



Community Development ~ November 2024

Overview

The November 2024 Building Department Monthly Report provides a comprehensive overview of the building permits and construction activities in the area during the specified period. Here is a detailed analysis of the data:

Building Permits: A total of 13 building permits were issued in November 2024. These permits indicate the number of construction projects that were approved and authorized by the building department.

Fees: The total fees collected for the building permits amounted to \$8,108. These fees contribute to the funding of building department services and inspections to ensure compliance with relevant regulations.

Valuation: The total valuation of the construction projects was \$707,685. Valuation represents the estimated worth of the construction work being undertaken, reflecting the scale and complexity of the projects authorized during the period.

NSFR: One NSFR (Non-Single Family Residence) permit was issued in November 2024. NSFR permits typically pertain to multi-family residential buildings or commercial structures.

NSFR Permits: The NSFR permit was valued at \$438,000 and incurred fees of \$4,411. This indicates the scope and worth of the non-single-family residence project authorized during the month.

Duplex: One duplex permit was issued, indicating the construction of a residential building consisting of two individual units.

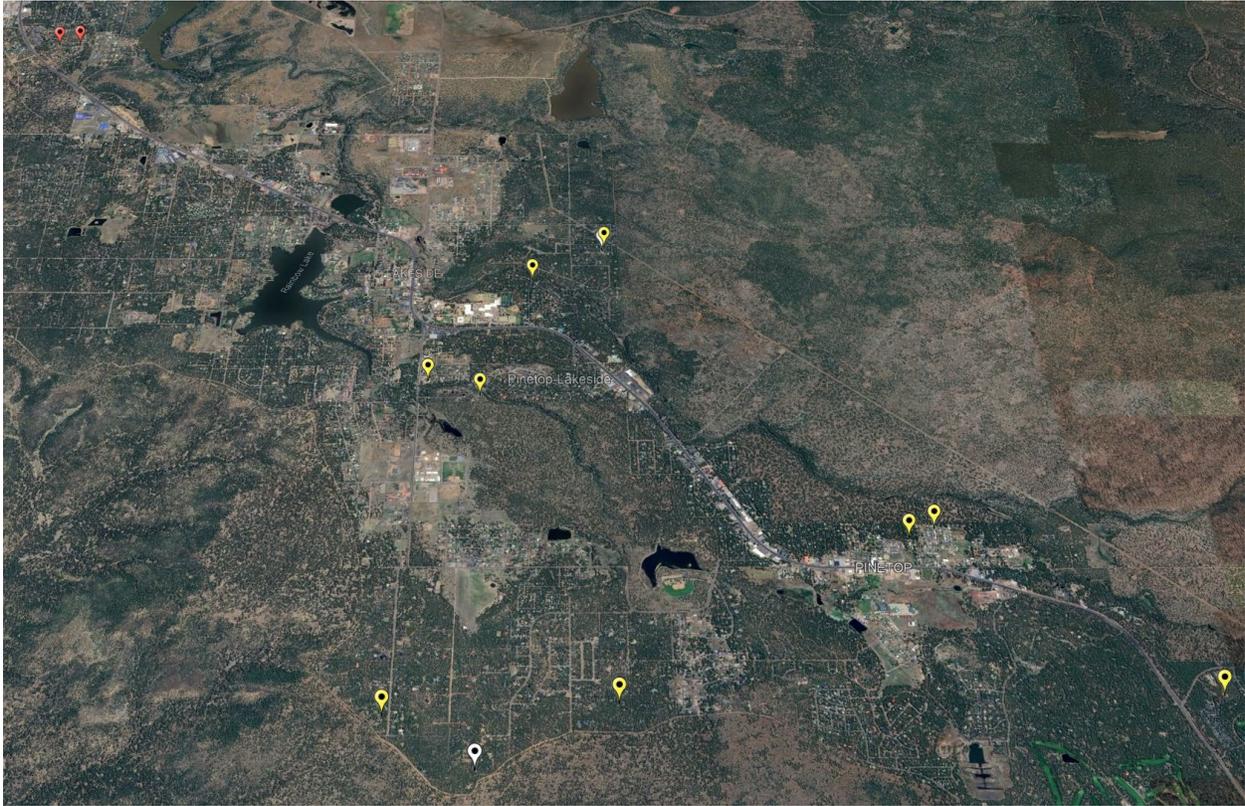
Duplex Permit: The duplex permit was valued at \$194,000 and incurred fees amounting to \$2,191. This highlights the value and scale of the duplex construction project authorized during the month.

The November 2024 Building Department Monthly Report provides valuable insights into the construction activities and permits issued during this period, showcasing the ongoing development and growth within the area.

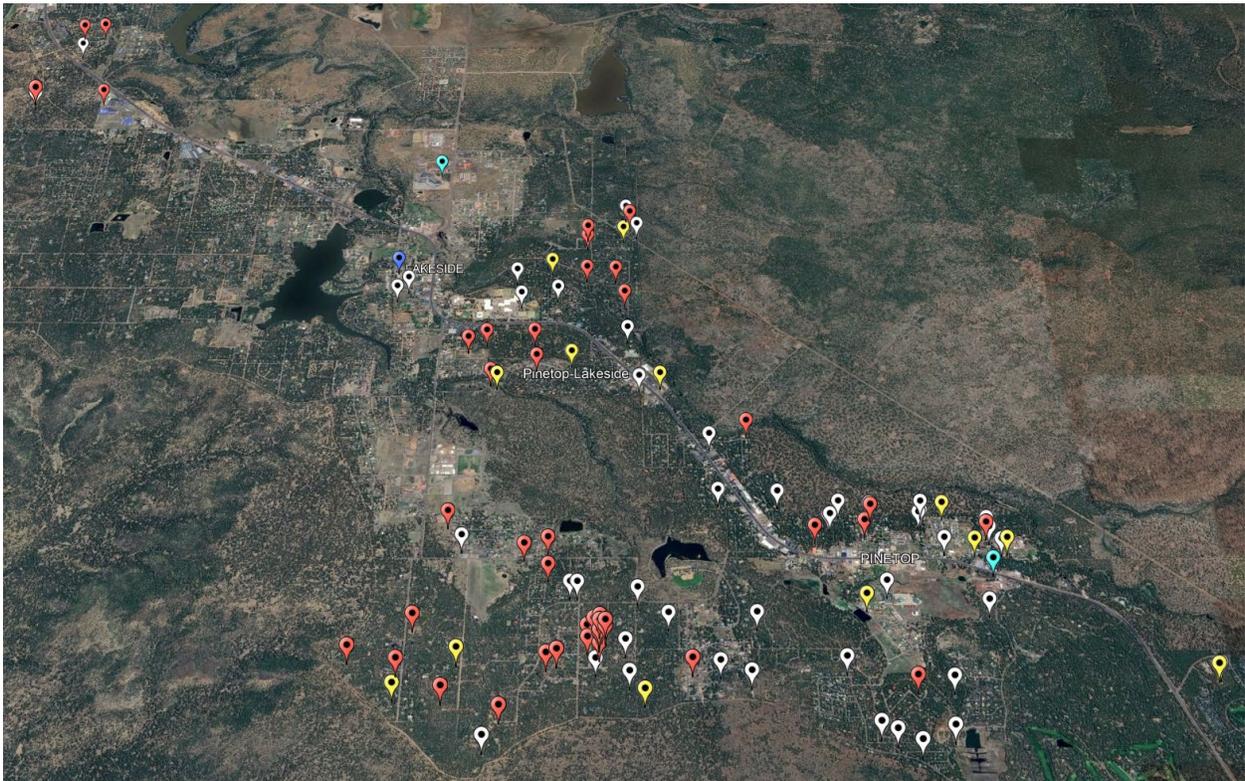


Monthly Inspections

Site	0
Footing	2
Stem Wall	6
Slab	4
Floor Framing	3
Shear wall	3
Roof Nailing	4
Rough In	7
Insulation	1
Drywall	1
Electrical	6
Gas	1
Final	4
Miscellaneous	8
Solar	1
Total	51



October 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

Overview

In November, a total of 12 STR (Short-Term Rental) renewals were processed. These renewals ensure compliance with regulations and maintain the standards for short-term rentals in the area. Additionally, no new vendor permits were issued during this period.

Regarding business licenses, 8 licenses were issued for various entities operating in the region. Let's take a closer look at each business:

Nana's Fabrics By the Yard: This entity specializes in selling 100% cotton fabric and other merchandise. They also offer long-arm services and provide classes to the public, fostering creativity and skill development in the community.

Pinetop Woodworks, LLC: This business focuses on the production and retail sale of woodcraft items, showcasing the artistry and craftsmanship of woodwork.

Jessy Jaynes Handcrafts: With a specialty in handcrafted products, this entity offers unique and personalized items to customers, supporting the local artisan community.

Raymar Northwoods, LLC: Operating as a resort, this entity provides rental cabins, allowing visitors to enjoy the serene beauty of the Northwoods.

Pima Federal Credit Union: As a financial institution, Pima Federal Credit Union offers a range of deposit and lending products to both consumers and businesses, supporting the financial needs of the community.

Pinetop Gallery: This establishment serves as an art gallery, providing a platform for artists to display and sell their creations, enriching the local cultural scene.

Motto Mortgage Limitless, LLC: Motto Mortgage Limitless offers a variety of loan products, including fixed-rate, adjustable-rate, and interest-only options, assisting individuals and businesses in achieving their financial goals.

SERVICES BY SHANNA: This business specializes in cleaning services, catering to both residential and commercial clients, ensuring clean and healthy environments.

These entities represent a diverse range of businesses operating within the region, contributing to the local economy and providing valuable goods and services to the community.

The November Monthly Report highlights the continued growth and development of businesses in the area, emphasizing the importance of business licenses and permits in maintaining compliance and fostering a thriving business environment.

Code Enforcement

Overview

Mogollon Tavern Demolition:

- The owner of Mogollon Tavern plans to proceed with the tentative demolition scheduled for December. The necessary permits and procedures are being prepared to ensure a smooth process. As of the writing of this report, the owner is proceeding with the demolition.

Earl's House Demolition Strategies:

- Strategies are being developed to address the adjacent house demolition at Earl's property. The Code Enforcement team is working closely with the property owner to ensure compliance with regulations and coordinate the necessary steps for the demolition.

Woodland Hills Drainage Easement Clearing:

- The deadline for clearing the Woodland Hills Drainage Easement was partially successfully met on October 31st. Verification of the cleared easement area was conducted on November 6th to ensure compliance with the town's requirements. One homeowner has completed the required action, while the second has requested an extension due to an ongoing home sale. The revised removal deadline is now set for December 31.

Resolved Complaints:

- Several complaints received in October have been successfully resolved. This includes the Powderhorn property complaint, where the necessary actions were taken to address the issue and ensure compliance with town regulations.
- The Silver Creek Mortuary sign has been restored and is now fully compliant with regulations.
- Collaborated with the team at the new Cricket Wireless store to relocate their Grand Opening balloon from the Town's right of way to a compliant location.
- A citizen reported a concern about an individual camping along the trail at Big Springs. Staff dismantled the campsite and removed the tent. Efforts to reach the individual were unsuccessful.



Ongoing Enforcement:

- Conducted an early morning patrol to identify vehicles parked in the right of way. Seven vehicles were flagged, and notices were placed on their windshields advising owners to comply with regulations to avoid citations. A follow-up patrol is scheduled for December.
- Preparing reports to identify short-term rental owners operating without a permit.
- The gas station on White Mountain Blvd., located across from the Chevron, is getting a much-needed clean-up and makeover. The fencing has already been removed, and the last two pumps are set to be hauled away soon. The property owner has decided to lease the site to a company specializing in selling and renting motor scooters.
- Specialty Audio in Lakeside has moved to the top of the list for deteriorated properties.

Summary:

The Code Enforcement team remains committed to maintaining the safety, aesthetics, and overall quality of life in Pinetop-Lakeside. As we move forward, we will continue to address any concerns and enforce the town's codes and regulations to ensure a thriving community for all residents and visitors.

Planning and Zoning

No meetings were held in November. During this time, two of our commissioners were elected to the Town Council and will be greatly missed on the Planning & Zoning Commission. To fill these vacancies, we will seek applicants for two Commission positions. Both candidates must reside within the corporate boundaries of the Town of Pinetop-Lakeside, as all other County seats within the Blue Ridge School District are currently filled.

We are preparing for the upcoming January 10th meeting, where we will revisit Z-91 and conduct a work session before the public hearing on the proposed land use amendment. Additionally, we will review the site plan for Rustic Pines, a 224-unit residential community adjacent to James Gapmayer's property on Vallery Lane, with access via White Mountain Blvd. Notably, Rustic Pines will remain undivided and, as such, will not go through the subdivision process.

"A goal without a plan is just a wish." - Antoine de Saint-Exupéry.

Jeremiah Loyd, P.E.
Community Development Director