



# Community Development Department

## January 2024

### Town of Pinetop-Lakeside Building Department

In January 2024, the Building Department of the Town of Pinetop-Lakeside observed a steady stream of activities, marked by issuing various building permits and monitoring many ongoing projects via inspections and building code enforcement.

**Building Permits:** The department issued a total of 3 building permits. These projects bring a combined total valuation of \$71,000, indicating a healthy influx of investments into the community's infrastructure.

**Total Fees Collected:** Accompanying the permits, the department collected fees of \$1,101. These funds contribute directly to the operational efficiency and service delivery of the Building Department.

**Notable Single-Family Residence (NSFR):** Among the issued permits, a notable single-family residence construction project was approved, with a substantial valuation of \$66,000. This project alone contributed \$938 in fees, underscoring its significance in the monthly totals.

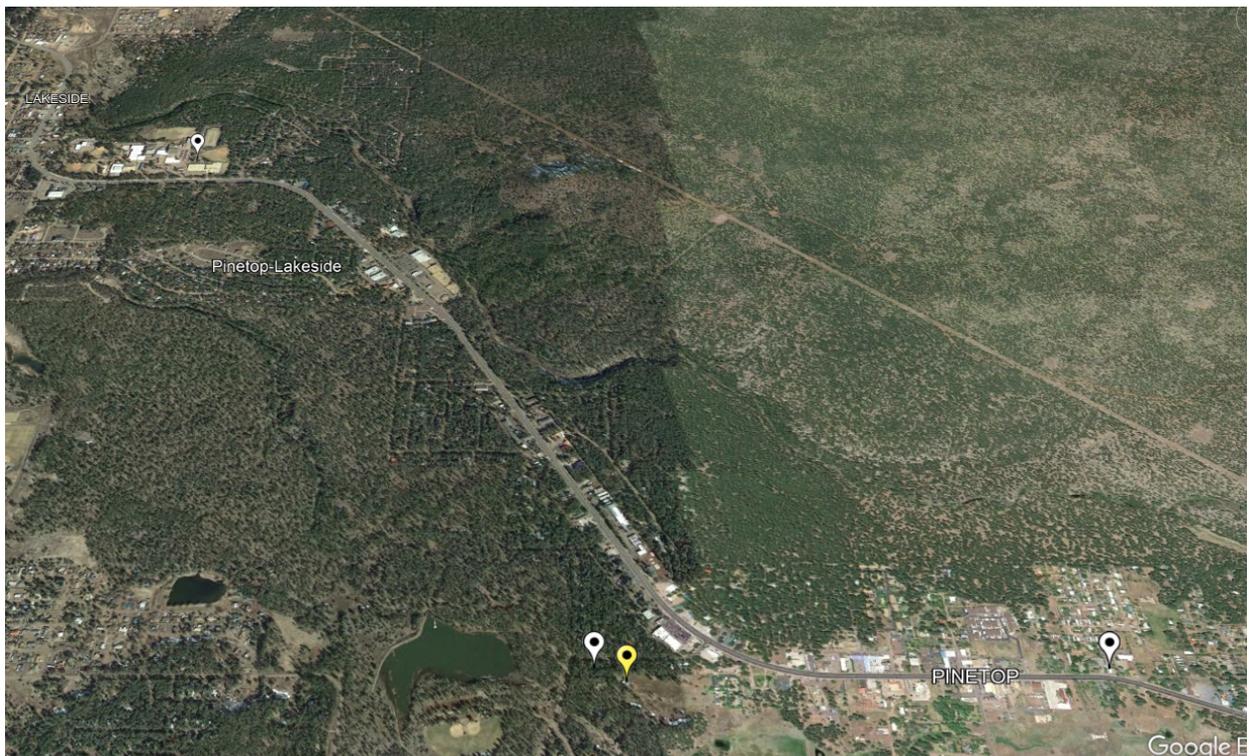
Reflecting on the department's commitment to safety and quality, January also witnessed a rigorous schedule of inspections. The Building Department conducted a comprehensive series of inspections to ensure adherence to building codes and standards, fostering secure and reliable construction within the community.

- **Inspections Performed:** The perseverance of our Building Official facilitated **53 detailed inspections** over the month. These inspections included a mix of foundation, framing, electrical, plumbing, and final construction checks, ensuring that each development phase met or exceeded the stringent safety protocol established by the International Building Codes.

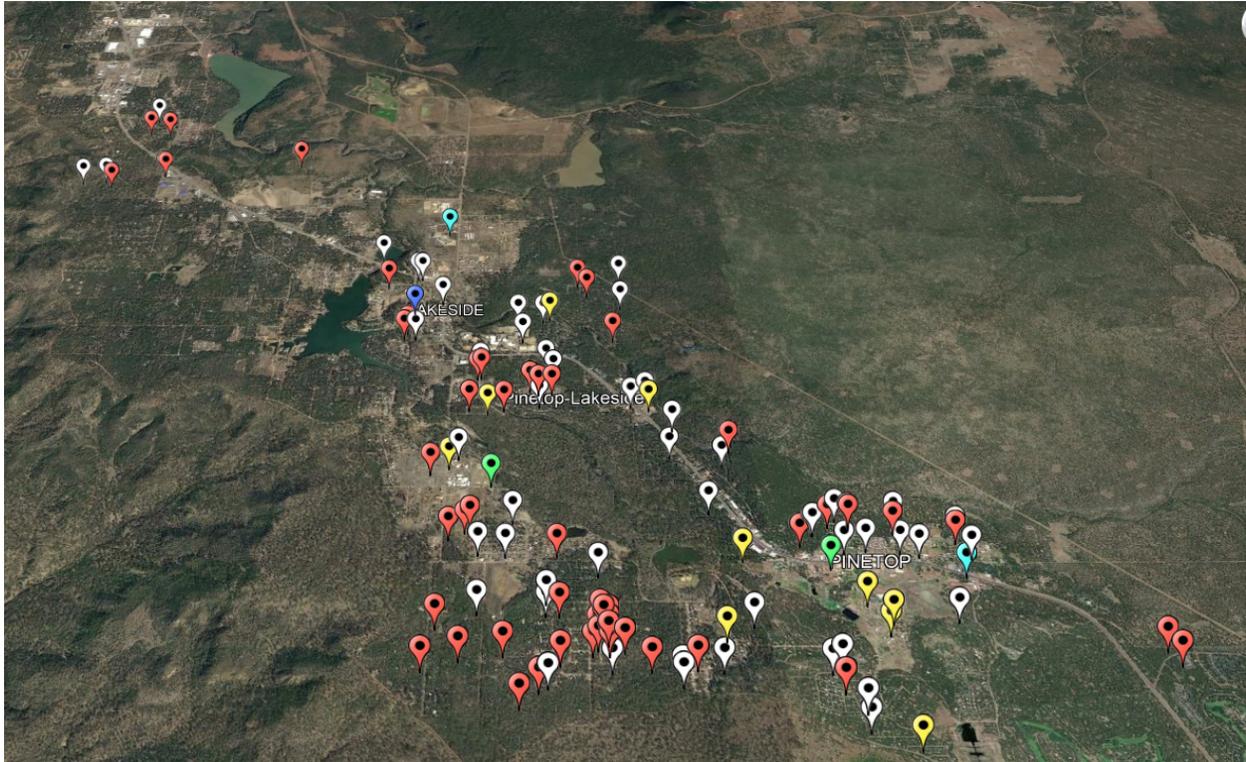
The execution of these inspections indicates Pinetop-Lakeside's unwavering dedication to maintaining high building safety standards. It reassures our citizens that our town's growth and development are conducted with their well-being at the forefront.

Gas conversion inspections	2
Drywall nailing	7
Rough M.E.P.	15
Slab Steel	1
Stem wall	3
Insulation	3
Final Inspections	10
Roof Nailing	3
Shear wall	3
Fireplace	2
Floor Framing	2
Electric Service Panel	2
<b>Total inspections</b>	<b>53</b>

The figures presented above offer a glimpse into the operational activities of the Building Department in January. They showcase a productive beginning to the year, highlighting promising investments in residential and community structures.



December Permits: Red=NSFR, White=Additions, Yellow=Utilities Green=Cell Towers



Ongoing Active Permits: Red=NSFR, White=Additions, Yellow=Utilities Green=Cell Towers, Blue=PD & NEC

## Business Licenses and Other Permits

This report provides a detailed analysis of business licensing activity within the Town of Pinetop-Lakeside for the current month. As an essential indicator of economic health and business development, tracking business licenses offers valuable insights into the town's entrepreneurial environment. This report aims to outline the number and types of businesses licensed, analyze trends, and explore the implications of these patterns on the local economy.

In the current month, Pinetop-Lakeside has issued **11 business licenses**. The entities granted licenses represent diverse industries, underscoring the town's economic variety and business-friendly atmosphere. Below are the details of the licenses granted:

Entity Name	Nature and Type of Business
Rena Renee Productions LLC	Other Professional Services
amAZing Enterprises LLC	Other
Your Janitorial Supply LLC / E & E Services *	Retail Sales
AZ Commercial Services LLC / AZ Commercial Laundry / E & E Services	Other
Arizona Dwelling Development	Building/Construction
Green Electric and Solar, LLC	Building/Construction
Collier's Roofing	Building/Construction
Star Hydration LLC	Other
Nalu Project LLC Sweetpeas Mobile	Other



Equity Sign Group, Inc.	Building/Construction
Rozanski Construction LLC	Building/Construction

Row Labels	Count of Entity Name
Building/Construction	5
Other	4
Other Professional Services	1
Retail Sales	1
<b>Grand Total</b>	<b>11</b>

This month, we have also seen activity regarding vendor and Short-Term Rental (STR) permits. The Town of Pinetop-Lakeside's commitment to facilitating small and seasonal businesses is reflected in the issuing of vendor permits. In detail:

- **Single Vendor Permits:** 4
- **Annual Vendor Permits:** 5

These vendor permits are pivotal for the temporary and seasonal businesses that pop up to serve the influx of tourists, especially during peak seasons.

Regarding accommodations, there has been a considerable issuance of Short-Term Rental permits:

- **Short-Term Rentals (STRs):** 17

The increasing number of STR permits highlights a strong demand for temporary lodging options. Mackenzie and Rick significantly impacted the launching of a successful campaign to educate local homeowners about STRs. Additionally, this trend signifies a thriving tourism sector that continues to stimulate the local economy. It also reflects the housing market's adaptability in meeting the evolving preferences of visitors who prefer home-like stays over traditional hotels.

This month's report highlights a positive trajectory for business licensing in Pinetop-Lakeside. Diversifying business types and year-on-year licensing activity provides a forward-looking gauge of the town's economic health.

Based on the current analysis, the town's business climate appears healthy. Stakeholders, prospective entrepreneurs, and policymakers can leverage this information to inform strategic decisions, nurture economic growth, and foster a supportive environment for local businesses.

The next reporting period will offer further data to assess the sustainability of these trends and help us better understand the dynamic commercial landscape of Pinetop-Lakeside.

## Code Enforcement



This month's code enforcement activities have resulted in significant achievements, most notably the successful cleanup of 500 and 770 East White Mountain Blvd. These efforts have led to the removal of unsightly debris, an improvement in local health and safety standards, and an enhancement in the overall aesthetics of the community. Not only have these initiatives uplifted the neighborhoods involved, but they have also set a positive example for future enforcement endeavors.

The dedication and coordination among enforcement officers, community volunteers, and local businesses were paramount in achieving these noteworthy outcomes. This accomplishment serves as a reminder of code enforcement's vital role in maintaining and enhancing the quality of life for all community members. By effectively enforcing codes and regulations, we can ensure our neighborhoods are safe, healthy, and visually appealing.

In addition to the ongoing cleanup efforts, our dedicated code enforcement officers have been actively and diligently addressing various concerns within the community. One of their key focuses is the effective management of short-term rentals. These proactive measures prevent potential hazards and nuisances and foster a stronger sense of pride, ownership, and overall well-being among our residents. With their unwavering commitment, they strive to create a safe and harmonious environment where everyone can thrive and enjoy a high quality of life.

Looking ahead, the code enforcement team will continue to prioritize these endeavors to create a more sustainable and captivating community for all. We highly encourage community members to report any code violations they may observe and to actively participate in maintaining the integrity of our neighborhoods.

Effective code enforcement practices can build a stronger and more vibrant community. Let us persevere to create a safe, healthy, and aesthetically pleasing environment for everyone to enjoy. We extend our gratitude to all those involved in these endeavors for their hard work and dedication. So, let's sustain this momentum and continue making our community an even better place to call home.



500 E. White Mountain Blvd - Before



500 E. White Mountain Blvd – After



770 E. White Mountain - Above Before & Below After





## Planning and Zoning

January saw a surfeit of activities within the Planning and Zoning Department. Most notable was the Planning and Zoning Commission meeting on January 25th, which brought to the fore the discussion of the Enclave subdivision's tentative plat.

During the meeting, the commission meticulously reviewed the submitted documents for conformance to the General Plan regarding the Enclave subdivision. Key considerations included aligning infrastructure, conducting thorough environmental impact assessments to ensure minimal ecological disruption, ensuring convenient access to the subdivision, and providing all necessary utilities for future residents. Additionally, we deliberated on revising the dedication language specified on the plat and incorporating the calculations for open space.

After an exhaustive and comprehensive discussion, which included discussions on the drainage and moving of a building pad to avoid conflict with a stormwater culvert and snow removal from the neighborhood, the tentative plat was advanced with well-thought-out recommendations and contingencies for the developer to address. These suggestions and measures covered a range of areas, including enhancing traffic flow within the subdivision, implementing sustainable landscaping and stormwater management practices, and ensuring convenient access to the proposed neighborhood trail system for residents and visitors.

It is crucial for these matters to be resolved and addressed by the developer before the final plat can be presented to the Council for approval. This thorough and meticulous approach ensures that the Enclave subdivision meets the highest standards of urban planning and development, creating a vibrant and sustainable community for its future residents.

Members of the community did not express opposition to the proposed green spaces and pedestrian paths. Any concern over increased traffic was mitigated by a previous traffic impact analysis covering a much larger project scope for the same area and alleviated concerns over traffic congestion and the preservation of existing natural features. The commission agreed to reconvene to assess progress on the noted contingencies following updates from the developers.

In addition to the developments surrounding the Enclave subdivision, January marked a pivotal moment for the grassroots annexation movement concerning the Pinetop-Lakes Country Club. Residents have been vociferously advocating for the annexation of this area, which they believe will bring about enhanced municipal services, infrastructure improvements, and a broader tax base benefiting the entire community. The actual impetus lies in the allure of our Short-Term Rental Ordinance, a regulation the County lacks the will to enforce.

The movement, primarily driven by members of the community who see the potential for growth and development in the region, has gained considerable momentum. Proponents argue that annexation would provide better oversight of land use and environmental conservation efforts. Moreover, the inclusion of the Country Club within the city's jurisdiction is expected to foster greater community cohesion and pave the way for public investments in local amenities.

Public forums are being planned, and scheduling is ongoing to ensure a transparent dialogue between the residents, the Country Club management, and the town officials. The shared vision for the community's future will continue to be shaped and refined within these discussions. The



department is committed to monitoring this movement closely and providing thoughtful, data-driven recommendations to the Town Council as the annexation process unfolds.

“Those who plan do better than those who do not plan, even should they rarely stick to their plan.”  
– Winston Churchill.

Respectfully,

Jeremiah Loyd, P.E.  
Community Development Director