



## **KANSAS CITY, KANSAS BUILDING PERMIT – 2004 SUMMARY REPORT**

The attached tables summarize 2004 residential and non-residential building permit activity by permit type and month for Kansas City, Kansas. The table below compares summary totals for 1999 through 2004. This report includes only permits issued for new construction, repairs and alterations.

The residential and non-residential construction value exceeded \$142 million in 2004, with new residential development representing 47% 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 476 single-family residential units and 12 duplexes. Permits were also given for four new apartment developments, with 136 additional units. Included among the four multi-unit developments was a permit for the conversion of the former City Hall to loft apartment units. Figures 1 and 1A display the location of the residential permits.

Among the major non-residential developments were permits for Lowe's Home Improvement Center, a body shop addition at the General Motors plant, and continued development in Village West. The Village West permits included the Legend's theater and shopping center; six restaurants in Village West development, a 96 room Holiday Inn Express in Village West, and the Amini's Galleria. A detailed listing of non-residential permits appears in Table 3 of this report.

<b>Permit Category</b>	<b>1999</b>	<b>2000</b>	<b>2001</b>	<b>2002</b>	<b>2003</b>	<b>2004</b>	<b>Change 99-04</b>	<b>Change 03-04</b>
New Single Family Permits	147	161	202	296	433	476	329	43
New Residential Units	151	272	266	436	483	639	488	156
Resid. Additions/Remodels	279	397	288	364	462	478	199	16
New Non-Residential Permits	25	29	31	39	24	40	15	16
Non-Residential Additions/Remodels	103	125	108	95	123	120	17	-3
Garage/Accessory Permits	82	71	102	93	114	105	23	-9
Total Value of Construction (In Millions)	\$59.1	\$152.4	\$113.7	\$150.4	\$114.0	\$142.2	83.1	28.2

**TABLE 1**

**KANSAS CITY, KANSAS BUILDING PERMITS, 2004 TOTALS**

<b>PERMITS</b>	<b>January</b>	<b>February</b>	<b>March</b>	<b>April</b>	<b>May</b>	<b>June</b>	<b>July</b>	<b>August</b>	<b>September</b>	<b>October</b>	<b>November</b>	<b>December</b>	<b>2004 Total</b>
Single Family	47	20	50	48	16	38	62	47	33	57	22	36	476
Duplex Permits	0	2	5	2	0	1	0	0	0	0	0	2	12
Duplex Units	0	4	10	4	0	2	0	0	0	0	0	4	24
Multi-Family	0	0	0	0	0	0	1	7	0	0	0	8	16
Multi-Family Units	0	0	0	0	0	0	40	56	0	0	0	40	136
New Non-Residential	3	3	4	3	2	2	3	4	2	3	2	9	40
Resid. Addtns./Remodels	25	31	41	41	42	39	30	56	40	54	43	36	478
Non-resid. Addtns./Remodels	5	8	6	11	11	12	10	13	10	11	16	7	120
Garages	1	2	3	6	7	4	8	4	9	5	4	4	57
Accessory	2	2	6	3	5	6	4	4	3	5	4	4	48
<b>Total</b>	<b>83</b>	<b>68</b>	<b>115</b>	<b>114</b>	<b>83</b>	<b>102</b>	<b>118</b>	<b>135</b>	<b>97</b>	<b>135</b>	<b>91</b>	<b>106</b>	<b>1,247</b>

<b>VALUE</b>	<b>January</b>	<b>February</b>	<b>March</b>	<b>April</b>	<b>May</b>	<b>June</b>	<b>July</b>	<b>August</b>	<b>September</b>	<b>October</b>	<b>November</b>	<b>December</b>	<b>2004 Total</b>
Single Family	\$5,543,311	\$2,736,000	\$6,561,000	\$5,774,500	\$2,034,300	\$4,347,480	\$6,619,830	\$5,981,634	\$4,565,000	\$5,835,315	\$2,926,320	\$5,342,800	\$58,267,490
Duplex	\$0	\$320,000	\$834,000	\$300,000	\$0	\$210,000	\$0	\$0	\$0	\$0	\$0	\$300,000	\$1,964,000
Multi-Family	\$0	\$0	\$0	\$0	\$0	\$0	\$3,275,000	\$2,289,009	\$0	\$0	\$0	\$1,481,752	\$7,045,761
New Non-Residential	\$1,873,705	\$810,975	\$11,377,503	\$2,118,850	\$1,362,438	\$54,000	\$1,582,000	\$2,540,332	\$1,648,536	\$788,300	\$935,000	\$14,026,838	\$39,118,477
Resid. Addtns./Remodels	\$406,537	\$424,251	\$388,477	\$483,943	\$536,902	\$380,699	\$666,373	\$601,192	\$390,549	\$514,341	\$2,040,418	\$395,283	\$7,228,965
Non-resid. Addtns./Remodels	\$226,100	\$406,139	\$881,823	\$1,434,463	\$1,377,717	\$4,262,442	\$1,114,288	\$530,799	\$2,182,394	\$3,342,802	\$6,019,403	\$1,011,836	\$22,790,206
Garages	\$40,000	\$9,200	\$20,000	\$58,574	\$79,200	\$35,500	\$98,152	\$33,500	\$105,597	\$33,300	\$30,600	\$41,075	\$584,698
Accessory	\$15,250	\$1,022,000	\$109,540	\$22,162	\$211,180	\$662,700	\$522,990	\$21,000	\$14,700	\$266,650	\$1,699,475	\$601,200	\$5,168,847
<b>Total</b>	<b>\$8,104,903</b>	<b>\$5,728,565</b>	<b>\$20,172,343</b>	<b>\$10,192,492</b>	<b>\$5,601,737</b>	<b>\$9,952,821</b>	<b>\$13,878,633</b>	<b>\$11,997,466</b>	<b>\$8,906,776</b>	<b>\$10,780,708</b>	<b>\$13,651,216</b>	<b>\$23,200,784</b>	<b>\$142,168,444</b>

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

# WYANDOTTE COUNTY

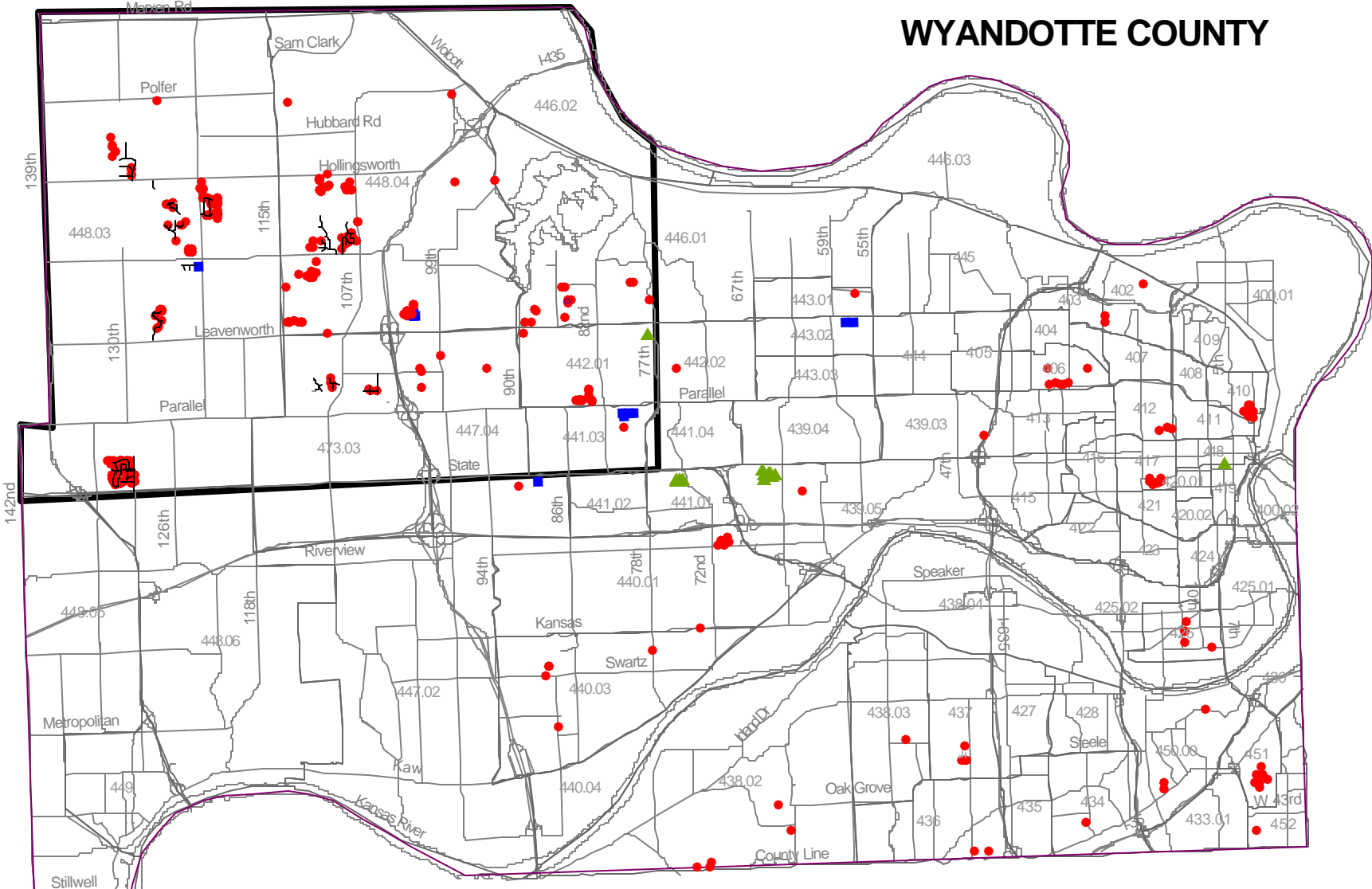


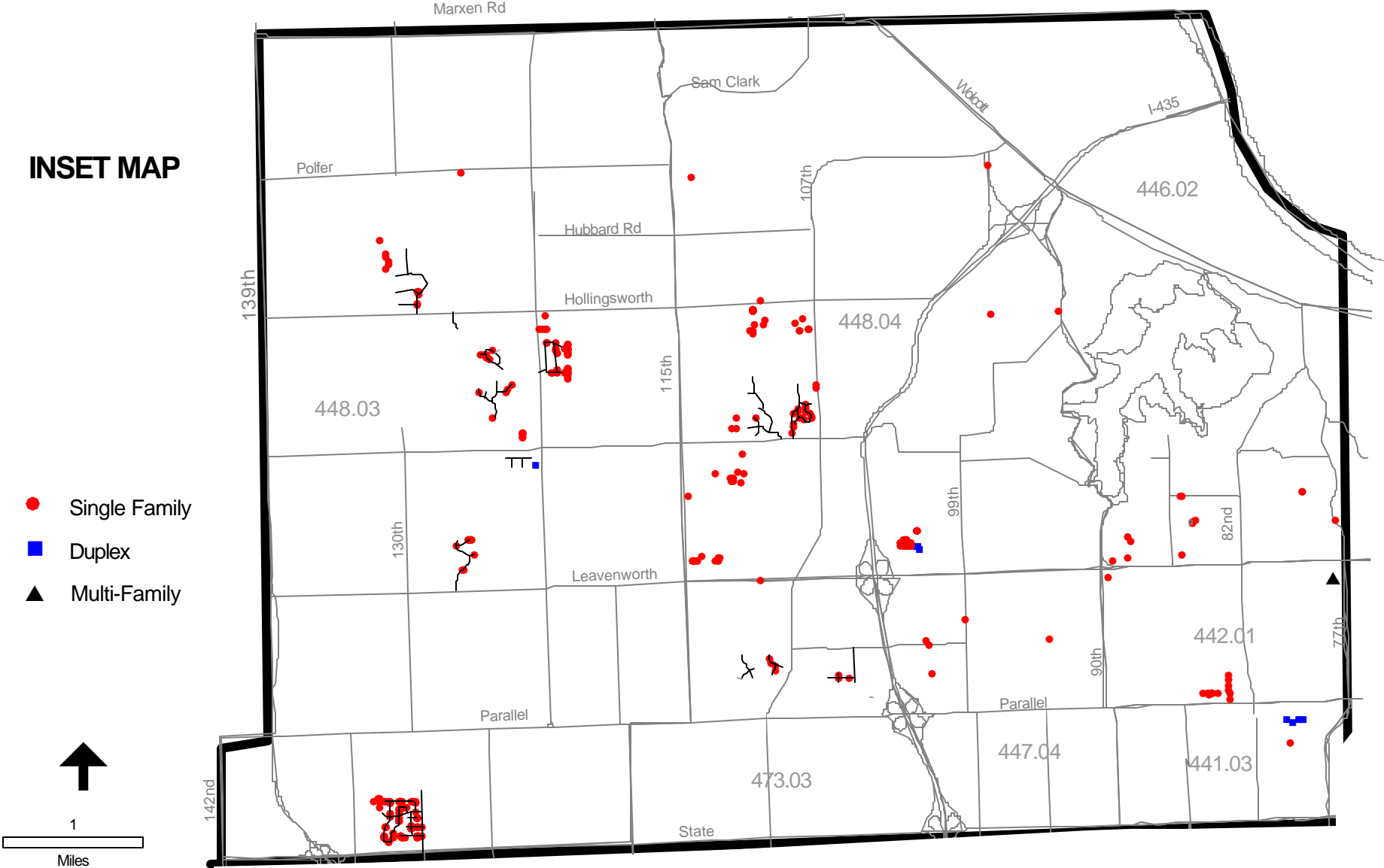
FIGURE 1

504 New Residential Permits were issued in 2004.

- Single Family Permit (476 Units)
- Duplex Permit (12 Permits - 24 Units)
- ▲ Multi Family Permit (16 Permits - 136 Units)  
\*Includes City Hall Loft Conversion)

# WYANDOTTE COUNTY

## INSET MAP



**FIGURE 1A**  
**Western Kansas City, Kansas**  
**New Residential Units, 2004**

**TABLE 2**

**KANSAS CITY, KANSAS NON-RESIDENTIAL  
CONSTRUCTION, BY TYPE, 2004 TOTALS**

<b>Type of Building</b>	<b># Permits</b>	<b>Construction Value</b>
Commercial - Retail	15	\$15,304,311
Commercial - Warehouse	0	\$0
Commercial - Medical	1	\$1,113,600
Commercial - Office, Bank	7	\$2,514,638
Commercial - Hotel/Motel	1	\$1,593,953
Commercial - Other	3	\$9,831,256
Industrial	4	\$4,142,720
Recreation	2	\$115,816
Service Garage	1	\$211,000
Utilities and Communication	2	\$670,000
Transportation	0	\$0
Education	0	\$0
Religious	4	\$3,621,183
<b>Total</b>	<b>40</b>	<b>\$39,118,477</b>

## TABLE 3 - KANSAS CITY, KANSAS 2004 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
01/09/04	78,705	408 N 7th St.	Faith Apostolic Temple Inc.	Religious: New Church
01/13/04	1,300,000	1340 Village West Pkwy.	W.J. McBrides Irish Pub	Commercial: New Restaurant
01/22/04	495,000	1704 Village West Pkwy.	Bob Evans Restaurant	Commercial: New Restaurant
02/10/04	650,000	10331 Parallel Pkwy.	McDonald's Restaurant	Commercial: New Restaurant
02/18/04	132,975	2720 N 46th St.	Light House Pentecostal Church	Religious: New Church
02/27/04	28,000	1161 S 12th St.	Pallet City LLC	Commercial: Modular Office
03/09/04	2,659,503	9301 Parallel Pkwy.	Oak Ridge Missionary Baptist Church	Religious: New Church
03/15/04	250,000	7647 Leavenworth Rd.	B.P. Convenience Store	Commercial: New Convenience Store
03/18/04	8,100,000	6920 State Av.	Lowe's Home Improvement Store	Commercial: New Home Improvement Store
03/31/04	368,000	7020 Kansas Av.	R. Vickers	Commercial: New Office Building
04/20/04	1,113,600	2040 Hutton Rd.	Heartland Primary Care	Commercial: New Medical Office Building
04/20/04	355,000	2100 Hutton Rd.	Reece & Nichols - Roberts Building	Commercial: New Office Building
04/29/04	650,250	1919 Prairie Crossing	Amini's Galleria	Commercial: New Retail
05/03/04	612,438	10127 Leavenworth Rd.	Emerald K. Properties LLC	Commercial: New Office Building
05/21/04	750,000	1713 Village West Pkwy.	Ted's Montana Grill	Commercial: New Restaurant
06/04/04	24,000	8345 State Av.	Frank Lustig	Commercial: New Building - Used Car Lot
06/18/04	30,000	301 S 59th St.	Woodlawn Lawn	Commercial: New Building - Lawn Care
07/07/04	635,000	5500 Dickinson Rd.	City of Kansas City, KS	Utility: New Pump Station
07/19/04	472,000	1705 Village West Pkwy.	Cheeseburger in Paradise	Commercial: New Restaurant
07/26/04	475,000	1800 Prairie Crossing	Sheridan's Frozen Custard	Commercial: Ice Cream Parlor
08/17/04	229,132	900 S 68th St.	American Bumper and Manufacturing	Commercial: Silos
08/18/04	1,900,000	626 N 47th St.	Twin Traffic Marking Corp.	Industrial: Four New Buildings for Firm
08/19/04	135,000	6700 Inland Dr.	Frank Perry	Industrial: Warehouse/Maintenance Building
08/25/04	276,200	3254 Brinkerhoff Rd.	UAW MO/KS Federal Credit Union	Commercial: New Office Building
09/07/04	1,607,720	2029 Fairfax Trwy	Phillips Pipe Line	Industrial: Process Piping and Canopy
09/09/04	40,816	7501 Armstrong Av.	Westgate Apartments	Recreational: Community Clubhouse
10/05/04	35,000	401 E Donovan Rd.	Williams Pipelines	Utility: New Building for Utility
10/08/04	500,000	8334 Ruby Av.	Judy Company	Industrial: New Shop Building and Office
10/26/04	253,300	8144 Parallel Pkwy.	Dollar General Store	Commercial: New Retail Store
11/12/04	855,000	10840 Parallel Pkwy.	Security Bank of Kansas City	Commercial: New Bank
11/15/04	80,000	4828 Parallel Pkwy.	Mini Mart	Commercial: New Convenience Store/Service Station
12/03/04	9,484,408	1801 Village West Pkwy.	Red Speedway Inc.	Commercial: Legends Theater
12/03/04	50,000	990 S 68th St.	Insurance Auto Auctions	Commercial: Commercial Building
12/06/04	75,000	6625 State Av.	Roman Catholic Archdiocese	Recreational: Community Clubhouse
12/08/04	1,593,953	1931 Prairie Crossing	KCH Hotels LLC.	Commercial: New Holiday Inn Express - 96 Rooms
12/14/04	211,000	2621 Merriam La.	G & G Ventures LLC	Commercial: New Car Wash
12/14/04	20,000	1015 Packard St.	National Compressed Steel Corp.	Commercial: Office/Trailer
12/16/04	1,724,761	1801 Village West Pkwy.	Red Speedway Inc.	Commercial: Shopping Center Building Shell
12/23/04	750,000	1300 Meadowlark La.	Community Missionary Baptist Church	Religious: New Church
12/28/04	117,716	11324 Lafayette Av.	RBW Enterprises LLC	Commercial: Commercial Building and Gazebo
<b>Sub-Total</b>	<b>\$39,118,477</b>	<b>40 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
01/08/04	75,300	4601 State Av.	U.S.D. #500	Education: Conversion to Admin. Offices
01/29/04	50,000	1610 State Av.	Midwest Cast Stone Inc.	Commercial: Building Addition
01/30/04	60,000	4800 Parallel Pkwy.	Super Speedway Store Inc.	Commercial: Conversion to Laundramat
02/09/04	93,550	700 Minnesota Av.	Unified Govt. - Police Department	Government: Remodel for Office Relocation
02/17/04	83,227	7650 State Av.	Dollar Tree	Commercial: Retail Store - Interior Remodel
02/20/04	100,000	6501 State Av.	State 65 Shopping Center	Commercial: Conversion to Laundramat
3/1/2004	140,000	400 N 6th St.	Community Housing Wyandotte County	Commercial: Retail/Apartment
03/12/04	250,000	3411 Brinkerhoff Rd.	Brinkerhoff LLC	Commercial: Warehouse Addition
03/24/04	85,523	149 S 78th St.	Stony Point Christian Church	Religious: Classroom Conversion
03/30/04	200,000	1413 Osage Av.	1413 Property LLC	Commercial: Interior/Exterior Remodel and Silos
03/31/04	204,800	1901 N 63rd St.	Parallel Plaza Center- J. Frandieu	Education: Conversion of Space to Daycare
04/05/04	300,000	1262 Southwest Blvd.	Hendrick's Commercial Properties	Commercial: Interior Office Remodel
04/14/04	395,000	813 Barnett Av.	U.S.D. #500 - Central Grade School	Education: School Conversion
04/14/04	395,000	611 N 14th St.	U.S.D. #500 - McKinley Grade School	Education: School Conversion
04/21/04	298,573	601 Kindlberger Rd.	E I DU Pont de Nemours and Company	Commercial: Interior Remodel Tech Center
05/12/04	120,000	1937 N 32nd St.	Greater Faith Mission Baptist Church	Religious: Interior Remodel
05/14/04	340,000	8934 Woodend Av.	Bundschuh Properties (Pre-Tech)	Commercial: Building Addition
05/18/04	180,000	290 E Donovan Rd.	Groendyke Transport Inc.	Transportation: Building Addition
05/24/04	350,000	2026 N 4th St.	USD #500 - Banneker Elem.	Education: Building Remodel
05/24/04	166,152	2800 Farrow Av.	USD #500 - Quindaro Elem.	Education: Building Remodel
05/26/04	53,000	4627 Shawnee Dr.	SSC LLC Co.	Commercial: Interior Remodel
06/02/04	955,600	2052 N 5th St.	Stranger's Rest Baptist Church	Religious: Building Addition
06/16/04	1,510,834	144 Southwest Blvd.	Sharing Community in Rosedale Inc.	Social Service: Building Addition
06/23/04	946,189	8929 Parallel Pkwy.	Providence Medical Center	Medical: Building Addition
06/29/04	463,659	7601 Holiday Dr.	Water District #1 of Johnson County	Utility: Facility Improvement
07/23/04	959,439	2400 Steele Rd.	U.S.D. #500 - Harmon High School	Education: Building Remodel
08/17/04	68,606	4748 State Av.	William Bussell	Commercial: Restaurant - Fire Repair
08/17/04	75,000	8120 Parallel Pkwy.	Four B. Corp. - Hen House	Commercial: Grocery Remodel
08/20/04	141,902	401 S 42nd St.	C & M Tire Inc.	Commercial: Office Remodel
08/25/04	72,000	2101 S Mill St.	Creative Choices Homes III LTD	Commercial: Office Remodel
09/01/04	250,000	542 Southwest Blvd.	Sol Azteca	Commercial: Restaurant Addition
09/01/04	1,106,572	8929 Parallel Pkwy.	Providence Medical Center	Medical: Nurse Station Core Remodel
09/07/04	565,342	400 State Av.	GDC Financial Group for U.S. Justice Dept.	Commercial: Office Remodel
09/09/04	74,181	209 N 18th St.	New Life Properties LLC	Commercial: Commercial Building - Fire Repair
09/14/04	98,699	4810 State Av.	D & M Properties for Wy. Occup. Health	Medical: Office Remodel
09/23/04	50,500	4140 Rainbow Blvd.	Wendy's Old Fashioned Hamburgers	Commercial: Restaurant Drive-thru Remodel
10/12/04	1,150,000	901 N 10th St.	Southwestern Bell Telephone Co.	Utility: Exterior Enclosure of Building
10/13/04	50,000	3012 S 24th St.	City-Wide Holding Co. Profit Sharing	Commercial: Interior Remodel
10/19/04	450,000	4501 Kansas Av.	Burlington Northern & Santa Fe RR	Transportation: Radio Shop Interior Remodel
10/26/04	1,643,662	51 N 12th St.	Sisters Charity Health Service	Medical: Façade Rebuild of Office Building

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

<b>Permit Date</b>	<b>\$ Amount Construction</b>	<b>Permit Address</b>	<b>Permit Owner</b>	<b>Proposed Use of Property</b>
11/04/04	140,000	4215 Rainbow Blvd.	McDonald's Corporation	Commercial: Interior Remodel - Restrooms
11/05/04	5,440,375	3201 Fairfax Rd.	General Motors	Manufacturing: Body Shop Addition
11/10/04	100,000	5600 Kansas Av.	Kaw Valley Reaal Estate LLC	Commercial: Exterior and Interior Remodel
11/17/04	150,578	8929 Parallel Pkwy.	Sisters Charity Health Service	Medical: Interior Remodel of CT Simulator
12/03/04	100,000	508 Kansas Av.	EI Pueblito	Commercial: Building Addition
12/09/04	110,000	3716 State Av.	Tower Plaza Assoc.	Commercial: Interior Remodel
12/14/04	545,736	2100 W 36th Av.	Kansas University Endowment Assoc.	Medical: Building Interior Finish
12/20/04	55,000	701 N 7th Trwy.	Unified Government WYCO/KCK	Government: Restrooms Remodel
12/21/04	200,000	4603 Shawnee Dr.	SSC LLC Co.	Commercial: Exterior Improvement
<b>Sub-Total</b>	<b>\$21,413,999</b>	<b>(49 Permits)</b>		

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

<b>Permit Date</b>	<b>\$ Amount Construction</b>	<b>Permit Address</b>	<b>Permit Owner</b>	<b>Proposed Use of Property</b>
02/23/04	1,000,000	7601 Holiday Dr.	Water District #1 - Johnson County	Utility: Plant improvement
03/02/04	65,000	1900 N 70th St.	T.Mobile	Utility: Cellular site
05/13/04	160,000	1262 Southwest Blvd.	Hendricks Commercial Properties	Commercial: Parking Lot Addition
06/09/04	375,000	9717 State Av.	USF Dugan Inc.	Transportation: Parking Lot Impr. & Entrance Relocate
06/09/04	135,000	9717 State Av.	USF Dugan Inc.	Transportation: Temporary Parking
06/25/04	98,000	601 Kindlberger Rd.	EI Du Pont De Nemours and Company	Industrial: Storage Building
07/13/04	318,490	4101 Kansas Av.	McDonald's Corporation	Commercial: Site Improvements
07/14/04	175,000	1300 Meadowlark La.	Community Missionary Baptist Church	Religious: Parking Area
10/13/04	73,000	701 S 38th St.	NORD III	Commercial: Tarping Station
10/26/04	80,000	3035 Fairfax Rd.	GNB Technologies	Industrial: Parking Area
10/26/04	50,000	8241 Swartz Rd.	Arnold & Shiela Kraus	Non-Residential: Pole Barn
11/2/2004	550,000	3615 Eaton St.	Kansas University Medical Center	Medical: Parking Lot
11/8/2004	70,000	1910 S 74th St.	Green Expectations	Commercial: Site Improvements
11/19/04	1,050,500	2421 Argentine Av.	Burlington Northern & Santa Fe RR	Transportation: Truck Unloading Facility
12/02/04	530,000	9717 State Av.	USF Dugan Inc.	Transportation: Site Improvements
12/13/04	63,000	1051 Merriam La.	Rosedale Drive-Inn Theater	Commercial: Storage Building
<b>Sub-Total</b>	<b>\$4,792,990</b>	<b>(16 Permits)</b>		