



## Town of Windsor Active Single-Family Residential Projects as of 12/31/09

SUBDIVISIONS	Zoning <sup>1</sup>	Status <sup>2</sup>	Total Lots	Permits Issued		Lots Remaining	Permit Ready Lots	School District <sup>3</sup>	Utility Services <sup>4</sup>	Final Approval Date
				Total Issued	This Month					
Alexander Estates	E-1	P	23	21		2	2	RE-4	F	5/8/95
Bison Ridge	RMU	P	111	96	1	15	15	PSD	E	2/11/02
Brunner Farm (New Windsor)	RMU	P	298	277		21	21	RE-4	A	12/18/96
Eastbrook	RMU	UR	176	0		176	0	RE-4	A	N/A
Eastbrook (Duplexes)* Master Plan	RMU	MP	30	0		30	0	RE-4	A	8/4/04
Estates at Harmony Ridge	RMU	MP	162	0		162	0	RE-4	G	N/A
Fossil Creek Meadows Master Plan	RMU	MP	274	0		274	0	PSD	C	1/19/06
Fossil Ridge (Phases 1, 2, & 3) (Belmont Ridge)	E-2	P	112	76		36	36	TR2J	C	7/12/04
Fossil Ridge (Phases 4 & 5) (Belmont Ridge)	E-2	P	178	0		178	0	TR2J	C	7/12/04
Grasslands Park	RMU	P	113	111		2	2	RE-4	A	6/26/00
Great Western Master Plan	RMU	MP	1,586	0		1,586	0	RE-4	A	11/13/06
Greenspire (excludes phase 1)	RMU	P	508	1		507	0	RE-4	A	5/11/05
Greenspire (Phase 1)	RMU	P	74	8	1	66	66	RE-4	A	5/11/05
Greenspire (Duplexes)*	RMU	MP	46	0		46	0	RE-4	A	4/15/04
Greenwald Farm	SF-1	UR	367	0		367	0	RE-4	A	N/A
Harmony Master Plan (1st, 2nd and 3rd)	E-2	MP	343	0		343	0	RE-4	A	N/A
Harmony Ridge	RMU	UR	510	0		510	0	RE-4	G	N/A
Highland Meadows 3rd Filing	RMU	P	181	180		1	1	PSD	C	3/27/00
Highland Meadows 4th Filing	RMU	P	237	210		27	27	PSD	C	5/13/02
Highland Meadows 5th Filing	RMU	P	19	18		1	1	PSD	C	5/13/02
Highland Meadows 6th Filing (Patio homes)	RMU	P	35	31		4	4	PSD	C	3/10/03
Highland Meadows Golf Course (Phase 1a, 2, 3, 4, 5, & 11) (north side)	E-2	P	375	266	2	109	109	PSD	C	3/10/03
Highland Meadows Golf Course (Phase 4 and 11) (south side)	E-2	P	66	0		66	66	TR2J	C	3/10/03
Highland Meadows Golf Course (Phase 7) (north side)	E-2	P	30	0		30	0	PSD	C	3/10/03
Highland Meadows Golf Course (Phase 7) (south side)	E-2	P	9	0		9	0	TR2J	C	3/10/03
Highland Meadows Golf Course (Phase 6, 8, 9, & 10) (south side)	E-2	P	181	0		181	0	TR2J	C	3/10/03
Highpointe (Phases 1, 2, 3, & 4)	E-2	P	377	68	1	309	309	TR2J	C	10/24/05
Hilltop Estates (Pelican Hills)	E-1	P	88	70		18	18	RE-4	B	4/26/99
Hoehne 3rd Filing	RMU	UR	31	0		31	0	RE-4	A	N/A
Jacoby Farm 2nd Filing	RMU	P	196	0		196	0	RE-4	A	4/14/03
North Shores Estates	E-1	P	45	43		2	2	RE-4	B	9/26/94
Northlake	RMU	UR	815	0		815	0	RE-4	G	N/A
Poudre Heights 2nd Filing (A River Place)	SF-1	P	164	127	1	37	37	RE-4	A	N/A
Poudre Heights 3rd Filing (SF & patio homes)	RMU	UR	226	0		226	0	RE-4	A	N/A
Raindance River Master Plan	E-2	MP	223	0		223	0	RE-4	A	4/7/05
Ranch at Highland Meadows (Steeplechase)	E-1	P	243	192	1	51	51	TR2J	D	10/25/99
Rancho Water Valley Master Plan	RMU	MP	52	0		52	0	RE-4	A	3/14/08
Ridge West	RMU	P	115	111		4	4	PSD	E	4/14/97
River West	RMU	P	213	205		8	8	PSD	E	5/10/97
River Ridge East Master Plan	RMU	MP	132	0		132	0	RE-4	E	5/28/97
Shutts 1st Filing (Country Farms)	RMU	P	40	39		1	1	PSD	C	4/30/99
Shutts 2nd Filing (Country Farms)	RMU	P	55	48		7	7	PSD	C	7/24/00
South Hill Master Plan (excludes South Hill Subdivision)	RMU	MP	281	0		281	0	RE-4	A	3/31/06
South Hill Subdivision	RMU	P	34	0		34	0	RE-4	A	4/28/08
Tacincala Master Plan (excludes Greenwald Farm)	SF-1	MP	1,081	0		1,081	0	RE-4	A	12/18/06
Trautman 2nd Filing (The Farm at Water Valley)	E-2	P	0	0		0	0	RE-4	A	5/17/06
Ventana	E-1	P	48	27		21	21	RE-4	B	7/10/00
Water Valley 2nd Filing; Phase 1	RMU	P	144	143		1	1	RE-4	A	11/10/97
Water Valley 2nd Filing; Phase 2	RMU	P	172	169		3	3	RE-4	A	7/27/98
Water Valley 6th Filing	RMU	P	45	27		18	18	RE-4	A	11/2/00
Water Valley 7th Filing	RMU	P	80	62		18	18	RE-4	A	10/23/00
Water Valley 8th Filing	RMU	P	27	18		9	9	RE-4	A	6/7/01
Water Valley Hillside	RMU	P	41	7		34	34	RE-4	A	1/7/05
Water Valley South Master Plan (excludes filings 1-8)	RMU	MP	39	0		39	0	RE-4	A	4/26/04
Water Valley South 1st Filing (Single-family)	RMU	P	450	161	2	289	289	RE-4	A	5/6/04
Water Valley South 4th Filing (Marina Doce)	RMU	P	12	2		10	10	RE-4	A	3/24/06
Water Valley South 7th Filing (Marina Plaza)	RMU	P	42	0		42	0	RE-4	A	4/28/08
Water Valley South 7th Filing (Marina Plaza) (Duplexes)*	RMU	P	4	0		4	0	RE-4	A	4/28/08
Water Valley South 8th Filing (Good Samaritan Resort Villas) (Duplexes)*	RMU	P	24	0		24	0	RE-4	A	6/9/08
Westwood Village 2nd Filing	SF-1	P	145	136		9	9	RE-4	A	12/8/97
Windshire Park 1st Filing (Phase 1 and 1B)	RMU	P	113	77	6	36	36	RE-4	A	5/9/05
Windshire Park 1st Filing (Phase 2)	RMU	P	71	0		71	0	RE-4	A	5/9/05
Windshire Park 1st Filing (Phase 3)	RMU	P	57	0		57	0	RE-4	A	5/9/05
Windshire Park Master Plan (excludes 1st filing)	RMU	MP	406	6		400	0	RE-4	A	10/1/01
Winter Farm 1st Filing	SF-1	P	317	99		218	218	RE-4	A	3/10/04
<b>Totals</b>			<b>12,692</b>	<b>3,132</b>	<b>15</b>	<b>9,560</b>	<b>1,453</b>			

\* Duplexes are defined as attached single-family



**Town of Windsor Active Single-Family Residential Projects (cont.)**

<sup>1</sup> Zoning	Subdivisions		Lots Remaining		Permit Ready Lots	
E-1 = Estate Residential (Septic)	5	8%	94	1%	94	6%
E-2 = Estate Residential (Sewer)	11	17%	1,484	16%	520	36%
SF-1 = Single Family Residential	5	8%	1,712	18%	264	18%
RMU = Residential Mixed Use	44	68%	6,270	66%	575	40%
<b>Totals</b>	<b>65</b>	<b>100%</b>	<b>9,560</b>	<b>100%</b>	<b>1,453</b>	<b>100%</b>

<sup>2</sup> Status	Subdivisions		Lots Remaining		Permit Ready Lots	
P = Platted	46	71%	2,786	29%	1,453	100%
MP = Master Planned but not platted	13	20%	4,649	49%	0	0%
UR = Plat Under Review	6	9%	2,125	22%	0	0%
<b>Totals</b>	<b>65</b>	<b>100%</b>	<b>9,560</b>	<b>100%</b>	<b>1,453</b>	<b>100%</b>

<sup>3</sup> School District	Subdivisions		Lots Remaining		Permit Ready Lots	
RE-4 = Weld County RE-4	46	71%	8,249	86%	814	56%
PSD = Larimer Poudre School Dist	12	18%	481	5%	177	12%
TR2J = Larimer County Thompson R2J	7	11%	830	9%	462	32%
<b>Totals</b>	<b>65</b>	<b>100%</b>	<b>9,560</b>	<b>100%</b>	<b>1,453</b>	<b>100%</b>

<sup>4</sup>Utility Services Index

- A - Town of Windsor Water & Town of Windsor Sewer
- B - Town of Windsor Water & Septic System
- C - Ft. Collins/Loveland Water Dist. & South Ft. Collins Sanitation Dist.
- D - Ft. Collins/Loveland Water District & Septic System
- E - Ft. Collins/Loveland Water District & Town of Windsor Sewer
- F - North Weld Water District & Septic System
- G - North Weld Water District & Town of Windsor Sewer



## Town of Windsor Active Multi-Family Residential Projects as of 12/31/09

SUBDIVISIONS	Zoning <sup>1</sup>	Status <sup>2</sup>	Total Lots	Permits Issued		Lots Remaining	Permit Ready Lots	School District <sup>3</sup>	Utility Services <sup>4</sup>	Final Approval Date
				Total Issued	This Month					
Burlington Lot 15 (Hegwood) (4-plex and duplex)	RMU	P	6	4		2	2	RE-4	A	3/27/01
Fossil Creek Meadows Master Plan	RMU	MP	469	0		469	0	PSD	C	1/19/06
Grasslands Park (Apts & townhomes)	RMU	P	95	24		71	71	RE-4	A	7/22/02
Great Western Master Plan	RMU	MP	396	0		396	0	RE-4	A	11/13/06
Greenspire (Condos) Master Plan	RMU	MP	80	0		80	0	RE-4	A	4/15/04
Greenspire (Townhomes) Master Plan	RMU	MP	56	0		56	0	RE-4	A	4/15/04
Greenspire (Senior housing) Master Plan	RMU	MP	80	0		80	0	RE-4	A	4/15/04
Harmony Ridge (Townhomes) Master Plan	RMU	MP	369	0		369	0	RE-4	G	N/A
Jacoby Farm 2nd Filing Master Plan	RMU	MP	90	0		90	0	RE-4	A	N/A
Poudre Heights 3rd Filing (Townhomes)	RMU	UR	186	0		186	0	RE-4	A	N/A
Raindance River Master Plan	RMU	MP	10	0		10	0	RE-4	A	4/7/05
Tacincala Master Plan	RMU	MP	475	0		475	0	RE-4	A	12/18/06
Water Valley South Master Plan	RMU	MP	845	0		845	0	RE-4	A	4/26/04
Water Valley South (Lighthouse Pointe) (Townhomes)	RMU	P	222	32		190	190	RE-4	A	10/6/05
Water Valley South 7th Filing (Marina Plaza) ( 6 fourplexes)	RMU	P	24	0		24	0	RE-4	A	4/28/08
Water Valley South 8th Filing (Good Samaritan Resort Villas) (4 fourplexes)	RMU	P	16	0		16	0	RE-4	A	6/9/08
Water Valley South 11th Filing (Sorvino Falls)	RMU	P	50	0		50	0	RE-4	A	7/13/09
Windshire Park (Apts; Phase 4) Master Plan	RMU	MP	60	0		60	0	RE-4	A	10/1/01
Windshire Park (Townhomes; Phase 4) Master Plan	RMU	MP	84	0		84	0	RE-4	A	10/1/01
<b>Totals</b>			<b>3,613</b>	<b>60</b>	<b>0</b>	<b>3,553</b>	<b>263</b>			

<sup>1</sup> Zoning	Subdivisions	Units Remaining	Permit Ready Lots
RMU = Residential Mixed Use	19	100%	3,553
<b>Totals</b>	<b>19</b>	<b>100%</b>	<b>3,553</b>

<sup>2</sup> Status	Subdivisions	Units Remaining	Permit Ready Lots
P = Platted	6	32%	353
MP = Master Planned but not platted	12	63%	3,014
UR = Plat Under Review	1	5%	186
<b>Totals</b>	<b>19</b>	<b>100%</b>	<b>3,553</b>

<sup>3</sup> School District	Subdivisions	Units Remaining	Permit Ready Lots
RE-4 = Weld County RE-4	18	95%	3,084
PSD = Larimer Poudre School Dist	1	5%	469
TR2J = Larimer County Thompson R2J	0	0%	0
<b>Totals</b>	<b>19</b>	<b>100%</b>	<b>3,553</b>

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**TOWN OF WINDSOR**  
**REPORT OF NEW BUILDING PERMITS**  
 2009 YEAR TO DATE TOTALS

	SINGLE FAMILY		MULTIFAMILY		COMMERCIAL		INDUSTRIAL		OTHER		
	#	COST OF IMPROVEMENT	#	U	COST OF IMPROVEMENT	#	COST OF IMPROVEMENT	#	COST OF IMPROVEMENT	#	COST OF IMPROVEMENT
JANUARY	2	\$544,857	0	0	\$0	0	\$0	1	\$275,000	0	\$0
FEBRUARY*	8	\$2,328,816	0	0	\$0	0	\$0	0	\$0	0	\$0
MARCH	5	\$1,361,698	0	0	\$0	1	\$6,352,209	0	\$0	0	\$0
APRIL	9	\$2,532,668	0	0	\$0	0	\$0	0	\$0	0	\$0
MAY**	6	\$1,367,131	0	0	\$0	1	\$550,000	0	\$0	1	\$2,100,000
JUNE	7	\$1,782,741	0	0	\$0	0	\$0	0	\$0	0	\$0
JULY	13	\$3,962,516	0	0	\$0	0	\$0	0	\$0	0	\$0
AUGUST	6	\$1,242,764	0	0	\$0	0	\$0	0	\$0	0	\$0
SEPTEMBER	7	\$1,981,532	0	0	\$0	0	\$0	0	\$0	0	\$0
OCTOBER	9	\$2,784,016	0	0	\$0	0	\$0	2	\$1,867,869	0	\$0
NOVEMBER	9	\$2,571,435	0	0	\$0	1	\$13,000	1	\$4,289,735	0	\$0
DECEMBER	15	\$5,049,092	0	0	\$0	1	\$4,000,000	0	\$0	0	\$0
<b>TOTAL</b>	<b>96</b>	<b>\$27,509,266</b>	<b>0</b>	<b>0</b>	<b>\$0</b>	<b>4</b>	<b>\$10,915,209</b>	<b>4</b>	<b>\$6,432,604</b>	<b>1</b>	<b>\$2,100,000</b>

\*There were 8 permits issued in February and 5 in March.

\*\*A permit was issued for 500 Oak St in the Kern Subdivision

Mar - 1120 South Gate Dr  
 Aims Community  
 College

May - 1620 Main Street  
 Auto Zone

Dec - 200 N 11th Street  
 Police Facility

Jan - 15 Walnut Street  
 Steel Specialty 3 Bldg for  
 Universal Forest Products

Oct - 4476 Bents Drive  
 LA Woodworks  
 11133 O-I F&F for the  
 warehouse

Nov - 11133 O-I warehouse

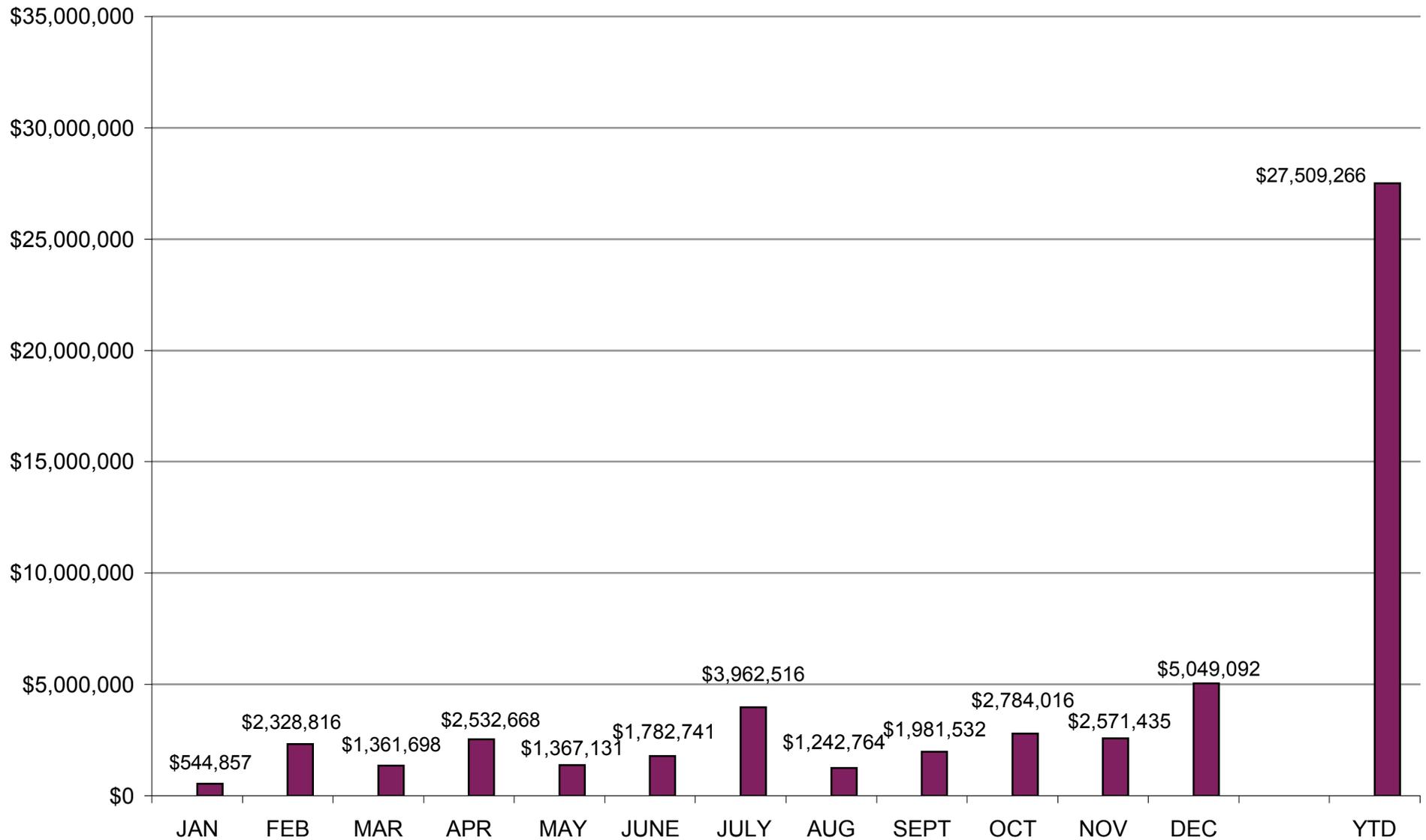
May - 8005 Highland Meadows  
 Parkway - Dayspring  
 Christian Church



# Single-Family Building Permits

## COST OF IMPROVEMENTS

As of December 31, 2009

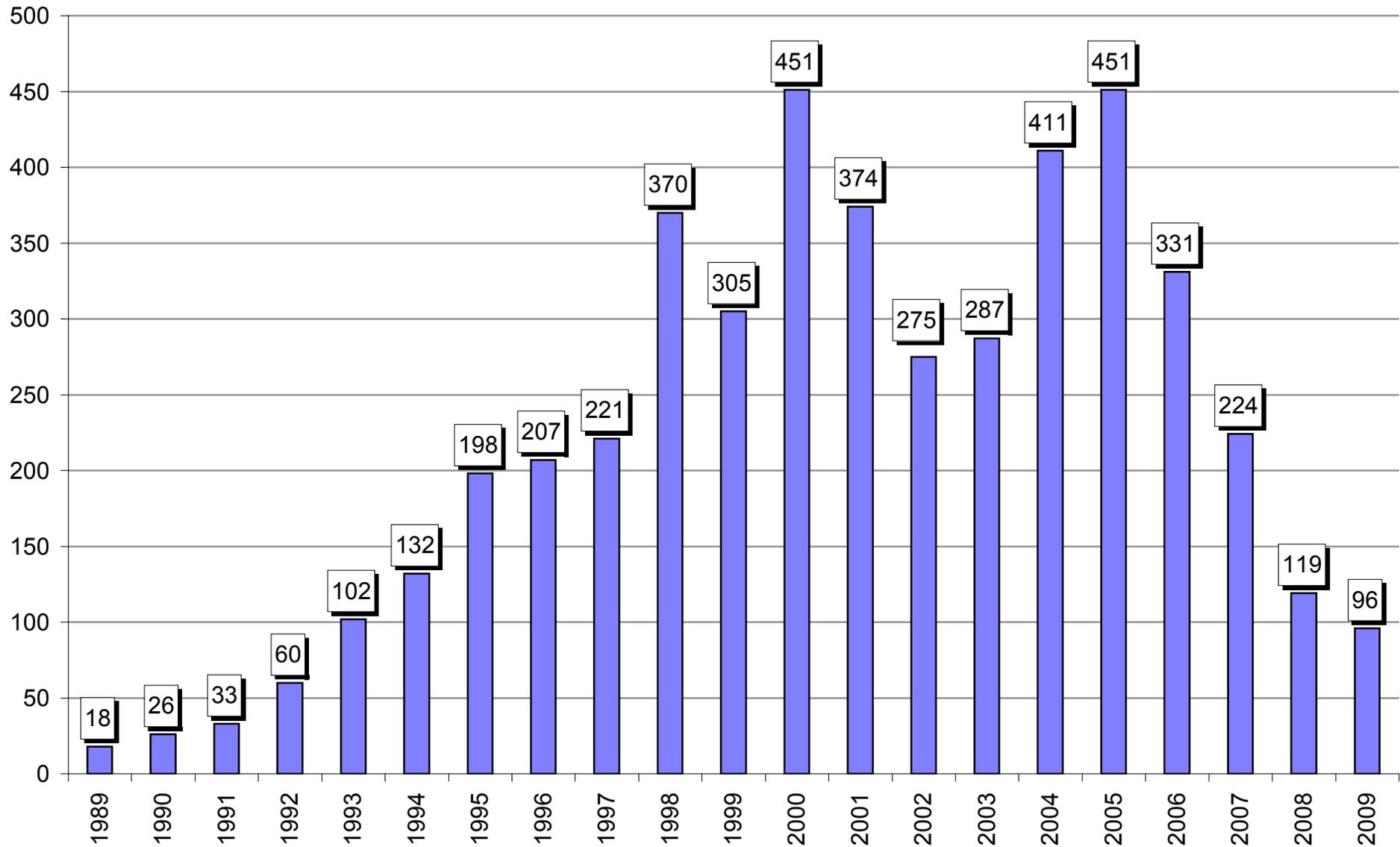




# Single-Family Building Permits

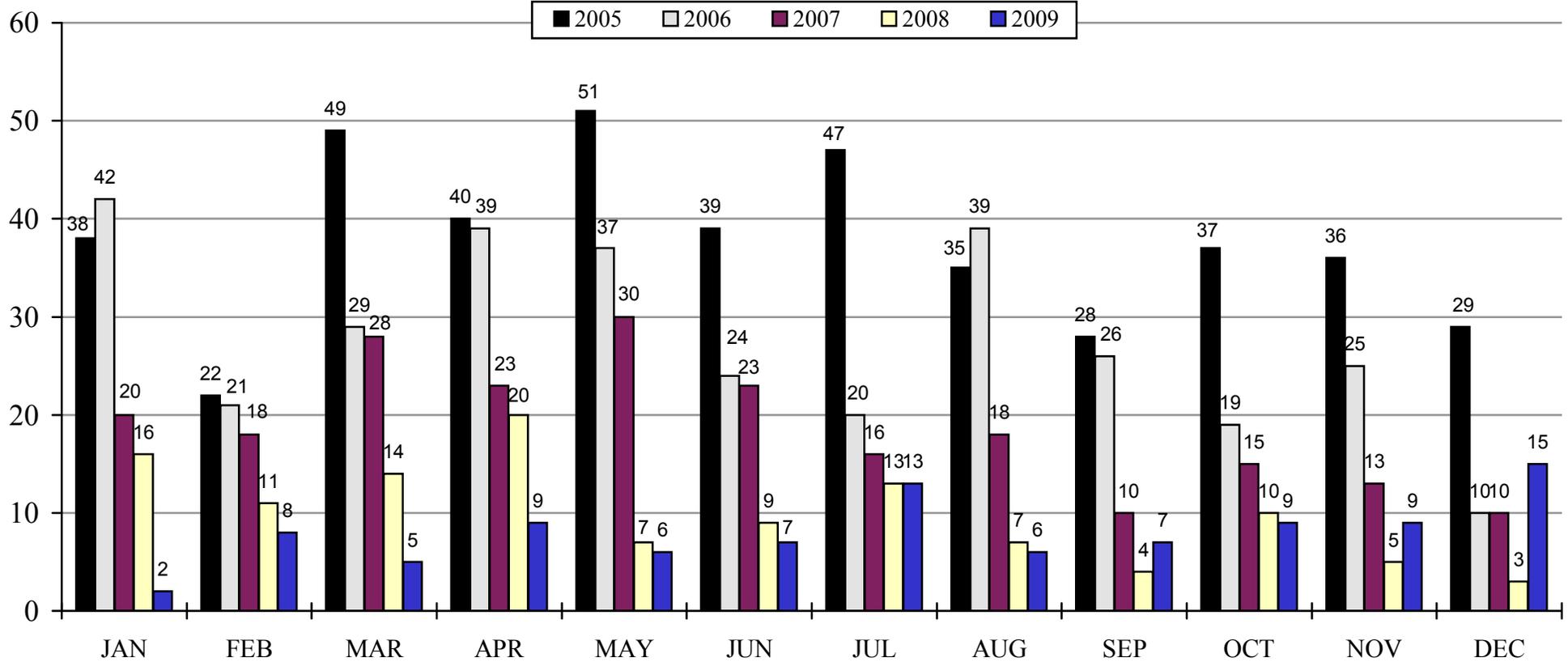
BY YEAR

As of December 31, 2009





# Single-Family Building Permit Comparison



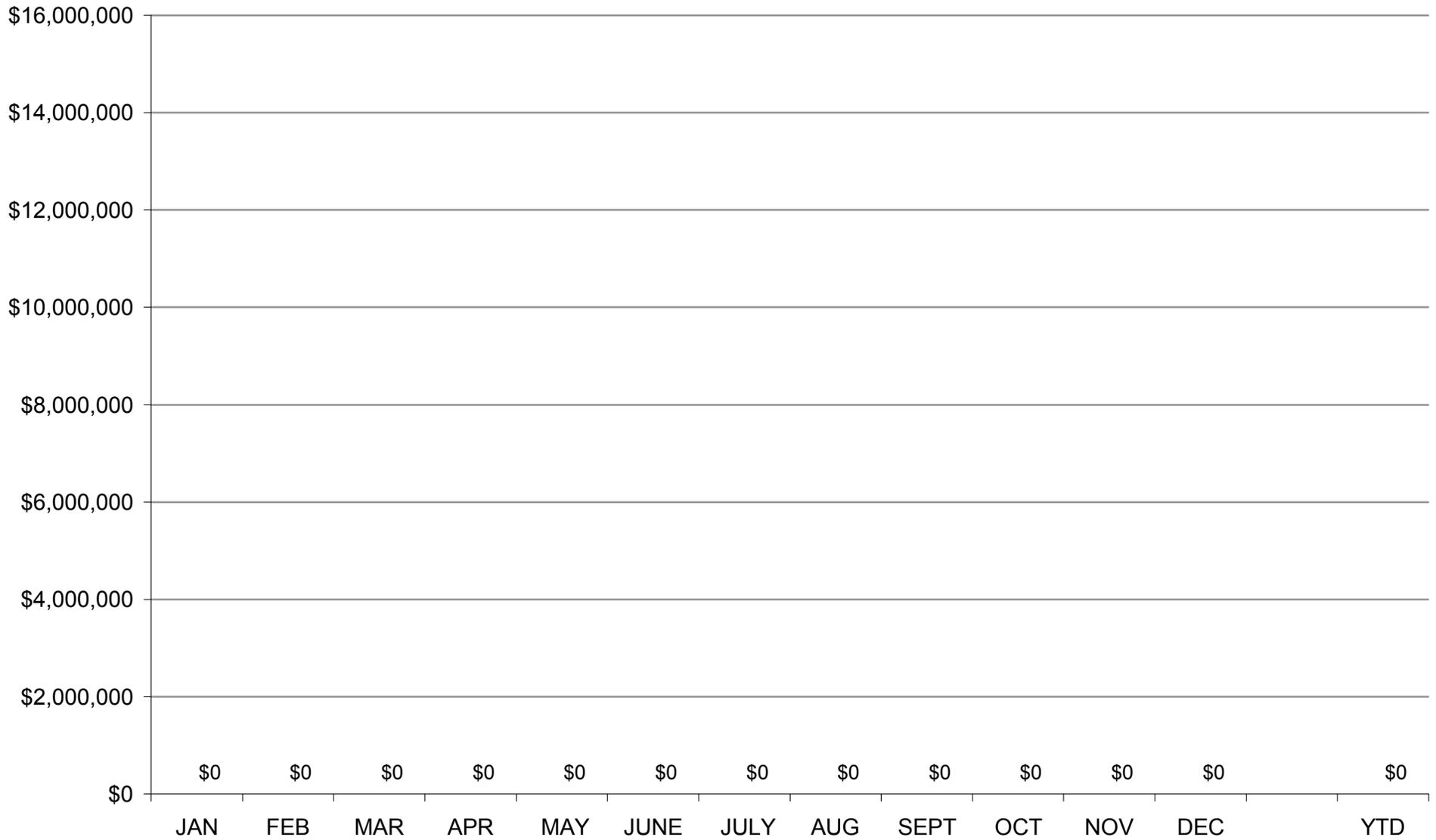
Year to Date - through December of each year			
Year	No. Issued	Change	% Change
2005	451	--	--
2006	331	-120	-27%
2007	224	-107	-32%
2008	119	-105	-47%
2009	96	-23	-19%



# Multi-Family Building Permits

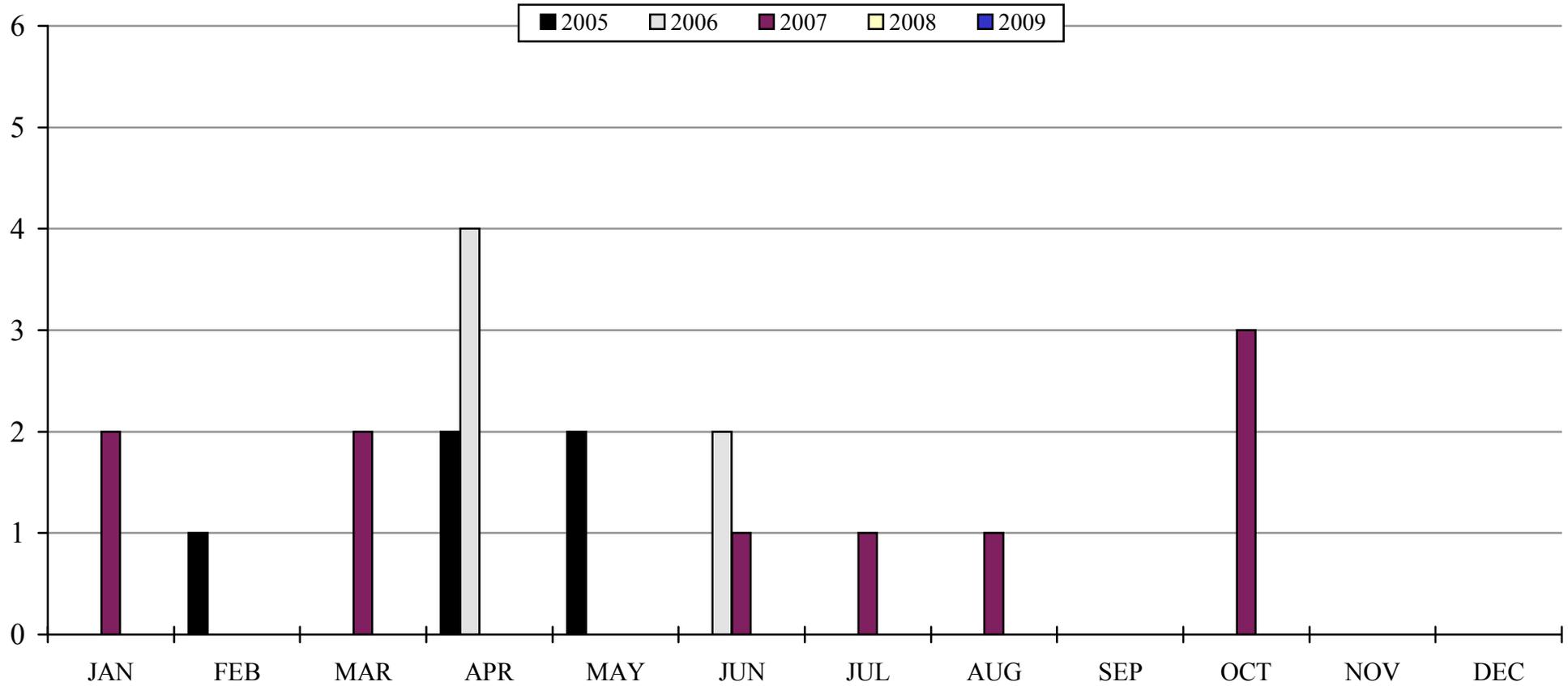
## COST OF IMPROVEMENTS

As of December 31, 2009





# Multi-Family Building Permit Comparison



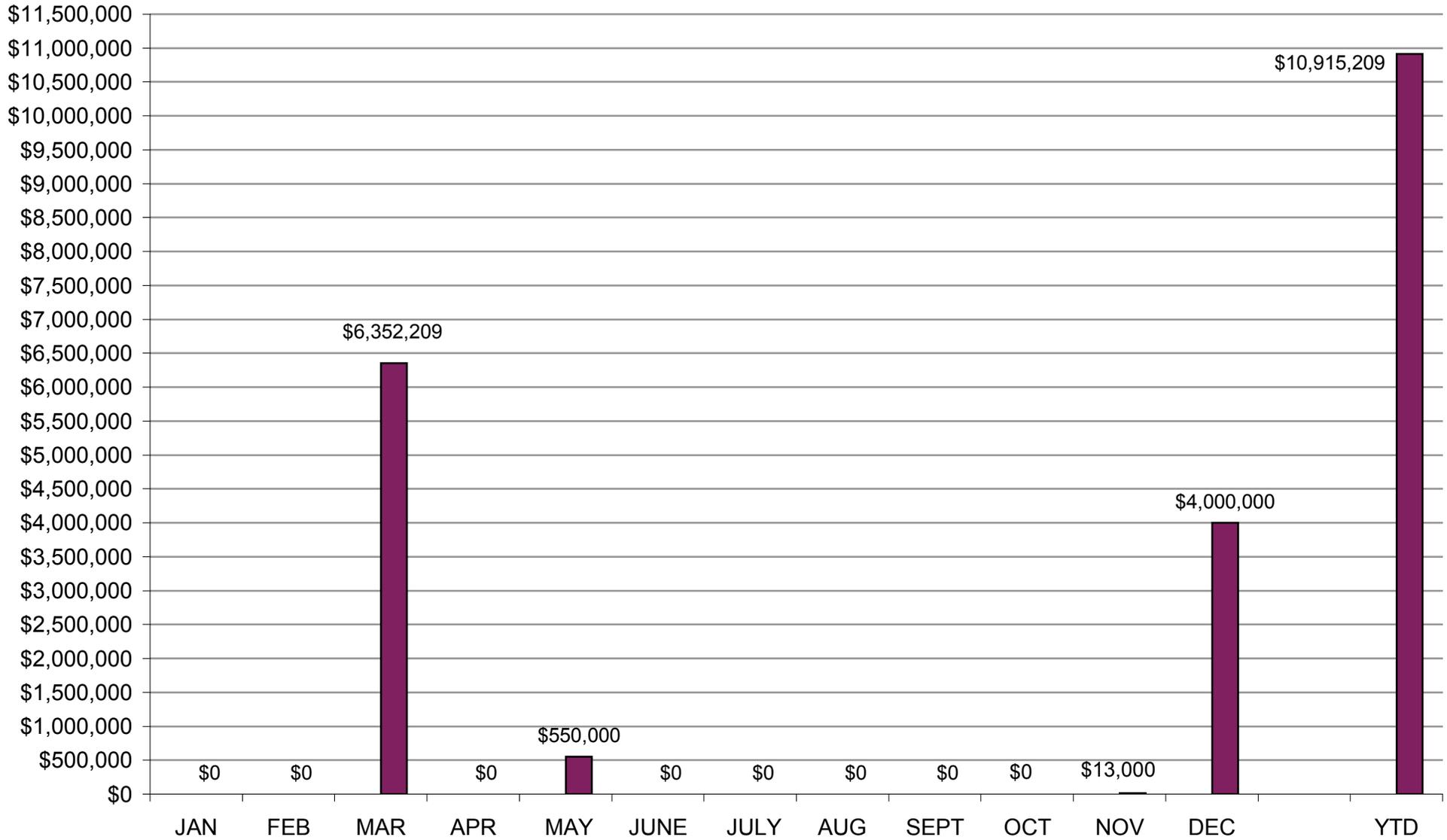
Year to Date - through December of each year			
Year	No. Issued	Change	% Change
2005	5	--	--
2006	6	1	20%
2007	10	4	67%
2008	0	-10	-100%
2009	0	0	--



# Commercial Building Permits

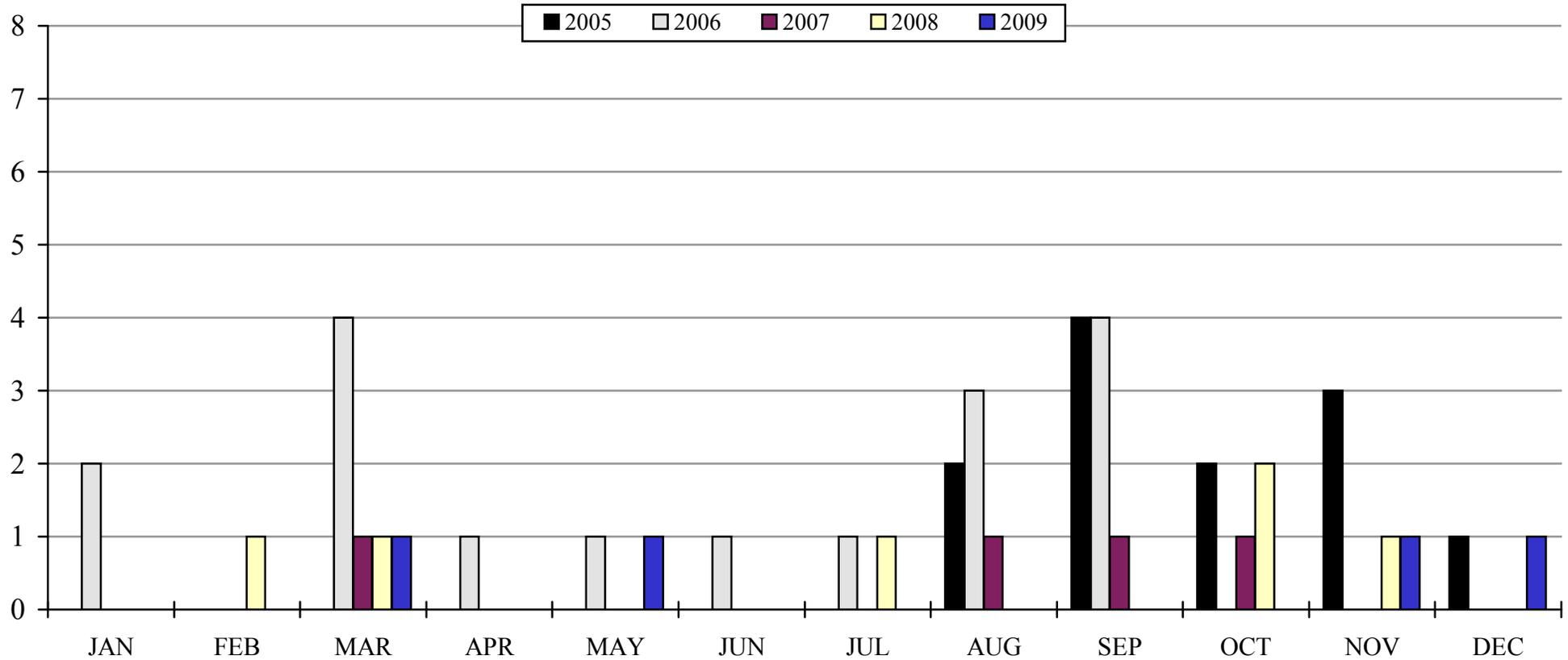
## COST OF IMPROVEMENTS

As of December 31, 2009





# Commercial Building Permit Comparison



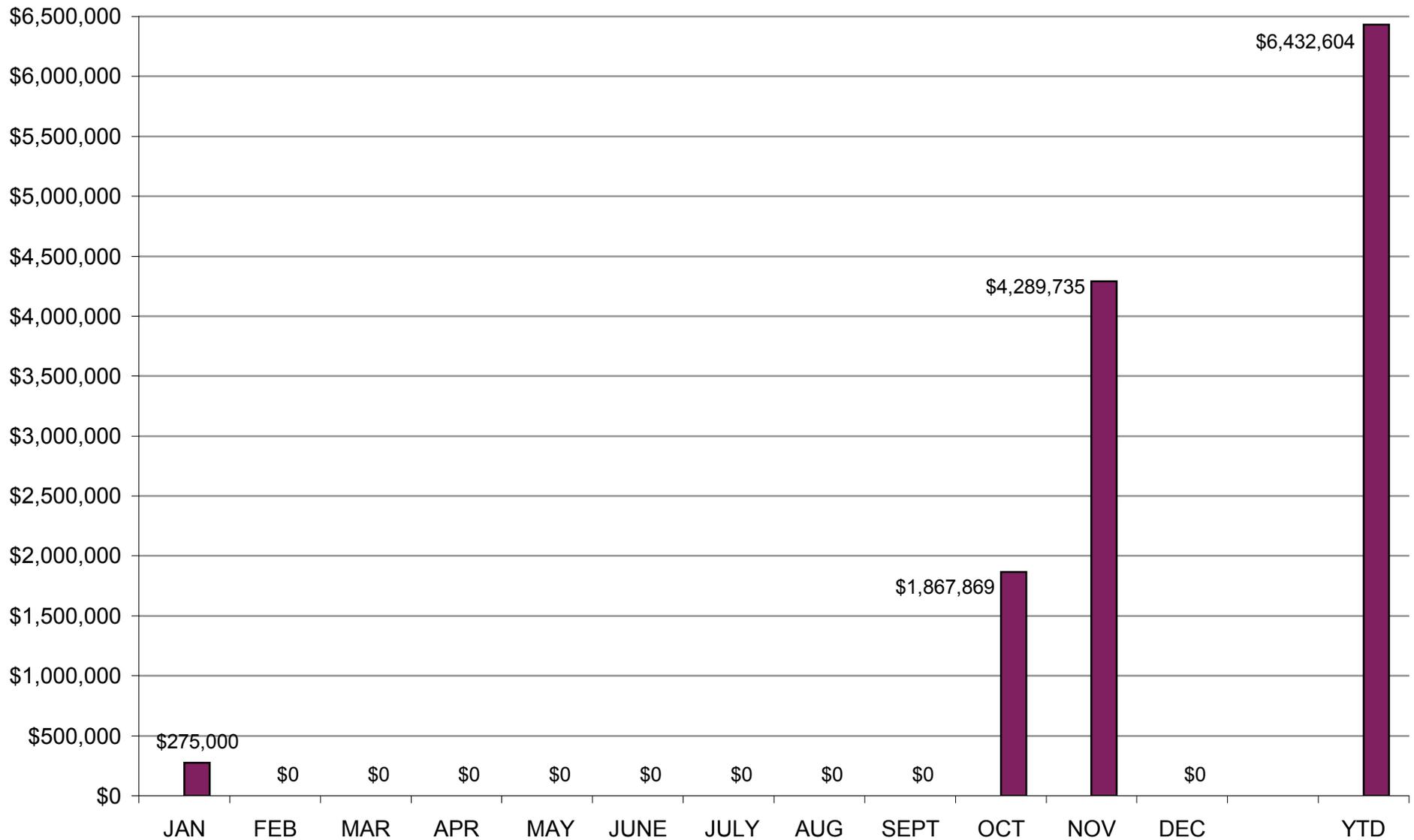
Year to Date - through December of each year			
Year	No. Issued	Change	% Change
2005	12	--	--
2006	17	5	42%
2007	4	-13	-76%
2008	6	2	50%
2009	4	-2	-33%



# Industrial Building Permits

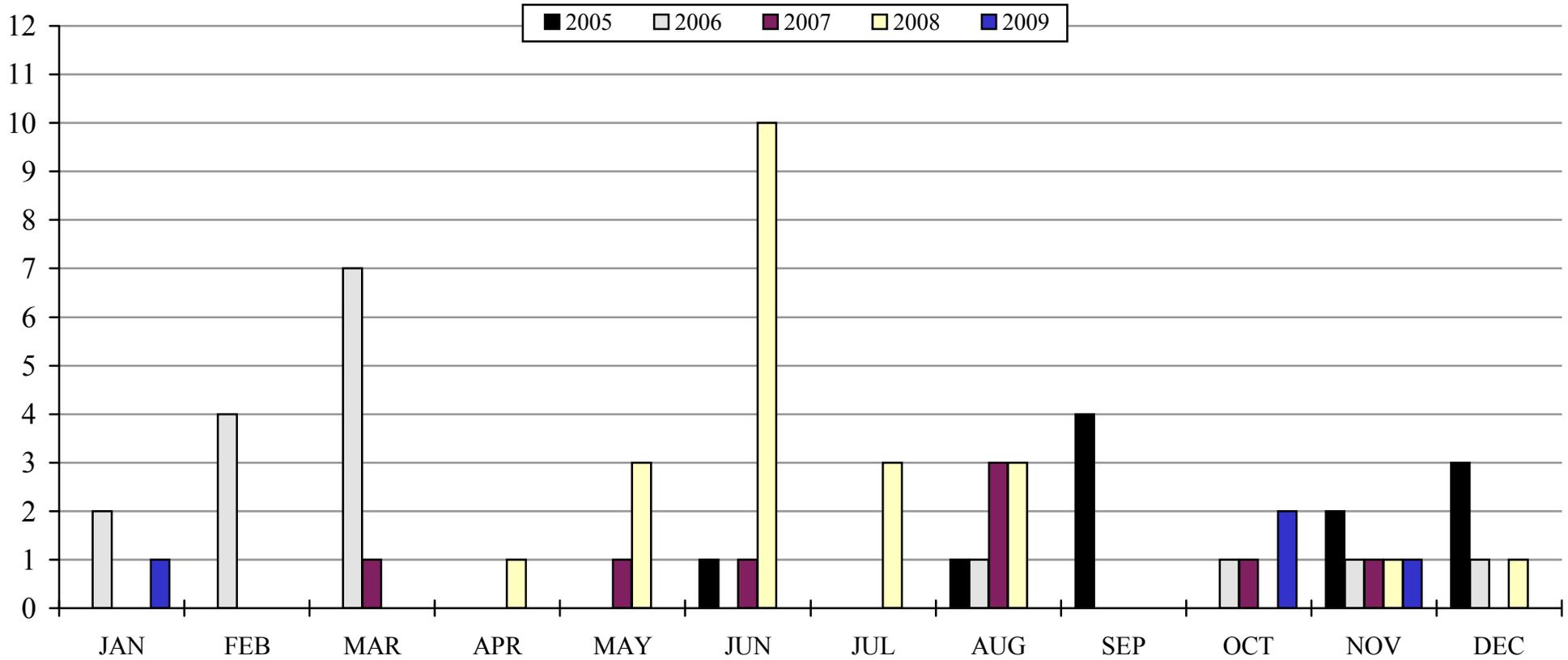
## COST OF IMPROVEMENTS

As of December 31, 2009





# Industrial Building Permit Comparison



Year to Date - through December of each year			
Year	No. Issued	Change	% Change
2005	11	--	--
2006	17	6	55%
2007	8	-9	-53%
2008	22	14	175%
2009	4	-18	-82%



## TOWN OF WINDSOR COMMERCIAL PROJECTS LIST

As of  
December 31, 2009

(Please note that New Projects and Updates are shown in bold.)

Name of Project	Type of Project	Location of Project	Status of Project
Aims Junior College	Junior College	1250 South Gate Drive	<b>Temporary Certificate of Occupancy Issued 12/11/09</b>
Anglin Annexation	Industrial Annexation	Southwest corner of Crossroads Blvd and HWY 257	Mylars Recorded 3/25/09
Auto Zone	Retail	1620 Main Street	Certificate of Occupancy Issued 8/17/09
Biosystems	Industrial Building	667 Technology Circle	Mylars and CD received 5/8/09
Crossroads Volleyball Facility	Volleyball Facility	7395 Greendale Road	Certificate of Occupancy Issued 7/17/09
Dairy Queen / Orange Julius	Commercial	1299 Main Street	Certificate of Occupancy Issued 4/23/09
Falcon Point Subdivision	Commercial/Industrial Development	Southeast corner of Hwy 392 and Hwy 257	Awaiting corrections
Harmony Third Annexation	Commercial/Residential Annexation	Southwest corner of WCR 15 and Harmony Road	Mylars and CD requested 9/18/09
Hexcel	Industrial Building	31815 Great Western Drive (One mile south of Eastman Park Drive on Great Western Drive)	Temporary Certificate of Occupancy Issued 10/12/09
Home State Bank	Bank	7499 Westgate Drive	Certificate of Occupancy Issued 4/6/09
LA Woodworks	Industrial Building	4476 Bents Drive (Highlands Industrial Park)	Building Permit Issued 10/19/09



## TOWN OF WINDSOR COMMERCIAL PROJECTS LIST

As of  
December 31, 2009

(Please note that New Projects and Updates are shown in bold.)

Name of Project	Type of Project	Location of Project	Status of Project
Man Caves	Industrial storage units	Between Highway 257 and Great Western Railroad tracks, south of Crossroads Boulevard	Mylars and CD received 6/10/09
Marina Plaza Wellness Center	Commercial	Northwest corner of Marina Drive & Baja Drive	Mylars signed 1/19/09
O-I Warehouse Addition	Industrial	11133 Eastman Park Drive	<b>Awaiting corrections</b>
Police Facility	Police Facility	200 N 11th Street; just south of the Community Recreation Center	<b>Building Permit Issued 12/11/09</b>
Poudre Valley REA Annexation	Commercial / Industrial Annexation	Southeast corner of Hwy 392 and REA Parkway	Mylars and CD recorded 11/2009
Poudre Valley REA Subdivision	Commercial / Industrial Subdivision	Southeast corner of Hwy 392 and REA Parkway	Awaiting corrections
SerFer Annexation	Industrial Annexation	Southwest corner of WCR 13 and HWY 392	Mylars and CD requested 11/18/09
Vestas Phase III	Industrial Building	11140 Eastman Park Drive	Mylars & CD received 11/24/09
Vestas Phase IV	Industrial Building	11140 Eastman Park Drive	Mylars and CD requested 11/2/09
Zeiler Farms Annexation	Commercial and residential annexation	North of U S Highway 34 between South Gate Business Park (Iron Mountain Autoplex) and County Line Road (WCR 13)	Mylars recorded 10/20/09



**COMMERCIAL and INDUSTRIAL ACTIVITY**  
**TOWN of WINDSOR, COLORADO**  
**January 1, 2009 - December 31, 2009**

<b>NAME</b>	<b>USE</b>	<b>SQ FT. OF BUILDING</b>	<b>LOCATION</b>	<b>ZONING</b>	<b>BP/CO/TCO STATUS</b>	<b>CONSTRUCTION VALUATION</b>
PD Facility	PD Facility	20,000	200 N. 11th Street	GC	BP Issued 12/11/09	\$4,000,000
O-I Warehouse	Storage for OI	200,000	11133 Eastman Park Drive	I-H	BP Issued 11/6/09	\$4,289,475
Mark's Funeral Home	Crematory	288	9295 Eastman Park Drive	GC	BP Issued 11/5/09	\$13,000
O-I Warehouse	Storage for OI	F&F	11133 Eastman Park Drive	I-H	F&F Issued 10/19/09	\$904,052
LA Woodworks	Wood working shop	17,445	4476 Bents Drive	I-L	BP Issued 10/19/09	\$963,817
Auto Zone	Retail Building	7,381	1620 Main Street	GC	CO Issued 8/17/09	\$550,000
Aims College	Community College	46,484	1120 South Gate Drive	GC	TCO Issued 12/11/09	\$6,352,209
UFP Specialty 3	UFP Outbuilding	5,500	15 Walnut Street	I-H	BP Issued 1/26/09	\$275,000
<b>Totals:</b>		<b>297,098</b>				<b>\$17,347,553</b>

I-L Limited Industrial; I-H Heavy Industrial; GC and GC-PUD General Commercial  
 BP - Building Permit; CO - Certificate of Occupancy; TCO - Temporary Certificate of Occupancy;  
 F&F - Footing and Foundation; LOC - Letter of Completion



## NEW BUSINESSES LOCATING IN COMMERCIAL TENANT SPACES

Town of Windsor Permit Activity  
July 1, 2009 through December 31, 2009

Name of Business	Address	Unit	Location	Status of Project
Probuild	400 Main Street	C	Downtown	Sign Permit Issued 11/4/09
Designing Beauty Academy	419 Main Street		Downtown	Sign Permit Issued 10/28/09
Theo's Pizza	520 Main Street	100	Downtown	Sign Permit Issued 9/23/09
Windsor Eye Care and Vision Center	513 Main Street		Downtown	Sign Permit Issued 8/27/09
Allstate	1057 Main Street		Windsor West	Sign Permit Issued 8/21/09
El Alazon (mexican restaurant)	1345 Water Valley Parkway	300	Water Valley Village	Sign Permit Issued 7/23/09