

## Community Development ~ May 2025

### *Overview*

This month's building department activity highlights significant progress in permitting and valuation. A total of 19 permits were issued, generating \$18,040 in fees, with an overall valuation of \$1,451,757 associated with the approved projects. Additionally, two new single-family residence (NSFR) permits were issued, contributing \$6,312 in fees and a combined valuation of \$600,000.

### *Breakdown of Activity*

The following table outlines key figures for the reporting period:

<b>Metric</b>	<b>Total</b>	<b>Fees Collected</b>	<b>Valuation</b>
Permits Issued	19	\$18,040	\$1,451,757
NSFR Permits	2	\$6,312	\$600,000

### *Analysis*

The overall performance this month is steady, representing consistent levels of activity compared to prior months. The issuance of 19 permits demonstrates ongoing construction and renovation initiatives within the jurisdiction. New construction activity was evident with the approval of two NSFR permits, accounting for 41% of the total valuation for the month. The remaining valuations and fees are attributed to renovation and smaller project permits.

### *Trends & Projections*

#### Permit Trends:

The number of permits issued this month aligns closely with typical monthly volumes, reflecting a stable pace in development activity.

#### Fee Collection:

Total fee collections are projected to match last quarter's average if the current pace continues, with an expected increase tied to upcoming larger residential and commercial developments.

#### Valuation Growth:

The valuation totals highlight the potential for sustained growth in the construction sector, particularly in residential development. If this trend persists, valuation for the year-end could surpass prior projections.

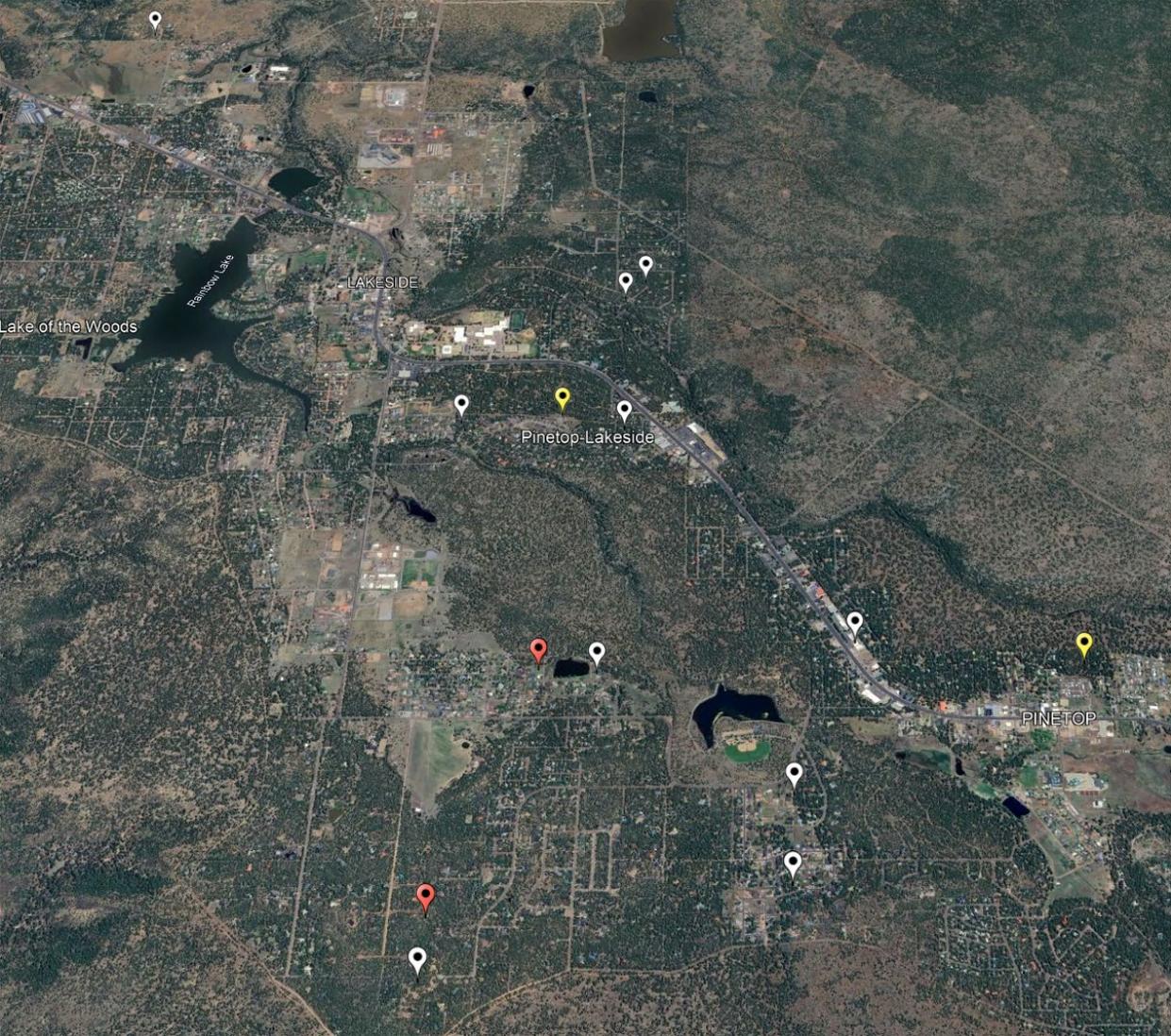


*Conclusions*

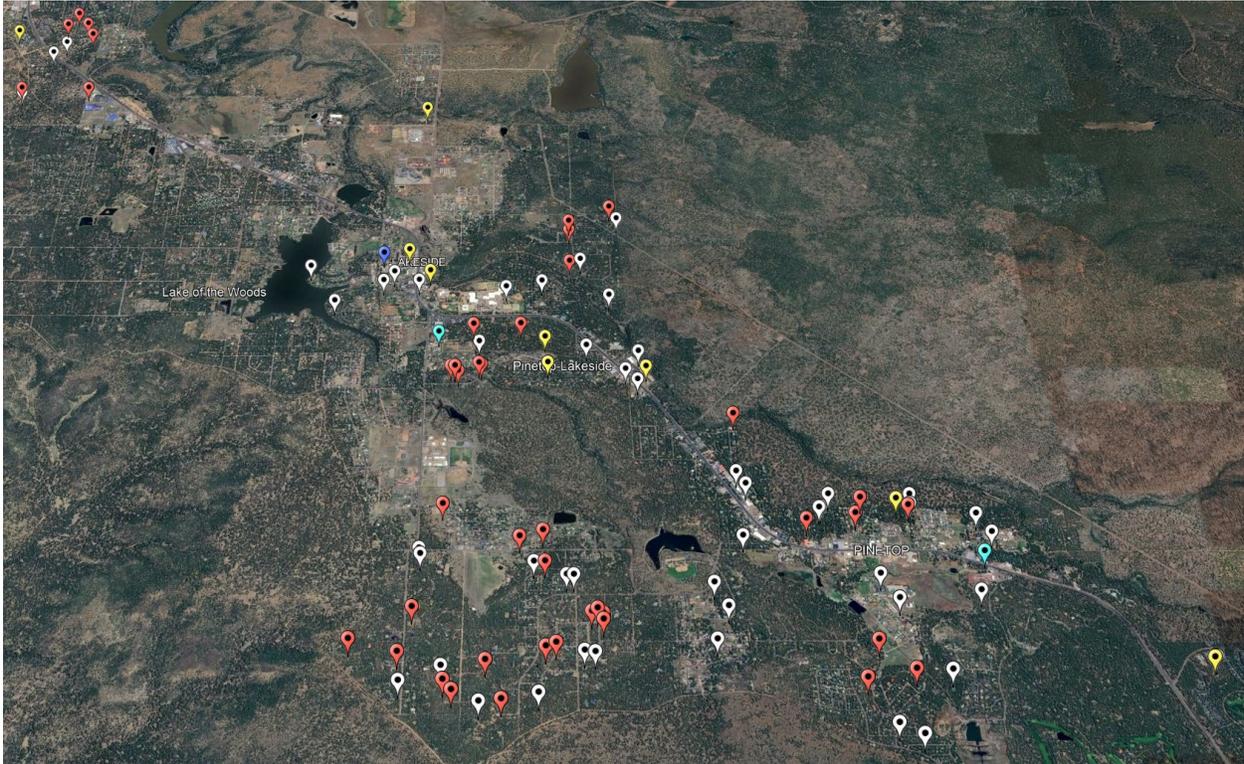
The building department remains committed to supporting sustainable development and efficiently processing permits. Continued monitoring of fee collection and permit issuance trends will help optimize resources and maintain service quality. Next month’s report is expected to include data on emerging residential developments, potentially introducing higher valuations to the overall metrics.

*Monthly Inspections*

	Site	Footing	Stem	Slab	Floor	Shear	Roof	Rough	Insulation	Drywall	SES	Gas	Final	Misc.	Solar	
Jan-25	1	3	2	1	2	1	3	6	3	2	8	4	4	4	4	48
Feb-25	1	9	2	2	2	3	5	10	2	7	4	1	4	8	0	60
Mar-25	7	6	4	5	1	2	2	14	3	6	4	4	4	9	0	71
Apr-25	8	8	6	8	8	3	4	14	3	7	1	0	2	8	0	80
May-25	5	9	7	2	4	5	5	13	8	6	4	1	8	10	2	89
<b>Total Inspections</b>	<b>40</b>	<b>35</b>	<b>21</b>	<b>18</b>	<b>17</b>	<b>14</b>	<b>19</b>	<b>57</b>	<b>19</b>	<b>28</b>	<b>21</b>	<b>10</b>	<b>22</b>	<b>39</b>	<b>6</b>	<b>348</b>



**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**

## **Business Licenses and Other Permits**

### *Overview*

This report provides a detailed summary of the business licenses and permits issued in May. The breakdown includes various permit types such as Vendor Permits, Special Event Permits, Annual Vendor Permits, and Business Licenses. Additionally, the report highlights key details regarding each licensed entity, capturing their roles within the local economy.

### *Business Licenses Issued*

During the month of April, various business licenses and permits were issued, reflecting the area's economic activity and entrepreneurial growth. The businesses range across multiple industries, including construction, home goods, education advocacy, and system integration. Below is a detailed synthesis of the types of businesses and permits recorded.

uring May, several businesses obtained licenses to operate across diverse industries, contributing to the community's economic growth. Below is a detailed analysis of the licensed businesses:

#### **1. Peak Mountain Construction LLC**

*Category:* General Contractor



*Overview:* This company specializes in construction and general contracting services, supporting residential and commercial development projects.

## 2. Stone Creek Homes, LLC

*Category:* General Contractor

*Overview:* Focuses on home construction, repairs, and renovations, providing essential services to maintain and expand housing infrastructure.

## 3. MONITOS 2 INC dba El Charro Beer 2

*Category:* Full-Service Restaurant

*Overview:* A licensed restaurant offering a full-service dining experience, likely enhancing the local hospitality and culinary scene.

## 4. DaBella Exteriors LLC

*Category:* Residential Remodeling

*Overview:* This company offers specialized services, including reroofing, siding, gutter installation, window replacement, and bathroom renovations, catering to the home improvement market.

## 5. Big Daddeez Demo Remo

*Category:* [No specific information provided]

*Overview:* Further clarification needed; however, the name suggests a potential focus on demolition or remodeling services.

## 6. Pinetop Star LLC

*Category:* Quilt Shop

*Overview:* A niche business providing quilting fabrics, longarm services, and classes, supporting both hobbyists and professional quilters.

### *Permit Analysis*

The reported permits span general contracting, residential services, hospitality, and niche retail, reflecting a diverse and evolving local economy. Companies like DaBella Exteriors and Peak Mountain Construction indicate growth in residential development and services, while MONITOS 2 INC illustrates local demand in the food and beverage sector. The issuance of the licenses highlights support for both essential industries and unique small businesses.

### *Recommendations*



Enhanced Reporting: Future records should include clear descriptions for all entities, as incomplete data hinders comprehensive analysis.

Support for Small Businesses: Efforts to assist niche businesses like Pinetop Star LLC can encourage community engagement and diversify the local economic landscape.

Streamlined Permit Management: Greater clarity on the types of permits issued (e.g., special event permits) will provide more actionable insights for urban planning and policy-*Summary*

The above report highlights key strategies and trends related to business licenses and permits in the town. It also highlights the region's thriving economic landscape, as evidenced by the high volume and diversity of licenses processed in April, underscoring the area's potential for continued success.

### *Conclusion*

May saw an upward trajectory in business licensing across key sectors, demonstrating consistent investment in construction, hospitality, and retail. These businesses are likely to play a critical role in community development, providing services, employment, and economic opportunities. Continued monitoring and support for these entities will ensure sustainable growth in the coming months.

## **Code Enforcement**



1. Progress continues with the removal of heavy equipment at Lakeside Pond. Property owners have been notified.
2. An abandoned trailer tagged at Aspen and Hahn was promptly removed by the owner, avoiding the need for towing.
3. Spoke with two individuals selling vehicles on White Mountain Blvd. Both confirmed they had permission from the property owners.
4. New citation forms are now available for use.
5. Addressed a "For Sale" sign from Dionese Real Estate Services along White Mountain Blvd. that was placed in the Right of Way.
6. Met with a property owner on Powder Horn regarding a compliance complaint. The owner has shown some progress, though at a slow pace, and committed to resolving the issue.
7. Continued discussions with D. Ashcroft of 1st Quality Glass about adding signage at the corner of White Mountain Blvd. and Porter Mountain.
8. Met with R. Boyland on Beavertail Ln. regarding an illegally parked motorhome. It was removed within 24 hours.
9. Spoke with S. Beus about overgrown weeds on a property at Woodland and Navajo. The property now complies with regulations.
10. Met with the owner of Service Pro to address multiple code compliance issues. Conex storage containers will be painted to match the building, signage permits have been submitted, and the oversized storage building's permit was resolved through building inspection. Dumpsters will also be enclosed to meet code requirements.
11. Addressed two separate instances of overnight camping: one in the Safeway parking lot and another in the Northwoods lot next to Safeway. Both campers vacated after being informed of the Town code.
12. A Notice of Non-Compliance was sent to K. Hansen of Specialty Audio. No response has been received.
13. At the request of Woodland Hills HOA's property management, I will be giving a presentation on Short-Term Rentals. Annie D. has kindly agreed to join me. The presentation will cover the rights of STR owners and residents, as well as the complaint process.
14. Assisted at the intersection of Hwy 260 and Buck Springs following a reported traffic accident with injuries.
15. Spoke with an individual selling art on White Mountain Blvd. in Pinetop. The individual complied with the regulations.
16. Removed 12 miscellaneous business advertising signs, three real estate signs, and several yard sale signs that were left onsite past the Sunday deadline.
17. Issued seven Notices of Non-Compliance.



## **Planning and Zoning**

No meetings took place in May.

We are planning to hold a meeting in late June or early July to discuss potential amendments to the Recreational Marijuana laws outlined in Chapter 17.114 of the Town Code.

"Don't put all your eggs in one basket. Diversify, and you'll build resilience for the future." – Andrew Carnegie

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