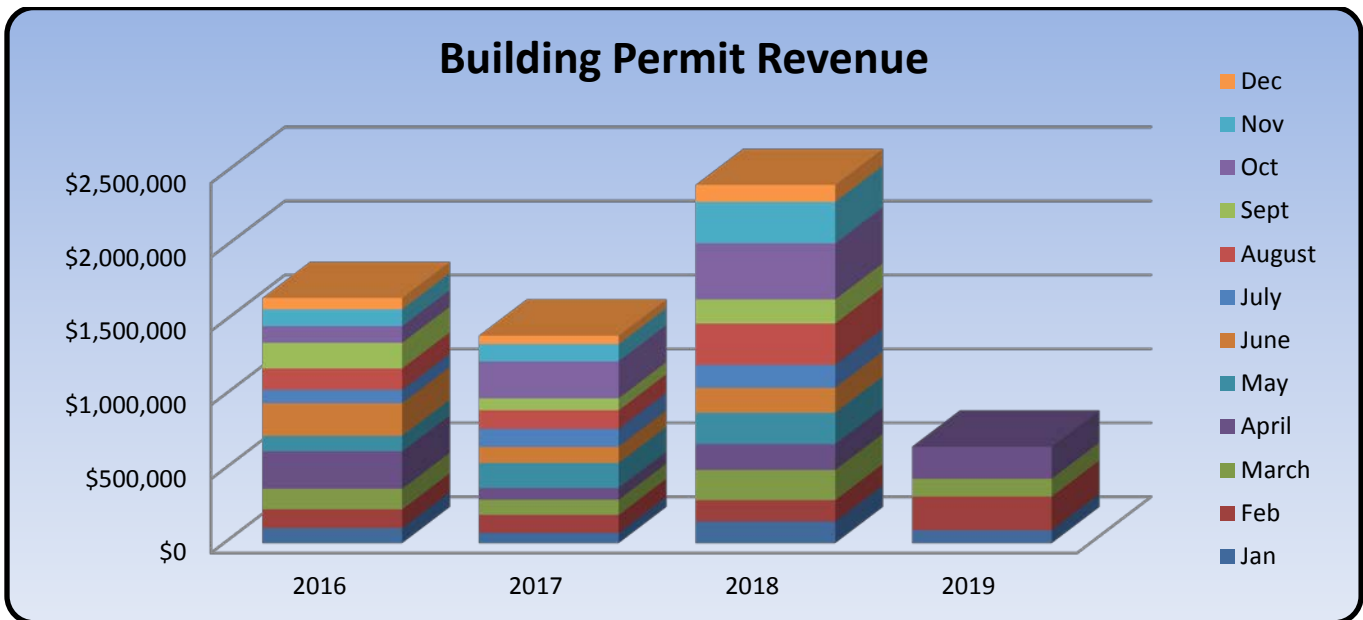
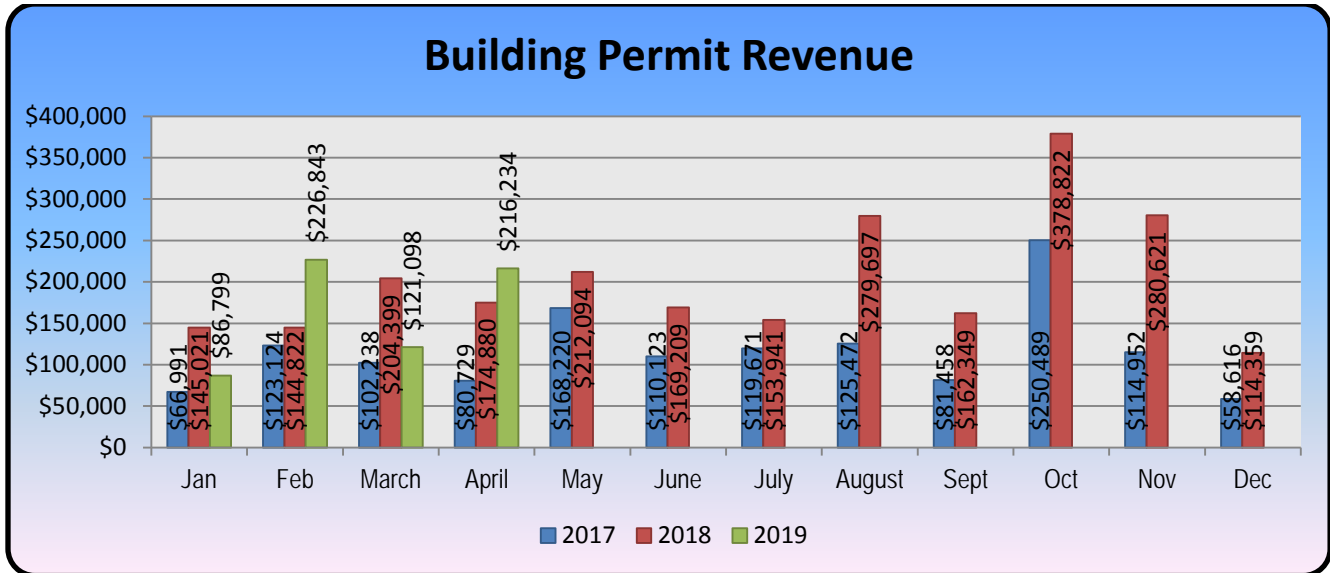


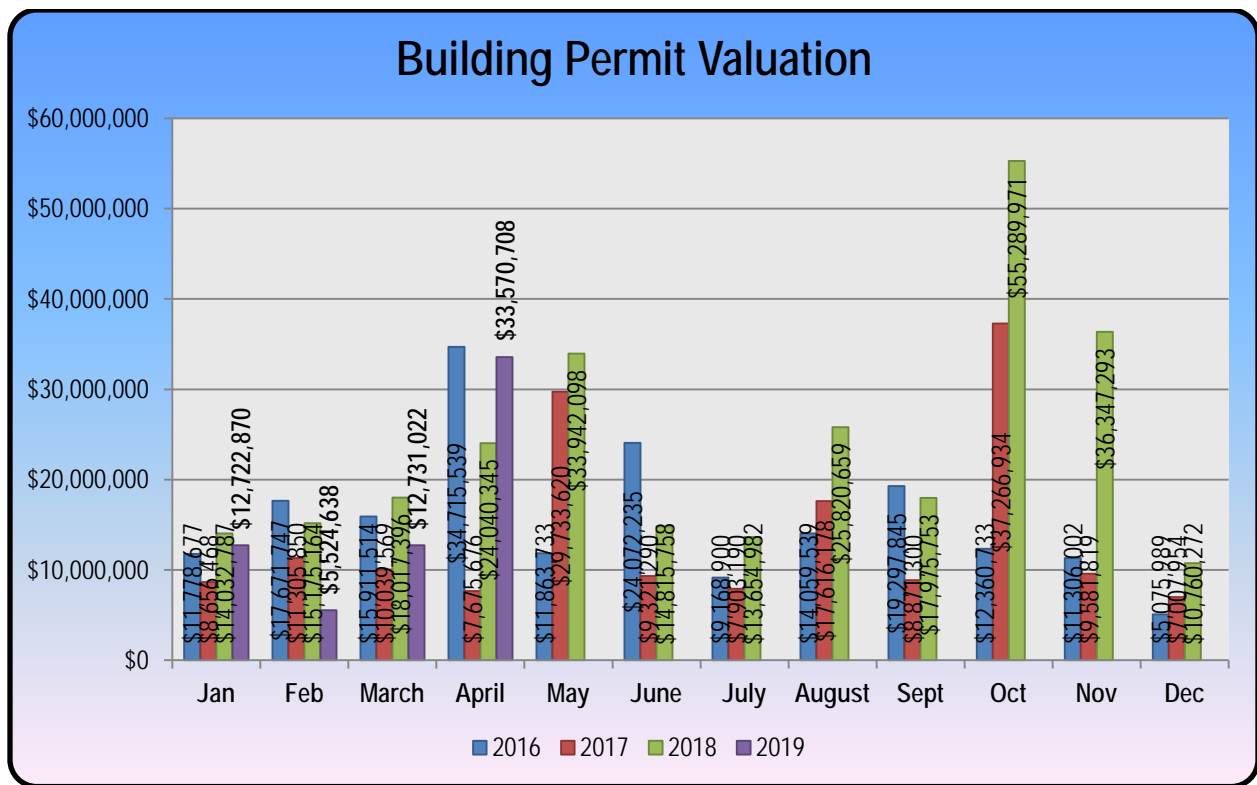
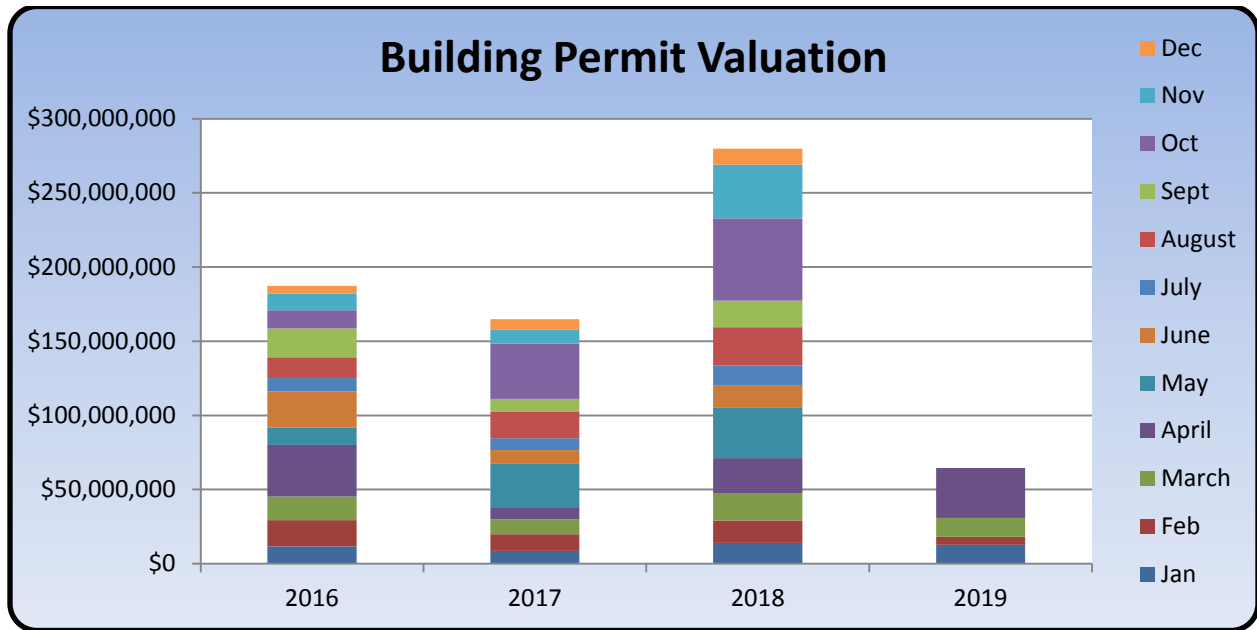


BUILDING DIVISION

Building permit revenue for April 2019 was \$216,234; total permit revenue year-to-date for 2019 is \$653,354 compared to the 2018 year-to-date total of \$656,363 or a decrease of **less than 1%** in 2019 compared to 2018 year-to-date.

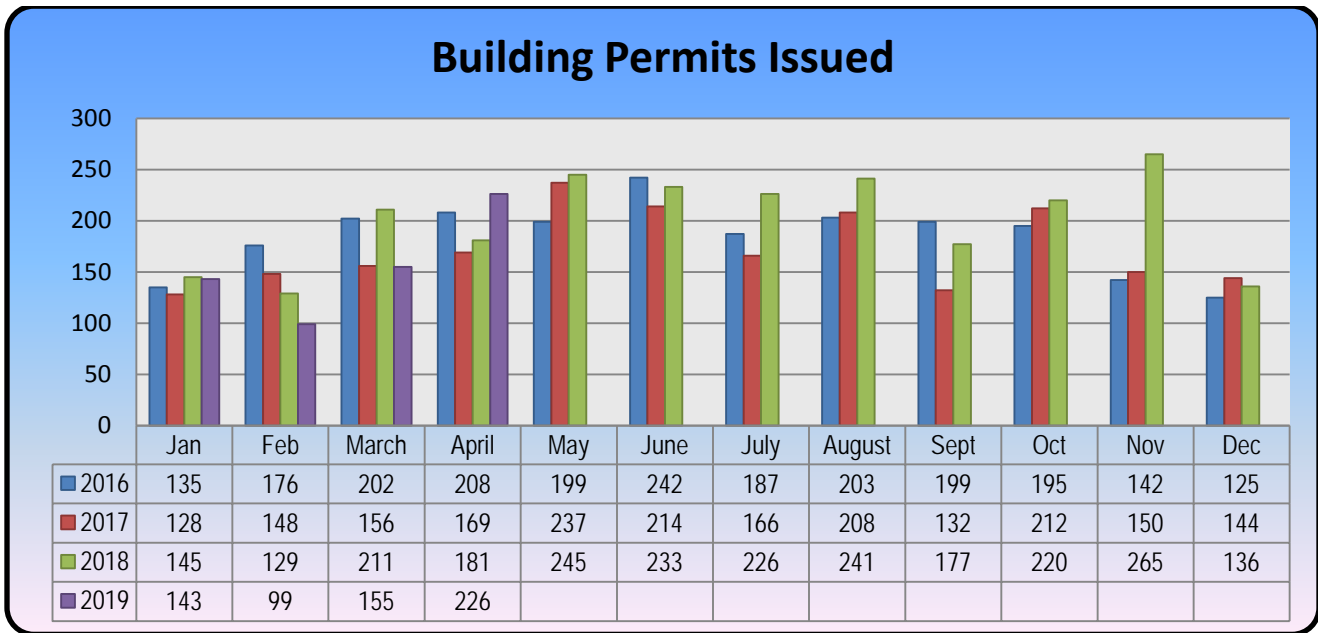


Valuation for permits issued by the Building Division in April 2019 was \$33,570,708 and a year-to-date total permit valuation of \$64,549,237 compared to year-to-date total of \$71,090,692 in 2018 or a decrease of about **10%** year-to-date.

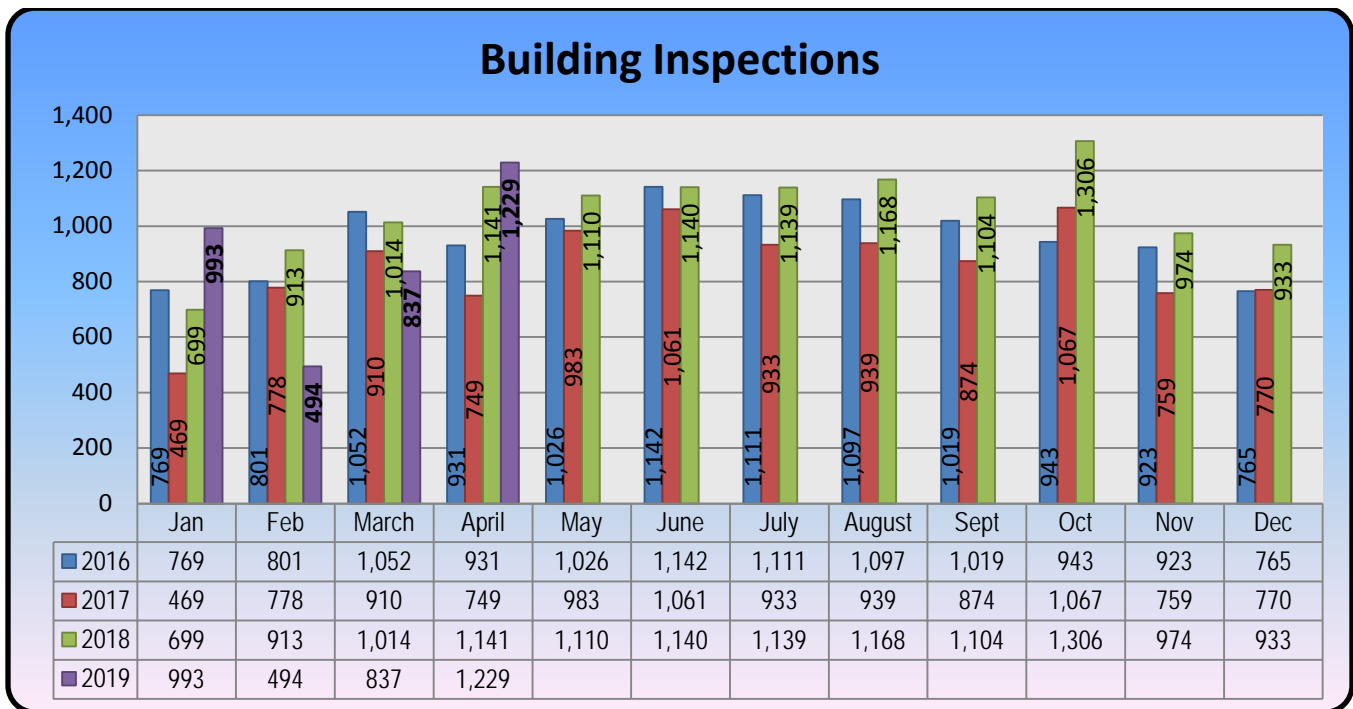


The Building Division issued a total of 226 permits in April 2019 including –

- 36 (including manufactured homes) new single family residential (23 of those through Express Program);
- 4 new commercial (Amistad Elementary, Phase II & POK Wine Tasting building);
- 11 commercial alterations; and
- 57 residential alterations.



The Building Division performed 1,229 inspections (all types including building, plumbing, mechanical, etc.) during April. Building inspectors also removed 157 illegal signs in April from the right of way, mostly in the city’s roundabouts.



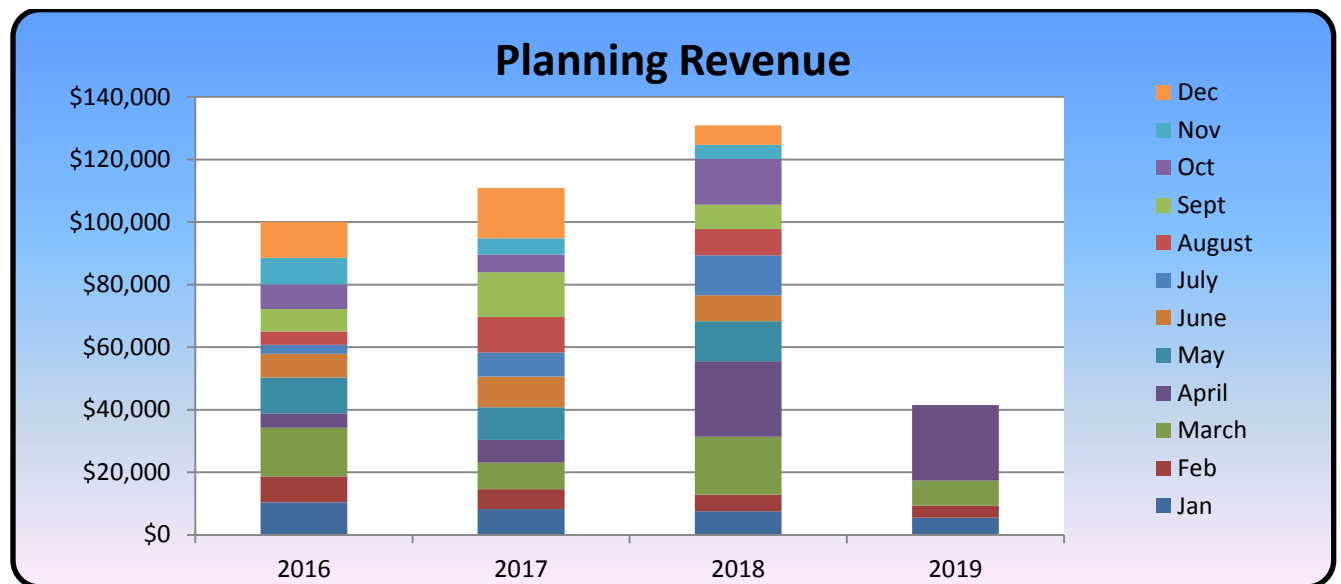
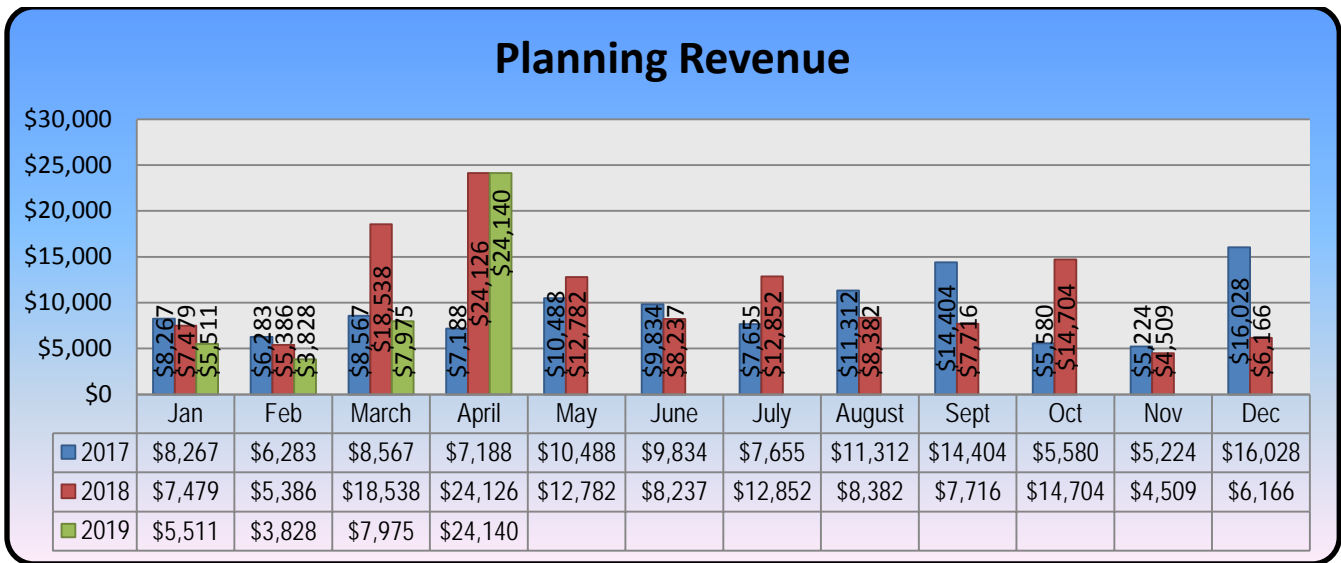
OFFICE OF FINANCIAL MANAGEMENT (OFM) DATA

April 2019 Residential	New Structures	Separate Dwelling Units	Demolition Permits- Residential	Dwelling Units Demolished
Single Family*	36	36	0	0
Duplex	0	0	0	0
Triplex	0	0	0	0
4-Plex	0	0	0	0
Apartments (5 units or more)	0	0	0	0
TOTALS	36	36	0	0

*Includes manufactured homes

PLANNING DIVISION

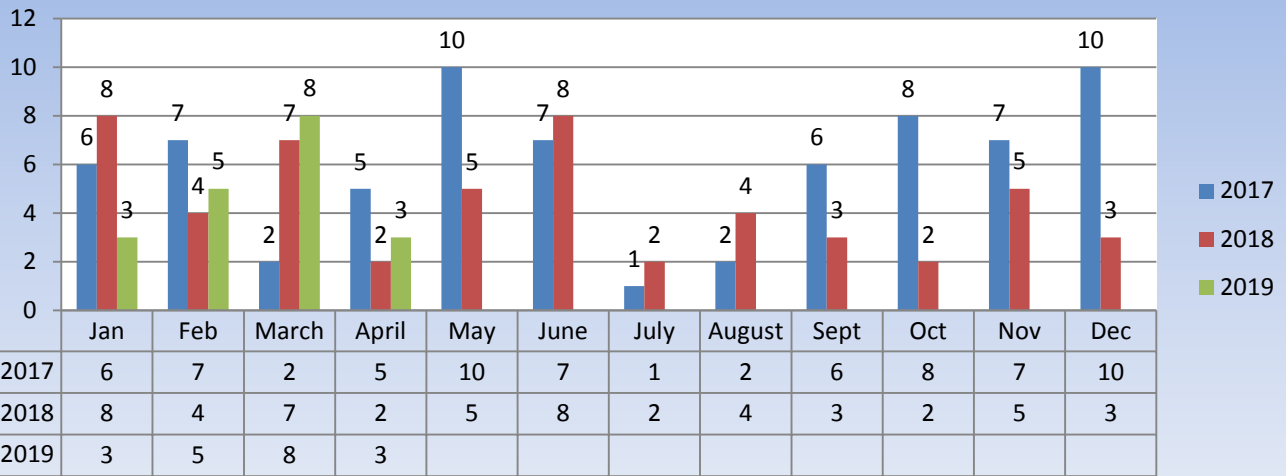
Planning revenue for April 2019 was \$24,140 compared to \$24,126 in April 2018. This is mostly due to the high number of Comprehensive Plan Amendment applications received in April.



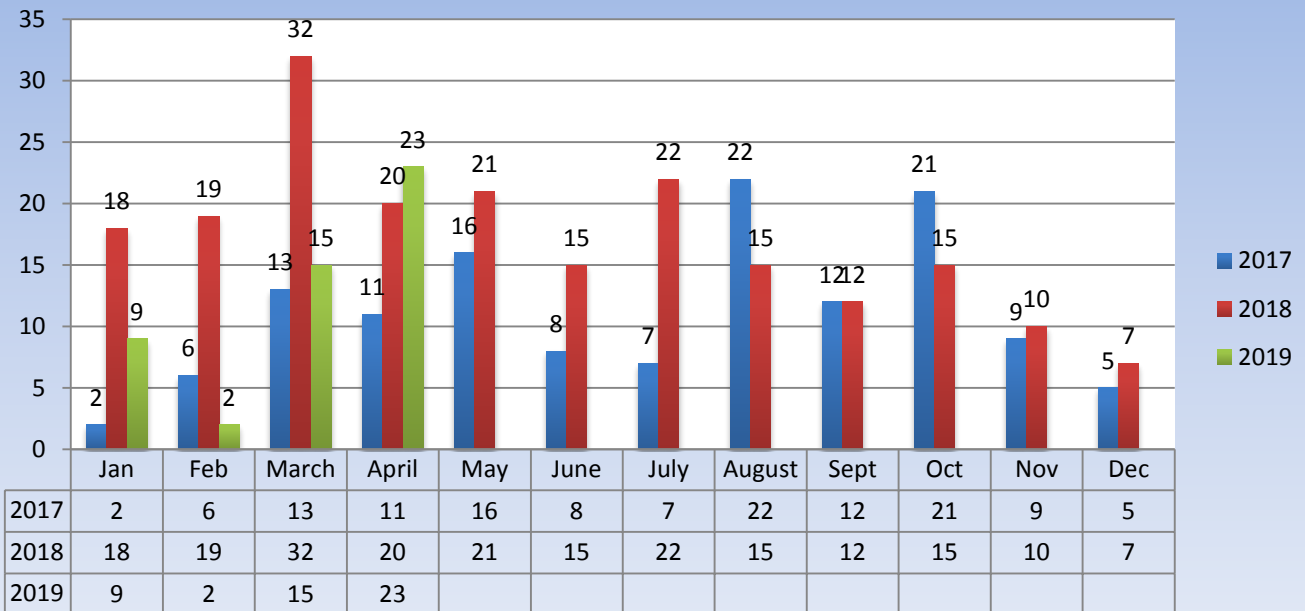
EXPRESS PERMIT PROGRAM

The Express Permit Program processed **23** single family residential permits (out of 36 total permits submitted) and **3** commercial tenant improvement permits during April. Year to date total for SFR permits is **49** and **19** commercial tenant improvement permits. In June of 2017 the Department added residential alterations to the Express Permit Program. Several applications were tested between June and October; the new permit went live in November of 2017. In April **9** residential alteration applications were processed.

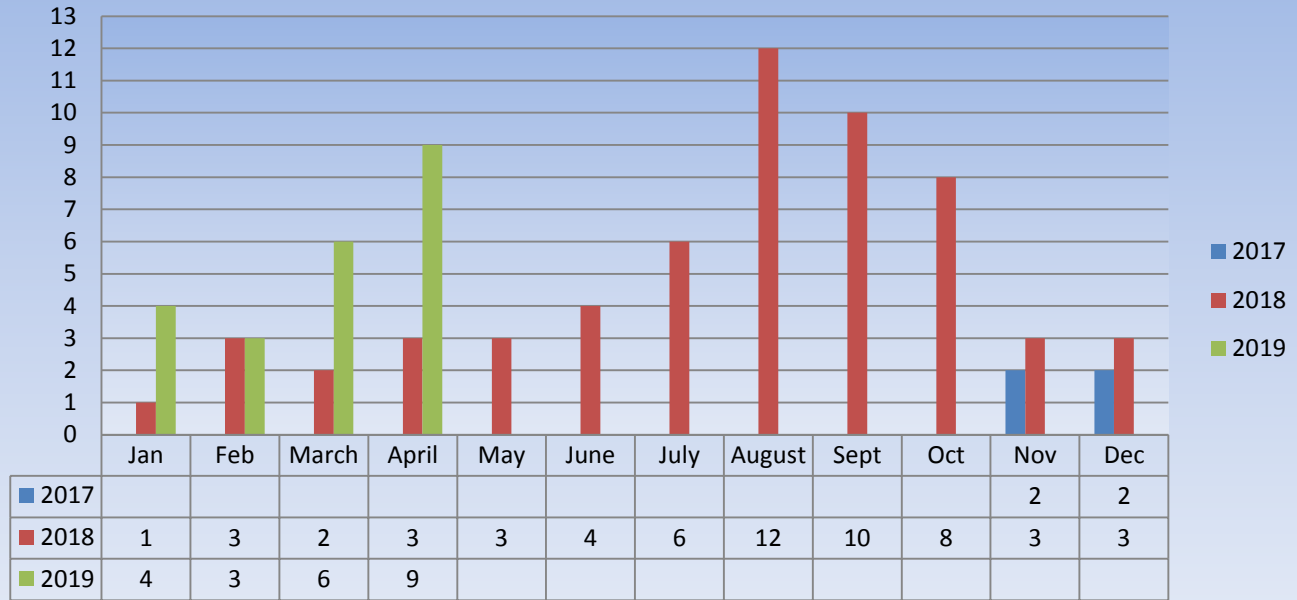
Express Permits - Commercial TI's



Express Permit Program - SFR



Express Permits - Residential Alts



Land use permits received in April included the following:

April 2019 – Land Use Applications		Land Use Applications	
Additional Animals		Plat Alterations	
Administrative Determinations	1	Preliminary Plats	1
Accessory Dwelling Unit (Apt)		Planned Residential Developments	
Appeals		Preliminary Short Plat	3
Binding Site Plan	1	Zoning Ordinance Amendment	2
Boundary Line Adjustment		Sign Permits	11
Change of Use		Site Plans	7
Change of Zone		Variance	
Comp Plan Amendment	7	Zoning Letters	3
Conditional Use Permit		Civil Reviews	13
Environmental Determinations	10	Easement Vacations	2
Final Plat	4	ROW Vacations	
Final Short Plat	1	Re-reviews	8
Minor Variance	3	Inspections	6
Parcel Combination		Final Permits	12
DPW (Department of Public Works) Permits	87	Approved	11
Shoreline Substantial Development Permit		Pre-Application/Feasibility Meetings	7

Hearing Examiner

The Hearing Examiner meeting in April was cancelled due to a lack of docket items.

Planning Commission

The April 1st Planning Commission meeting included two public hearing on rezones that implement recent comprehensive plan land use map amendments. COZ 18-07 and rezone hearing COZ 18-08; the April 15th meeting was cancelled due to lack of agenda items.

UPCOMING DATES OF INTEREST

Date	Topic
5-6-19	Planning Commission Regular Meeting
5-7-19	City Council Regular Meeting
5-13-19	Hearing Examiner – Cancelled
5-14-19	City Council Study Session
5-20-19	Planning Commission Regular Meeting
5-21-19	City Council Regular Meeting
5-28-19	City Council Study Session

Attachments:

Major Building Permit Activity Report – April 2019
Building Permit Report Year-to-Date – April 2019



**COMMUNITY PLANNING DEPARTMENT
Building Division – Project Summary
APRIL 2019**

SINGLE FAMILY DWELLING	
AMBIENCE HOMES	1537 N GRANT ST
DON PRATT CONSTRUCTION INC	728 S PITTSBURGH ST
GALE REW CONSTRUCTION INC	8559 W 12TH AVE
GALE REW CONSTRUCTION INC	8510 W 11TH AVE
JA TORRES CONSTRUCTION & DEVELOPMENT LLC	508 S HUNTINGTON PL
JA TORRES CONSTRUCTION & DEVELOPMENT LLC	504 S HUNTINGTON PL
LANDMARK HOMES OF WA INC	7057 W 31ST PL
LANDMARK HOMES OF WA INC	8548 W 11TH AVE
LANDMARK HOMES OF WA INC	7045 W 31ST PL
LANDMARK HOMES OF WA INC	7020 W 33RD PL
LANDMARK HOMES OF WA INC	7032 W 33RD PL
LANDMARK HOMES OF WA INC	7044 W 33RD PL
LANDMARK HOMES OF WA INC	3318 S YOUNG ST
LANDMARK HOMES OF WA INC	7104 W 31ST PL
LANDMARK HOMES OF WA INC	7068 W 31ST PL ^{3m}
LANDMARK HOMES OF WA INC	7008 W 31ST PL
LANDMARK HOMES OF WA INC	7009 W 31ST PL
LANDMARK HOMES OF WA INC	10135 W 18TH PL
LANDMARK HOMES OF WA INC	10121 W 16TH PL
LOTT'S BETTER BUILT HOMES INC	8847 W 12TH AVE
NEW TRADITION HOMES INC	1562 W 32ND AVE
ORTHMAN, RYAN	156 E CANYON DR
P & R CONSTRUCTION	3324 S LINCOLN ST
PACIFIC COAST CONST GROUP INC	2615 W 43RD PL
PRODIGY HOMES INC	1666 W 52ND AVE
RIVERWOOD HOMES WASHINGTON LLC	8803 W 12TH AVE
RON ASMUS HOMES INC	4020 W 47TH CT
RUFF, HEIDI	3302 W 47TH AVE
SAKIC, ALEN	2634 S KELLOGG ST
SANDHOLLOW HOMES LLC	7080 W 31ST PL
SANDHOLLOW HOMES LLC	3129 S YOUNG PL
SANDHOLLOW HOMES LLC	7007 W 33RD PL
SUNCREST CONSTRUCTION GROUP	5461 S KENT ST
TITAN HOMES LLC	3104 S ZIMMERMAN ST
TITAN HOMES LLC	7021 W 31ST PL
VIKING BUILDERS LLC	613 E 35TH AVE
NEW COMMERCIAL	
AMISTAD ELEMENTARY (2ND PHASE)	930 W 4TH AVE
DOUGOUT SPORTS BAR	4810 W HILDEBRAND BLVD
PORT OF KENNEWICK WINE TASTING BUILDING	313 E COLUMBIA GARDENS WAY
ROASTERS COFFEE	2615 S VANCOUVER ST

TENANT IMPROVEMENT/REMODEL	
13TH AVE APTS	1131 W 13TH AVE #B
CARNICERIA LA CABANA #3	4311 W CLEARWATER AVE #110
HEATHERSTONE APARTMENTS	1114 W 10TH AVE
LAYERED CAKE ARTISTRY	117 W KENNEWICK AVE
MINIT-MART	1400 W 27TH AVE
ORANGE JULIUS-DAIRY QUEEN	1321 N COLUMBIA CENTER BLVD #370
SPRINT	2914 W CLEARWATER AVE
THE MAIDEN COMPANY	6713 W CLEARWATER AVE
THREE RIVERS THERAPY LLC	10505 W CLEARWATER AVE
T-MOBILE (CELL TOWER)	1229 W 22ND PL
WAVE OFFICE	418 N KELLOGG ST #B



**COMMUNITY PLANNING DEPARTMENT
BUILDING DIVISION**

Building Permit Report for the Month of April 2019

	4/1/2019 4/30/2019		1/1/2019 4/30/2019		1/1/2018 4/30/2018	
	This Month		This YTD		Last YTD	
	# of Permits	Valuation	# of Permits	Valuation	# of Permits	Valuation
S/F Dwelling	36	11,843,852	86	27,731,134	129	41,682,814
Manufactured Homes	0		0		7	396,500
Duplex	0		3	1,169,453	1	375,513
Tri-plex	0		0		0	
Four-plex	0		0		0	
Multi-Family	0		0		1	200,000
Dwelling Alteration	57	1,180,343	110	2,087,700	98	1,430,506
Commercial Foundation	0		6		0	
Commercial (New)	4	14,750,253	14	20,638,318	13	14,110,250
Commercial (Alt.)	11	903,676	44	4,190,126	41	7,796,584
Commercial Pool	0		0		0	
Temporary Building	0		0		0	
Garage or Carport	2	148,512	4	185,552	4	89,200
Misc. Buildings	0		0		0	
Misc. All Others	5	156,591	14	407,321	26	602,776
Signs	6	182,400	28	396,435	43	371,006
Pole Buildings	0		5	219,246	3	43,000
Plumbing Permits	1	5,000	3	175,321	87	915,566
Plumbing Permits - Res	17	78,596	47	124,569	0	
Plumbing Permits - Com	6	1,425,253	28	1,577,412	0	
Mechanical Permits	53	2,886,382	155	6,142,190	165	2,973,550
Demolitions/Moved Bldgs	1	9,850	3	18,350	14	103,427
Foundation of Moved in Bldgs	0		1	21,500	0	
Post Fire Damage Inspect	2	0.00	5	0.00	0	
Fire Detection Permits	17		36		20	
Fire Suppression Permits	8		31		12	
Title Eliminations	0		0		1	
Grading	0		0		0	
Totals	226	\$33,570,708	623	\$64,549,237	665	\$71,090,692
Fees Collected	\$216,234		\$653,354		\$656,363	
# of Inspections	1,229		3,555		3,859	