

# Riley County Development Trends

April 2008

## Introduction

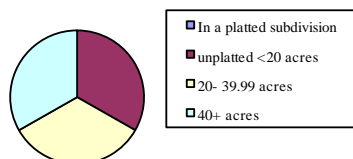
The purpose of this report is to illustrate the current residential building activity occurring in Riley County. The primary focus is to demonstrate the number of building permits issued over the course of a month/year, and the size and status (platted/unplatted) of the tract for which the permit was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

## Current Activity

There were two (2) residential building permits issued for the month of April 2008; a platted subdivision and the other for a tract acres in size.

*Chart I*

Residential Building Permits Issued  
May 2008



one in  
20-40

## Comparison with Previous Years

The number of residential building permits for the month of April was slightly below the monthly average of 2.5 permits issued.

*Chart II*

Total Residential Building Permits  
May

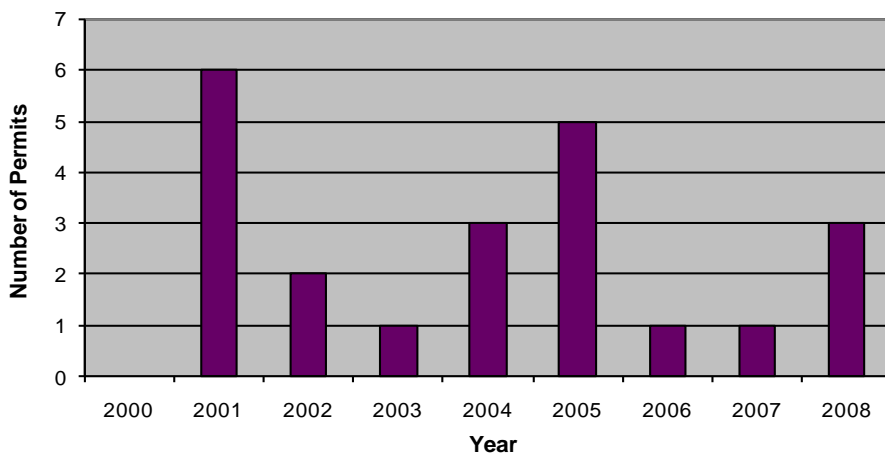
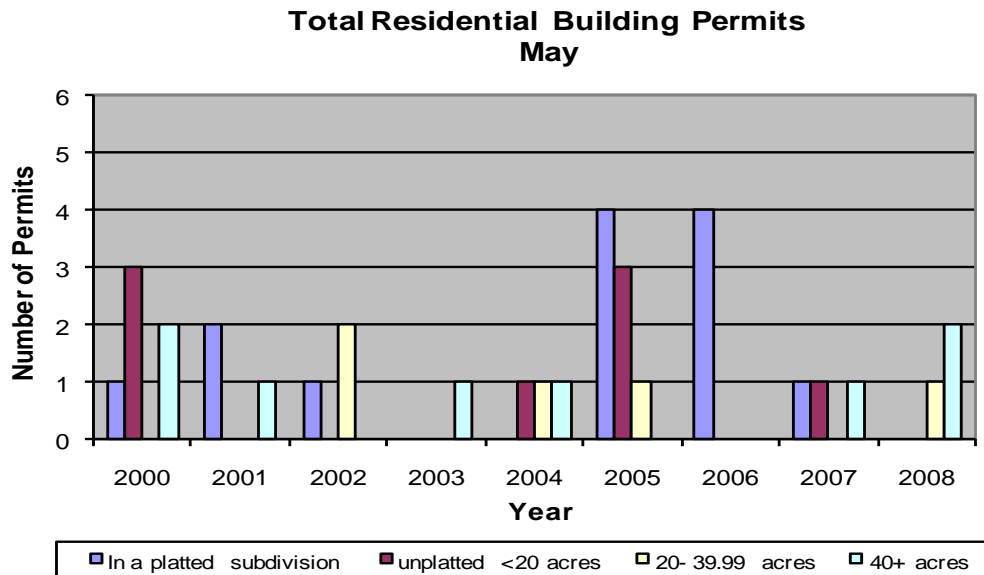


Chart III (below) illustrates the total number of residential building permits issued for the month of April, from 2000 to 2008, categorized according to size and platted/unplatted status of the property. The chart indicates that there are typically about four (4) permits issued for the month of April, with 2007 being slightly higher. Although not drastically lower than normal, April's total for 2008 is the lowest since 2001 and considerably lower than last year.

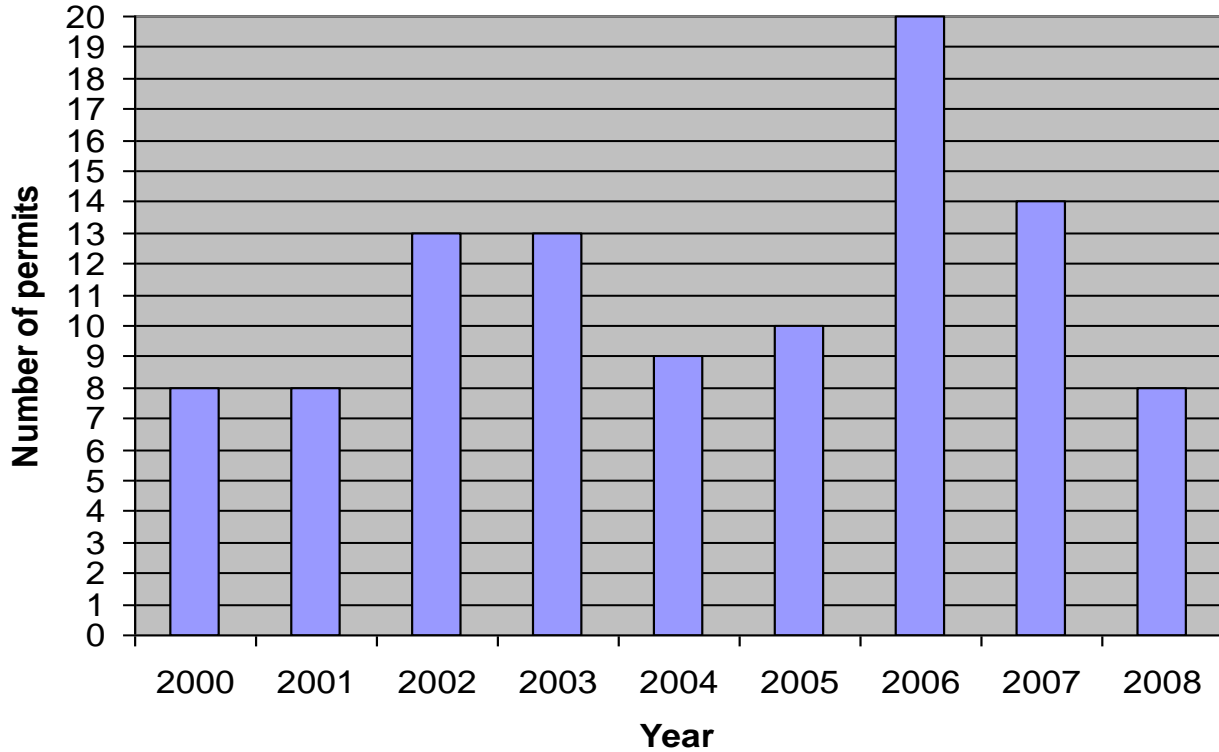
\* For clarification, tracts of land that are less than 20 acres and are not required to plat prior to receiving a building permit, are "grandfathered". In other words, the size of the tract was established prior to the "20-acre" rule (1980).

**Chart III**



*Chart IV*

**Total Number of Residential Building Permits  
Jan-April (ytd)**



At the end of the fourth month of 2008, a third of the year has passed. The year-to-date total of residential building permits has calmed to a level not experienced since 2001, with only eight permits.

### **20-acre Splits**

There were five (5) property splits of 20-39.99 acres for the month of April. Although the number of building permits issued did not necessarily match up with the number of property splits in April, it's possible that the number of building permits issued in May could be attributed to these property splits.