

Riley County Development Trends

November 2007

Introduction

The purpose of this report is to illustrate the current residential building activity occurring in Riley County. The primary focus is to demonstrate the number of building permits issued over the course of a month/year, and the size and status (platted/unplatted) of the tract for which the permit was issued.

Current Activity

Residential development for the month of November 2007 was inactive, in that there were no residential building permits issued for the entire month.

Comparison with Previous Years

The month of November 2007 was considerably below average (approx. 4), as compared to previous years, with no residential building permits being issued.

Chart I

Total Residential Building Permits
May

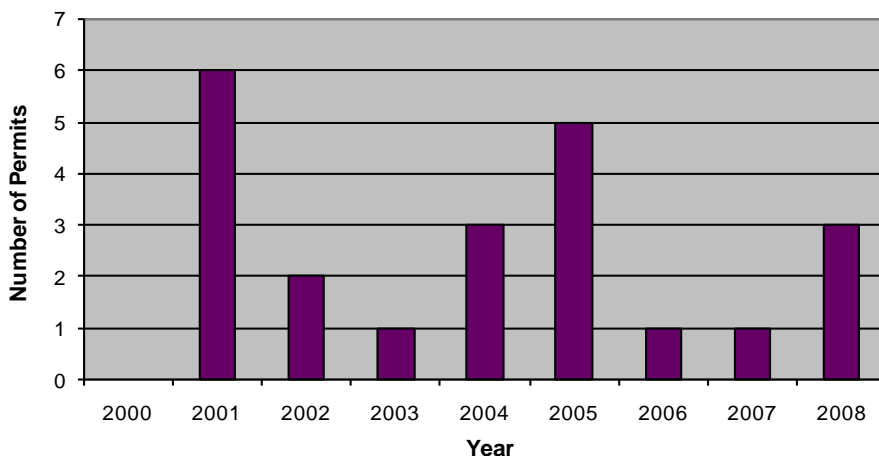
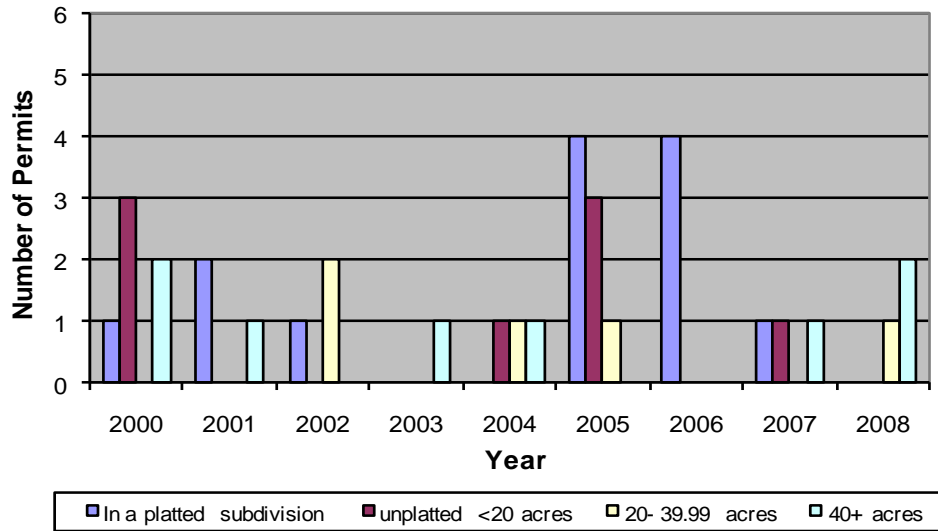


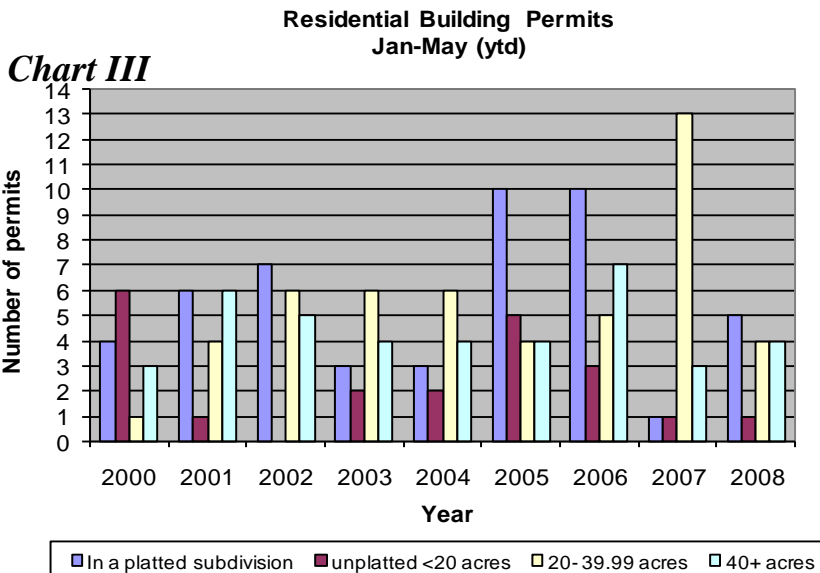
Chart II (below) illustrates the total number of residential building permits issued for the month of November, from 2000 to 2007, categorized according to size and platted/unplatted status of the property. The chart indicates that with the exception of 2003, there are typically between 3-6 residential building permits issued in November. However, in 2007, no residential building permits were issued.

* For clarification, tracts of land that are less than 20 acres and are not required to plat prior to receiving a building permit, are “grandfathered”. In other words, the size of the tract was established prior to the “20-acre” rule (1980).

**Chart II Total Residential Building Permits
May**



Analysis: Obviously, Chart III also indicates no change from October.



20-acre Splits

There were zero property splits of 20-39.99 acres for the month of November (Chart V). As mentioned previously, there were no residential building permits issued for the same.

Chart IV

