

Community Development Department

April 2024

Town of Pinetop-Lakeside Building Department

In April 2024, the Building Department of Pinetop-Lakeside successfully processed a total of 17 permits, covering a mix of commercial and residential developments. Here's a detailed overview of the period's achievements:

- **Total Permits Issued:** 17
- **Total Fees Collected:** \$8,607
- **Total Project Valuation:** \$640,443

Detailed Analysis by Permit Type

1. Commercial Permits:

- Permits Issued: 3
- Fees Collected: \$1,456
- Project Valuation: \$102,000

2. Residential Permits:

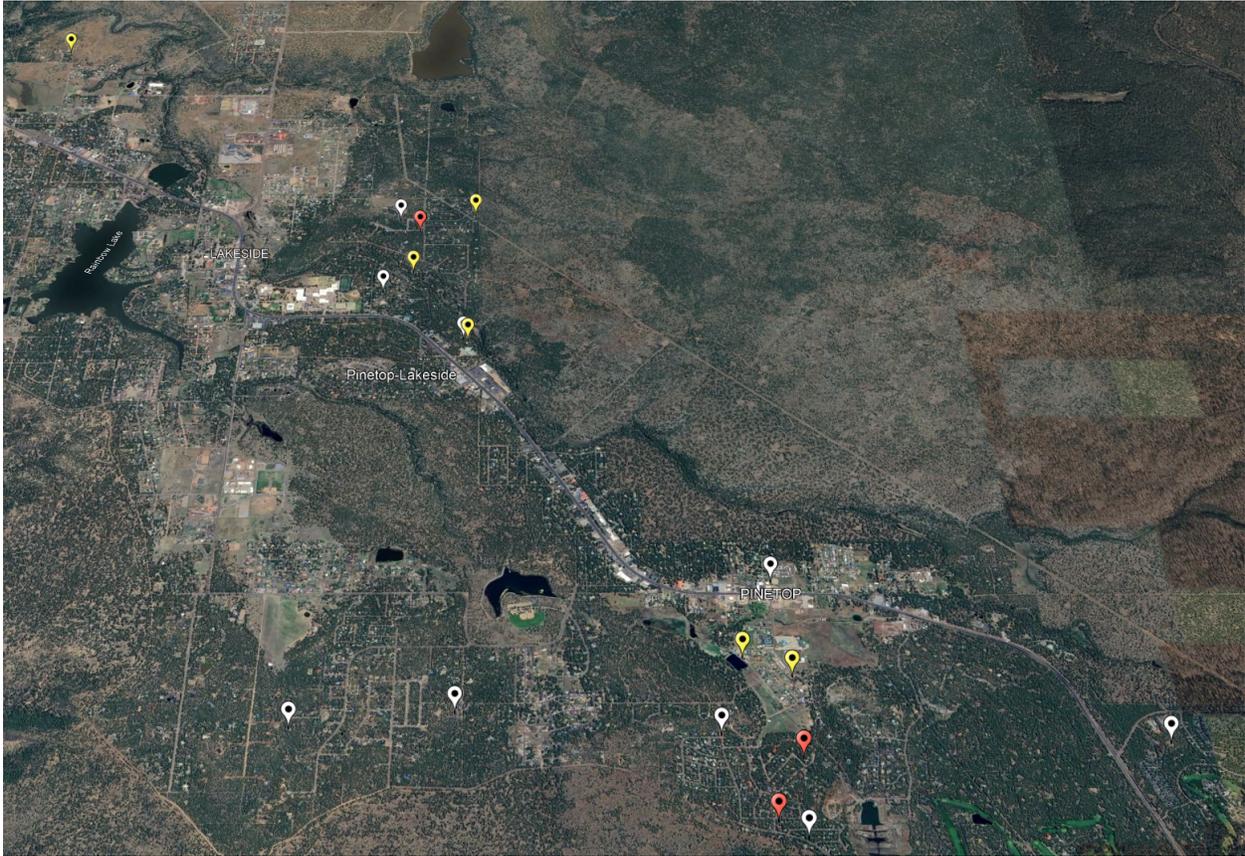
- Permits Issued: 14
- Fees Collected: \$7,151
- Project Valuation: \$538,443

These figures reflect robust construction and development activities within our community, emphasizing growth in both commercial and residential areas. The Building Department is committed to sustaining this growth by ensuring swift and efficient permit processing while guaranteeing that all development adheres to the highest safety and sustainability standards.

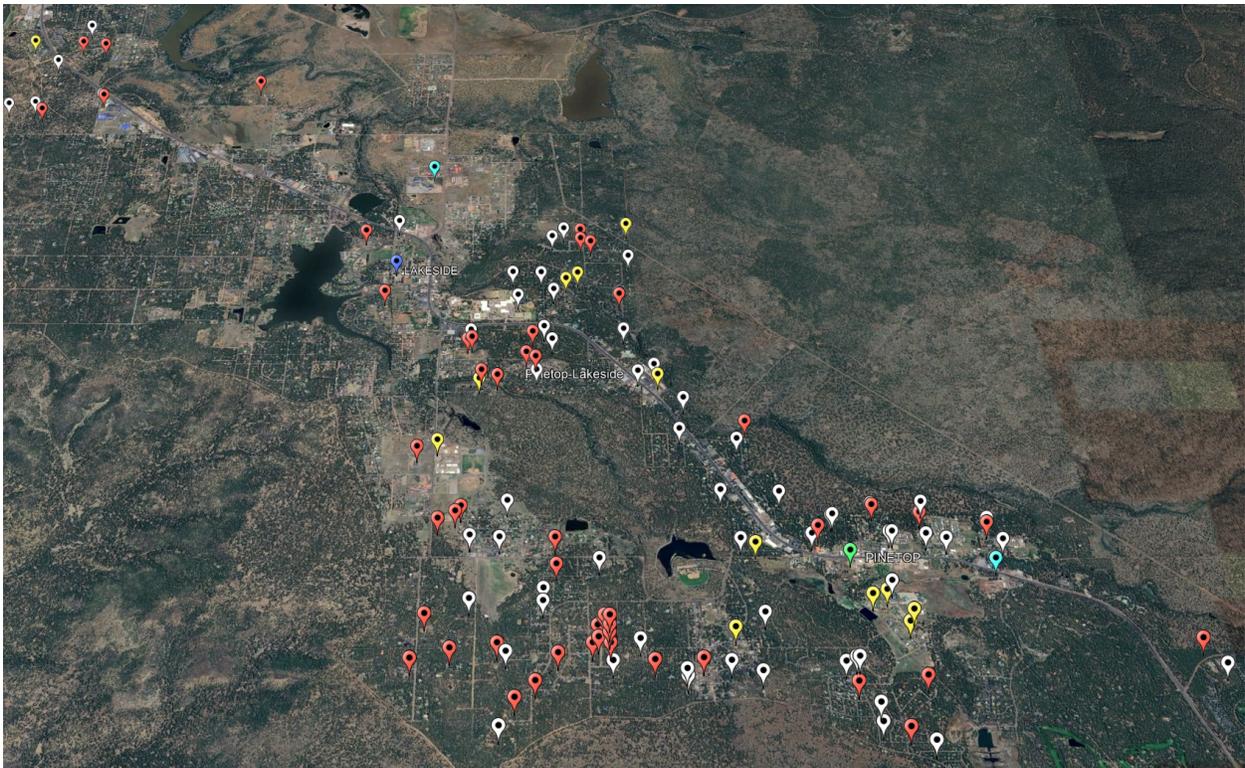


Site	7
Footing	4
Stem Wall	4
Slab	2
Floor Framing	2
Shear wall	1
Roof Nailing	1
Rough- In	14
Insulation	1
Drywall	2
Electrical	8
Gas	4
Final	5
Miscellaneous	14
 Total	 69

Monthly Inspection Count



April 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

1. **TERRITORIAL SIGN CO** – Specializing in the creation, installation, and removal of both exterior and interior signage.
2. **Posy & Pine Boutique** – A charming boutique offering an array of home decor and clothing items.
3. **Jojos Tacos** – A family-owned food truck serving a variety of Sonoran-style Mexican food options.
4. **American Wolf Construction** – Providing general contractor and electrician services.
5. **Peace of Mind Handymann LLC** – Offering maintenance and upkeep services for residences, focusing on reliability and customer satisfaction.
6. **Edits by Lora** – Professional editing and proofreading services specializing in books.

Special Event Permits Issued

1. **Little League Opening Day** – A community event to kickstart the local Little League season.
2. **Mid-Summer Market** – An outdoor market featuring local artisans, farmers, and food vendors.
3. **For the Love of Quilts Annual Show** – An exhibition showcasing handmade quilts from various artists.

Other Permits

- **Single Vendor Permits:** 3 issued
- **Annual Vendor Permits:** 5 issued
- **Short-Term Rentals (STRs):** 6 approved, contributing to a total of 151 STRs.

This report encapsulates all business licenses and permits issued in April. Each entry highlights the diversity of our local economy and the continued growth of our community's vibrant business landscape.

Code Enforcement

This month's report reflects our proactive approach and continuous efforts to enhance the community's landscape and compliance with local regulations. Our dedication to fostering a safer and more appealing environment is evident in the various activities and engagements outlined below.

Grant Applications and Community Revitalization

We continue to impact our business community with the façade grant program, with eighteen local businesses applying for grants. Times Square was subject to a code enforcement action regarding the disrepair of the parking lot. The parking lot at Times Square was repaved entirely, and the code enforcement was closed. Spa Estique and Pinetop Furniture also reconstructed some of their parking lots with concrete. The Nature Center repainted its metal building and received much praise from all who frequent the facility. This enthusiastic participation indicates a shared vision among business owners toward revitalizing our community and improving the town's visual appeal.

"I appreciate the Facade Grant program, which encourages building owners to keep their properties looking good." -Grant Recipient Justin Rundle.

Noteworthy Engagements and Progress Updates from Code Enforcement Officer Rick Buffington:

- ❖ The renovation efforts at the White Mountain Glass building are advancing satisfactorily. Upon my recent inspection, I noted that the interior has been thoroughly cleaned, demonstrating considerable progress. I intend to reach out to Mr. Fasula shortly to discuss his intentions for the exterior renovations and to establish a general timeline for these enhancements.
- ❖ My dialogue with Gerardo Del Rincon concerning the Mogollon Tavern was fruitful. He indicated their intention to organize and remove items from the premises this weekend. Gerardo extended an invitation to Frank and me to inspect the interior on Saturday, an opportunity we plan to utilize. Due to uncertainties regarding future actions, a conference call with the Community Development team has been proposed to deliberate on potential options and formulate a preliminary plan and schedule. Gerardo welcomed this proposal; therefore, we shall determine a suitable time for this meeting on Monday.
- ❖ In discussions with David Earl pertaining to Earl's Laundromat and the related drive-in, a strategy has been devised to clear the laundromat's surrounding area of any equipment and appliances. Moreover, Frank and I are slated to examine the laundromat to verify compliance with initial code violation rectifications. This visit will also serve to outline a comprehensive timeline for the demolition of the house and drive-in area.
- ❖ After numerous attempts, I successfully contacted the owner of 2891 S. Nighthawk Ln regarding a property maintenance complaint. The owner's daughter communicated on her mother's behalf. Initially distressed, she sought clarification regarding the complaint's specifics. We are working on addressing the complaint and anticipate future correspondence.

- ❖ Finally, I engaged in dialogue with Fynn Power, proprietor of the Beaver Tail structure. He affirmed that demolition plans for the structure are proceeding as anticipated, with initiation expected in the forthcoming week or two.

This month's report highlights ambitious efforts toward community revitalization and compliance with local regulations, demonstrating a collective commitment to improving our town's landscape. Key initiatives include the successful application of eighteen local businesses to the façade grant program, significant enhancements to the physical premises of businesses such as Times Square, Spa Estique, and Pinetop Furniture, and the praised beautification of the Nature Center. Noteworthy progress in code enforcement was reported by Officer Rick Buffington, touching on the renovation of the White Mountain Glass building, cleanup plans for the Mogollon Tavern, strategy formulation for Earl's Laundromat, successful communication regarding the complaint against Night Hawk, and the impending demolition of the Beaver Tail structure. These efforts reflect a shared vision and proactive strides in fostering a safer, more appealing community environment.



1684 E. White Mountain Blvd – Times Square Repaving

Planning and Zoning

Discussion and Legal Actions

In April 2024, the Planning & Zoning Commission, in a collaborative effort with the Community Development Department, devoted extensive time and resources to review the proposed Z-88 zoning amendment meticulously. This significant amendment aimed to alter the zoning



classification of the property situated at 2558 E Poplar Drive in the Town of Pinetop-Lakeside, bearing the Assessor's Parcel Number (APN) 311-34-007A, from its current designation of R1-4, which typically allows for low-density residential development, to MH-4, a classification permitting the development of mobile homes and manufactured housing units.

The locality surrounding this particular parcel is notably interspersed with a variety of legal nonconforming recreational vehicle (RV) parks and manufactured housing units, indicating a precedent for this type of residential setup in the area. Despite the potentially significant impact of this zoning change on the community's landscape and density, the Planning & Zoning Commission hearing scheduled for April 11th was marked by a surprising lack of public engagement, with no local residents appearing to voice opposition to the amendment.

While there was an absence of direct opposition at the hearing, it is worth noting that the Commission did receive a letter of protest from an individual expressing concerns about the proposed zoning change. However, their property is more than 300 feet from the parcel in question. This distance suggests that the individual does not frequently pass by the affected property on their daily routes, potentially diminishing the direct impact of the rezoning on their daily life. Despite this, the submission of the letter highlights that some within the broader community are paying attention to the zoning changes and their implications, even if they are outside the immediate vicinity of the proposed amendments.

"Planning is bringing the future into the present so that you can do something about it now." - Alan Lakein.

Respectfully,

Jeremiah Loyd, P.E.
Community Development Director