



Platted Single-Family Lots in the Town of Windsor as of 8/31/15

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	23	1	0	0	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		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	374	1	31	31	0	PSD	C	3/10/03
10 Highland Meadows Golf Course (Phases 4, 6, 9 and 11) (south side)	E-2	179	121	3	58	58	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	287	3	90	90	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	22	2	174	174	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		11	11	0	RE-4	B	7/10/00
26 Water Valley 6th Filing	RMU	45	33		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	467	6	202	202	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	141	1	4	4	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		240	0	241	RE-4	A	8/24/14
38 Kern's Subdivision 13th Filing	SF-1	1	1		0	0		RE-4	A	
Totals		4,805	2,949	17	1,856	652	1,211			

* Duplexes are defined as attached single-family

Total issued within each School District		YTD
RE-4 Weld	10	128
PSD Larimer	1	6
TR2J Larimer	6	76

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

Permit Ready Lots By County	
Weld	444
Larimer	208

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 8/31/15*

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
				Total	5,286		

* 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)

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Platted Multi-Family Lots in the Town of Windsor as of 8/31/15

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	54	1	168	168	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			83	1	332	242	90			

Town of Windsor Multi-Family Residential Projects Not Yet Platted as of 8/31/15*

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
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
Totals			3,056			

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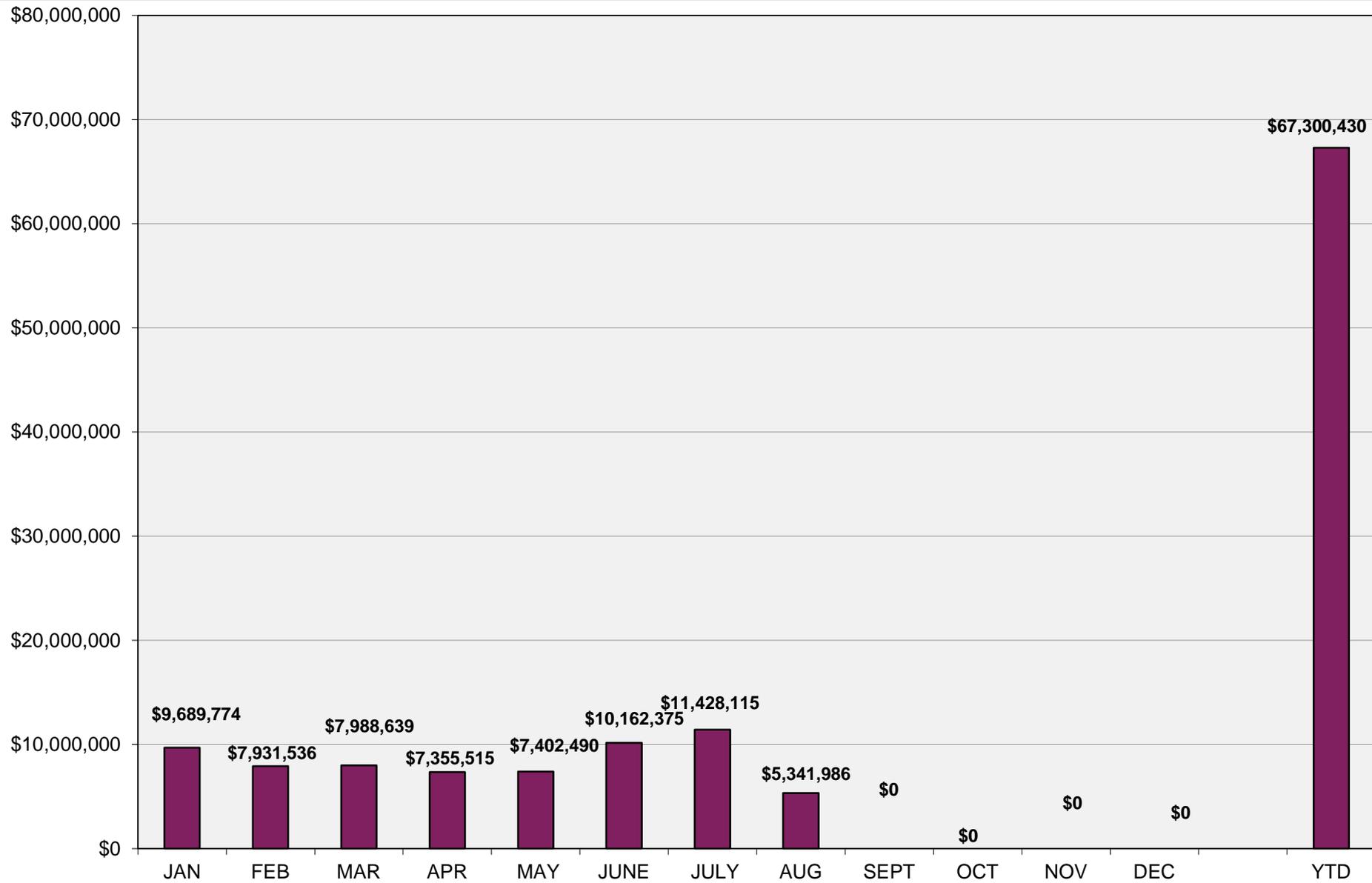
REPORT OF NEW BUILDING PERMITS

	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	17	\$5,341,986	1	6	\$1,149,916	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
TOTAL	210	\$67,300,430	4	24	\$4,329,701	1	\$6,173,750	2	\$4,517,923	1	\$736,000



Single-Family Building Permits COST OF IMPROVEMENTS

As of August 31, 2015

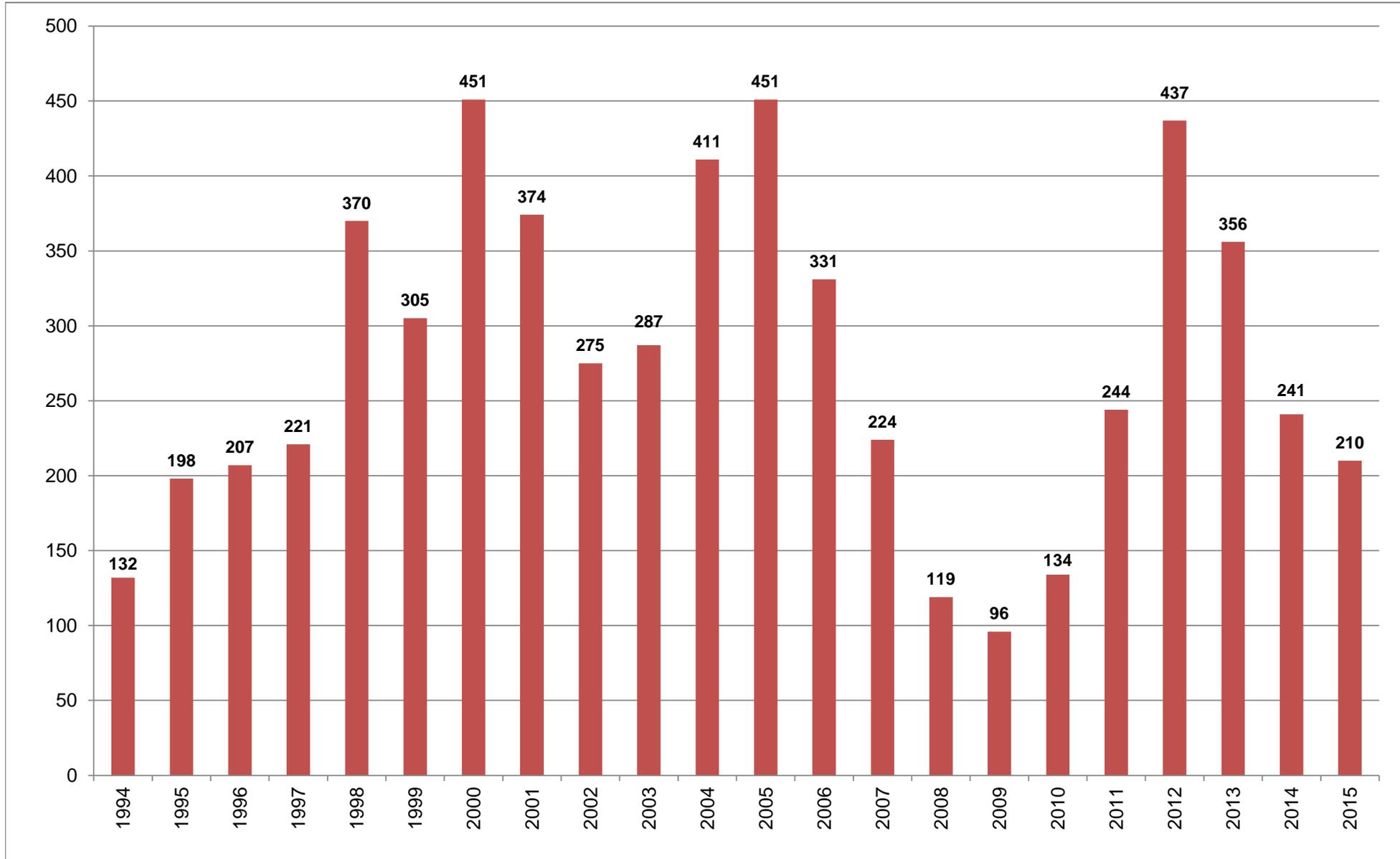


Town of Windsor Monthly Building Permits Data



Single-Family Building Permits BY YEAR

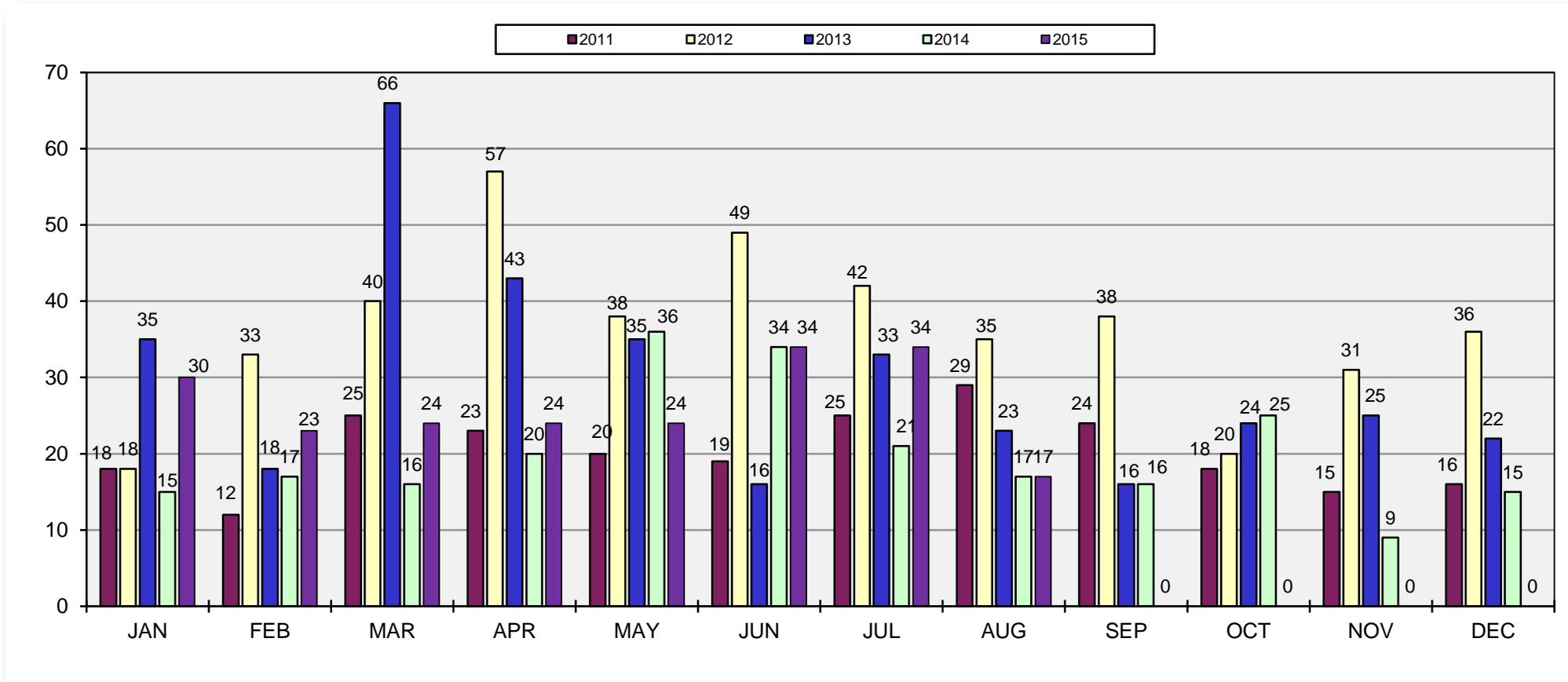
Current Year as of August 31, 2015



Town of Windsor Monthly Building Permits Data



Single-Family Building Permit Comparison



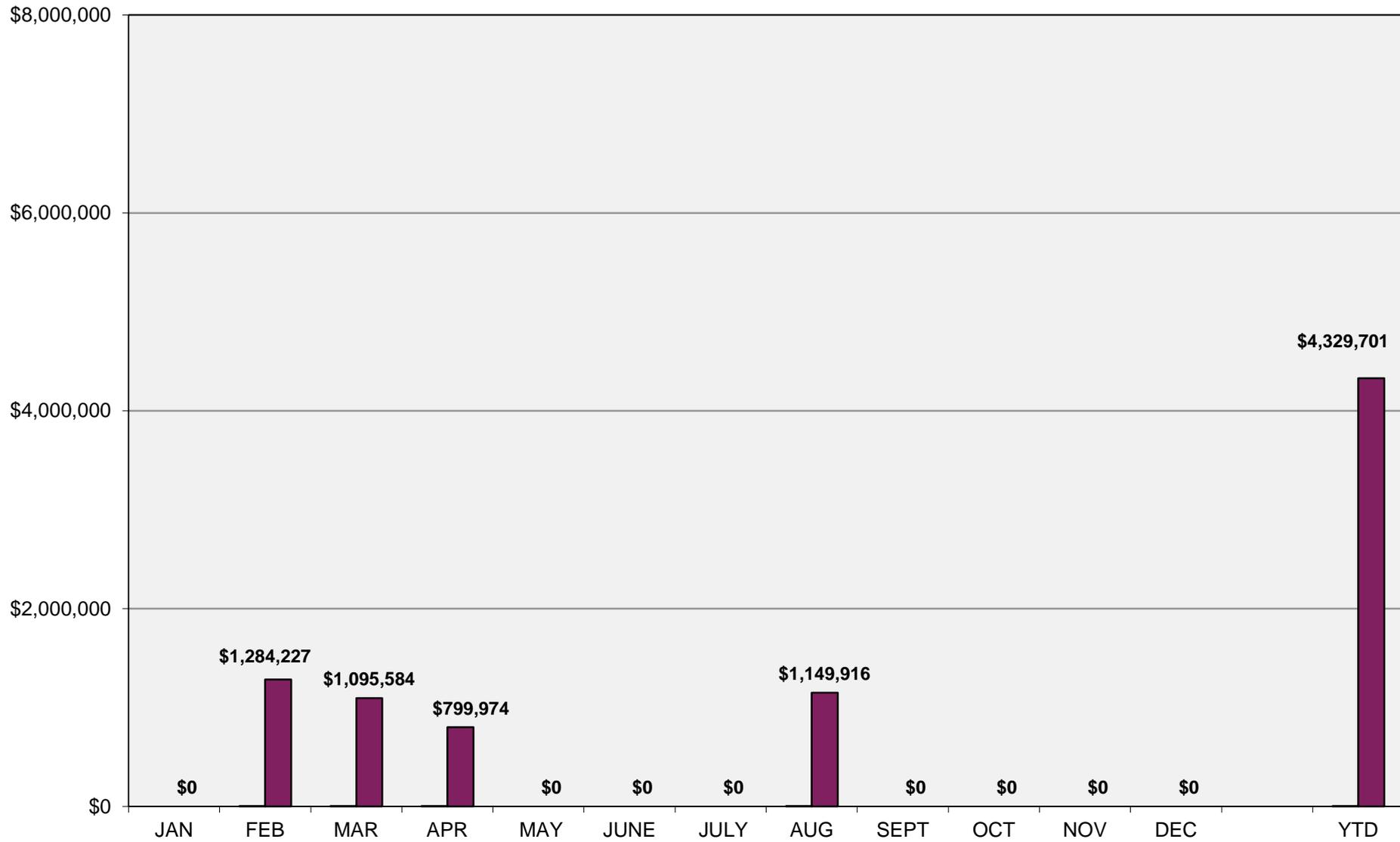
Year to Date - through August of each year			
Year	No. Issued	Change	% Change
2011	170	-	-
2012	312	142	84%
2013	269	-43	-14%
2014	176	-93	-35%
2015	210	34	19%

Town of Windsor Monthly Building Permits Data



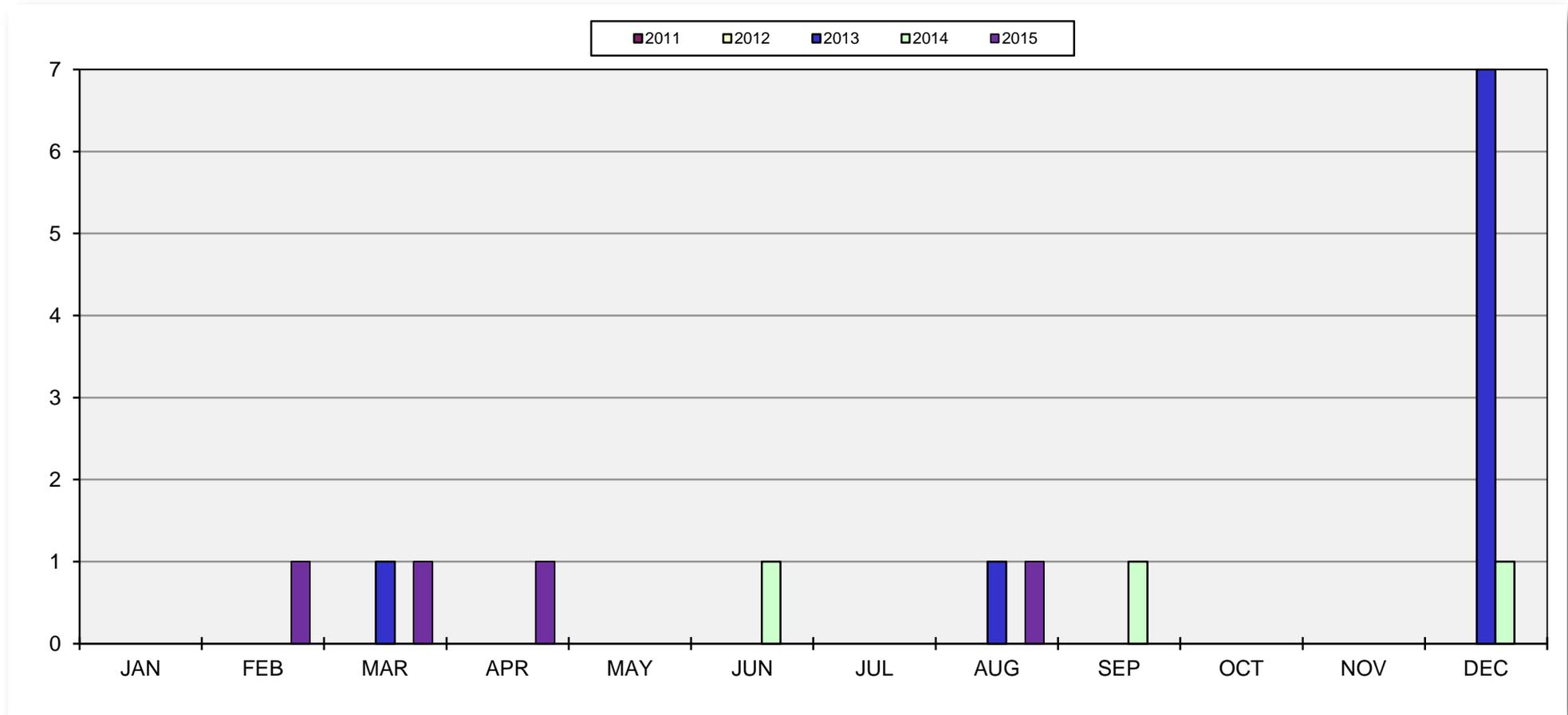
Multi-Family Building Permits COST OF IMPROVEMENTS

As of August 31, 2015



Town of Windsor Monthly Building Permits Data

Multi-Family Building Permit Comparison



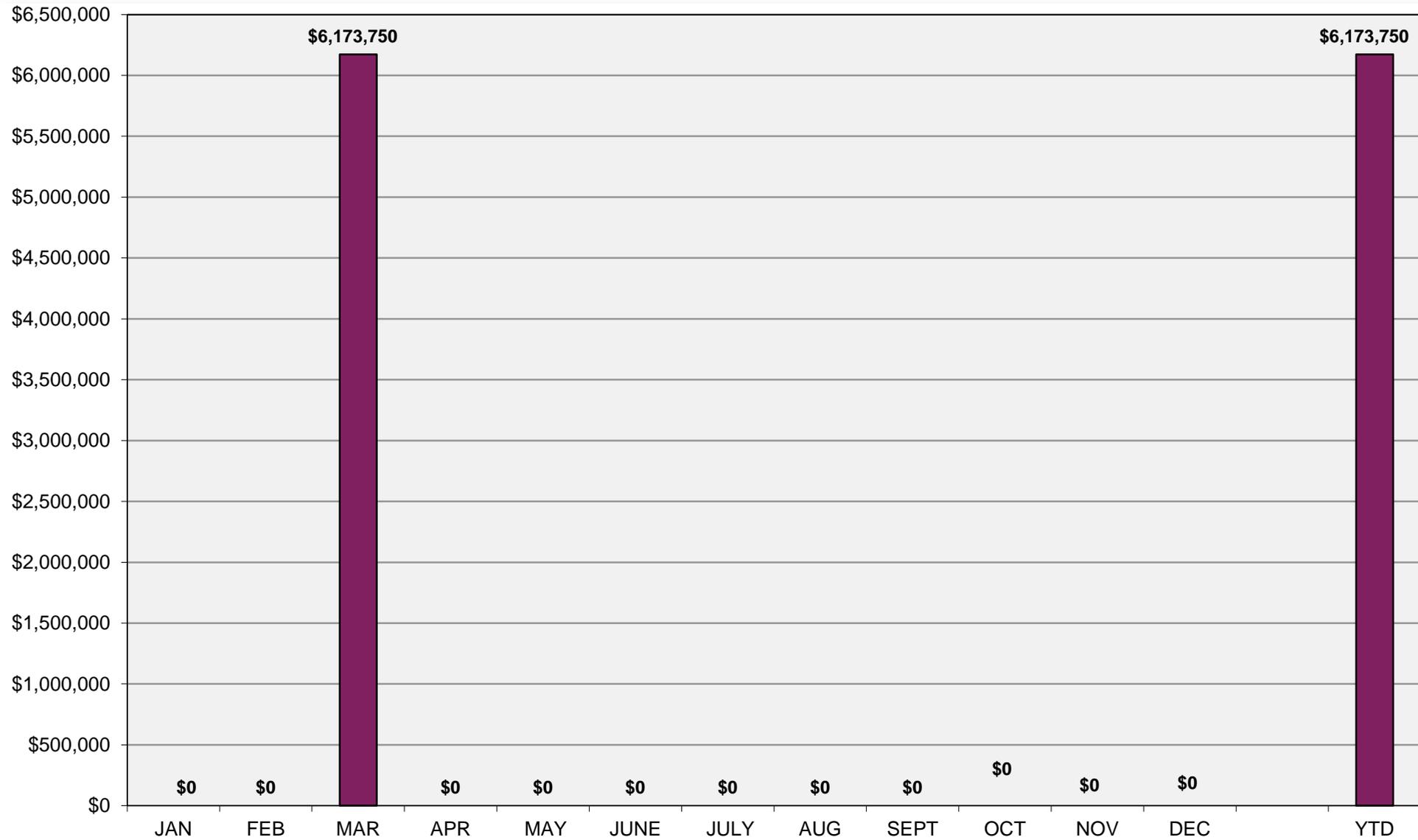
Year to Date - through August of each year			
Year	No. Issued	Change	% Change
2011	0	--	--
2012	0	0	0%
2013	2	2	--
2014	1	-1	-50%
2015	4	3	300%

Town of Windsor Monthly Building Permits Data



Commercial Building Permits COST OF IMPROVEMENTS

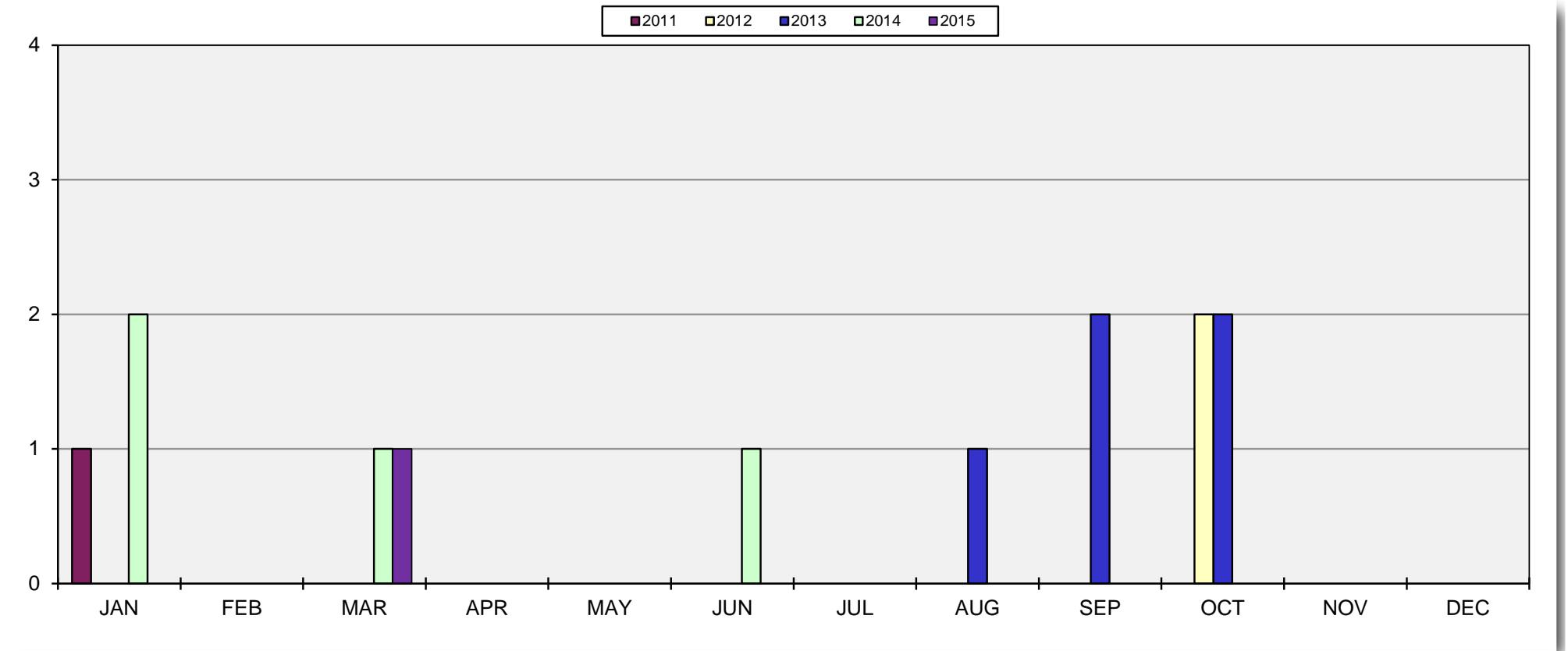
As of August 31, 2015



Town of Windsor Monthly Building Permits Data



Commercial Building Permit Comparison



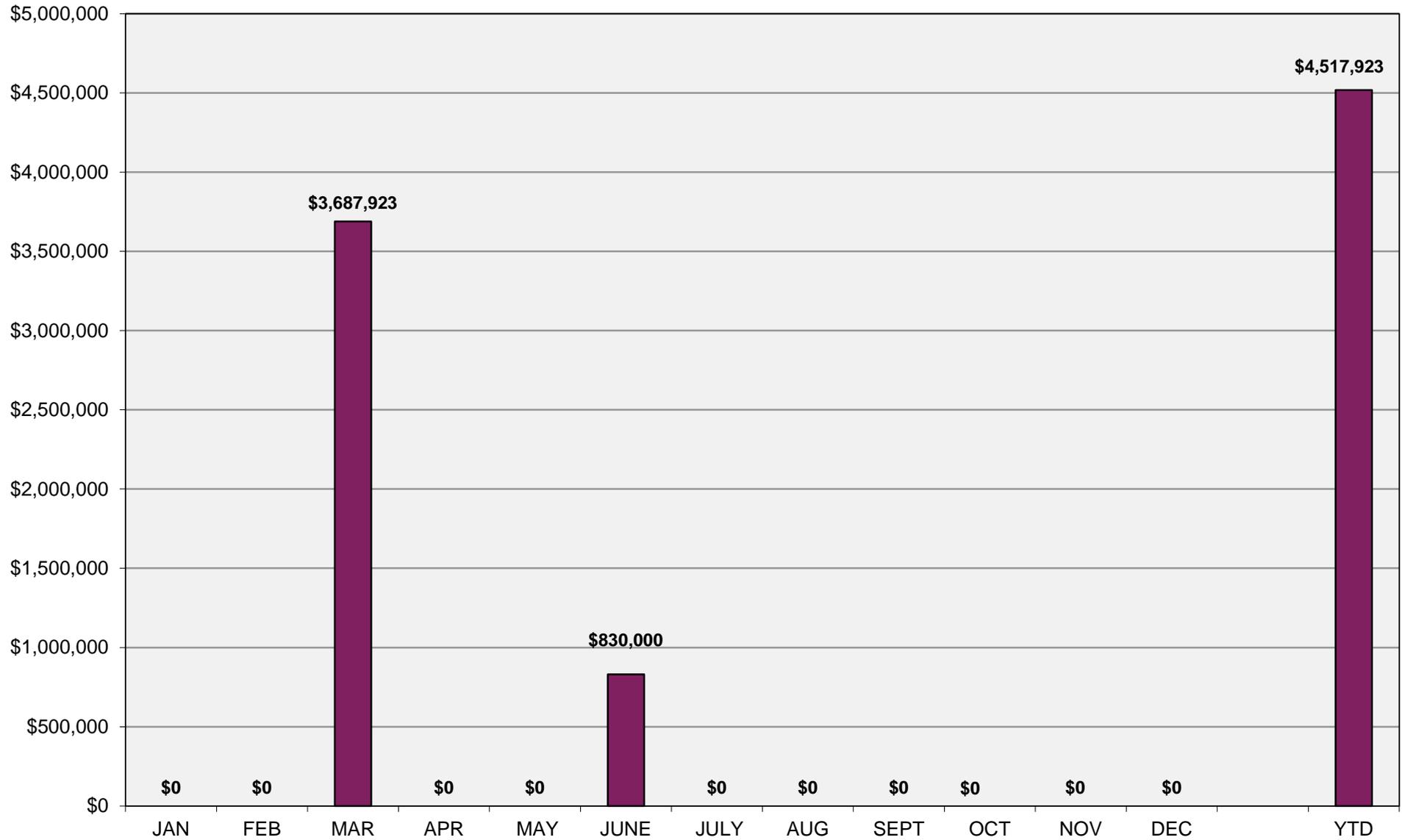
Year to Date - through August of each year			
Year	No. Issued	Change	% Change
2011	1	--	--
2012	0	-1	-100%
2013	1	1	--
2014	4	3	300%
2015	1	-3	-75%

Town of Windsor Monthly Building Permits Data



Industrial Building Permits COST OF IMPROVEMENTS

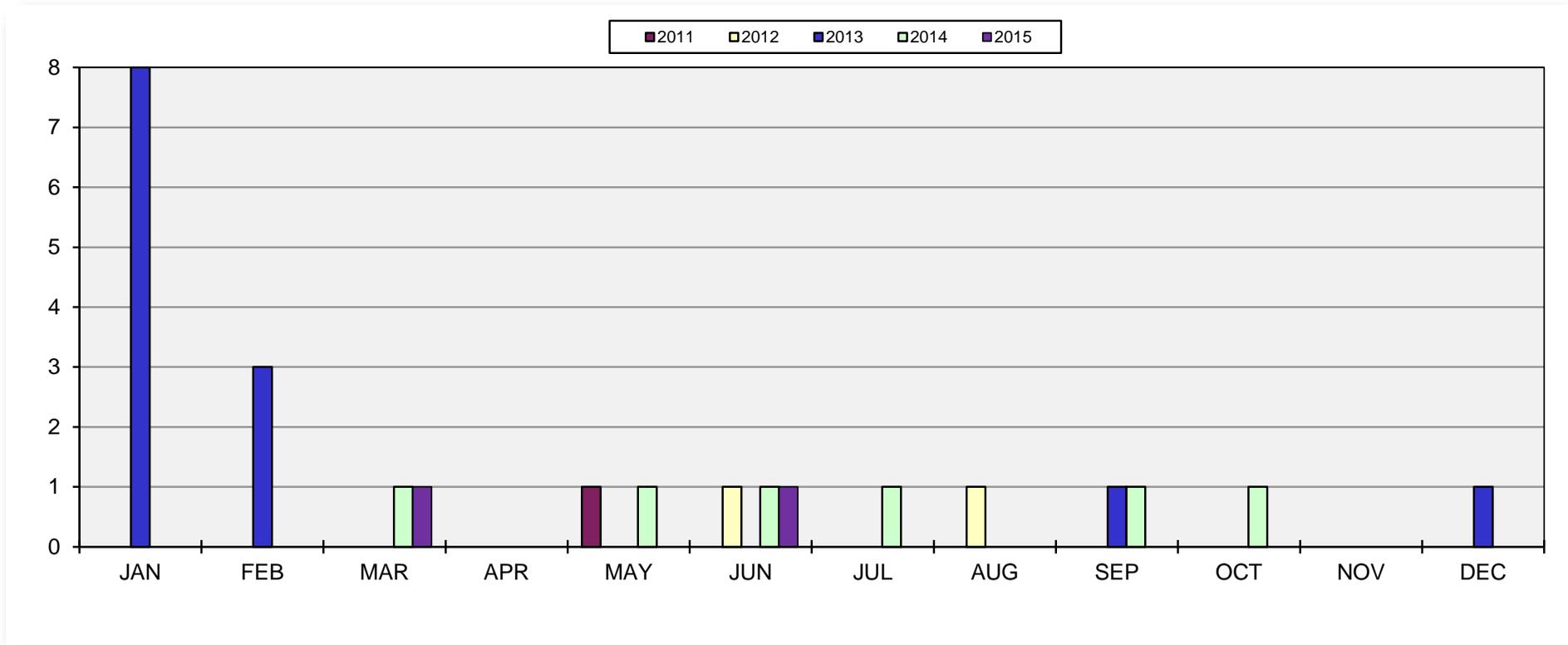
As of August 31, 2015



Town of Windsor Monthly Building Permits Data



Industrial Building Permit Comparison



Year to Date - through August of each year			
Year	No. Issued	Change	% Change
2011	1	--	--
2012	2	1	100%
2013	11	9	450%
2014	4	-7	-64%
2015	2	-2	-50%

Town of Windsor Monthly Building Permits Data