



Platted Single-Family Lots in the Town of Windsor as of 10/31/14

SUBDIVISIONS	Zoning ¹	Total Lots	Permits Issued		Lots Remaining	Permit Ready Lots	Lots Needing Further Approval	School District ²	Utility Services ³	Final Approval Date
			Total Issued	This Month						
1 Alexander Estates	E-1	23	22		1	1	0	RE-4	F	5/8/95
2 Bison Ridge	RMU	111	107		4	4	0	PSD	E	2/11/02
3 Brunner Farm (New Windsor)	RMU	298	295		3	3	0	RE-4	A	12/18/96
4 Fossil Ridge (Phases 1, 2, 3, 4 & 5) (Belmont Ridge and Highlands Ridge)	E-2	290	283		7	7	0	TR2J	C	7/12/04
5 Greenspire (excludes phase 1)	RMU	508	0		508	0	508	RE-4	A	5/11/05
6 Greenspire (Phase 1)	RMU	74	64		10	10	0	RE-4	A	5/11/05
7 Highland Meadows 4th Filing	RMU	237	237		0	0	0	PSD	C	5/13/02
8 Highland Meadows 11th (Single Family Attached)	RMU	8	6		2	2	0	PSD	A	7/24/13
9 Highland Meadows Golf Course (Phases 1a, 2, 3, 4, 5, & 11) (north side)	E-2	375	368	2	5	5	0	PSD	C	3/10/03
10 Highland Meadows Golf Course (Phases 4, 6, 9 and 11) (south side)	E-2	129	94	2	33	33	0	TR2J	C	3/10/03
11 Highland Meadows Golf Course (Phase 7) (north side)	E-2	30	0		30	0	30	PSD	C	3/10/03
12 Highland Meadows Golf Course (Phase 7) (south side)	E-2	9	0		9	0	9	TR2J	C	3/10/03
13 Highland Meadows Golf Course (Phases 8 and 10) (south side)	E-2	41	0		41	0	41	TR2J	C	3/10/03
14 Highland Meadows Golf Course 7th Filing	E-2	75	4		71	0	75	TR2J	C	6/25/12
15 Highpointe (Phases 1, 2, 3, & 4)	E-2	377	235	6	136	136	0	TR2J	C	10/24/05
16 Hilltop Estates (Pelican Hills)	E-1	88	75		13	13	0	RE-4	B	4/26/99
17 Jacoby Farm 2nd Filing		196	0		196	0	196	RE-4	A	4/14/03
18 Lake View Addition		1	1		0	1	0	RE-4	A	
19 North Shores Estates	E-1	45	44		1	1	0	RE-4	B	9/26/94
20 Poudre Heights 2nd Filing (A River Place)	SF-1	164	158		6	6	0	RE-4	A	8/12/03
21 Ranch at Highland Meadows (Steeplechase)	E-1	243	215	1	27	27	0	TR2J	D	10/25/99
22 RidgeWest	PUD	115	113		2	2	0	PSD	A	8/29/97
23 South Hill Subdivision	RMU	34	0		34	0	34	RE-4	A	4/28/08
24 Trautman 2nd Filing (The Farm at Water Valley)	E-2	39	0		39	0	39	RE-4	A	5/17/06
25 Ventana	E-1	48	35		13	13	0	RE-4	B	7/10/00
26 Water Valley 6th Filing	RMU	45	31	1	13	13	0	RE-4	A	11/2/00
27 Water Valley 8th Filing	RMU	27	21		6	6	0	RE-4	A	6/7/01
28 Water Valley Hillside	RMU	41	33		8	8	0	RE-4	A	1/7/05
29 Water Valley South (Single-family)	RMU	669	359	13	297	297	0	RE-4	A	5/6/04
30 Water Valley South 4th Filing (Marina Doce)	RMU	10	8		2	2	0	RE-4	A	3/24/06
32 Water Valley South 7th Filing (Marina Plaza) (Duplexes)*	RMU	4	0		4	0	4	RE-4	A	4/28/08
33 Water Valley South 8th Filing (Good Samaritan Resort Villas) (Duplexes)*	RMU	24	0		24	0	24	RE-4	A	6/9/08
34 Westwood Village 2nd Filing	SF-1	145	140		5	5	0	RE-4	A	12/8/97
35 Windshire Park 1st Filing (Phase 1, 1B, 2, and 3)	RMU	241	241		0	0	0	RE-4	A	5/9/05
36 Windshire Park 3rd Filing (Phase 1, 2, and 3)	RMU	290	0		290	0	290	RE-4	A	11/26/12
37 Winter Farm 1st Filing (Peakview Estates)	SF-1	317	317		0	0	0	RE-4	A	3/10/04
Totals		5,371	3,506	25	1,840	595	1,250			

* Duplexes are defined as attached single-family

Total issued within each School District		YTD
RE-4 Weld	14	103
PSD Larimer	2	17
TR2J Larimer	9	97

Total Lots By County	
Weld	3,331
Larimer	2,040

Permit Ready Lots By County	
Weld	379
Larimer	216

¹ Zoning

E-1 = Estate Residential (Septic)
 E-2 = Estate Residential (Sewer)
 SF-1 = Single Family Residential
 RMU = Residential Mixed Use

² School District

RE-4 = Weld County RE-4
 PSD = Larimer Poudre School Dist
 TR2J = Larimer County Thompson R2J

³ 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.
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Town of Windsor Single-Family Residential Projects Not Yet Platted as of 10/31/14*

SUBDIVISIONS							
1	Estates at Harmony Ridge Master Plan	RMU	MP	162	RE-4	G	N/A
2	Fossil Creek Meadows Master Plan	RMU	MP	274	PSD	C	1/19/06
3	Great Western Master Plan	RMU	MP	1,586	RE-4	A	11/13/06
4	Greenspire Master Plan (Duplexes)**	RMU	MP	46	RE-4	A	4/15/04
5	Harmony Master Plan	E-2	MP	343	RE-4	A	7/27/09
6	Hoehne 3rd Filing	RMU	UR	31	RE-4	A	N/A
7	Northlake	RMU	UR	815	RE-4	G	N/A
8	Poudre Heights 3rd Filing	RMU	UR	226	RE-4	A	N/A
9	Raindance River Master Plan	E-2	MP	223	RE-4	A	4/7/05
10	Rancho Water Valley Master Plan	RMU	MP	52	RE-4	A	3/14/08
11	River Ridge East Master Plan	RMU	MP	132	RE-4	E	5/28/97
12	Tacincala Master Plan	SF-1	MP	830	RE-4	A	12/18/06
13	Tacincala Master Plan (Collette Farm)	RMU	MP	618	RE-4	A	3/28/11
				Total	5,338		

* MP = Master Planned – A Plan that depicts the location of the lots and the streets. The final subdivision plat is required to closely resemble the Master Plan.

UR = Under Review - This project is currently being reviewed by Town staff and has not yet been approved.

** Duplexes are defined as attached single-family

¹ Zoning

E-2 = Estate Residential (Sewer)

SF-1 = Single Family Residential

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Platted Multi-Family Lots in the Town of Windsor as of 10/31/14

SUBDIVISIONS	Zoning ¹	Total Lots	Permits Issued		Lots Remaining	Permit Ready Lots	Lots Needing Further Approval	School District ²	Utility Services ³	Final Approval Date
			Total Issued	This Month						
1 Burlington Lot 15 (Hegwood) (1 fourplex and duplex)	RMU	6	4		2	2	0	RE-4	A	3/27/01
2 Grasslands Park (Apts & townhomes)	RMU	95	24		71	71	0	RE-4	A	7/22/02
3 Water Valley South (Lighthouse Pointe) (Townhomes)	RMU	222	40	4	182	182	0	RE-4	A	10/6/05
4 Water Valley South 7th Filing (Marina Plaza) (6 fourplexes)	RMU	24	0		24	0	24	RE-4	A	4/28/08
5 Water Valley South 8th Filing (Good Samaritan Resort Villas) (4 fourplexes)	RMU	16	0		16	0	16	RE-4	A	6/9/08
6 Water Valley South 11th Filing (Sorvino Falls)	RMU	50	0		50	0	50	RE-4	A	7/13/09
7 Windshire Park 3rd Filing (80 units in two phases)	RMU	2	1		1	1	0	RE-4	A	11/26/12
		Totals	69	4	346	256	90			

Town of Windsor Multi-Family Residential Projects Not Yet Platted as of 10/31/14*

SUBDIVISIONS	Zoning ¹	Status	Total Lots	School District ²	Utility Services ³	Final Approval Date
1 Fossil Creek Meadows Master Plan	RMU	MP	469	PSD	C	1/19/06
2 Great Western Master Plan	RMU	MP	396	RE-4	A	11/13/06
3 Greenspire (Condos) Master Plan	RMU	MP	80	RE-4	A	4/15/04
4 Greenspire (Townhomes) Master Plan	RMU	MP	56	RE-4	A	4/15/04
5 Greenspire (Senior housing) Master Plan	RMU	MP	80	RE-4	A	4/15/04
6 Highland Meadows Subdivision 11th Filing (Townhomes)	RMU	UR	12	PSD	C	N/A
7 Jacoby Farm 2nd Filing Master Plan	RMU	MP	90	RE-4	A	N/A
8 Poudre Heights 3rd Filing (Townhomes)	RMU	UR	186	RE-4	A	N/A
9 Raindance River Master Plan	RMU	MP	10	2	A	4/7/05
10 Tacinca Master Plan	RMU	MP	475	0	A	12/18/06
11 Tacinca Master Plan (Collette Farm)	RMU	MP	369	0	A	3/28/11
12 Water Valley South Master Plan	RMU	MP	845	11	A	4/26/04
			3,068			

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TOWN OF WINDSOR REPORT OF NEW BUILDING PERMITS

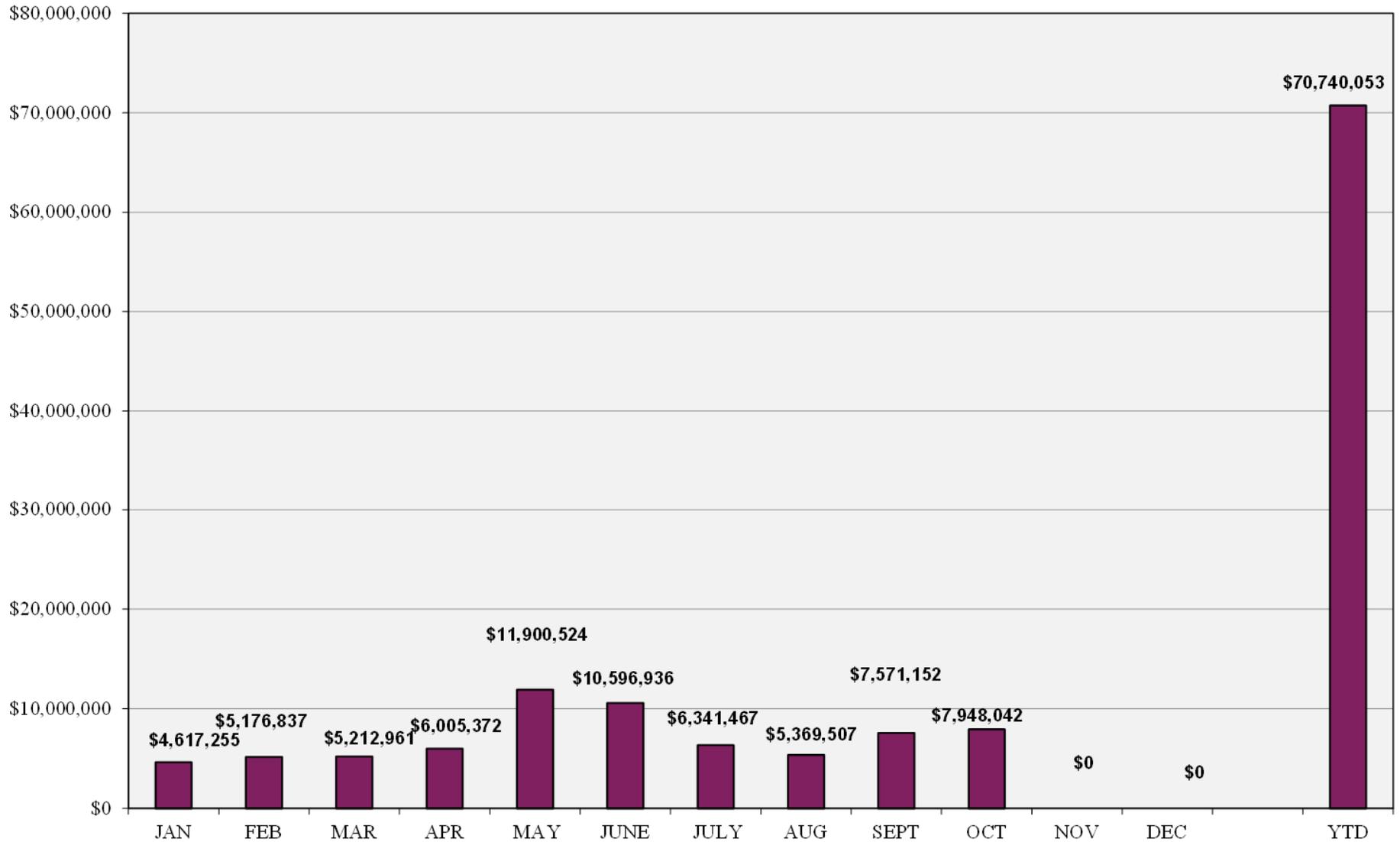
	SINGLE FAMILY		MULTIFAMILY		COMMERCIAL		INDUSTRIAL		OTHER		
	#	COST OF IMPROVEMENT	#	U	COST OF IMPROVEMENT	#	COST OF IMPROVEMENT	#	COST OF IMPROVEMENT	#	COST OF IMPROVEMENT
JANUARY	15	\$4,617,255	0	0	\$0	2	\$3,630,000	0	\$0	0	\$0
FEBRUARY	17	\$5,176,837	0	0	\$0	0	\$0	0	\$0	0	\$0
MARCH	16	\$5,212,961	0	0	\$0	0	\$0	0	\$0	0	\$0
APRIL	20	\$6,005,372	0	0	\$0	0	\$0	0	\$0	0	\$0
MAY	36	\$11,900,524	0	0	\$0	0	\$0	1	\$4,899,180	0	\$0
JUNE	34	\$10,596,936	1	4	\$799,974	1	\$3,292,472	0	\$0	0	\$0
JULY	21	\$6,341,467	0	0	\$0	0	\$0	1	\$848,063	0	\$0
AUGUST	17	\$5,369,507	0	0	\$0	0	\$0	0	\$0	0	\$0
SEPTEMBER	16	\$7,571,152	1	4	\$799,974	0	\$0	1	\$600,000	0	\$0
OCTOBER	25	\$7,948,042	0	0	\$0	0	\$0	1	\$430,000	0	\$0
NOVEMBER		\$0	0	0	\$0	0	\$0	0	\$0	0	\$0
DECEMBER		\$0	0	0	\$0	0	\$0	0	\$0	0	\$0
TOTAL	217	\$70,740,053	2	8	\$1,599,948	3	\$6,922,472	4	\$6,777,243	0	\$0

Jan	Meadows Veterinary	May	Cargill
	LDS Church	July	AP Restoration
Jun	KIA Expansion	Sept	O Investment
		Oct	7360 Greendale Office/Warehouse



Single-Family Building Permits COST OF IMPROVEMENTS

As of October 31, 2014

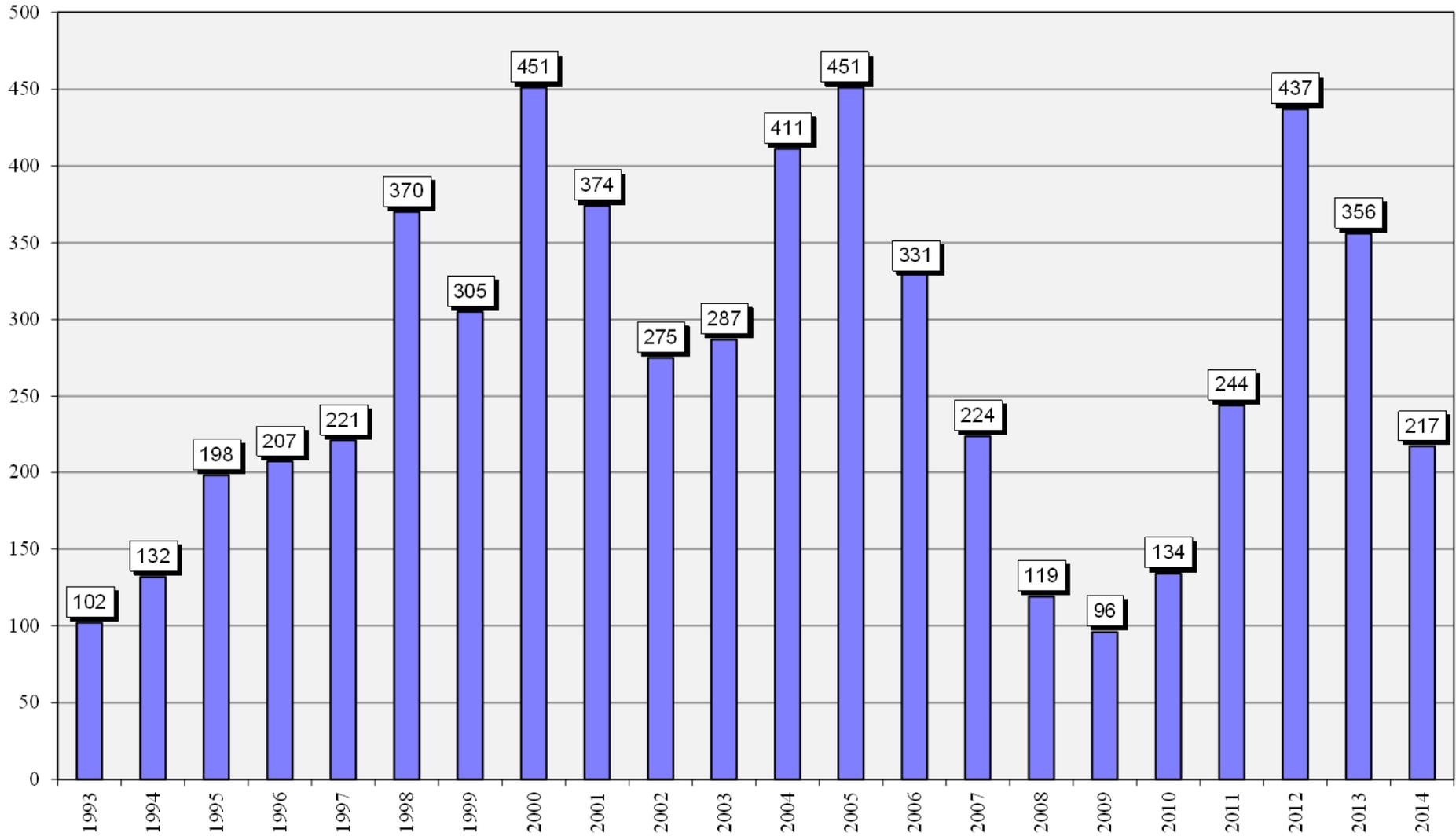


Town of Windsor Monthly Building Permits Data

Single-Family Building Permits

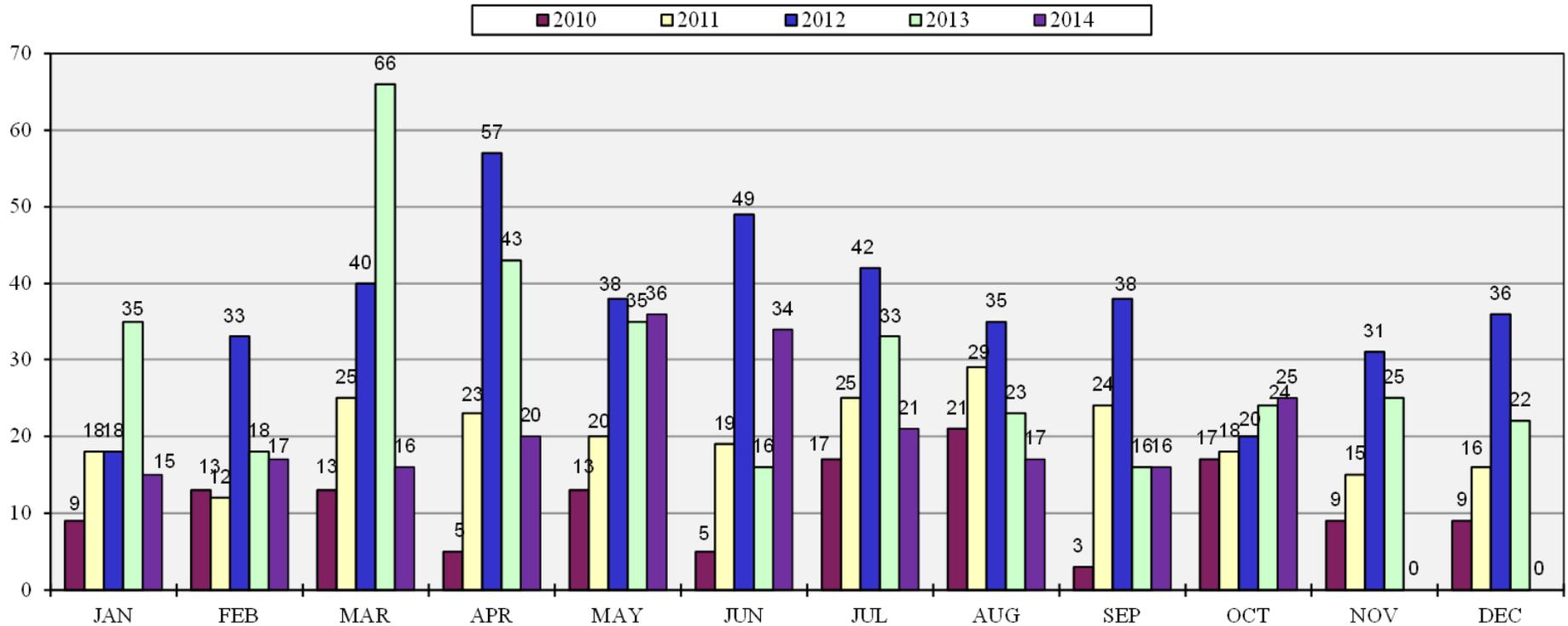
BY YEAR

Current Year as of October 31, 2014



Town of Windsor Monthly Building Permits Data

Single-Family Building Permit Comparison



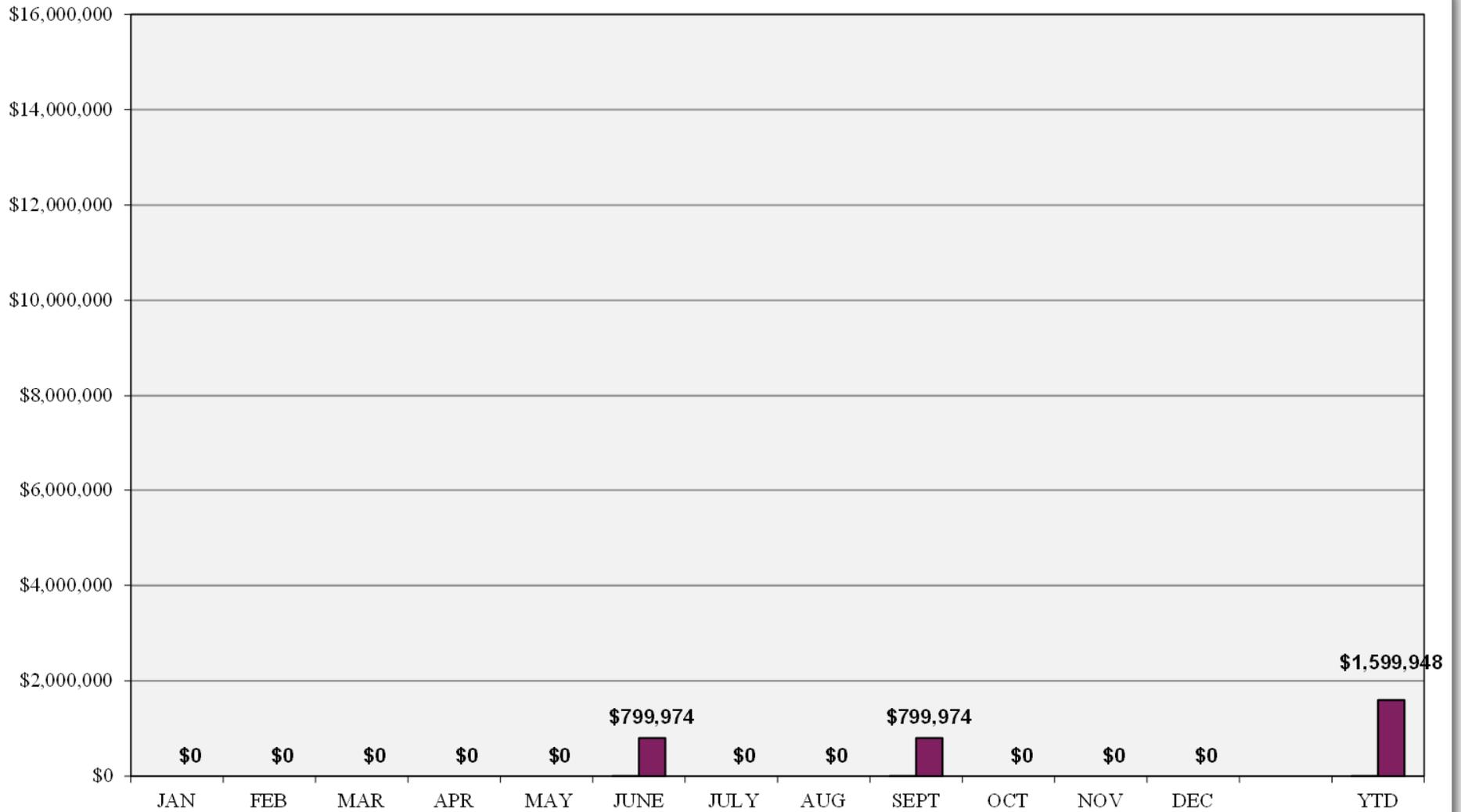
Year to Date - through October of each year			
Year	No. Issued	Change	% Change
2010	116	--	--
2011	212	96	83%
2012	370	158	75%
2013	309	-61	-16%
2014	217	-92	-30%



Multi-Family Building Permits

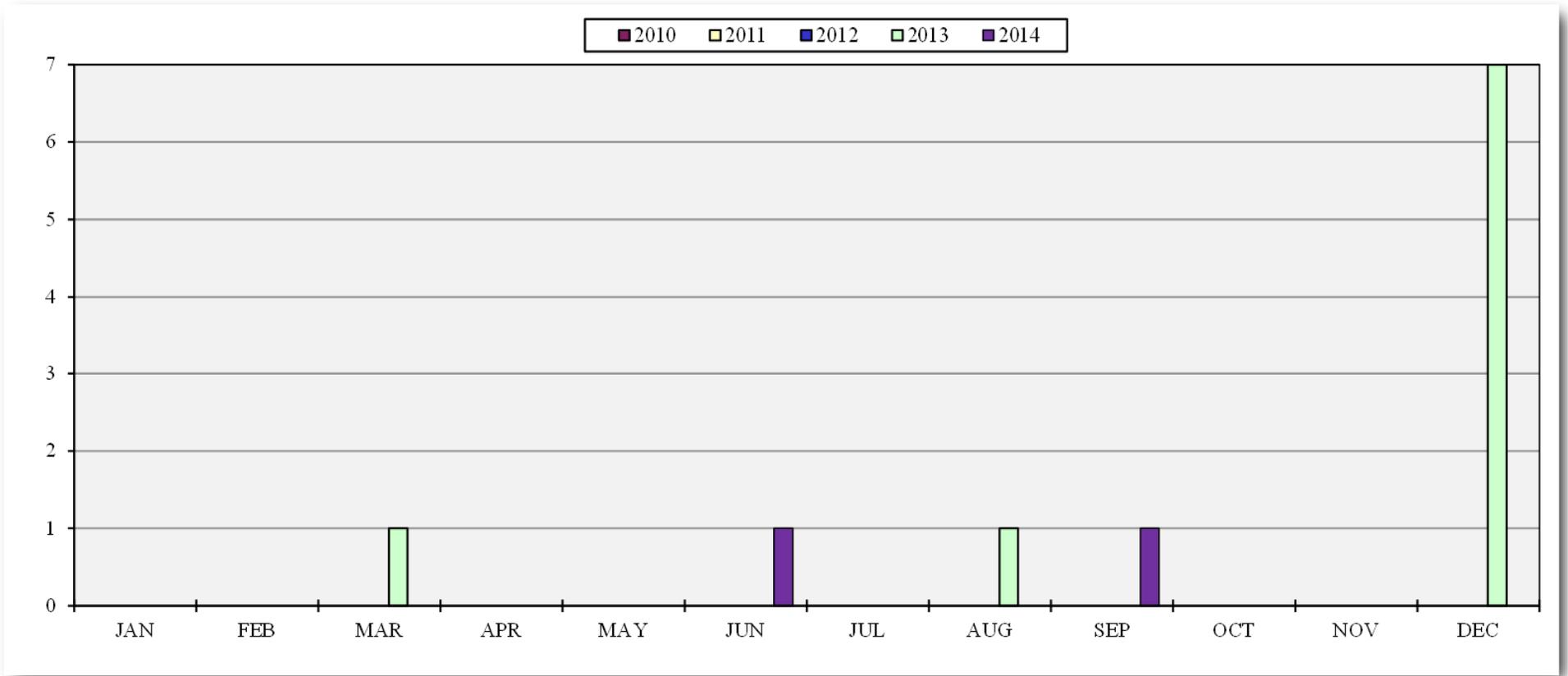
COST OF IMPROVEMENTS

As of October 31, 2014



Town of Windsor Monthly Building Permits Data

Multi-Family Building Permit Comparison



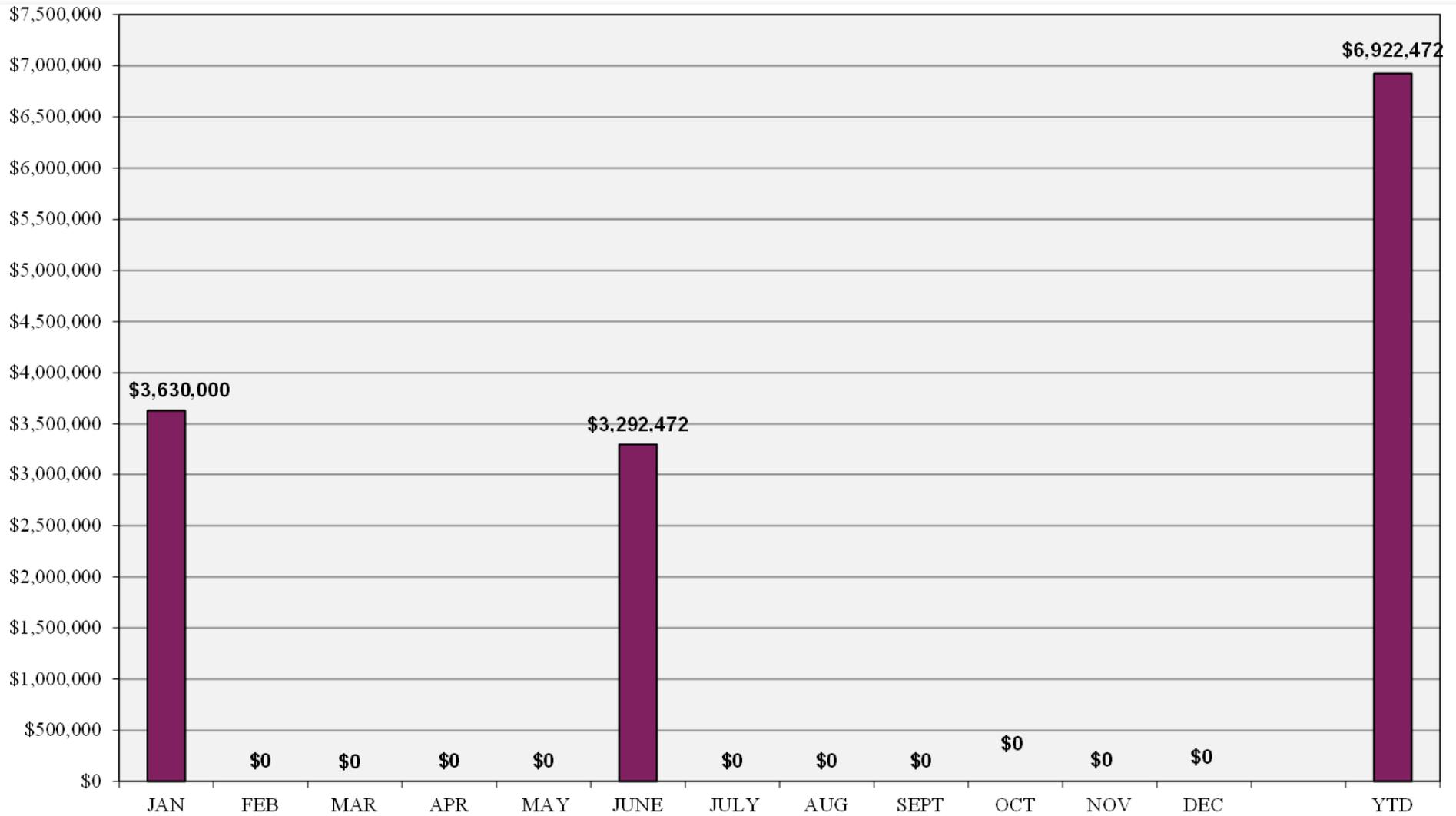
Year to Date - through October of each year			
Year	No. Issued	Change	% Change
2010	0	--	--
2011	0	0	0%
2012	0	0	0%
2013	2	2	100%
2014	2	0	0%



Commercial Building Permits

COST OF IMPROVEMENTS

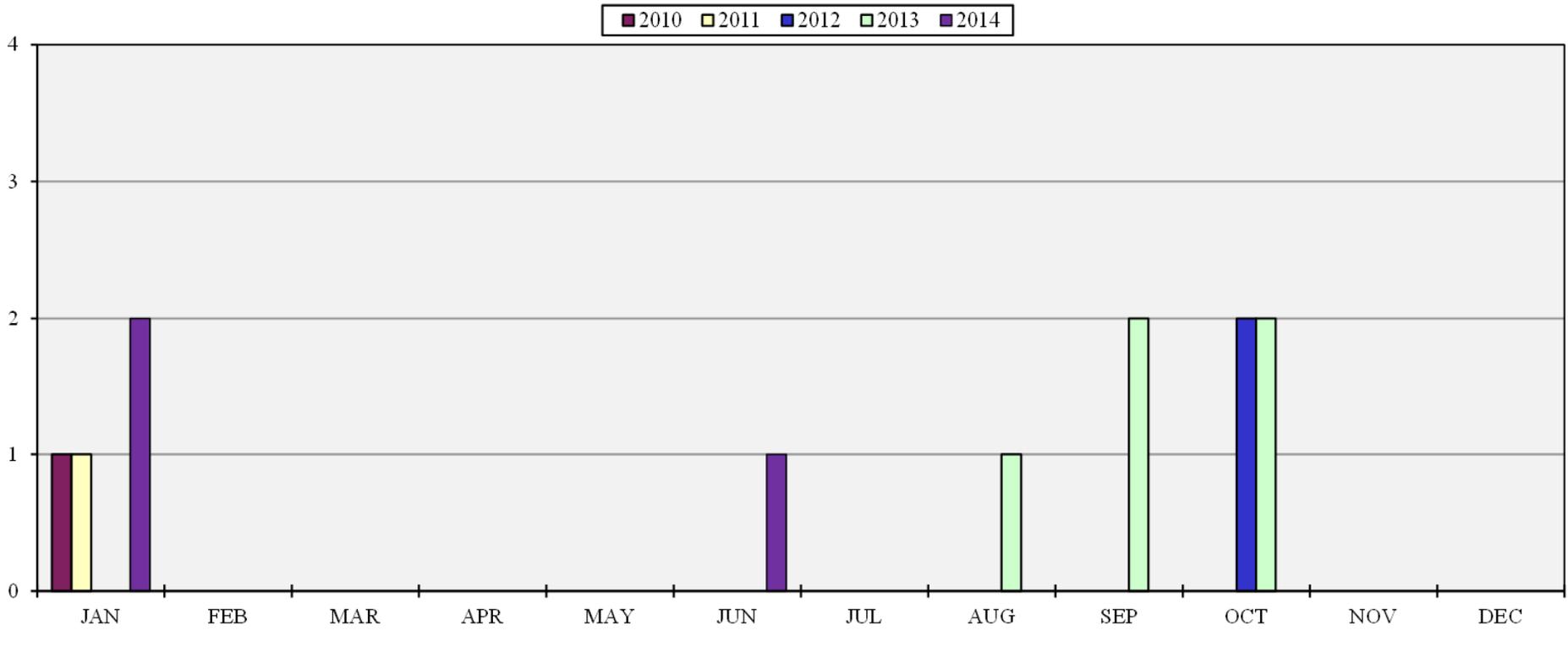
As of October 31, 2014



Town of Windsor Monthly Building Permits Data



Commercial Building Permit Comparison



Year to Date - through October of each year			
Year	No. Issued	Change	% Change
2010	1	--	--
2011	1	0	0%
2012	2	1	100%
2013	5	3	0%
2014	3	-2	300%

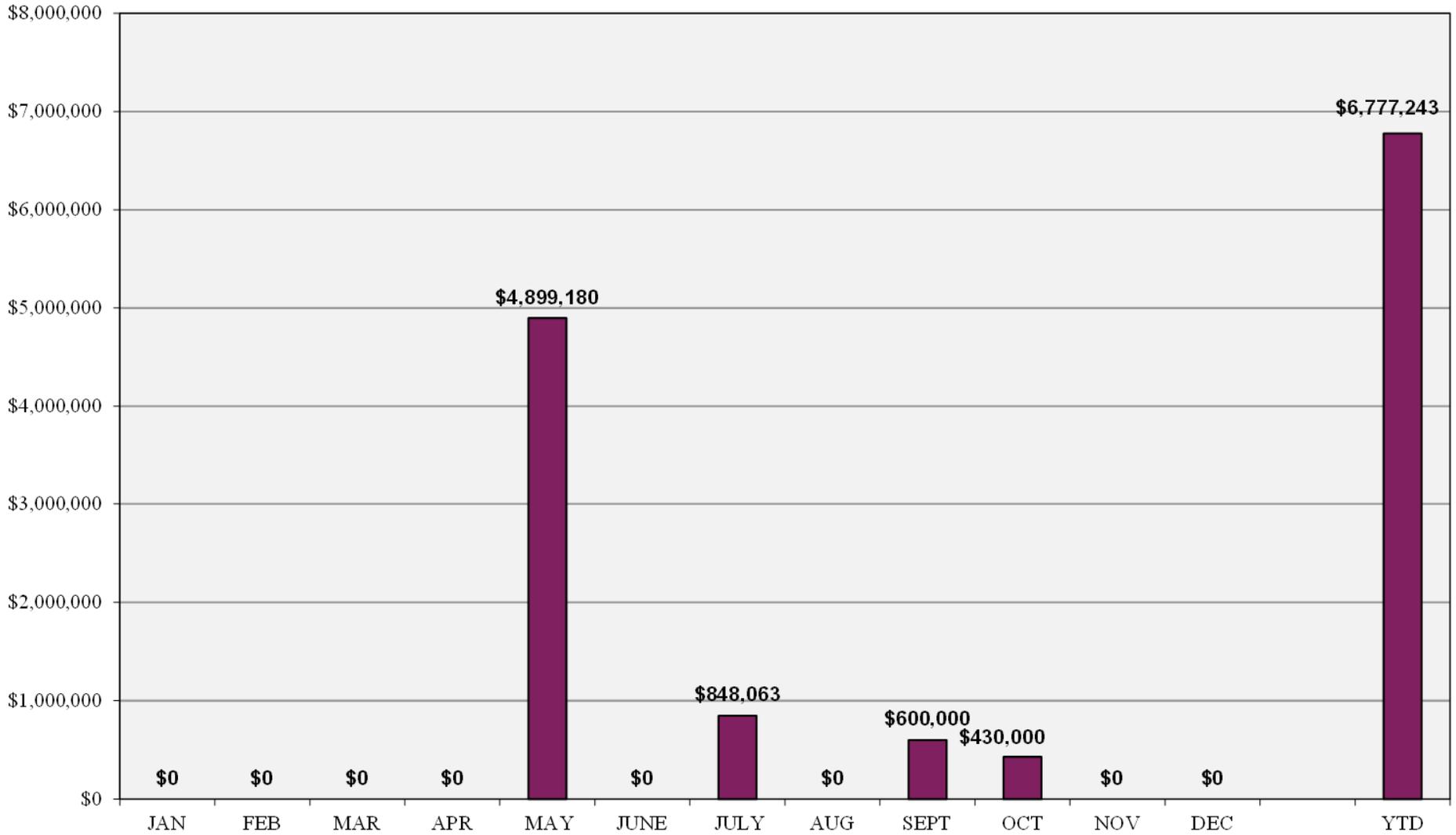
Town of Windsor Monthly Building Permits Data



Industrial Building Permits

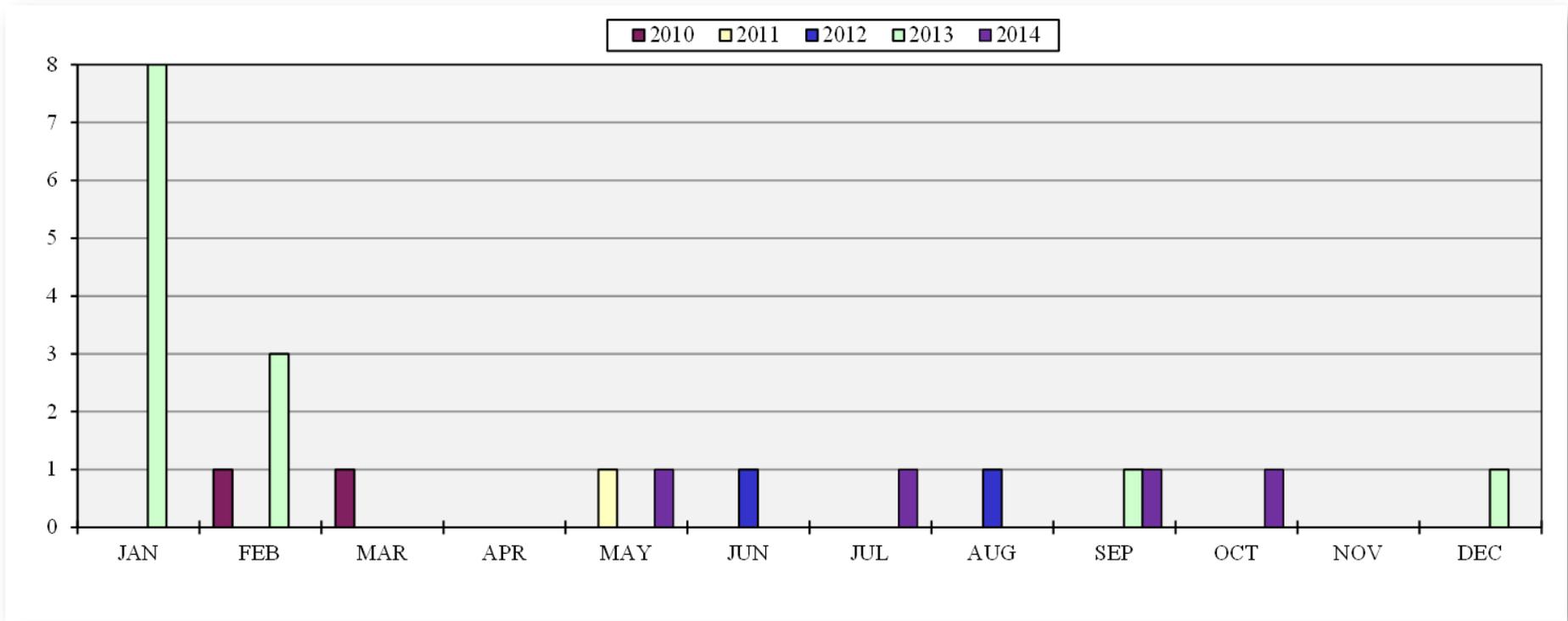
COST OF IMPROVEMENTS

As of October 31, 2014



Town of Windsor Monthly Building Permits Data

Industrial Building Permit Comparison



Year to Date - through October of each year			
Year	No. Issued	Change	% Change
2010	2	--	--
2011	1	-1	-50%
2012	2	1	100%
2013	12	10	500%
2014	4	-8	-67%

Town of Windsor Monthly Building Permits Data