



**Platted Single-Family Lots in the Town of Windsor as of 7/31/16**

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						
Bison Ridge	RMU	111	110		1	1	0	PSD	E	2/11/02
Brunner Farm (New Windsor)	RMU	312	295		17	17	0	RE-4	A	12/18/96
Brunner Farm 10th Filing	RMU	14	0		14	0	14	RE-4	A	10/13/14
Fossil Ridge (Phases 1, 2, 3, 4 & 5) (Belmont Ridge and Highlands Ridge)	E-2	290	286		4	4	0	TR2J	C	7/12/04
Greenspire (excludes phase 1)	RMU	508	0		508	0	508	RE-4	A	5/11/05
Greenspire (Phase 1)	RMU	74	72	1	2	2	0	RE-4	A	5/11/05
Highland Meadows Golf Course (Phases 1a, 2, 3, 4, 5, & 11) (north side)	E-2	405	376	1	29	29	0	PSD	C	3/10/03
Highland Meadows Golf Course (Phases 4, 6, 9 and 11) (south side)	E-2	179	142	4	37	37	0	TR2J	C	3/10/03
Highland Meadows Golf Course 7th Filing	E-2	75	9		66	66	0	TR2J	C	6/25/12
Highpointe (Phases 1, 2, 3, & 4)	E-2	377	348	9	29	29	0	TR2J	C	10/24/05
Hilltop Estates (Pelican Hills)	E-1	88	78		10	10	0	RE-4	B	4/26/99
Jacoby Farm 2nd Filing	RMU	154	88	4	66	66	0	RE-4	A	4/14/03
North Shores Estates	E-1	45	44		1	1	0	RE-4	B	9/26/94
Poudre Heights 2nd Filing (A River Place)	SF-1	164	160	1	4	4	0	RE-4	A	8/12/03
Ranch at Highland Meadows (Steeplechase)	E-1	243	224		19	19	0	TR2J	D	10/25/99
RidgeWest	PUD	115	114		1	1	0	PSD	A	8/29/97
South Hill Subdivision 1st Filing	RMU	38	0		38	0	38	RE-4	A	4/28/08
South Hill Subdivision 2nd Filing	RMU	210	0		210	0	210	RE-4	A	5/9/16
The Ridge at Harmony Road	RMU	419	0		419	0	419	RE-4	H	4/25/16
Trautman 2nd Filing (The Farm at Water Valley)	E-2	39	0		39	0	39	RE-4	A	5/17/06
Ventana	E-1	48	38		10	10	0	RE-4	B	7/10/00
Viilage East	SF-1	191	191	70	0	0	0	RE-4	A	3/9/15
Water Valley 6th Filing	RMU	45	35		10	10	0	RE-4	A	11/2/00
Water Valley 8th Filing	RMU	27	24		3	3	0	RE-4	A	6/7/01
Water Valley Hillside	RMU	41	37		4	4	0	RE-4	A	1/7/05
Water Valley South (Single-family)	RMU	669	565	11	104	104	0	RE-4	A	5/6/04
Water Valley South 4th Filing (Marina Doce)	RMU	9	8		1	1	0	RE-4	A	3/24/06
Water Valley South 8th Filing (Good Samaritan Resort Villas) (Duplexes)*	RMU	24	1		23	23	0	RE-4	A	6/9/08
Westwood Village 2nd Filing	SF-1	145	142		3	3	0	RE-4	A	12/8/97
Windshire Park 3rd Filing (Phases 1-5)	RMU	292	0		292	0	292	RE-4	A	11/26/12
Winter Farm 3rd Filing	SF-1	241	50	12	191	191	0	RE-4	A	3/13/2015
<b>Totals</b>		<b>5,592</b>	<b>3,437</b>	<b>113</b>	<b>2,155</b>	<b>635</b>	<b>1,520</b>			

\* Duplexes are defined as attached single-family

Total issued within each School District		YTD
RE-4 Weld	99	368
PSD Larimer	1	3
TR2J Larimer	13	59

Total Lots By County	
Weld	3,783
Larimer	1,809

Permit Ready Lots By County	
Weld	449
Larimer	186

<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
- 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
- H - North Weld Water & Box Elder Sewer



Town of Windsor Single-Family Residential Projects Not Yet Platted as of 7/31/16*							
SUBDIVISIONS							
Fossil Creek Meadows Master Plan	RMU	MP	274	PSD	C	1/19/06	
Great Western Master Plan	RMU	MP	1,586	RE-4	A	11/13/06	
Greenspire Master Plan (Duplexes)**	RMU	MP	46	RE-4	A	4/15/04	
Harmony Master Plan	E-2	MP	343	RE-4	A	7/27/09	
Hoehne 3rd Filing	RMU	UR	31	RE-4	A	N/A	
Northlake	RMU	UR	815	RE-4	G	N/A	
Poudre Heights 3rd Filing	RMU	UR	226	RE-4	A	N/A	
Raindance River Master Plan	E-2	MP	223	RE-4	A	4/7/05	
River Ridge East Master Plan	RMU	MP	132	RE-4	E	5/28/97	
Tacincala Master Plan	SF-1	MP	830	RE-4	A	12/18/06	
Tacincala Master Plan (Collette Farm)	RMU	MP	618	RE-4	A	3/28/11	
			<b>Total</b>	<b>5,124</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

<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

H - North Weld Water & Box Elder 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 7/31/16**

SUBDIVISIONS	Zoning <sup>1</sup>	Total Lots	Permits Issued		Lots Remaining	Permit Ready Lots	Lots Needing Further Approval	School District <sup>2</sup>	Utility Service <sup>3</sup>	Final Approval Date
			Total Issued	This Month						
Burlington Lot 15 (Hegwood) (1 fourplex and duplex)	RMU	6	4		2	2	0	RE-4	A	3/27/01
Grasslands Park (Apts & townhomes)	RMU	95	24		71	71	0	RE-4	A	7/22/02
Highland Meadows Golf Course 11th (Townhomes)	RMU	68	1	1	67	67	0	TR2J	C	6/8/15
Highland Meadows Golf Course 12th (Townhomes)	RMU	96			96	0	96	TR2J	C	10/26/15
Water Valley South (Lighthouse Pointe) (Townhomes)	RMU	222	64	1	158	158	0	RE-4	A	10/6/05
Water Valley South 7th Filing (Marina Plaza) (6 fourplexes)	RMU	24	0		24	0	24	RE-4	A	4/28/08
Water Valley South 8th Filing (Good Samaritan Resort Villas) (4 fourplexes)	RMU	16	0		16	0	16	RE-4	A	6/9/08
Water Valley South 11th Filing (Sorvino Falls)	RMU	50	0		50	0	50	RE-4	A	7/13/09
Westwood Village 6th	RMU	16	10		6	0	0	RE-4	A	7/13/15
<b>Totals</b>			<b>103</b>	<b>2</b>	<b>490</b>	<b>298</b>	<b>186</b>			

**Town of Windsor Multi-Family Residential Projects Not Yet Platted as of 7/31/16\***

SUBDIVISIONS	Zoning <sup>1</sup>	Status	Total Lots	School District <sup>2</sup>	Utility Services <sup>3</sup>	Final Approval Date
Fossil Creek Meadows Master Plan	RMU	MP	469	PSD	C	1/19/06
Great Western Master Plan	RMU	MP	396	RE-4	A	11/13/06
Greenspire (Condos) Master Plan	RMU	MP	80	RE-4	A	4/15/04
Greenspire (Townhomes) Master Plan	RMU	MP	56	RE-4	A	4/15/04
Greenspire (Senior housing) Master Plan	RMU	MP	80	RE-4	A	4/15/04
Jacoby Farm 2nd Filing Master Plan	RMU	MP	90	RE-4	A	N/A
Poudre Heights 3rd Filing (Townhomes)	RMU	UR	186	RE-4	A	N/A
Raindance River Master Plan	RMU	MP	10	RE-4	A	4/7/05
Tacincala Master Plan	RMU	MP	475	RE-4	A	12/18/06
Tacincala Master Plan (Collette Farm)	RMU	MP	369	RE-4	A	3/28/11
Water Valley South Master Plan	RMU	MP	845	RE-4	A	4/26/04
<b>Totals</b>			<b>3,056</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.

<sup>1</sup> Zoning  
 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  
 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	18	\$5,845,394	0	0	\$0	0	\$0	1	\$1,300,000	0	\$0
FEBRUARY	59	\$15,489,468	3	8	\$2,199,454	0	\$0	2	\$586,578	0	\$0
MARCH	81	\$20,554,220	7	18	\$5,348,357	0	\$0	0	\$0	0	\$0
APRIL	46	\$14,976,676	0	0	\$0	0	\$0	0	\$0	3	\$359,162
MAY	55	\$13,716,395	1	4	\$799,974	0	\$0	1	\$2,049,345	0	\$0
JUNE	58	\$15,815,075	0	0	\$0	0	\$0	3	\$2,766,122	0	\$0
JULY	113	\$27,211,041	2	10	\$1,953,145	0	\$0	0	\$0	0	\$0
AUGUST											
SEPTEMBER											
OCTOBER											
NOVEMBER											
DECEMBER											
<b>TOTAL</b>	<b>430</b>	<b>\$113,608,269</b>	<b>13</b>	<b>40</b>	<b>\$10,300,930</b>	<b>0</b>	<b>\$0</b>	<b>7</b>	<b>\$6,702,045</b>	<b>3</b>	<b>\$359,162</b>

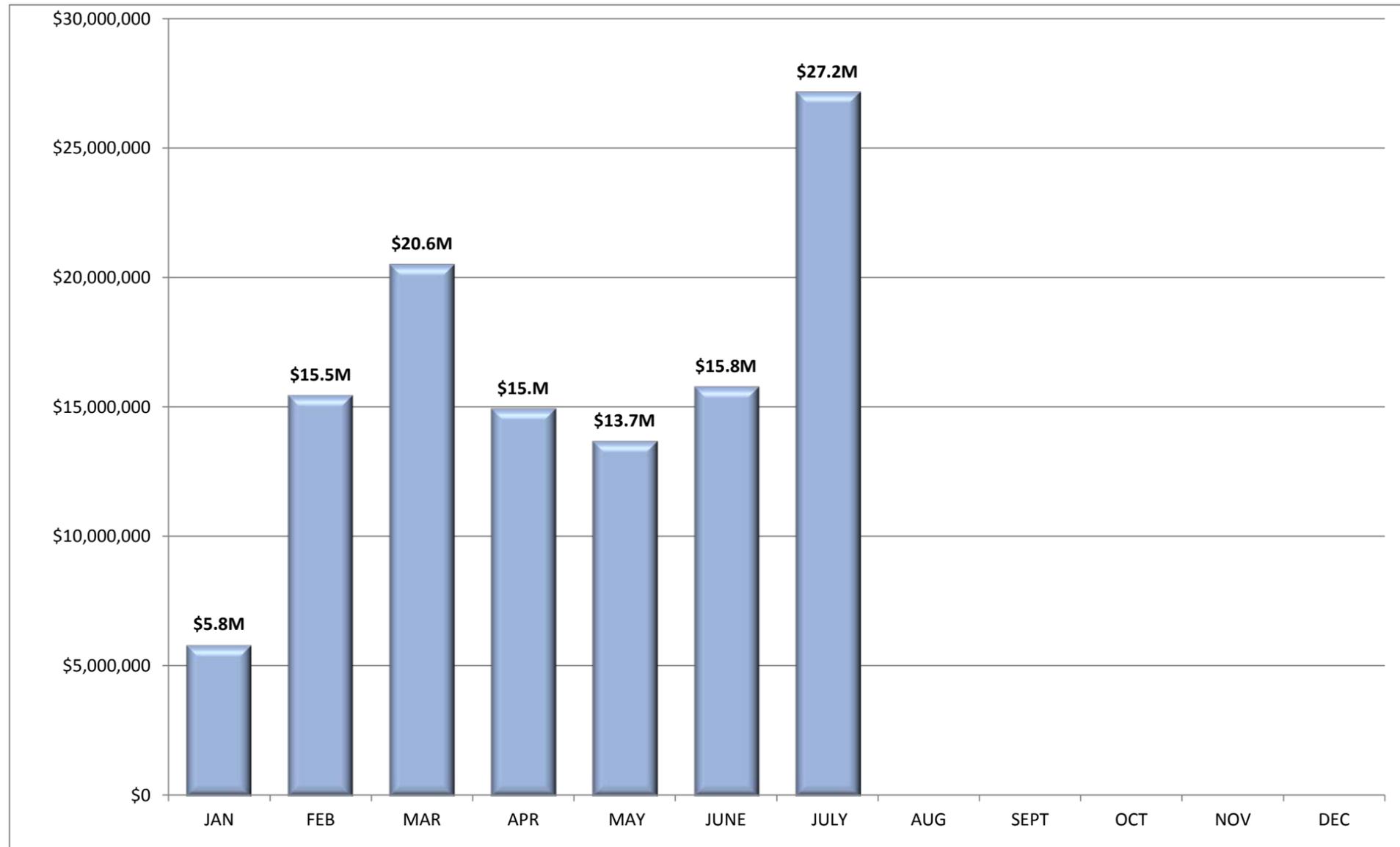
**Feb** 2160 Montauk Ln (2 units)  
 343 14th St (3 units)  
 311 14th St (3 units)  
**Mar** 349 14th St - A & B (2 units)  
 349 14th St - C & D (2 units)  
 339 14th St - A & B (2 units)  
 331 14th St - A & B (2 units)  
 331 14th St - C & D (2 units)  
 2167 Montauk Ln (6 units)  
**May** 2165 Montauk Ln (4 units)  
**July** 2163 Montauk Ln (6 units)  
 6398 Pumpkin Ridge Rd (4 units)

**Jan** Concrete Equipment Supply  
**Feb** Silverline Services  
 Agrifab  
**May** Advanced Roofing  
**June** Kraft Kurbing (2 buildings)  
 Windsor Commons Self Storage  
**Apr** Town park shelters



### Single-Family Building Permits COST OF IMPROVEMENTS

As of July 31, 2016

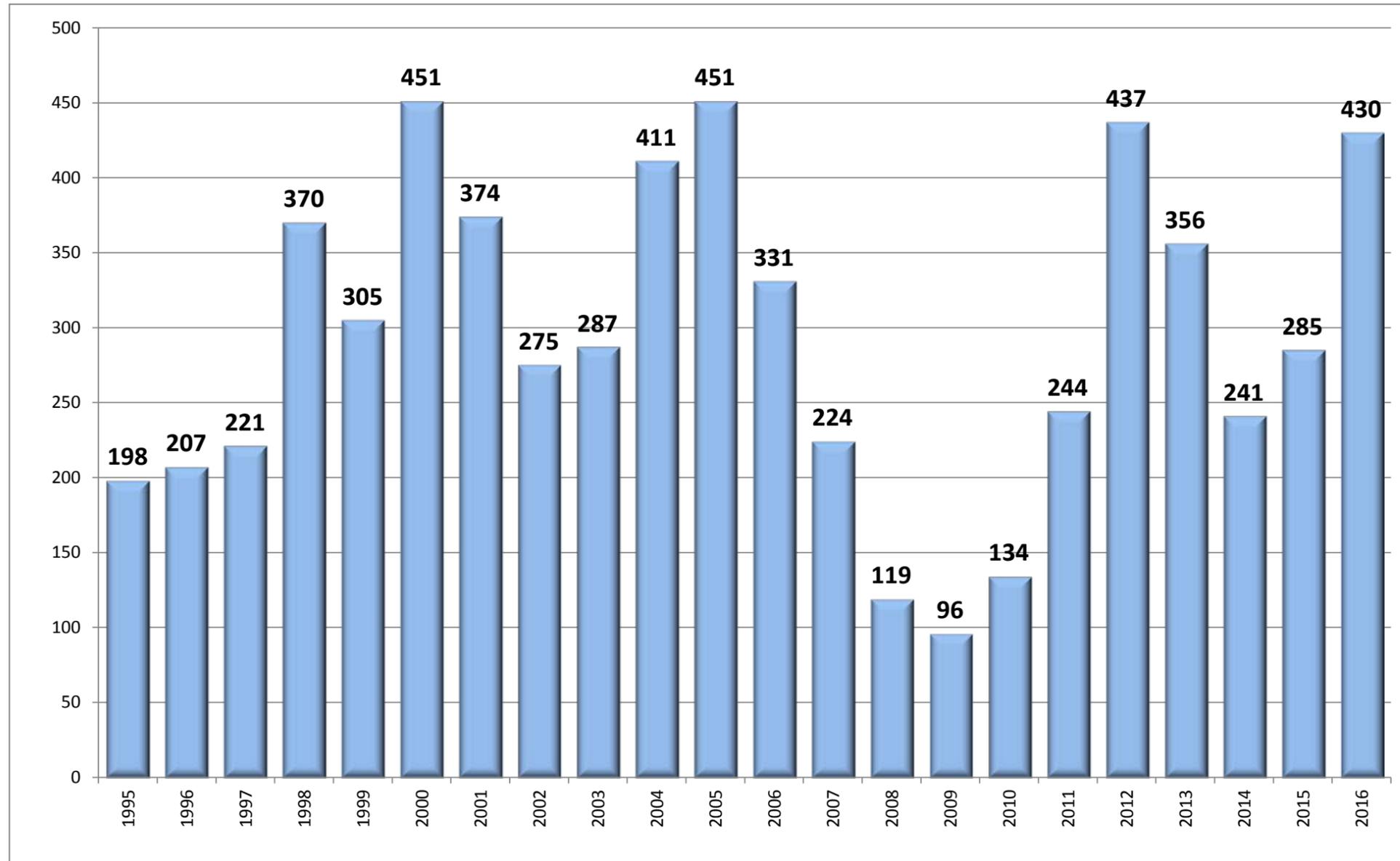


Town of Windsor Monthly Building Permits Data



### Single-Family Building Permits BY YEAR

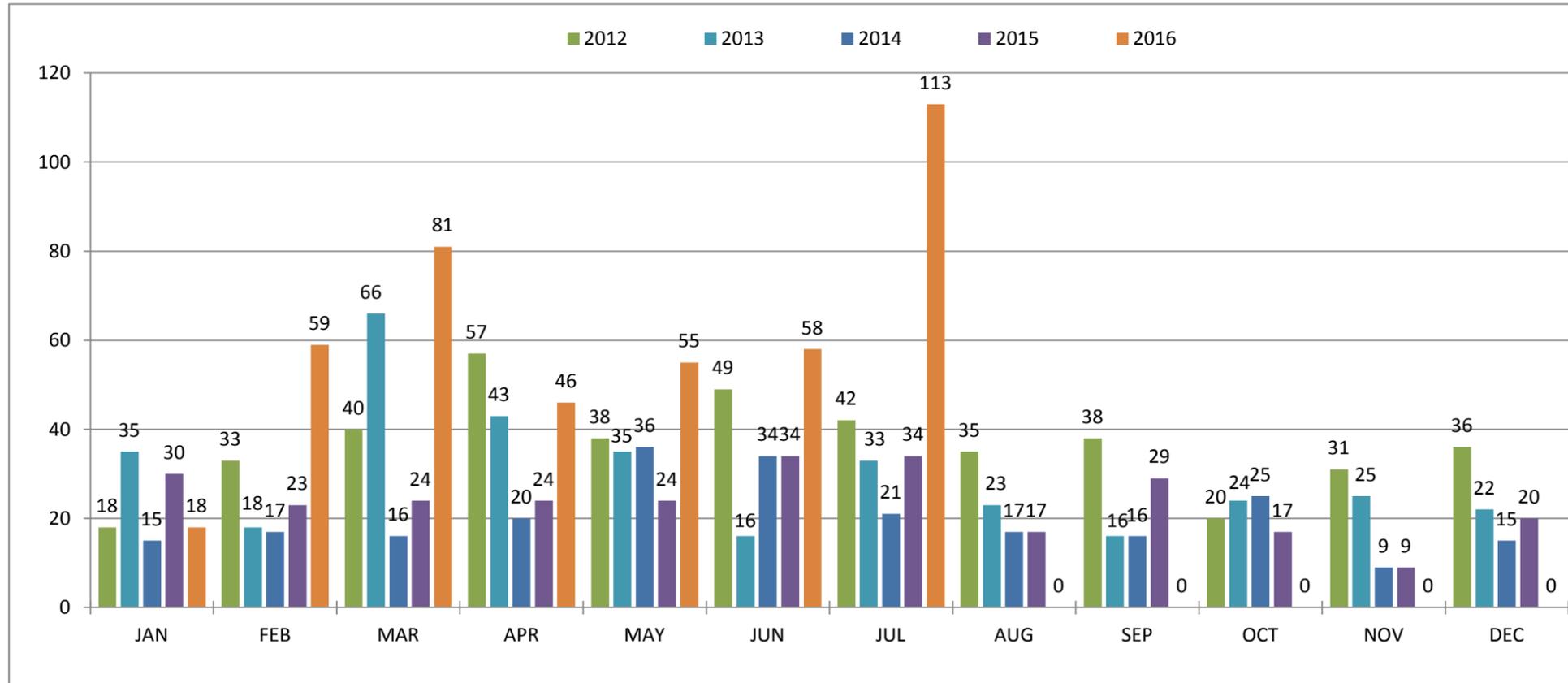
Current Year as of July 31, 2016



Town of Windsor Monthly Building Permits Data



### Single-Family Building Permit Comparison



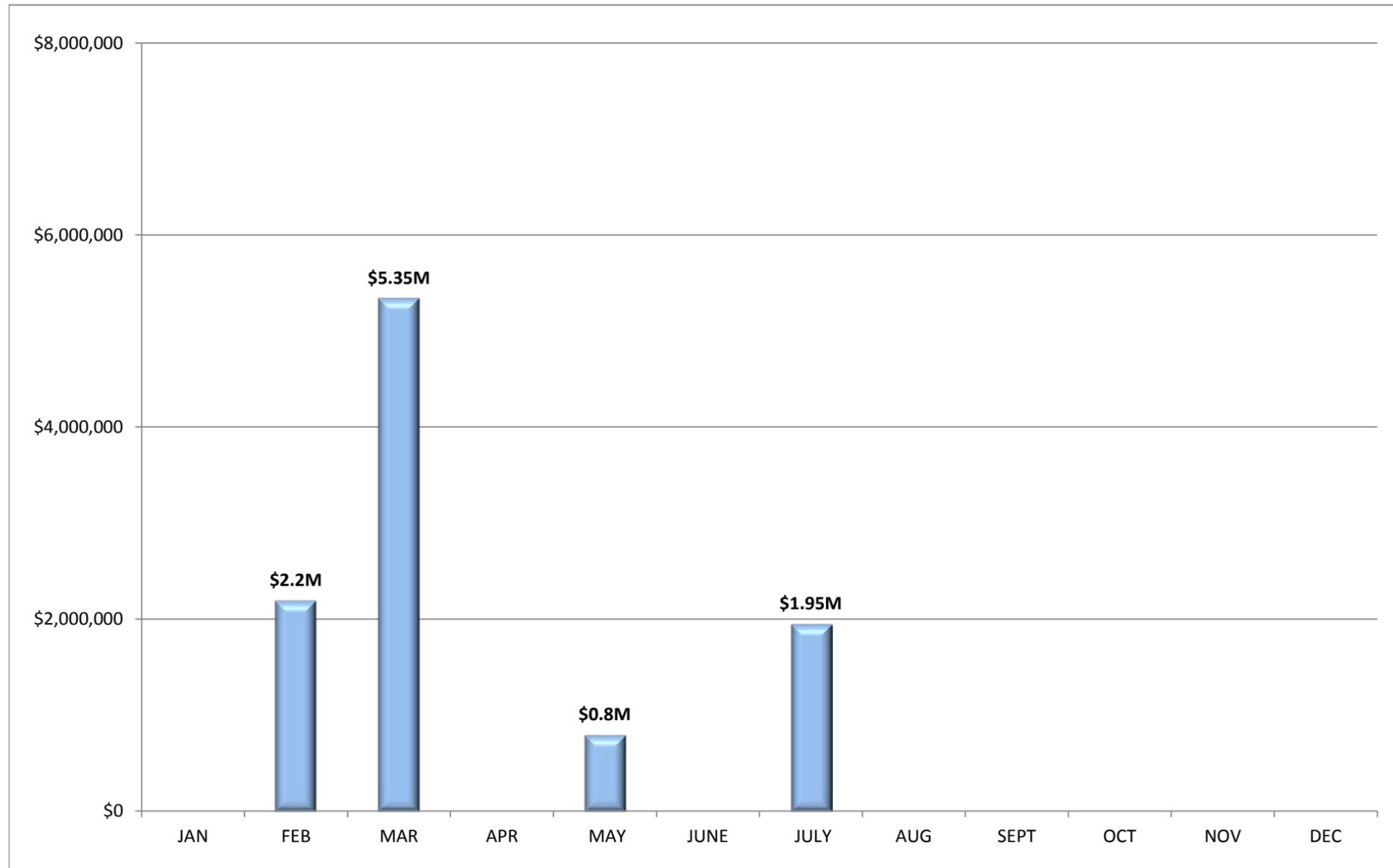
Year to Date - through July of each year			
Year	No. Issued	Change	% Change
2012	277	--	-
2013	246	-31	-11%
2014	159	-87	-35%
2015	193	34	21%
2016	430	237	123%

Town of Windsor Monthly Building Permits Data



### Multi-Family Building Permits COST OF IMPROVEMENTS

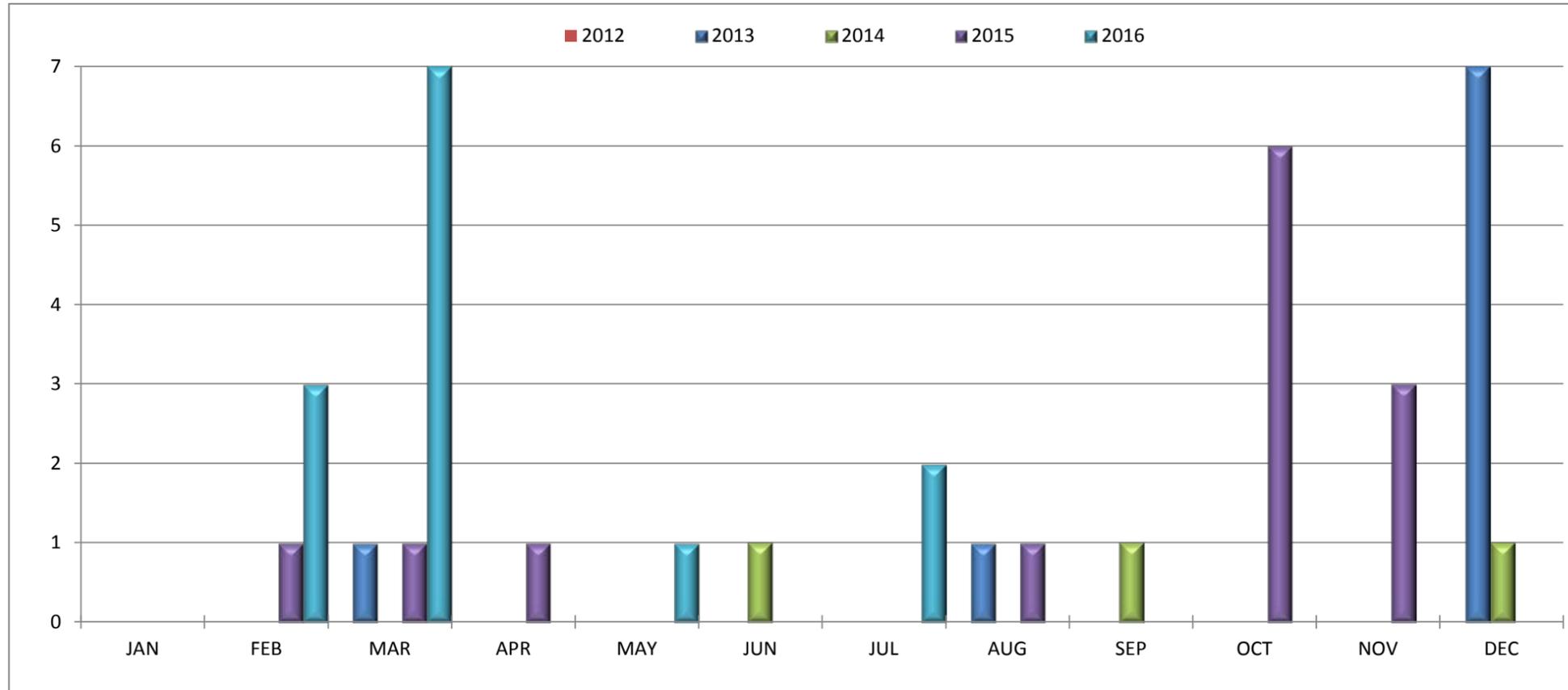
As of July 31, 2016



Town of Windsor Monthly Building Permits Data



### Multi-Family Building Permit Comparison



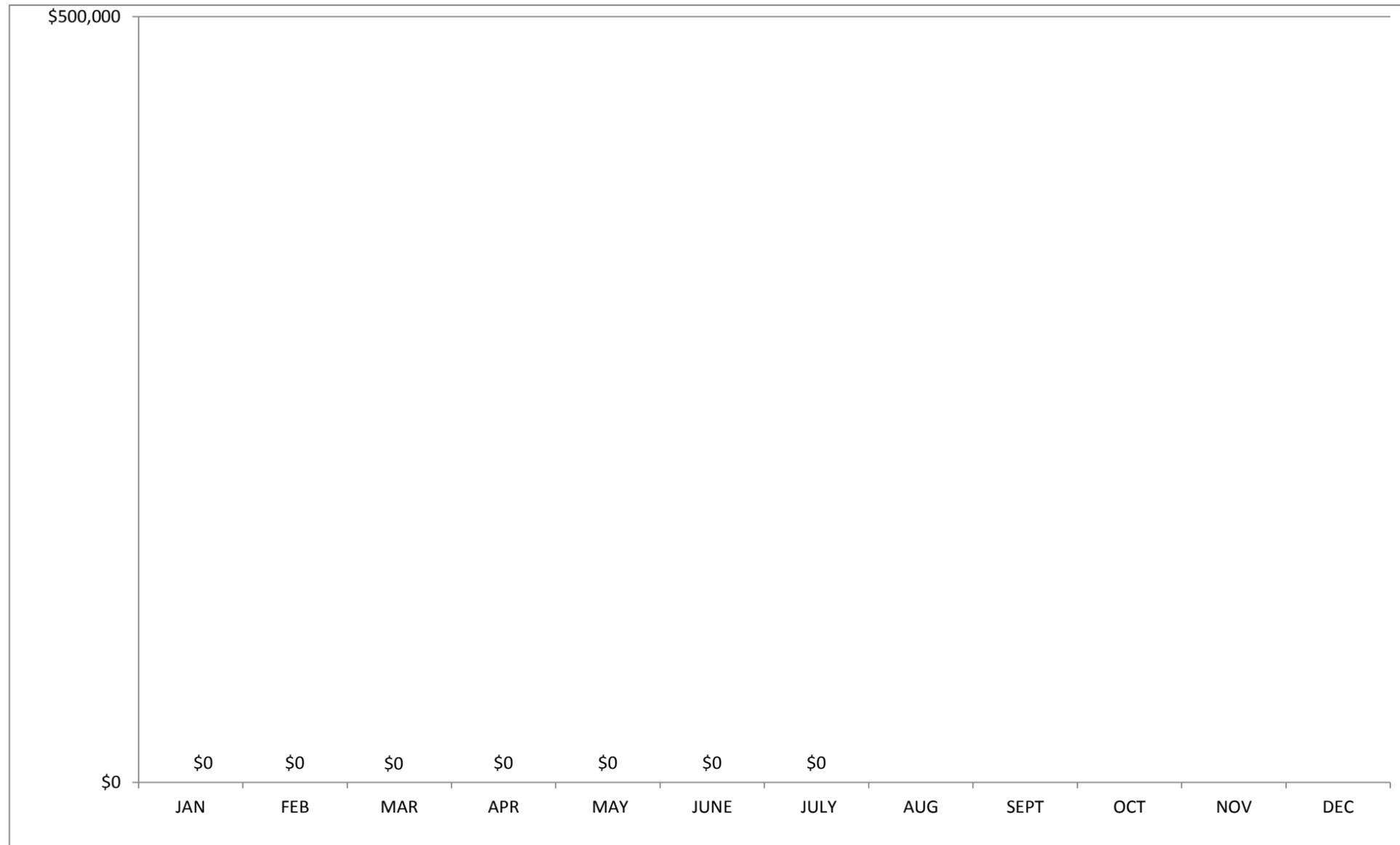
Year to Date - through July of each year			
Year	No. Issued	Change	% Change
2012	0	--	--
2013	1	1	--
2014	1	0	--
2015	3	2	--
2016	13	10	333%

Town of Windsor Monthly Building Permits Data



**Commercial Building Permits**  
*COST OF IMPROVEMENTS*

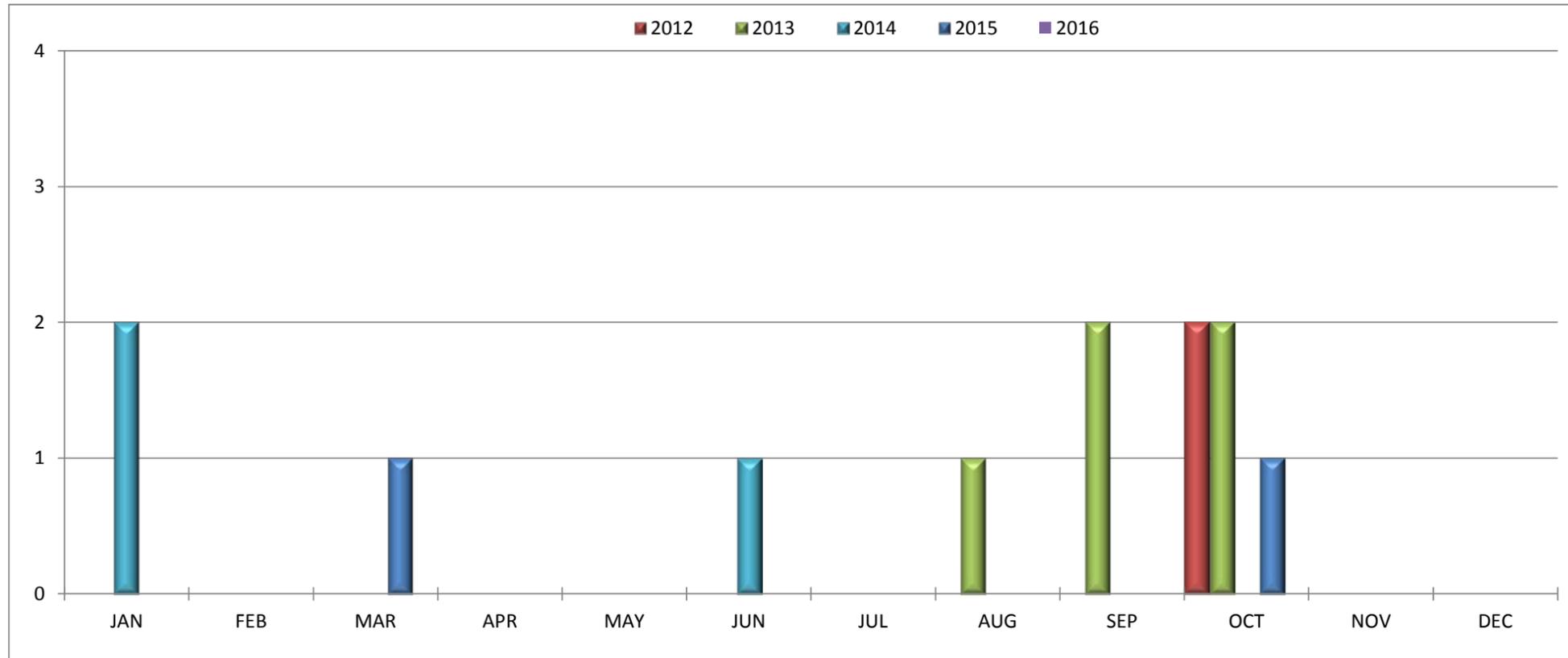
*As of July 31, 2016*



Town of Windsor Monthly Building Permits Data



### Commercial Building Permit Comparison



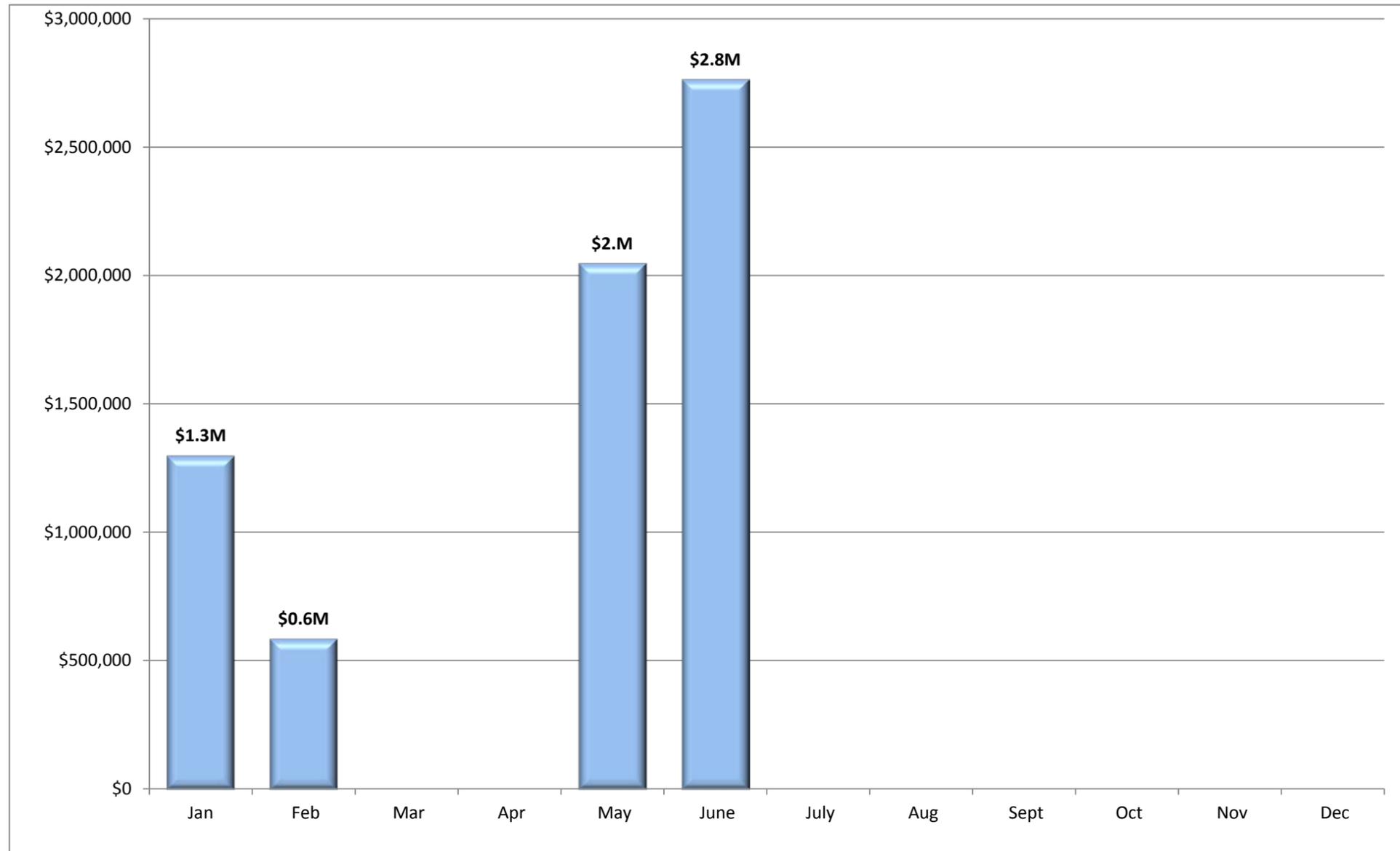
Year to Date - through July of each year			
Year	No. Issued	Change	% Change
2012	0	--	--
2013	0	0	--
2014	3	3	--
2015	1	-2	-67%
2016	0	-1	-100%

Town of Windsor Monthly Building Permits Data



### Industrial Building Permits COST OF IMPROVEMENTS

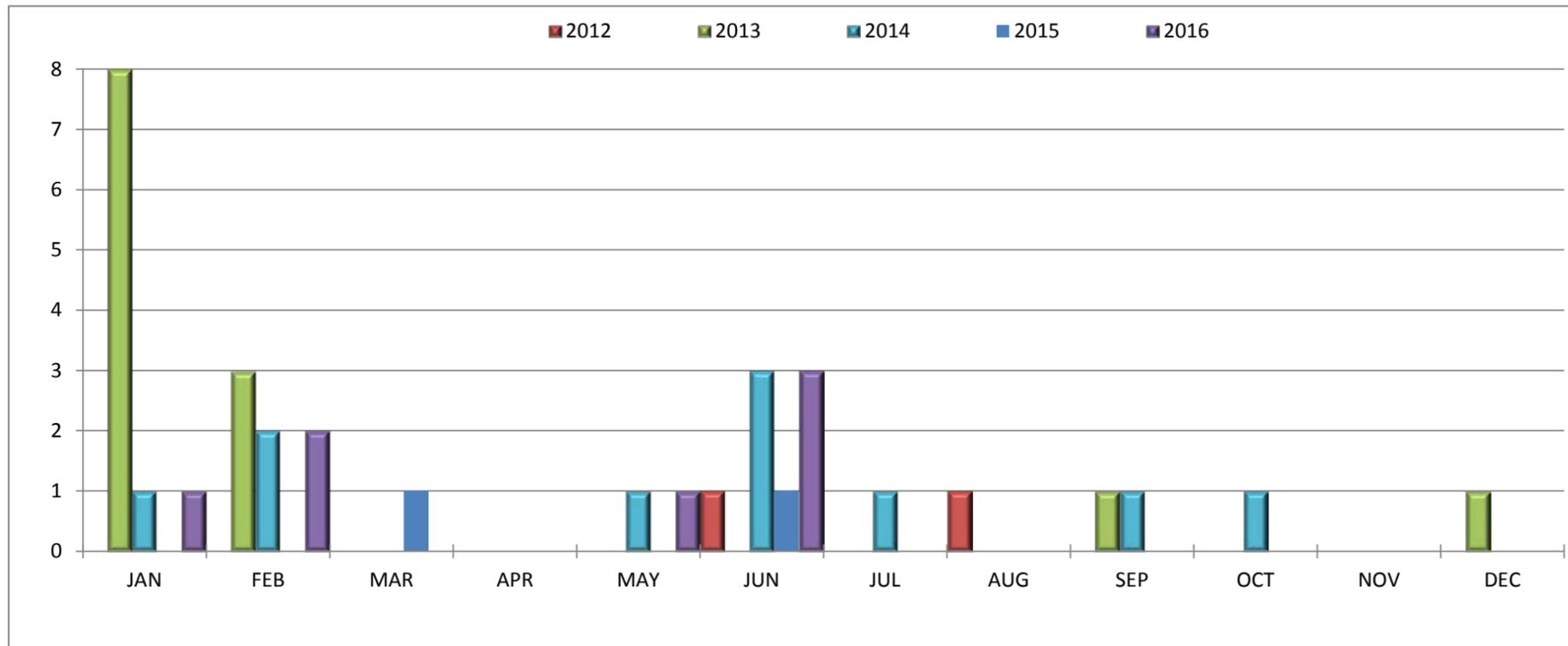
As of July 31, 2016



Town of Windsor Monthly Building Permits Data



### Industrial Building Permit Comparison



Year to Date - through July of each year			
Year	No. Issued	Change	% Change
2012	2	--	--
2013	11	9	--
2014	8	-3	-27%
2015	2	-6	-75%
2016	7	5	250%

Town of Windsor Monthly Building Permits Data