



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.