



**COMPASS**

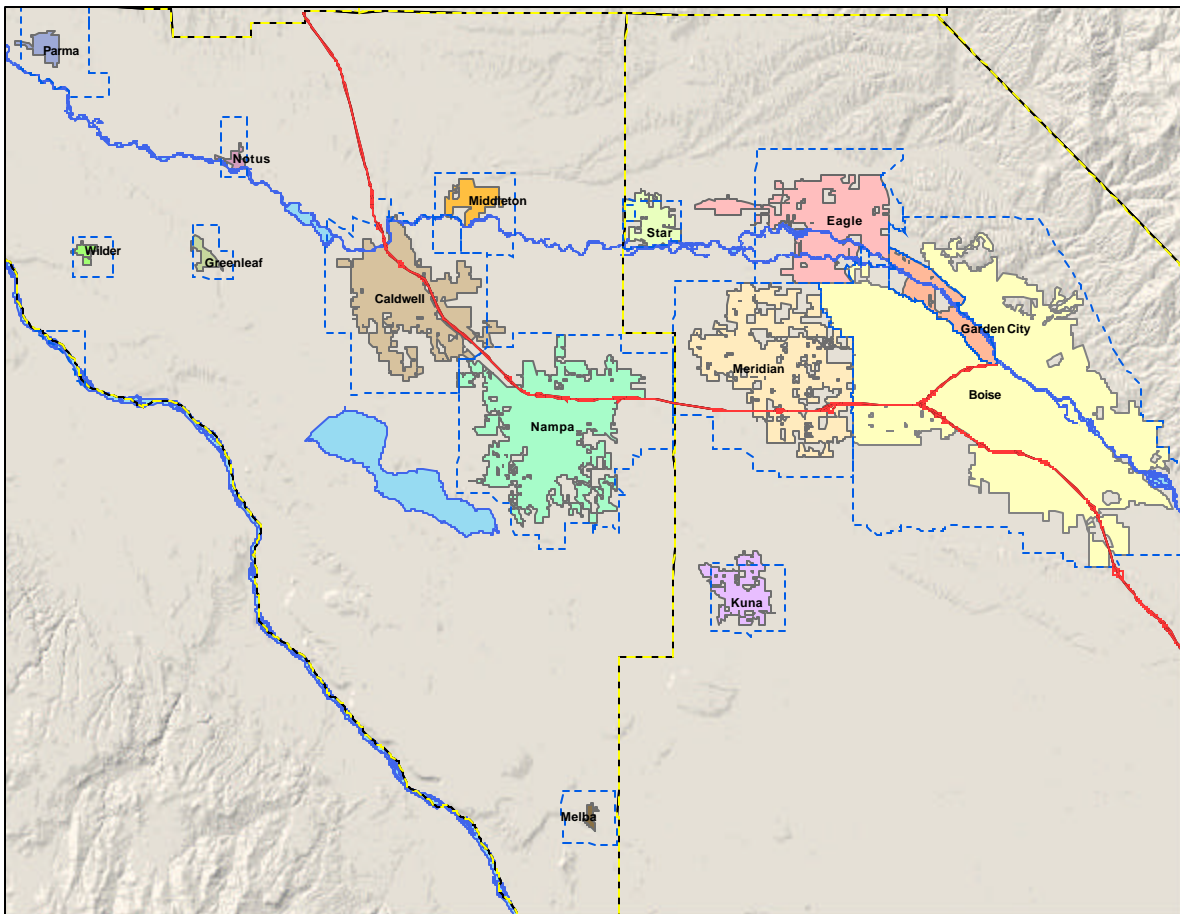
**COMMUNITY PLANNING ASSOCIATION**

of Southwest Idaho

Report No. 8-2005

# 2004 Development Monitoring Report

*For Ada and Canyon Counties  
January 1, 2004 – December 31, 2004*



*Community Planning Association of Southwest Idaho*

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Executive Director

March 23, 2005

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**January 1, 2004 – December 31, 2004**

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## Introduction

The 2004 Development Monitoring Report for Ada and Canyon Counties provides an overview of development activity using information gathered from building permits submitted from January 1, 2004 through December 31, 2004. Community Planning Association of Southwest Idaho (COMPASS) has compiled similar reports for Ada County since 1980 and for Canyon County since 1999.

The building permits in this report are tabulated at several levels of geography:

- Traffic Analysis Zones
- City Limits
- Area of Impact
- Demographic Area

**Traffic Analysis Zones (TAZs)** help COMPASS with forecasting future demands on the regional transportation system. The U.S. Census also provides decennial household and employment information at the TAZ level. Nearly all metropolitan planning organizations such as COMPASS use a TAZ geography to analyze future transportation needs. Since there are over 500 TAZs in Ada and Canyon Counties, the report does not include this level of tabulation. TAZ maps can be found on the COMPASS website at [www.compassidaho.org/maps.html](http://www.compassidaho.org/maps.html)

**City Limits** are areas officially within the jurisdictional and taxing boundaries of the cities. City limits boundaries are typically in flux from year to year because city councils periodically annex properties. Building permits in this report reflect the city limits boundaries at the time of reporting.

**Areas of Impact** are areas established by agreement between each city and the County. Every city has a comprehensive plan and this is the area in which the comprehensive plan is followed. Cities are likely to annex land within the impact area over the next 10 to 20 years.

**Demographic Areas** are an aggregate of multiple TAZs. Since there are so many TAZs, demographic areas provide a conceptually easier way to view all the data collected at a TAZ level. Also, because the Treasure Valley has experienced a high rate of growth over the last several years, both city limits and area of impact boundaries are expanding. Therefore, demographic areas provide a good geography by which to analyze growth trends over a range of time.

COMPASS tracks building permit information primarily as a tool to analyze transportation needs in the Treasure Valley. This purpose affects the type of building permits included in the report as well as those that are not. For example, when looking at residential permits, only new residential structure permits are included. Home addition and remodel permits are discarded. COMPASS also keeps track of the total number of residential units. A permit for a new single family home counts as one unit. A permit for a house demolition or conversion to a commercial use (such as a law office) counts as one negative unit. Manufactured homes, including mobile homes, are recorded separately and counted as one dwelling unit. The number of units in a new apartment complex is also recorded. Sometimes a building is constructed for multiple uses and includes space for both residential and commercial purposes. Usually the total residential units in those buildings are more difficult to record because the builder may not yet know exactly how many residential units will be in the building. The finish permits for those units trickle in over a longer period of time.

COMPASS does not include value per square foot of residential construction in the report for several reasons. Residential values vary greatly between areas. Also, value and square footage information is not always reported. Because demolitions and changes of use are included in the unit count, using units to calculate average values and square footage may be misleading. Value per square foot analysis can be calculated for specific geographic areas upon request.

Non-residential permits are also analyzed by their impact on the overall transportation system. All new structure permits are included. Those permits are separated from non-residential additions and changes in use. Non-residential addition permits are only recorded if there is a significant addition of square footage and if the value is over \$10,000. Store and office remodel permits are discarded, regardless of value. Change of use is a more difficult category. COMPASS includes the permit if, for example, a restaurant space changes to a tanning salon or a law firm moves into an empty tenant space. The permit is discarded if one restaurant tenant moves out and another restaurant tenant moves in, or even if one kind of professional office (real estate) replaces another (law firm). If a commercial shell building is built, permits that establish occupancy are kept.

Non-residential permits are divided into three categories: Commercial, Industrial and Public/Quasi Public. COMPASS uses the Standard Land-Use Coding Manual to assign every building permit a four-digit code. Those codes are then compiled into the three main categories. Commercial uses make up the largest percentage of non-residential permits and are defined as wholesale or retail trade and personal or professional services. Industrial uses are for the production of goods; examples could include timber, canned foods or computer parts. Hewlett Packard and Micron are the Treasure Valley's larger contributors to permits in this category. Public/Quasi Public uses include churches, schools, athletic centers, city buildings and charitable services.

When looking at value and square footage data, it is important to note while that information is included with most permits, it is not included with every permit. Also, because COMPASS discards many permits when developing this report, as explained above, the value and square footage information included in this report may differ greatly from building permit reports generated by a city, for example. The values listed in the tables are for the cost of the structure only and do not include the cost of the building lots or small building improvements made after initial construction.

The data shown in this report reflects the building permits issued by each jurisdiction during the year. It does not reflect which of those permits were actually completed within the year. There is sometimes a delay between the date the permit is issued and the date of construction. Some never get built at all.

The 2004 report includes preliminary platting and final platting data. Custom data analysis for more specific areas can be made available. Shape files and the original database are also available upon request. The 2004 Development Monitoring Report and previous year reports are available on the COMPASS website [www.compassidaho.org/reports.html](http://www.compassidaho.org/reports.html).

## Overview of Ada County Permit Activity

### Residential Construction

A total of 5,510 units were constructed in Ada County in 2004, a 16% increase over the same period last year. Meridian experienced the greatest growth in permitting activity this year with an increase of 45%. Eagle and Star saw substantial increases in new residential units over the past year, while Boise residential permits decreased.

**Ada County Total New Residential Units by City Limits  
2000 - 2004 Building Permits**

	<u>Boise</u>	<u>Eagle</u>	<u>Garden City</u>	<u>Kuna</u>	<u>Meridian</u>	<u>Star</u>	<u>Unincorporated</u>	<u>Total</u>
<b>2004</b>	815	483	69	230	2,567	146	1,200	<b>5,510</b>
<b>2003</b>	1,119	421	88	232	1,766	102	1,036	<b>4,764</b>
<b>2002</b>	1,204	266	196	410	949	46	859	<b>3,930</b>
<b>2001</b>	1,823	361	103	321	921	43	950	<b>4,522</b>
<b>2000</b>	1,301	455	116	343	759	74	841	<b>3,889</b>

Multi-family unit construction was the lowest seen since 2000.

	<u>Total Units</u>	<u>Multi-Family Units</u>	<u>% Total</u>
<b>2004</b>	5,510	591	<b>11%</b>
<b>2003</b>	4,764	784	<b>16%</b>
<b>2002</b>	3,930	631	<b>16%</b>
<b>2001</b>	4,522	1,180	<b>26%</b>
<b>2000</b>	3,889	399	<b>10%</b>

### Non-Residential Permits

The highest value new commercial construction projects were in the Southwest (\$30 million), West Bench (\$36 million), and Meridian (\$27 million) Demographic Areas<sup>1</sup>. The highest value permits were additions to the St. Alphonsus Regional Medical Center (\$17.3 million) and Micron Technology (\$10.4 million) in Boise. The highest value projects in Meridian were the new T-Mobile call center (\$8 million) and Lowe's Home Improvement (\$6 million).

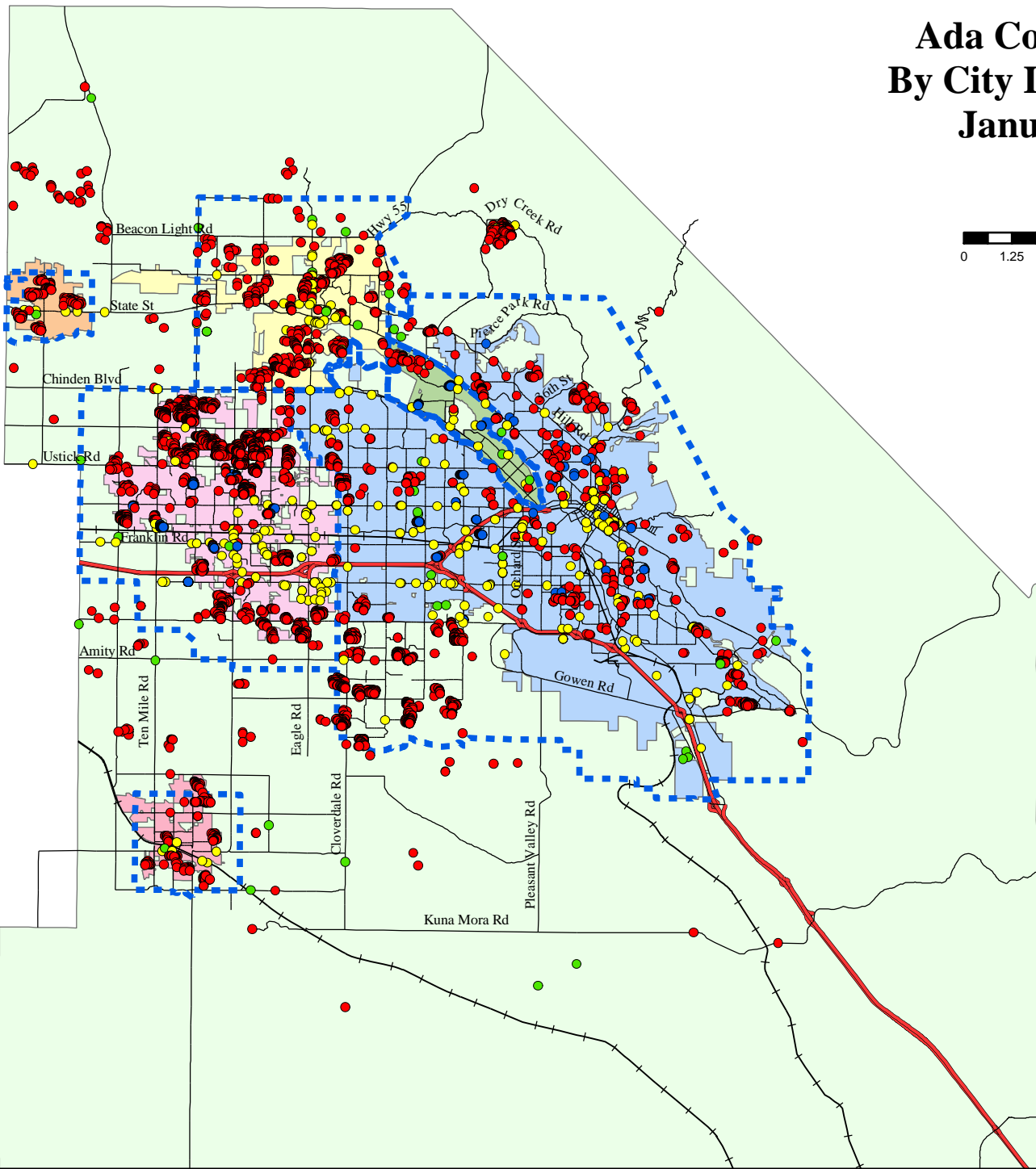
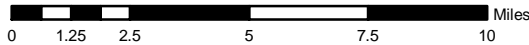
Just as Meridian's residential permits have been growing, this year new non-residential construction was up significantly, surpassing Boise for the first time.

**Ada County Total Square Feet New Non-Residential Construction by City Limits  
2000 - 2004 Building Permits**

	<u>Boise</u>	<u>Eagle</u>	<u>Garden City</u>	<u>Kuna</u>	<u>Meridian</u>	<u>Star</u>	<u>Unincorporated</u>	<u>Total</u>
<b>2004</b>	1,069,599	245,385	74,931	55,994	1,309,641	76,173	163,729	<b>2,995,452</b>
<b>2003</b>	1,428,152	235,775	118,459	7,205	938,422	13,215	2,004	<b>2,743,232</b>
<b>2002</b>	861,321	108,869	23,677	44,978	291,561	1,319	171,027	<b>1,502,752</b>
<b>2001</b>	1,697,355	236,116	243,837	170,561	624,024	0	8,652	<b>2,980,545</b>
<b>2000</b>	2,263,521	111,527	164,048	8,464	154,445	3,605	289,555	<b>2,995,165</b>

<sup>1</sup> Part of the West Bench Demographic area contains property within Meridian city limits.

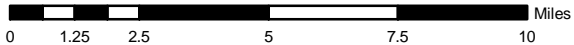
# Ada County Building Permits By City Limits & Area of Impact January-December 2004



- Permit Type**
- Single Family
  - Multi-Family
  - Mobile & Manufactured Homes
  - Non-Residential
- City**
- Boise
  - Eagle
  - Garden City
  - Kuna
  - Meridian
  - Star
  - Unincorporated
- Area of Impact**
- Area of Impact
- Road Features**
- Roads
  - Interstate
  - RailRoad

**Note:**  
 Due to data limitations, 95% of permits issued are reflected on the map.  
 Data shown reflect permits issued during the year, not permits completed.

# Ada County Building Permits By Demographic Area January-December 2004



**Permit Type**

- Single Family
- Multi-Family
- Mobile & Manufactured Homes
- Non-Residential

**Demographic Areas**

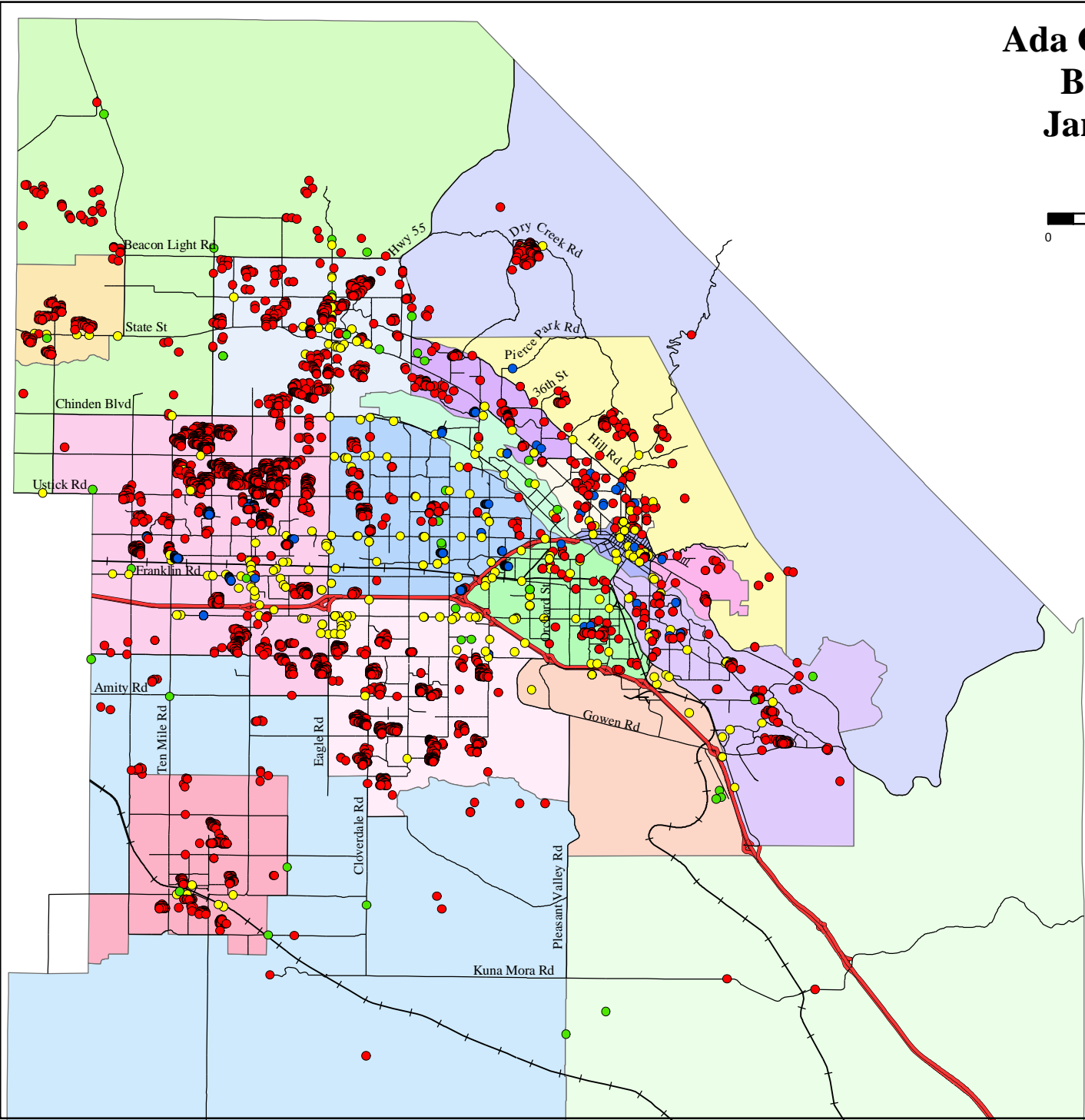
- Airport
- Central Bench
- Downtown
- Eagle
- East End
- Foothills
- Foothills Rural
- Garden City
- Kuna
- Meridian
- North End
- Northwest
- Northwest Rural
- Southeast
- Southeast Rural
- Southwest
- Southwest Rural
- Star
- West Bench

**Road Features**

- Roads
- Interstate
- RailRoad

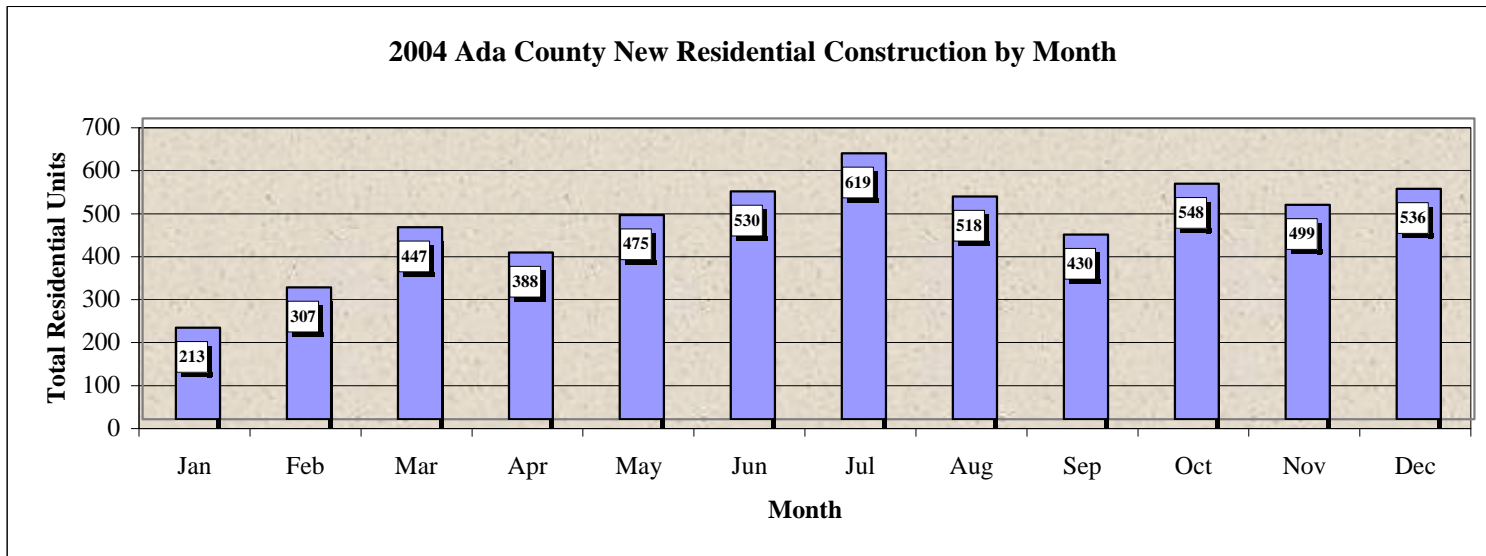
**Note:**

Due to data limitations, 95% of permits issued are reflected on the map.  
Data shown reflect permits issued during the year, not permits completed.



**Ada County New Residential Construction  
By City Limits  
January - December 2004**

City	Single Family			Multi Family			Mobile Homes & Manufactured Homes	Total Units	Percent of Total
	Units	Value	Square Feet	Units	Value	Square Feet			
Boise	564	\$118,767,480	1,382,906	235	\$13,089,592	275,353	16	815	14.8%
Eagle	479	\$155,905,631	1,543,950	0	\$0	0	4	483	8.8%
Garden City	38	\$10,896,078	133,242	29	\$2,215,210	37,512	2	69	1.3%
Kuna	227	\$29,885,758	397,915	2	\$147,879	1,872	1	230	4.2%
Meridian	2,243	\$412,135,004	5,097,089	323	\$27,600,945	364,343	1	2,567	46.6%
Star	143	\$24,286,216	294,287	2	\$237,418	2,910	1	146	2.6%
<b>City Subtotal</b>	<b>3,694</b>	<b>\$751,876,167</b>	<b>8,849,389</b>	<b>591</b>	<b>\$43,291,044</b>	<b>681,990</b>	<b>25</b>	<b>4,310</b>	<b>78.2%</b>
Unincorporated	1,173	\$237,332,707	9,862,589	0	\$0	0	27	1,200	21.8%
<b>Total</b>	<b>4,867</b>	<b>\$989,208,874</b>	<b>18,711,978</b>	<b>591</b>	<b>\$43,291,044</b>	<b>681,990</b>	<b>52</b>	<b>5,510</b>	



**Notes:**

- Data reflect city limits boundaries at the time of reporting.
- Unit data reflect both new units and subtracted units for residential demolitions and change of use to multi-family or commercial.
- Value data are not always reported; therefore totals represent only those records for which value was given.
- Square footage data are not always reported; therefore totals represent only those records for which square footage was given.
- Data shown reflect permits issued during the year, not permits completed.



**Ada County New Residential Construction  
By Area of Impact  
January - December 2004**

Area of Impact	Single Family			Multi Family			Mobile Homes & Manufactured Homes	Total Units	Percent of Total
	Units	Value	Square Feet	Units	Value	Square Feet			
Boise	1,443	\$266,471,075	6,072,864	235	\$13,089,592	275,353	24	1,702	30.9%
Eagle	519	\$170,207,363	1,758,714	0	\$0	0	11	530	9.6%
Garden City	38	\$10,896,078	133,242	29	\$2,215,210	37,512	2	69	1.3%
Kuna	199	\$26,061,050	349,572	2	\$147,879	1,872	1	202	3.7%
Meridian	2,262	\$418,713,775	5,205,953	325	\$27,838,363	367,253	4	2,591	47.0%
Star	142	\$23,969,909	290,348	0	\$0	0	1	143	2.6%
<b>Subtotal</b>	<b>4,603</b>	<b>\$916,319,250</b>	<b>13,810,693</b>	<b>591</b>	<b>\$43,291,044</b>	<b>681,990</b>	<b>43</b>	<b>5,237</b>	<b>95.0%</b>
County	264	\$72,889,624	4,901,285	0	\$0	0	9	273	5.0%
<b>Total</b>	<b>4,867</b>	<b>\$989,208,874</b>	<b>18,711,978</b>	<b>591</b>	<b>\$43,291,044</b>	<b>681,990</b>	<b>52</b>	<b>5,510</b>	

**Notes:**

Data reflect area of impact boundaries as of February 2005.

Unit data reflect both new units and subtracted units for residential demolitions and change of use to multi-family or commercial.

Value data are not always reported; therefore totals represent only those records for which value was given.

Square footage data are not always reported; therefore totals represent only those records for which square footage was given.

Data shown reflect permits issued during the year, not permits completed.

**Ada County New Residential Construction  
By Demographic Area  
January - December 2004**

Demographic Area	Single Family			Multi Family			Mobile Homes & Manufactured Homes	Total Units	Percent of Total
	Units	Value	Square Feet	Units	Value	Square Feet			
Airport	0	\$0	0	0	\$0	0	3	3	0.1%
Central Bench	34	\$7,870,628	77,101	69	\$2,531,500	69,678	7	110	2.0%
Downtown Boise	-17	\$189,375	0	0	\$330,875	4,748	0	-17	-0.3%
East End	22	\$5,808,681	59,005	1	\$85,873	588	0	23	0.4%
Foothills	86	\$3,358,154	315,040	1	\$420,000	3062	0	87	1.6%
North End	20	\$4,684,624	59,221	12	\$642,789	11,838	1	33	0.6%
Northwest	100	\$19,086,841	250,935	18	\$2,255,610	34,228	2	120	2.2%
Southeast	172	\$32,978,079	402,486	47	\$2,421,062	49,685	4	223	4.0%
Southwest	945	\$161,984,381	4,872,616	24	\$791,382	26,724	3	972	17.6%
West Bench	221	\$31,890,752	440,104	74	\$5,141,051	99,844	4	299	5.4%
<b>Boise Area Subtotal</b>	<b>1,583</b>	<b>\$297,851,515</b>	<b>6,476,508</b>	<b>246</b>	<b>\$14,620,142</b>	<b>300,395</b>	<b>24</b>	<b>1,853</b>	<b>33.6%</b>
Eagle	512	\$166,933,612	1,706,792	0	\$0	0	9	521	9.5%
Garden City	-3	\$2,200	0	22	\$1,324,600	20,364	2	21	0.4%
Kuna	241	\$33,528,443	465,185	2	\$147,879	1,872	1	244	4.4%
Meridian	2,188	\$404,835,202	5,034,521	321	\$27,198,423	359,359	4	2,513	45.6%
Star	144	\$24,598,521	300,907	0	\$0	0	1	145	2.6%
<b>Other City Area Subtotal</b>	<b>2,570</b>	<b>\$629,897,978</b>	<b>7,507,405</b>	<b>345</b>	<b>\$28,670,902</b>	<b>381,595</b>	<b>17</b>	<b>3,444</b>	<b>53.0%</b>
Foothills Rural	114	\$28,305,498	4,194,187	0	\$0	0	1	115	2.1%
Northwest Rural	52	\$21,555,102	342,839	0	\$0	0	4	56	1.0%
Southeast Rural	2	\$378,306	6,942	0	\$0	0	2	4	0.1%
Southwest Rural	34	\$11,220,475	184,097	0	\$0	0	4	38	0.7%
<b>Rural Subtotal</b>	<b>202</b>	<b>\$61,459,381</b>	<b>4,728,065</b>	<b>0</b>	<b>\$0</b>	<b>0</b>	<b>11</b>	<b>213</b>	<b>3.9%</b>
<b>Total</b>	<b>4,867</b>	<b>\$989,208,874</b>	<b>18,711,978</b>	<b>591</b>	<b>\$43,291,044</b>	<b>681,990</b>	<b>52</b>	<b>5,510</b>	

**Notes:**

Data reflect the 2000 Demographic Area boundaries.

Demographic Area boundaries do not mirror area of impact or city limits boundaries.

Unit data reflect both new units and subtracted units for residential demolitions and change of use to multi-family or commercial.

Value data are not always reported; therefore totals represent only those records for which value was given.

Square footage data are not always reported; therefore totals represent only those records for which square footage was given.

Data shown reflect permits issued during the year, not permits completed.

**Ada County New Non-Residential Construction  
By City Limits  
January - December 2004**

City	Commercial			Industrial			Public / Quasi Public			Total Square Feet	Percent of Total
	# Permits	Value	Square Feet	# Permits	Value	Square Feet	# Permits	Value	Square Feet		
Boise	93	\$71,391,293	1,012,055	0	\$0	0	11	\$5,695,412	57,544	1,069,599	35.7%
Eagle	24	\$15,272,368	210,384	1	\$635,440	16,900	3	\$1,107,923	18,101	245,385	8.2%
Garden City	11	\$3,438,489	50,922	0	\$0	0	1	\$2,000,000	24,009	74,931	2.5%
Kuna	12	\$2,822,740	33,994	1	\$1,480,600	22,000	0	\$0	0	55,994	1.9%
Meridian	67	\$64,038,355	1,121,383	2	\$787,524	24,056	10	\$12,474,799	164,202	1,309,641	43.7%
Star	6	\$2,057,900	68,973	1	\$565,000	7,200	0	\$0	0	76,173	2.5%
<b>City Subtotal</b>	<b>213</b>	<b>\$159,021,145</b>	<b>2,497,711</b>	<b>5</b>	<b>\$3,468,564</b>	<b>70,156</b>	<b>25</b>	<b>\$21,278,134</b>	<b>263,856</b>	<b>2,831,723</b>	<b>94.5%</b>
Unincorporated	17	\$4,320,127	115,092	0	\$0	0	5	\$4,718,000	48,637	163,729	5.5%
<b>Total</b>	<b>230</b>	<b>\$163,341,272</b>	<b>2,612,803</b>	<b>5</b>	<b>\$3,468,564</b>	<b>70,156</b>	<b>30</b>	<b>\$25,996,134</b>	<b>312,493</b>	<b>2,995,452</b>	

**Ada County New Non-Residential Construction  
By Area of Impact  
January - December 2004**

Area of Impact	Commercial			Industrial			Public / Quasi Public			Total Square Feet	Percent of Total
	# Permits	Value	Square Feet	# Permits	Value	Square Feet	# Permits	Value	Square Feet		
Boise	106	\$74,908,680	1,112,719	0	\$0	0	10	\$5,406,412	53,684	1,166,403	38.9%
Eagle	29	\$23,199,144	420,378	1	\$635,440	16,900	3	\$1,107,923	18,101	455,379	15.2%
Garden City	9	\$2,948,489	44,535	0	\$0	0	1	\$2,000,000	24009	68,544	2.3%
Kuna	12	\$2,822,740	33,994	1	\$1,480,600	22000	0	\$0	0	55,994	1.9%
Meridian	64	\$56,697,359	919,649	2	\$787,524	24056	10	\$12,474,799	164,202	1,107,907	37.0%
Star	6	\$2,057,900	68,973	1	\$565,000	7200	0	\$0	0	76,173	2.5%
<b>Subtotal</b>	<b>226</b>	<b>\$162,634,312</b>	<b>2,600,248</b>	<b>5</b>	<b>\$3,468,564</b>	<b>70,156</b>	<b>24</b>	<b>\$20,989,134</b>	<b>\$259,996</b>	<b>2,930,400</b>	<b>97.8%</b>
County	4	\$706,960	12,555	0	\$0	0	6	\$5,007,000	52,497	65,052	2.2%
<b>Total</b>	<b>230</b>	<b>\$163,341,272</b>	<b>2,612,803</b>	<b>5</b>	<b>\$3,468,564</b>	<b>70,156</b>	<b>30</b>	<b>\$25,996,134</b>	<b>312,493</b>	<b>2,995,452</b>	

**Notes:**

Data reflect city limits boundaries at the time of reporting.

Data reflect area of impact boundaries as of February 2005.

Value data are not always reported; therefore totals represent only those records for which value was given.

Square footage data are not always reported; therefore totals represent only those records for which square footage was given.

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**Ada County New Non-Residential Construction  
By Demographic Area  
January - December 2004**

Demographic Area	Commercial			Industrial			Public / Quasi Public			Total Square Feet	Percent of Total
	# Permits	Value	Square Feet	# Permits	Value	Square Feet	# Permits	Value	Square Feet		
Airport	5	\$2,310,470	51,486	0	\$0	0	0	\$0	0	51,486	1.7%
Central Bench	13	\$5,512,124	70,692	0	\$0	0	0	\$0	0	70,692	2.4%
Downtown Boise	10	\$12,966,000	252,474	0	\$0	0	0	\$0	0	252,474	8.4%
East End	4	\$508,000	8,860	0	\$0	0	0	\$0	0	8,860	0.3%
Foothills	2	\$802,000	8,090	0	\$0	0	0	\$0	0	8,090	0.3%
North End	0	\$0	0	0	\$0	0	2	\$485,000	9,334	9,334	0.3%
Northwest	2	\$650,000	11,214	0	\$0	0	0	\$0	0	11,214	0.4%
Southeast	17	\$15,639,430	83,604	0	\$0	0	3	\$3,948,814	28,556	112,160	3.7%
Southwest	32	\$30,392,199	580,520	0	\$0	0	3	\$1,378,358	18,952	599,472	20.0%
West Bench	33	\$35,839,992	550,478	0	\$0	0	4	\$813,000	12,554	563,032	18.8%
<b>Boise Area Subtotal</b>	<b>118</b>	<b>\$104,620,215</b>	<b>1,617,418</b>	<b>0</b>	<b>\$0</b>	<b>0</b>	<b>12</b>	<b>\$6,625,172</b>	<b>69,396</b>	<b>1,686,814</b>	<b>56.3%</b>
Eagle	28	\$17,103,221	250,585	1	\$635,440	16,900	3	\$1,107,923	18,101	285,586	9.5%
Garden City	9	\$2,948,489	44,535	0	\$0	0	1	\$2,000,000	24,009	68,544	2.3%
Kuna	12	\$2,822,740	33,994	1	\$1,480,600	22,000	0	\$0	0	55,994	1.9%
Meridian	52	\$26,985,824	414,950	2	\$787,524	24,056	8	\$11,256,039	148,490	587,496	19.6%
Star	6	\$2,057,900	68,973	1	\$565,000	7,200	0	\$0	0	76,173	2.5%
<b>Other City Area Subtotal</b>	<b>107</b>	<b>\$51,918,174</b>	<b>813,037</b>	<b>5</b>	<b>\$3,468,564</b>	<b>70,156</b>	<b>12</b>	<b>\$14,363,962</b>	<b>190,600</b>	<b>1,073,793</b>	<b>35.8%</b>
Foothills Rural	0	\$0	0	0	\$0	0	5	\$4,989,000	52,185	52,185	1.7%
Northwest Rural	5	\$6,802,883	182,348	0	\$0	0	1	\$18,000	312	182,660	6.1%
Southeast Rural	0	\$0	0	0	\$0	0	0	\$0	0	0	0.0%
Southwest Rural	0	\$0	0	0	\$0	0	0	\$0	0	0	0.0%
<b>Rural Subtotal</b>	<b>5</b>	<b>\$6,802,883</b>	<b>182,348</b>	<b>0</b>	<b>\$0</b>	<b>0</b>	<b>6</b>	<b>\$5,007,000</b>	<b>52,497</b>	<b>234,845</b>	<b>7.8%</b>
<b>Total</b>	<b>230</b>	<b>\$163,341,272</b>	<b>2,612,803</b>	<b>5</b>	<b>\$3,468,564</b>	<b>70,156</b>	<b>30</b>	<b>\$25,996,134</b>	<b>312,493</b>	<b>2,995,452</b>	

**Notes:**

Data reflect the 2000 Demographic Area boundaries.

Demographic Area boundaries do not mirror area of impact or city limits boundaries.

Value data are not always reported; therefore totals represent only those records for which value was given.

Square footage data are not always reported; therefore totals represent only those records for which square footage was given.

Data shown reflect permits issued during the year, not permits completed.

**Ada County Non-Residential Additions and Change of Use  
By City Limits  
January - December 2004**

City	Commercial			Industrial			Public / Quasi Public			Total Square Feet	Percent of Total
	# Permits	Value	Square Feet	# Permits	Value	Square Feet	# Permits	Value	Square Feet		
Boise	114	\$35,614,908	1,381,171	4	\$2,853,523	18,341	26	\$10,748,966	139,185	1,538,697	80.7%
Eagle	10	\$717,239	26,353	0	\$0	0	3	\$242,173	9,497	35,850	1.9%
Garden City	6	\$421,547	5,283	0	\$0	0	0	\$0	0	5,283	0.3%
Kuna	1	\$300,495	4,465	0	\$0	0	2	\$1,002,988	15,650	20,115	1.1%
Meridian	35	\$8,954,200	275,589	0	\$0	0	2	\$90,200	6,200	281,789	14.8%
Star	2	\$199,770	3,061	0	\$0	0	0	\$0	0	3,061	0.2%
<b>City Subtotal</b>	<b>168</b>	<b>\$46,208,159</b>	<b>1,695,922</b>	<b>4</b>	<b>\$2,853,523</b>	<b>18,341</b>	<b>33</b>	<b>\$12,084,327</b>	<b>170,532</b>	<b>1,884,795</b>	<b>98.8%</b>
Unincorporated	4	\$435,504	14,973	0	\$0	0	2	\$727,220	7,727	22,700	1.2%
<b>Total</b>	<b>172</b>	<b>\$46,643,663</b>	<b>1,710,895</b>	<b>4</b>	<b>\$2,853,523</b>	<b>18,341</b>	<b>35</b>	<b>\$12,811,547</b>	<b>178,259</b>	<b>1,907,495</b>	

**Ada County Non-Residential Additions and Change of Use  
By Area of Impact  
January - December 2004**

Area of Impact	Commercial			Industrial			Public / Quasi Public			Total Square Feet	Percent of Total
	# Permits	Value	Square Feet	# Permits	Value	Square Feet	# Permits	Value	Square Feet		
Boise	110	35,510,057	1,383,561	4	2,853,523	18,341	27	11,398,966	145,885	1,547,787	81.1%
Eagle	13	909,339	29,205	0	0	0	3	242,173	9,497	38,702	2.0%
Garden City	5	371,547	3,255	0	0	0	0	0	0	3,255	0.2%
Kuna	1	300,495	4,465	0	0	0	2	1,002,988	15,650	20,115	1.1%
Meridian	40	9,302,455	285,320	0	0	0	2	90,200	6,200	291,520	15.3%
Star	3	249,770	5,089	0	0	0	0	0	0	5,089	0.3%
<b>Subtotal</b>	<b>172</b>	<b>46,643,663</b>	<b>1,710,895</b>	<b>4</b>	<b>2,853,523</b>	<b>18,341</b>	<b>34</b>	<b>12,734,327</b>	<b>177,232</b>	<b>1,906,468</b>	<b>99.9%</b>
County	0	0	0	0	0	0	1	77,220	1,027	1,027	0.1%
<b>Total</b>	<b>172</b>	<b>46,643,663</b>	<b>1,710,895</b>	<b>4</b>	<b>2,853,523</b>	<b>18,341</b>	<b>35</b>	<b>12,811,547</b>	<b>178,259</b>	<b>1,907,495</b>	

**Notes:**

- Data reflect city limits boundaries at the time of reporting.
- Data reflect area of impact boundaries as of February 2005.
- Value data are not always reported; therefore totals represent only those records for which value was given.
- Square footage data are not always reported; therefore totals represent only those records for which square footage was given.
- Data shown reflect permits issued during the year, not permits completed.

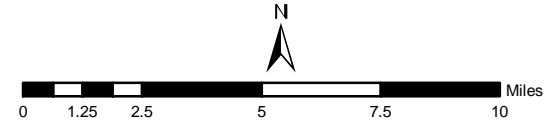
**Ada County Non-Residential Additions and Change of Use  
By Demographic Area  
January - December 2004**

Demographic Area	Commercial			Industrial			Public / Quasi Public			Total Square Feet	Percent of Total
	# Permits	Value	Square Feet	# Permits	Value	Square Feet	# Permits	Value	Square Feet		
Airport	12	\$2,467,899	44,987	0	\$0	0	0	\$0	0	44,987	2.4%
Central Bench	21	\$20,692,593	945,118	0	\$0	0	10	\$1,507,660	28,656	973,774	51.0%
Downtown Boise	28	\$8,753,890	217,926	1	\$628,000	7,921	1	\$130,000	2,150	227,997	12.0%
East End	2	\$70,320	1,162	0	\$0	0	0	\$0	0	1,162	0.1%
Foothills	0	\$0	0	0	\$0	0	2	\$111,566	2,316	2,316	0.1%
North End	4	\$279,905	10,673	0	\$0	0	1	\$153,000	6,500	17,173	0.9%
Northwest	3	\$106,560	34,545	0	\$0	0	0	\$0	0	34,545	1.8%
Southeast	10	\$452,790	23,510	1	\$1,700,000	2,500	3	\$79,560	5,727	31,737	1.7%
Southwest	17	\$7,475,521	223,717	0	\$0	0	3	\$2,186,500	26,877	250,594	13.1%
West Bench	26	\$2,335,004	99,063	2	\$525,523	7,920	6	\$7,195,680	71,359	178,342	9.3%
<b>Boise Area Subtotal</b>	<b>123</b>	<b>\$42,634,482</b>	<b>1,600,701</b>	<b>4</b>	<b>\$2,853,523</b>	<b>18,341</b>	<b>26</b>	<b>\$11,363,966</b>	<b>143,585</b>	<b>1,762,627</b>	<b>92.4%</b>
Eagle	13	\$909,339	29,205	0	\$0	0	3	\$242,173	9,497	38,702	2.0%
Garden City	4	\$336,547	3,255	0	\$0	0	0	\$0	0	3,255	0.2%
Kuna	1	\$300,495	4,465	0	\$0	0	2	\$1,002,988	15,650	20,115	1.1%
Meridian	28	\$2,213,030	68,180	0	\$0	0	3	\$125,200	8,500	76,680	4.0%
Star	3	\$249,770	5,089	0	\$0	0	0	\$0	0	5,089	0.3%
<b>Other City Area Subtotal</b>	<b>49</b>	<b>\$4,009,181</b>	<b>110,194</b>	<b>0</b>	<b>\$0</b>	<b>0</b>	<b>8</b>	<b>\$1,370,361</b>	<b>33,647</b>	<b>143,841</b>	<b>7.5%</b>
Foothills Rural	0	\$0	0	0	\$0	0	0	\$0	0	0	0.0%
Northwest Rural	0	\$0	0	0	\$0	0	1	\$77,220	1,027	1,027	0.1%
Southeast Rural	0	\$0	0	0	\$0	0	0	\$0	0	0	0.0%
Southwest Rural	0	\$0	0	0	\$0	0	0	\$0	0	0	0.0%
<b>Rural Subtotal</b>	<b>0</b>	<b>\$0</b>	<b>0</b>	<b>0</b>	<b>\$0</b>	<b>0</b>	<b>1</b>	<b>\$77,220</b>	<b>1,027</b>	<b>1,027</b>	<b>0.1%</b>
<b>Total</b>	<b>172</b>	<b>\$46,643,663</b>	<b>1,710,895</b>	<b>4</b>	<b>\$2,853,523</b>	<b>18,341</b>	<b>35</b>	<b>\$12,811,547</b>	<b>178,259</b>	<b>1,907,495</b>	

**Notes:**

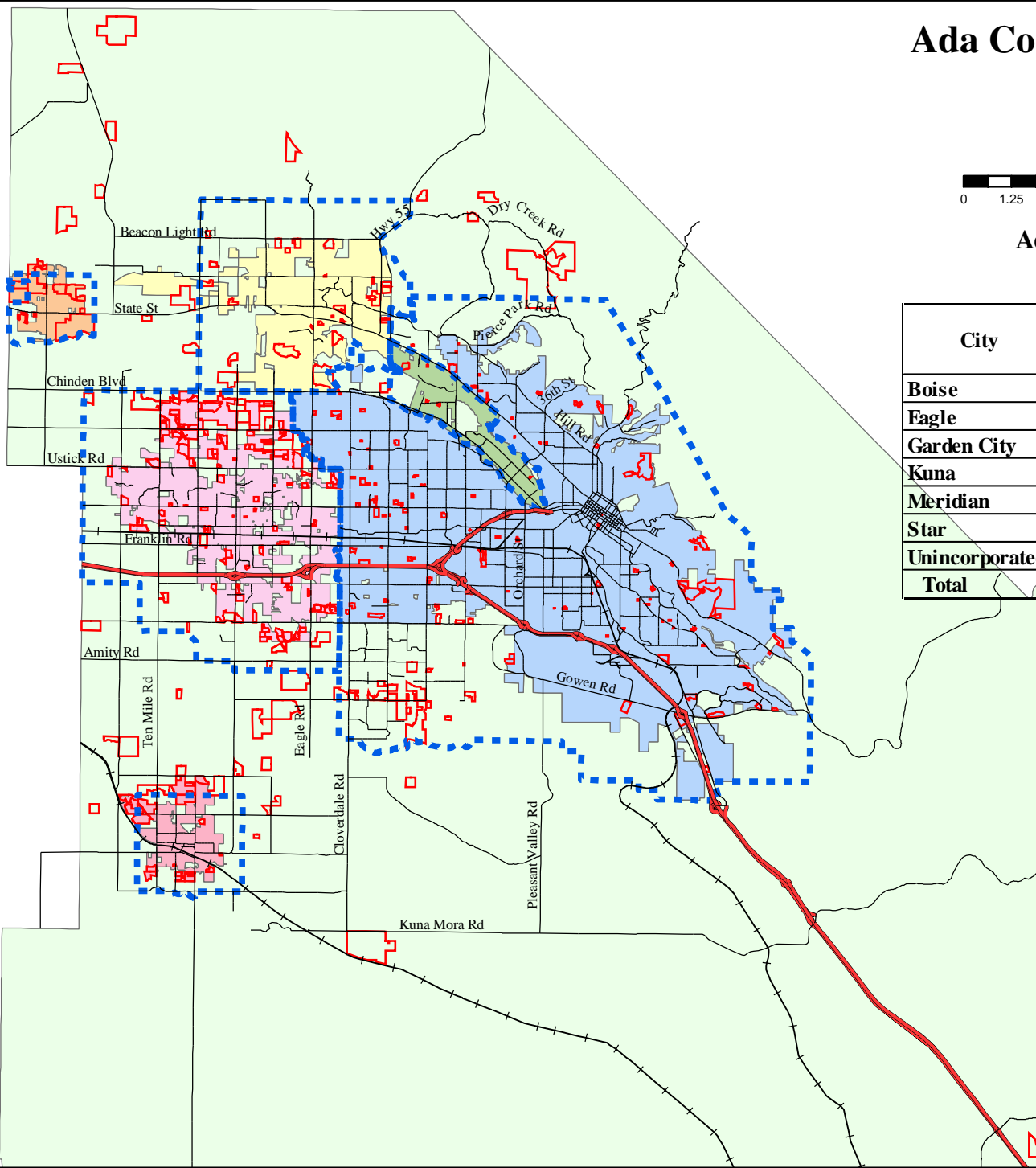
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- Square footage data are not always reported; therefore totals represent only those records for which square footage was given.
- Data shown reflect permits issued during the year, not permits completed.

# Ada County Preliminary Plats March 2005



## Ada County Preliminary Plats March 2005

City	Acres	Total Lots	Residential Lots	Commercial Lots
<b>Boise</b>	1,509	2,588	2,387	1
<b>Eagle</b>	802	1,360	1,048	130
<b>Garden City</b>	27	112	108	0
<b>Kuna</b>	802	2,351	2,288	12
<b>Meridian</b>	3,178	8,588	7,377	71
<b>Star</b>	1,093	2,552	2,378	11
<b>Unincorporated</b>	4,263	2,981	2,777	12
<b>Total</b>	<b>11,674</b>	<b>20,532</b>	<b>18,363</b>	<b>237</b>



- Preliminary Plats
- City**
- Boise
- Eagle
- Garden City
- Kuna
- Meridian
- Star
- Unincorporated
- Area of Impact
- Road Features**
- Roads
- Interstate
- RailRoad

**Ada County Residential & Non-Residential Platting  
by City Limits  
January - December 2004**

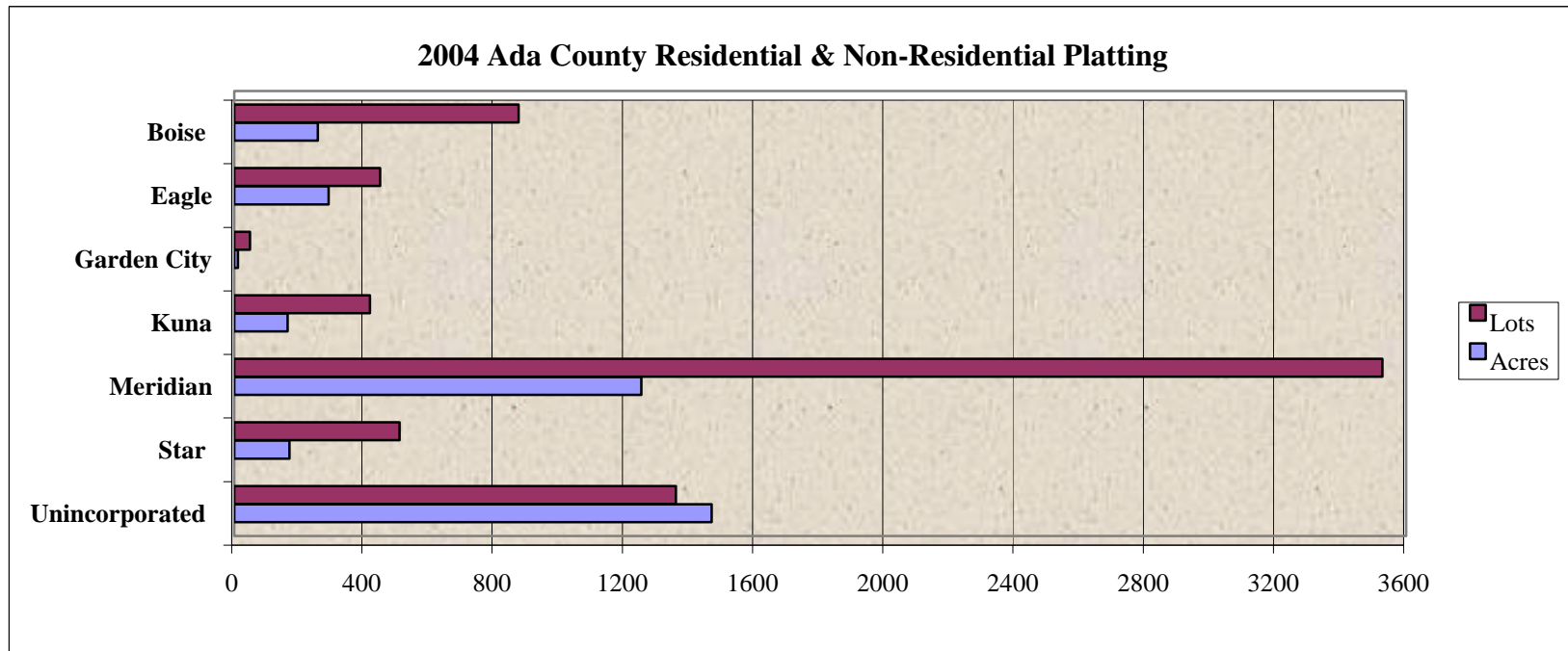
City	Lots	Acres	Percent Total Lots	Percent Total Acres
Boise	873	257	12.2%	7.1%
Eagle	448	290	6.2%	8.0%
Garden City	48	11	0.7%	0.3%
Kuna	417	164	5.8%	4.5%
Meridian	3,527	1,250	49.1%	34.7%
Star	508	169	7.1%	4.7%
<b>City Subtotal</b>	<b>5,821</b>	<b>2,141</b>	<b>81.1%</b>	<b>59.4%</b>
Unincorporated	1,357	1,466	18.9%	40.6%
<b>Total</b>	<b>7,178</b>	<b>3,607</b>		

**Data Highlights:**

Meridian far outpaces the other Ada County cities in building activity. Meridian saw 2,567 total residential unit building permits for the year and 3,527 final plated lots.

Incorporated cities have 81% of the total plated lots for the year, but only 59% of the total plated acres, indicating that, as might be expected, lot sizes are significantly larger outside of city limits. The bar chart further empasizes that lots in unincorporated areas are, on average, more than an acre each.

Lot sizes in Eagle tend to be larger than those in other Ada County cities.



**Notes:**

Source: Ada County Assessor's Office  
Data reflect city limits boundaries at the time of reporting.



**Ada County Residential & Non-Residential Platting History  
by City Limits 2000 - 2004**

	<b>Boise</b>		<b>Eagle</b>		<b>Garden City</b>		<b>Kuna</b>	
	<b>Lots</b>	<b>Acres</b>	<b>Lots</b>	<b>Acres</b>	<b>Lots</b>	<b>Acres</b>	<b>Lots</b>	<b>Acres</b>
<b>2004</b>	873	257	448	290	48	11	417	164
<b>2003</b>	789	289	446	232	94	20	396	104
<b>2002</b>	601	206	609	336	133	42	502	162
<b>2001</b>	780	332	503	427	162	46	333	81
<b>2000</b>	850	252	397	208	181	69	360	82

	<b>Meridian</b>		<b>Star</b>		<b>Unincorporated</b>		<b>Total</b>	
	<b>Lots</b>	<b>Acres</b>	<b>Lots</b>	<b>Acres</b>	<b>Lots</b>	<b>Acres</b>	<b>Lots</b>	<b>Acres</b>
<b>2004</b>	3,527	1,250	508	169	1,357	1,466	7,178	3,607
<b>2003</b>	2,027	794	284	91	1,419	1,524	5,455	3,053
<b>2002</b>	1,372	539	75	27	1,007	1,236	4,299	2,549
<b>2001</b>	1,082	422	37	12	508	834	3,405	2,153
<b>2000</b>	928	300	19	5	1,356	1,558	4,091	2,474

**Notes:**

Source: Ada County Assessor's Office

Data reflect city limits boundaries at the time of reporting.

## Overview of Canyon County Permit Activity

### Residential Construction

A total of 2,905 units were constructed in Canyon County in 2004, a 4% increase over the same period last year<sup>1</sup>.

**Canyon County Total New Residential Units  
2000 - 2004 Building Permits**

	<b>Caldwell</b>	<b>Greenleaf</b>	<b>Melba</b>	<b>Middleton</b>	<b>Nampa</b>	<b>Notus</b>	<b>Parma</b>	<b>Wilder</b>	<b>Unincorporated</b>	<b>Total</b>
<b>2004</b>	696	9	0	108	1,512	12	13	3	552	<b>2,905</b>
<b>2003</b>	694	0	9	99	1,446	3	15	4	520	<b>2,790</b>
<b>2002</b>	701	0	4	129	1,624	6	6	1	432	<b>2,903</b>
<b>2001</b>	552	3	20	42	1,385	7	8	0	500	<b>2,517</b>
<b>2000</b>	508	1	2	49	1,249	1	0	5	418	<b>2,233</b>

Construction of multi-family units in Canyon County continued to increase.

	<b>Total Units</b>	<b>Multi-Family Units</b>	<b>% Total</b>
<b>2004</b>	2,905	494	<b>17%</b>
<b>2003</b>	2,790	294	<b>11%</b>
<b>2002</b>	2,903	218	<b>8%</b>
<b>2001</b>	2,518	131	<b>5%</b>
<b>2000</b>	2,233	126	<b>6%</b>

### Non-Residential Permits

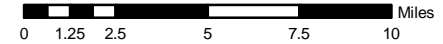
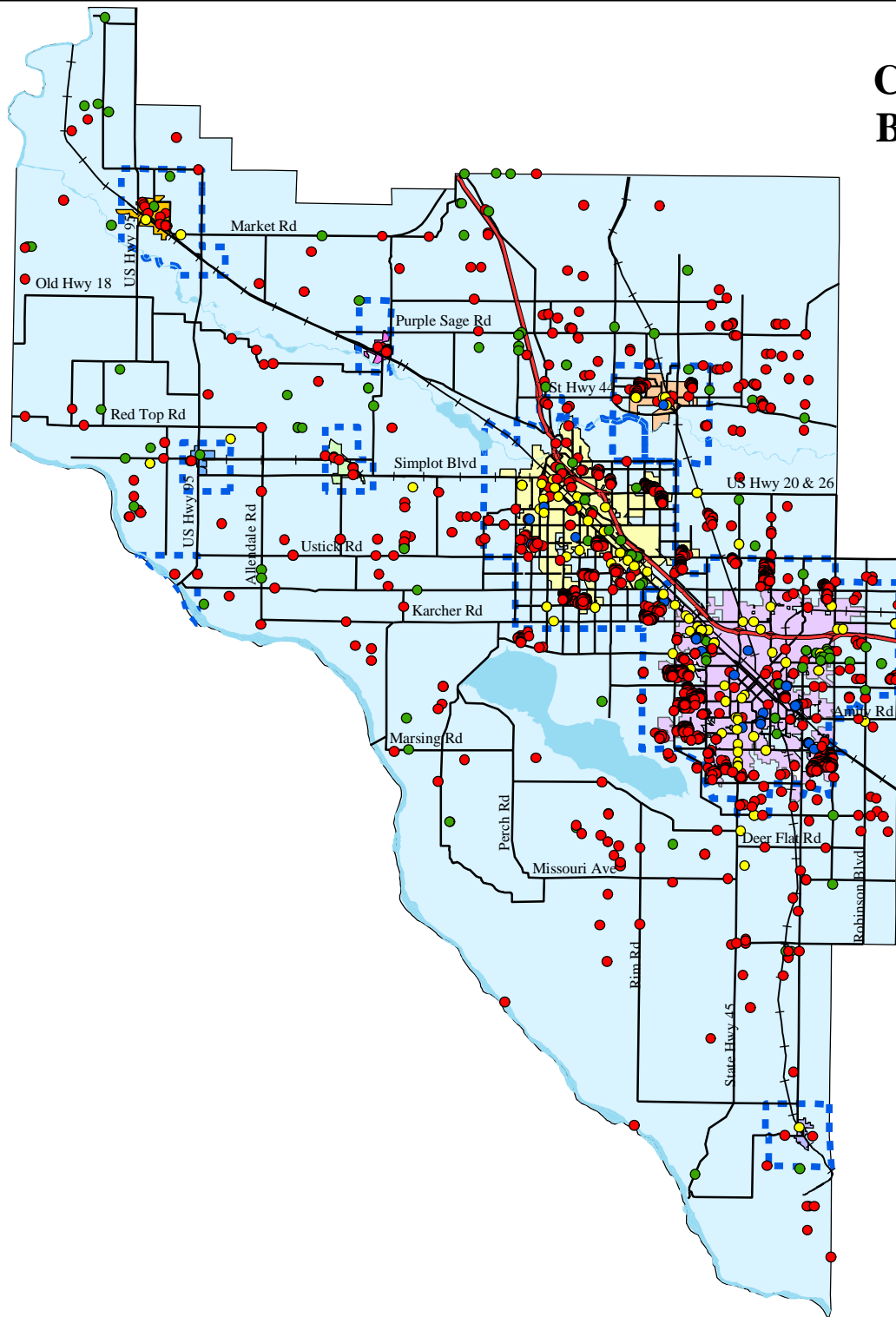
The highest value projects were in Caldwell for 2004, including the Caldwell YMCA (\$9.2 million), Vallivue Intermediate School (\$9 million) and a wastewater treatment plant (\$6 million). Non-residential construction in Nampa has remained relatively constant over the last several years, while Caldwell has seen substantial increases.

**Canyon County Total Value New Non-Residential Construction by City Limits  
2000 - 2004 Building Permits**

	<b>Caldwell</b>	<b>Greenleaf</b>	<b>Melba</b>	<b>Middleton</b>	<b>Nampa</b>	<b>Notus</b>	<b>Parma</b>	<b>Wilder</b>	<b>Unincorporated</b>	<b>Total</b>
<b>2004</b>	\$39,758,284	\$0	\$67,200	\$1,112,936	\$31,066,217	\$0	\$23,200	\$0	\$4,690,430	<b>\$76,718,267</b>
<b>2003</b>	\$11,008,009	\$0	\$0	\$152,618	\$36,578,030	\$0	\$222,210	\$0	\$4,053,620	<b>\$52,014,487</b>
<b>2002</b>	\$6,632,264	\$0	\$268,711	\$4,552,347	\$32,534,792	\$16,679,930	\$314,700	\$8,394,085	\$4,037,163	<b>\$73,413,992</b>
<b>2001</b>	\$5,130,963	\$0	\$0	\$0	\$44,985,480	\$0	\$1,619,486	\$0	\$4,520,258	<b>\$56,256,187</b>
<b>2000</b>	\$15,338,730	\$166,800	\$0	\$0	\$25,445,143	\$0	\$0	\$3,500,000	\$3,156,056	<b>\$47,606,729</b>

<sup>1</sup> Greenleaf did not participate in building permit data collection from 2002-2003.

# Canyon County Building Permits By City Limits & Area of Impact January-December 2004



### Permit Type

- Single Family
- Multi-Family
- Mobile & Manufactured Homes
- Non-Residential

### City Limits

- Caldwell
- Greenleaf
- Melba
- Middleton
- Nampa
- Notus
- Parma
- Wilder
- Unincorporated
- Area of Impact

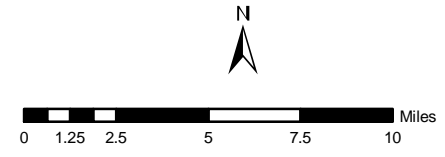
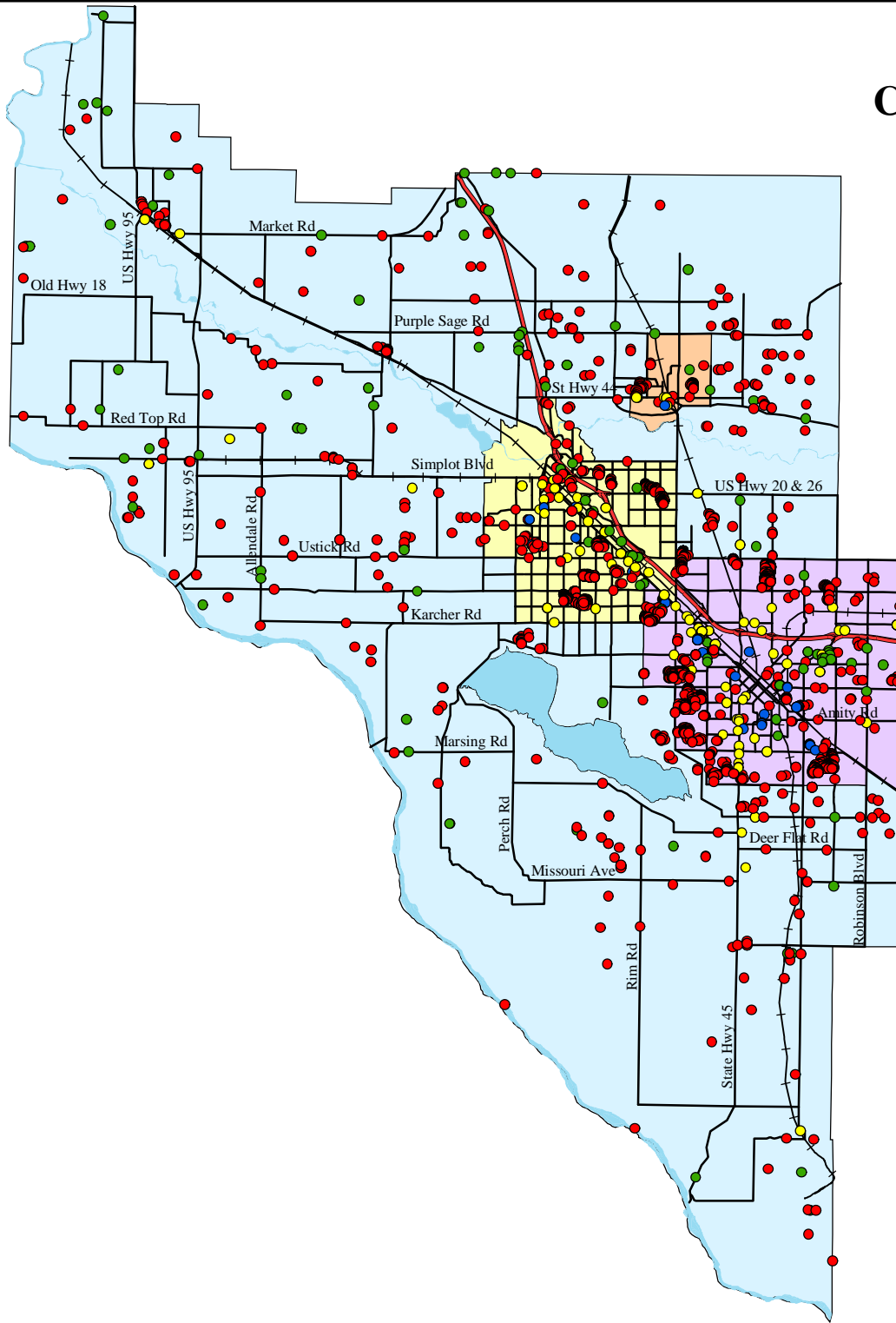
### Road Features

- Interstate
- Roads
- RailRoad

### Note:

Due to data limitations, 80% of permits issued are reflected on the map.  
Data shown reflect permits issued during the year, not permits completed.

# Canyon County Building Permits By Demographic Area January-December 2004



### Permit Type

- Single Family
- Multi-Family
- Mobile & Manufactured Homes
- Non-Residential

### Demographic Areas

- Caldwell
- Middleton
- Nampa
- Rural

### Road Features

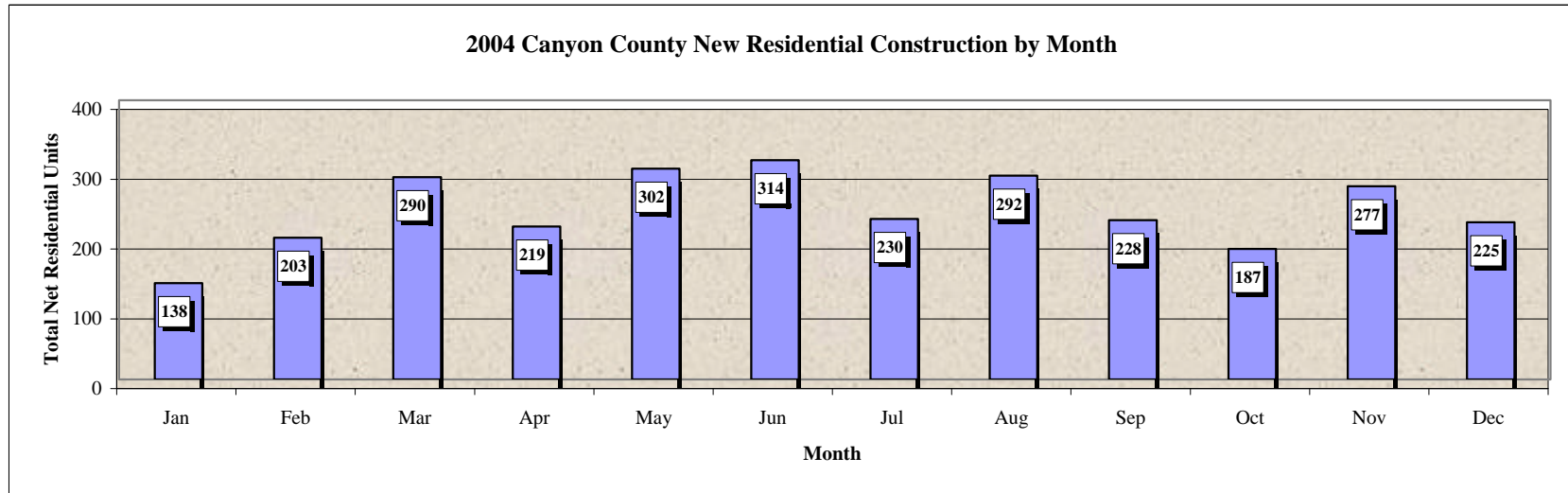
- Interstate
- Roads
- +++ RailRoad

### Note:

Due to data limitations, 80% of permits issued are reflected on the map.  
Data shown reflect permits issued during the year, not permits completed.

**Canyon County New Residential Construction  
By City Limits  
January - December 2004**

City	Single Family		Multi Family		Mobile Homes & Manufactured Homes	Total Units	Percent of Total
	Units	Value	Units	Value	Units		
Caldwell	613	\$68,384,514	58	\$3,665,168	25	696	24.0%
Greenleaf	9	\$846,119	0	\$0	0	9	0.3%
Melba	0	\$0	0	\$0	0	0	0.0%
Middleton	73	\$9,791,178	34	\$1,469,498	1	108	3.7%
Nampa	1,081	\$137,264,806	402	\$20,379,059	29	1,512	52.0%
Notus	12	\$1,060,000	0	\$0	0	12	0.4%
Parma	13	\$1,678,091	0	\$0	0	13	0.4%
Wilder	2	\$231,800	0	\$0	1	3	0.1%
<b>City Subtotal</b>	<b>1,803</b>	<b>\$219,256,508</b>	<b>494</b>	<b>\$25,513,725</b>	<b>56</b>	<b>2,353</b>	<b>81.0%</b>
Unincorporated	472	\$91,602,472	0	\$0	80	552	19.0%
<b>Total</b>	<b>2,275</b>	<b>\$310,858,980</b>	<b>494</b>	<b>\$25,513,725</b>	<b>136</b>	<b>2,905</b>	



**Notes:**

- Data reflect city limits boundaries at the time of reporting.
- Unit data reflect both new units and subtracted units for residential demolitions and change of use to multi-family or commercial.
- Value data are not always reported; therefore totals represent only those records for which value was given.
- Square footage data are not reported in Canyon County.
- Data shown reflect permits issued during the year, not permits completed.

**Canyon County New Residential Construction  
By Area of Impact  
January - December 2004**

Area of Impact	Single Family		Multi Family		Mobile Homes & Manufactured Homes	Total Units	Percent of Total
	Units	Value	Units	Value			
Caldwell	557	\$63,386,491	62	\$3,947,748	28	647	22.3%
Greenleaf	9	\$846,119	0	\$0	0	9	0.3%
Homedale	0	\$0	0	\$0	0	0	0.0%
Melba	1	\$273,560	0	\$0	0	1	0.0%
Middleton	78	\$10,712,739	34	\$1,469,498	1	113	3.9%
Nampa	1,144	\$148,911,658	398	\$20,096,479	32	1,574	54.2%
Notus	12	\$1,060,000	0	\$0	0	12	0.4%
Parma	13	\$1,678,091	0	\$0	2	15	0.5%
Wilder	3	\$377,627	0	\$0	1	4	0.1%
<b>Subtotal</b>	<b>1,817</b>	<b>\$227,246,285</b>	<b>494</b>	<b>\$25,513,725</b>	<b>64</b>	<b>2,375</b>	<b>81.8%</b>
County	458	\$83,612,695	0	\$0	72	530	18.2%
<b>Total</b>	<b>2,275</b>	<b>\$310,858,980</b>	<b>494</b>	<b>\$25,513,725</b>	<b>136</b>	<b>2,905</b>	

**Notes:**

Data reflect area of impact boundaries as of February 2005.

Unit data reflect both new units and subtracted units for residential demolitions and change of use to multi-family or commercial.

Value data are not always reported; therefore totals represent only those records for which value was given.

Square footage data are not reported in Canyon County.

Data shown reflect permits issued during the year, not permits completed.

**Canyon County New Residential Construction  
By Demographic Area  
January - December 2004**

Demographic Area	Single Family		Multi Family		Mobile Homes & Manufactured Homes	Total Units	Percent of Total
	Units	Value	Units	Value			
Caldwell	540	\$62,063,946	62	\$3,947,748	27	629	21.7%
Middleton	47	\$7,048,470	34	\$1,469,498	2	83	2.9%
Nampa	1,190	\$155,948,777	398	\$20,096,479	36	1,624	55.9%
Rural	498	\$85,797,787	0	\$0	71	569	19.6%
<b>Total</b>	<b>2,275</b>	<b>\$310,858,980</b>	<b>494</b>	<b>\$25,513,725</b>	<b>136</b>	<b>2,905</b>	

**Notes:**

Data reflect the 2000 Demographic Area boundaries.

Demographic Area boundaries do not mirror area of impact or city limits boundaries.

Unit data reflect both new units and subtracted units for residential demolitions and change of use to multi-family or commercial.

Value data are not always reported; therefore totals represent only those records for which value was given.

Square footage data are not reported in Canyon County.

Data shown reflect permits issued during the year, not permits completed.

**Canyon County New Non-Residential Construction  
By City Limits  
January - December 2004**

City	Commercial		Industrial		Public / Quasi Public		Total Value	Percent of Total
	# Permits	Value	# Permits	Value	# Permits	Value		
Caldwell	30	\$19,566,018	4	\$523,816	8	\$19,668,450	\$39,758,284	51.8%
Greenleaf	0	\$0	0	\$0	0	\$0	\$0	0.0%
Melba	1	\$67,200	0	\$0	0	\$0	\$67,200	0.1%
Middleton	4	\$1,037,190	0	\$0	1	\$75,746	\$1,112,936	1.5%
Nampa	32	\$15,724,524	2	\$5,126,440	11	\$10,215,253	\$31,066,217	40.5%
Notus	0	\$0	0	\$0	0	\$0	\$0	0.0%
Parma	1	\$23,200	0	\$0	0	\$0	\$23,200	0.0%
Wilder	0	\$0	0	\$0	0	\$0	\$0	0.0%
<b>City Subtotal</b>	<b>68</b>	<b>\$36,418,132</b>	<b>6</b>	<b>\$5,650,256</b>	<b>20</b>	<b>\$29,959,449</b>	<b>\$72,027,837</b>	<b>93.9%</b>
Unincorporated	14	\$2,595,317	3	\$591,057	11	\$1,504,056	\$4,690,430	6.1%
<b>Total</b>	<b>82</b>	<b>\$39,013,449</b>	<b>9</b>	<b>\$6,241,313</b>	<b>31</b>	<b>\$31,463,505</b>	<b>\$76,718,267</b>	

**Canyon County New Non-Residential Construction  
By Area of Impact  
January - December 2004**

Area of Impact	Commercial		Industrial		Public / Quasi Public		Total Value	Percent of Total
	# Permits	Value	# Permits	Value	# Permits	Value		
Caldwell	29	\$19,560,018	4	\$523,816	12	\$10,910,450	\$30,994,284	40.4%
Greenleaf	0	\$0	0	\$0	0	\$0	\$0	0.0%
Homedale	0	\$0	0	\$0	0	\$0	\$0	0.0%
Melba	1	\$67,200	0	\$0	0	\$0	\$67,200	0.1%
Middleton	4	\$1,037,190	0	\$0	1	\$75,746	\$1,112,936	1.5%
Nampa	37	\$15,832,524	2	\$5,126,440	12	\$10,333,563	\$31,292,527	40.8%
Notus	0	\$0	0	\$0	0	\$0	\$0	0.0%
Parma	2	\$358,553	0	\$0	0	\$0	\$358,553	0.5%
Wilder	1	\$45,000	0	\$0	0	\$0	\$45,000	0.1%
<b>Subtotal</b>	<b>74</b>	<b>\$36,900,485</b>	<b>6</b>	<b>\$5,650,256</b>	<b>25</b>	<b>\$21,319,759</b>	<b>\$63,870,500</b>	<b>83.3%</b>
County	8	\$2,112,964	3	\$591,057	6	\$10,143,746	\$12,847,767	16.7%
<b>Total</b>	<b>82</b>	<b>\$39,013,449</b>	<b>9</b>	<b>\$6,241,313</b>	<b>31</b>	<b>\$31,463,505</b>	<b>\$76,718,267</b>	

**Notes:**

- Data reflect city limits at the time of reporting.
- Data reflect area of impact boundaries as of February 2005.
- Value data are not always reported; therefore totals represent only those records for which value was given.
- Square footage data are not reported in Canyon County.
- Data shown reflect permits issued during the year, not permits completed.



**Canyon County New Non-Residential Construction  
By Demographic Area  
January - December 2004**

Demographic Area	Commercial		Industrial		Public / Quasi Public		Total Value	Percent of Total
	# Permits	Value	# Permits	Value	# Permits	Value		
Caldwell	30	\$19,695,216	4	\$523,816	13	\$10,985,450	\$31,204,482	40.7%
Middleton	2	\$390,000	0	\$0	1	\$75,746	\$465,746	0.6%
Nampa	38	\$15,804,126	2	\$5,126,440	10	\$10,190,253	\$31,120,819	40.6%
Rural	12	\$3,124,107	3	\$591,057	7	\$10,212,056	\$13,927,220	18.2%
<b>Total</b>	<b>82</b>	<b>\$39,013,449</b>	<b>9</b>	<b>\$6,241,313</b>	<b>31</b>	<b>\$31,463,505</b>	<b>\$76,718,267</b>	

**Notes:**

Data reflect the 2000 Demographic Area boundaries.

Demographic Area boundaries do not mirror area of impact or city limits boundaries.

Value data are not always reported; therefore totals represent only those records for which value was given.

Square footage data are not reported in Canyon County.

Data shown reflect permits issued during the year, not permits completed.

**Canyon County Non-Residential Additions and Change of Use  
By City Limits  
January - December 2004**

City	Commercial		Industrial		Public / Quasi Public		Total Value	Percent of Total
	# Permits	Value	# Permits	Value	# Permits	Value		
Caldwell	7	\$32,000	1	\$60,000	1	\$0	\$92,000	1.0%
Greenleaf	0	\$0	0	\$0	0	\$0	\$0	0.0%
Melba	0	\$0	0	\$0	0	\$0	\$0	0.0%
Middleton	0	\$0	0	\$0	1	\$126,542	\$126,542	1.3%
Nampa	37	\$3,546,996	2	\$486,000	4	\$226,381	\$4,259,377	44.3%
Notus	0	\$0	0	\$0	0	\$0	\$0	0.0%
Parma	0	\$0	0	\$0	0	\$0	\$0	0.0%
Wilder	0	\$0	0	\$0	0	\$0	\$0	0.0%
<b>City Subtotal</b>	<b>44</b>	<b>\$3,578,996</b>	<b>3</b>	<b>\$546,000</b>	<b>6</b>	<b>\$352,923</b>	<b>\$4,477,919</b>	<b>46.6%</b>
Unincorporated	5	\$354,519	1	\$36,260	3	\$4,742,435	\$5,133,214	53.4%
<b>Total</b>	<b>49</b>	<b>\$3,933,515</b>	<b>4</b>	<b>\$582,260</b>	<b>9</b>	<b>\$5,095,358</b>	<b>\$9,611,133</b>	

**Canyon County Non-Residential Additions and Change of Use  
By Area of Impact  
January - December 2004**

Area of Impact	Commercial		Industrial		Public / Quasi Public		Total Value	Percent of Total
	# Permits	Value	# Permits	Value	# Permits	Value		
Caldwell	7	\$32,000	1	\$60,000	2	\$63,000	\$155,000	1.6%
Greenleaf	0	\$0	0	\$0	0	\$0	\$226,381	2.4%
Homedale	0	\$0	0	\$0	0	\$0	\$0	0.0%
Melba	0	\$0	0	\$0	0	\$0	\$0	0.0%
Middleton	0	\$0	0	\$0	1	\$126,542	\$126,542	1.3%
Nampa	35	\$3,052,765	2	\$486,000	4	\$226,381	\$3,765,146	39.2%
Notus	1	\$112,000	0	\$0	0	\$0	\$112,000	1.2%
Parma	3	\$361,000	0	\$0	0	\$0	\$361,000	3.8%
Wilder	0	\$0	0	\$0	0	\$0	\$0	0.0%
<b>Subtotal</b>	<b>46</b>	<b>\$3,557,765</b>	<b>3</b>	<b>\$546,000</b>	<b>7</b>	<b>\$415,923</b>	<b>\$4,519,688</b>	<b>47.0%</b>
County	3	\$375,750	1	\$36,260	2	\$4,679,435	\$5,091,445	53.0%
<b>Total</b>	<b>49</b>	<b>\$3,933,515</b>	<b>4</b>	<b>\$582,260</b>	<b>9</b>	<b>\$5,095,358</b>	<b>\$9,611,133</b>	

**Notes:**

- Data reflect city limits at the time of reporting.
- Data reflect area of impact boundaries as of February 2005.
- Value data are not always reported; therefore totals represent only those records for which value was given.
- Square footage data are not reported in Canyon County.
- Data shown reflect permits issued during the year, not permits completed.

**Canyon County Non-Residential Additions and Change of Use  
By Demographic Area  
January - December 2004**

Demographic Area	Commercial		Industrial		Public / Quasi Public		Total Value	Percent of Total
	# Permits	Value	# Permits	Value	# Permits	Value		
Caldwell	7	\$32,000	1	\$60,000	2	\$4,375,600	\$4,467,600	46.5%
Middleton	0	\$0	0	\$0	1	\$126,542	\$126,542	1.3%
Nampa	37	\$3,412,765	2	\$486,000	4	\$226,381	\$4,125,146	42.9%
Rural	5	\$488,750	1	\$36,260	2	\$366,835	\$891,845	9.3%
<b>Total</b>	<b>49</b>	<b>\$3,933,515</b>	<b>4</b>	<b>\$582,260</b>	<b>9</b>	<b>\$5,095,358</b>	<b>\$9,611,133</b>	

**Notes:**

Data reflect the 2000 Demographic Area boundaries.

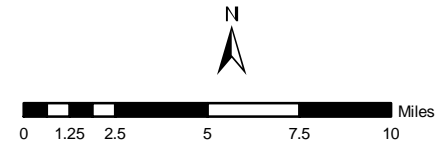
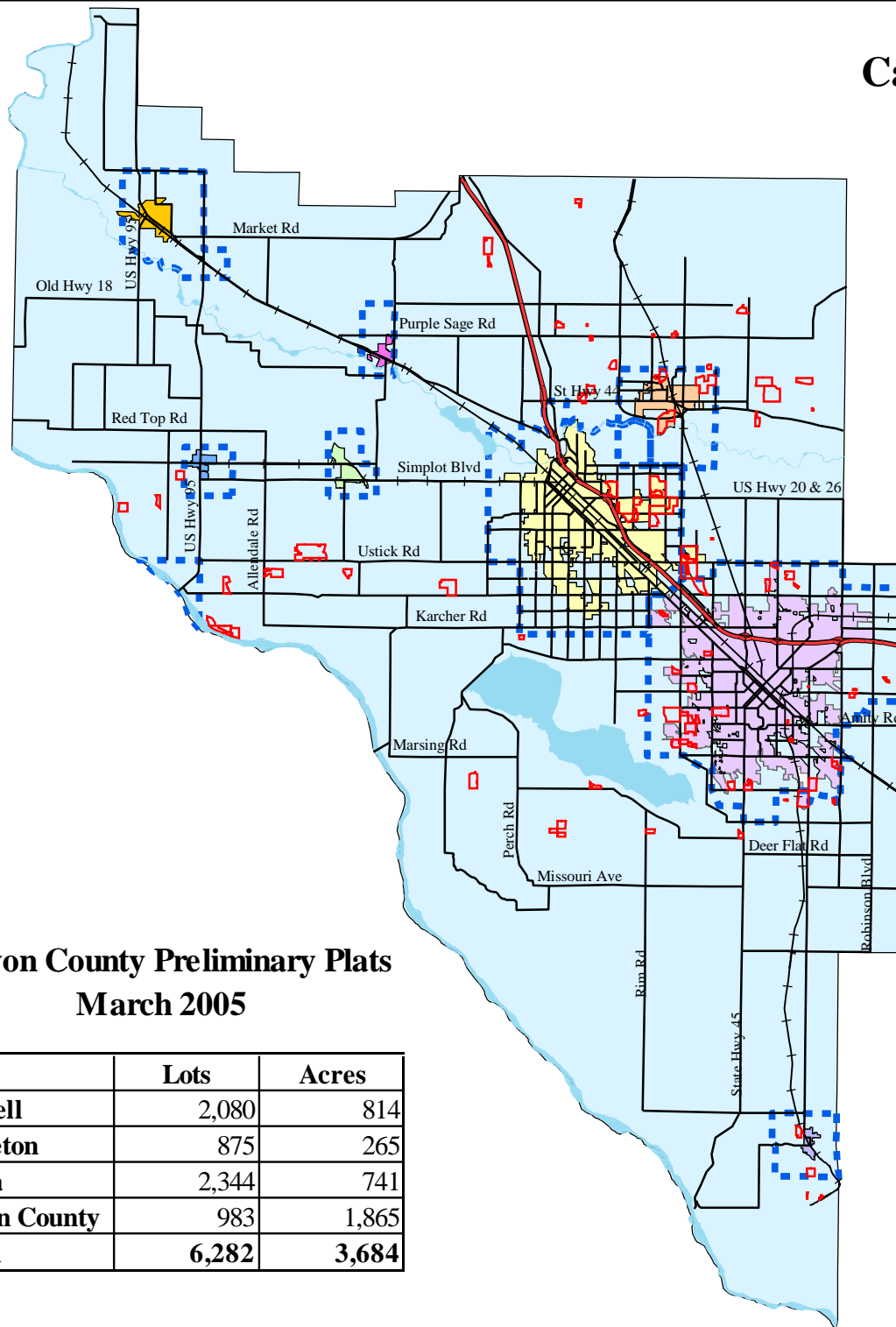
Demographic Area boundaries do not mirror area of impact or city limits boundaries.

Value data are not always reported; therefore totals represent only those records for which value was given.

Square footage data are not reported in Canyon County.

Data shown reflect permits issued during the year, not permits completed.

# Canyon County Preliminary Plats March 2005



- Preliminary Plats
- City Limits**
- Caldwell
- Greenleaf
- Melba
- Middleton
- Nampa
- Notus
- Parma
- Wilder
- Unincorporated
- Area of Impact
- Road Features**
- Interstate
- Roads
- RailRoad

## Canyon County Preliminary Plats March 2005

	Lots	Acres
<b>Caldwell</b>	2,080	814
<b>Middleton</b>	875	265
<b>Nampa</b>	2,344	741
<b>Canyon County</b>	983	1,865
<b>Total</b>	<b>6,282</b>	<b>3,684</b>

**Note:**  
Data current as of March 10, 2005.  
City of Caldwell preliminary plat information  
is incomplete.

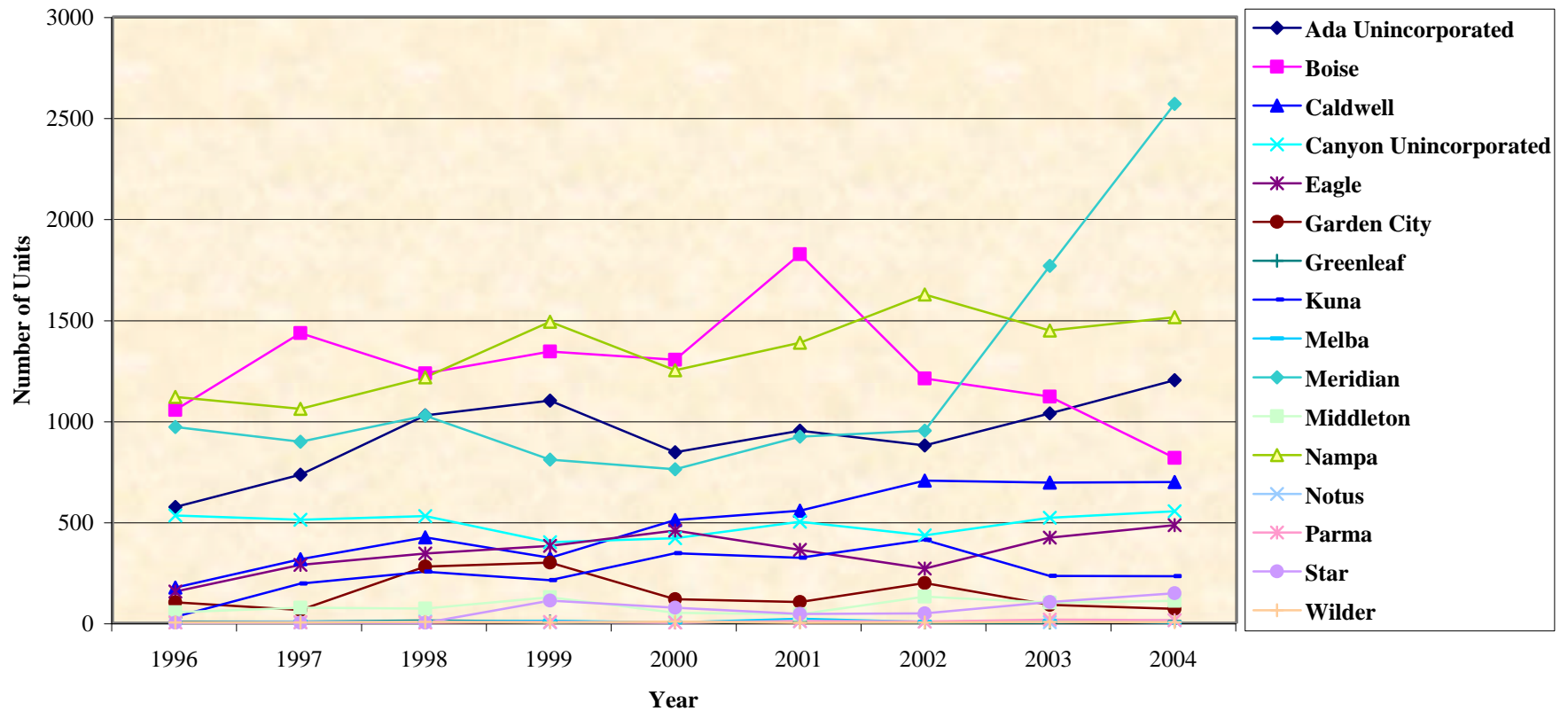
**Canyon County Residential and Non-Residential Platting History  
by City Limits 2002 - 2004**

	<b>Caldwell</b>	<b>Middleton</b>	<b>Nampa</b>	<b>Parma</b>	<b>Unincorporated</b>	<b>Total</b>
<b>2004</b>	1,064	45	1,385	0	584	3,078
<b>2003</b>	603	137	1,065	44	269	2,118
<b>2002</b>	466	134	1,217	0	336	2,153

**Notes:**

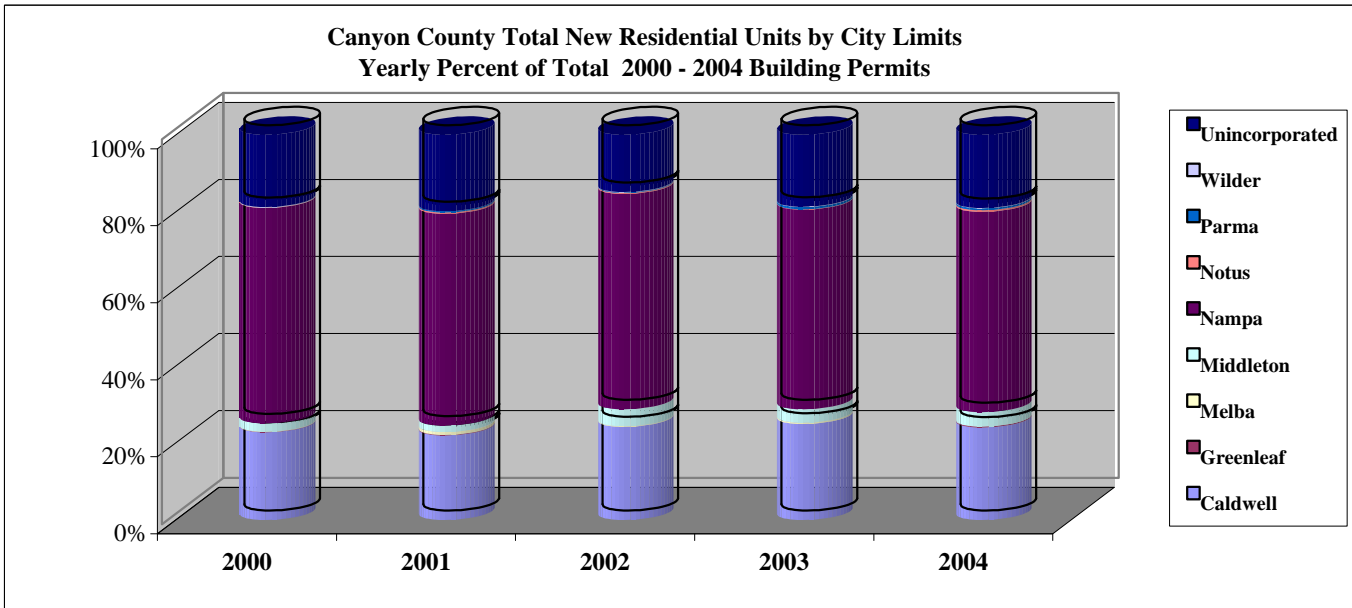
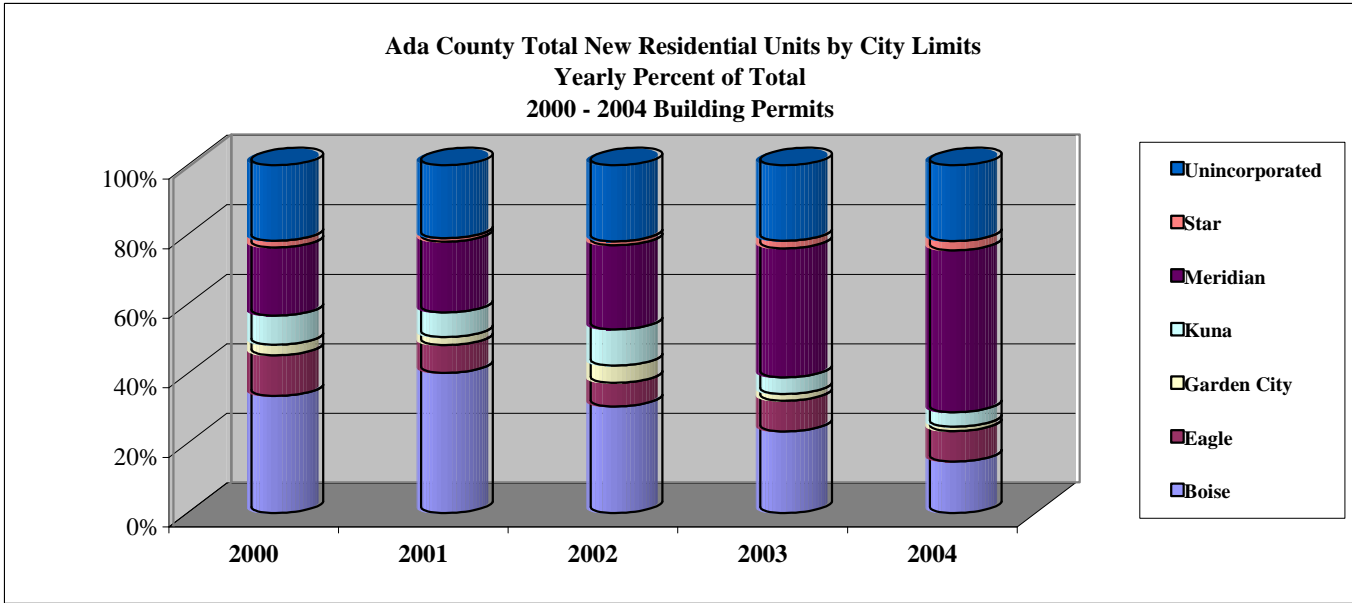
Source: Canyon County Assessor's Office

## Total New Residential Units by City Limits in Ada and Canyon Counties (1996 - 2004 Building Permits)



**Notes:**

- Data reflect city limits at the time of reporting.
- Unit data reflect both new units and subtracted units for residential demolitions and change of use to multi-family or commercial.
- Data shown reflect permits issued during the year, not permits completed.
- Greenleaf did not participate in building permit data collection from 2002-2003.
- Star incorporated in late 1998. Building permit collection began in 1999.



**Notes:**

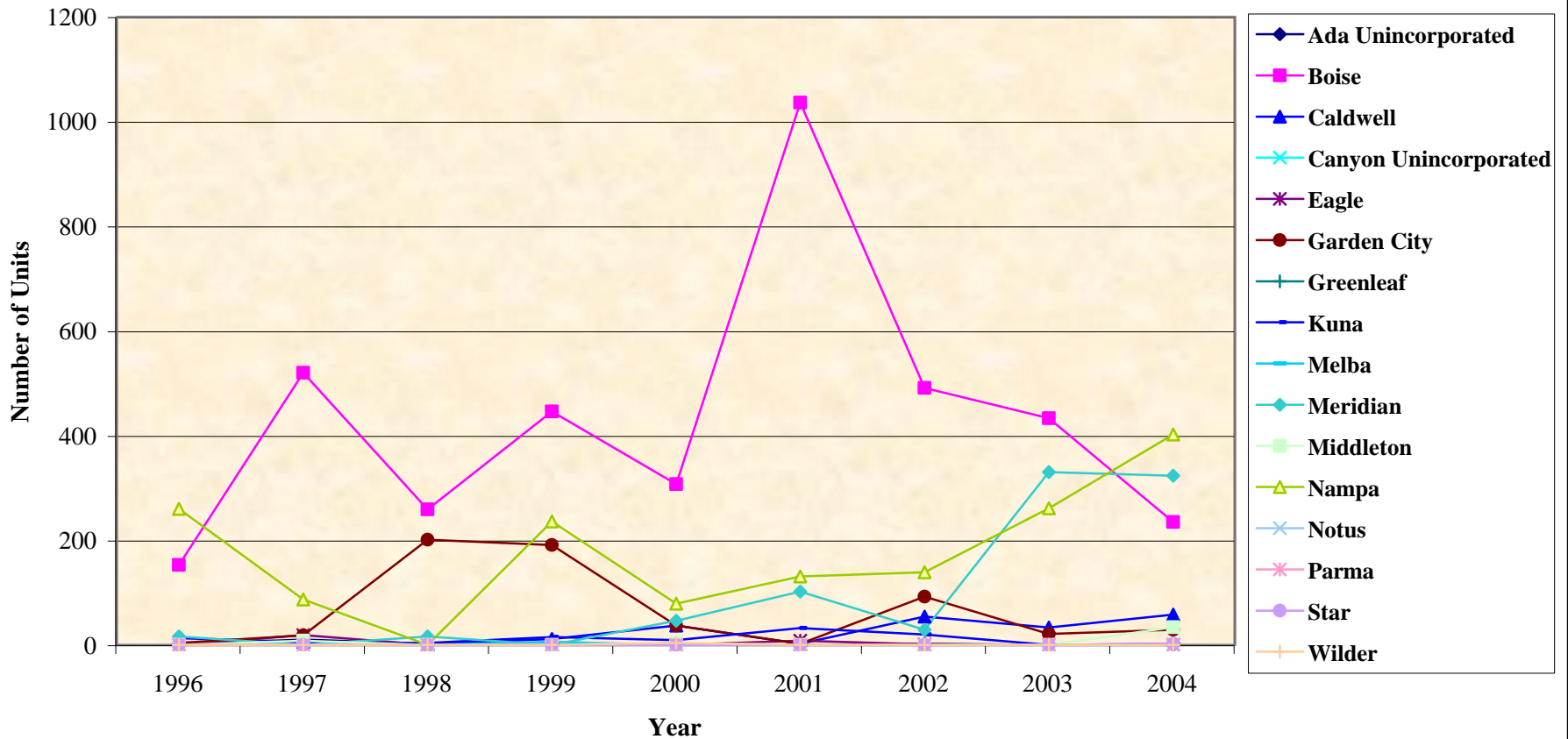
Data reflect city limits at the time of reporting.

Unit data reflect both new units and subtracted units for residential demolitions and change of use to multi-family or commercial.

Data shown reflect permits issued during the year, not permits completed.

Greenleaf did not participate in building permit data collection from 2002-2003.

# Multi-Family New Residential Units by City Limits in Ada and Canyon Counties (1996 - 2004 Building Permits)



**Notes:**

- Data reflect city limits at the time of reporting.
- Unit data reflect both new units and subtracted units for residential demolitions and change of use to multi-family or commercial.
- Data shown reflect permits issued during the year, not permits completed.
- Greenleaf did not participate in building permit data collection from 2002-2003.
- Star incorporated in late 1998. Building permit collection began in 1999.