



**KANSAS CITY, KANSAS  
 BUILDING PERMIT – 2003 SUMMARY REPORT**

The attached tables summarize 2003 residential and non-residential building permit activity by permit type and month for Kansas City, Kansas. The table below compares summary totals for 1998 through 2003. This report includes only permits issued for new construction, repairs and alterations.

**KANSAS CITY, KANSAS PERMIT SUMMARY – 1998 THROUGH 2003**

<b>Permit Category</b>	<b>1998</b>	<b>1999</b>	<b>2000</b>	<b>2001</b>	<b>2002</b>	<b>2003</b>	<b>Chg. 98-03</b>	<b>Chg. 02-03</b>
New Single Family Permits	145	147	161	202	296	433	+288	+137
New Residential Units	147	151	272	266	436	483	+336	+ 47
Residential Repair/ Alteration Permits	232	279	397	288	364	462	+230	+98
New Non-Residential Permits	25	25	29	31	39	24	- 1	- 15
Non-Residential Repair/ Alteration Permits	112	103	125	108	95	123	+11	+28
Garage/Accessory Building Permits	64	82	71	102	93	114	+50	+21
Total Construction Value (in millions)	\$106.1	\$59.1	\$152.4	\$113.7	\$150.4	\$114.0	+\$7.9	-\$36.4

The residential and non-residential construction value exceeded \$114 million in 2003, with new residential development representing 50% of this figure. The total number of new single-family permits was the highest total in the past 40 years, for which totals are available.

Permits were issued for the construction of 433 single-family residential units and 25 duplexes. Forty of the single-family permits were for complete rebuilds of tornado-destroyed residences. Figure 1 displays the location of the residential permits.

Major non-residential developments included permits for the Anniversary and Hampton Inns and four restaurants in the Village West development". Other significant permits included an industrial plant addition by Swift-Eckrich, fuel-storage tanks for Burlington-Northern Santa Fe Railroad and major school renovations for multiple schools located in Kansas City, KS School District #500. A detailed listing of non-residential permits appears in the appendix to this report.

**TABLE 1****KANSAS CITY, KANSAS, NEW RESIDENTIAL CONSTRUCTION,  
BY MONTH, BUILDING INSPECTION 2003 ANNUAL REPORT**

<b>Month</b>	<b>Single-Unit Permits</b>		<b>Multi-Unit Permits</b>		
	<b>Total</b>	<b>Value</b>	<b>Total</b>	<b>Units</b>	<b>Value</b>
January	14	\$1,711,500	0	0	\$0
February	17	\$2,052,300	0	0	\$0
March	22	\$3,767,080	0	0	\$0
April	41	\$6,034,260	0	0	\$0
May	52	\$5,632,700	2	4	\$360,000
June	29	\$2,987,648	13	26	\$2,727,000
July	49	\$6,009,700	0	0	\$0
August	56	\$6,589,310	2	4	\$280,000
September	61	\$5,697,584	1	2	\$300,000
October	45	\$6,022,000	4	8	\$695,000
November	30	\$3,375,000	0	0	\$0
December	17	\$2,701,940	3	6	\$408,000
<b>TOTAL</b>	<b>433</b>	<b>\$52,581,022</b>	<b>25</b>	<b>50</b>	<b>\$4,770,000</b>

**TABLE 2**

**KANSAS CITY, KANSAS NEW NON-RESIDENTIAL CONSTRUCTION,  
BY MONTH, BUILDING INSPECTION 2003 ANNUAL REPORT**

<b>Month</b>	<b># Permits</b>	<b>Total Value</b>
January	2	\$ 1,454,450
February	1	\$ 975,000
March	1	\$ 208,700
April	0	\$ 0
May	2	\$ 2,717,900
June	4	\$ 376,725
July	2	\$ 779,000
August	1	\$ 335,000
September	4	\$ 2,041,000
October	3	\$ 1,304,953
November	1	\$ 1,300,000
December	3	\$ 1,283,102
<b>Total</b>	<b>24</b>	<b>\$12,775,830</b>

**TABLE 3**

**KANSAS CITY, KANSAS, NEW NON-RESIDENTIAL CONSTRUCTION BY TYPE,  
BUILDING INSPECTION 2003 ANNUAL REPORT**

<b>Type of Building</b>	<b># Permits</b>	<b>Total Value</b>
Commercial- Retail	12	\$5,221,653
Commercial- Warehouse	1	\$ 249,450
Commercial- Medical	1	\$ 705,102
Commercial- Office, Bank	4	\$ 716,225
Commercial – Hotel/Motel	2	\$ 3,728,900
Commercial Other	2	\$ 154,500
Industrial	1	\$ 700,000
Religious	1	\$ 1,300,000
<b>Total</b>	<b>24</b>	<b>\$12,775,830</b>

**TABLE 4****KANSAS CITY, KANSAS REPAIRS, ADDITIONS, AND ALTERATIONS,  
BY TYPE AND MONTH, BUILDING INSPECTION 2003 ANNUAL REPORT**

<b>Month</b>	<b>RESIDENTIAL</b>		<b>NON-RESIDENTIAL</b>	
	<b># Permits</b>	<b>Value</b>	<b># Permits</b>	<b>Value</b>
January	19	\$ 322,030	13	\$ 15,858,724
February	27	\$ 295,981	7	\$ 507,500
March	34	\$ 413,765	13	\$ 3,531,393
April	48	\$ 672,815	10	\$ 1,475,133
May	37	\$ 723,646	12	\$ 1,675,783
June	50	\$ 1,383,009	15	\$ 1,710,585
July	53	\$ 1,258,007	9	\$ 1,969,786
August	40	\$ 524,740	10	\$ 1,617,632
September	42	\$ 641,851	10	\$ 619,158
October	53	\$ 939,042	8	\$ 1,196,206
November	35	\$ 440,172	7	\$ 474,032
December	24	\$ 291,890	9	\$ 167,109
<b>Total</b>	<b>462</b>	<b>\$7,906,948</b>	<b>123</b>	<b>\$30,803,041</b>

**TABLE 5****KANSAS CITY, KANSAS ACCESSORY BUILDING PERMITS,  
BY MONTH, BUILDING INSPECTION 2003 ANNUAL REPORT**

<b>Month</b>	<b>RESIDENTIAL GARAGES</b>		<b>ACCESSORY BLDGS.</b>	
	<b># Permits</b>	<b>Value</b>	<b># Permits</b>	<b>Value</b>
January	1	\$ 5,400	3	\$ 30,156
February	1	\$ 15,852	3	\$ 178,400
March	2	\$ 28,416	3	\$ 318,948
April	5	\$ 40,700	1	\$ 8,500
May	4	\$ 66,200	8	\$ 277,213
June	8	\$ 57,300	1	\$ 7,895
July	5	\$ 47,000	9	\$ 426,912
August	9	\$ 133,448	8	\$152,450
September	5	\$ 56,500	5	\$429,289
October	8	\$ 69,944	8	\$2,106,659
November	5	\$ 54,850	7	\$ 560,871
December	2	\$ 18,500	3	\$ 73,150
<b>Total</b>	<b>55</b>	<b>\$594,110</b>	<b>59</b>	<b>\$4,570,443</b>

\* Accessory building permits include sheds barns, storage buildings, and structures other than buildings.

## APPENDIX - KANSAS CITY, KANSAS 2003 BUILDING INSPECTION ANNUAL REPORT

### NONRESIDENTIAL PERMITS: NEW CONSTRUCTION; REMODELS, ADDITIONS, ALTERATIONS, & ACCESSORY PERMITS OF \$50,000 OR MORE

#### (A) NEW CONSTRUCTION

Permit Date	\$ Amount Construction	Permit Address	Permit Owner	Proposed Use of Property
01/09/03	1,205,000	1400 Village West Pkwy.	Hampton Inn	Commercial: Motel -77 Rooms
01/29/03	249,450	1122 Merriam La.	R.H. Properties	Commercial: Office/warehouse
02/19/03	975,000	7739 State Av.	Walgreens	Commercial: Pharmacy/Discount Store
03/11/03	208,700	7907 State Av.	Little Joe's Pawn and Gun	Commercial: Retail Business
05/05/03	194,000	511 N 64th St.	Forest Glen Estates	Commercial: Office for Apartment Complex
05/19/03	2,523,900	701 Village West Pkwy.	Anniversary Inn	Commercial: Motel - 62 Rooms
06/04/03	216,700	10 S Hallock St.	Alvarez Law Building	Service: Law Office
06/10/03	124,500	1675 Argentine Blvd.	Kansas City Hardwood Corp.	Commercial: New Storage Building
06/27/03	30,000	5640 Kansas Av.	Pioneer Supply	Commercial: New Building
06/30/03	5,525	362 S 62nd St.	Jayhawk Propane	Commercial: Modular Office
07/18/03	700,000	317 S 3rd St.	Lafarge Corporation	Industrial: New Batch Plant
07/29/03	79,000	2910 Merriam La.	Farmstead Treats	Commercial: New Building
08/12/03	335,000	1700 Village West Pkwy.	Applebees Restaurant	Commercial: New Restaurant
09/03/03	520,000	1300 Village West Pkwy.	Russel Stover Candies	Commercial: Retail Candy Store
09/04/03	412,000	10548 Parallel Pkwy.	Wendy's International Inc.	Commercial: New Restaurant
09/04/03	659,000	1708 Village West Pkwy.	Longhorn Steak House	Commercial: New Restaurant
09/25/03	450,000	7740 Tauomee Av.	Heartland Food Services (Wendy's)	Commercial: New Restaurant
10/16/03	791,369	1702 Village West Pkwy.	Arthur Bryant's Restaurant	Commercial: New Restaurant
10/22/03	300,000	1625 S 45th St.	March Properties LLC	Commercial: Office/Garage
10/28/03	213,584	1714 Village West Pkwy.	Sonic	Commercial: New Restaurant
11/18/03	1,300,000	2205 N 102nd St.	Victoria Tabernacle	Religious: New Church
12/12/03	705,102	8310 State Av.	McAllister/Evans Dental Office	Medical: Dental Office
12/15/03	178,000	11006 Parallel Pkwy.	Hutton Associates	Commercial: Liquor Store
12/15/03	400,000	1251 Central Av.	Family Dollar	Commercial: Discount Store
<b>Sub-Total</b>	<b>\$12,775,830</b>	<b>(24 Permits)</b>		

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NONRESIDENTIAL PERMITS: NEW CONSTRUCTION; REMODELS, ADDITIONS, ALTERATIONS, & ACCESSORY PERMITS OF \$50,000 OR MORE

(B) REMODELS, ADDITIONS, & ALTERATIONS OF \$50,000 OR MORE

Permit Date	\$ Amount Construction	Permit Address	Permit Owner	Proposed Use of Property
01/06/03	76,312	701 N 7th St.	Unified Government	Government: Building Remodel - restrooms
01/16/03	6,372,495	2501 Minnesota Av.	U.S.D. #500 - Wyandotte High School	Education: Building Remodel - windows/ AC
01/28/03	9,244,000	7340 Leavenworth Rd.	U.S.D. #500 - Washington High School	Education: Building Remodel - windows/ AC
02/13/03	150,000	635 S 7th Trwy.	KFC/ Long John's Silver	Commercial: Restaurant Addition
02/27/03	227,000	901 S 66th St.	Barton Solvents Inc.	Industrial: Warehouse Addition
02/27/03	85,000	801 Sunshine Rd.	Sunshine Biscuits	Industrial: Building Addition
03/03/03	955,600	2052 N 5th St.	Strangers Rest Baptist Church	Religious: Church Addition
03/03/03	166,950	417 Richmond Av.	Mt. Zion Baptist Church	Religious: Church Addition
03/06/03	2,060,243	4612 Speaker Rd.	Swift-Eckrich Inc.	Industrial: Plant Addition
03/21/03	90,000	2872 W 47th St.	QC Financial Services	Commercial: Office Remodel
03/28/03	200,000	6840 Kaw Dr.	Knight Transportation	Transportation: Building Addition
04/07/03	70,447	8929 Parallel Pkwy.	Providence Medical Center	Medical: Office Remodel
04/07/03	325,000	10300 France Dr.	Nebraska Furniture Mart	Commercial: Restaurant Addition
04/14/03	150,000	7401 State Av.	ASAP State Avenue LLC	Commercial: Remodel for Self-storage Building
04/21/03	334,888	2955 Fairfax Rd.	Johnson Food Equipment	Industrial: Machinery Renovations
04/23/03	218,798	8929 Parallel Pkwy.	Providence Medical Center	Medical: Lab Remodel
04/24/03	168,000	8905 Kaw Dr.	Defenbaugh Recycling	Distribution: Building Addition
04/25/03	50,000	636 S 66th St.	Conspec Marketing & Manufacturing	Commercial: Building Addition
04/29/03	121,000	236 N 7th St.	B & J Food Service Equipment	Commercial: Building Addition
05/19/03	273,114	853 Ivandale St	U.S.D. #500 - Central Middle Sch.	Education: Building Remodel - windows/ AC
05/19/03	273,114	1735 N 64th Terr.	U.S.D. #500 - Coronado Middle Sch.	Education: Building Remodel - windows/ AC
05/19/03	273,114	1715 N 82nd St.	U.S.D. #500 - Arrowhead Middle Sch.	Education: Building Remodel - windows/ AC
05/27/03	210,285	1737 N 82nd St.	U.S.D. #500 - Arrowhead Middle Sch.	Education: Building Remodel - windows/ AC
05/27/03	210,285	2123 Ruby Av.	U.S.D. #500 - Argentine Middle Sch.	Education: Building Remodel - windows/ AC
05/27/03	210,285	2901 N 72nd St.	U.S.D. #500 - Eisenhower Middle Sch.	Education: Building Remodel - windows/ AC
05/27/03	210,285	6129 Parallel Pkwy.	U.S.D. #500 - Schlagle High Sch.	Education: Building Remodel - windows/ AC
06/03/03	900,000	1330 S 26th St.	El Centro Inc.	Service: Building Remdel
06/04/03	175,000	1 Elmwood Av.	Christian Foundation - Children/Aging	Service: Building Remdel
06/05/03	97,500	7250 State Av.	Kansas City, KS Community College	Education: Fire Repair
06/17/03	100,000	501 N 6th St.	Tomhawk Ventures LLC	Commercial: Building Repair
06/26/03	98,901	3800 Cambridge St.	KU Research Incubator Endowment	Education: Building Remodel
06/27/03	61,000	3320 N 128th St.	Whispering Pines LLC	Commercial: Bldg. Conversion to Meeting Room
06/30/03	213,984	650 Kansas Av.	First State Bank	Service: Addition to Bank
07/07/03	996,786	550 18th St.	America Ingredients	Industrial: Building Addition
07/09/03	357,000	619 Ann Av.	City of Kansas City, KS	Medical: Health Dept. - Remodel WIC area
07/10/03	96,000	619 Scott Av.	Reliable Concrete	Industrial: Building Addition
07/15/03	150,000	540 Minnesota Av.	City of Kansas City, KS	Government: Reardon Center - Lobby Remodel
07/21/03	290,000	7756 Holliday Dr.	Paramount Landscape	Commercial: Building Addition
08/07/03	160,000	8101 State Av.	Westfield Shopping Center-OSCO	Commercial: Store Remodel
08/08/03	191,000	1017 N 6th St.	YWCA	Commercial: Building Addition - Coffee Shop



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NONRESIDENTIAL PERMITS: NEW CONSTRUCTION; REMODELS, ADDITIONS, ALTERATIONS, & ACCESSORY PERMITS OF \$50,000 OR MORE

(B) REMODELS, ADDITIONS, & ALTERATIONS OF \$50,000 OR MORE (Continued)

Permit Date	\$ Amount Construction	Permit Address	Permit Owner	Proposed Use of Property
08/18/03	156,280	555 Sunshine Rd.	Neff Packaging	Industrial: Building Remodel
08/21/03	57,000	16 N James St.	Laboom Restaurant	Commercial: Building Conversion - Restaurant
08/27/03	958,552	340 Southwest Blvd.	Family Health Care Service	Medical: Building Addition - Medical Office
08/28/03	54,000	2131 S 74th St.	A & K Railroad Material	Transportation: Building Addition
09/05/03	86,000	1 Elmwood Av.	Christian Foundation - Children/Aging	Service: Office Remodel
09/15/03	138,000	7850 Freeman AV.	Presbyterian Manor	Medical: Interior Remodel
09/19/03	74,000	6501 Greeley AV.	Medicalodges Inc.	Medical: Dining Area Remodel
09/26/03	263,100	5622 Kaw Dr.	Kaw Valley Properties	Commercial: Building Addition - Wash/Bay
10/02/03	254,482	8929 Parallel Pkwy.	Providence Medical Center	Medical: Remodel Nursery & LDR Rooms
10/02/03	153,224	8929 Parallel Pkwy.	Providence Medical Center	Medical: Remodel Surgery Waiting Area
10/07/03	183,000	4655 State Av.	Franklin Savings	Medical: Conversion to Dental Clinic
10/10/03	310,000	7707 State Av.	Jay Wolfe Chevrolet Inc.	Commercial: Remodel Office Area
10/24/03	112,500	730 Central Av.	Esther Regaldo	Commercial: Conversion to Office
10/30/03	150,000	3200 S 24th St.	McIntyre Mann	Commercial: Interior Remodel
11/07/03	219,000	8929 Parallel Pkwy.	Providence Medical Center	Medical: Office and Classroom Remodel
11/10/03	120,000	3748 State Av.	Tower Plaza Associates	Commercial: Remodel Commercial Space
11/25/03	86,832	1 Elmwood Av.	Christian Foundation - Children/Aging	Service: Office Remodel
12/17/03	80,000	755 Minnesota Av.	Wyandotte Health Foundation	Service: Office Remodel
<b>Sub-Total</b>	<b>\$30,069,356</b>	<b>(58 Permits)</b>		

(C) ACCESSORY PERMITS \$50,000 OR MORE

Permit Date	\$ Amount Construction	Permit Address	Permit Owner	Proposed Use of Property
2/25/2003	145,000	10800 State Av.	Red Development	Commercial: Parking Lot
3/21/2003	180,000	1200 Troup Av.	Mt. Carmel Redevelopment	Residential: Site Grading
3/27/2003	132,948	640 Southwest Blvd.	Ash Grove Cement Co.	Commercial: Storage Tank
5/7/2003	200,000	1900 N 104th St.	Red Development	Commercial: Legend's Parking Lot
7/15/2003	303,000	701 N 94th St.	Chapel Hill Memorial Gardens	Religious: New Mausoleum
8/26/2003	55,000	605 N 110th St.	Verizon	Utility: Cellular Site
9/5/2003	79,789	4411 N 67th St.	Manion's Antiques	Comercial: New Storage Facility
9/8/2003	275,000	7401 State Av.	ASAP State Av. LC	Commercial: New Storage Units (8)
9/12/2003	50,000	712 N 22nd St.	Cingular Wireless	Utility: Cellular Site
10/01/03	60,750	954 State Av.	Stop and Go	Commercial: Canopy and Fuel Tank
10/27/03	2,020,000	2300 Argentine Blvd.	Burlington Northern Santa Fe Railroad	Transportation: Fuel Storage Tanks (2)
11/06/03	460,000	8500 Gibbs Av.	L.G. Everist Development	Transportation: Trans-load Terminal
12/31/03	51,000	1615 Argentine Blvd.	Universal Equipment Inc.	Commercial: Storage Building
<b>Sub-Total</b>	<b>\$4,012,487</b>	<b>(13 Permits)</b>		

