



## Platted Single-Family Lots in the Town of Windsor as of 7/31/15

SUBDIVISIONS	Zoning <sup>1</sup>	Total Lots	Permits Issued		Lots Remaining	Permit Ready Lots	Lots Needing Further Approval	School District <sup>2</sup>	Utility Services <sup>3</sup>	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	110		1	1	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	284	1	6	6	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	66		8	8	0	RE-4	A	5/11/05
9 Highland Meadows Golf Course (Phases 1a, 2, 3, 4, 5, & 11) (north side)	E-2	405	373	1	32	32	0	PSD	C	3/10/03
10 Highland Meadows Golf Course (Phases 4, 6, 9 and 11) (south side)	E-2	179	118	2	61	61	0	TR2J	C	3/10/03
14 Highland Meadows Golf Course 7th Filing	E-2	75	6		69	0	75	TR2J	C	6/25/12
15 Highpointe (Phases 1, 2, 3, & 4)	E-2	377	284	3	93	93	0	TR2J	C	10/24/05
16 Hilltop Estates (Pelican Hills)	E-1	88	77		11	11	0	RE-4	B	4/26/99
17 Jacoby Farm 2nd Filing	RMU	196	20	3	176	176	0	RE-4	A	4/14/03
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	222		21	21	0	TR2J	D	10/25/99
22 RidgeWest	PUD	115	114		1	1	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	37	1	11	11	0	RE-4	B	7/10/00
26 Water Valley 6th Filing	RMU	45	33	2	12	12	0	RE-4	A	11/2/00
27 Water Valley 8th Filing	RMU	27	24		3	3	0	RE-4	A	6/7/01
28 Water Valley Hillside	RMU	41	34		7	7	0	RE-4	A	1/7/05
29 Water Valley South (Single-family)	RMU	669	461	20	208	208	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
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
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 3rd Filing	SF-1	241	1	1	240	0	241	RE-4	A	8/24/14
38 Kern's Subdivision 13th Filing	SF-1	1	1		0	0		RE-4	A	
<b>Totals</b>		<b>4,805</b>	<b>2,932</b>	<b>34</b>	<b>1,873</b>	<b>669</b>	<b>1,211</b>			

\* Duplexes are defined as attached single-family

Total issued within each School District		YTD
RE-4 Weld	27	92
PSD Larimer	1	4
TR2J Larimer	6	63

Total Lots By County	
Weld	3,010
Larimer	1,795

Permit Ready Lots By County	
Weld	454
Larimer	215

<sup>1</sup> Zoning

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

<sup>2</sup> School District

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

<sup>3</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  
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 G - North Weld Water District & Town of Windsor Sewer



## Town of Windsor Single-Family Residential Projects Not Yet Platted as of 7/31/15\*

### 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
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
				<b>Total</b>	<b>5,286</b>		

\* 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

<sup>1</sup> Zoning

E-2 = Estate Residential (Sewer)

SF-1 = Single Family Residential

RMU = Residential Mixed Use

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**Platted Multi-Family Lots in the Town of Windsor as of 7/31/15**

SUBDIVISIONS	Zoning <sup>1</sup>	Total Lots	Permits Issued		Lots Remaining	Permit Ready Lots	Lots Needing Further Approval	School District <sup>2</sup>	Utility Services <sup>3</sup>	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	53		169	169	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
<b>Totals</b>			<b>82</b>	<b>0</b>	<b>333</b>	<b>249</b>	<b>90</b>			

**Town of Windsor Multi-Family Residential Projects Not Yet Platted as of 7/31/15\***

SUBDIVISIONS	Zoning <sup>1</sup>	Status	Total Lots	School District <sup>2</sup>	Utility Services <sup>3</sup>	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
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 Raintance River Master Plan	RMU	MP	10	2	A	4/7/05
10 Tacincala Master Plan	RMU	MP	475	0	A	12/18/06
11 Tacincala 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
<b>Totals</b>			<b>3,056</b>			

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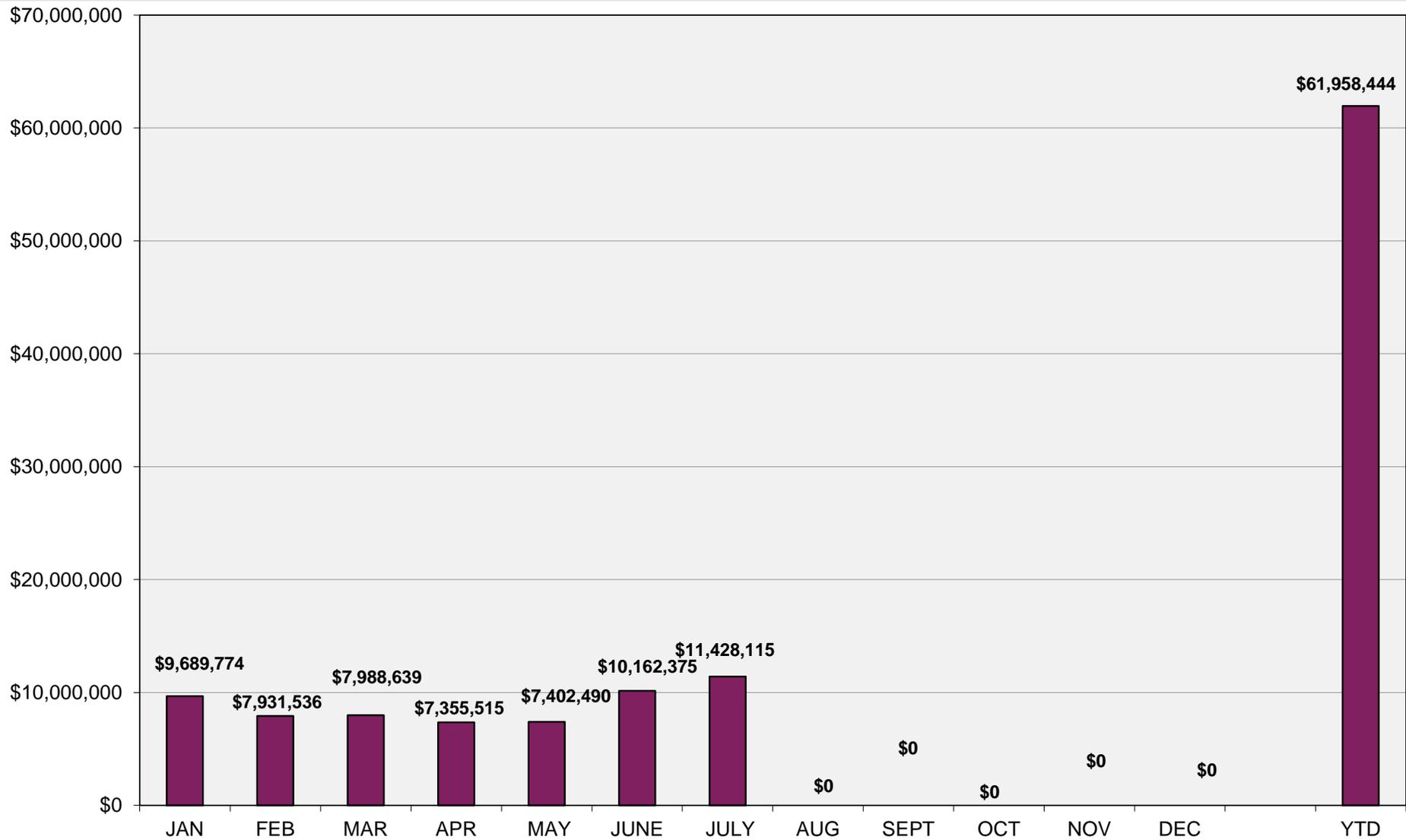
## REPORT OF NEW BUILDING PERMITS

	SINGLE FAMILY		MULTIFAMILY		COMMERCIAL		INDUSTRIAL		OTHER		
	#	COST OF IMPROVEMENT	#	U	COST OF IMPROVEMENT	#	COST OF IMPROVEMENT	#	COST OF IMPROVEMENT	#	COST OF IMPROVEMENT
JANUARY	30	\$9,689,774	0	0	\$0	0	\$0	0	\$0	0	\$0
FEBRUARY	23	\$7,931,536	1	6	\$1,284,227	0	\$0	0	\$0	0	\$0
MARCH	24	\$7,988,639	1	6	\$1,095,584	1	\$6,173,750	1	\$3,687,923	1	\$736,000
APRIL	24	\$7,355,515	1	6	\$799,974	0	\$0	0	\$0	0	\$0
MAY	24	\$7,402,490	0	0	\$0	0	\$0	0	\$0	0	\$0
JUNE	34	\$10,162,375	0	0	\$0	0	\$0	1	\$830,000	0	\$0
JULY	34	\$11,428,115	0	0	\$0	0	\$0	0	\$0	0	\$0
AUGUST	0	\$0	0	0	\$0	0	\$0	0	\$0	0	\$0
SEPTEMBER	0	\$0	0	0	\$0	0	\$0	0	\$0	0	\$0
OCTOBER	0	\$0	0	0	\$0	0	\$0	0	\$0	0	\$0
NOVEMBER	0	\$0	0	0	\$0	0	\$0	0	\$0	0	\$0
DECEMBER	0	\$0	0	0	\$0	0	\$0	0	\$0	0	\$0
<b>TOTAL</b>	<b>193</b>	<b>\$61,958,444</b>	<b>3</b>	<b>18</b>	<b>\$3,179,785</b>	<b>1</b>	<b>\$6,173,750</b>	<b>2</b>	<b>\$4,517,923</b>	<b>1</b>	<b>\$736,000</b>



## Single-Family Building Permits COST OF IMPROVEMENTS

As of July 31, 2015

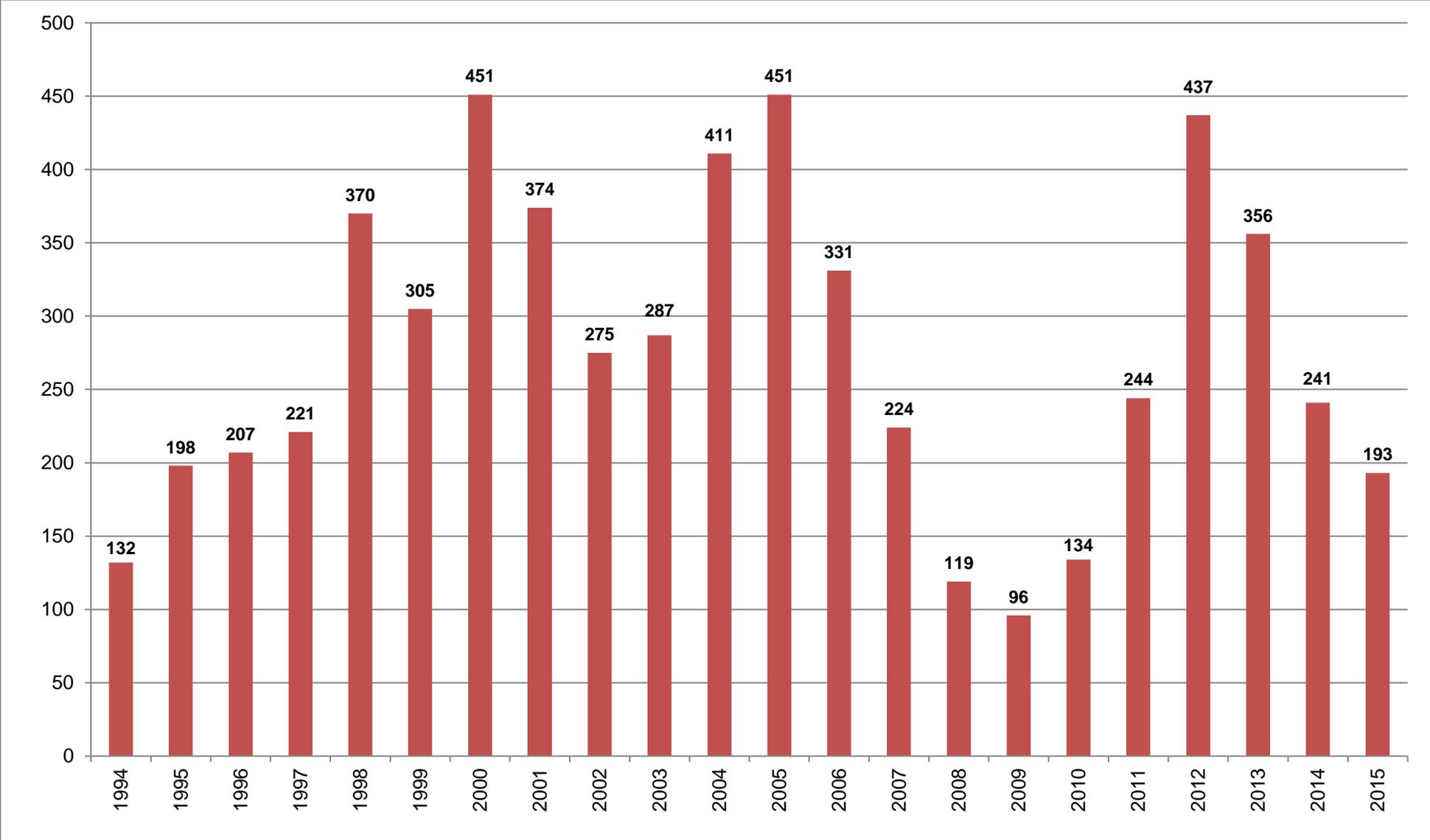


Town of Windsor Monthly Building Permits Data



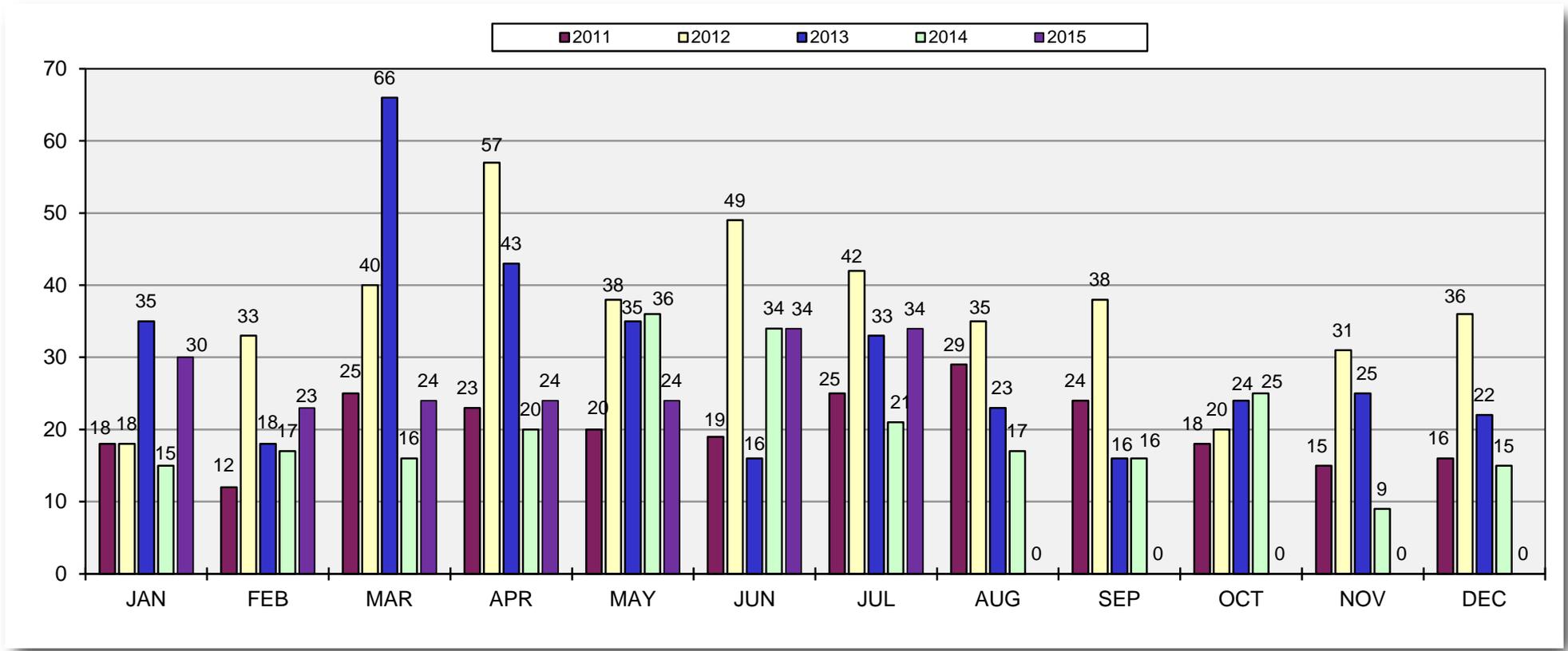
# Single-Family Building Permits BY YEAR

Current Year as of July 31, 2015



Town of Windsor Monthly Building Permits Data

### Single-Family Building Permit Comparison



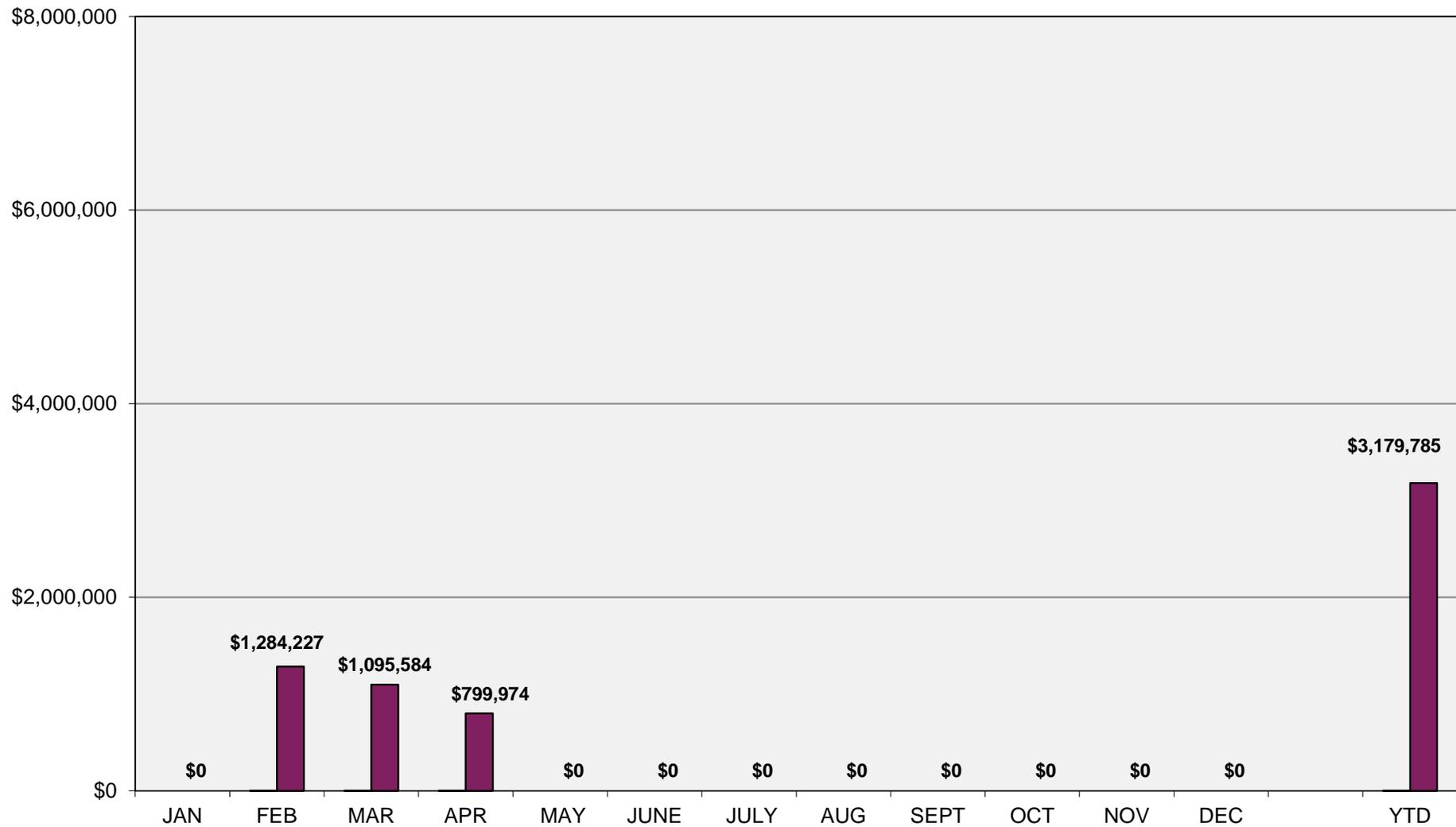
Year to Date - through July of each year			
Year	No. Issued	Change	% Change
2011	141	-	-
2012	277	136	96%
2013	246	-31	-11%
2014	159	-87	-35%
2015	193	34	21%

Town of Windsor Monthly Building Permits Data



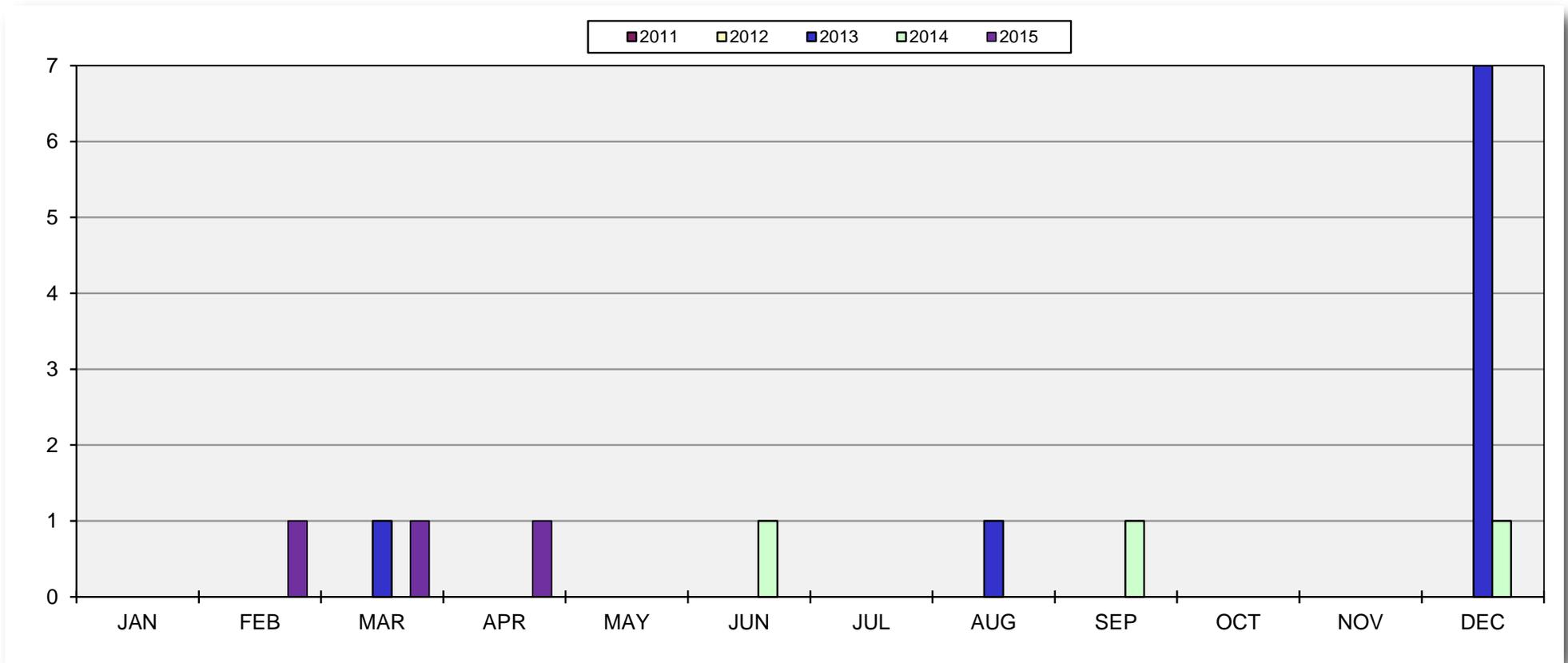
## Multi-Family Building Permits COST OF IMPROVEMENTS

As of July 31, 2015



Town of Windsor Monthly Building Permits Data

## Multi-Family Building Permit Comparison



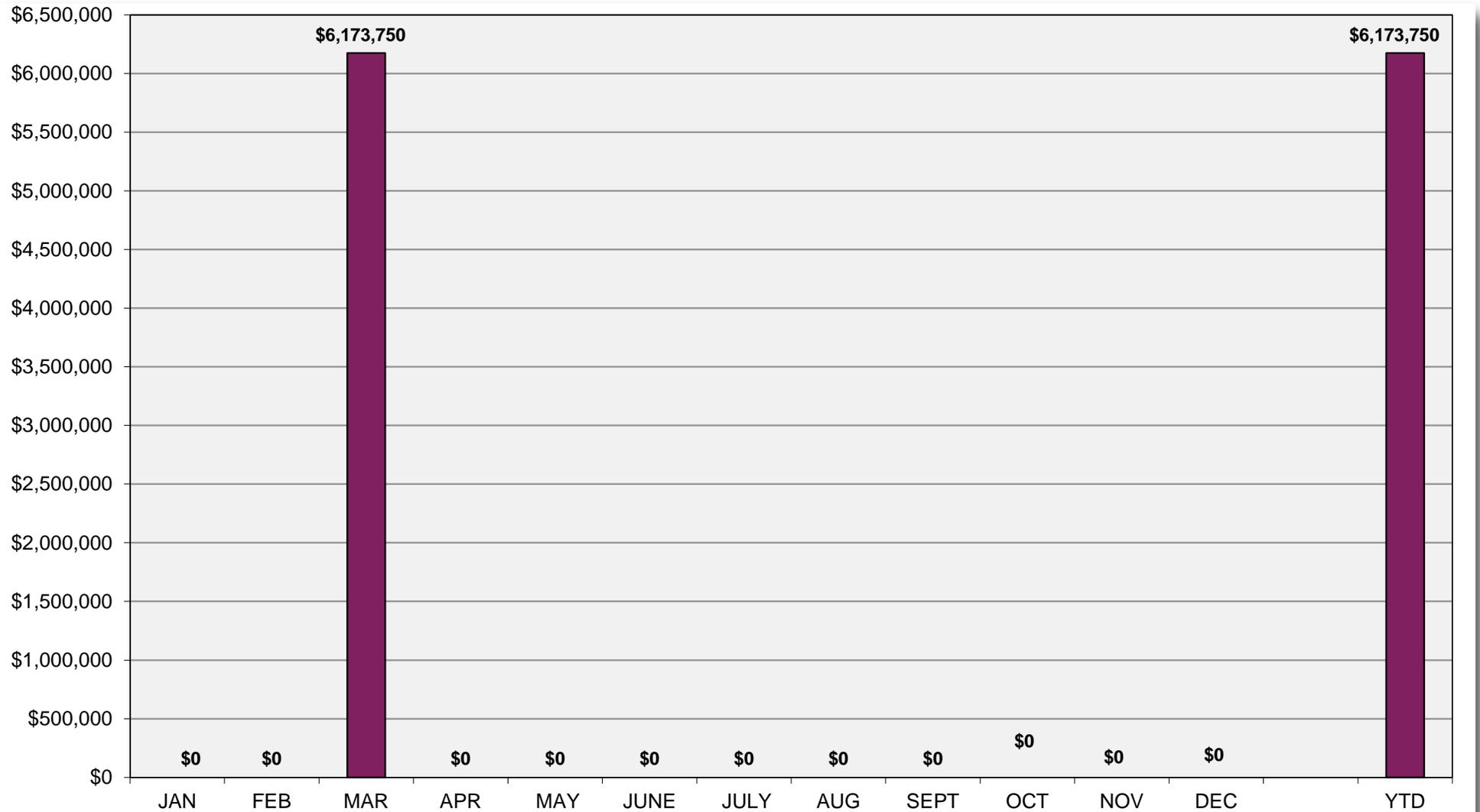
Year to Date - through July of each year			
Year	No. Issued	Change	% Change
2011	0	--	--
2012	0	0	0%
2013	1	1	-
2014	1	0	0%
2015	3	2	200%

Town of Windsor Monthly Building Permits Data



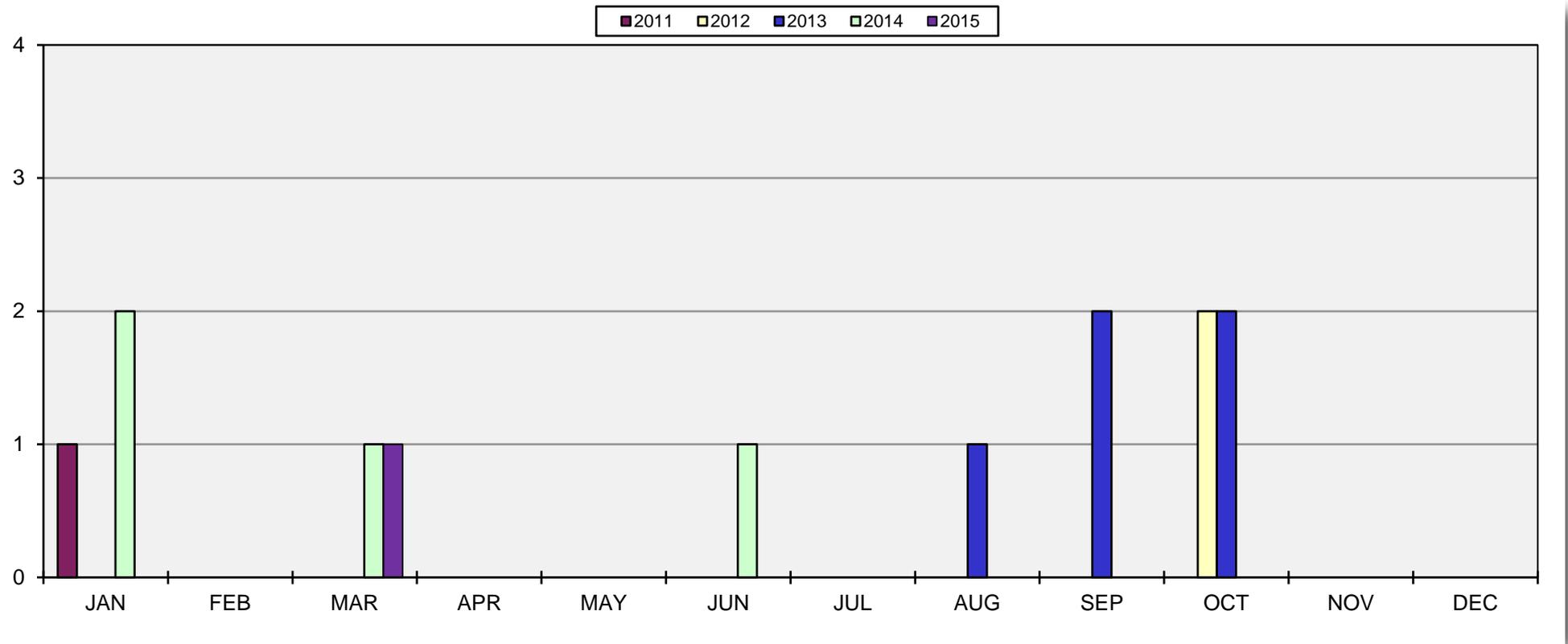
## Commercial Building Permits COST OF IMPROVEMENTS

As of July 31, 2015



Town of Windsor Monthly Building Permits Data

## Commercial Building Permit Comparison



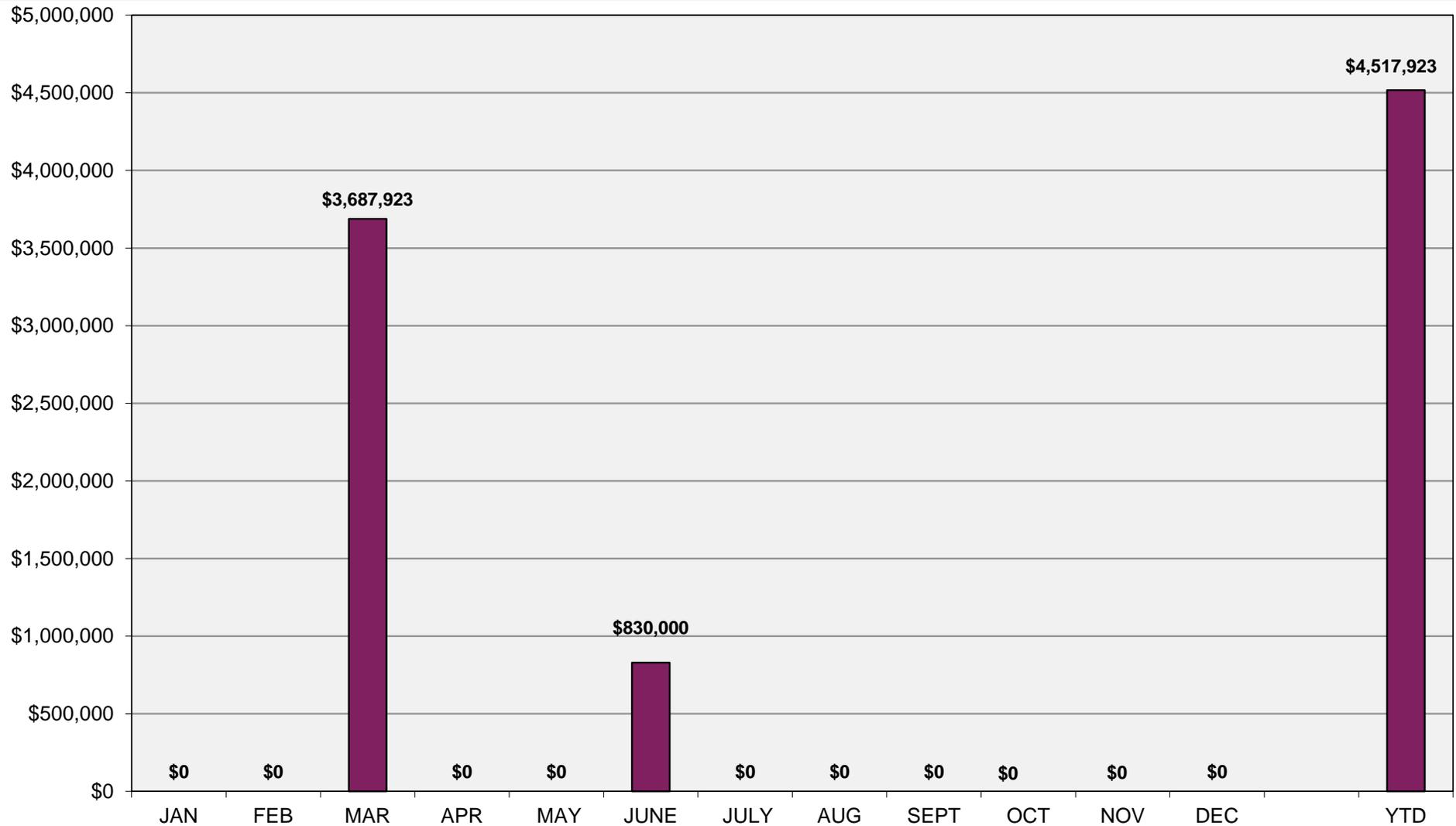
Year to Date - through July of each year			
Year	No. Issued	Change	% Change
2011	1	--	--
2012	0	-1	-100%
2013	0	0	--
2014	4	4	--
2015	1	-3	-75%

Town of Windsor Monthly Building Permits Data



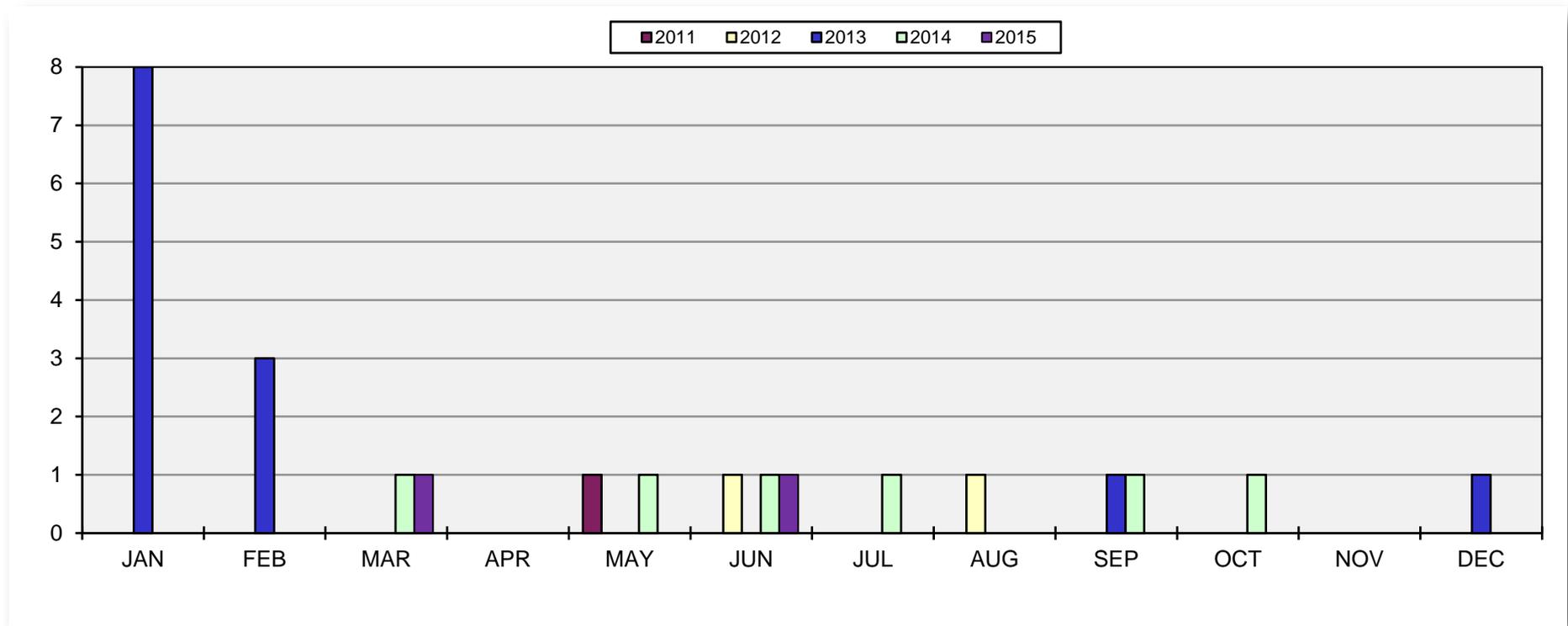
## Industrial Building Permits COST OF IMPROVEMENTS

As of July 31, 2015



Town of Windsor Monthly Building Permits Data

## Industrial Building Permit Comparison



Year to Date - through July of each year			
Year	No. Issued	Change	% Change
2011	1	--	--
2012	1	0	0%
2013	11	10	1000%
2014	4	-7	-64%
2015	2	-2	-50%