



Custom Home Guidance

Getting Started with Construction on a Single Family Residence (Things to consider, **before** you purchase the property)

START HERE

Is there City water/sewer near my property?

Visit <https://eloyaz.gov/640/Water-and-Sewer-Availability> and use the interactive water & sewer availability map to determine if the parcel is served by the City of Eloy and if there is an existing fire hydrant within 1000' of the lot.

Do I need to connect to City water?

- With the construction of a new house, the property owner must connect to the existing City water system if the parcel is within a platted subdivision or within 100' of an existing City water line.
- It is the responsibility of the parcel owner to bring the City water main/service to their property.

Do I need to connect to City sewer?

- With the construction of a new house, the property owner must connect to the existing City sewer system if the existing City sewer main is within 400' of the parcel.
- It is the responsibility of the parcel owner to bring the City sewer main/service to their property.
 - If the existing sewer main is not within 400' of the parcel, contact Pinal County at 520-866-6442 for septic requirements or visit <https://www.pinalcountyz.gov/communitydevelopment/aquiferprotection/pages/home.aspx>.
 - For a Septic Letter visit <https://eloyaz.gov/640/Water-and-Sewer-Availability> to fill out and submit a request form.
 - Once the City's sewer main is extended to the parcel, the property owner must connect to the City sewer system.

What if there is not a paved street adjacent to my property?

- To view an aerial and street view of the property visit <https://www.google.com/maps>. It is strongly recommended to take a physical visit to view the site.
- If the street is not paved, it is the responsibility of the parcel owner to construct an all-weather roadway across the lot frontage per the City's standards (26' wide 8" aggregate base compacted (ABC) over 8" compacted sub-grade).
 - Approved Civil Engineered Roadway plans and a right-of-way permit is required for the construction of a new roadway.
 - The property owner shall obtain the services of an Arizona Registered Civil Engineer to prepare the off-site roadway plans. The City does not have costs on what a Civil Engineer



will charge, as it would be different for each situation. The Civil Engineer will provide the owner with a design cost estimate.

- The Engineer will submit the plans to the Public Works Department for review and approval. For plan review application & fees, visit <https://www.elayaz.gov/620/Engineering>.
- Once the roadway plans are approved, it is the responsibility of the parcel owner to obtain the services of a licensed Arizona Contractor to construct the roadway. The City does not have costs on what a Contractor will charge, as it would be different for each situation. The Contractor will provide the owner with a construction cost estimate.
- The contractor or owner will then submit for a right-of-way permit. Visit [https://elayaz.gov/466/Right-of-way-Permits for the right-of-way](https://elayaz.gov/466/Right-of-way-Permits-for-the-right-of-way) for the ROW form, costs, and requirements.
- The property owner pays the right-of-way permit fees and the work can begin.
- Contact the Eloy Fire District at 520-466-3544 for other fire access requirements to the property, such as an emergency vehicle turn-around.
- If there is an existing irrigation lateral/channel long the roadway, it will need to be placed underground or the driveway shall be constructed over the channel. Contact Central Arizona Irrigation & Drainage District for their requirements at 520-466-7336 or visit <https://ed4.biz/>.

Can I place a Manufactured Home on my lot?

- Visit <https://elayaz.gov/DocumentCenter/View/544/Manufactured-Home-Checklist> for the Manufactured Home Overlay Map. Contact Belinda Lopez at 520-466-2578 in the Community Development Department for questions regarding Manufactured Homes.

What fees shall be paid before construction can begin on the lot?

- Below is a list of fees to be prepared for:
 - Building Permit/Inspection Fees, contact Community Development Department at 520-466-2578.
 - Capacity Charges (Impact fees & Water Meter fee), contact Community Development Department at 520-466-2578 or visit <https://elayaz.gov/DocumentCenter/View/5038/Revised-Development-Fees-and-Capacity-Charges-July-2020>.
 - Right-of-way Permit Fees are based on 4% of the construction costs, contact the front counter of the Public Works Department at 520-466-3082 for additional information. A right-of-way permit is required for any construction in the City's right-of-way (outside of private property). For example, water/sewer service taps or a driveway from the property line to the street. Visit [https://elayaz.gov/466/Right-of-way-Permits for the right-of-way](https://elayaz.gov/466/Right-of-way-Permits-for-the-right-of-way) for the plan review fee schedule, right-of-way permit application, right-of-way permit fees, and other requirements.
 - Water, Sewer, and Trash Collection Account Set-up Fees, contact the Finance Department at 520-464-3401. The City will accept payments by a credit card or check.



- Fire District Construction/Operational Permit, Special Use Fees and Fire Hydrant spacing requirements, contact the Eloy Fire District at 520-466-3544.

What is the process to connect to City water/sewer services if the water/sewer main is adjacent to the parcel?

If the existing water/sewer main is running adjacent to the parcel, it is the responsibility of the parcel owner to install the water/sewer service from the main to the parcel. Follow the steps below:

- The property owner shall obtain the services of a licensed Arizona Contractor to perform the physical water/sewer connection.
- Contact the Public Works Department at 520-466-3082 for a list of local plumbers who have recently pulled a permit with the City (The City does not endorse any company).
- The City does not have costs on what a contractor might charge, as it would be different for each situation. The contractor will provide the owner with a construction cost estimate.
- The contractor or owner will then submit for a right-of-way permit. Visit <https://eloyaz.gov/466/Right-of-way-Permits> for the right-of-way permit costs, and requirements.
- The property owner pays the Capacity Charges (impact fees), building permit fees (if applicable), and right-of-way permit fees and the work can begin. For a list of current Capacity Charges, visit <https://eloyaz.gov/DocumentCenter/View/5038/Revised-Development-Fees-and-Capacity-Charges-July-2020> or contact Community Development Department at 520-466-2578.
- A water service can be installed in the City’s right-of-way from the water main to the property line of a vacant parcel, before the house is under construction. However, a water meter will not be installed on a vacant parcel.

What is the process to extend the City water/sewer mains to the parcel?

If the existing water/sewer main is not running adjacent to the parcel, it is the responsibility of the parcel owner to extend the water/sewer main to the parcel and also install the water/sewer service. Follow the steps below:

- The property owner shall obtain the services of an Arizona Registered Civil Engineer to prepare the off-site water/sewer plans.
- The Engineer will submit the plans to the Public Works Department for review and approval. For plan review application & fees, visit <https://www.eloyaz.gov/620/Engineering>.
- Once the off-site water/sewer plans are approved, it is the responsibility of the parcel owner to obtain the services a licensed Arizona Contractor to install the physical water/sewer mains and services. (Refer to the steps under ‘**What is the process to connect to City water/sewer services if the water/sewer main is adjacent to the parcel?**’)



NEXT STEP (Ready to begin construction/building)

- Contact Belinda Lopez at 520-466-2578 in the Community Development Department for Building Setback requirements on new home construction, Zoning Requirements, Lot Splits, and Lot Combinations or visit <https://www.elayaz.gov/213/Planning-Zoning>.
- Contact Community Development Department at 520-466-2578 for Building permit and plan submittal requirements, plan review and permit/inspection fees, and building code information or visit <https://www.elayaz.gov/138/Building-Safety>.
- For electrical service, contact APS (Melissa Weddle) at 520-705-1715.
- For gas service, contact Southwest Gas at 1-877-860-6020.
- For fire service, contact the Eloy Fire District at 520-466-3544.
- For lot dimensions refer to the Final Plat or visit the Pinal County Assessor's page at <https://pinal.maps.arcgis.com/apps/webappviewer/index.html?id=d92bad11160e425ca191f048ef6ca556> to view the County Assessor Parcel Map.
- For Flood Zone designation or Flood Plain Use Permits, contact Pinal County Flood Control District at 520-509-3555 or visit <https://www.pinalcountyz.gov/PublicWorks/FloodControl/Pages/Home.aspx>
- Contact Kory Fewell in the GIS Division of the Public Works Department for address verification before beginning any work at 520-464-3176.
- For block wall/fencing construction requirements, contact the Public Works Department at 520-466-3082 or Community Development Department at 520-466-2578 if the wall is over 6' in height or if it is retaining 4 feet or more.