANGE
15.3 APPROXIMATE LOCATION OF SUPPLY AIR DUCT (OR CENTERED REGISTER).
15.4 APPROXIMATE LOCATION OF RETURN AIR DUCT (OR GRILLE).
15.5 EXHAUST FAN WITHIN HOOD VENTED DIRECTLY TO EXTERIOR PER M1505.6.
15.6 FRESH AIR INTAKE, SIZED PER MECHANICAL DRAWINGS
15.7 SAUNA UNIT - FINAL DESIGN TBD BY OWNER/ BUILDER.
15.8 EXHAUST FAN IN BATHROOM

16.1 (E) 600 AMP ELECTRICAL SERVICE & METER PER ELECT. SHTS. & POWER CO.
16.2 APPROXIMATE LOCATION OF ELECTRICAL SUB PANEL
16.3 ELECTRICAL LIGHT FIXTURE, DEVICE OR JUNCT. BOX PER SHEETS AE___

ARCHITECTURE LIFESTYLE
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6900 East Camelback Rd. Suite 400 Scottsdale, AZ 85251
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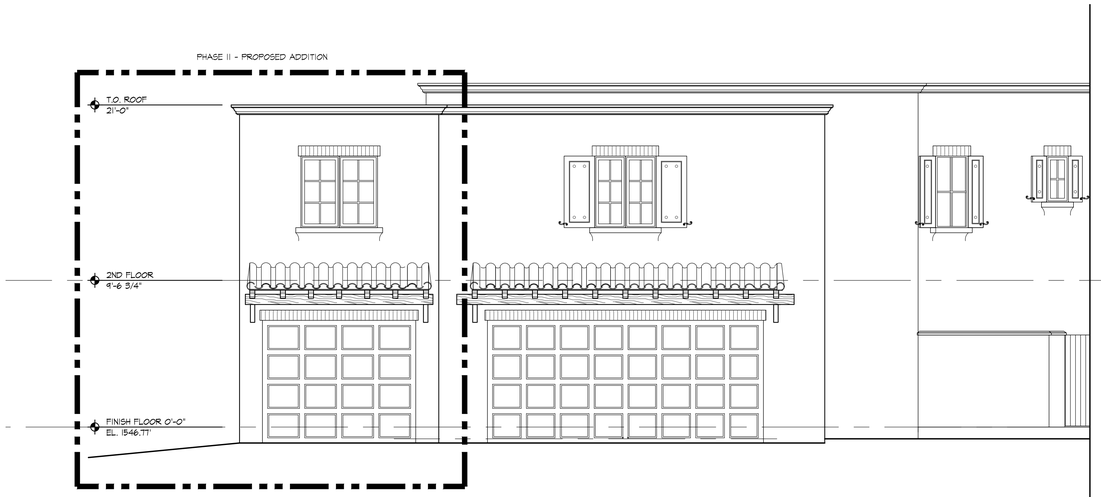
Additions & Alterations To:
Van Houten Residence
7102 N. 57th Place
Paradise Valley, AZ 85253

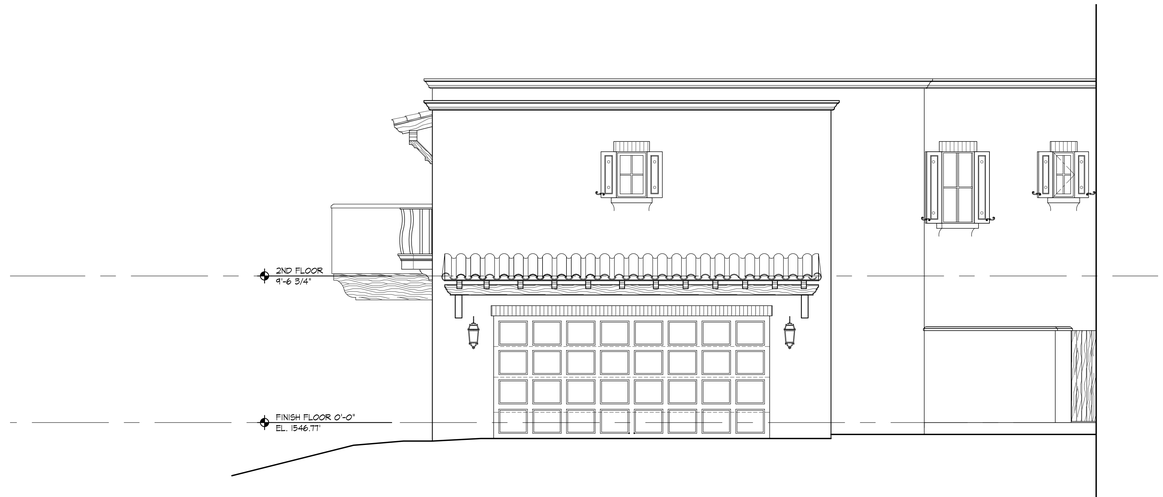
2409

Apr. 25, 2025

Checked By: P.D.
Drawn By: P.M.
Scale: AS NOTED
Drawing:
Exterior Elevations
Sheet:
A6.1



PHASE II - NORTHEAST ELEVATION (2)
1/4" = 1'-0"
0 2' 4' 8'



EXISTING - NORTHEAST ELEVATION (1)
1/4" = 1'-0"
0 2' 4' 8'

EXISTING - SOUTHEAST ELEVATION (3)
1/4" = 1'-0"
0 2' 4' 8'

PHASE II - SOUTHEAST ELEVATION (4)
1/4" = 1'-0"
0 2' 4' 8'

LIFESTYLE
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ADDITIONS & ALTERATIONS TO:
Van Houten Residence
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PARADISE VALLEY, AZ 85253

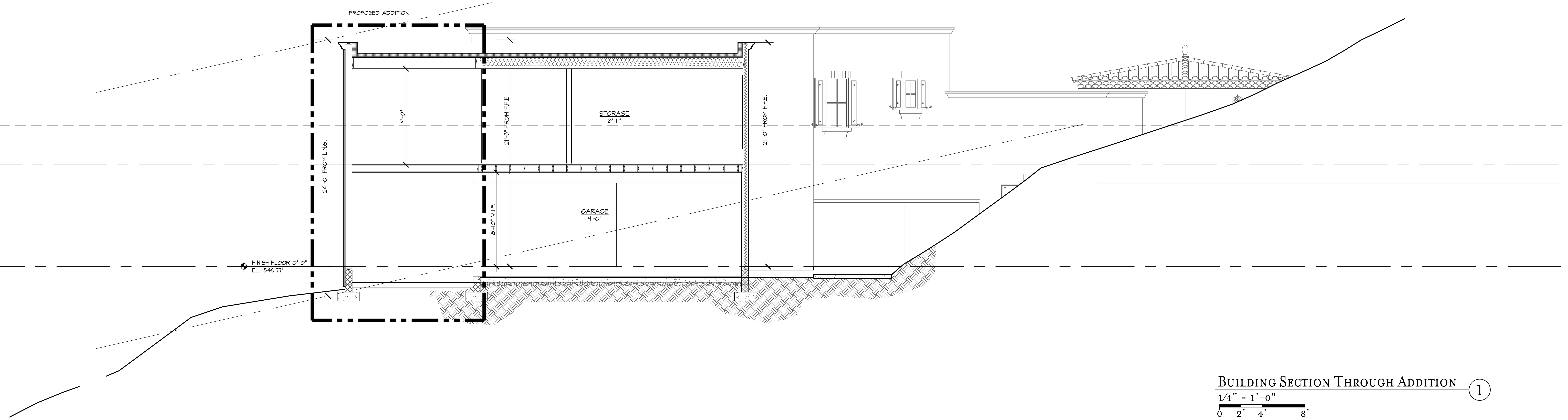
2409

CELEBRATING 25 YEARS 1999-2024

REGISTERED PROFESSIONAL ARCHITECT
25541
MARK B. CANDELARIA
Date Signed 11/27/24
ARIZONA, U.S.A.

APR. 25, 2025

Checked By: P.D.
Drawn By: P.M.
Scale: AS NOTED
Drawing:
EXTERIOR ELEVATIONS
Sheet:
A6.2



Building Section Through Addition (1)
1/4" = 1'-0"
0 2' 4' 8'

DRAWING KEYNOTES

2.1 PLANTER OR LANDSCAPED AREA.
2.2 APPROXIMATE LINE OF PROPOSED FINISHED GRADE.
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16.2 APPROXIMATE LOCATION OF ELECTRICAL SUB PANEL
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Apr. 25, 2025

Checked By: T.M.
Drawn By: L.Z.
Scale: 1/4" = 1'-0"
Drawing: Building Sections
Sheet: A5.2

COMMUNITY DEVELOPMENT DEPARTMENT
VARIANCE APPLICATION GUIDE

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

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT THE TOWN OF PARADISE VALLEY BOARD OF ADJUSTMENT WILL HOLD A HEARING ON THE FOLLOWING PROPOSED PROJECT. IF YOU HAVE QUESTIONS ABOUT THIS APPLICATION, PLEASE CALL THE PLANNING DIVISION AT (480) 348-3692.

Applicant/Representative: LEGACY HILL ACQUISITIONS LLC/ Jordan Rose

Applicant's Company Name: Rose Law Group

Phone Number: 480-291-0743

E-mail Address: hhardy@roselawgroup.com

Project/Property Address: 7102 N 57TH PL PARADISE VALLEY 85253

Zoning: R-43 Acreage: 1.14

Project Narrative:

Discussion and Possible Action on a variance from the Zoning Ordinance, Article X, Height and Area Regulations, to allow a garage and office addition to the main house to encroach into the setback.

MEETING DATE/ TIME/PLACE

Meeting Date: 9/3/25 Meeting Time: 5:30 PM

Meeting Place: Town of Paradise Valley Town Hall Building. 6401 E. Lincoln Drive. Paradise Valley, AZ 85253
Planning Division: 480-348-3692

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 8/5/25, for the proposed variance has been mailed on the following date 8/6, 20 25.

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

The foregoing instrument was acknowledged by me this 8th day of August, 20 25, by Henry Hardy.
Name

Laury A Henderson
NOTARY PUBLIC

My commission expires:

02/26/2029

LAURY A HENDERSON
Notary Public - Arizona
Maricopa County
Commission # 679868
My Comm. Expires Feb 26, 2029

Parcel Number	Owner	Property Address	Mailing Address	MAIL_ADDR1	MAIL_CITY	MAIL_STAT	MAIL_ZIP
169-01-007L	SPELTS LOUIS C JR/INGRID	6008 E INDIAN BEND RD PARADISE VALLEY 85253	6008 E INDIAN BEND RD PARADISE VALLEY AZ USA 85253	6008 E INDIAN BEND RD	PARADISE VALLEY	AZ	85253
169-01-007Q	PLENGE ROBERT W/DORRANCE BENNETT ETAL TR	6401 E LINCOLN DR PARADISE VALLEY 85253	6401 E LINCOLN DR PARADISE VALLEY AZ USA 85253	6401 E LINCOLN DR	PARADISE VALLEY	AZ	85253
169-01-007U	STANTON/MCBURNEY REVOCABLE TRUST	6020 E INDIAN BEND RD PARADISE VALLEY 85253	6121 N NAUNI VALLEY DR PARADISE VALLEY AZ USA 85253	6121 N NAUNI VALLEY DR	PARADISE VALLEY	AZ	85253
169-01-007W	PLENGE ROBERT W/DORRANCE BENNETT ETAL TR		6401 E LINCOLN DR PARADISE VALLEY AZ USA 85253	6401 E LINCOLN DR	PARADISE VALLEY	AZ	85253
169-02-004E	PETERSON JANA LOUISE	5901 E HUMMINGBIRD LN PARADISE VALLEY 85253	5901 E HUMMINGBIRD LN PARADISE VALLEY AZ USA 85253	5901 E HUMMINGBIRD LN	PARADISE VALLEY	AZ	85253
169-02-004F	TAHERI KAVEH	5939 E HUMMINGBIRD LN PARADISE VALLEY 85253	5939 E HUMMINGBIRD LN PARADISE VALLEY AZ USA 85253	5939 E HUMMINGBIRD LN	PARADISE VALLEY	AZ	85253
169-02-004G	ROVINSKY ELLIOT B	5841 E HUMMINGBIRD LN PARADISE VALLEY 85253	5841 E HUMMINGBIRD LN PARADISE VALLEY AZ USA 85253	5841 E HUMMINGBIRD LN	PARADISE VALLEY	AZ	85253
169-02-004Q	MUMMY MOUNTAIN PRESERVE TRUST THE	6400 E LINCOLN DR PARADISE VALLEY 85253	6401 E LINCOLN DR PARADISE VALLEY AZ USA 85253	6401 E LINCOLN DR	PARADISE VALLEY	AZ	85253
169-02-004R	GIBBONS DALE	5959 E HUMMINGBIRD LN PARADISE VALLEY 85253	5959 E HUMMINGBIRD LN PARADISE VALLEY AZ USA 85253	5959 E HUMMINGBIRD LN	PARADISE VALLEY	AZ	85253
169-02-006	P DUGEL FAMILY LTD PARTNERSHIP	5841 E QUARTZ MOUNTAIN RD PARADISE VALLEY 85253	5841 E QUARTZ MOUNTAIN RD PARADISE VALLEY AZ USA 85253	5841 E QUARTZ MOUNTAIN RD	PARADISE VALLEY	AZ	85253
169-02-007	SOMMET MUMMY PROPERTY LLC	5801 E QUARTZ MOUNTAIN RD PARADISE VALLEY 85253	5801 E QUARTZ MOUNTAIN RD PARADISE VALLEY AZ USA 85253	5801 E QUARTZ MOUNTAIN RD	PARADISE VALLEY	AZ	85253
169-02-008	JEWELL LINDSAY A/MORROW CHARLES	5784 E QUARTZ MOUNTAIN RD PARADISE VALLEY 85253	5784 E QUARTZ MOUNTAIN RD PARADISE VALLEY AZ USA 85253	5784 E QUARTZ MOUNTAIN RD	PARADISE VALLEY	AZ	85253
169-02-009	ZANG KERRY/VIRGINIA TR	5789 E QUARTZ MOUNTAIN RD PARADISE VALLEY 85253	5789 E QUARTZ MOUNTAIN RD PARADISE VALLEY AZ USA 85253	5789 E QUARTZ MOUNTAIN RD	PARADISE VALLEY	AZ	85253
169-02-010	JONATHAN AND DANIELLE ROBERTS REVOCABLE LIVING TRUST		10042 W AVENIDA DEL SOL PEORIA AZ USA 85383	10042 W AVENIDA DEL SOL	PEORIA	AZ	85383
169-02-011	JACKSON JILL M/LORMAN ROBERT	5689 E QUARTZ MOUNTAIN RD PARADISE VALLEY 85253	5689 E QUARTZ MOUNTAIN RD PARADISE VALLEY AZ USA 85253	5689 E QUARTZ MOUNTAIN RD	PARADISE VALLEY	AZ	85253
169-02-012A	DEWANJEE SUMIT	5749 E QUARTZ MOUNTAIN RD PARADISE VALLEY 85253	7301 E 3RD AVE UNIT 413 SCOTTSDALE AZ USA 85251	7301 E 3RD AVE UNIT 413	SCOTTSDALE	AZ	85251
169-02-013A	TY HARRISON ARCHITECTURE LLC	5739 E QUARTZ MOUNTAIN RD PARADISE VALLEY 85253	3511 E MORRISON RANCH PKWY GILBERT AZ USA 85296	3511 E MORRISON RANCH PKWY	GILBERT	AZ	85296
169-02-014A	EAGLES NEST HOLDINGS LLC	5665 E CHENEY DR PARADISE VALLEY 85253	7582 LAS VEGAS BLVD STE 134 LAS VEGAS NV USA 89123	7582 LAS VEGAS BLVD STE 134	LAS VEGAS	NV	89123
169-02-015A	BRODKIN TERRY B	5650 E CHENEY DR PARADISE VALLEY 85253	5650 E CHENEY DR PARADISE VALLEY AZ USA 85253	5650 E CHENEY DR	PARADISE VALLEY	AZ	85253
169-02-016A	LAMB FAMILY LIVING TRUST	5676 E CHENEY DR PARADISE VALLEY 85253	5676 E CHENEY DR PARADISE VALLEY AZ USA 85253	5676 E CHENEY DR	PARADISE VALLEY	AZ	85253
169-02-017A	TCK REVOCABLE LIVING TRUST	5678 E CHENEY DR PARADISE VALLEY 85253	5678 E CHENEY DR PARADISE VALLEY AZ USA 85253	5678 E CHENEY DR	PARADISE VALLEY	AZ	85253
169-02-022B	PLENGE ROBERT W/DORRANCE BENNETT ETAL TR		6401 E LINCOLN DR PARADISE VALLEY AZ USA 85253	6401 E LINCOLN DR	PARADISE VALLEY	AZ	85253
169-02-029	DANIEL AND ELAINE GRUBER TRUST	7420 N 58TH PL PARADISE VALLEY 85253	7420 N 58TH PL PARADISE VALLEY AZ USA 85253	7420 N 58TH PL	PARADISE VALLEY	AZ	85253
169-02-030	HAWKINS BRIAN G/EWA K	7460 N 58TH PL PARADISE VALLEY 85253	PO BOX 1539 LITCHFIELD PARK AZ USA 85340	PO BOX 1539	LITCHFIELD PARK	AZ	85340
169-02-035	DR ROBERT NEY CHILDRESS TRUST	5720 E QUARTZ MOUNTAIN RD PARADISE VALLEY 85253	5720 E QUARTZ MOUNTAIN RD PARADISE VALLEY AZ USA 85253	5720 E QUARTZ MOUNTAIN RD	PARADISE VALLEY	AZ	85253
169-02-036	KARBASSI MASOUD/LADEN	5750 E QUARTZ MOUNTAIN RD PARADISE VALLEY 85253	5750 E QUARTZ MOUNTAIN RD PARADISE VALLEY AZ USA 85253	5750 E QUARTZ MOUNTAIN RD	PARADISE VALLEY	AZ	85253
169-02-037	PARADISE VALLEY TOWN OF		6401 E LINCOLN DR PARADISE VALLEY AZ USA 85253	6401 E LINCOLN DR	PARADISE VALLEY	AZ	85253
169-02-039	LA PLACE DU SOMMET HOMEOWNERS ASSOCIATION INC	5715 E QUARTZ MOUNTAIN RD PARADISE VALLEY 85253	4645 E COTTON GIN LOOP PHOENIX AZ USA 85040	4645 E COTTON GIN LOOP	PHOENIX	AZ	85040
169-02-040	LA PLACE DU SOMMET HOMEOWNERS ASSOC		7255 E HAMPTON AVE STE 101 MESA AZ USA 85209	7255 E HAMPTON AVE STE 101	MESA	AZ	85209
169-06-007F	MUMMY MOUNTAIN PRESERVE TRUST	6401 E LINCOLN DR PARADISE VALLEY 85253	6401 E LINCOLN DR PARADISE VALLEY AZ USA 85253	6401 E LINCOLN DR	PARADISE VALLEY	AZ	85253
169-06-007G	CAMELBACK PROPERTIES INN INC	5402 E LINCOLN DR PARADISE VALLEY 85253	PO BOX 696583 SAN ANTONIO TX USA 78269	PO BOX 696583	SAN ANTONIO	TX	78269
169-28-001K	CAMELBACK PROPERTIES INN INC	5402 E LINCOLN DR PARADISE VALLEY 85253	PO BOX 696583 SAN ANTONIO TX USA 78269	PO BOX 696583	SAN ANTONIO	TX	78269
169-28-095	LEE JACK C/I LOUISE	5434 E LINCOLN DR 78 PARADISE VALLEY 85253	5434 E LINCOLN DR 78 PARADISE VALLEY AZ USA 85253	5434 E LINCOLN DR 78	PARADISE VALLEY	AZ	85253
169-28-115J	COLONIA MIRAMONTE OWNERS ASSN INC	5434 E LINCOLN DR PARADISE VALLEY 85253	7255 E HAMPTON AVE 101 MESA AZ USA 85209	7255 E HAMPTON AVE 101	MESA	AZ	85209
169-32-001B	MORSE JOHN DAVID/CAROL KAY TR	5744 E JOSHUA TREE LN PARADISE VALLEY 85253	5744 E JOSHUA TREE PARADISE VALLEY AZ USA 85253	5744 E JOSHUA TREE	PARADISE VALLEY	AZ	85253
169-32-001D	ERIC AND LORI RISSER FAMILY TRUST	5729 E INDIAN BEND RD PARADISE VALLEY 85253	5829 E JOSHUA TREE LN PARADISE VALLEY AZ USA 85253	5829 E JOSHUA TREE LN	PARADISE VALLEY	AZ	85253
169-32-001E	HOZHO LLC	5719 E INDIAN BEND RD PARADISE VALLEY 85253	3104 E CAMELBACK RD 428 PHOENIX AZ USA 85016	3104 E CAMELBACK RD 428	PHOENIX	AZ	85016
169-32-001F	TUCHIN REVOCABLE LIVING TRUST	5730 E JOSHUA TREE LN PARADISE VALLEY 85253	5730 E JOSHUA TREE LN PARADISE VALLEY AZ USA 85253	5730 E JOSHUA TREE LN	PARADISE VALLEY	AZ	85253
169-32-012	FUQUA BRIDGET A TR	5676 E CACTUS WREN RD PARADISE VALLEY 85253	6624 N SMOKE TREE LN PARADISE VALLEY AZ USA 85253	6624 N SMOKE TREE LN	PARADISE VALLEY	AZ	85253
169-32-013	DIAMOND STEEL LLC	5644 E CACTUS WREN RD PARADISE VALLEY 85253	5644 E CACTUS WREN RD PARADISE VALLEY AZ USA 85253	5644 E CACTUS WREN RD	PARADISE VALLEY	AZ	85253
169-32-014	MARTIN J VANDERPLOEG 2001 REVOCABLE LIV TRUST	5716 E CACTUS WREN RD PARADISE VALLEY 85253	5716 E CACTUS WREN RD PARADISE VALLEY AZ USA 85253	5716 E CACTUS WREN RD	PARADISE VALLEY	AZ	85253
169-32-015	DESOUZA CALUM BRUNO/TRICIA	5736 E CACTUS WREN RD PARADISE VALLEY 85253	5736 E CACTUS WREN RD PARADISE VALLEY AZ USA 85253	5736 E CACTUS WREN RD	PARADISE VALLEY	AZ	85253
169-32-016B	EDWIN D GONZALES AND KENDA B GONZALES TR	5740 E CACTUS WREN RD PARADISE VALLEY 85253	5740 E CACTUS WREN RD PARADISE VALLEY AZ USA 85253	5740 E CACTUS WREN RD	PARADISE VALLEY	AZ	85253
169-32-017B	SINGH FAMILY TRUST	5739 E JOSHUA TREE LN PARADISE VALLEY 85253	5739 E JOSHUA TREE LN PARADISE VALLEY AZ USA 85253	5739 E JOSHUA TREE LN	PARADISE VALLEY	AZ	85253
169-32-018	BAKER REVOCABLE TRUST	5729 E JOSHUA TREE LN PARADISE VALLEY 85253	5729 E JOSHUA TREE LN PARADISE VALLEY AZ USA 85253	5729 E JOSHUA TREE LN	PARADISE VALLEY	AZ	85253
169-32-019	ROESKE JEROME D/KATHRYN A TR	5709 E JOSHUA TREE LN PARADISE VALLEY 85253	5709 E JOSHUA TREE LN PARADISE VALLEY AZ USA 85255	5709 E JOSHUA TREE LN	PARADISE VALLEY	AZ	85255
169-32-023	WE'RE BACK LLC	6800 N LOST DUTCHMAN DR PARADISE VALLEY 85253	1622 WILLOW RD 201 NORTHFIELD IL USA 60093	1622 WILLOW RD 201	NORTHFIELD	IL	60093
169-32-024	HOLLENBECK RICK/PAM TR	6820 N LOST DUTCHMAN DR PARADISE VALLEY 85253	6820 N LOST DUTCHMAN DR PARADISE VALLEY AZ USA 85253	6820 N LOST DUTCHMAN DR	PARADISE VALLEY	AZ	85253
169-32-025	RUNBECK ROBERT KEVIN/NEUMAN SANTRA KAY	6830 N LOST DUTCHMAN DR PARADISE VALLEY 85253	6830 N LOST DUTCHMAN DR PARADISE VALLEY AZ USA 85253	6830 N LOST DUTCHMAN DR	PARADISE VALLEY	AZ	85253
169-32-026	MERIDIAN 6837 LLC	6837 N LOST DUTCHMAN DR PARADISE VALLEY 85253	1734 E BOSTON ST STE 103 GILBERT AZ USA 85295	1734 E BOSTON ST STE 103	GILBERT	AZ	85295
169-32-027	PETERSON MARK/KARA	6821 N LOST DUTCHMAN DR PARADISE VALLEY 85253	6837 N LOST DUTCHMAN DR PARADISE VALLEY AZ USA 85253	6837 N LOST DUTCHMAN DR	PARADISE VALLEY	AZ	85253
169-32-028	KATHRYN JO LINCOLN TRUST	6813 N LOST DUTCHMAN DR PARADISE VALLEY 85253	6813 N LOST DUTCHMAN DR PARADISE VALLEY AZ USA 85253	6813 N LOST DUTCHMAN DR	PARADISE VALLEY	AZ	85253
169-32-029	KRAMER REVOCABLE TRUST	5640 E JOSHUA TREE LN PARADISE VALLEY 85253	5640 E JOSHUA TREE LN PARADISE VALLEY AZ USA 85253	5640 E JOSHUA TREE LN	PARADISE VALLEY	AZ	85253
169-32-030	LEWIS THOMAS E/SUZANNE TR	6820 N 57TH PL PARADISE VALLEY 85253	6820 N 57TH PL SCOTTSDALE AZ USA 85251	6820 N 57TH PL	SCOTTSDALE	AZ	85251
169-32-031	SCOTT GUY/SHELLEY	6830 N 57TH PL PARADISE VALLEY 85253	N-11950 100 AVE NW EDMONTON AB CAN T5K 0K5	N-11950 100 AVE NW	EDMONTON	AB	T5K 0K5
169-32-032	RICHARDS PHILLIP CROCE/STEPHANIE JEAN	5709 E INDIAN BEND RD PARADISE VALLEY 85253	5709 E INDIAN BEND RD PARADISE VALLEY AZ USA 85253	5709 E INDIAN BEND RD	PARADISE VALLEY	AZ	85253
169-32-033	GEAR BARBARA F TR	6817 N 57TH PL PARADISE VALLEY 85253	6817 N 57TH PL PARADISE VALLEY AZ USA 85253	6817 N 57TH PL	PARADISE VALLEY	AZ	85253
169-32-035	SCOTT D GOLDMAN REVOCABLE TRUST	5720 E JOSHUA TREE LN PARADISE VALLEY 85253	5720 E JOSHUA TREE LN PARADISE VALLEY AZ USA 85253	5720 E JOSHUA TREE LN	PARADISE VALLEY	AZ	85253
169-32-930	PARADISE VALLEY WATER CO		2355 W PINNACLE PEAK RD STE 300 PHOENIX AZ USA 85027	2355 W PINNACLE PEAK RD STE 300	PHOENIX	AZ	85027
169-32-931	A G FAMILY RESIDENCE TRUST	5615 E JOSHUA TREE LN PARADISE VALLEY 85253	6710 N SCOTTSDALE RD STE 225 SCOTTSDALE AZ USA 85253	6710 N SCOTTSDALE RD STE 225	SCOTTSDALE	AZ	85253
169-32-932	MERAZ JOSE JR/FRIAS NUVIA M GARDEA	5639 E JOSHUA TREE LN PARADISE VALLEY 85253	5639 E JOSHUA TREE LN PARADISE VALLEY AZ USA 85253	5639 E JOSHUA TREE LN	PARADISE VALLEY	AZ	85253
169-33-005D	RECTOR RICHARD A/DEPENDAHL ROBYN L TR	5921 E INDIAN BEND RD PARADISE VALLEY 85253	5921 E INDIAN BEND RD PARADISE VALLEY AZ USA 85253	5921 E INDIAN BEND RD	PARADISE VALLEY	AZ	85253
169-33-005E	WESSELS-COVINGTON FAMILY TRUST	5900 E JOSHUA TREE LN PARADISE VALLEY 85253	5900 E JOSHUA TREE LN PARADISE VALLEY AZ USA 85253	5900 E JOSHUA TREE LN	PARADISE VALLEY	AZ	85253
169-33-005F	5920 EJTL TRUST	5920 E JOSHUA TREE LN PARADISE VALLEY 85253	5920 E JOSHUA TREE LN PARADISE VALLEY AZ USA 85253	5920 E JOSHUA TREE LN	PARADISE VALLEY	AZ	85253
169-33-006B	JOSHUA TREE LANE LLC	5816 E JOSHUA TREE LN PARADISE VALLEY 85253	5816 E JOSHUA TREE LN PARADISE VALLEY AZ USA 85253	5816 E JOSHUA TREE LN	PARADISE VALLEY	AZ	85253
169-33-006C	OYA TYLOR REVOCABLE TRUST	6815 N 58TH PL PARADISE VALLEY 85253	6815 N 58TH PL PARADISE VALLEY AZ USA 85253	6815 N 58TH PL	PARADISE VALLEY	AZ	85253
169-33-006E	SCHERR JASON	6841 N 58TH PL PARADISE VALLEY 85253	6841 N 58TH PL PARADISE VALLEY AZ USA 85253	6841 N 58TH PL	PARADISE VALLEY	AZ	85253
169-33-006F	FRANCES J HAYNES FAMILY TRUST	6831 N 58TH PL PARADISE VALLEY 85253	6831 N 58TH PL PARADISE VALLEY AZ USA 85253	6831 N 58TH PL	PARADISE VALLEY	AZ	85253
169-33-007B	TAZ DIAMOND LLC	5815 E JOSHUA TREE LN PARADISE VALLEY 85253	5815 E JOSHUA TREE LN PARADISE VALLEY AZ USA 85253	5815 E JOSHUA TREE LN	PARADISE VALLEY	AZ	85253
169-33-007C	NIGHT COMET LLC	6724 N 58TH PL PARADISE VALLEY 85253	5815 E JOSHUA TREE LN PARADISE VALLEY AZ USA 85253	5815 E JOSHUA TREE LN	PARADISE VALLEY	AZ	85253
169-33-008B	CHA CHA BAMBA LLC	6736 N 58TH PL PARADISE VALLEY 85253	5815 E JOSHUA TREE LN PARADISE VALLEY AZ USA 85253	5815 E JOSHUA TREE LN	PARADISE VALLEY	AZ	85253
169-33-009C	250128 LLC	5936 E JOSHUA TREE LN PARADISE VALLEY 85253	2501 E 28TH ST TULSA OK USA 74114	2501 E 28TH ST	TULSA	OK	74114
169-33-009D	ROWE GREGORY	6732 N 60TH ST PARADISE VALLEY 85253	6721 N 60TH ST PARADISE VALLEY AZ USA 85253	6721 N 60TH ST	PARADISE VALLEY	AZ	85253
169-33-009E	LONGO JOSEPH A III/MAUREEN C	5995 E INDIAN BEND RD PARADISE VALLEY 85253	5995 E INDIAN BEND RD PARADISE VALLEY AZ USA 85253	5995 E INDIAN BEND RD	PARADISE VALLEY	AZ	85253
169-33-009F	WEISSMAN BURTON E/MARY ANN DEARDEN TR	6736 N 60TH ST PARADISE VALLEY 85253	6736 N 60TH ST PARADISE VALLEY AZ USA 85253	6736 N 60TH ST	PARADISE VALLEY	AZ	85253
169-33-010C	SAMITT HART FAMILY LIVING TRUST	5915 E JOSHUA TREE LN PARADISE VALLEY 85253	1465 ISLAND DR GOLDEN VALLEY MN USA 55422	1465 ISLAND DR	GOLDEN VALLEY	MN	55422
169-33-010D	URBAN GLOBAL REAL ESTATE COMPANY LLC	5901 E JOSHUA TREE LN PARADISE VALLEY 85253	32100 TELEGRAPH RD 250 BINGHAM FARMS MI USA 48025	32100 TELEGRAPH RD 250	BINGHAM FARMS	MI	48025
169-33-012B	MCDOUGAL REVOCABLE TRUST	6719 N 58TH PL PARADISE VALLEY 85253	6719 N 58TH PL PARADISE VALLEY AZ USA 85253	6719 N 58TH PL	PARADISE VALLEY	AZ	85253
169-33-012E	ERIC AND LORI RISSER FAMILY TRUST	5829 E JOSHUA TREE LN PARADISE VALLEY 85253	5829 E JOSHUA TREE LN PARADISE VALLEY AZ USA 85253	5829 E JOSHUA TREE LN	PARADISE VALLEY	AZ	85253
169-33-013B	PJM INVESTORS LLC	5841 E INDIAN BEND RD PARADISE VALLEY 85253	1300 N STATE PKWY UNIT 1102 CHICAGO IL USA 60610	1300 N STATE PKWY UNIT 1102	CHICAGO	IL	60610
169-33-013C	HEBETS JAMES B/CAROL M TR	5831 E INDIAN BEND RD PARADISE VALLEY 85253	5831 E INDIAN BEND RD PARADISE VALLEY AZ USA 85253	5831 E INDIAN BEND RD	PARADISE VALLEY	AZ	85253
169-33-014B	SHERMAN REVOCABLE TRUST	5840 E JOSHUA TREE LN PARADISE VALLEY 85253	5840 E JOSHUA TREE LN PARADISE VALLEY AZ USA 85253	5840 E JOSHUA TREE LN	PARADISE VALLEY	AZ	85253
169-33-015A	KEITH W BRUCH TRUST/JULIE A BRUCH TRUST	5832 E JOSHUA TREE LN PARADISE VALLEY 85253	1627 MONTEREY DR GLENVIEW IL USA 60026	1627 MONTEREY DR	GLENVIEW	IL	60026
169-33-018	AUGUSTA INVESTMENTS LLC	5865 E INDIAN BEND RD PARADISE VALLEY 85253	370 E WINDMILL LN LAS VEGAS NV USA 89123	370 E WINDMILL LN	LAS VEGAS	NV	89123
169-35-030	TRENT P MCLAUGHLIN AND ERIN M MCLAUGHLIN TRUST	6737 N 60TH ST PARADISE VALLEY 85253	6737 N 60TH ST PARADISE VALLEY AZ USA 85253	6737 N 60TH ST	PARADISE VALLEY	AZ	85253
169-35-034	BELFER HARVEY A/BELFUR SANDRA H TR	6019 E INDIAN BEND RD PARADISE VALLEY 85253	6019 E INDIAN BEND RD PARADISE VALLEY AZ USA 85253	6019 E INDIAN BEND RD	PARADISE VALLEY	AZ	85253
169-48-003	SALAHEDDINE TOMEH MD PC PROFIT SHARING PLAN	6001 E HUMMINGBIRD LN PARADISE VALLEY 85253	5600 E DOUBLETREE RD PARADISE VALLEY AZ USA 85253	5600 E DOUBLETREE RD	PARADISE VALLEY	AZ	85253
169-48-004A	GANGADEAN RAMESH/URSULA R	5949 E QUARTZ MOUNTAIN RD PARADISE VALLEY 85253	5949 E QUARTZ MOUNTAIN RD PARADISE VALLEY AZ USA 85253	5949 E QUARTZ MOUNTAIN RD	PARADISE VALLEY	AZ	85253
169-48-005A	RAM DEVELOPMENT COMPANY	5939 E QUARTZ MOUNTAIN RD PARADISE VALLEY 85253	5949 E QUART MOUNTAIN RD PARADISE VALLEY AZ USA 85253	5949 E QUART MOUNTAIN RD	PARADISE VALLEY	AZ	85253
169-48-006	JOHN AND MARILOUISE MICUDA MAY 13 2019 FAMILY TRUST	5921 E QUARTZ MOUNTAIN RD PARADISE VALLEY 85253	2902 CARRILLO WAY CARLSBAD CA USA 920093027	2902 CARRILLO WAY	CARLSBAD	CA	9.2E+08
169-49-057	6053 LLC	6053 E HUMMINGBIRD LN PARADISE VALLEY 85253	PO BOX 925 SCOTTSDALE AZ USA 85252	PO BOX 925	SCOTTSDALE	AZ	85252
169-49-060	F & A TASHMAN TRUST	6010 E HUMMINGBIRD LN PARADISE VALLEY 85253	6010 E HUMMINGBIRD LN PARADISE VALLEY AZ USA 85253	6010 E HUMMINGBIRD LN	PARADISE VALLEY	AZ	85253
169-55-001	5651 LLC	5651 E INDIAN BEND RD PARADISE VALLEY 85253	5651 E INDIAN BEND RD PARADISE VALLEY AZ USA 85253	5651 E INDIAN BEND RD	PARADISE VALLEY	AZ	85253
169-55-002A	NORMAN TRUST	5625 E INDIAN BEND RD PARADISE VALLEY 85253	330 W LAWRENCE RD PHOENIX AZ USA 85013	330 W LAWRENCE RD	PHOENIX	AZ	85013
169-55-003A	PLUMMER LIVING TRUST	5600 E INDIAN BEND RD PARADISE VALLEY 85253	5600 E INDIAN BEND RD PARADISE VALLEY AZ USA 85253	5600 E INDIAN BEND RD	PARADISE VALLEY	AZ	85253
169-55-004B	SHORT DAVE	5705 E ARROYO RD PARADISE VALLEY 85253	4156 N 33RD PL PHOENIX AZ USA 85018	4156 N 33RD PL	PHOENIX	AZ	85018
169-55-005A	TERRY L PHILLIPS FAM TR/LISA E FITZNER FAM TR	5640 E INDIAN BEND RD PARADISE VALLEY 85253	5640 E INDIAN BEND RD PARADISE VALLEY AZ USA 85253	5640 E INDIAN BEND RD	PARADISE VALLEY	AZ	85253
169-55-006	DONALD NEUERMAN REVOCABLE TRUST	5656 E INDIAN BEND RD PARADISE VALLEY 85253	3104 E CAMELBACK RD UNIT 713 PHOENIX AZ USA 850164502	3104 E CAMELBACK RD UNIT 713	PHOENIX	AZ	8.5E+08
169-55-007	PERRY STEPHEN B/FELICIA M	7000 N 57TH PL PARADISE VALLEY 85253	12 MEADE LN CLEVELAND HEIGHTS OH USA 44106	12 MEADE LN	CLEVELAND HEIGHTS	OH	44106
169-55-008	WDI FAMILY TRUST	7002 N 57TH PL PARADISE VALLEY 85253	7002 N 57TH PL PARADISE VALLEY AZ USA 85253	7002 N 57TH PL	PARADISE VALLEY	AZ	85253
169-55-009	SCHAFFNER FAMILY TRUST	5750 E INDIAN BEND RD PARADISE VALLEY 85253	5750 E INDIAN BEND RD PARADISE VALLEY AZ USA 85253	5750 E INDIAN BEND RD	PARADISE VALLEY	AZ	85253
169-55-010	BRUNGS ELIZABETH K TR	5806 E INDIAN BEND RD PARADISE VALLEY 85253	5806 E INDIAN BEND RD PARADISE VALLEY AZ USA 85253	5806 E INDIAN BEND RD	PARADISE VALLEY	AZ	85253
169-55-011	TARLOW STEFAN/SHELLEY R	5826 E INDIAN BEND RD PARADISE VALLEY 85253	5826 E INDIAN BEND RD PARADISE VALLEY AZ USA 85253	5826 E INDIAN BEND RD	PARADISE VALLEY	AZ	85253
169-55-012	SCAP 5 LLC	5846 E INDIAN BEND RD PARADISE VALLEY 85253	7433 N 62ND ST PARADISE VALLEY AZ USA 85253	7433 N 62ND ST	PARADISE VALLEY	AZ	85253
169-55-013	5870 INDIAN BEND LLC	5870 E INDIAN BEND RD PARADISE VALLEY 85253	5870 E INDIAN BEND RD PARADISE VALLEY AZ USA 85253	5870 E INDIAN BEND RD	PARADISE VALLEY	AZ	85253
169-55-014	7024 N 59TH PLACE LLC	7024 N 59TH PL PARADISE VALLEY 85253	7024 N 59TH PL PARADISE VALLEY AZ USA 85253	7024 N 59TH PL	PARADISE VALLEY	AZ	85253
169-55-015	WISLEY INVESTMENTS LLC	7046 N 59TH PL PARADISE VALLEY 85253	7046 N 59TH PL PARADISE VALLEY AZ USA 85253	7046 N 59TH PL	PARADISE VALLEY	AZ	85253
169-55-016	BRENDA A BRUNSON FAMILY LIVING TRUST	7068 N 59TH PL PARADISE VALLEY 85253	7068 N 59TH PL PARADISE VALLEY AZ USA 85253	7068 N 59TH PL	PARADISE VALLEY	AZ	85253
169-55-017	PARADISE VALLEY LLC	7070 N 59TH PL PARADISE VALLEY 85253	7070 N 59TH PL PARADISE VALLEY AZ USA 85253	7070 N 59TH PL	PARADISE VALLEY	AZ	85253
169-55-018	JOUDEH FAMILY TRUST	7090 N 59TH PL PARADISE VALLEY 85253	PO BOX 42050 MESA AZ USA 85274	PO BOX 42050	MESA	AZ	85274
169-55-019	WYTHE 40 LLC	7045 N 57TH PL PARADISE VALLEY 85253	5225 E DESERT VISTA RD PARADISE VALLEY AZ USA 852533301	5225 E DESERT VISTA RD	PARADISE VALLEY	AZ	8.53E+08
169-55-020	SULLIVAN LIVING TRUST	7029 N 57TH PL PARADISE VALLEY 85253	7029 N 57TH PL PARADISE VALLEY AZ USA 85253	7029 N 57TH PL	PARADISE VALLEY	AZ	85253
169-55-021D	TSSC OUTLOT LLC	7007 N 59TH PL PARADISE VALLEY 85253	7007 N 59TH PL PARADISE VALLEY AZ USA 85253	7007 N 59TH PL	PARADISE VALLEY	AZ	85253
169-55-021E	WHEELER ROSS L REVOCABLE TRUST	7023 N 59TH PL PARADISE VALLEY 85253	7023 N 59TH PL PARADISE VALLEY AZ USA 85253	7023 N 59TH PL	PARADISE VALLEY	AZ	85253
169-55-021F	MELAMED BETTY TR	7031 N 59TH PL PARADISE VALLEY 85253	30 S WACKER DR STE 1908 CHICAGO IL USA 60606	30 S WACKER DR STE 1908	CHICAGO	IL	60606
169-55-021U	5850 LLC		PO BOX 925 SCOTTSDALE AZ USA 85252	PO BOX 925	SCOTTSDALE	AZ	85252
169-55-022	CLUB ESTATES LLC		1122 E PIKE ST STE 800 SEATTLE WA USA 98122	1122 E PIKE ST STE 800	SEATTLE	WA	98122
169-55-026A	5712 E GLEN LLC	5712 E GLEN DR PARADISE VALLEY 85253	15610 E SIERRA MADRE DR FOUNTAIN HILLS AZ USA 85268	15610 E SIERRA MADRE DR	FOUNTAIN HILLS	AZ	85268
169-55-028	DENICOLE TINA S	7111 N 59TH PL PARADISE VALLEY 85253	7111 N 59TH PL PARADISE VALLEY AZ USA 85253	7111 N 59TH PL	PARADISE VALLEY	AZ	85253
169-55-029	RANA MARIO/ANGELA	7071 N 59TH PL PARADISE VALLEY 85253	7071 N 59TH PL PARADISE VALLEY AZ USA 85253	7071 N 59TH PL	PARADISE VALLEY	AZ	85253
169-55-030	LYNCH BROS DEVELOPMENT COMPANY LTD		4615 E LA MIRANDA WAY PHOENIX AZ USA 85044	4615 E LA MIRANDA WAY	PHOENIX	AZ	85044
169-55-032	2019 KRUMWIEDE REVOCABLE LIVING TRUST	7045 N 59TH PL PARADISE VALLEY 85253	7045 N 59TH PL PARADISE VLY AZ USA 85253	7045 N 59TH PL	PARADISE VLY	AZ	85253
169-55-033A	MITCHELL I DOLINS REVOCABLE TRUST/ETAL	5717 E ARROYO RD PARADISE VALLEY 85253	5717 E ARROYO RD PARADISE VALLEY AZ USA 85253	5717 E ARROYO RD	PARADISE VALLEY	AZ	85253
169-55-033E	LEGACY HILL ACQUISITIONS LLC	7102 N 57TH PL PARADISE VALLEY 85253	7102 N 57TH PL PARADISE VALLEY AZ USA 85253	7102 N 57TH PL	PARADISE VALLEY	AZ	85253
169-55-033G	RICHARDS SUSAN B QUALIFIED PERSONAL RES TRUST	5709 E GLEN DR PARADISE VALLEY 85253	6333 N SCOTTSDALE RD SCOTTSDALE AZ USA 85250	6333 N SCOTTSDALE RD	SCOTTSDALE	AZ	85250
169-55-034A	BEHSHAD FAMILY TRUST	5709 E ARROYO RD PARADISE VALLEY 85253	5709 E ARROYO RD PARADISE VALLEY AZ USA 85253	5709 E ARROYO RD	PARADISE VALLEY	AZ	85253
169-55-037G	WIRTH JAMES F/GAIL J TR	5700 E GLEN DR PARADISE VALLEY 85253	5700 E GLENN DR PARADISE VALLEY AZ USA 85253	5700 E GLENN DR	PARADISE VALLEY	AZ	85253
169-55-037K	ELAINE E JOHNSON TRUST	5705 E GLEN DR PARADISE VALLEY 85253	4701 121ST ST URBANDALE IA USA 50323	4701 121ST ST	URBANDALE	IA	50323
169-55-038A	MUMMY MOUNTAIN PRESERVE TRUST		6401 E LINCOLN DR PARADISE VALLEY AZ USA 852534399	6401 E LINCOLN DR	PARADISE VALLEY	AZ	8.53E+08
169-55-038B	MUMMY MOUNTAIN PRESERVE TRUST		6401 E LINCOLN DR PARADISE VALLEY AZ USA 852534399	6401 E LINCOLN DR	PARADISE VALLEY	AZ	8.53E+08
169-55-039	MCBURNETT FAMILY TRUST	7050 N 59TH PL PARADISE VALLEY 85253	7050 N 59TH PL PARADISE VALLEY AZ USA 85253	7050 N 59TH PL	PARADISE VALLEY	AZ	85253
169-55-040A	PAVIO ANTHONY M/JEANNES S	7040 N 59TH PL PARADISE VALLEY 85253	7040 N 59TH PL PARADISE VALLEY AZ USA 85253	7040 N 59TH PL	PARADISE VALLEY	AZ	85253
169-55-930	PARADISE VALLEY WATER CO		2355 W PINNACLE PEAK RD STE 300 PHOENIX AZ USA 85027	2355 W PINNACLE PEAK RD STE 300	PHOENIX	AZ	85027
169-55-931	PARADISE VALLEY WATER CO		2355 W PINNACLE PEAK RD STE 300 PHOENIX AZ USA 85027	2355 W PINNACLE PEAK RD STE 300	PHOENIX	AZ	85027

169-55-932	PARADISE VALLEY WATER CO		2355 W PINNACLE PEAK RD STE 300 PHOENIX AZ USA 85027	2355 W PINNACLE PEAK RD STE 300	PHOENIX	AZ	85027
169-55-933	LEWIS E PATRICK TRUST	5820 E GLENN DR PARADISE VALLEY 85253	PO BOX 14136 SCOTTSDALE AZ USA 85267	PO BOX 14136	SCOTTSDALE	AZ	85267
169-55-934	JAMES F KENNER REVOCABLE TRUST	5800 E GLEN DR PARADISE VALLEY 85253	5800 E GLEN DR PARADISE VALLEY AZ USA 85253	5800 E GLEN DR	PARADISE VALLEY	AZ	85253

Glen Dr

7102

NOTICE OF HEARING

TOWN OF PARADISE VALLEY

Board of Adjustment and Appeals

8401 E. Lincoln Drive, Paradise Valley, AZ

5:30 O'CLOCK 3rdDAY OF September, 2025

Notice is hereby given that the Town of Paradise Valley Board of Adjustment will hold a public hearing at 5:30 p.m. on Wednesday, September 3rd, 2025, at Town Hall, 6401 East Lincoln Drive, Paradise Valley, AZ, 85253 for PUBLIC HEARING:

Discussion and Possible Action on a variance from the Zoning Ordinance, Article X, Height and Area Regulations, to allow a garage and office addition to the main house to encroach into the setback. The property is located at 7102 N. 67th Place (Assessor's Parcel Number 169-55-033E).

If you have questions about this application, please call Senior Planner George Burton with the Planning Department at (480) 348-3529.

PENALTY FOR DEFACING POSTER PRIOR TO DATE OF HEARING

CASE NO. BA 25-04 POSTING DATE 8/5/2025

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, Henry Hardy, depose and state that the attached notice, of proposed application BA-25-04 located at 7102 N. 57th Pl. for the Board of Adjustment meeting date of 9/3, 20 25 is a true and correct copy of a notice which I cause to be posted by the following day of the week 8/8/25,

and on the following date _____, 20 _____ in the following location(s):

7102 N. 57th Pl. Paradise Valley Az

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 8th day of August, 20 25.

Signature

This affidavit was Subscribed and sworn to before me on this 8th day of August 20 25.

NOTARY PUBLIC

My commission expires:

02/26/2029

LAURY A HENDERSON
Notary Public - Arizona
Maricopa County
Commission # 679868
My Comm. Expires Feb 26, 2029

TOWN OF PARADISE VALLEY

Case BA-25-04
7102 N 57th Place
House Addition Setback Encroachment

Board of Adjustment
September 3, 2025

TODAY'S GOAL

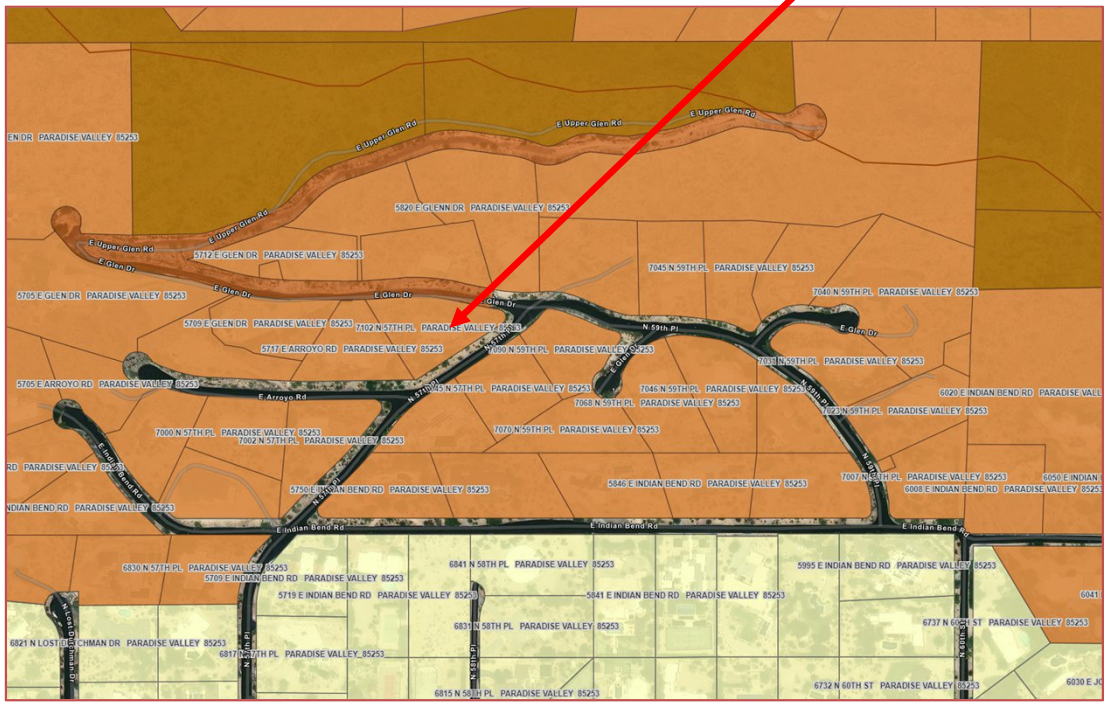
- Review and take action on variance request:
  - House Addition to Encroach into Rear Yard Setback

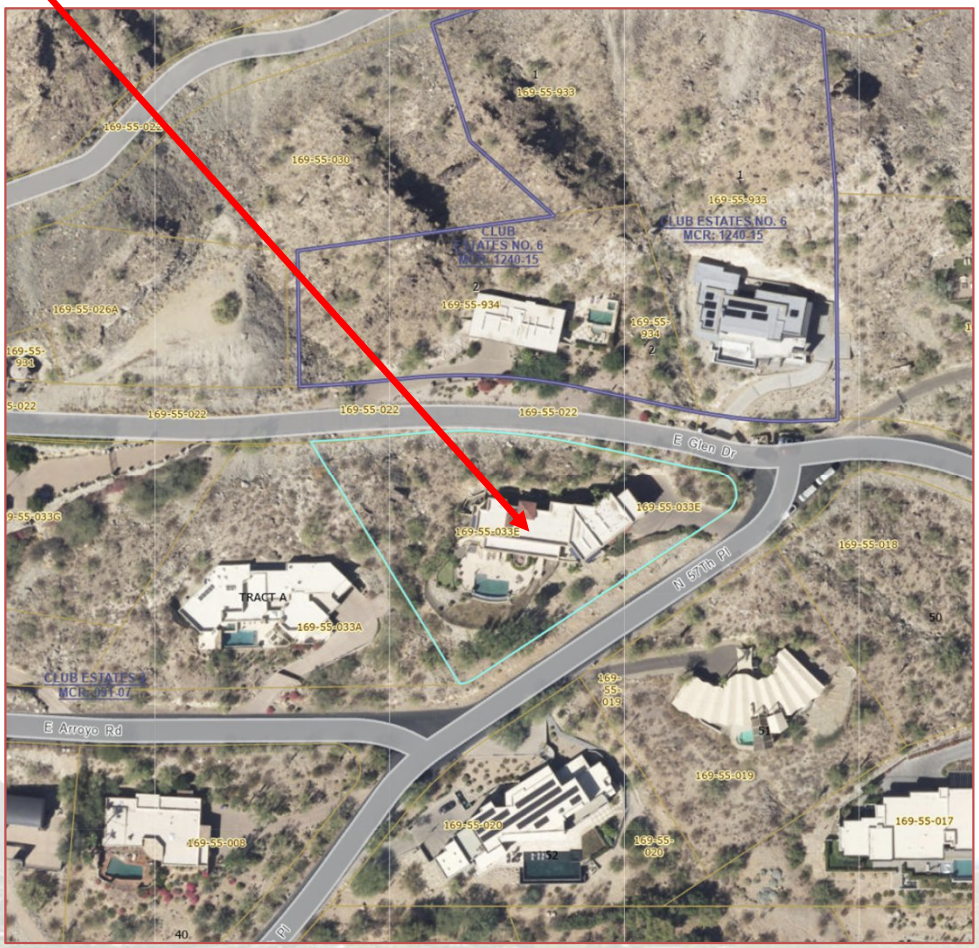
AGENDA

- Background
- Scope of Request
- Analysis & Recommendation
- Action

VICINITY MAP

Subject Property





SITE CONDITIONS

- Zoned R-43 Hillside
- 49,596 sq ft (1.14 acres)
- Triangular shaped lot
- Width varies from 33’ at east to 250’ at west
- Dual frontage
- 23.5% Site Slope
- Wash on western part of lot

LOT HISTORY

- Club Estates 2 Subdivision
- Platted in Maricopa County 1960
- Annexed 1961
- House built in 1974
- Variance for house addition setback encroachment in 2013
- Bldg. permit to enclose existing patio and interior remodel in 2025

SCOPE OF REQUEST

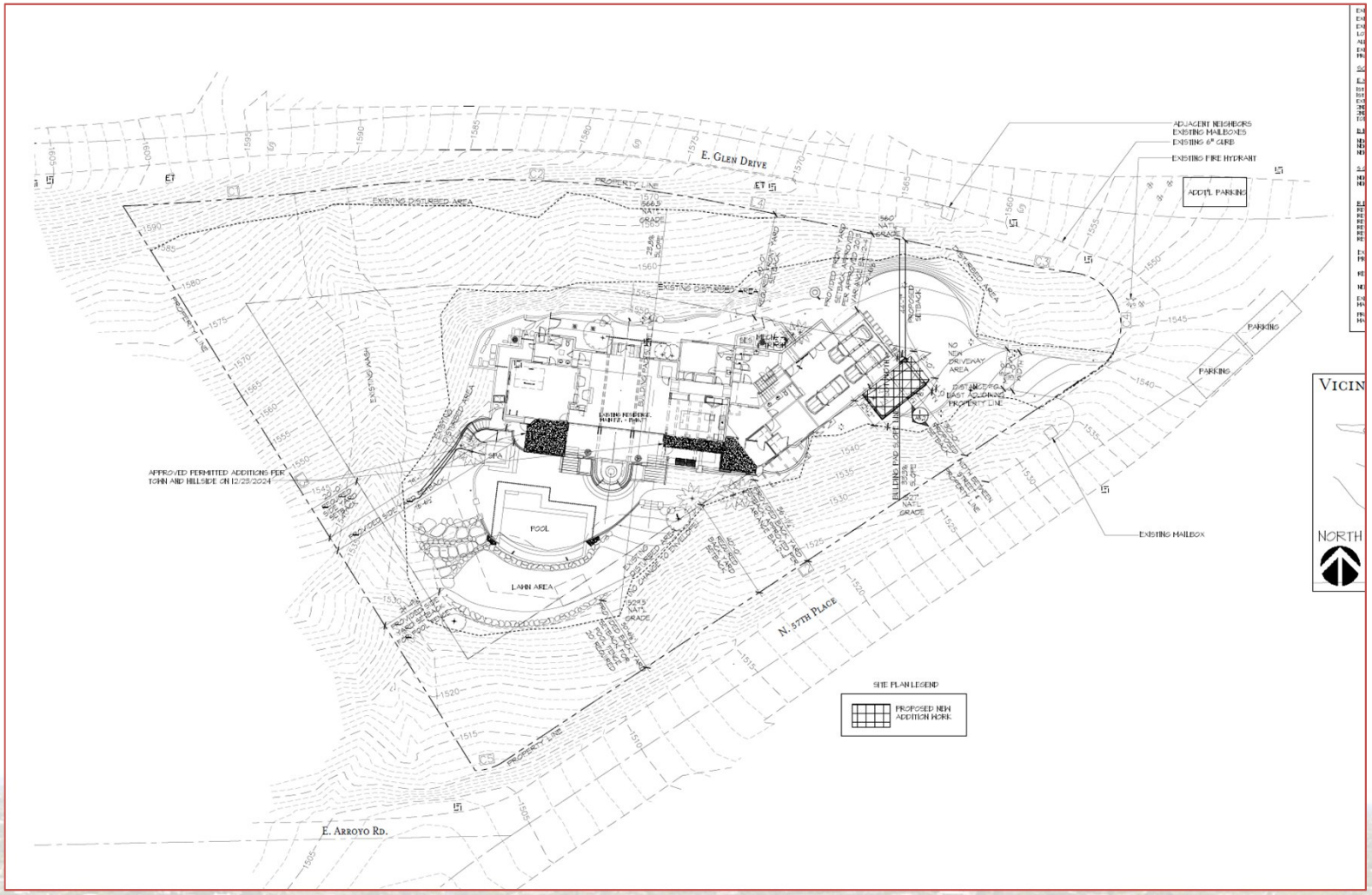
- 2 Story Addition:
  - First Floor - Garage Bay
  - Second Floor - Office Addition
  - Encroach in 40’ rear yard setback
  - Placed on existing disturbed area/driveway

- Setbacks:
  - Addition:
    - 30’ from South/Rear Property Line
    - 550 Sq Ft
    - 433 Sq Ft Encroachment

SCOPE OF REQUEST (CONT.)

	Zoning Ordinance	Garage/Office Addition
Front/North Yard Setback	40’0”	44’7”’
Rear/South Yard Setback	40’0”	30’0”
Side/West Yard Setback	20’0”	200’ (+/-)
Maximum Height	24’	24’
Floor Area Ratio Limit	25.0%	17.7%

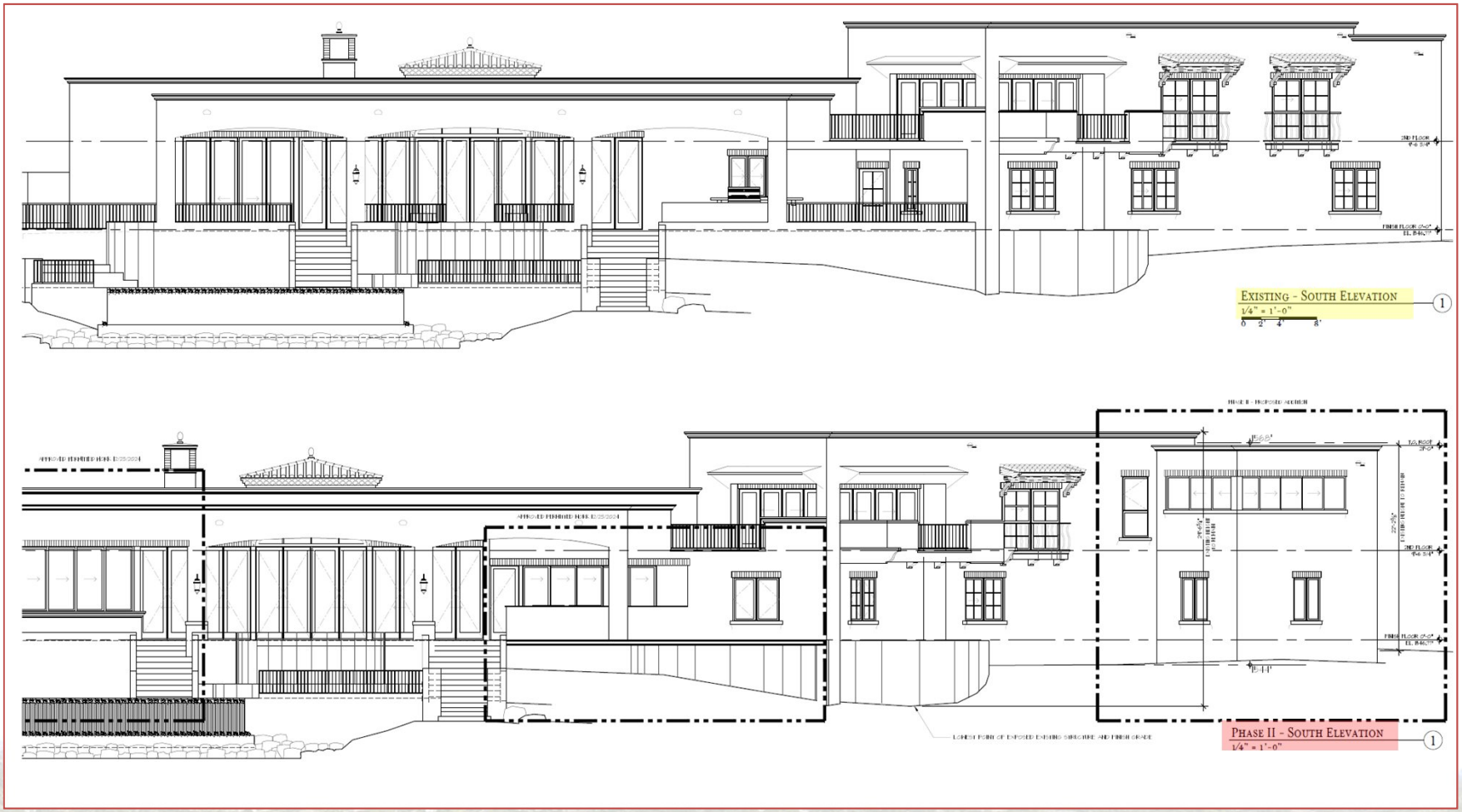
SITE PLAN


E. Glen Drive
E. Arroyo Rd.
N. 57th Place
PROPERTY LINE
EXISTING PERVIOUS AREA
EXISTING DRIVEWAY AREA
ADJACENT NEIGHBORS EXISTING MAILBOXES
EXISTING 6" CURB
EXISTING FIRE HYDRANT
ADDTL PARKING
PARKING
PARKING
EXISTING MAILBOX
APPROVED PERMITTED ADDITIONS PER TOWN AND HILLSIDE ON 12/23/2024
POOL
LAWN AREA
SPA
EXISTING RESIDENCE
PROPOSED NEW ADDITION
SITE PLAN LEGEND
PROPOSED NEW ADDITION WORK
VICIN
NORTH

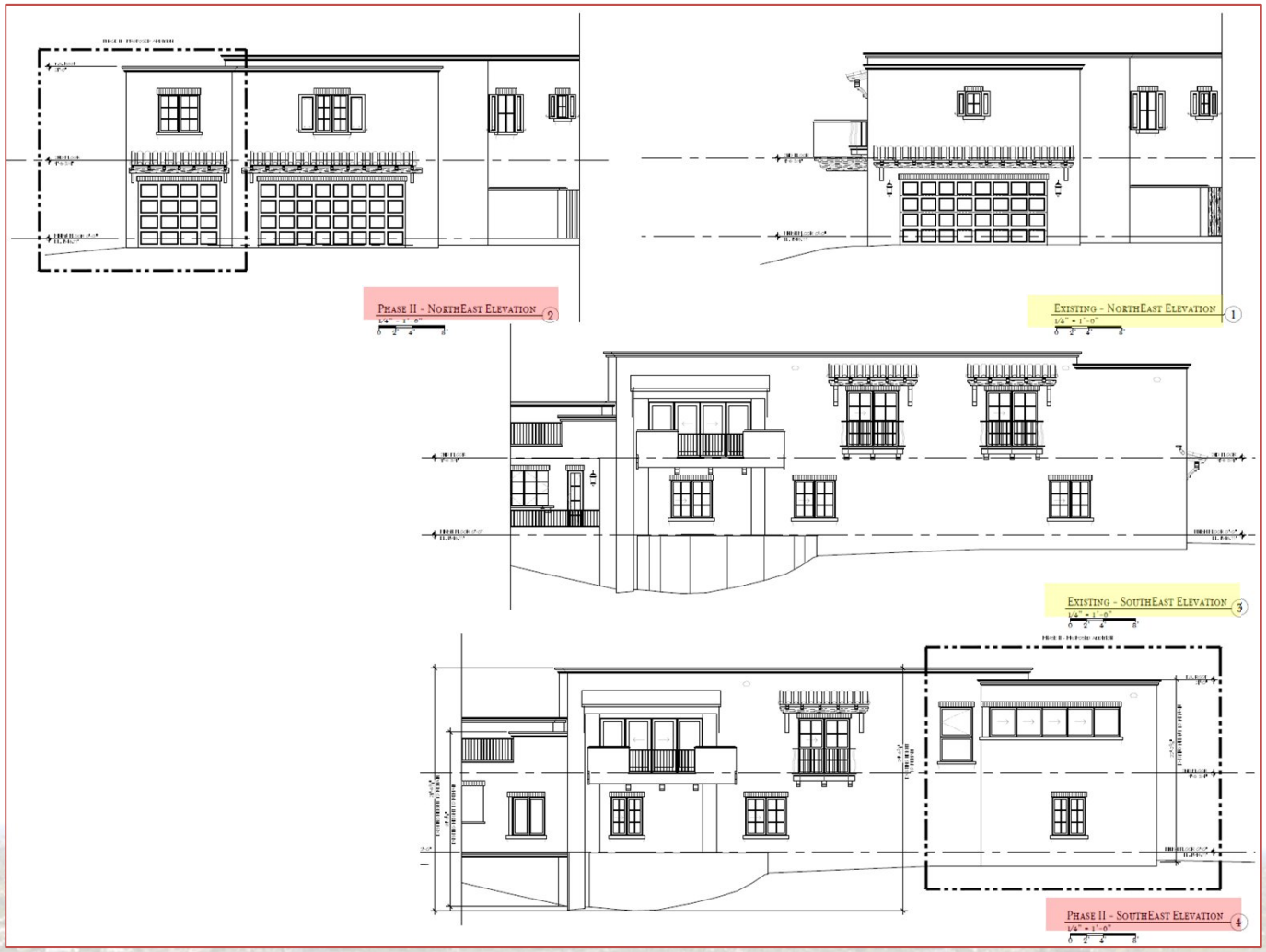
AERIAL PHOTO

September 3, 2025

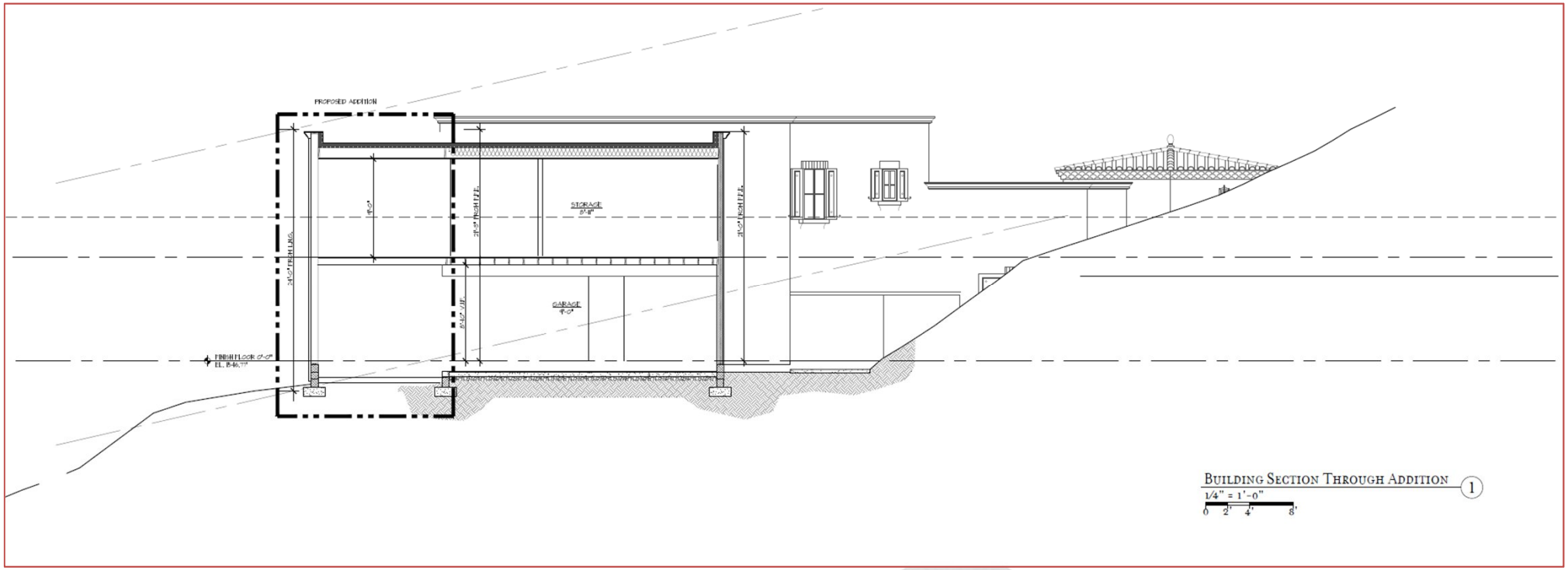
ELEVATION PLAN



ELEVATION PLAN (CONT.)



CROSS SECTION



SITE PHOTOS

September 3, 2025

ANALYSIS

- Shape, topography, and wash are property hardships create restrictive building envelope
- Lot Characteristics:
  - Triangular Lot - 33’ wide at east & 250’ wide at west
  - Wash on west side of property
  - 1.14 acres in size
  - Steep Slope:
    - Lot Slope - 25.3%
    - Bldg. Pad Slope - 23.8%
- If platted today:
  - Square or rectangular lot
  - 2-acre minimum lot size based upon slope

ANALYSIS (CONT.)

- Shape, wash, and slope result of how platted in Maricopa County
- Difficult lot to build on due to property hardships
- Trying to utilize existing bldg. pad to place addition without new hillside disturbance
- Going from 3 car garage to 4 car garage, which is not out of character for this neighborhood nor the Town

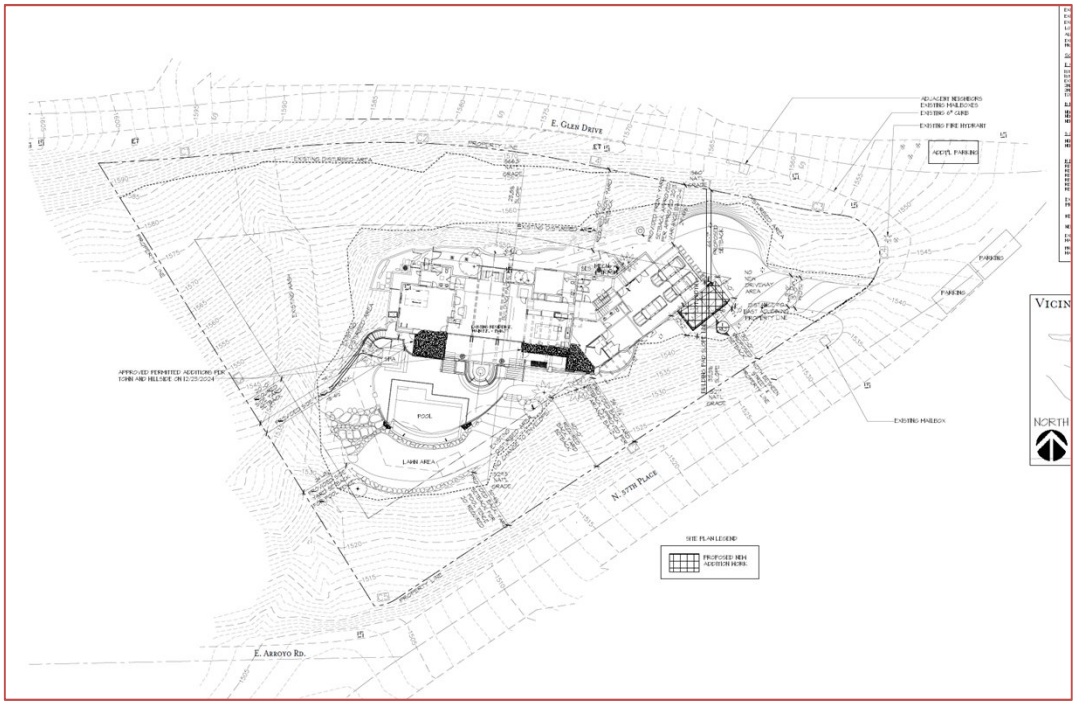
RESTRICTIVE BLDG. ENVELOPE

- Triangular Shape
- Wash on West Side
- 25.3% Lot Slope
- Placing addition on existing driveway/disturbed area

PUBLIC COMMENT

- Neighborhood notification completed in accordance with Town requirements

- Staff received one inquiry from a neighbor, but the neighbor did not identify support or opposition



STAFF RECOMMENDATION

MOTION

Approval of Case No. BA-25-04, a request for a variance from Article X, Height and Area Regulations, to allow two story garage and office addition to the main house to encroach into the rear/south setback

REASONS FOR APPROVAL

- Restrictive bldg. envelope due to triangular shape, wash, and slope
- Addition on existing driveway/disturbed area

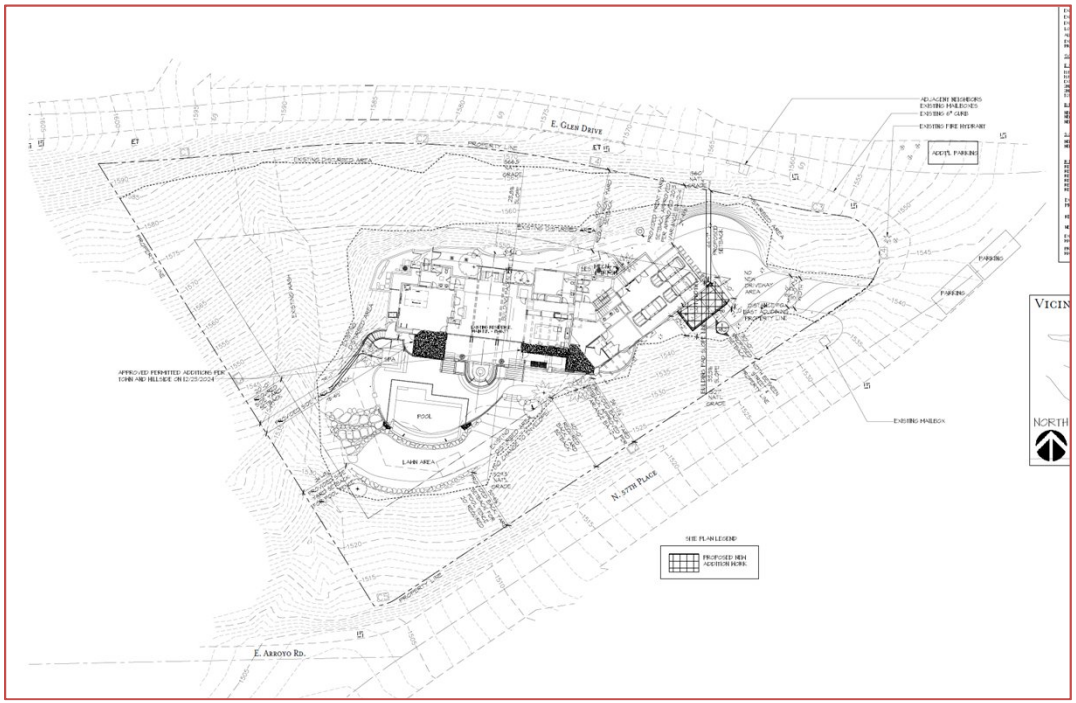
POSSIBLE ACTIONS

1. Approve with stipulations:
   a. Improvements in compliance with submitted plans and documents
   b. Must obtain Hillside Committee approval & required building permits and inspections from Building Division

2. Deny

3. Continue for further review

QUESTIONS?


E. Glen Drive
E. Arroyo Rd.
N. 57th Place
NORTH


25.3% Slope
250
40' BSL
30'
169-55-033E
169-55-033A
169-55-022
169-55-019
E Glen Dr
N 57th Pl
424.50'
209.45'
EAST

VARIANCE REQUEST

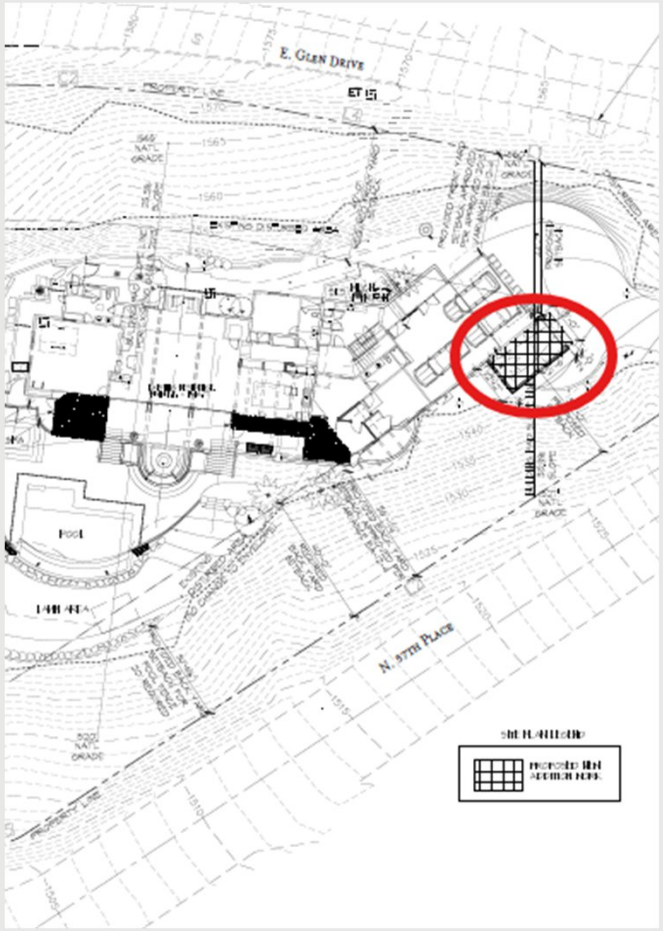
7102 N. 57TH PLACE

Paradise Valley Board of Adjustment
September 3, 2025

PROPERTY LOCATION & PROJECT OVERVIEW

- 7102 N. 57th Place
- Hillside Overlay
- Challenging Lot
- Severe Slope
- Drainage Easement
- Triangle Lot
- Frontage on 3 Sides

UNIQUE PROPERTY CONSTRAINTS



PROPOSAL

- Additional garage space is intended to provide a safer, more efficient parking arrangement consistent with what similarly situated neighbors already enjoy.
- The 10-foot setback encroachment creates minimal visual or functional impact on adjacent properties and is the only feasible location given the lot's unique constraints.
- Without this addition, the steep grade in the driveway and garage area combined with the narrow parking configuration causes vehicles to be blocked in.
- Current conditions have already led to at least one incident where emergency medical services were delayed due to blocked driveway access.

CRITERIA 1 — Special Circumstances Applicable to the Property

Shape: Irregular triangular lot with roads on three sides — rare in Paradise Valley.
Topography: 25.3% hillside slope; hillside regulations already limit buildable area.
Setback Anomaly: Property line is 15 ft farther from road than neighbors, creating a landscaped buffer but also exaggerated setback depth.
Wash Easement: Western section restricted by drainage easement — no buildable area there.
Functional Side Yard: Proposed garage location is the only viable location.

CRITERIA 2 — SPECIAL CIRCUMSTANCES TO THE *PROPERTY* NOT SELF-IMPOSED

- Site constraints — shape, slope, triple frontage, wash easement — predate ownership.
- The wash easement, which further limits the buildable area, was established to preserve natural drainage and protect the surrounding community and town infrastructure.
- Limitations were not created by any action of the property owner.
- Current unsafe driveway conditions stem from original lot layout, not owner choice.

CRITERIA 3 — PRIVILEGES ENJOYED BY OTHER PROPERTIES

- Similar hillside homes in the district accommodate 4–5 enclosed parking spaces.
- Strict code application here denies the same privilege due to unusual lot geometry.
- Proposal aligns with neighborhood patterns, preserves hillside, and keeps 80 ft separation from nearest neighbor.
- Variance ensures safe emergency access — a privilege neighbors inherently have through less constrained designs.

CONCLUSION

- All criteria are met special circumstances, no self-created hardship, and deprivation of equal privileges.
- Proposed garage is minimal in impact, compatible in design, and solves a real safety concern caused by unique site limitations.

THANK YOU

Thomas Galvin

480.240.5651 | tgalvin@roselawgroup.com

Action Report

File #: 25-175

AGENDA TITLE:
Discussion and Possible Action on Case No. BA-25-07
Vanden Eykel Variance - 6528 N Hillside Drive (APN 169-46-034)
Variance to allow an existing nonconforming carport that encroaches into the setback to be converted into a garage

STAFF CONTACT:

TOWN
Of
PARADISE VALLEY

STAFF REPORT

TO: **Chair and Board of Adjustment**

FROM: **Chad Weaver, Community Development Director**
Paul Michaud, Planning Manager
George Burton, Senior Planner

DATE: **September 3, 2025**

DEPARTMENT: Community Development Department/Planning Division
George Burton, 480-348-3525

AGENDA TITLE:
Vanden Eykel Variance – 6528 N Hillside Drive (APN 169-46-034)
Discussion and Possible Action on a Variance to allow an existing nonconforming carport that encroaches into the setback to be converted into a garage. Case No. BA-25-07

This application is a variance request to allow an existing nonconforming carport (which encroaches into the side yard setback) to be enclosed and converted into a garage. Staff recommends approval of the garage conversion due to the site's special circumstances and associated property hardships.

RECOMMENDATION

Motion For Approval:

It is recommended that the Board of Adjustment **[approve]** Case No. BA-25-07, a request by Maurice Vanden Eykel, property owner of 6528 N. Hillside Drive; for a variance from Article X, Height and Area Regulations, and Article XXIII, Nonconformance, to allow an existing carport which encroaches into the setback to be enclosed and converted into a garage.

Reasons For Approval:

Staff find that the size and location of the wash and the size and shape of the lot create property hardships that warrant the variance request.

BACKGROUND/DISCUSSION

Scope of Request

The property is zoned R-43 and Section 1001 of the Town Zoning Ordinance requires a minimum side yard setback of 20 feet for the primary residence. Section 2307 of the Town Zoning Ordinance also identifies that the alternations to a nonconforming structure must not result in an increase in the nonconformity or nonconforming aspect.

A nonconforming aspect of a structure includes the presence, mass, volume, height and/or square footage of a structure. A variance is required since enclosing/placing walls on the carport increases the mass or presence of the structure and therefore increases the nonconforming aspect.

The setbacks of the existing carport vary from 11 feet 11 inches to 17 feet 8 inches measured from the north/side property line. The applicant is requesting a variance to enclose the existing carport and convert it into a garage. The converted garage will maintain the existing setbacks, height, and area (of approximately 10 feet 2 inches tall measured from lowest natural grade under the footprint of the home). The garage will accommodate two vehicles and approximately 114 square feet of the garage will encroach into the north/side yard setback. The proposed improvements for the garage conversion will comply with all other zoning requirements.

Below is a comparison of the Zoning Ordinance requirements and proposed garage/office addition.

	Zoning Ordinance	**Carport/Garage Conversion**
North/Side Yard Setback	20'0"	11'11"'
South/Side Yard Setback	20'0"	140' (+/-)
West/Rear Yard Setback	40'0"	160' (+/-)
East/Front Yard Setback	40'0"	65' (+/-)
Maximum Height	24'	10'2' (+/-)
Floor Area Ratio Limit	25.0%	15.0%

Lot History

The subject property is Lot 34 of the Paradise Highlands subdivision. The property was platted in Maricopa County and annexed into the Town in 1979. The home was constructed under Maricopa County's jurisdiction and the following is a chronological history on the development of the property under the Town's jurisdiction:

January 14, 1980	Building permit for an addition to the residence
July 27, 1981	Building permit for a storage shed

Lot Conditions

The property is zoned R-43 and is 38,036 square feet in size (0.87 acres). The property is:

- Obtuse shaped, with the front property line 202 feet wide and the rear property line 122 feet wide,
- Has a "U" shaped wash that encompasses approximately a third of the lot which is located at the southern, western, and eastern parts of the property, and
- The lot is undersized for its zoning classification at 38,036 square feet.

DISCUSSION ITEMS

Variance Criteria:

Town Code and Arizona Revised Statutes set criteria an applicant must meet before a Board of Adjustment may grant a variance request. If the Board finds an applicant meets all of these criteria, the Board may grant the variance. However, if the Board finds the applicant does not meet all of the criteria, the Board may not grant the variance. The following is the staff's analysis regarding the variance criteria:

1. *"That there are special circumstances applicable to the property, which may include circumstances related to the property's size, shape, topography, location, or surroundings; and"* (Town Code Section 2-5-3(C)4).

   Staff Analysis:
   The nonconforming setback is a result of the house being constructed under Maricopa County' s jurisdiction. The applicant has a difficult lot to build on and is trying to remodel the existing home (instead of replacing it with a new home).

   The property has an obtuse shape which narrows at the rear of the property, the lot is 13 percent smaller than a standard R-43 zoned lot, and the property is burdened with a large "U" shaped wash which encompasses approximately a third of the lot. These factors create a restrictive building envelope and limit the area of development and redevelopment.

   Enclosing and converting the existing carport into a garage maintains the existing amount of setback encroachment and should have little impact on the neighboring properties due to the low height of the garage (10 feet 2 inches tall). All other improvements to the house will comply with the Town's zoning requirements.

2. *"That the special circumstances applicable to the property were not self-imposed or created by the property owner; and"* (Town Code Section 2-5-3(C)4).

   Staff Analysis:
   The request to maintain the setback encroachment is not self-imposed. The existing nonconforming setback, the size and shape of the lot, and the size and location of the wash on the property area result of how the parcel was platted and developed in Maricopa County.

3. "*That the strict application of the Zoning Ordinance will deprive the property of privileges enjoyed by other property of the same classification in the same zoning district"* (Town Code Section 2-5-3(C)4).

   Staff Analysis:
   The request to maintain and utilize the existing setback encroachment to convert the carport into a garage is not a grant of special privilege. The lot shape, smaller lot size, and the location and size of the wash on the property create a restrictive building envelope which limits the amount of buildable area. The applicant is trying to remodel the existing home, and a garage is a typical feature/amenity for a home.

REQUIRED ACTION

The Board of Adjustment must consider the facts and determine if the variance request meets all three variance criteria. The Board of Adjustment may take the following action:

1. Approval is subject to the following stipulations:

    a. The improvement shall comply with the submitted plans and documents:
        i. Site Plan, Sheet No. A1, prepared by Lone Mountain Development and dated July 23, 2025.
        ii. Existing Floor Plan, Sheet No. A2, prepared by Lone Mountain Development and dated July 12, 2025.
        iii. Proposed Floor Plan, Sheet No. A3, prepared by Lone Mountain Development and dated July 12, 2025.
        iv. Exterior Building Elevations Plan, Sheet No. A4, prepared by Lone Mountain Development and dated July 23, 2025.
        v. Exterior Building Elevations Plan, Sheet No. A5, prepared by Lone Mountain Development and dated July 23, 2025.
        vi. 3D Exterior Views Plan, Sheet No. R1, prepared by Lone Mountain Development and dated July 12, 2025.
    b. The applicant must obtain all required building permits and inspections from the Town's Building Division.

2. Deny the variance request(s).

3. Continue the application for further review.

COMMENTS

Neighborhood notification was completed in accordance with the Town requirements. However, staff received no inquiries or comments regarding this variance request.

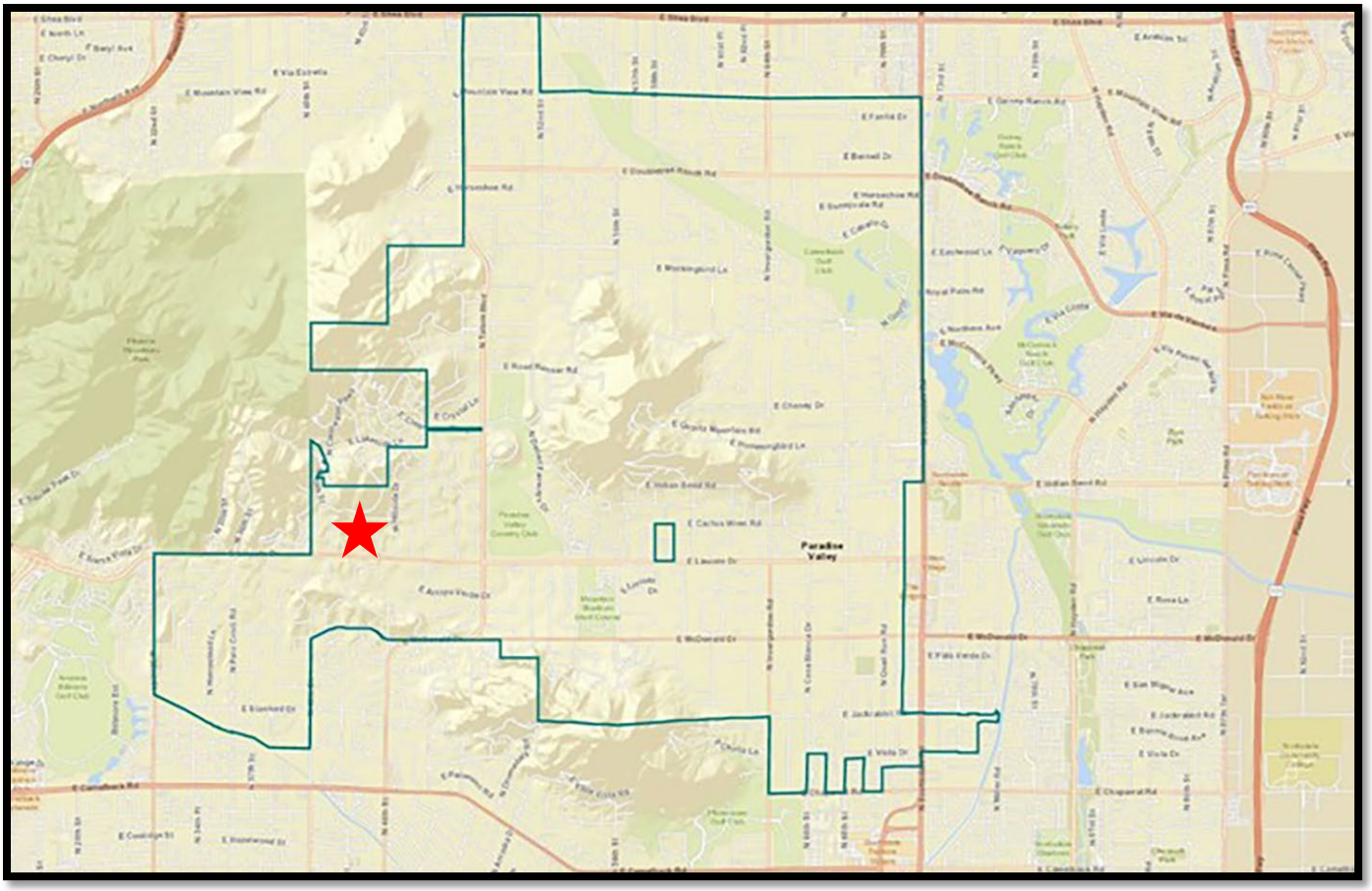
COMMUNITY IMPACT: None.

CODE VIOLATION: None.

ATTACHMENTS

A. Staff Report
B. Vicinity Map & Aerial Photo
C. Application
D. Narrative & Plans
E. Notification Materials
F. Staff Presentation
G. Applicant Presentation

VICINITY MAP



Lot 34 Paradise Highlands Estates

6528 N Hillside Drive

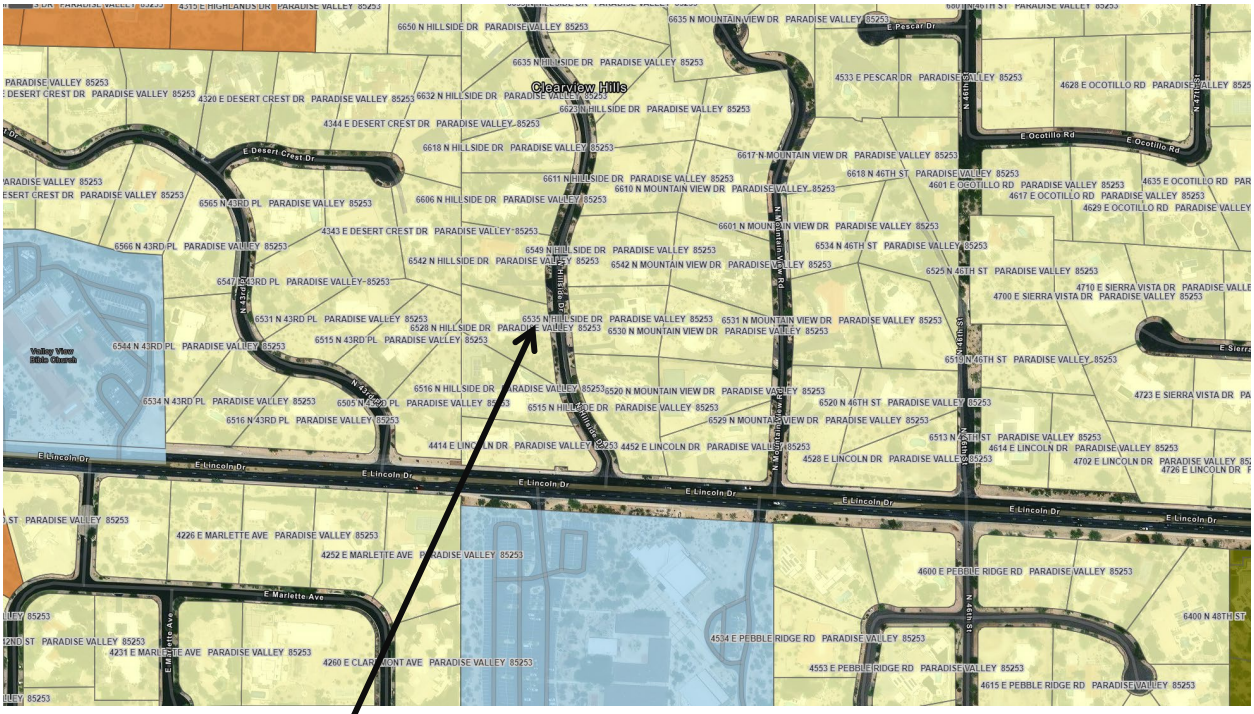
AERIAL

Subject Property

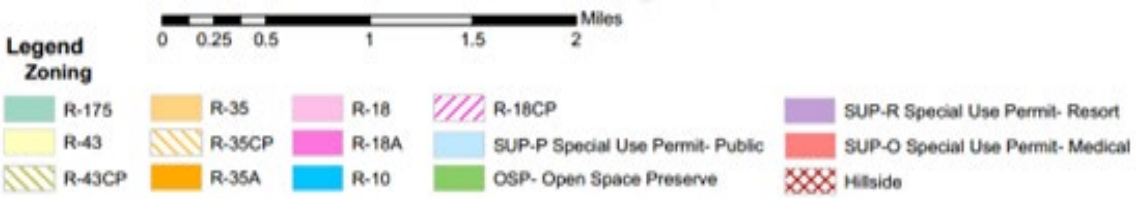
Lot 34 Paradise Highlands Estates

6528 N Hillside Drive

ZONING



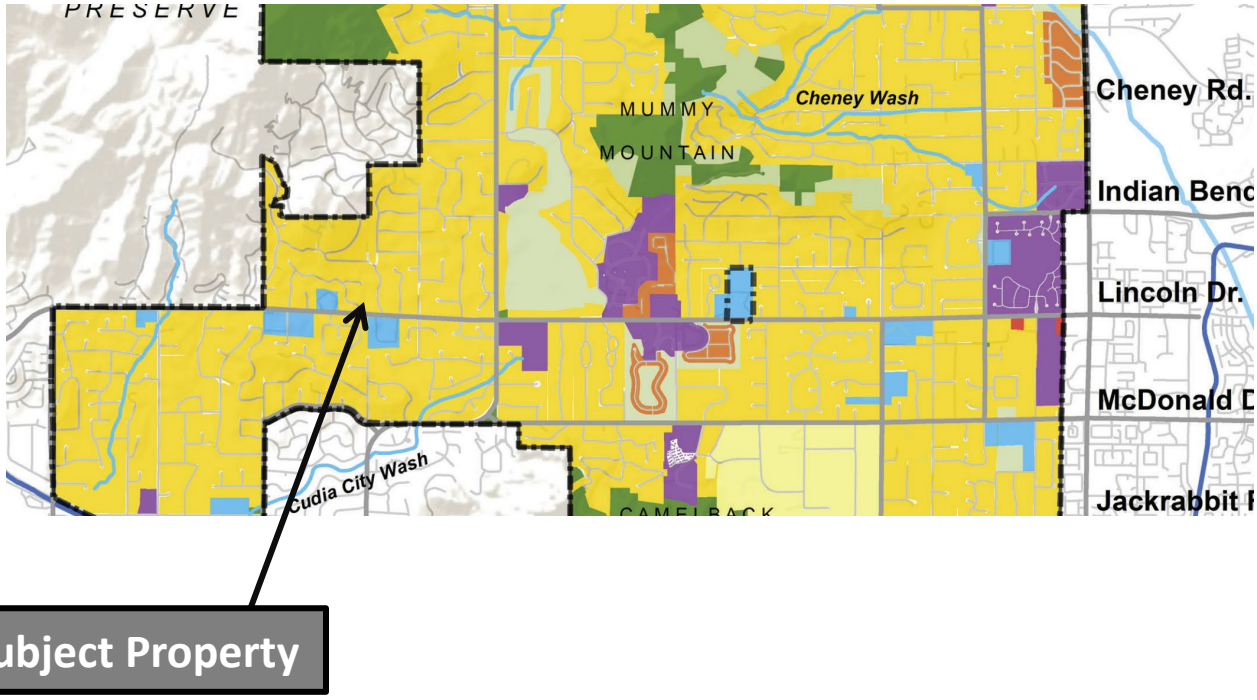
Subject Property



Lot 34 Paradise Highlands Estates

6528 N Hillside Drive

GENERAL PLAN



Legend

- Planning Area
- Municipal Limits
- Roads
- Indian Bend Wash
- Arizona Canal
- Major Washes

Land Use Classifications

- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- Private Open Space
- Public Open Space
- Medical Office
- Public/Quasi Public
- Resort/Country Club

NOTE: All public right-of-ways shall be considered Public Open Space.

Lot 34 Paradise Highlands Estates

6528 N Hillside Drive

COMMUNITY DEVELOPMENT DEPARTMENT
VARIANCE APPLICATION GUIDE

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

APPLICANT & CONTACT INFORMATION

Project Name: 6528 North Hillside Drive

Date: 7/15/2025 Zoning: R-43 Acreage (Net Acres): 0.90

Property Address: 6528 North Hillside Drive

Assessor's Parcel Number: 169-46-034

Name of Subdivision & Lot Number: Paradise Highlands Estates - Lot 34

Owner: Maurice Vanden Eykel

Address: 2780 Sheridan Road, Chicago, IL 60201

Phone number: 224-805-1203

E-mail address: mvandeneykel@gmail.com

Signature: M Van

(Or provide a separate letter of authorization)

Applicant/Representative: Owner

Company Name (if Applicable): _____

Address: _____

Phone number: _____

E-mail address: _____

Signature: _____

THE ABOVE APPLICANT HEREBY APPLIES FOR A VARIANCE AS INDICATED IN THE SUBMITTED NARRATIVE, PLANS, AND DOCUMENTS IN ACCORDANCE WITH SECTION 2-5-3 OF THE TOWN CODE AND IN ACCORDANCE WITH THE TOWN ZONING ORDINANCE.

FOR DEPARTMENTAL USE ONLY

Variance-App.#: _____ Submittal Date: _____ Expiration Date: _____

Initially submitted: 6/17/2025

Revised: 7/16/2025

RE: 6528 North Hillside Drive, Paradise Valley, AZ – Zoning Variance / Setback Relief

Dear Paradise Valley Board of Adjustment,

In addition to this narrative, the following pages include my responses to the Community Development Department Variance Criteria form discussing my property's two natural washes / topographical hardships. I am seeking relief from the zoning setback requirements to allow for reasonable land use to create a garage under an existing carport overhang, while also preserving the site's natural drainage patterns.

I recently purchased the home and am excited about the opportunity to renovate the 1962 mid-century modern home, keeping much of the original architecture intact. As part of the renovation, I have engaged a surveyor and architect to rework some of the aspects of the layout and the bridge access to the home as there are two natural washes on the site that convene on the southern part of the parcel, with the home situated right in between and unable to be meaningfully expanded beyond the current footprint.

The original home was built under Maricopa County jurisdiction and was then annexed into the Paradise Valley in 1979. This appears to be the reason why the house is not compliant with Paradise Valley's 20' side yard setback requirement.

As you'll note on the included survey, the existing carport roofline that I would like to enclose for a garage encroaches on the 20' side setback. The existing overhang and beams are 11'-11" from the property line (at their nearest point) and my intention is for these to remain and have a foundation / walls / roof modified within this existing area – my preference is to NOT demolish the existing carport structure and roof. Please see additional responses to questions posed by the city planner:

- The existing setbacks of the carport measured from the vertical plane and the overhang is 17'-7 1/2" at the northwest corner and 11'-11" at the northeast corner. The garage conversion is not intended to encroach further than the existing setbacks.
- The square footage of the garage conversion is 520 SF and the square footage of the garage which will encroach into the side yard setback is 114 SF.
- The existing height of the carport roof structure is not intended to be modified or changed.
- The existing carport can accommodate two (2) cars and my desired garage conversion will accommodate two (2) cars.
- The existing carport roofline is 22'-8" x 24' 8" and the proposed garage conversion would be 21'-0" x 24'-8"
- The property is on septic and will have a new aerobic system installed as part of my renovation. I have included a survey markup (File: 6528 N Hillside - sealed - septic map) of where the septic contractor is intending to install a new system, as you can tell the site's hardships make a traditional septic impossible to install given the washes and required

setbacks. Please note that the reason for the new septic system is that the existing leach field had a structure built on top of it and thus is did not pass the inspection.

- Criteria 1 – the property is a 38,086 SF irregularly shaped semi-rectangular lot that becomes pie shaped in the SE corner. The property is encumbered by two natural washes that traverse the site north to south on the front and rear and then convene at the southern portion of the lot. These hardships limit the usable and build-able area to the north/middle of the parcel where the existing structure is located. The presence of these two washes greatly restricts any modifications or additions to the existing structure and provide no other viable areas to build a garage on the site. These limitations are not design-related hardships as there are no alternative places on the parcel to construct a garage that would adhere to zoning regulations.
- Criteria 3 – it does not appear that the neighboring homes have setback encroachments. Based on the assessor's map, the nearest point on the structure to the south appears to be 32.4' from my property line. The nearest point on the structure to the north appears to be 79.6' from my property line.

The attached site plan includes responses to the following questions in addition to more detail below:

- Per the assessor, the parcel is 39,114 SF; Per the surveyor, the parcel is 38,036 SF. The existing and proposed square footages are 2,897 SF and 3,029 SF, respectively. The existing and proposed floor area ratios are 14.6% and 15.0%, respectively (including accessory structures). The amount/square footage of existing carport encroachment is 114 SF and the amount/square footage of the new garage setback encroachment is 114 SF.
- The dimensions of the proposed garage conversion are 21'-0" x 24'-8".
- Setbacks of the proposed garage conversion measured from the vertical plane and overhangs from the north and northeast corners: 17'-7 1/2" at the northwest corner and 11'-11" at the northeast corner.
- Illustrate the location and boundaries of the washes (File: 6528 N Hillside - sealed - wash outline); I also have commissioned a grading and drainage report that I should have back shortly.
- The property requires a new septic due to a structure being built over the existing leach field, the previously mentioned attachment shows where the septic contractor intends to install a new aerobic system.

Please see subsequent pages for the requested photos and elevations.

Additionally, I am including a letter from my neighbor to the north approving my desire to build to the existing roofline to create the garage. His property would be negligibly impacted by the side setback variance given no change from the existing roofline, and as he notes he would prefer the structure remain in its current form as much as possible.

Please let me know if anything additional is needed at this time.

Thank you,
Maury Vanden Eykel / [redacted]

COMMUNITY DEVELOPMENT DEPARTMENT VARIANCE CRITERIA

1.“That there are special circumstances applicable to the property, which may include circumstances related to the property’s size, shape, topography, location, or surroundings; and”(Town Code Section 2-5-3(C)4).
6528 North Hillside Drive is a 38,086 SF irregularly shaped semi-rectangular lot that becomes pie shaped in the SE corner. The property is encumbered by two natural washes that traverse the site north to south on the front and rear and then convene at the southern portion of the lot. Altogether, these hardships limit the usable and build-able area to the north/middle of the parcel where the existing structure is located. The property was constructed in 1962 and did adhere to the site-specific constraints of the washes. The presence of these washes greatly restricts any modifications to the existing structure and limits necessary modifications to the original home that are not design-related hardships.
2.“That the special circumstances applicable to the property were not self-imposed or created by the property owner; and” (Town Code Section 2-5-3(C)4).
The topographical constraints imposed on the property by the two natural washes are unique to this parcel and were not self-imposed or created by the property owner.
3.“That the strict application of the Zoning Ordinance will deprive the property of privileges enjoyed by other property of the same classification in the same zoning district” (Town Code Section 2-5-3(C)4).
The strict application of the Zoning Ordinance will deprive the property of the ability to have a garage, a development consistent with neighboring properties, as a result of current code setbacks and new building limitations due to the two natural washes. These hardships restrict the as-built property's location and any modifications or additions that are necessary for reasonable usage are further limited by current building setbacks.

Exterior building elevations showing what the garage will look like (e.g. north, west, and east elevations) and heights measured from the lowest natural grade (LNG) below the house or the lowest un-restored excavated grade (LUEG) next to the house, whichever is lower.

- **Please see enclosed elevations package for what the garage conversion will look like and all of the corresponding height measurements.**

Photos of the north, west, and east sides of the existing carport to compare existing conditions with the proposed garage improvements.

North	
West	
East	

TOPOGRAPHIC SURVEY

LOT 34, PARADISE HIGHLANDS ESTATES, A SUBDIVISION LOCATED IN SECTION 7 TOWNSHIP 2 NORTH, RANGE 4 EAST, GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA.

N

20 0 20 40

Scale 1" = 20'

LEGEND

FOUND 1" IRON PIPE	PUBLIC UTILITY EASEMENT LINE
FOUND REBAR	SETBACK LINE
WATER METER	MONUMENT LINE
CABLE RISER	PROPERTY LINE
TELEPHONE RISER	ADJOINING LOT LINE
IRRIGATION BOX	
ELECTRIC METER	
ELECTRIC BOX	
GAS METER	
AIR CONDITIONER	
LIGHT POLE	
GAS VALVE	
PALM	
PALO VERDE	
MESQUITE	
TREE	
BARREL CACTUS	
OCOTILLO	
SAGUARO	

PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT OF WAY
BSL	BUILDING SETBACK LINE
MCR	MARICOPA COUNTY RECORDER
MCA	MARICOPA COUNTY ASSESSOR
CMU	CONCRETE MASONRY UNIT
—P—	ELECTRIC BLUESTAKE
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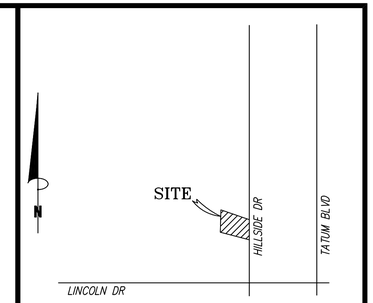

VICINITY MAP
NOT TO SCALE

BENCHMARK

GDAC PID: 24533-16

DESCRIPTION: FD CPS

ELEVATION: 1,367.50' (NAVD '88)

PROVIDED BY MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION

NOTES

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SITE INFORMATION

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SITE ADDRESS: 6528 N HILLSIDE DR, PARADISE VALLEY, AZ 85253

APN: 169-46-034

ZONING: R-43

AREA: 38,086 SF±

PROPERTY DESCRIPTION

PER DEED 2025-0209668 MCR
LOT 34, PARADISE HIGHLAND ESTATES, ACCORDING TO BOOK 70 OF MAPS, PAGE 27, RECORDS OF MARICOPA COUNTY, ARIZONA.

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
37937
JOHN M. WARE
06/04/25
Date Signed
ARIZONA, U.S.A.

ARIZONA SURVEYORS, INC.
11445 EAST VIA LINDA SUITE 2-447
SCOTTSDALE, ARIZONA 85259-2638
PHONE - (480) 816-9773
E-MAIL: jwazrls@gmail.com
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www.arizonasurveyors.com

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DRAWN: RE	JOB NO: 6528 N HILLSIDE	DATE: 6/4/2025
CHECK: JMW	SURVEYOR: JMW	
SCALE: 1" = 20'	SHEET 1 OF 1	

**SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.

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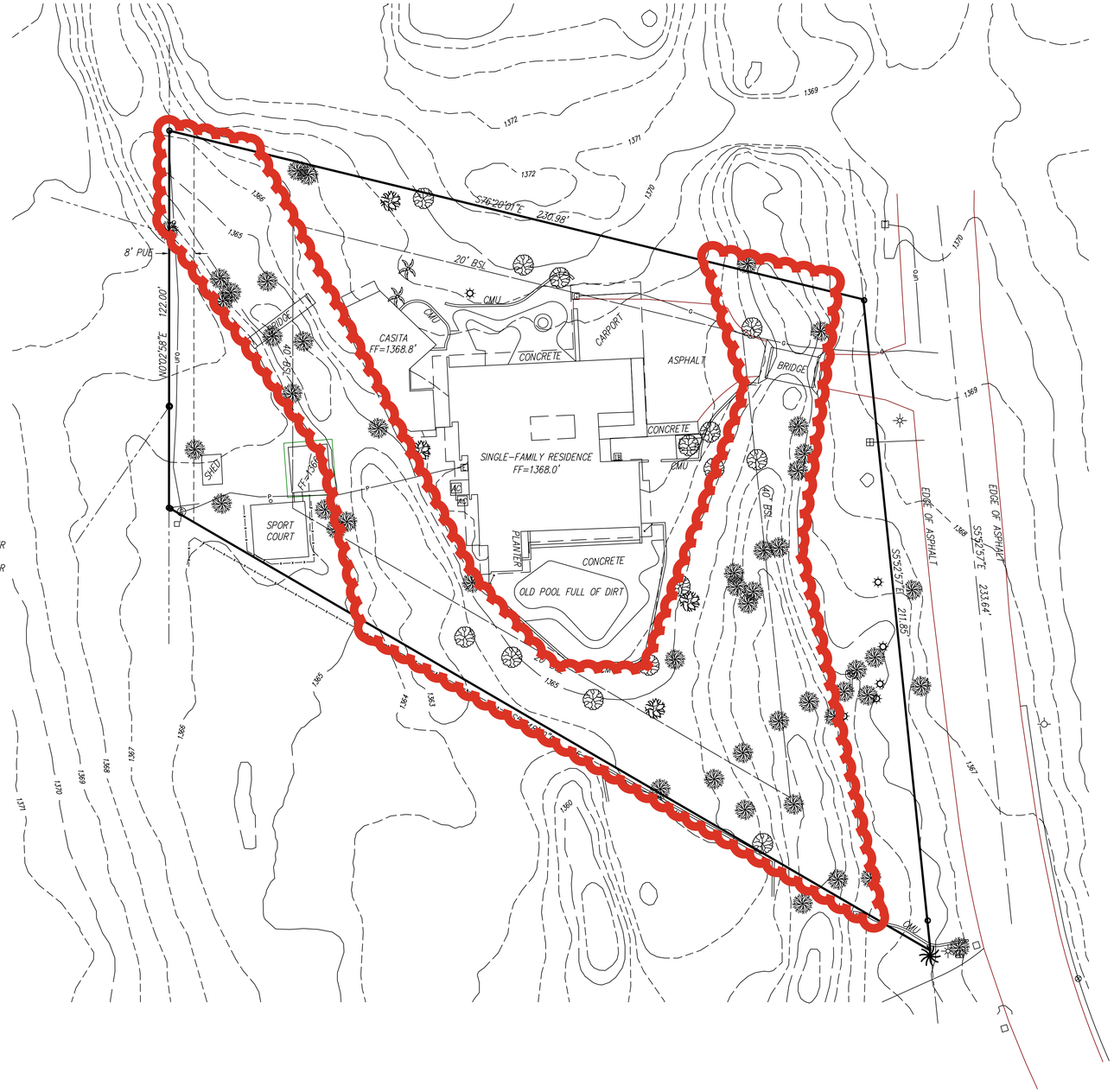
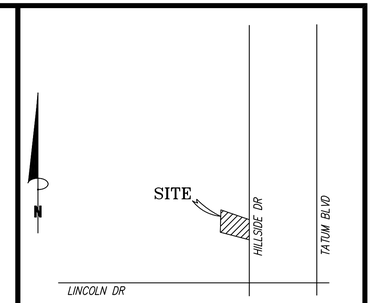
Scale 1" = 20'





VICINITY MAP
NOT TO SCALE

LEGEND

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FOUND REBAR	SETBACK LINE
WATER METER	MONUMENT LINE
CABLE RISER	PROPERTY LINE
TELEPHONE RISER	ADJOINING LOT LINE
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LIGHT POLE	
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PALO VERDE	
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SAGUARO	

PUE	PUBLIC UTILITY EASEMENT
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BENCHMARK

GDAC PID: 24533-16

DESCRIPTION: FD CPS

ELEVATION: 1,367.50' (NAVD '88)

PROVIDED BY MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION

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SCALE: 1" = 20'	SHEET 1 OF 1	

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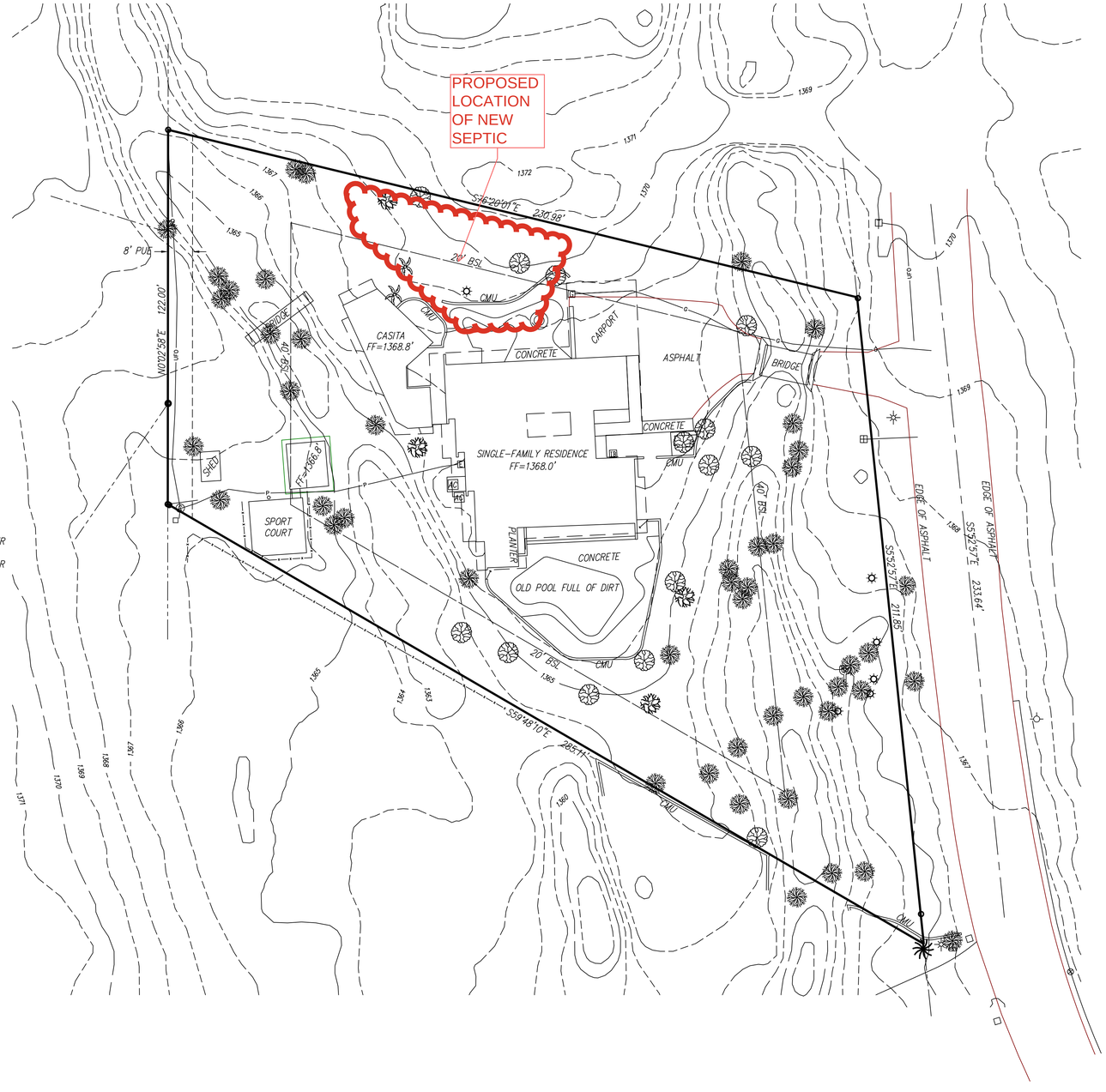

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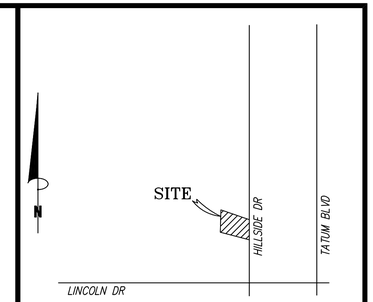

VICINITY MAP
NOT TO SCALE

BENCHMARK

GDAC PID: 24533-16

DESCRIPTION: FD CPS

ELEVATION: 1,367.50' (NAVD '88)

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TOPOGRAPHIC SURVEY		
DRAWN: RE	JOB NO: 6528 N HILLSIDE	DATE: 6/4/2025
CHECK: JMW	SURVEYOR: JMW	
SCALE: 1" = 20'	SHEET 1 OF 1	

SITE PLAN
1" = 20'-0"

GRAPHIC SCALE: 1 INCH = 20 feet
0 20 40 60 80

SITE INFORMATION

OWNER:
MAURICE VANDEN EYKEL II
2780 SHERIDAN RD.
EVANSTON, IL 60201

SITE ADDRESS:
6528 N. HILLSIDE DR.
PARADISE VALLEY, AZ 85253

APN.:
169-46-034

ZONING:
R-43

LOT AREA:
38,036 SQ.F.T

CARPORT TO GARAGE CONVERSION:
520 SQ. FT.

GARAGE FOOTPRINT ENCROACHMENT:
114 SQ. FT.

EXISTING CARPORT O.H. FOOTPRINT:
22'-8"x24'-8"

PROPOSED GARAGE FOOTPRINT:
21'-0"x24'-8"

EXISTING MAIN RESIDENCE FOOTPRINT:

A/C SPACE:	2,897 SQ. FT.
COVERED SPACE:	1,489 SQ. FT.

PROPOSED MAIN RESIDENCE FOOTPRINT:

A/C SPACE:	3,029 SQ. FT.
GARAGE SPC:	520 SQ. FT.
COV. SPC.:	969 SQ. FT.

EXISTING F.A.R. :
5,570 SQ.FT. / 38,036 = 14.6%(INCLUDES ACC. STRC.'S)

PROPOSED F.A.R.:
5,702 SQ.FT. / 38,036 = 15.0%(INCLUDES ACC. STRC.'S)

AFFECTED SQUARE FOOTAGES:

EXISTING MAIN ROOF STRUCTURE:	4,386 SQ.FT.
MODIFIED ROOF STRUCTURE:	1,233 SQ.FT.
AFFECTED ROOF AREA:	28.1%
EXISTING MAIN RESIDENCE FOOTPRINT:	349'-6"
MODIFIED FOOTPRINT:	137'-8"
AFFFECTED FOOTPRINT:	39.4%

VANDEN EYKEL REMODEL
6528 N. HILLSIDE DR., PARADISE VALLEY AZ

LONE MOUNTAIN DEVELOPMENT
602-369-4481

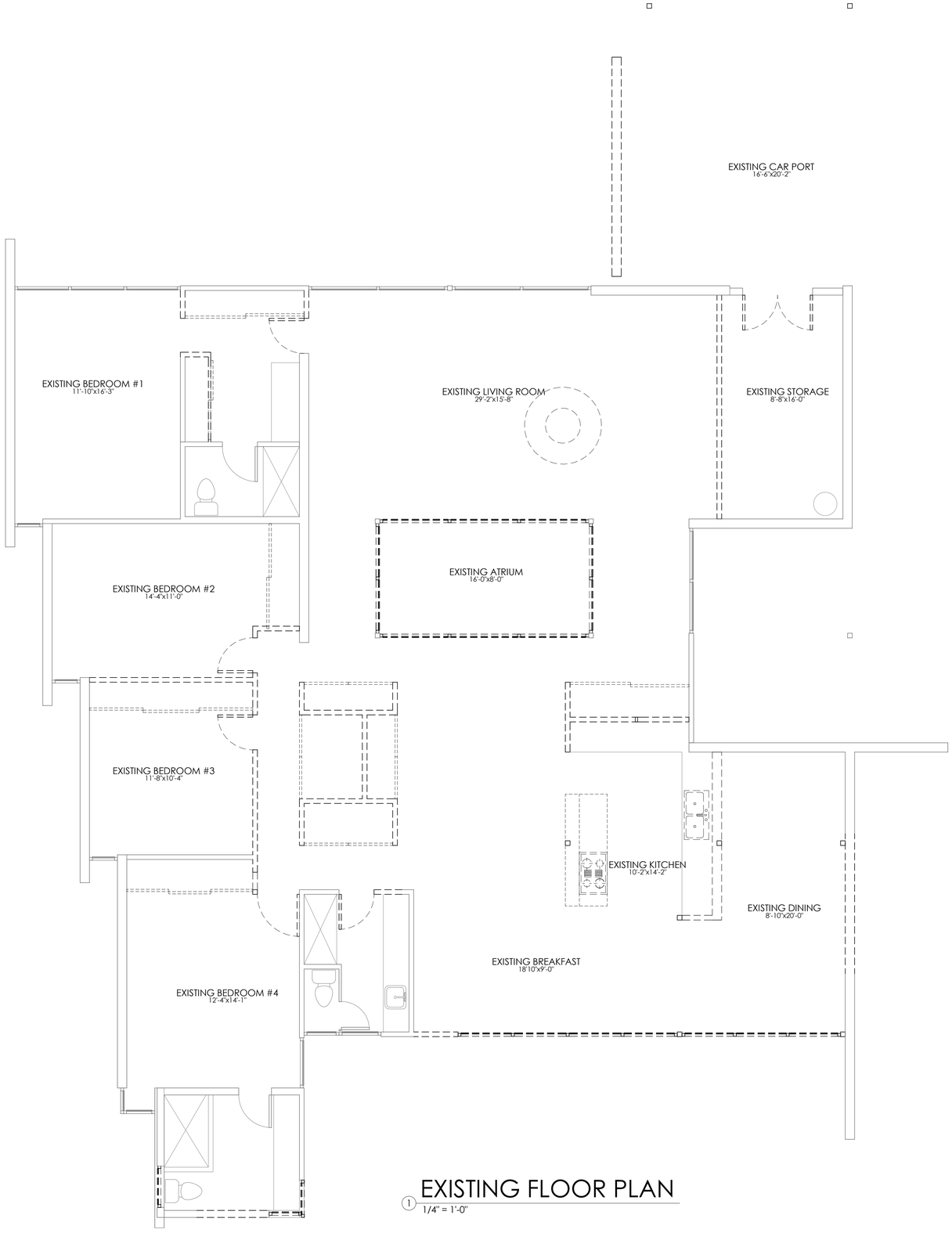
date	layout

JOB :

SHEET DESCRIPTION:
SITE PLAN

DATE:
JULY 23, 2025

A1



EXISTING FLOOR PLAN

1 1/4" = 1'-0"

VANDEN EYKEL REMODEL
6528 N. HILLSIDE DR., PARADISE VALLEY AZ

LONE MOUNTAIN DEVELOPMENT
602-369-4481

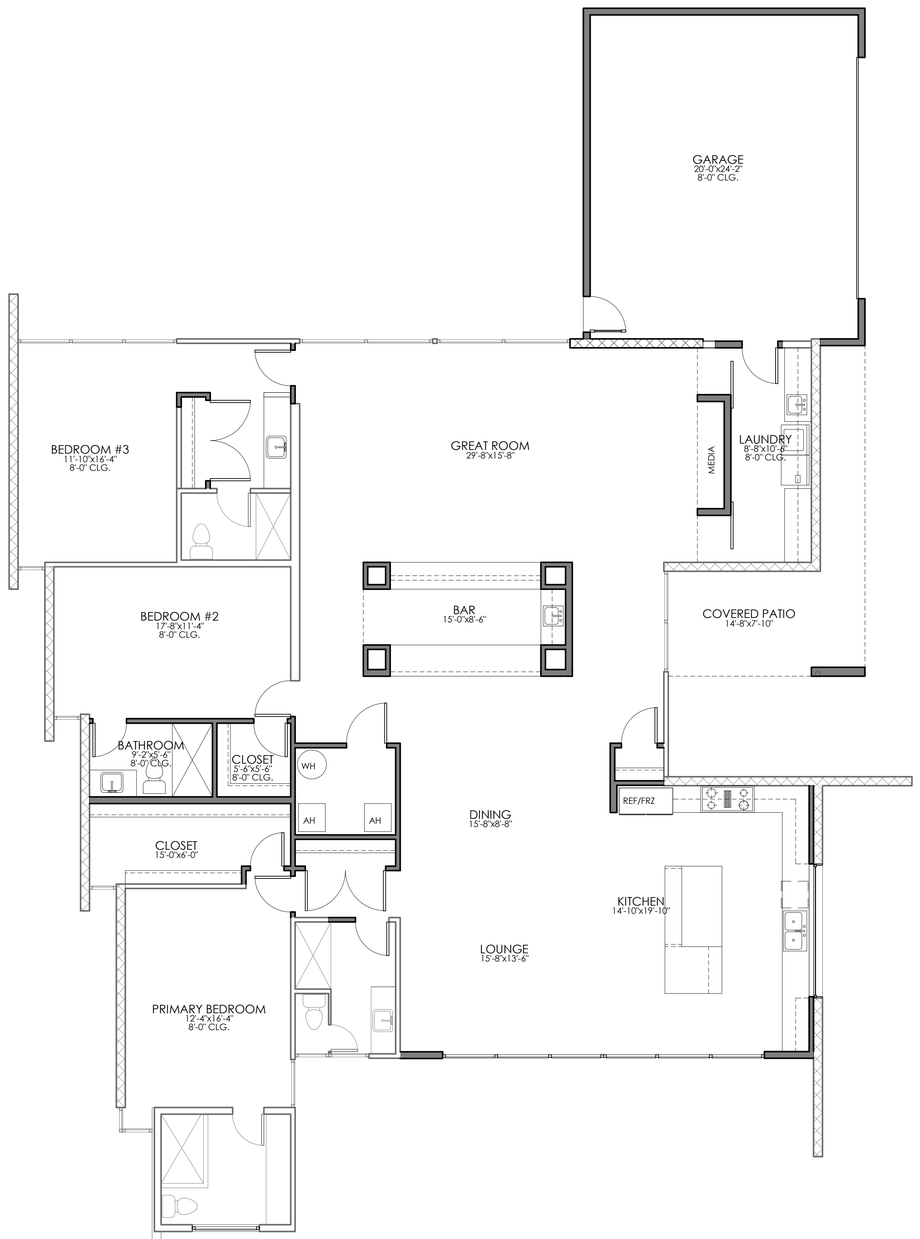
date	layout

JOB :

SHEET DESCRIPTION:
EXISTING FLOOR PLAN

DATE:
JULY 12, 2025

A2



PROPOSED FLOOR PLAN

1 3/16" = 1'-0"

VANDEN EYKEL REMODEL

6528 N. HILLSIDE DR., PARADISE VALLEY AZ

LONE MOUNTAIN DEVELOPMENT

602-369-4481

date	layout

JOB :

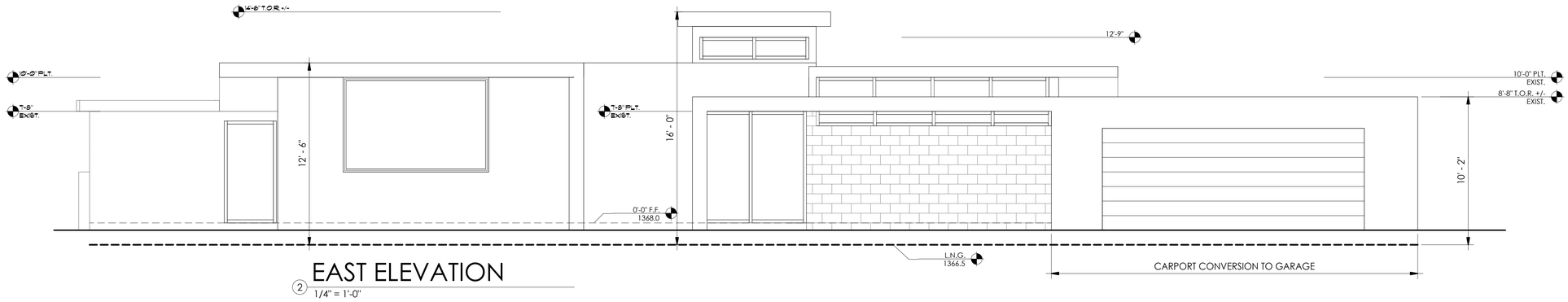
SHEET DESCRIPTION:

PROPOSED FLR PLN

DATE:

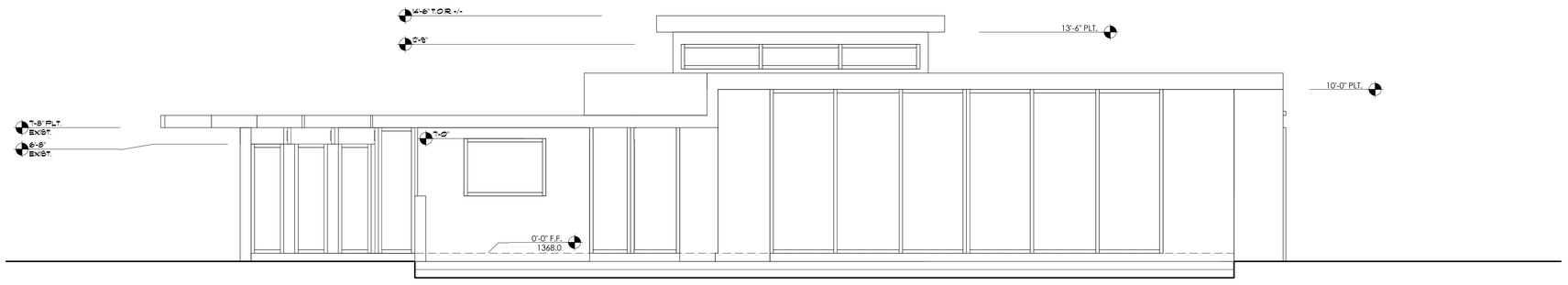
JULY 12, 2025

A3



2 EAST ELEVATION

1/4" = 1'-0"



1 SOUTH ELEVATION

1/4" = 1'-0"

VANDEN EYKEL REMODEL

6528 N. HILLSIDE DR., PARADISE VALLEY AZ

LONE MOUNTAIN DEVELOPMENT
602-369-4481

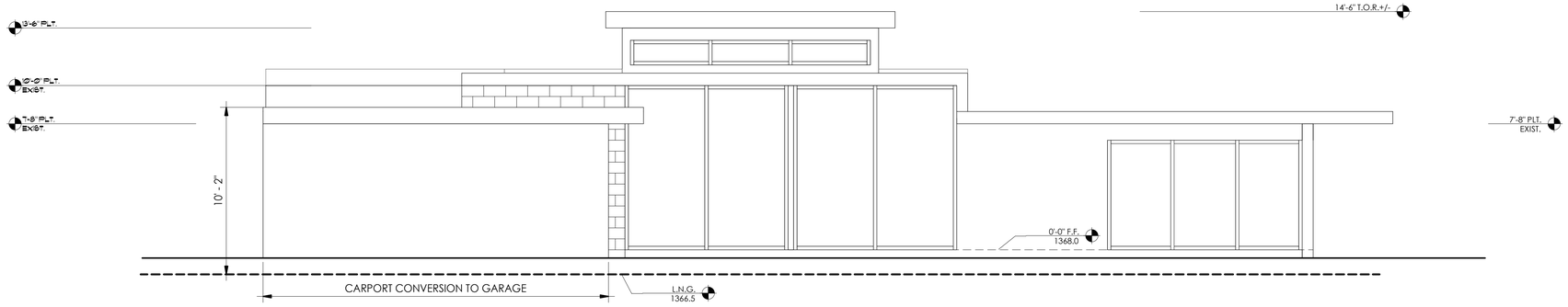
date	layout

JOB :

SHEET DESCRIPTION:
EXTERIOR BUILDING ELEVATIONS

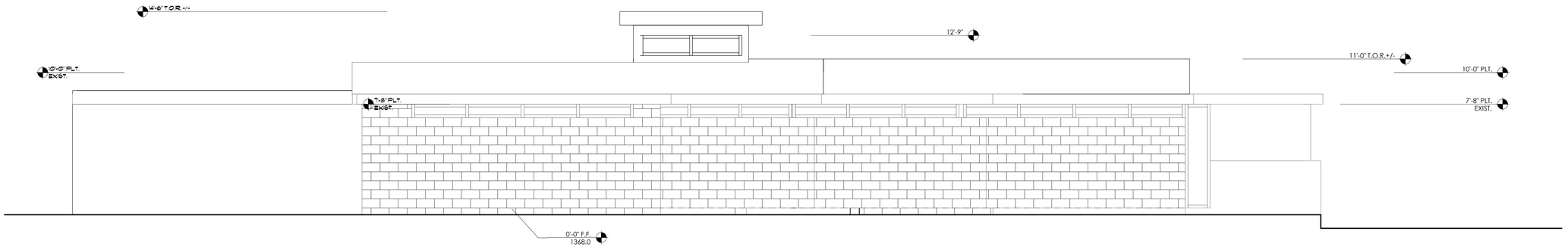
DATE:
JULY 23, 2025

A4



1 NORTH ELEVATION

1/4" = 1'-0"



2 WEST ELEVATION

1/4" = 1'-0"

VANDEN EYKEL REMODEL

6528 N. HILLSIDE DR., PARADISE VALLEY AZ

LONE MOUNTAIN DEVELOPMENT

602-369-4481

date	layout

JOB :

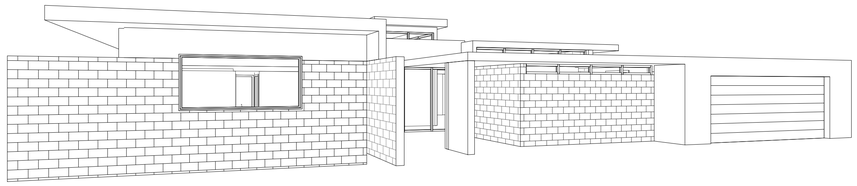
SHEET DESCRIPTION:

EXTERIOR BUILDING ELEVATIONS

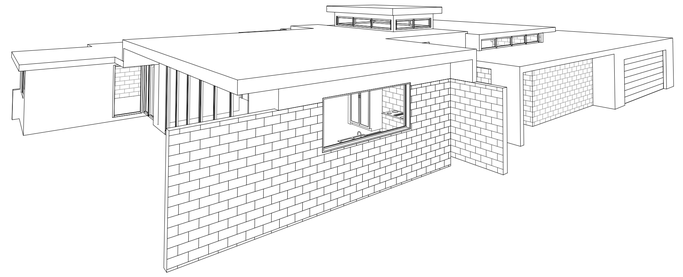
DATE:

JULY 23, 2025

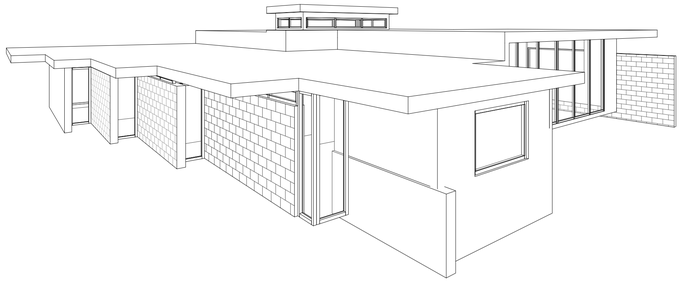
A5



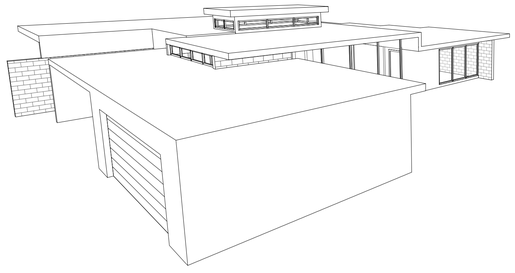
1 3D View 1



2 3D View 2



3 3D View 3



4 3D View 4

VANDEN EYKEL REMODEL
6528 N. HILLSIDE DR., PARADISE VALLEY AZ

LONE MOUNTAIN DEVELOPMENT
602-369-4481

date	layout

JOB :

SHEET DESCRIPTION:
3D EXTERIOR VIEWS

DATE:
JULY 12, 2025

R1

A J Gieringer

[redacted]

Paradise Valley AZ 85253

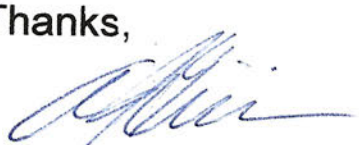
June 17, 2025

Dear Town of Paradise Valley,

I am the neighbor of 6528 N Hillside Drive, I do not have a problem with the owner wanting to encroach into the set back on the north side of the carport out to the overhang. This lot needs a variance because of the washes, I think allowing the owner keep the existing house and remodel it is much better for everyone.

This is a classic contemporary design and I would rather look at it as opposed to another 2 story "Mc Mansion".

Thanks,



A J Gieringer

[redacted]

COMMUNITY DEVELOPMENT DEPARTMENT
VARIANCE APPLICATION GUIDE

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

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT THE TOWN OF PARADISE VALLEY BOARD OF ADJUSTMENT WILL HOLD A HEARING ON THE FOLLOWING PROPOSED PROJECT. IF YOU HAVE QUESTIONS ABOUT THIS APPLICATION, PLEASE CALL THE PLANNING DIVISION AT (480) 348-3692.

Applicant/Representative: Maury Vanden Eykel

Applicant's Company Name: _____

Phone Number: 224-805-1203

E-mail Address: mvandeneykel@gmail.com

Project/Property Address: 6528 North Hillside Drive

Zoning: R-43 Acreage: 0.90 Acres

Project Narrative:

Discussion and Possible Action of a variance from the Zoning Ordinance, Article 10, Height and Area Regulations and Article 23, Nonconformance, to allow the home's existing nonconforming carport (which encroaches into the setback) to be converted into a garage.

Dear Neighbors,
As formally noted above, I am seeking a setback variance to enclose my home's existing carport and create a 2-car garage underneath the existing roof overhang. There will be no additional encroachment into the setback than what the existing carport roof currently does.

Thank you,
Maury Vanden Eykel

MEETING DATE/ TIME/PLACE

Meeting Date: September 3, 2025 Meeting Time: 5:30 PM

Meeting Place: Town of Paradise Valley Town Hall Building. 6401 E. Lincoln Drive. Paradise Valley, AZ 85253
Planning Division: 480-348-3692

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~~ YAVAPAI)

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 7/23/25, for the proposed variance has been mailed on the following date 8/4, 20 25.

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

The foregoing instrument was acknowledged by me this 4th day of August, 2025, by Maurice A. Vanden Eykel II.
Name

CHERISE FULLBRIGHT
Notary Public - Arizona
Yavapai County
Commission # 621852
My Commission Expires January 11, 2026

NOTARY PUBLIC

My commission expires:

January 11, 2026


6528
NOTICE OF HEARING
TOWN OF PARADISE VALLEY
Board of Adjustment and Appeals
6401 E. Lincoln Drive, Paradise Valley, AZ
5:30 O'CLOCK 3rd DAY OF September, 2025
Notice is hereby given that the Town of Paradise Valley Board of Adjustment will hold a public hearing at 5:30 p.m. on Wednesday, September 3rd, 2025, at Town Hall, 6401 East Lincoln Drive, Paradise Valley, AZ 85253 for:
PUBLIC HEARING:
Discussion and Possible Action of a variance from the Zoning Ordinance, Article 10, Height and Area Regulations and Article 23, Nonconformance, to allow the home's existing nonconforming carport (which encroaches into the setback) to be converted into a garage. The property is located at 6528 N. Hillside Drive Place (Assessor's Parcel Number 169-46-034).
PENALTY FOR DEFACING POSTER PRIOR TO DATE OF HEARING
CASE NO. BA-25-07
POSTING DATE

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~~ YAVAPAI)

I, MAURICE VANDEN EYKEL, depose and state that the attached notice, of proposed application FOR ZONING VARIANCE located at 6528 N HILLSIDE for the Board of Adjustment meeting date of SEPTEMBER 3, 20 25 is a true and correct copy of a notice which I cause to be posted by the following day of the week OF MONDAY AUGUST 4TH, and on the following date OF AUGUST 4TH, 20 25 in the following location(s):

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 4th day of August, 20 25.

Signature

This affidavit was Subscribed and sworn to before me on this 4th day of August 20 25.

NOTARY PUBLIC

My commission expires:

January 11, 2026

CHERISE FULLBRIGHT
Notary Public - Arizona
Yavapai County
Commission # 621852
My Commission Expires January 11, 2026

TOWN OF PARADISE VALLEY

Case BA-25-07

6528 N Hillside Drive

Convert nonconforming carport into garage

Board of Adjustment

September 3, 2025

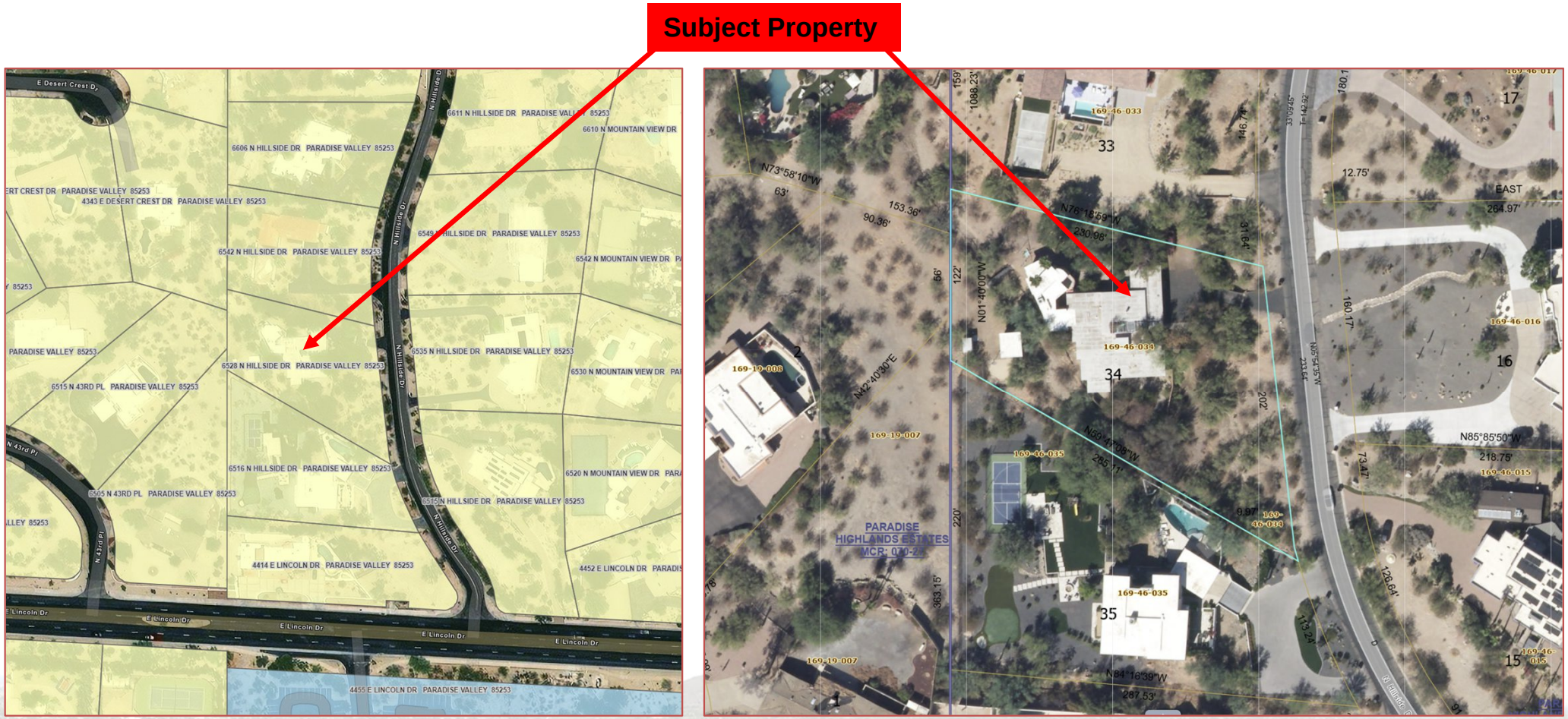
TODAY'S GOAL

- Review and take action on variance request:
  - Convert a nonconforming carport (which encroaches into the side yard setback) into a garage

AGENDA

- Background
- Scope of Request
- Analysis & Recommendation
- Action

VICINITY MAP



September 3, 2025

SITE CONDITIONS

- Zoned R-43
- 38,036 sq ft (0.87 acres)
- Obtuse shaped lot
- Width varies from 202’ at east to 122’ at west
- U shaped wash on approximately a third of the lot

LOT HISTORY

- Lot 34 of Paradise Highlands Subdivision
- Platted in Maricopa County 1956
- Annexed 1979
- House built under County's Jurisdiction
- Bldg. permit for house addition in 1980

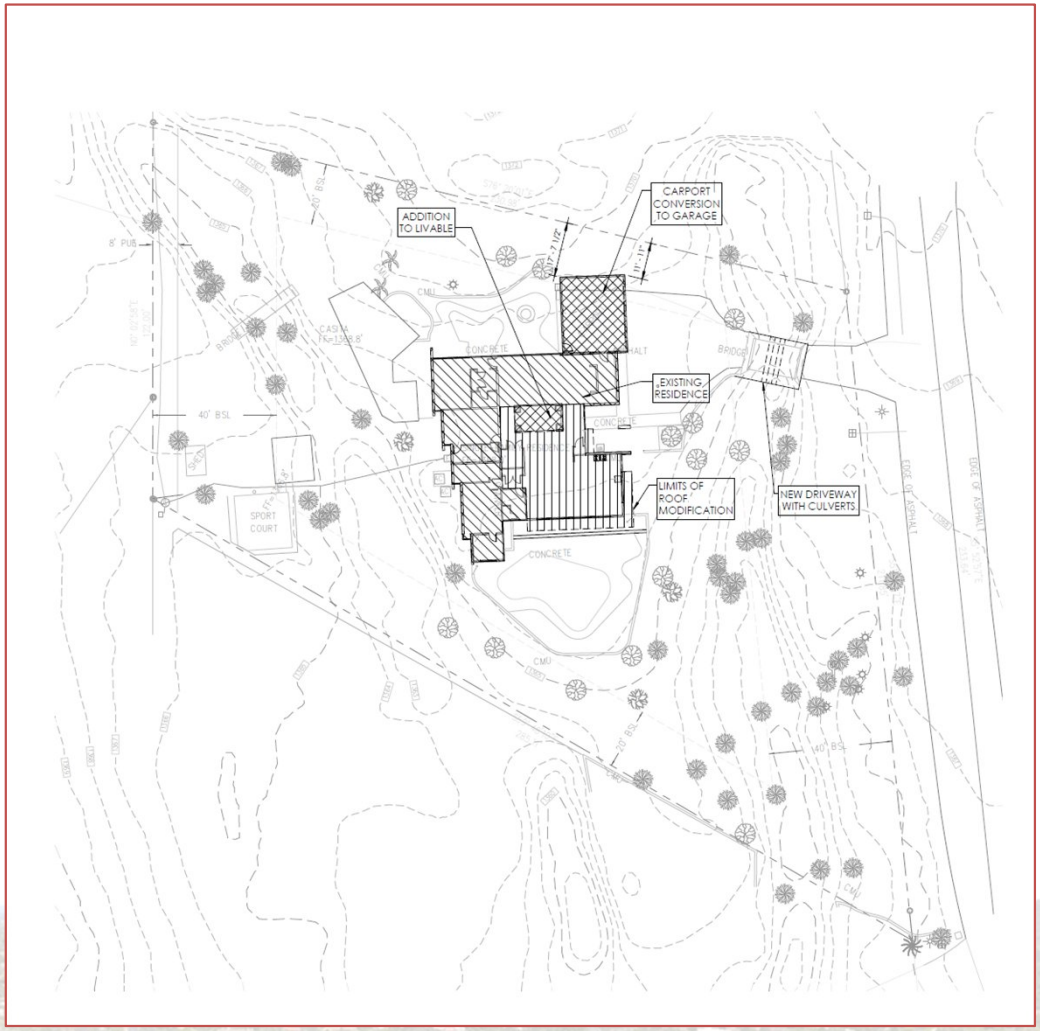
SCOPE OF REQUEST

- Convert existing nonconforming carport into a garage:
  - Converting carport to garage increases mass/nonconforming aspect per Town Zoning Ordinance
- Encroaches into 20’ side yard setback
- Will become a 2-car garage
- 10’2” tall from LNG
- Setback:
  - Maintains existing setback:
    - 11’11” to 17’7” from north side property line
  - 520 Sq Ft
  - 114 Sq Ft Encroachment

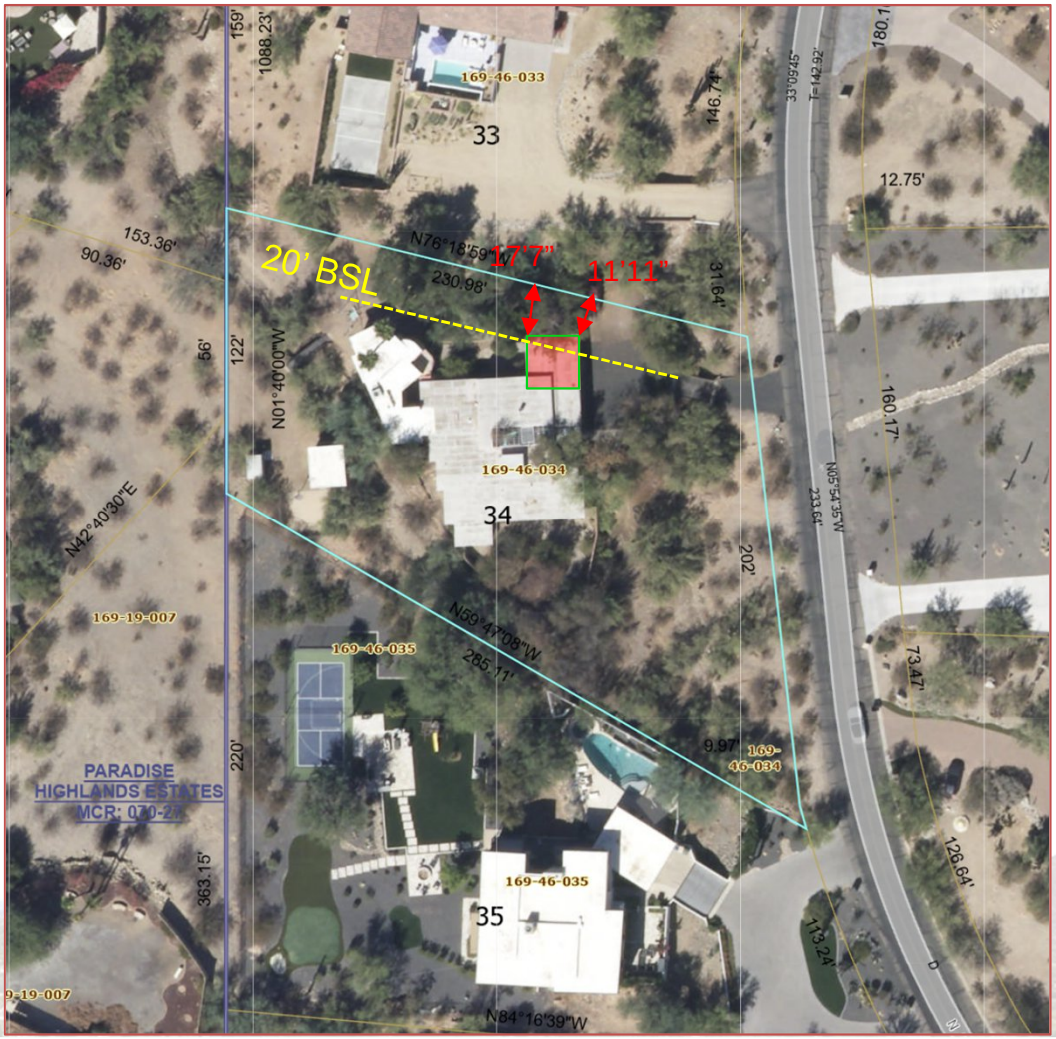
SCOPE OF REQUEST (CONT.)

	Zoning Ordinance	Carport/Garage Conversion
North/Side Yard Setback	20’0”	11’11”’
South/Side Yard Setback	20’0”	140’ (+/-)
West/Rear Yard Setback	40’0”	160’ (+/-)
East/Front Yard Setback	40’0”	65’ (+/-)
Maximum Height	24’	10’2’ (+/-)
Floor Area Ratio Limit	25.0%	15.0%

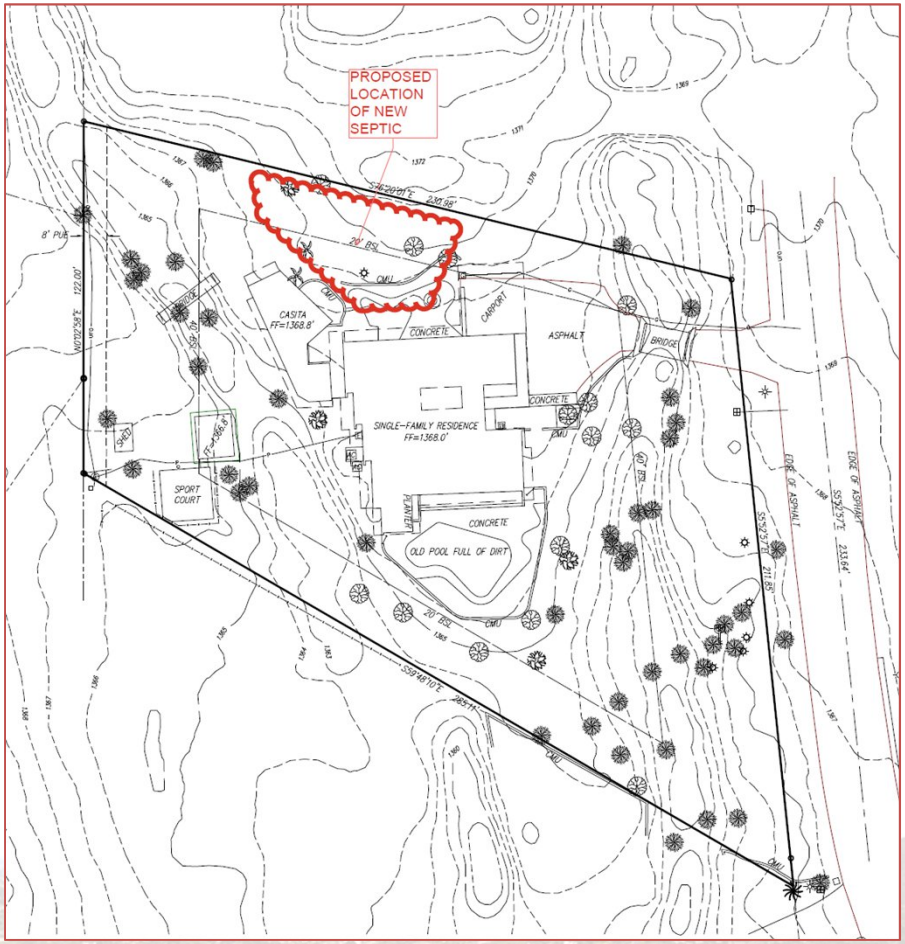
SITE PLAN

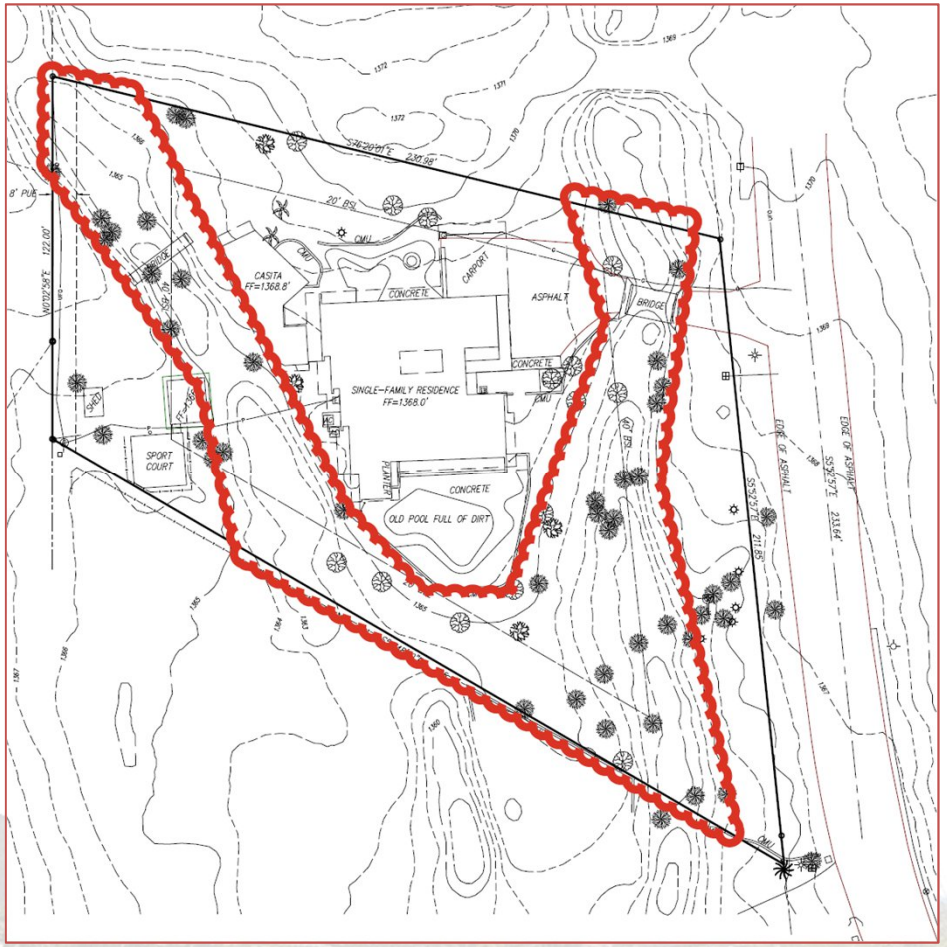

ADDITION TO LIVABLE
CARPORT CONVERSION TO GARAGE
EXISTING RESIDENCE
LIMITS OF ROOF MODIFICATION
NEW DRIVEWAY WITH CULVERTS
SPORT COURT
CONCRETE
CMU
40' BSL

AERIAL PHOTO



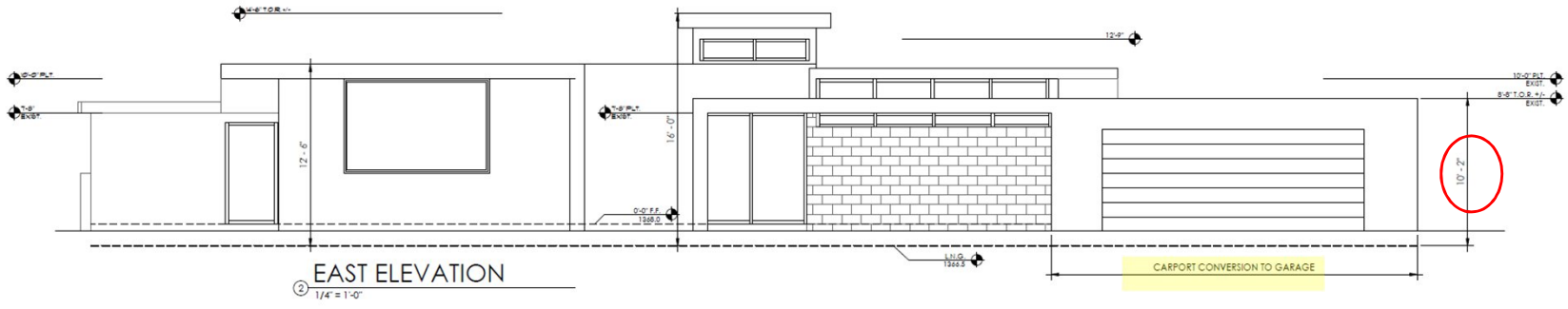
WASH & SEPTIC LOCATIONS



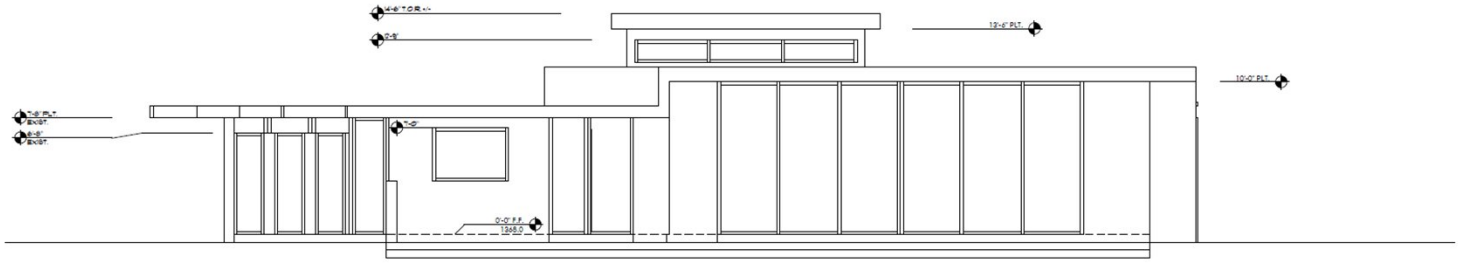


September 3, 2025

ELEVATION PLAN

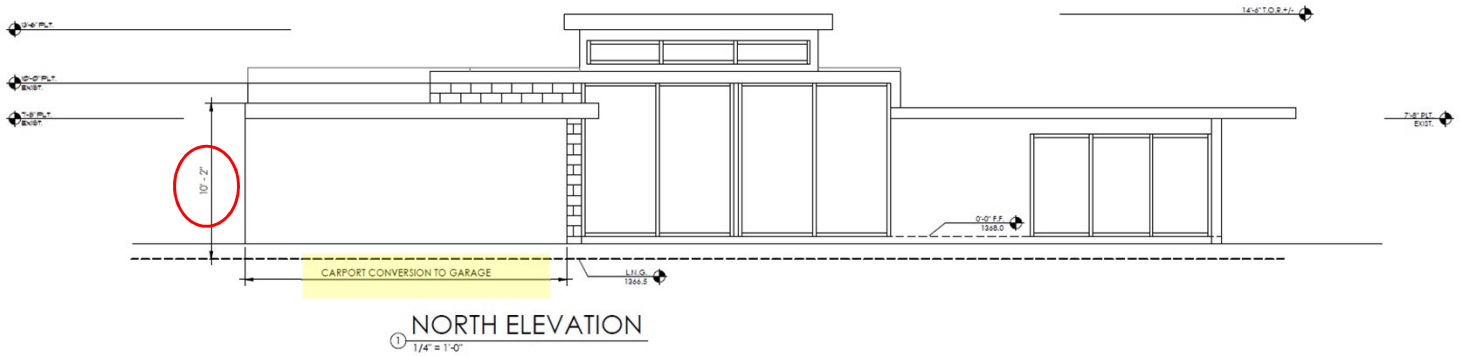


② EAST ELEVATION
1/4" = 1'-0"

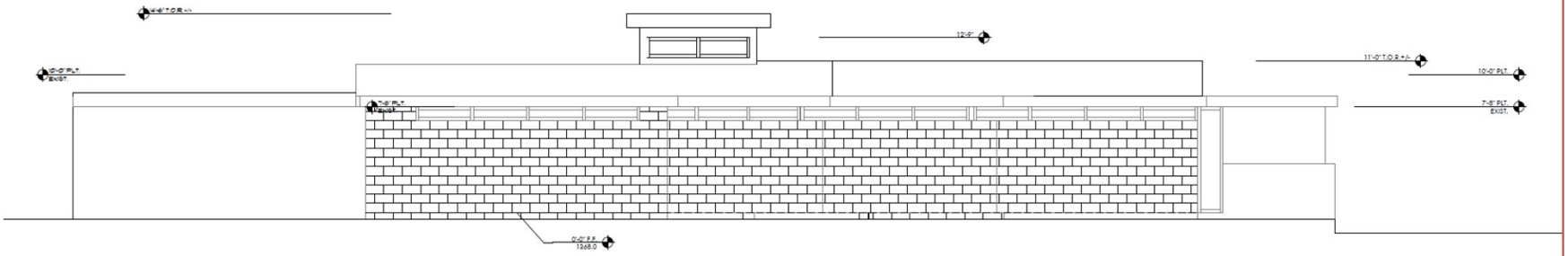


① SOUTH ELEVATION
1/4" = 1'-0"

ELEVATION PLAN (CONT.)

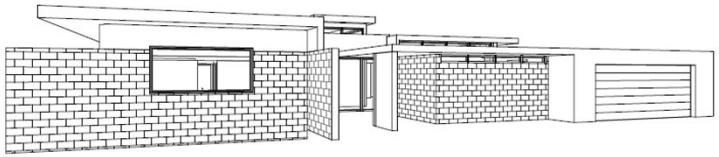


NORTH ELEVATION
1/4" = 1'-0"

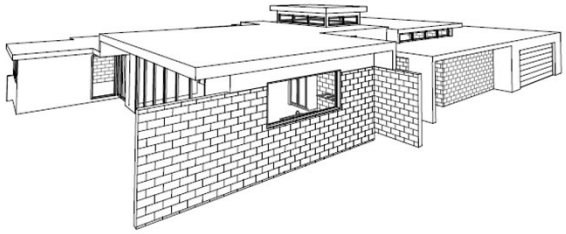


WEST ELEVATION
1/4" = 1'-0"

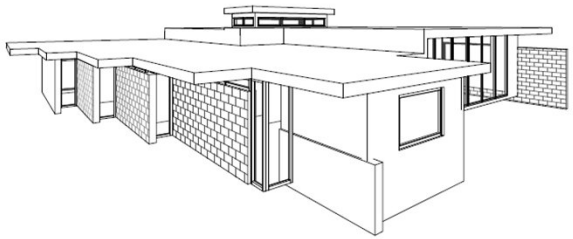
RENDERINGS

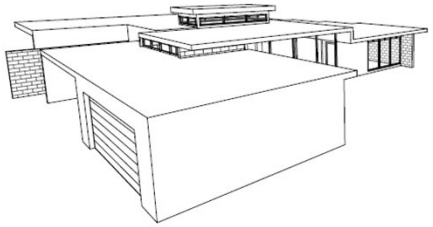


① 3D View 1



② 3D View 2





SITE PHOTOS

September 3, 2025

ANALYSIS

- Nonconforming setback result of house built under County jurisdiction
- Applicant trying to remodel home instead of replace it
- Wash, shape, and size of lot create limited building envelope:
  - Large “U” Shaped Wash takes approx. third of lot
  - Property narrows towards rear of lot (202’ wide to 122’ wide)
  - Undersized at 38,036 sq ft (13% smaller)

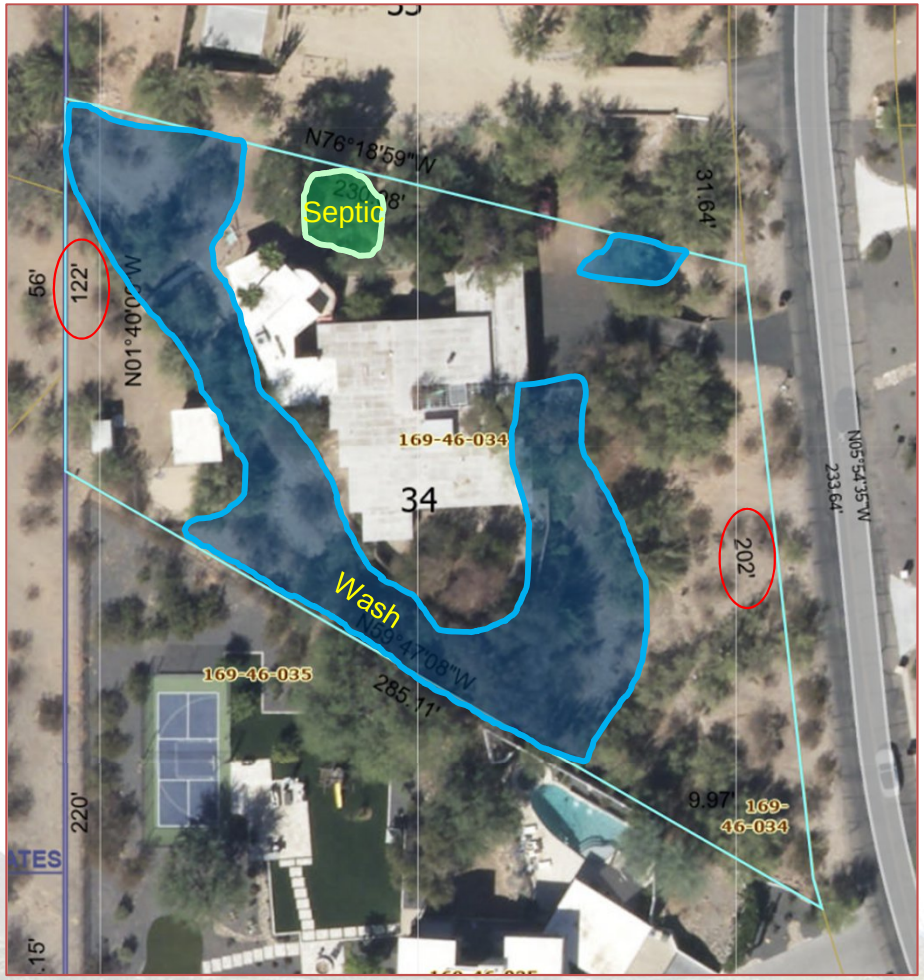
ANALYSIS (CONT.)

- Limited to no impact:
  - Low height at 10’2” tall
  - Limited encroachment – 114 sq ft in setback

- 2-car garage typical for PV home and in character with neighborhood

RESTRICTIVE BLDG. ENVELOPE

- Large “U” Shaped Wash
- Odd Lot Shape
- Smaller Lot Size
- Nonconformance result of house building under County jurisdiction
- Remodeling home instead of replacing it with new SFR

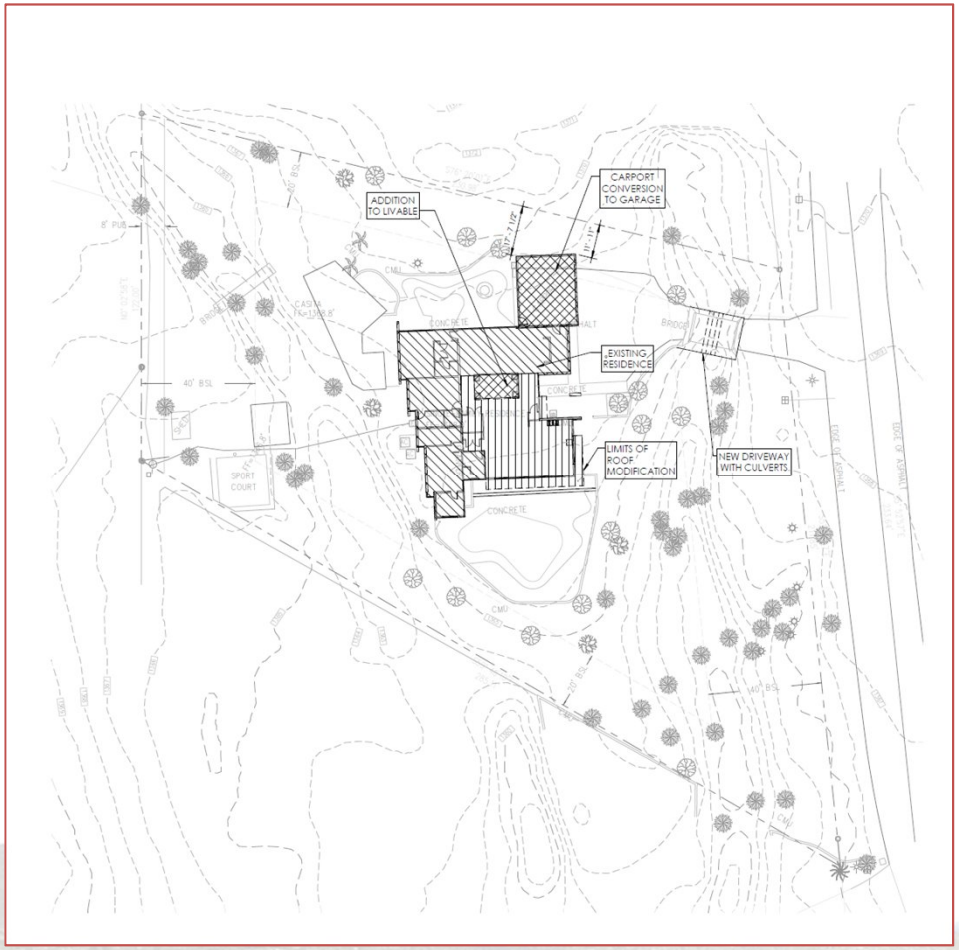


September 3, 2025

PUBLIC COMMENT

- Neighborhood notification completed in accordance with Town requirements

- No comments or inquiries received by staff



STAFF RECOMMENDATION

MOTION

Approval of Case No. BA-25-07, a request for a variance from Article X, Height and Area Regulations, and Article XXII, Nonconformance, to allow an existing carport which encroaches into the setback to be enclosed and converted into a garage

REASONS FOR APPROVAL

- Restrictive bldg. envelope due to shape of lot, location and size of wash, and size of property
- Limited impact due to low height and limited encroachment

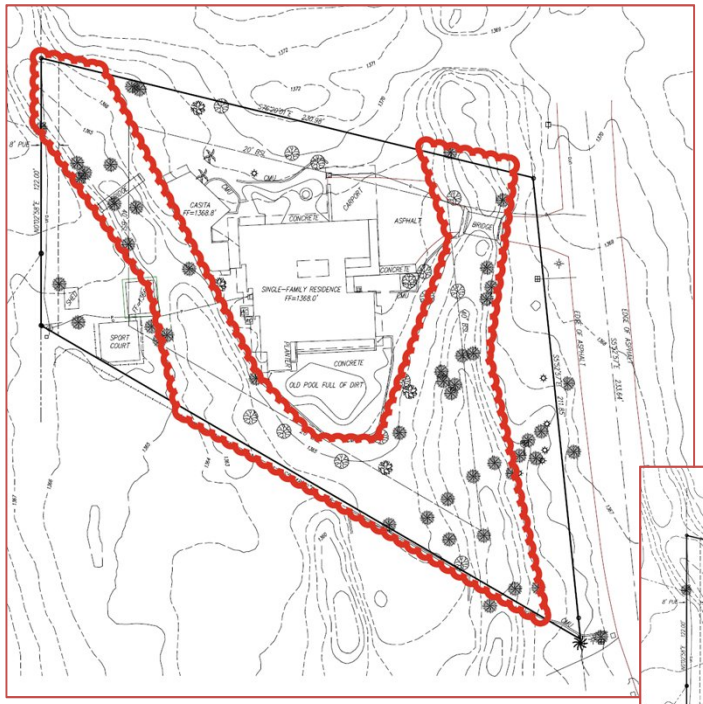
POSSIBLE ACTIONS

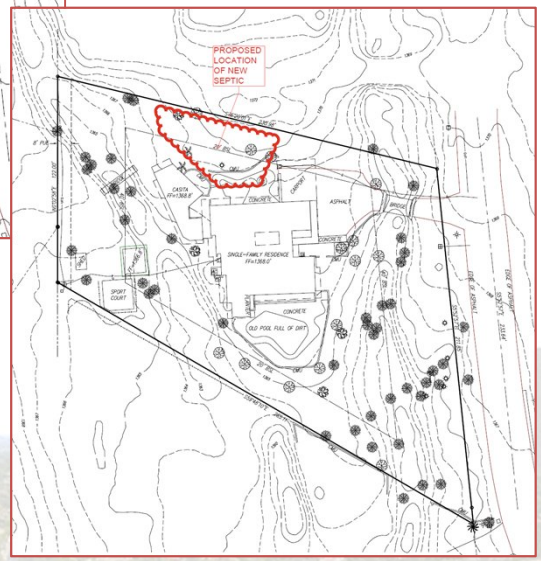
1. Approve with stipulations:
   a. Improvements in compliance with submitted plans and documents
   b. Must obtain required building permits and inspections from Building Division

2. Deny

3. Continue for further review

QUESTIONS?



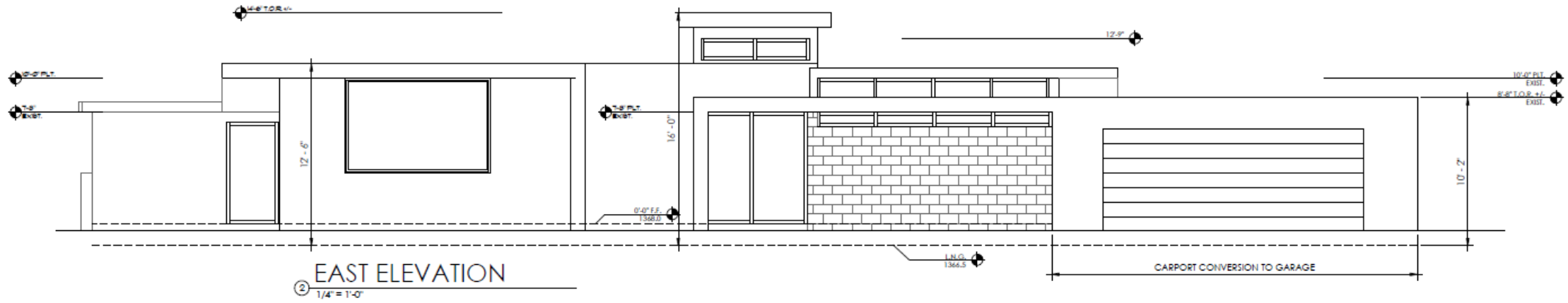


September 3, 2025

Front (East) Elevation

Built 1962 & Reimagined 2025

New Front (East) Elevation



Goals & Objectives

#1 goal was to not let the home be bulldozed – but this would involve necessary changes to the existing structure

Fully renovate 1962 mid century modern home and work within constraints of the land parcel and the two natural washes

Convert existing carport to enclosed garage (keeping existing roofline) while maintaining desert modern architectural style – Required zoning setback variance for 8' encroachment

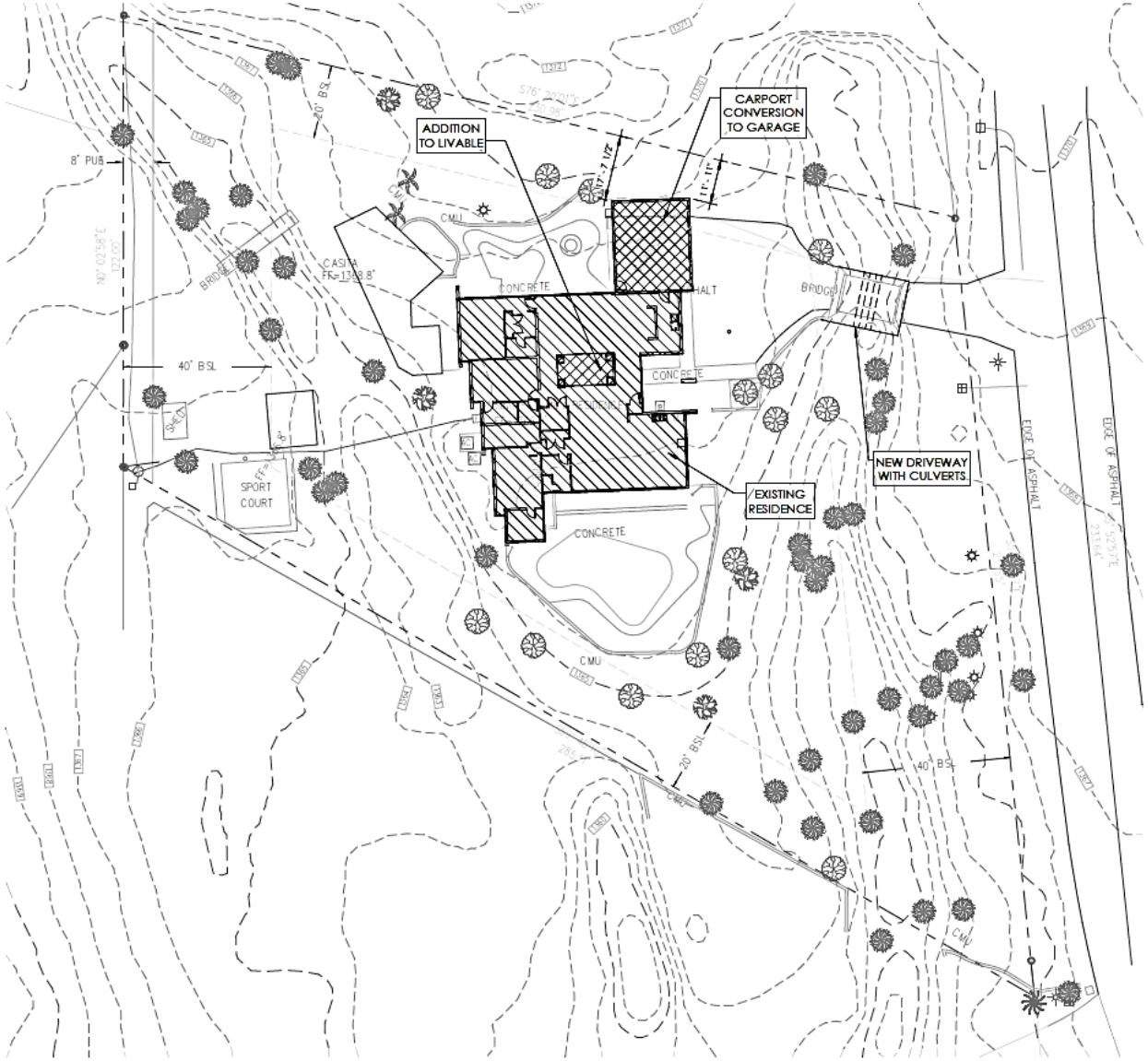
Preserve existing rooflines, overhangs, and clerestory windows for ambient light and passive cooling

Modify southeast corner of home to a 10' ceiling height (without dropped beams) to match existing north side great room and encapsulate views that the home was designed around

Rework west-facing 4-bedroom layout to promote modern day functionality but keep original sawtooth design

Better the neighborhood with the preservation of an original, visually attractive, single-story home that needed to be brought back to life rather than razed

6528 North Hillside Drive | Paradise Valley AZ



OWNER:
MAURICE VANDEN EYKEL II
2780 SHERIDAN RD.
EVANSTON, IL 60201

SITE ADDRESS:
6528 N. HILLSIDE DR.
PARADISE VALLEY, AZ 85253

APN.:
169-46-034

ZONING:
R-43

LOT AREA:
38,036 SQ.F.T

CARPORT TO GARAGE CONVERSION:
520 SQ. FT.

GARAGE FOOTPRINT ENCROACHMENT:
114 SQ. FT.

EXISTING CARPORT O.H. FOOTPRINT:
22'-8"x24'-8"

PROPOSED GARAGE FOOTPRINT:
21'-0"x24'-8"

EXISTING MAIN RESIDENCE FOOTPRINT:

A/C SPACE:	2,897 SQ. FT.
COVERED SPACE:	1,489 SQ. FT.

PROPOSED MAIN RESIDENCE FOOTPRINT:

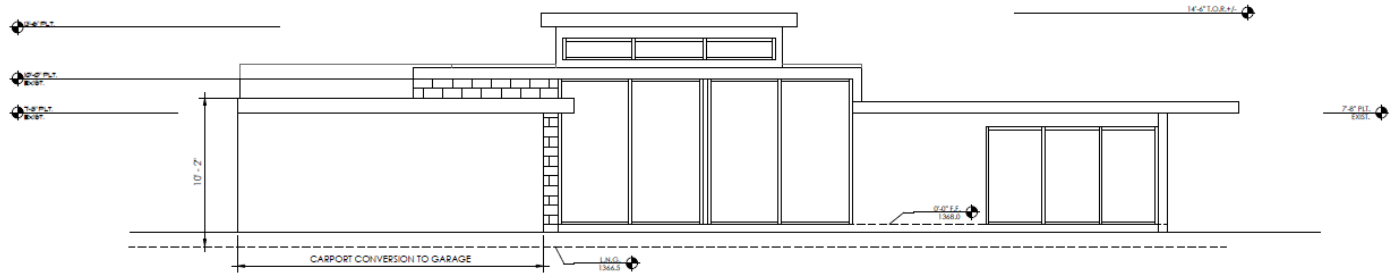
A/C SPACE:	3,029 SQ. FT.
GARAGE SPC:	520 SQ. FT.
COV. SPC.:	969 SQ. FT.

EXISTING F.A.R. :
5,570 SQ.FT. / 38,036 = 14.6%(INCLUDES ACC. STRC.'S)

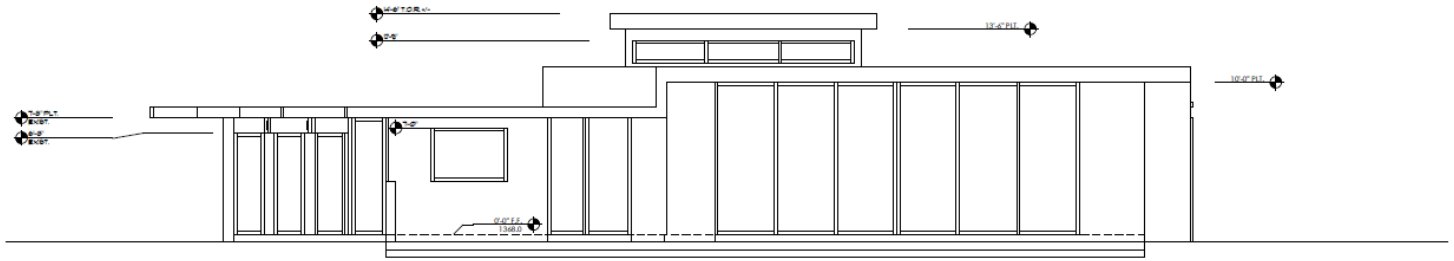
PROPOSED F.A.R.:
5,702 SQ.FT. / 38,036 = 15.0%(INCLUDES ACC. STRC.'S)

Built 1962 & Reimagined 2025

Elevations



NORTH ELEVATION
1/4" = 1'-0"



SOUTH ELEVATION
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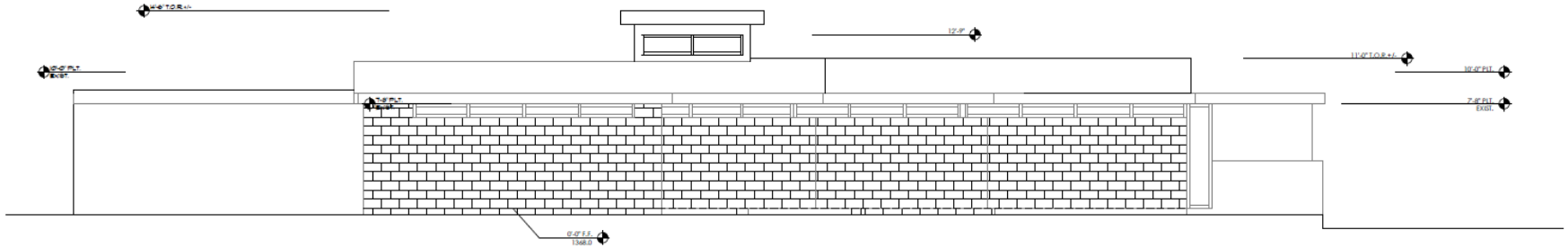
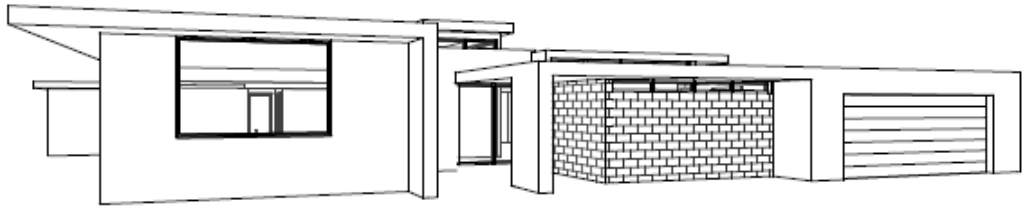
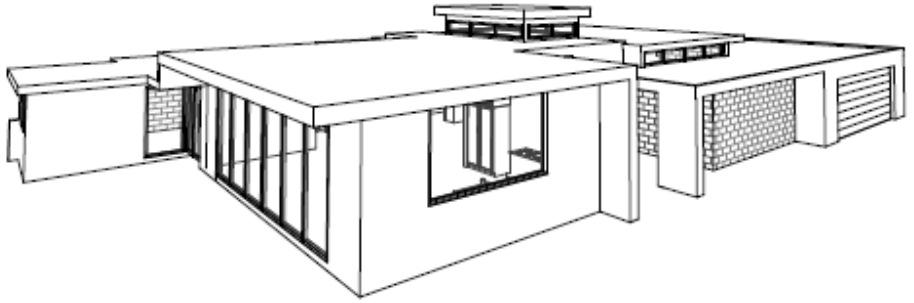


WEST ELEVATION
1/4" = 1'-0"

Built 1962 & Reimagined 2025



① 3D View 1



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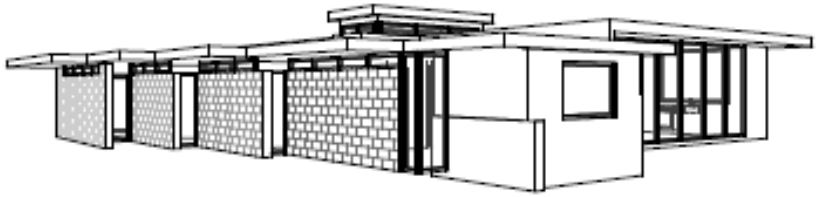
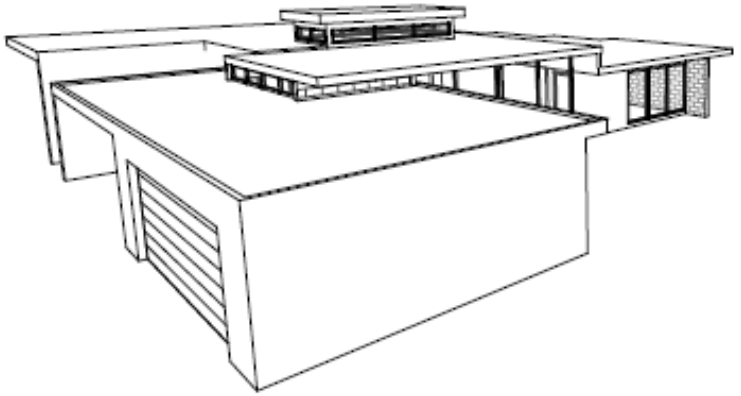
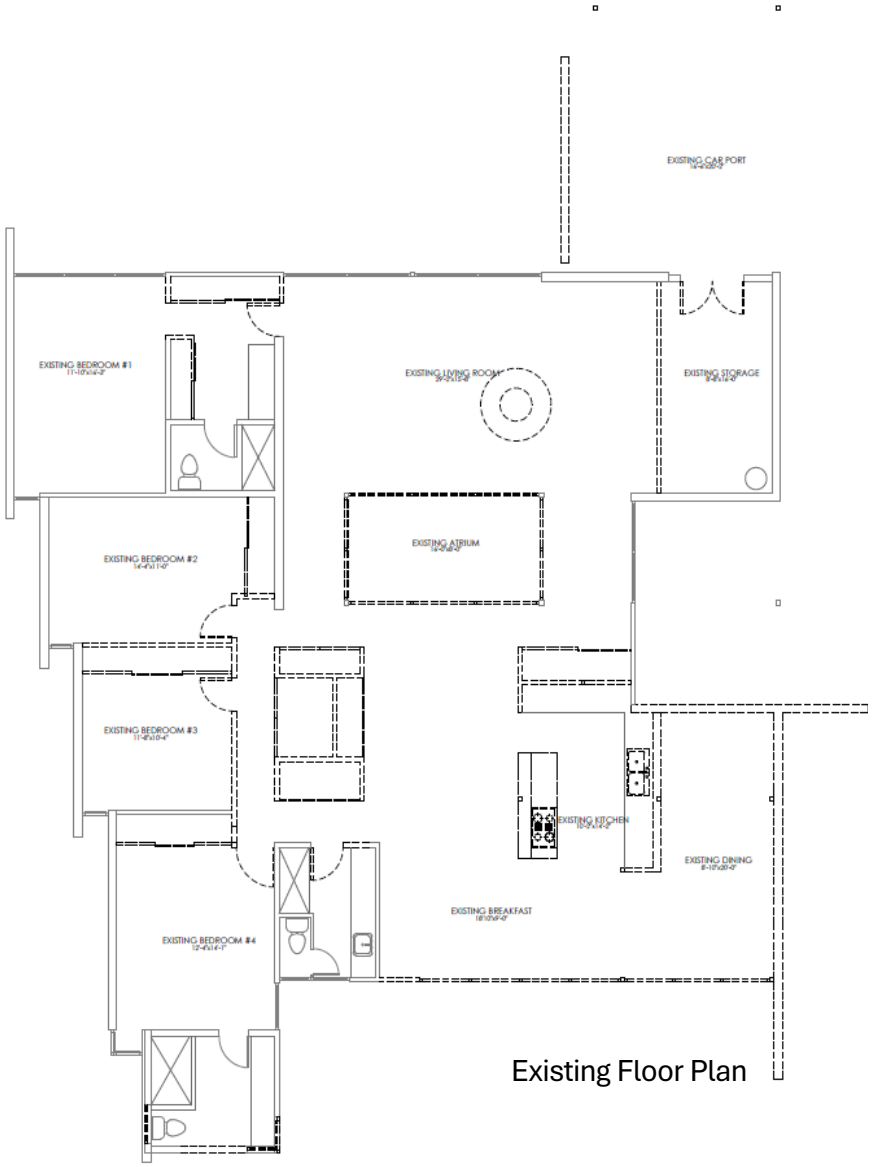


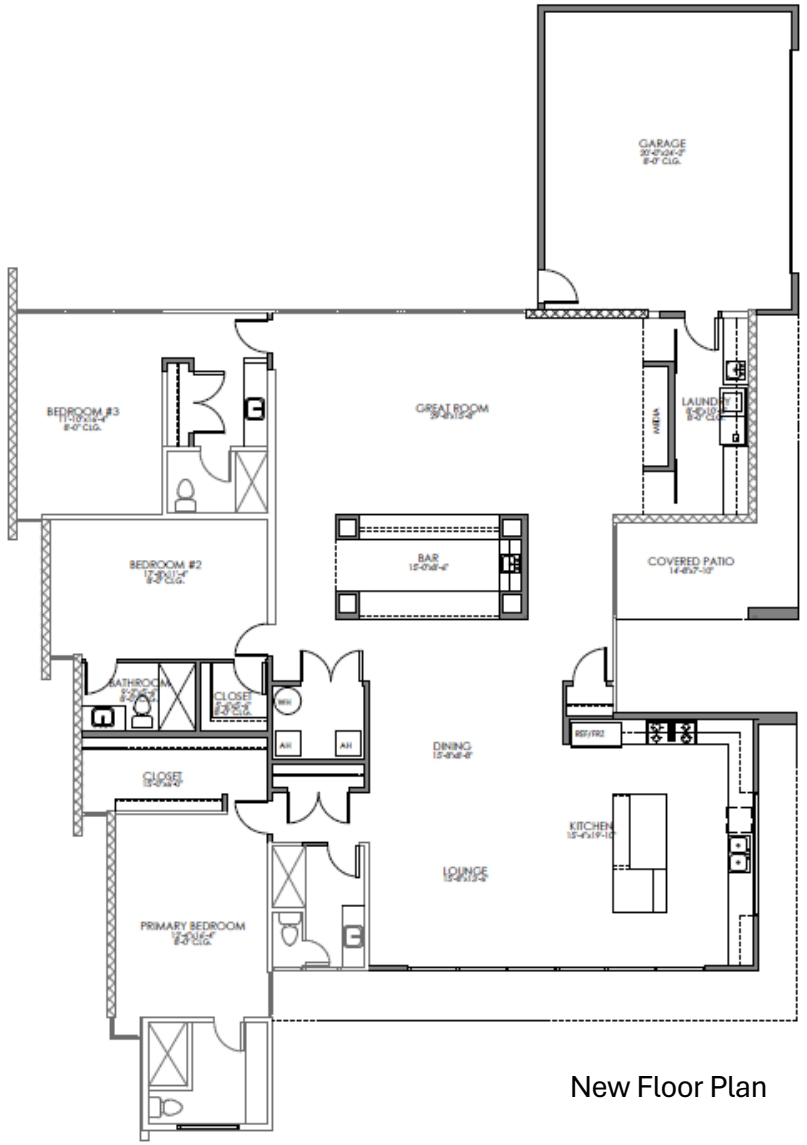
③ 3D View 3



④ 3D View 4



Existing Floor Plan



New Floor Plan

Built 1962 & Reimagined 2025

Action Report

File #: 25-177

AGENDA TITLE:
Approval of June 4, 2025 Board of Adjustment Minutes.

STAFF CONTACT:

Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Minutes – Draft

Board of Adjustment

Chair Eric Leibsohn
Boardmember Ken Barnes
Boardmember Joseph Contadino
Boardmember James Kuykendall
Boardmember Hope Ozer
Boardmember Bill Petsas
Boardmember Quinn Williams

Wednesday, May 7, 2025	**5:30 PM**	**Council Chambers**

1. CALL TO ORDER

Chair Leibsohn called the meeting to order at 5:30 PM.

STAFF MEMBERS PRESENT
Town Attorney John Gaylord
Community Development Director Chad Weaver
Senior Planner George Burton
Town Planner II Jose Mendez
Lead Management Specialist Cherise Fullbright

2. ROLL CALL

Present – Chair Eric Leibsohn
Boardmember Ken Barnes
Boardmember Joseph Contadino
Boardmember James Kuykendall
Boardmember Hope Ozer
Boardmember Bill Petsas
Boardmember Quinn Williams

3. EXECUTIVE SESSION

4. STUDY SESSION ITEMS

5. PUBLIC HEARINGS

A. 25-141 Discussion and Possible Action on Case No. BA-25-02 Amin Variance – 6521 N. 40th Place (APN 169-52-020) Variance to allow a new single-family residence to encroach beyond the allowable heigh limits

Mr. Burton presented the item which was originally brought before the Board on May 7th and continued to allow the applicant time to modify and reduce the proposed height encroachments. He went over the background, scope of request, staff analysis and potential actions. He displayed an aerial view of the lot while addressing site conditions and

history of the lot. Mr. Burton discussed the town height requirements and the modifications. He displayed renderings to show the massing of the house in relation to the topography of the lot and an aerial view showing the proposed footprint of the home. He briefly noted that public comment had been received.

Victor Sidy, architect on the project, presented. He spoke about substantial changes, specifically reductions, from the original design seen by the Board in May. He addressed constraints of the site's elevation. Mr. Sidy noted that the immediately adjacent neighbors are in favor of the project.

Boardmember Contadino asked if the building pad could be reduced and moved closer to the street.

Mr. Sidy responded, stating that bringing the pad down would bring the project 2-3% closer to compliance, but there would still be an encroachment. He explained that moving the house closer to the street would make the encroachment worse and the position of the home setback from the street currently helps compliance.

Chair Leibsohn did not believe the encroachment had been reduced enough. He wondered what design influence determined the slope of the butterfly roof and questioned if it could be more subtle.

Mr. Sidy explained the design.

Boardmember Kuykendall asked about the ceiling heights in the living room right under the butterfly roof.

Mr. Sidy stated that the ceiling heights were between 11-13.5' tall. He and Chair Leibsohn discussed minor design changes and other options.

Boardmember Barnes believed the hardship was self-imposed based on a desire for the home to remain higher on the lot.

Member Williams shared his fear that the project may not be worthy of a variance.

Mr. Sidy discussed the restrictions and hardships of the lot warranting the variance request. He brought up other options and the possibility of continuing the item.

Chair Leibsohn opened the public hearing at 6:11 PM. No comment was received, and public hearing was closed.

A motion was made by Boardmember Williams, seconded by Boardmember Barnes to continue item 25-141 to the September 3rd, 2025 meeting date. The motion passed by the following vote:

Aye: **3** – Chair Leibsohn, Boardmember Barnes, Boardmember Kuykendall, Boardmember Ozer, Boardmember Petsas, Boardmember Williams

Nay: **4** – Boardmember Contadino

B. 25-143 Discussion and Possible Action on Case No. BA-25-05 Sandell Variance – 4474 E Valley Vista Lane (APN 169-20-122) Variance to exceed the maximum allowable LRV (Light Reflection Value) of thirty-eight (38) percent and not blend in with

surrounding environment and to allow for an illuminated game court

Chair Leibsohn pointed out a discrepancy with the case number and it was determined the case number was BA-25-05, not BA-25-03 as displayed on the agenda.

Mr. Mendez presented the item. He began by noting that the request for sport court lighting had been withdrawn so a variance was only being sought for color. He displayed an aerial view of the property which is currently under construction, then discussed zoning and site conditions. Mr. Mendez shared that materials were previously approved by the Hillside Building Committee on April 12, 2023, but during a site visit the materials were determined to be lighter than what had been presented. He stated that a material or color had not been provided for this request.

Boardmember Barnes asked if the proposal needed to be resubmitted since the sport court request had been withdrawn.

Mr. Mendez noted that the proposal was still a valid variance request, and each item was analyzed separately in the staff report.

Boardmember Williams questioned if approval would be for a Light Reflection Value (LRV) variance with no set limit since no materials had been submitted for approval.

Mr. Mendez advised that staff had added a stipulation that the applicant provide information as to what the LRV would be.

Mr. Gaylord explained that staff is recommending denial but also stating that if the Board chose to approve the request, the matter should be continued so that materials can be presented to staff.

Chair Leibsohn asked if everything in the palette of materials and colors presented for approval by the Hillside Building Committee was being modified to exceed the allowable LRV. He expressed concerns with the Board not having a proposal from the applicant on what the new materials would be.

Boardmember Kuykendall agreed that the request could not be an open-ended approval.

Cameron Carter, attorney with Rose Law Group, introduced himself. He spoke about the variance request and reaffirmed that the request for sport court lighting had been removed. He advised that the variance request for color pertained to the exterior paint color, and all other materials approved by the Hillside Building Committee would remain. He spoke about the paint color and unique circumstances related to the property, including slope.

Boardmember Ozer wondered why the Hillside Building Committee was involved and why a variance was needed if the building pad was not on hillside.

Mr. Burton explained that code stated that properties are designated hillside when listed on the map, regardless of having a building pad slope of 10% or greater. He further explained

that the applicant has the option to demonstrate the pad is lower than 10% to have the property removed from Hillside designation, but this would require the property to come into compliance with all flatland requirements.

Declassification was discussed and Mr. Carter stated that the home was under construction and close to completion. He believed that a variance was the best remedy to allow the owner to exceed the LRV allowance, while removing the home from Hillside designation would be burdensome due to the construction status.

Boardmember Williams asked how long construction had been ongoing. He wondered what caused the request to change from the previous approval.

Boardmember Ozer suggested that the applicant request a continuance to figure things out.

Boardmember Kuykendall clarified that the applicant did not want to be considered non-hillside but wanted a variance from Hillside.

Mr. Carter talked about paint color, which was proposed as “historical white” with a LRV of 79. He was unsure if the color would be stucco or paint. He presented hardships and the legal precedent. Mr. Carter explained that there were setbacks from the wash that would be difficult to design around if the property were non-hillside.

Boardmember Petsas asked if there was knowledge as to the intent of the ordinance in terms of only being for homes located up high.

Mr. Mendez stated that the code was, in general, for homes designated as hillside, with no regard as to location. Additionally, the code specifies that any homes where the building pad has a slope of 10% or more, even if not currently designated as hillside, should be classified as such and must abide by the hillside regulations. He also stated there was no differentiation for LRV requirement. Mr. Mendez spoke about the location of the home being based on the amount of allowable disturbance.

Boardmember Ozer asked why it took so long for the changes to come forward since the colors were approved by Hillside two years ago.

Mr. Carter stated that construction is a long process and paint colors have become important at this point.

Mr. Gaylord mentioned the Archilles Case concerning white paint on a Hillside lot. Case law was briefly discussed.

Chair Leibsohn opened the public hearing at 7:13 PM

Sabra Wagoner, a neighbor to the north, stated that the applicant has visited her requesting approval of the color, but she preferred the color blend into the natural surroundings given the home is so large. She shared her surprise seeing the white stone on the home after the original submittal blended into the desert.

Lee Gross, a neighbor behind the subject property, did not mind a white color so long as there was no lighting.

Stephanie Sandell, property owner, spoke as to the history of the home and reasoning for the request. She talked about the white stone, which was previously approved by the Hillside Building Committee, but determined to be too light during installation.

Chair Leibsohn closed the public hearing at 7:19 PM

Discussion took place between the Board and Mr. Carter.

Mr. Carter expressed interest in a continuation.

A motion was made by Boardmember Contadino, seconded by Boardmember Kuykendall, to deny item 25-143. The motion carried by the following vote:

Aye: **7** – Chair Leibsohn, Boardmember Barnes, Boardmember Contadino, Boardmember Kuykendall, Boardmember Ozer, Boardmember Petsas, Boardmember William

6. ACTION ITEMS

7. CONSENT AGENDA

A. 25-120 Approval of May 7, 2025 Board of Adjustment Minutes.

A motion was made by Boardmember Petsas, seconded by Boardmember Ozer, to approve the May 7, 2025 Board of Adjustment Minutes as presented. The motion carried with the following vote:

Aye: **7** – Chair Leibsohn, Boardmember Barnes, Boardmember Contadino, Boardmember Kuykendall, Boardmember Ozer, Boardmember Petsas, Boardmember Williams

8. STAFF REPORTS

9. PUBLIC BODY REPORTS

10. FUTURE AGENDA ITEMS

Mr. Burton stated that the Board would take recess in July and August, reconvening in September. He noted the agenda would include the item continued tonight and possibly a second item for an addition to encroach into the setback on a Hillside lot.

Miss Fullbright noted that a joint training session with the Planning Commission was scheduled for July 15th at 6:00 PM

11. ADJOURNMENT

A motion was made by Boardmember Williams, seconded by Boardmember Ozer, to adjourn the meeting at 7:31 PM. The motion carried with the following vote:

Aye: **7** – Chair Leibsohn, Boardmember Barnes, Boardmember Contadino,

Boardmember Kuykendall, Boardmember Ozer, Boardmember Petsas, Boardmember Williams

Paradise Valley Board of Adjustment

By: _____
Cherise Fullbright, Secretary