

**City of Kearney**  
**2009 Yearly Building Report**  
(Revised Jan 2010)

**BUILDING PERMITS ISSUED SINCE 1984**

	Single Family Dwellings (Valuation)	Duplexes [Housing Units] (Valuation)	Apartments [Housing Units] (Valuation)	Total Dwelling Units	Commercial (Valuation)
1984	13 (\$540,000)	6 [12]	2 [16]	41	2
1985	9 (\$249,000)	9 [18]	1 [24]	51	1
1986	29 (\$2,054,000)	15 [30]	2 [36]	95	4
1987	25	0	4 [24] (\$500,000)	49	2 (\$250,000)
1988	40	0	2 [6] (\$200,000)	46	8 (\$1,400,000)
1989	19	0	0	19	3 (\$675,387)
1990	37	0	0	37 (589,000gal water plant)	8 (\$1,640,000)
1991	101	0	1 [24] (\$525,000)	126	6 (\$335,000)
1992	127	5 [10]	0	137	6 (\$2,310,000)
1993	121	6 [12]	0	133	8 (\$963,850)
1994	137	5 [10] (\$351,787)	0	147	18 (\$7,518,100)
1995	103	5 [10] (\$560,000)	0	113	11 (\$7,021,329)
1996	98	0	1 [4] (\$150,000)	102	13 (\$1,418,000)
1997	96	14 [28] (\$1,607,000)	0	124	17 (\$5,304,538)
1998	84	5 [10] (\$754,900)	1 [20] (\$800,000)	114	14 (\$1,418,000)
1999	100	2 [4] (\$270,000)	0	104	18 (\$7,507,600)
2000	132	0	0	132	23 (\$2,818,900)
2001	124	0	0	124	27 (\$10,808,013)
2002	114	0	0	114	24 (\$3,532,252)
2003	116	0	2 [8] (\$500,000)	124	26
2004	144	1 [2] (\$280,000)	2 [8] (\$900,000)	154	22 (\$2,815,117)
2005	149	0	2 [20] (\$806,000)	169	25 (\$16,908,871)
2006	76	0	1 [16] (\$820,000)	92	19 (\$2,351,100)
2007	77 (\$12,243,920)	0	2 [32] (\$1,125,920)	109	23 (\$5,825,070)
2008	23 (\$3,548,260)	0	0	23	19 (\$2,886,110)
2009	38 (5,819,411)	0	[60] (4,717,700)	98	11 (5,712,350)

## POPULATION ESTIMATE

Data Source	Occupied Dwelling Units	Total Dwelling Units (Occupied plus apts)	Population
2000 Census	1910	1995	5,472
Residential Water Meters 12/2009	2805	3065	8,704*

- Occupied Dwelling Units derived from total water meters minus number of businesses;
- Total Dwelling Units adds the number of apartment units to Occupied Dwelling Units;
- Population equals Total Dwelling Units x 2.84 people/dwelling unit (avg household size per 2000 Census)

## GROWTH CONSIDERATIONS FOR CITY OF KEARNEY:

### BUILDING POTENTIAL--SHORT TERM (Within One or Two Years)

Available Lots in Developed Subdivisions:

Albright Estates, 1 <sup>st</sup> Plat	5 single-family lots
Brooke Haven, 2 <sup>nd</sup> Plat	4 single-family lots
Brooke Haven, 3 <sup>rd</sup> Plat	3 single-family lots
Brooke Haven, 4 <sup>th</sup> Plat	3 single-family lots
Brooke Haven, 5 <sup>th</sup> Plat	27 single-family lots
Brooke Haven, 6 <sup>th</sup> Plat	53 single-family lots
Cedarwood, 1 <sup>st</sup> Plat	6 single-family lots
Cedarwood, 3 <sup>rd</sup> Plat	55 single-family lots
Clear Creek, 1 <sup>st</sup> Plat	3 single-family lots
Clear Creek, 2 <sup>nd</sup> Plat	1 single-family lot
Clear Creek, 3 <sup>rd</sup> Plat	4 single-family lots
Clear Creek, 4 <sup>th</sup> Plat	15 single-family lots
Clear Creek Ridge, 1 <sup>st</sup> Plat	20 single-family lots
Dovecott, 1 <sup>st</sup> Plat	12 single-family lots
Village at Greenfield, 2 <sup>nd</sup> Plat	4 Patio Homes (single family units)
Meadows of Greenfield, 1 <sup>st</sup> Plat	16 single-family lots
Meadows of Greenfield, 2 <sup>nd</sup> Plat	31 single-family lots
Jamestowne	3 single-family lots
Jamestowne Village, 1 <sup>st</sup> Plat	7 single-family lots
Villas of Marimack, 1 <sup>st</sup> Plat	36 Patio Homes (single-family units)
The Estates of Oakwood, 1 <sup>st</sup> Plat	25 single-family lots
Village of River Meadows, 1 <sup>st</sup> Plat	11 single-family lots
Village of River Meadows, 2 <sup>nd</sup> Plat	9 single-family lots
Hills of River Meadows, 1 <sup>st</sup> Plat	3 single-family lots
Shadowbrook, 3 <sup>rd</sup> Plat	53 single-family lots
Stonelake, 1 <sup>st</sup> Plat	6 single-family lots
Hills of Westwood, 2 <sup>nd</sup> Plat	3 single-family lots
Hills of Westwood, 3 <sup>rd</sup> Plat	9 single-family lots
Westwood Village, 1 <sup>st</sup> Plat	1 single-family lot
Westwood Village, 2 <sup>nd</sup> Plat	13 single-family lots
Westwood Village, 3 <sup>rd</sup> Plat	12 single-family lots
Porter Ridge Apartments	32 multi-family dwelling units
Eastwood Apartments – MACO	55 multi-family dwelling units
	485 single-family
	0 two-family dwelling units
	87 multi-family dwelling units
	<b>572 total dwelling units</b>

## BUILDING POTENTIAL FOR NEXT FIVE YEARS

Preliminary Plats Approved, excluding previously-platted phases:

Brookhaven	65 single-family lots
Jamestowne, 4th Phase	9 single-family lots
Jamestowne Addition	70 single-family lots
Village of River Meadows	131 single-family lots; 52 multi-family units
Oakwood Estates	411 single-family lots
Shadowbrook	93 single-family lots
Flight of the Quail	309 single-family lots; 403 multi-family & townhouse units
Highland Meadows	400 single-family lots
Stollings Ranch	662 single-family lots; 268 multi-family units
Greenfield	206 single-family lots; 60 multi-family units
Cedarwood	503 single-family lots; 238 duplex dwelling units
Hills of Westwood/Westwood Village	332 single-family lots
Gavin's Grove	100 single-family lots
Clear Creek Ridge	29 single-family lots
	3,320 single-family lots
	238 two-family dwelling units
	783 multi-family dwelling units
	<b>4,341 total dwelling units</b>

## BUILDING POTENTIAL FOR NEXT TEN TO TWENTY YEARS

Not Readily Developed or Unplanned Properties:

Lowery Property – 305 East Washington	40 dwelling units
Gary Shanks - Major Place, south of Crossroads Chevrolet	90 dwelling units
Gary Shanks - north of Beverly Park & west of Shadowbrook	420 dwelling units
Methodist Church Property 92 Hwy	120 dwelling units
York Property – NE corner 92 & Jesse James Farm Rd	650 dwelling units
Dennis Shanks – South side of 92 Highway across from PCEC	800+ dwelling units
Samborski – south side of 92 Highway, west of Nation Road	600 dwelling units
	<b>2,800 dwelling units estimated</b>

## HISTORIC POPULATION TRENDS

1960	676	---
1970	980	45% Growth
1980	1443	47% Growth
1990	2260	56% Growth
2000	5472	142% Growth Official 2000 census Population
2001	5985	Official Census Population Estimate from www.census.gov
2002	6328	Official Census Population Estimate from www.census.gov
2003	6603	Official Census Population Estimate from www.census.gov
2004	6934	Official Census Population Estimate from www.census.gov
2005	7356	Official Census Population Estimate from www.census.gov
2006	7897	Official Census Population Estimate from www.census.gov
2007	8,189	Official Census Population Estimate from www.census.gov
2008	8,599	Official Census Population Estimate from www.census.gov

Population Potential Based on current population estimate plus Recognized Development Areas – 30,608

## HOUSING TYPE BREAKDOWN

<u>Housing Type</u>	<u>Units</u>	<u>Percentage</u>
Single Family	2620	85.5%
2-4 Unit Housing	185	6.0%
5-24 Unit Housing	260	8.5%
<b>TOTAL</b>	<b>3065</b>	<b>100.0%</b>

## ASSESSED VALUATION GROWTH

1996	\$38,325,650	10%
1997	\$45,139,267	16%
1998	\$49,237,355	9%
1999	\$59,188,567	20%
2000	\$63,976,880	8%
2001	\$74,549,206	16%
2002	\$81,087,514	9%
2003	\$89,449,925	10%
2004	\$94,520,225	5%
2005	\$104,981,592	11%
2006	\$114,181,618	9%
2007	\$127,667,063	12%
2008	\$133,398,093	4%
2009	\$134,355,239	1%
2010	\$136,357,290	1% Projected (info taken from annual budget)