



**Platted Single-Family Lots in the Town of Windsor as of 9/30/16**

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	287		3	3	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		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	379	2	26	26	0	PSD	C	3/10/03
Highland Meadows Golf Course (Phases 4, 6, 9 and 11) (south side)	E-2	179	145	1	34	34	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	357	5	20	20	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	100	8	54	54	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		4	4	0	RE-4	A	8/12/03
Ranch at Highland Meadows (Steeplechase)	E-1	243	225		18	18	0	TR2J	D	10/25/99
RidgeWest	PUD	115	114		1	1	0	PSD	A	8/29/97
South Hill Subdivision 1st Filing	RMU	34	0		34	0	34	RE-4	A	4/28/08
South Hill Subdivision 2nd Filing	RMU	210	42	42	168	0	168	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	39	1	9	9	0	RE-4	B	7/10/00
Village East	SF-1	191	191		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	576	5	93	93	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	12	1		11	11	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	79	13	162	162	0	RE-4	A	3/13/2015
<b>Totals</b>		<b>5,576</b>	<b>3,549</b>	<b>77</b>	<b>2,027</b>	<b>553</b>	<b>1,474</b>			

\* Duplexes are defined as attached single-family

Total issued within each School District		YTD
RE-4 Weld	69	466
PSD Larimer	2	6
TR2J Larimer	6	71

Total Lots By County	
Weld	3,767
Larimer	1,809

Permit Ready Lots By County	
Weld	384
Larimer	169

<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.
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- 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 9/30/16*							
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	485	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 Master Plan	RMU	MP	2,792	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>7,835</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

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**Platted Multi-Family Lots in the Town of Windsor as of 9/30/16**

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		67	67	0	TR2J	C	6/8/15
Highland Meadows Golf Course 12th (Townhomes)	RMU	96	0		96	0	96	TR2J	C	10/26/15
Water Valley South (Lighthouse Pointe) (Townhomes)	RMU	222	64		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	14		2	0	0	RE-4	A	7/13/15
<b>Totals</b>			<b>107</b>	<b>0</b>	<b>486</b>	<b>298</b>	<b>186</b>			

**Town of Windsor Multi-Family Residential Projects Not Yet Platted as of 9/30/16\***

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	236	RE-4	A	4/26/04
<b>Totals</b>			<b>2,447</b>			

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<sup>1</sup> Zoning  
 RMU = Residential Mixed Use

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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	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	38	\$11,100,763	3	4	\$2,099,220	0	\$0	0	\$0	0	\$0
SEPTEMBER	77	\$20,316,372	0	0	\$0	0	\$0	1	\$156,000	1	\$230,998
OCTOBER											
NOVEMBER											
DECEMBER											
<b>TOTAL</b>	<b>545</b>	<b>\$145,025,404</b>	<b>16</b>	<b>44</b>	<b>\$12,400,150</b>	<b>0</b>	<b>\$0</b>	<b>8</b>	<b>\$6,858,045</b>	<b>4</b>	<b>\$590,160</b>

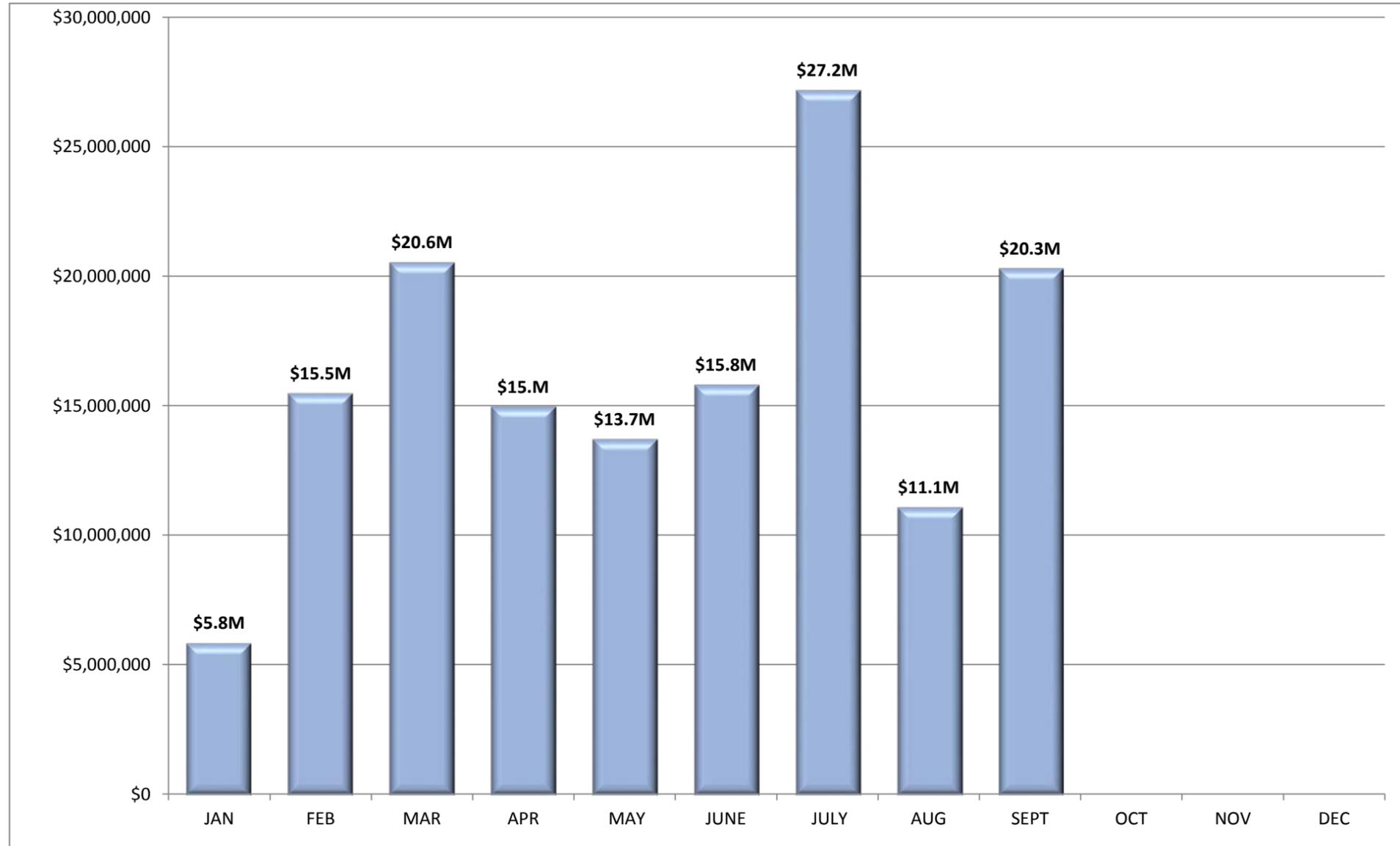
**Feb** 2160 Montauk Ln (2 units)  
 343 14th St (3 units)  
 311 14th St (3 units)  
**Mar** 349 14th St - A & B (2 units)  
 349 14th St - C & D (2 units)  
 339 14th St - A & B (2 units)  
 331 14th St - A & B (2 units)  
 331 14th St - C & D (2 units)  
 2167 Montauk Ln (6 units)  
**May** 2165 Montauk Ln (4 units)  
**July** 2163 Montauk Ln (6 units)  
 6398 Pumpkin Ridge Rd (4 units)  
**Aug** 315 14th St Units E, G, H, I

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



### Single-Family Building Permits COST OF IMPROVEMENTS

As of September 30, 2016

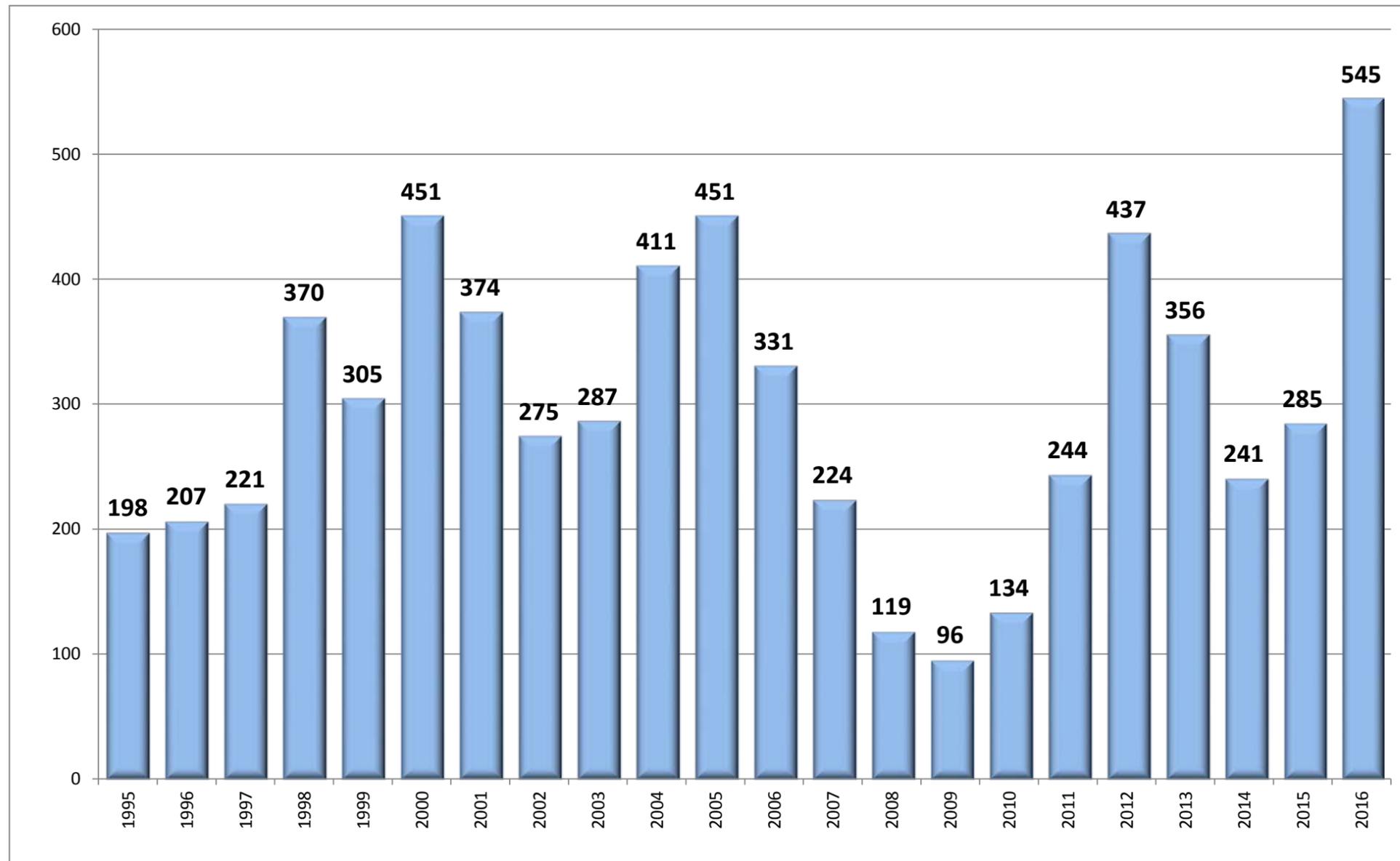


Town of Windsor Monthly Building Permits Data



### Single-Family Building Permits BY YEAR

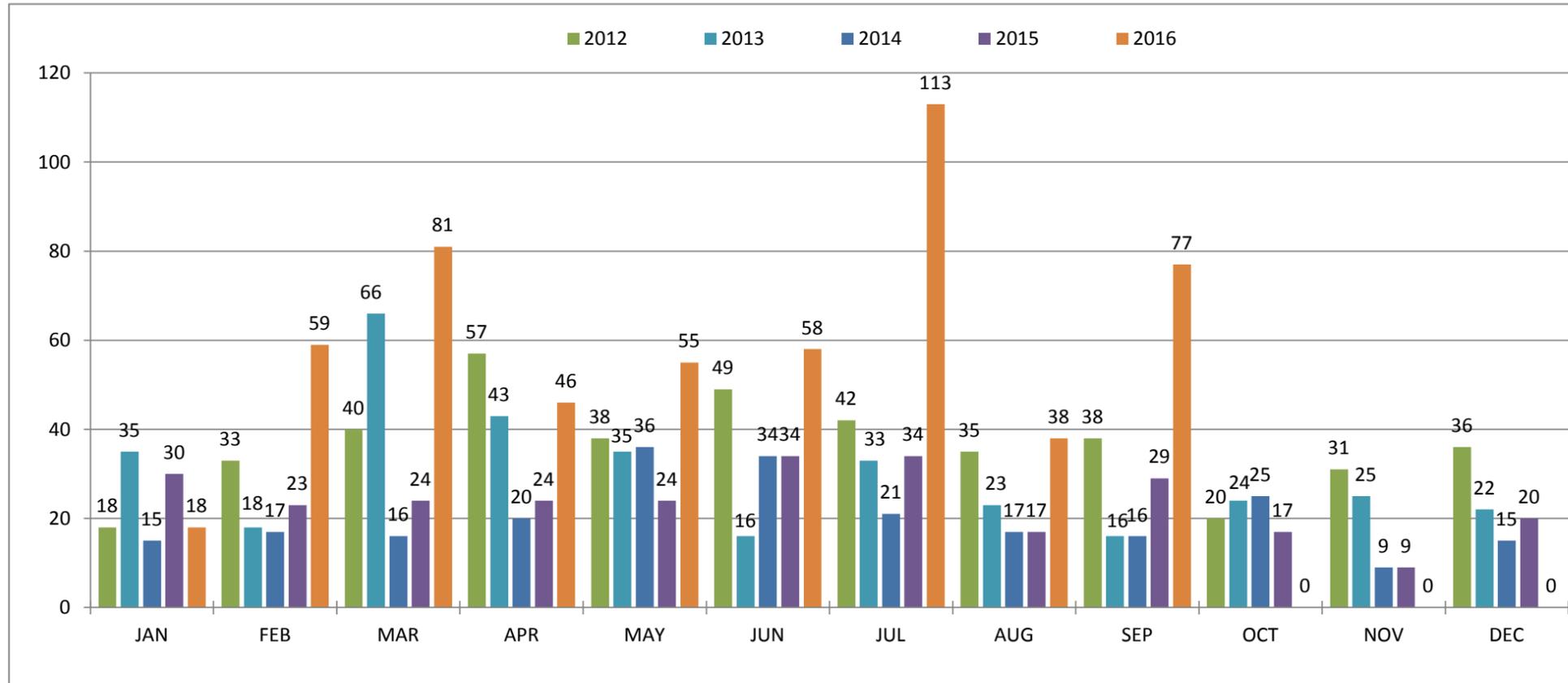
Current Year as of September 30, 2016



Town of Windsor Monthly Building Permits Data



### Single-Family Building Permit Comparison



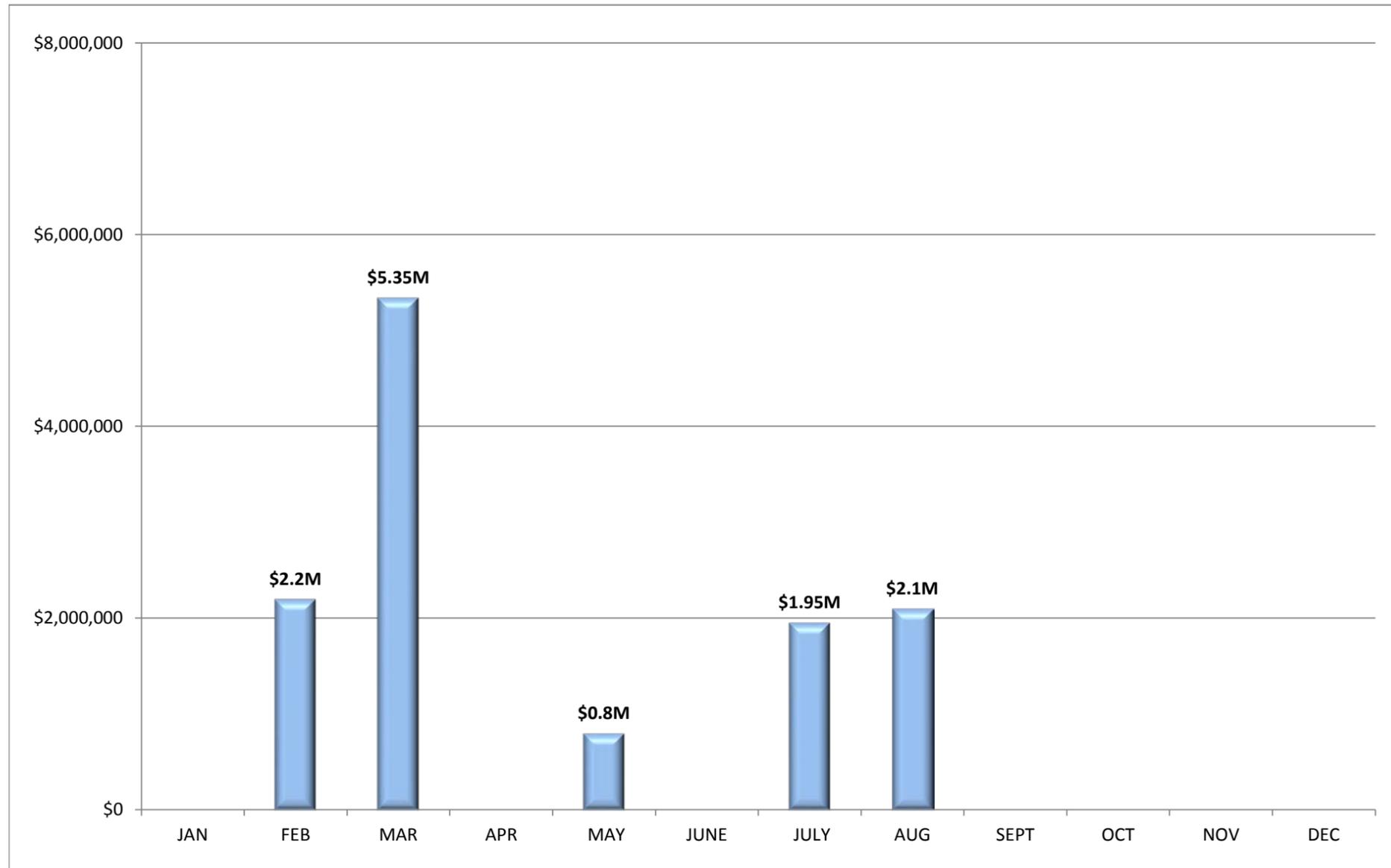
Year to Date - through September of each year			
Year	No. Issued	Change	% Change
2012	350	--	-
2013	285	-65	-19%
2014	192	-93	-33%
2015	239	47	24%
2016	545	306	128%

Town of Windsor Monthly Building Permits Data



### Multi-Family Building Permits COST OF IMPROVEMENTS

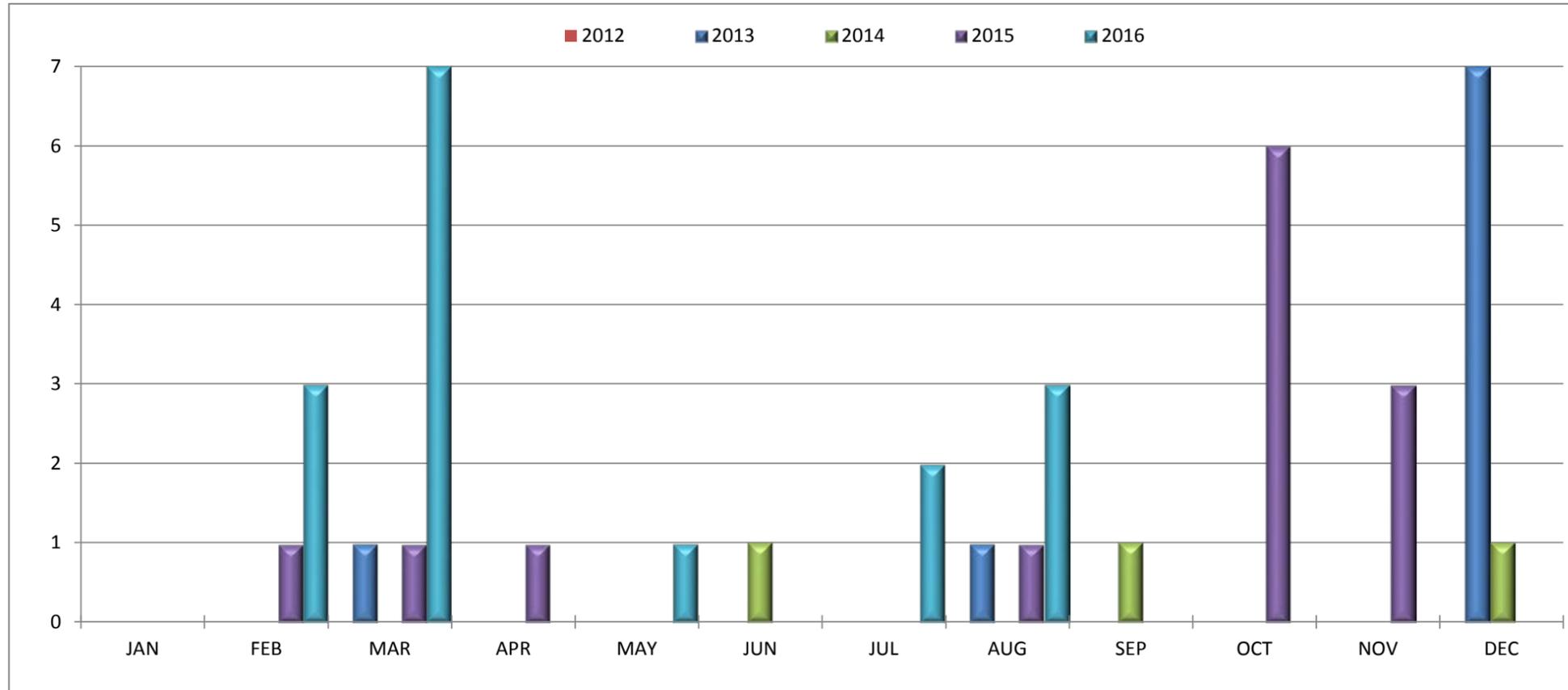
As of September 30, 2016



Town of Windsor Monthly Building Permits Data



### Multi-Family Building Permit Comparison



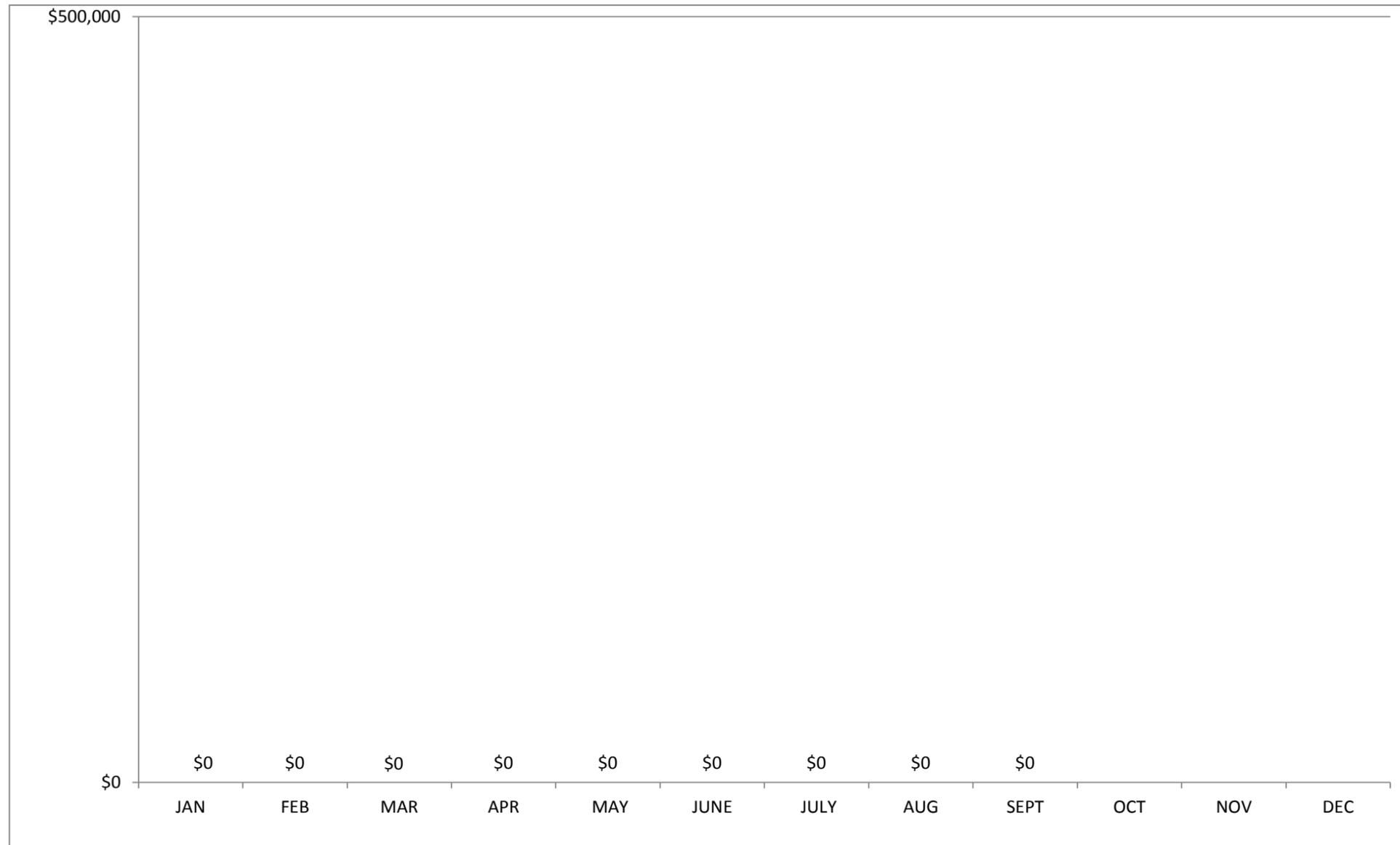
Year to Date - through September of each year			
Year	No. Issued	Change	% Change
2012	0	--	--
2013	2	2	--
2014	2	0	--
2015	10	8	--
2016	16	6	60%

Town of Windsor Monthly Building Permits Data



### Commercial Building Permits COST OF IMPROVEMENTS

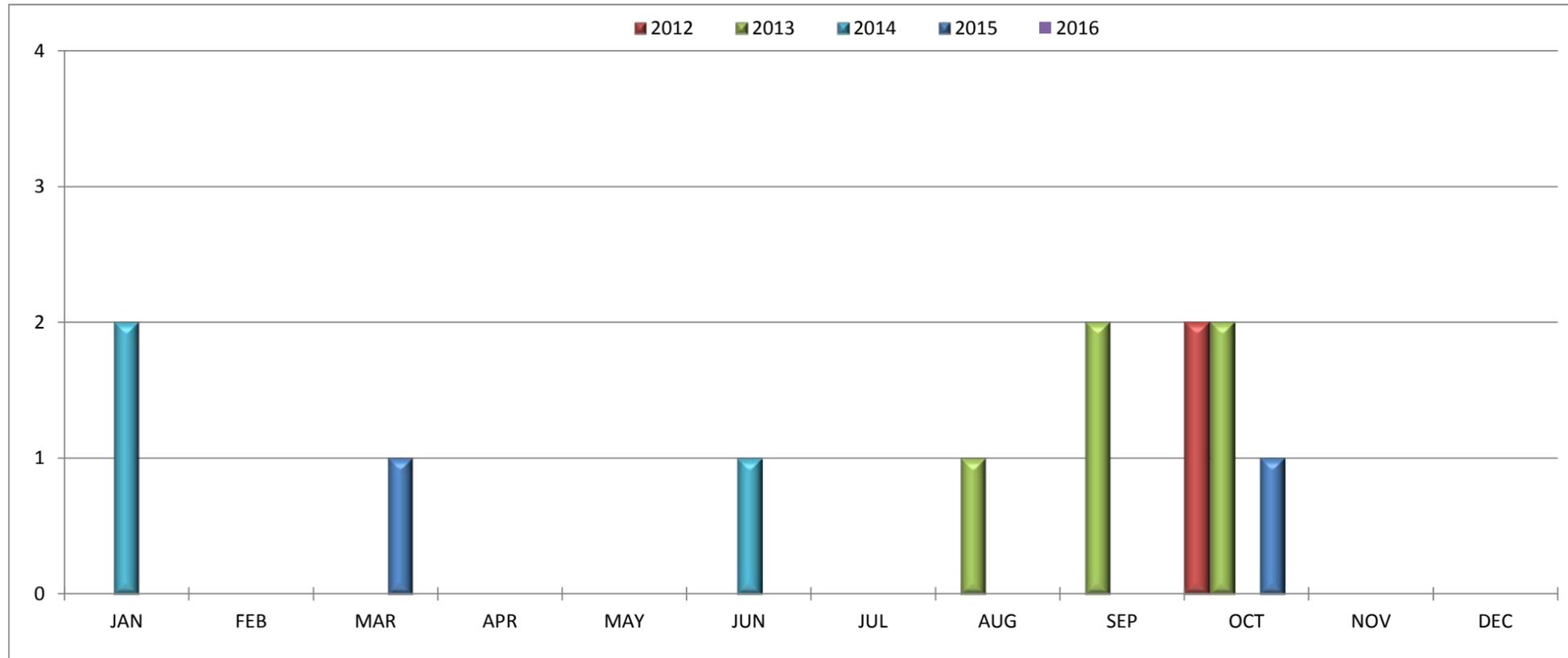
As of September 30, 2016



Town of Windsor Monthly Building Permits Data



### Commercial Building Permit Comparison



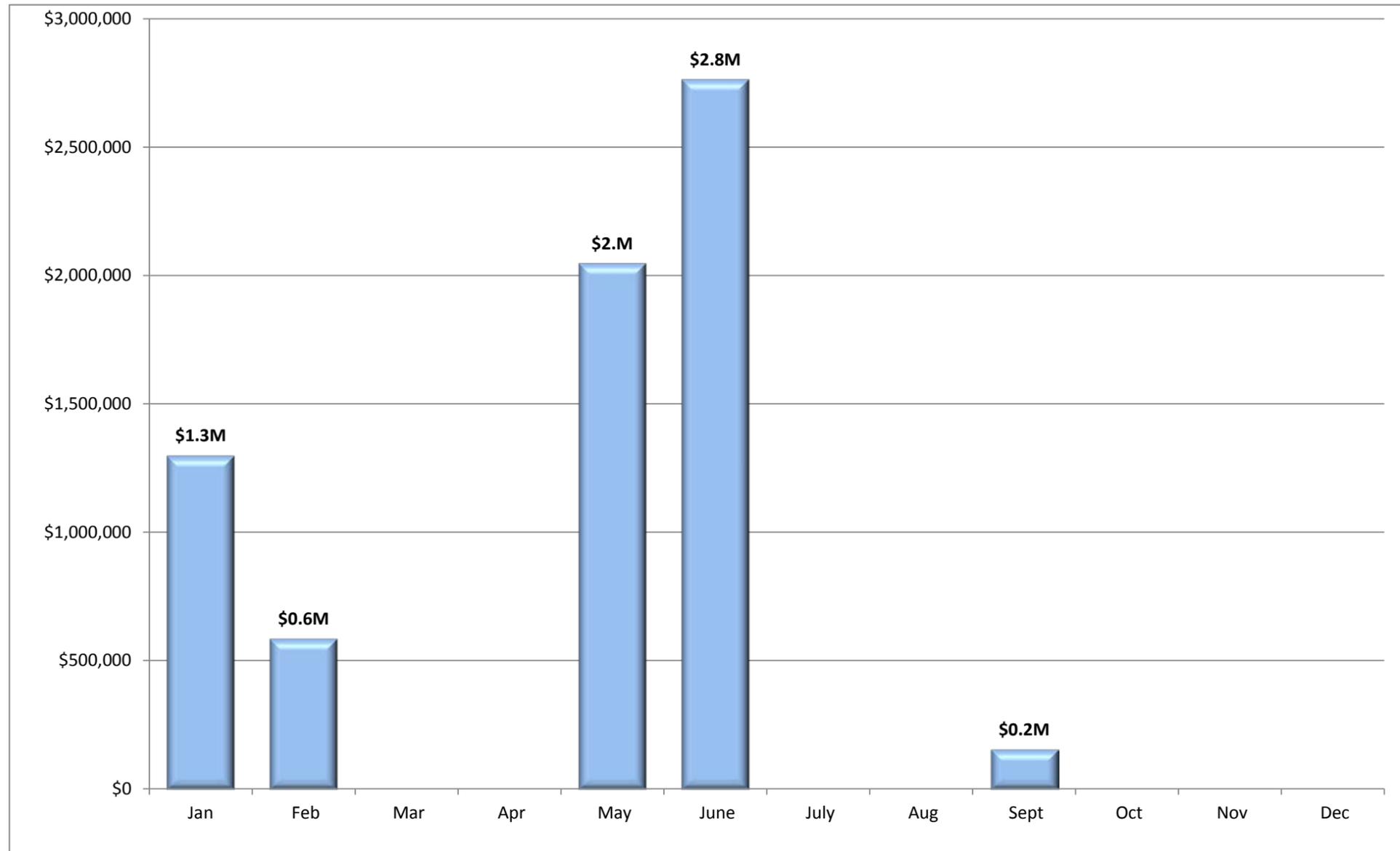
Year to Date - through September of each year			
Year	No. Issued	Change	% Change
2012	2	--	--
2013	5	3	150%
2014	3	-2	-40%
2015	2	-1	-33%
2016	0	-2	-100%

Town of Windsor Monthly Building Permits Data



### Industrial Building Permits COST OF IMPROVEMENTS

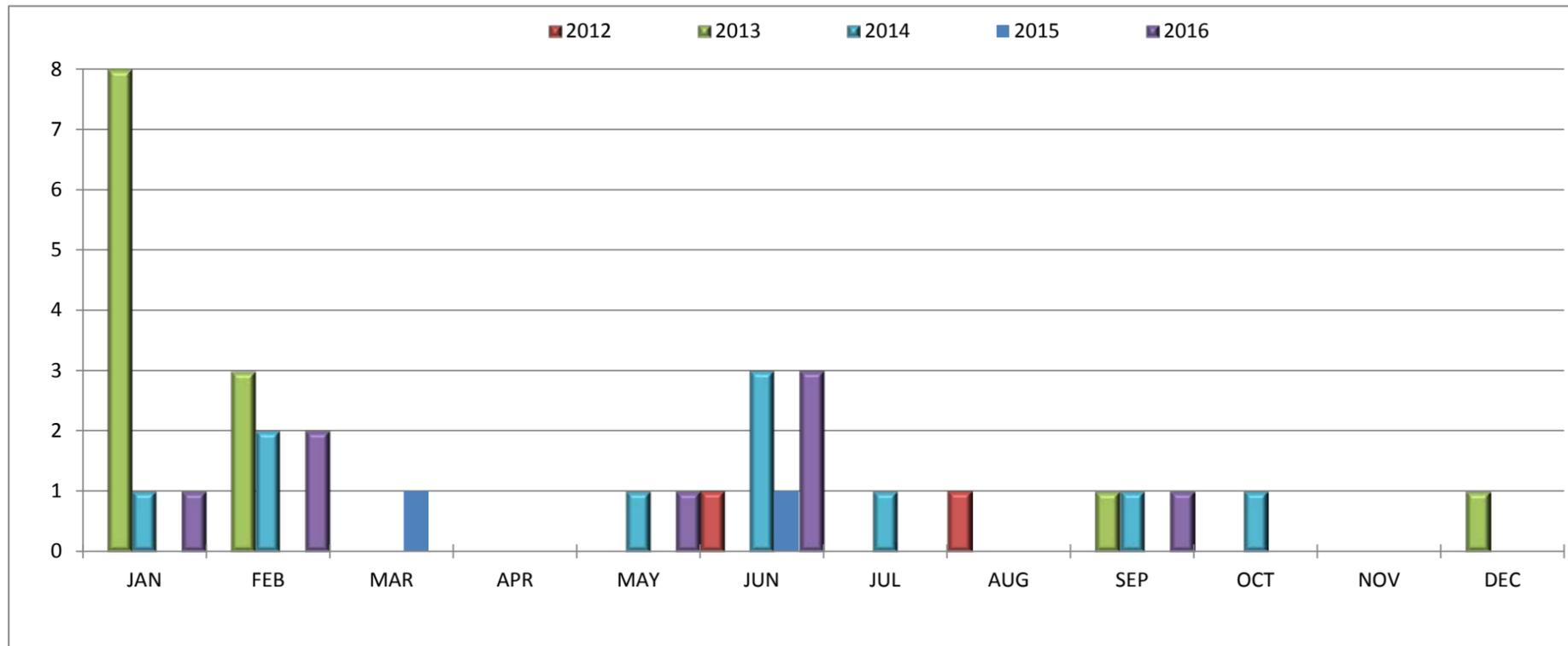
As of September 30, 2016



Town of Windsor Monthly Building Permits Data



### Industrial Building Permit Comparison



Year to Date - through September of each year			
Year	No. Issued	Change	% Change
2012	2	--	--
2013	12	10	--
2014	10	-2	-17%
2015	2	-8	-80%
2016	8	6	300%

Town of Windsor Monthly Building Permits Data