

Community Development ~ March 2025

Overview

The Building Department processed 11 permits in March 2025. The fees collected amounted to \$3,154, reflecting the area's ongoing construction and improvement activities. The total property valuation associated with these permits reached \$190,421. Notably, there were no new construction projects in March; all issued permits pertained to remodeling, electrical work, and other similar activities.

Analysis

Permits and Fees

The issuance of 11 permits suggests moderate activity within the construction sector focused predominantly on smaller-scale improvements and upgrades. The fees collected, totaling \$3,154, are consistent with the nature of these projects, indicating a shift or preference towards renovation and improvement works rather than entirely new construction.

Valuation Insights

The reported \$190,421 in valuation highlights the scope and scale of these projects, further underlining that remodeling and electrical works were the primary focus. While the absence of new builds contributes to the relatively lower total valuation, it indicates community efforts to maintain or upgrade existing structures rather than expand through new construction.

Trends and Observations

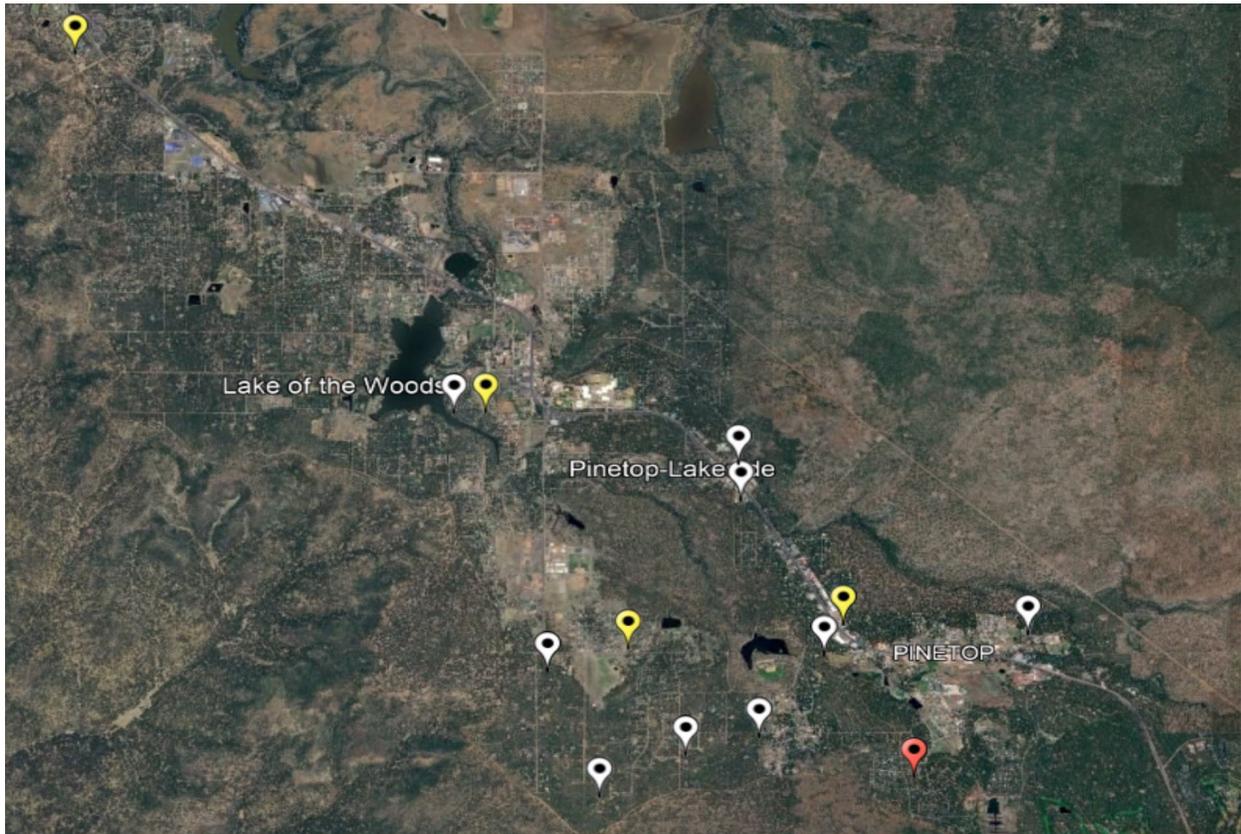
- **No New Construction:** The lack of new builds suggests a potential trend or temporary pause in expansion projects, potentially influenced by economic conditions, zoning regulations, or market demand.
- **Focus on Improvements:** The active remodeling and electrical projects mirror a practical engagement with sustainability or cost-effective upgrades, aligning with modern building practices and community needs.
- **Steady Revenue Generation:** Despite the absence of significant new construction, the department succeeded in generating substantial fee revenue from smaller-scale activities.

March 2025 marked a month of stabilization and continued engagement with existing infrastructure improvements, forming a foundation for future growth and development.

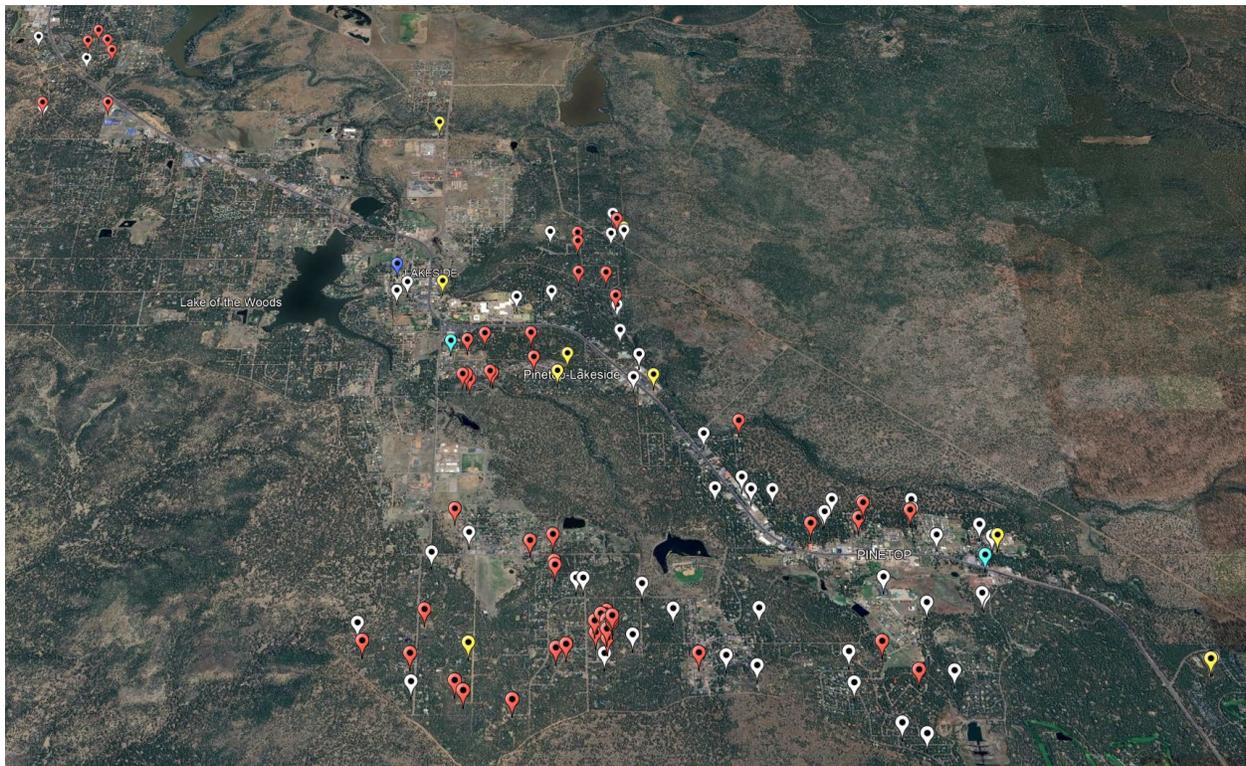


Monthly Inspections

| | |
|---------------|----|
| Site | 7 |
| Footing | 6 |
| Stem Wall | 4 |
| Slab | 5 |
| Floor Framing | 1 |
| Shear wall | 2 |
| Roof Nailing | 2 |
| Rough In | 14 |
| Insulation | 3 |
| Drywall | 6 |
| Electrical | 4 |
| Gas | 4 |
| Final | 4 |
| Miscellaneous | 9 |
| Solar | 0 |
| Total | 71 |



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



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



Business Licenses and Other Permits

Overview

Business Licenses Issued:

A total of **10 business licenses** were processed and issued in March. Below is the list of businesses that received licenses:

10 Business Licenses

| Entity Name | Brief Description | |
|--|--|--|
| Pinetop Redline | Power Sports Repair | |
| Sublime Design and Build LLC | Construction | |
| Smart Wire Electric | We are a small electrical contracting company doing new builds, remodels, and service calls. | |
| Ferguson Brothers Inc. DBA Pane in the Glass Window Cleaning | Window Cleaning and Screen Repair | |
| Fortiline, Inc. | Distribution of water & sewer pipe & supplies | |
| Elite Appliance Repair LLC | Appliance Repair | |
| Terra Verde Management, LLC | General Contractor | |
| Oliver Building Group LLC | Commercial & Residential Construction | |
| AZ GW Ortho LLC DBA: Williams Orthodontics Pinetop | Dental Office providing Orthodontic services | |

Permits Issued

- **Special Event Permits: 1**
- **Single Vendor Permits: 4**
- **Annual Vendor Permits: 25**

Summary

This report summarizes business activities and permit issuance for March 2025. Continued growth in licensing and event-related permits demonstrates the vibrant commercial environment and community engagement.

Code Enforcement

Overview

- A homeowner on Navajo successfully complied with the request to remove a significant accumulation of trash from their side yard.
- The owner of the Quality Inn at 458 E. WMB addressed code concerns by clearing yard debris and removing a refrigerator along East Way.
- Spoke with resident Dianne Johnson regarding a complaint about a group of homeless individuals near Billy Creek. The U.S. Forest Service (USFS) was also contacted, as the area falls under their jurisdiction.
- Processed and validated four new code complaints.
- Conducted an early morning patrol ahead of the anticipated snowstorm to identify and address illegally parked vehicles. Three vehicles were identified, and two were successfully moved.
- Collaborated with First Baptist Church and James Maloney on façade grant opportunities, including sign replacements.
- Issued a citation for a property maintenance violation; however, compliance was achieved, preventing further legal action.
- Met with Ervin Earl and his son, David Earl, to discuss the demolition of their property, including the “house” and the drive-in. After a productive discussion, David committed to moving forward with the demolition to avoid further violations or citations. Code Enforcement set May 15th as the deadline for demolition completion.
- Sent six letters of non-compliance to property owners.
- Collected multiple bags of trash along the roadway and delivered them to the Collection Center.
- Conducted a site inspection at Specialty Audio with Frank Young to document building and property maintenance violations.
- Responded to numerous complaints from residents regarding properties with excessive yard waste, pine needles, tree branches, and deadfall.
- Issued a notice of violation to a property owner on OC Drive for leaving a large trailer of household garbage parked in front of the property. Compliance was achieved, though similar violations in the area indicate a need for stricter enforcement moving forward.



- Collaborated with the Creekside HOA manager to compile a list of known short-term rental (STR) owners within the subdivision. The HOA aims to collaborate with the Town to ensure compliance.
- Addressed multiple property maintenance violations on McCoy, OC Drive, and Hahn by coordinating with neighboring residents to bring properties into compliance.
- Spent time with Becky Smith at the court to enhance my understanding of the citation process.
- Preparing to implement a new and improved citation form to streamline enforcement efforts.

Planning and Zoning

Although no meetings were held in March, staff are exploring other areas that may require rezoning within the R-Low zoning district. This would be similar to Z-92, where the parcels do not meet the development standards of R-Low.

"If you don't know where you are going, you'll end up someplace else." – Yogi Berra

Jeremiah Loyd, P.E.
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