



## Community Development ~ May 2024

The Pinetop-Lakeside Building Department saw substantial activity during May 2024. Here is a detailed breakdown of the permits issued, fees collected, and the valuations associated with these permits:

### Overview

- **Total Permits Issued:** 20
- **Total Fees Collected:** \$17,996
- **Total Valuation:** \$1,554,307

### Permit Breakdown

#### Commercial Permits

- **Number of Permits:** 5
- **Fees Collected:** \$1,606
- **Total Valuation:** \$105,500

#### Residential Permits

- **Number of Permits:** 15
- **Fees Collected:** \$16,390
- **Total Valuation:** \$1,448,807

#### New Single-Family Residences (NSFR)

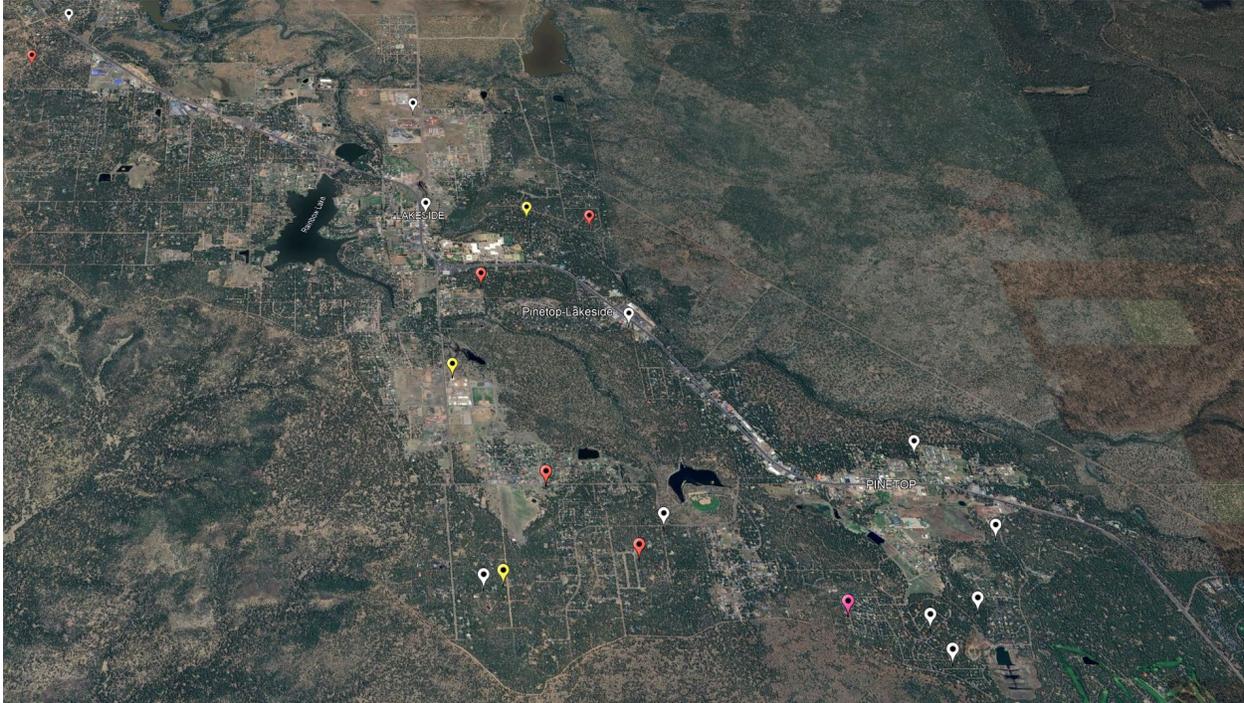
- **Number of Permits:** 4
- **Fees Collected:** \$11,507
- **Total Valuation:** \$1,094,000

This report highlights a hectic month for residential building activities, with the majority of fees and valuations stemming from residential and NSFR permits. The commercial sector also contributed to the overall activity, though to a lesser extent in terms of fees collected and valuation. The Pinetop-Lakeside Building Department continues to facilitate growth and development within the community, upholding standards and ensuring the proper issuance of building permits.

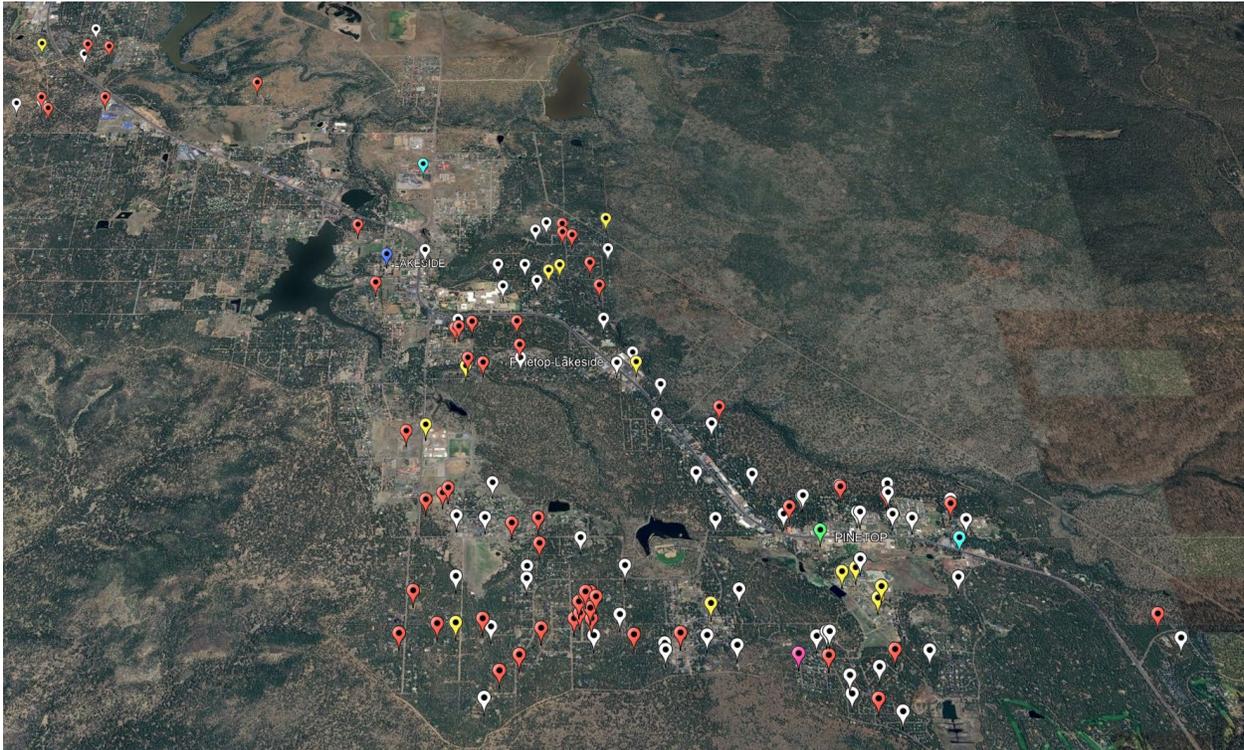


*Monthly Inspections*

Site	6
Footing	11
Stem Wall	2
Slab	3
Floor Framing	1
Shear wall	2
Roof Nailing	2
Rough In	7
Insulation	2
Drywall	3
Electrical	5
Gas	8
Final	11
Miscellaneous	10



May 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

Throughout May, a diverse range of businesses received licensing and permits, reflecting the dynamic economic activity within the community. Below is a detailed analysis of the various entities and the types of services they provide:

1. **Slade Roofing** (Building/Construction): A specialized roofing contractor offering services that contribute significantly to infrastructure development. This business is not home-based.
2. **Get-it-Done Seal Coating LLC** (Other): Focuses on painting curbs and arrows on driveways and parking lots and operates from a home-based setup.
3. **Faith Unlimited LLC; DBA White Mountains Tree Service** (Other Professional Services): Provides comprehensive tree-related services, including trimming/pruning, removal, chipping, stump grinding, firewise, and bark beetle reclamation. Their home-based status is unspecified.
4. **Johnson Power Solutions LLC** (Building/Construction): An electrical service provider essential for maintaining and setting up electrical systems. The home-based status is unspecified.
5. **Something to Bark About** (Other): A home-based dog grooming shop that caters to pet owners' grooming needs.
6. **Perkins Cinders, Inc.** (Other): Engages in mining, construction, and related sales. This is a non-home-based business.
7. **The Crooked Oak LLC** (Retail Sales) specializes in apparel design and sales and operates from a home base. They offer a variety of merchandise, including hats, t-shirts, and hoodies.
8. **High Country Signs** (Other): A non-home-based business focusing on the fabrication and installation of signs.
9. **Simply Southern Senior Concierge LLC** (Other Professional Services): Assists seniors with non-medical daily life activities, enhancing the community's support network for the elderly. This is not a home-based business.
10. **White Mountain Car Wash, LLC** (Other): Provides the community with automatic and self-serve car wash services. This business operates from a non-home-based facility.
11. **Perez Construction Group** (Other Professional Services): Offers construction and handyman services and operates from a home base.



12. **HG ELITE ASPHALT LLC dba ELITE SERVICE PROS** (Other): Provides residential asphalt paving for roads and driveways without charging sales tax. The home-based status is unspecified.
13. **Elevate Mechanical LLC** (Building/Construction): This company specializes in HVAC service and repair and operates from a home-based setting.
14. **Cassmar Development, Inc.** (Building/Construction): A general contractor and home builder contributing to local housing development. The home-based status is unspecified.
15. **Clemans Plumbing** (Building/Construction): Plumbing services essential for residential and commercial plumbing needs. The home-based status is unspecified.

Additionally, the month saw the issuance of various permits, which include:

- 15 Single Vendor Permits
- 12 Annual Vendor Permits
- 6 Special Event Permits

## **Summary**

May witnessed robust economic activities characterized by the issuance of multiple business licenses and other permits. The diversity of the entities, ranging from construction and professional services to retail and specialty services like dog grooming and sign fabrication, indicates a well-rounded economic landscape. The permits issued further support the vibrant commercial environment, allowing vendors and event organizers to contribute to the community's growth and dynamism.

## Code Enforcement

This month's report showcases our proactive initiatives and ongoing efforts to enhance the community's landscape and ensure compliance with local regulations. It offers a comprehensive overview of the latest activities undertaken by our Code Enforcement team and the progress made in the façade grant program. Our dedication to creating a safer and more attractive environment is evident through the various activities and engagements detailed below.

### *Grant Applications and Community Revitalization*

We continue to impact our business community with the façade grant program, with twenty-one local businesses applying for grants. All work must be completed, and invoices submitted prior to the end of the fiscal year on June 30th for reimbursements within this grant cycle. This enthusiastic participation indicates a shared vision among business owners toward revitalizing our community and improving the town's visual appeal.

### Noteworthy Engagements and Progress

Updates from Code Enforcement Officer Rick Buffington:

- With the influx of visitors and summer residents, non-compliant sign activity has more than tripled. Our Code Enforcement (CE) team has ramped sign collection efforts to match this growth.
- Enforcement of the Political Sign-Free Zone is in full effect. I am actively removing signs in violation and contacting candidates to inform them of the code and sign placement requirements.
- As expected, special event banners and signs are appearing throughout the town. These are being removed, and event organizers are being informed that they must obtain a permit from the town and permission from property owners.
- The initiative to bring property owners into compliance regarding storage-occupied trailers and RVs will commence on June 17th. I am currently mapping out the town to address each area systematically.
- Our staff recently met with Mr. Irvin Earl to discuss code violations at the laundromat. He has resolved all non-compliant issues, bringing the building up to code. We also discussed further improvements to the laundromat's exterior. Mr. Earl plans to demolish the house on the property this summer, with the drive-in following, pending time and weather conditions.

In summary, our ongoing efforts in code enforcement and the façade grant program demonstrate our unwavering commitment to improving the community's landscape and maintaining stringent regulatory compliance. The enthusiasm shown by local business owners toward the façade grant program, coupled with proactive enforcement actions, contributes significantly to creating a safer and more attractive town environment.



## Planning and Zoning

The Planning & Zoning Commission did not hold regular meetings in May due to the Arizona Game & Fish Annual Meeting at the town hall and planned vacations. However, despite the absence of formal gatherings, our dedicated team continued to diligently evaluate potential code enhancements and ordinances to strengthen our regulatory framework.

Recognizing that the code is a living document, serving as the legal foundation governing town-resident interactions is crucial. This code outlines the rights and responsibilities of each community member, ensuring that everyone is treated fairly and equitably. We aim to facilitate our vibrant community's harmonious growth and development by upholding this comprehensive framework. This includes fostering a positive environment for all stakeholders involved in the town's progress, from local businesses and schools to families and individual residents, and ensuring that future initiatives are aligned with the community's values and aspirations.

Our focus remains on discovering innovative ways to support and enhance our community. This includes exploring new zoning and planning strategies to manage our resources and infrastructure better, collaborating with local organizations to strengthen community ties and ensure inclusive progress, and actively seeking opportunities for growth and development through various initiatives. Additionally, we are committed to engaging with community members to understand their needs and aspirations, ensuring that our efforts align with their vision for a thriving and sustainable future.

"Plans are nothing; planning is everything." - Dwight D. Eisenhower.

Respectfully,

Jeremiah Loyd, P.E.  
Community Development Director