

TOWN OF PARADISE VALLEY

Construction & Zoning Regulations

All permittees must comply with the following requirements. The purpose of these regulations is to protect residents, personal and public properties, streets, common areas, and the natural desert during building construction.

1. 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.
2. 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.
3. 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.
4. 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.
5. 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 are prohibited in the Town right-of-way or near adjacent properties.
6. 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.
7. 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.
8. 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 the parties involved to remedy any violation within a reasonable time period, and until all required fees are paid in full.
9. The natural flow of rainwater and other surface drainage from the property may not be altered in any way.
10. 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.
11. 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.
12. 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.
13. An inspection fee will be charged if the inspection is required as a result of a Code violation.
14. 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 Dept.