



Platted Single-Family Lots in the Town of Windsor as of 10/31/15

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		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	68	1	6	6	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		31	31	0	PSD	C	3/10/03
10 Highland Meadows Golf Course (Phases 4, 6, 9 and 11) (south side)	E-2	179	127		52	52	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	296	5	81	81	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	25		171	171	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	35	1	10	10	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	491	10	178	178	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		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	2,995	17	1,810	606	1,211			

* Duplexes are defined as attached single-family

Total issued within each School District		YTD
RE-4 Weld	12	159
PSD Larimer		6
TR2J Larimer	5	91

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

Permit Ready Lots By County	
Weld	413
Larimer	193

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.
 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 Single-Family Residential Projects Not Yet Platted as of 10/31/15*

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)

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.

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



Platted Multi-Family Lots in the Town of Windsor as of 10/31/15

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	55	1	167	167	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 Westwood Village 6th	RMU	16	2	3	14	0	0	RE-4	A	7/13/15
8 Windshire Park 3rd Filing (80 units in two phases)	RMU	11	8	2	3	3	0	RE-4	A	11/26/12
Totals			93	6	347	243	90			

Town of Windsor Multi-Family Residential Projects Not Yet Platted as of 10/31/15*

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 Rainsance 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
Totals			3,056			

* 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.

¹ Zoning
 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.
 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



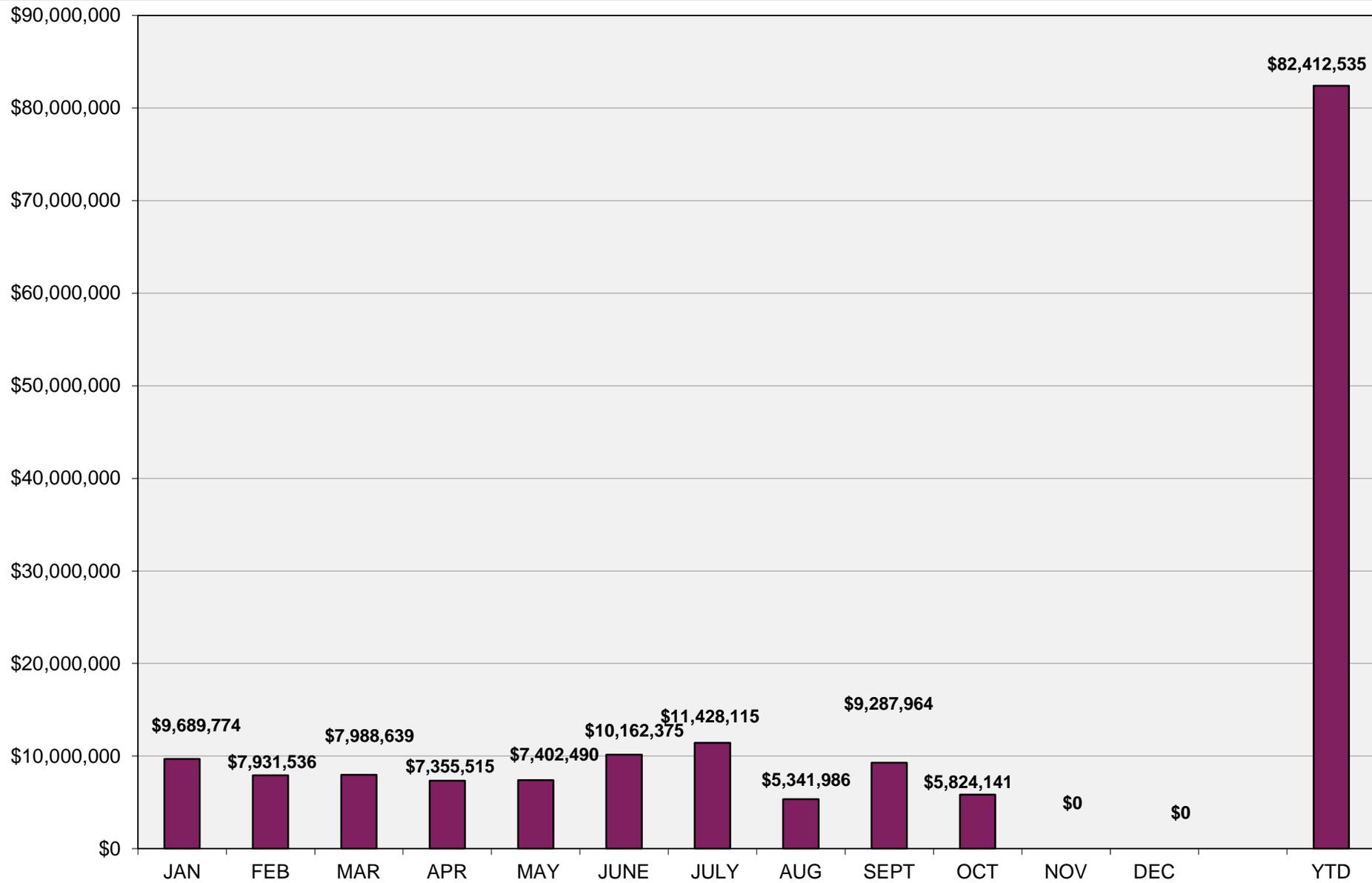
REPORT OF NEW BUILDING PERMITS

	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	29	\$9,287,964	0	0	\$0	0	\$0	0	\$0	0	\$0
OCTOBER	17	\$5,824,141	6	0	\$6,637,531	1	\$4,000,000	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	256	\$82,412,535	10	31	\$10,967,232	2	\$10,173,750	2	\$4,517,923	1	\$736,000



Single-Family Building Permits COST OF IMPROVEMENTS

As of October 31, 2015

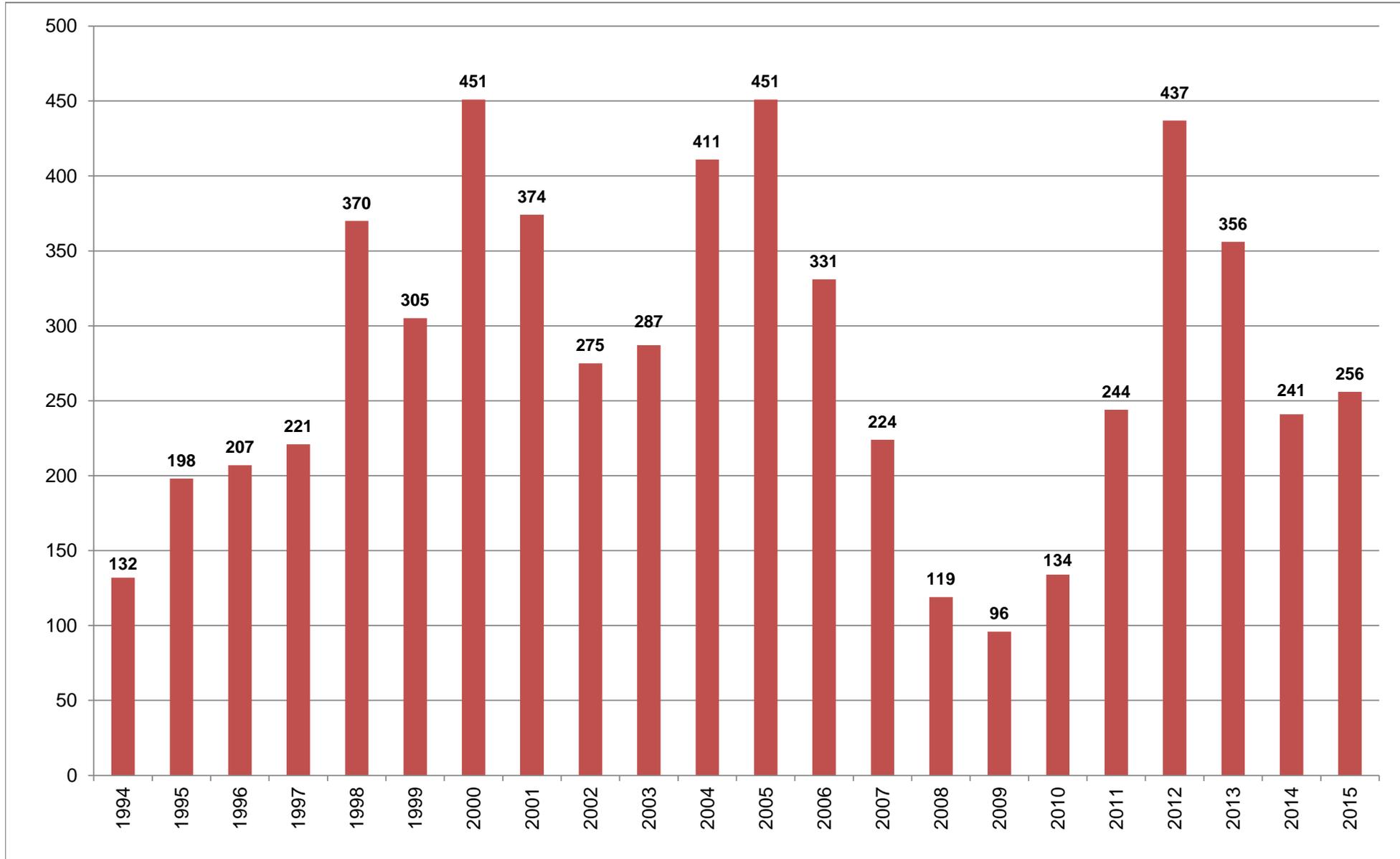


Town of Windsor Monthly Building Permits Data



Single-Family Building Permits BY YEAR

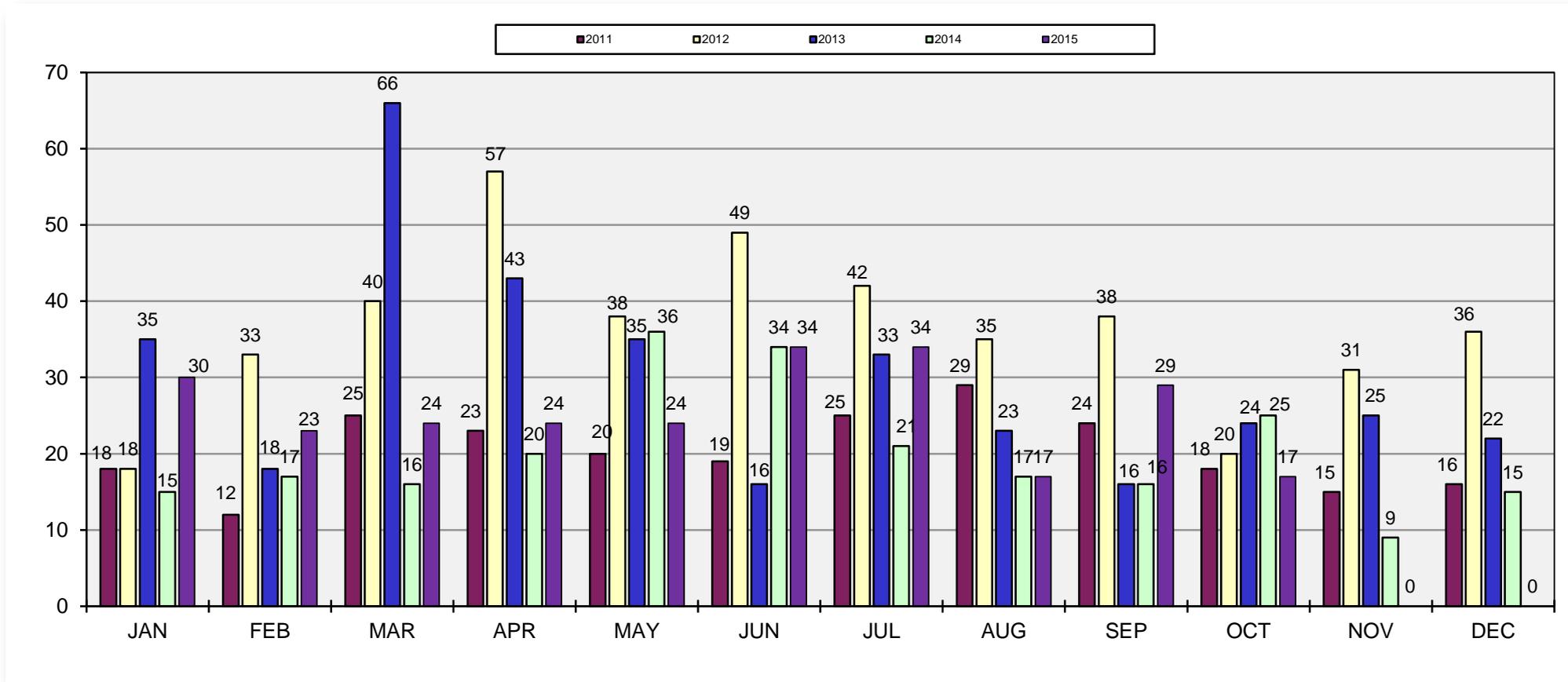
Current Year as of October 31, 2015



Town of Windsor Monthly Building Permits Data



Single-Family Building Permit Comparison



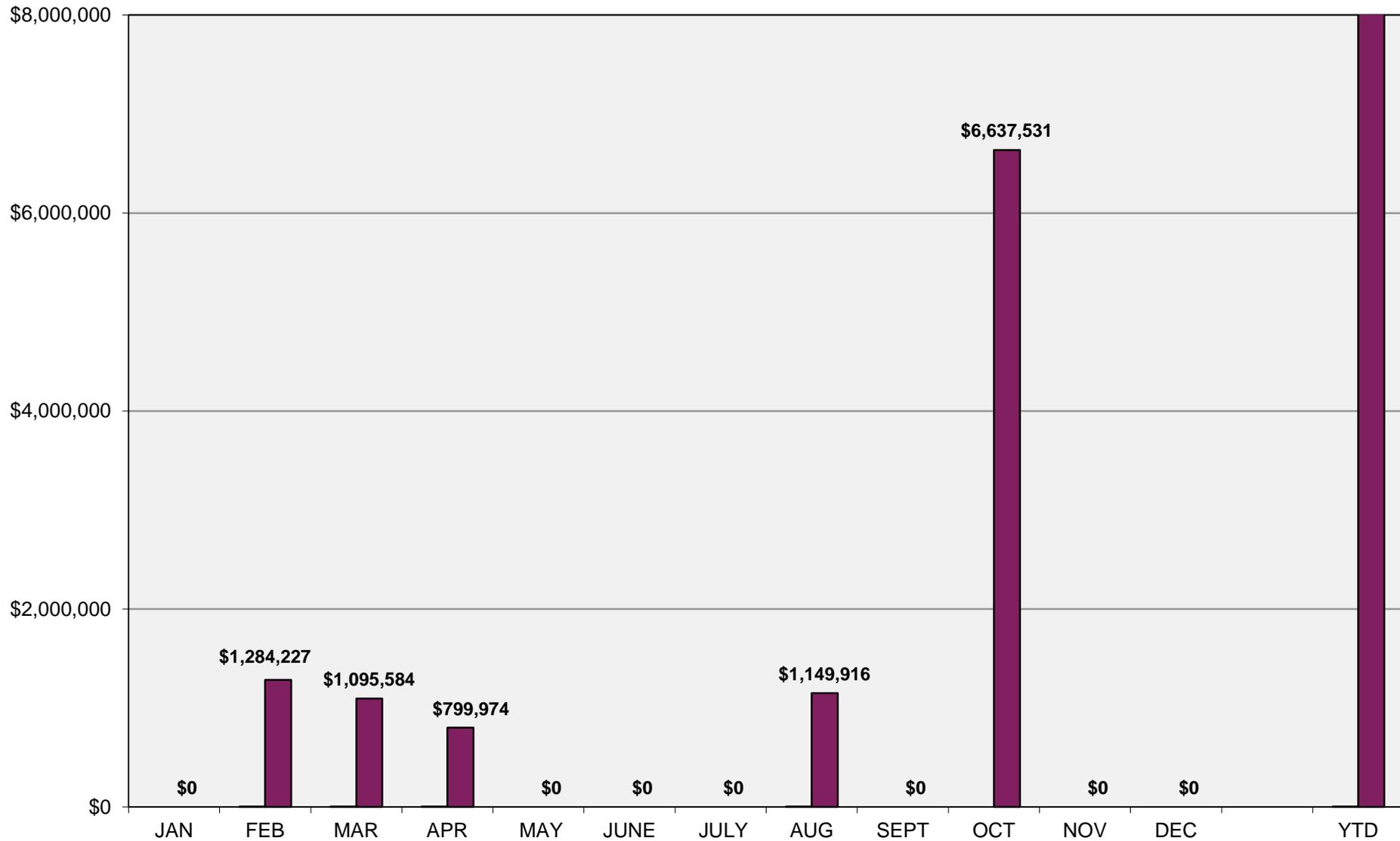
Year to Date - through October of each year			
Year	No. Issued	Change	% Change
2011	212	-	-
2012	370	158	75%
2013	309	-61	-16%
2014	217	-92	-30%
2015	256	39	18%

Town of Windsor Monthly Building Permits Data



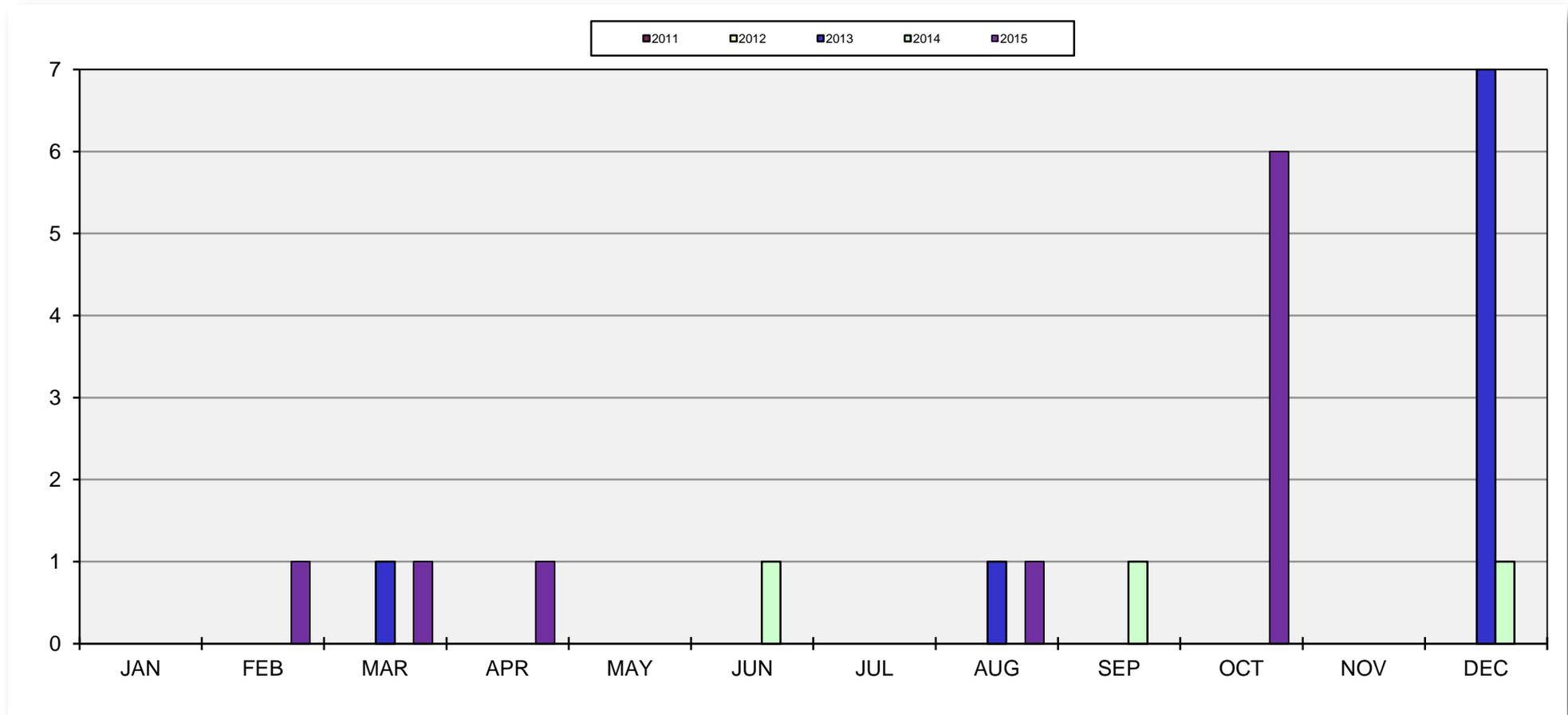
Multi-Family Building Permits COST OF IMPROVEMENTS

As of October 31, 2015



Town of Windsor Monthly Building Permits Data

Multi-Family Building Permit Comparison



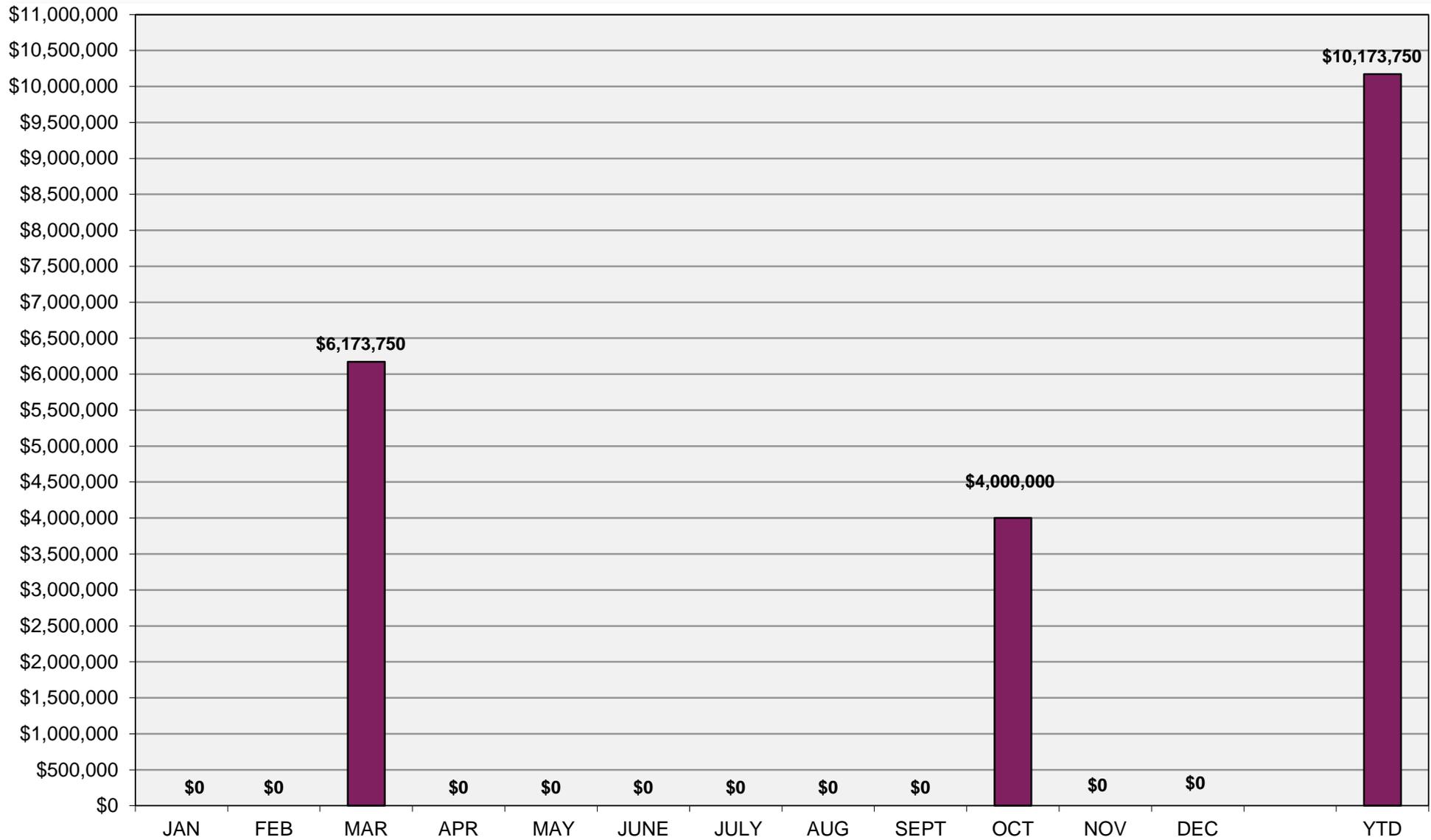
Year to Date - through October of each year			
Year	No. Issued	Change	% Change
2011	0	--	--
2012	0	0	0%
2013	2	2	100%
2014	2	0	0%
2015	10	8	400%

Town of Windsor Monthly Building Permits Data



Commercial Building Permits COST OF IMPROVEMENTS

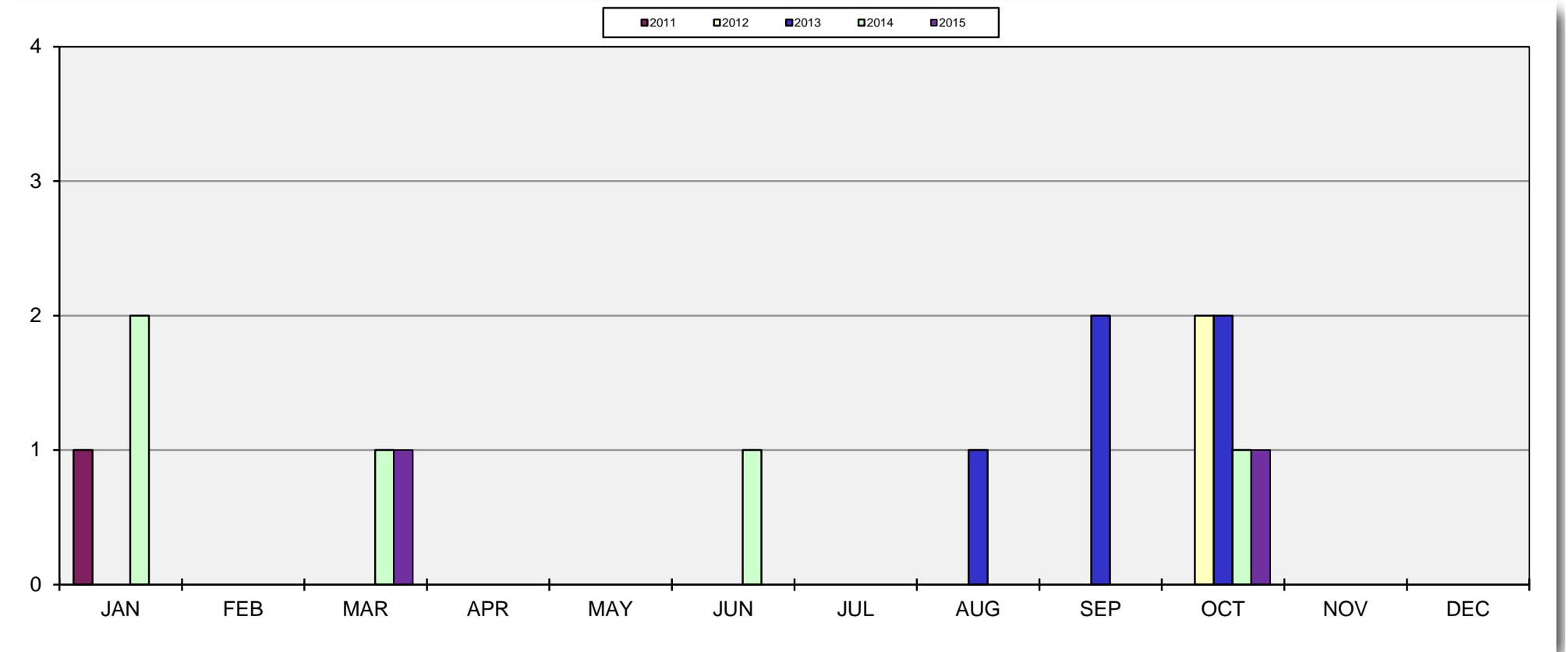
As of October 31, 2015



Town of Windsor Monthly Building Permits Data



Commercial Building Permit Comparison



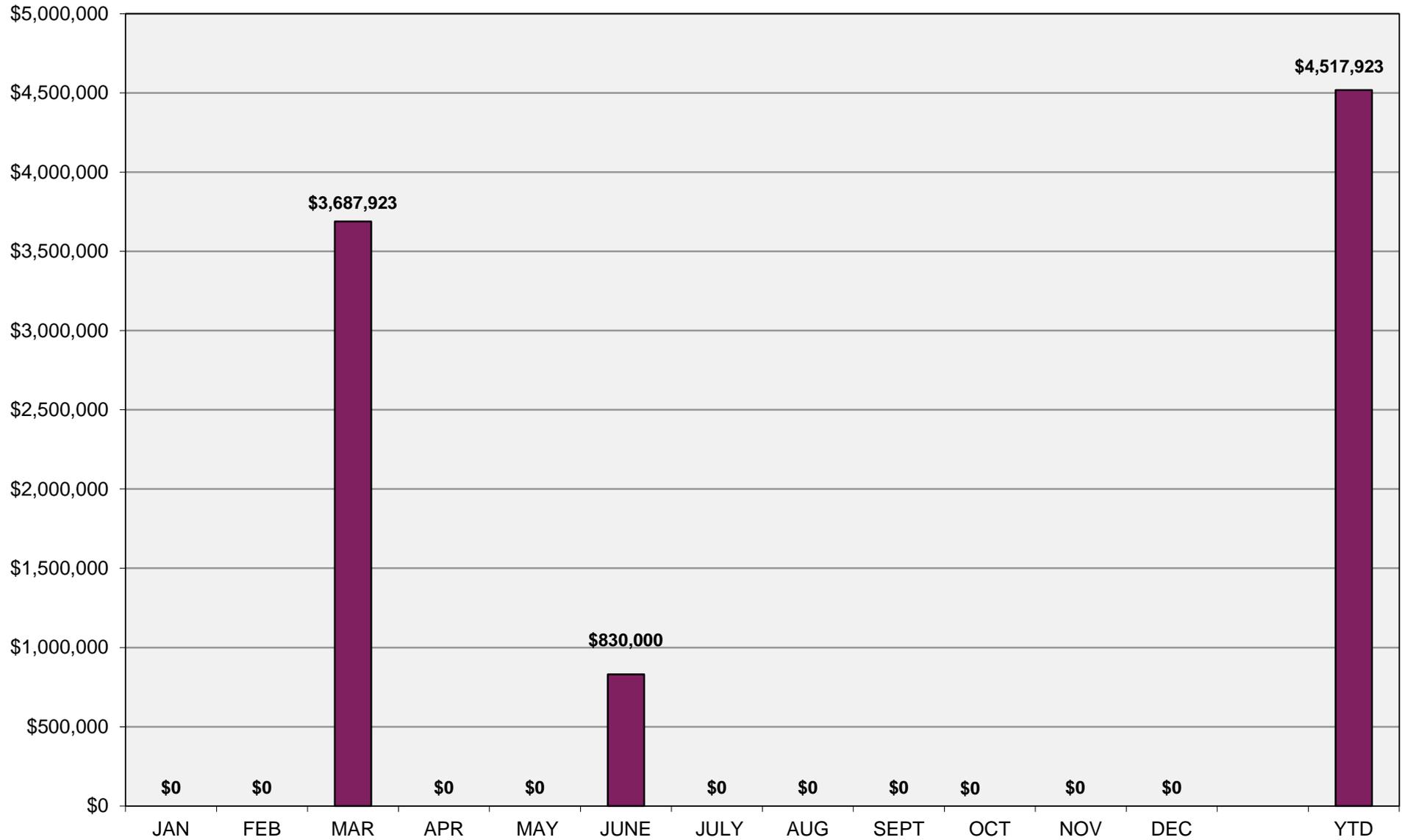
Year to Date - through October of each year			
Year	No. Issued	Change	% Change
2011	1	--	--
2012	2	1	100%
2013	5	3	150%
2014	5	0	0%
2015	2	-3	-60%

Town of Windsor Monthly Building Permits Data



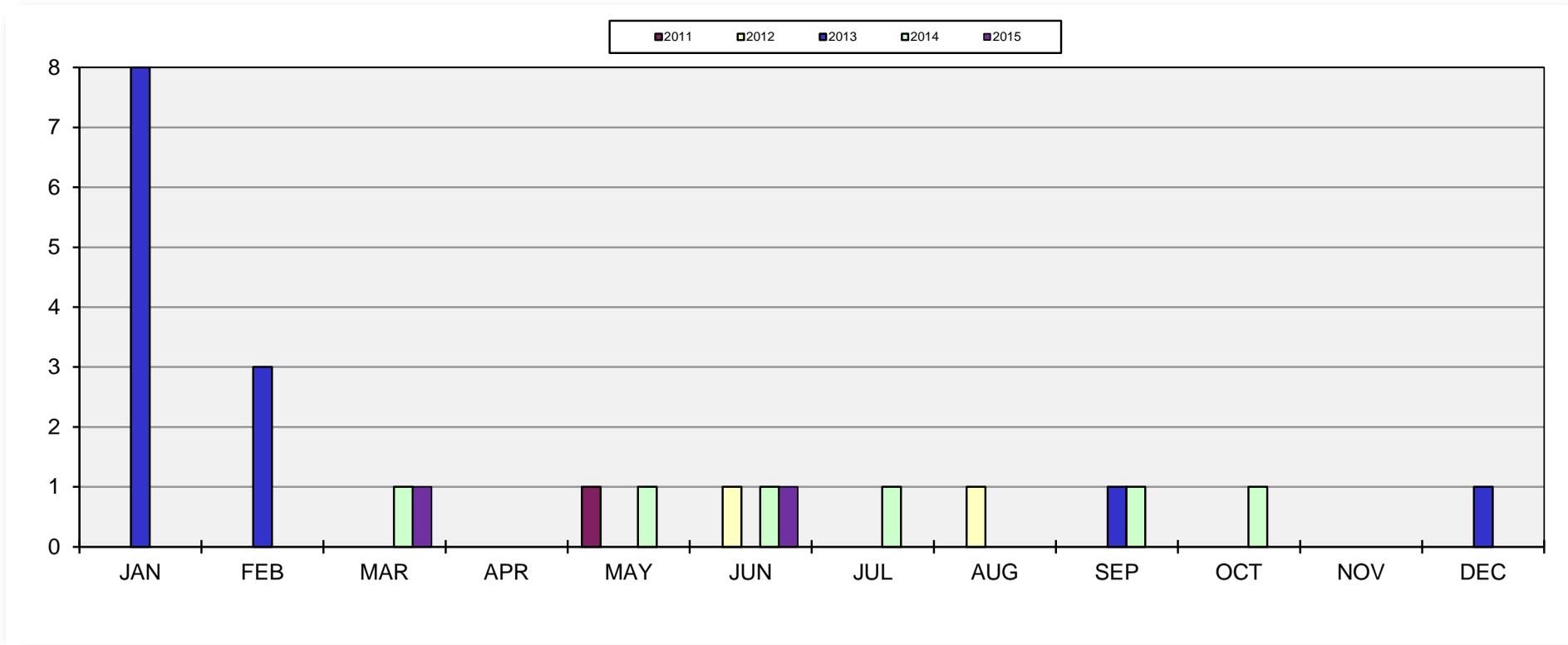
Industrial Building Permits COST OF IMPROVEMENTS

As of October 31, 2015



Town of Windsor Monthly Building Permits Data

Industrial Building Permit Comparison



Year to Date - through October of each year			
Year	No. Issued	Change	% Change
2011	1	--	--
2012	2	1	100%
2013	12	10	500%
2014	6	-6	-50%
2015	2	-4	-67%

Town of Windsor Monthly Building Permits Data