

Community Development ~ January 2024

Overview

For the month of January 2025, the Building Department issued 10 building permits with a combined valuation of \$534,700. The department generated \$6,202 in fees associated with these permits.

Breakdown of Permits and Valuation

New Single-Family Residence (NSFR)

Number of permits issued: 1

Total valuation: \$435,000

Fees collected: \$4,384

Other Permits

Number of permits issued: 9

Total valuation (excluding NSFR): \$99,700

Fees collected (excluding NSFR): \$1,818

Analysis

The issuance of one new single-family residence (NSFR) permit contributed significantly to the total valuation and fees collected in January 2025, accounting for approximately 81% of the total valuation and 71% of the total fees generated. The remaining permits, classified under other categories, comprised a smaller portion of the overall activity but remain essential for diversified development in the region.

Trends and Insights

The substantial valuation for the single NSFR permit highlights the ongoing interest in residential development.

Comparatively lower valuations and fees from other permits suggest that smaller-scale projects or renovations dominated this category.

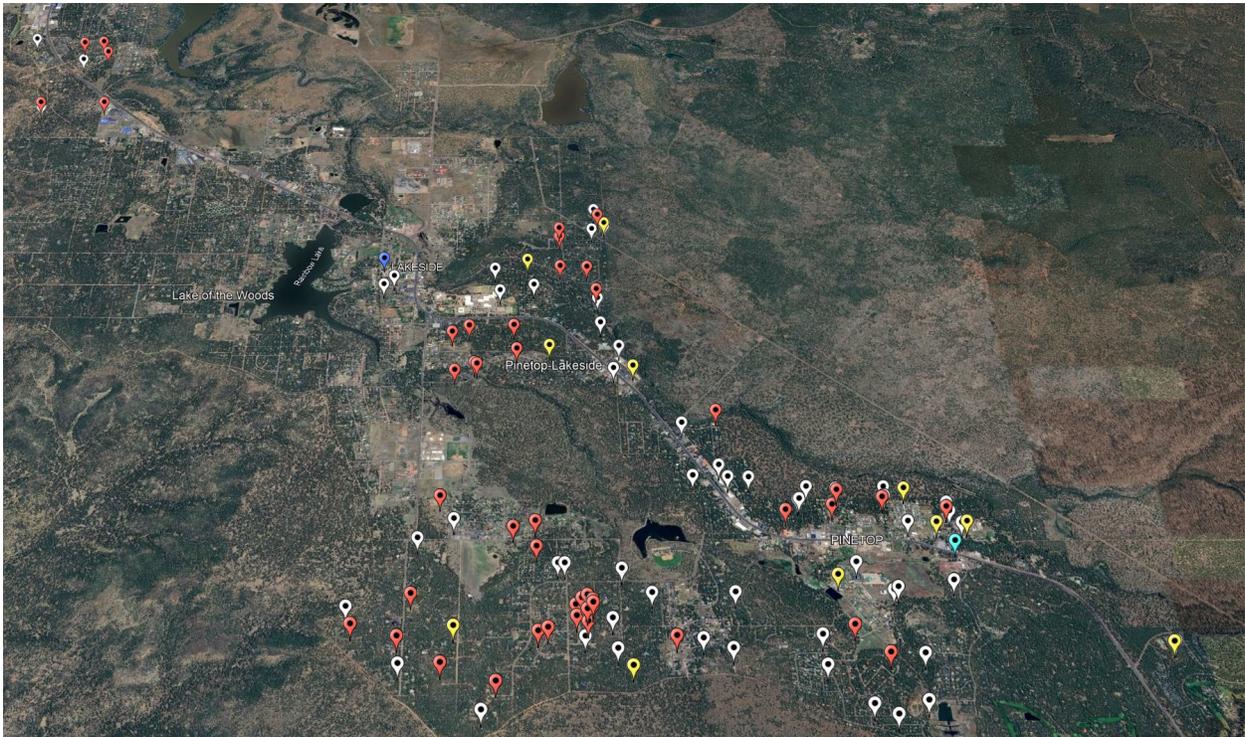
As we progress through 2025, monitoring trends in high-value projects like NSFRs and more minor permits will provide valuable insights for resource allocation and service improvements within the department.

Monthly Inspections

| | |
|---------------|----|
| Site | 1 |
| Footing | 3 |
| Stem Wall | 2 |
| Slab | 1 |
| Floor Framing | 2 |
| Shear wall | 1 |
| Roof Nailing | 3 |
| Rough In | 6 |
| Insulation | 3 |
| Drywall | 2 |
| Electrical | 8 |
| Gas | 4 |
| Final | 4 |
| Miscellaneous | 4 |
| Solar | 4 |
| Total | 48 |



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

Business Licenses Issued

A total of 10 business licenses were issued in January, reflecting the ongoing growth and diversification of local businesses. Below is a summary of the entities registered this month:

| Entity Name | Brief Description |
|--|---|
| AB-COR Technologies.com | Sale of hand-crafted wood products |
| Springerville Smoke Pinetop, LLC | Tobacco shop |
| Capital Energy LLC | Residential rooftop solar installation |
| Morada Behavioral Health | Individual therapy and support groups for mental health and substance abuse disorders |
| Curbside Eatery | Food Truck |
| J & K Remodeling Contractors LLC | Remodel homes, home additions, and deck renovations/builds |
| INGUZ CONSTRUCTION LLC | Residential and commercial general contracting and roofing |
| Plan B Installations, LLC | Specialty sub-contractor for finish carpentry |
| Quiet Courage Counseling Services PLLC | Counseling services |
| Sandstorm Signs & Service, Inc | Sign manufacturing, |



| | |
|--|-----------------------------|
| | installation, and servicing |
|--|-----------------------------|

Vendor Permits

- 3 single vendor permits were issued.
- 5 annual vendor permits were granted.

Short-Term Rental (STR) Renewals

10 short-term rental renewals were processed in January.

Summary

The diversity of business licenses issued, ranging from construction and remodeling to counseling and food services, continues to strengthen the local economy. Furthermore, the ongoing renewal of short-term rental licenses supports the tourism and hospitality sectors.

This report provides a snapshot of the vibrant entrepreneurial activity within the area and reflects strong community engagement in business development.

Code Enforcement

Overview

During January 2025, several key code enforcement activities were undertaken to address property maintenance, signage, and roadway obstructions in the community. Below is a summary of actions completed:

- Followed up with property owners to confirm decisions on required compliance actions.
- Distributed Façade Grant forms to:
 - Bridget Maloney for the damaged sign at Ponderosa Plaza Shopping Mall.
 - A new business moving into the former gas station across from the Chevron Station.
 - The First Baptist Church for their damaged sign.
- Collaborated with Frank Young to arrange the removal of trusses obstructing the roadway on Arrowhead, ensuring safer transit through the area.
- Issued a civil citation for Property Maintenance to the property owner on Turkey Track in Pinetop, addressing ongoing violations to maintain community standards.

These efforts reflect the continued dedication to upholding local codes and improving residents' quality of life. Further monitoring and follow-ups will ensure compliance and sustained progress in these areas.

Planning and Zoning

The proposed Site Plan Review (SPR24-268) for the Rustic Pines Development outlines a 41.1-acre mixed-use project that includes 61 residential for-sale units, 163 for-rent units, and a designated area for commercial use. The development is strategically located on the west side of White Mountain Boulevard and Show Low Lake Road, presenting a significant opportunity for both residential expansion and economic growth in the area.

Thomas Klein, representing A-OK Builders, has applied and has provided detailed documentation regarding the project's scope, site layout, and intended use. Key aspects of the plan include addressing traffic flow, infrastructure demands, and environmental considerations related to the development. Public commentary and potential legal or zoning considerations are anticipated, as the project's scale will likely have a noticeable impact on local communities and resources.

During the meeting, stakeholders and decision-makers deliberated on compliance with the proposed plan with zoning ordinances, land use policies, and the sound ordinance. The Commission approved the SPR24-268 with the following conditions:

- (1) Screening trees shall be provided per 17.92.060.B.5, with one tree for every 15 feet, on the southeastern edge of the property boundary adjacent to the C-1 zoned parcel that contains existing commercial development.



- (2) All lighting must conform to 17.104.100.
- (3) Public storage facilities are not permitted.
- (4) A preliminary Traffic Impact Analysis must be submitted.
- (5) All conditions set by the Fire District shall be met, including but not limited to ingress and egress with streets capable of handling 75,000 lb loading, fire flows and water line pressure, and fire hydrant spacing.
- (6) Sidewalks will be installed along White Mountain Blvd according to ADOT specifications.
- (7) A 6-foot CMU wall will be installed along the eastern property line shared with the Family Fun Park.

Approval or modifications to the plan were determined based on comments received, questions raised by the Commission at the public hearing, and alignment with community development goals.

"Cities have the capability of providing something for everybody, only because, and only when, they are created by everybody." – Jane Jacobs

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