



Platted Single-Family Lots in the Town of Windsor as of 07/31/13

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	21		2	2	0	RE-4	F	5/8/95
2 Bison Ridge	RMU	111	105	1	6	6	0	PSD	E	2/11/02
3 Brunner Farm (New Windsor)	RMU	298	293		5	5	0	RE-4	A	12/18/96
4 Fossil Ridge (Phases 1, 2, 3, 4 & 5) (Belmont Ridge and Highlands Ridge)	E-2	290	242	3	48	48	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	54	9	20	20	0	RE-4	A	5/11/05
7 Highland Meadows 4th Filing	RMU	237	237		0	0	0	PSD	C	5/13/02
8 Highland Meadows Golf Course (Phases 1a, 2, 3, 4, 5, & 11) (north side)	E-2	375	353	2	22	22	0	PSD	C	3/10/03
9 Highland Meadows Golf Course (Phases 4, 6 and 11) (south side)	E-2	97	63	2	34	34	0	TR2J	C	3/10/03
10 Highland Meadows Golf Course (Phase 7) (north side)	E-2	30	0		30	0	30	PSD	C	3/10/03
11 Highland Meadows Golf Course (Phase 7) (south side)	E-2	9	0		9	0	9	TR2J	C	3/10/03
12 Highland Meadows Golf Course (Phases 8, 9, & 10) (south side)	E-2	73	0		73	0	73	TR2J	C	3/10/03
13 Highland Meadows Golf Course 7th Filing	E-2	75	0		75	0	75	TR2J	C	6/25/12
14 Highpointe (Phases 1, 2, 3, & 4)	E-2	377	178	4	199	199	0	TR2J	C	10/24/05
15 Hilltop Estates (Pelican Hills)	E-1	88	75	1	13	13	0	RE-4	B	4/26/99
16 Jacoby Farm 2nd Filing		196	0		196	0	196	RE-4	A	4/14/03
17 North Shores Estates	E-1	45	44		1	1	0	RE-4	B	9/26/94
18 Poudre Heights 2nd Filing (A River Place)	SF-1	164	154	1	10	10	0	RE-4	A	8/12/03
19 Ranch at Highland Meadows (Steeplechase)	E-1	243	209	1	34	34	0	TR2J	D	10/25/99
20 South Hill Subdivision	RMU	34	0		34	0	34	RE-4	A	4/28/08
21 Trautman 2nd Filing (The Farm at Water Valley)	E-2	39	0		39	0	39	RE-4	A	5/17/06
22 Ventana	E-1	48	33	1	15	15	0	RE-4	B	7/10/00
23 Water Valley 6th Filing	RMU	45	29		16	16	0	RE-4	A	11/2/00
24 Water Valley 8th Filing	RMU	27	21		6	6	0	RE-4	A	6/7/01
25 Water Valley Hillside	RMU	41	28		13	13	0	RE-4	A	1/7/05
26 Water Valley South 1st Filing (Single-family)	RMU	450	263	8	187	187	0	RE-4	A	5/6/04
27 Water Valley South 4th Filing (Marina Doce)	RMU	12	4		8	8	0	RE-4	A	3/24/06
28 Water Valley South 7th Filing (Marina Plaza)	RMU	42	0		42	0	42	RE-4	A	4/28/08
29 Water Valley South 7th Filing (Marina Plaza) (Duplexes)*	RMU	4	0		4	0	4	RE-4	A	4/28/08
30 Water Valley South 8th Filing (Good Samaritan Resort Villas) (Duplexes)*	RMU	24	0		24	0	24	RE-4	A	6/9/08
31 Westwood Village 2nd Filing	SF-1	145	140		5	5	0	RE-4	A	12/8/97
32 Windshire Park 1st Filing (Phase 1, 1B, 2, and 3)	RMU	241	241		0	0	0	RE-4	A	5/9/05
33 Windshire Park 3rd Filing (Phase 1, 2, and 3)	RMU	290	0		290	0	290	RE-4	A	11/26/12
34 Winter Farm 1st Filing (Peakview Estates)	SF-1	317	317		0	0	0	RE-4	A	3/10/04
Totals		5,072	3,104	33	1,968	644	1,324			

* Duplexes are defined as attached single-family

Total issued within each School District		
School District		YTD
RE-4 Weld	20	99
PSD Larimer	3	20
TR2J Larimer	10	127

Total Lots By County	
County	Lots
Weld	3,155
Larimer	1,917

Permit Ready Lots By County	
County	Lots
Weld	301
Larimer	343

¹Zoning

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

²School District

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

³Utility Services Index

- A - Town of Windsor Water & Town of Windsor Sewer
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Town of Windsor Single-Family Residential Projects Not Yet Platted as of 07/31/13*

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
10	Rancho Water Valley Master Plan	RMU	MP	52	RE-4	A	3/14/08
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
14	Water Valley South Master Plan (excludes filings 1-8)	RMU	MP	39	RE-4	A	4/26/04
Total				5,377			

* 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

¹Zoning

E-2 = Estate Residential (Sewer)

SF-1 = Single Family Residential

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Platted Multi-Family Lots in the Town of Windsor as of 07/31/13

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	32		190	190	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	0		2	2	0	RE-4	A	11/26/12
Totals		60	0		355	265	90			

Town of Windsor Multi-Family Residential Projects Not Yet Platted as of 07/31/13*

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
6 Highland Meadows Subdivision 11th Filing (Townhomes)	RMU	UR	12	PSD	C	N/A
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	RE-4	A	4/7/05
10 Tacincala Master Plan	RMU	MP	475	RE-4	A	12/18/06
11 Tacincala Master Plan (Collette Farm)	RMU	MP	369	RE-4	A	3/28/11
12 Water Valley South Master Plan	RMU	MP	845	RE-4	A	4/26/04
Totals			3,068			

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**TOWN OF WINDSOR
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	35	\$10,058,640	0	0	\$0	0	\$0	8	\$996,400	0	\$0
FEBRUARY	18	\$5,075,722	0	0	\$0	0	\$0	3	\$735,183	0	\$0
MARCH	66	\$19,076,565	1	4	\$794,906	0	\$0	0	\$0	0	\$0
APRIL	43	\$12,581,456	0	0	\$0	0	\$0	0	\$0	0	\$0
MAY	35	\$12,924,046	0	0	\$0	0	\$0	0	\$0	0	\$0
JUNE	16	\$4,610,722	0	0	\$0	0	\$0	0	\$0	0	\$0
JULY	33	\$10,688,345	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
TOTAL	246	\$75,015,496	1	4	\$794,906	0	\$0	11	\$1,731,583	0	\$0

Mar 2174 Cape Hatteras

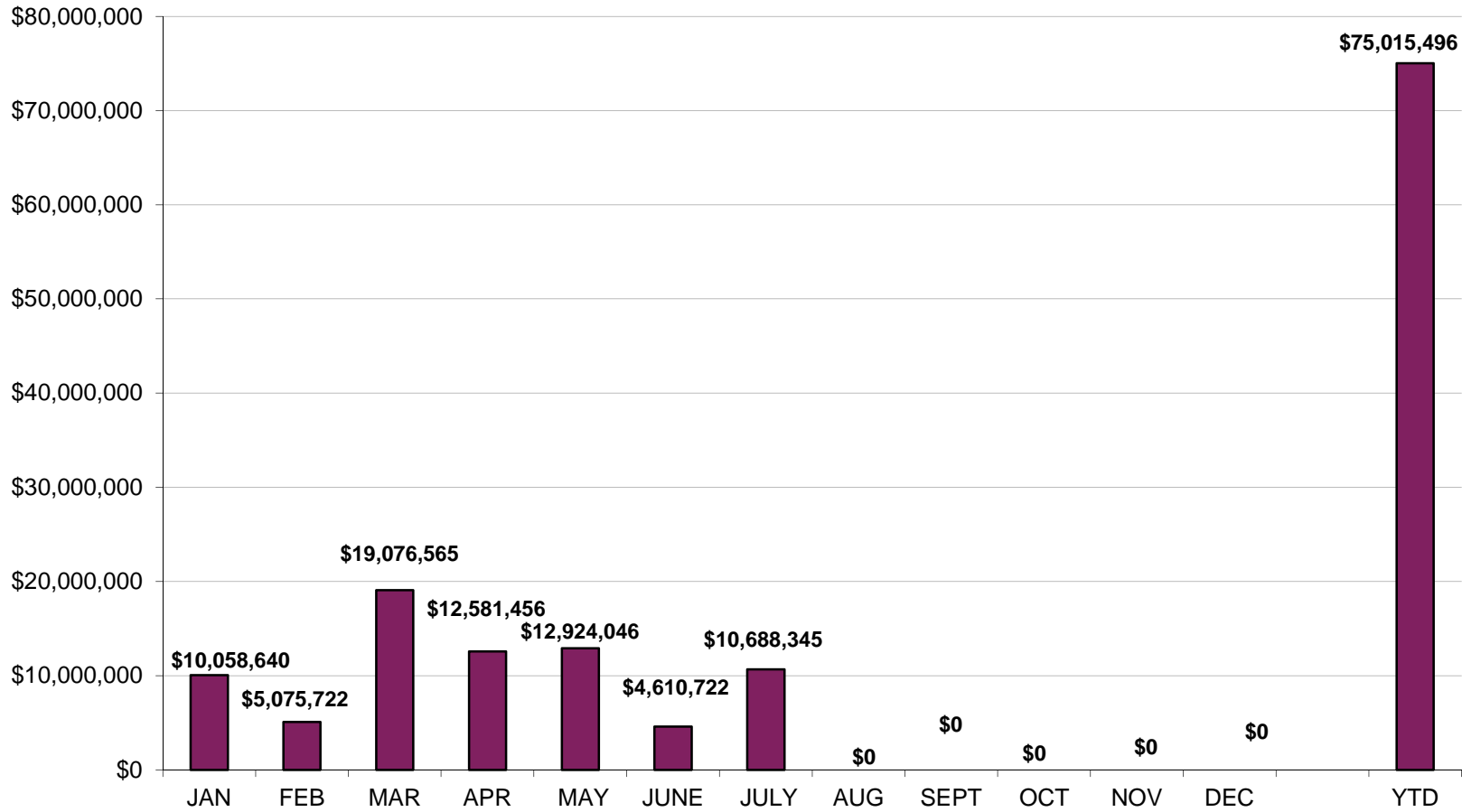
Jan Halliburton (GWIP) - 2
 Crossroads Self Storage - 6
 Feb Crossroads Self Storage
 Guardian Self Storage
 Blue Water Resources



Single-Family Building Permits

COST OF IMPROVEMENTS

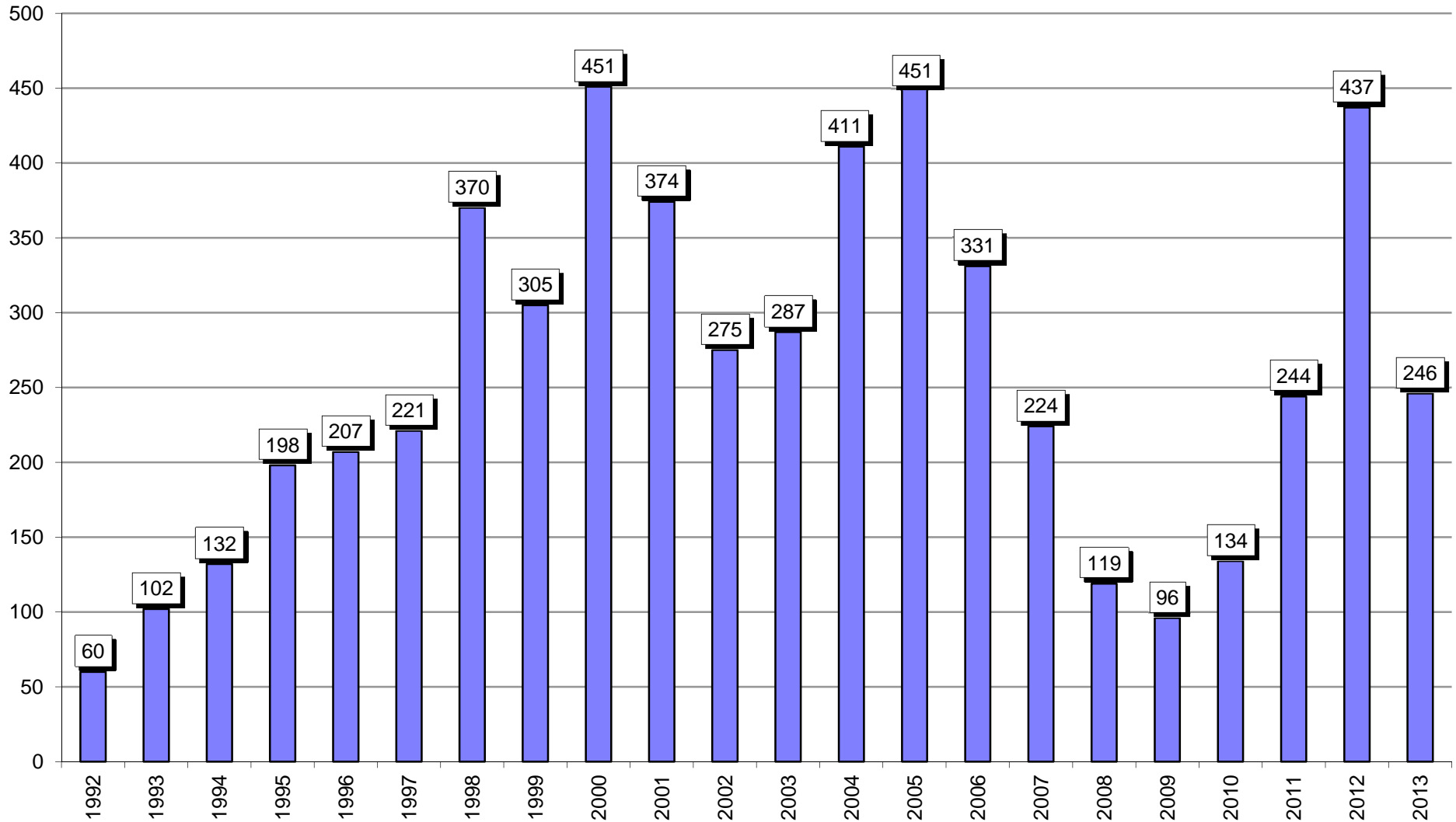
As of July 31, 2013





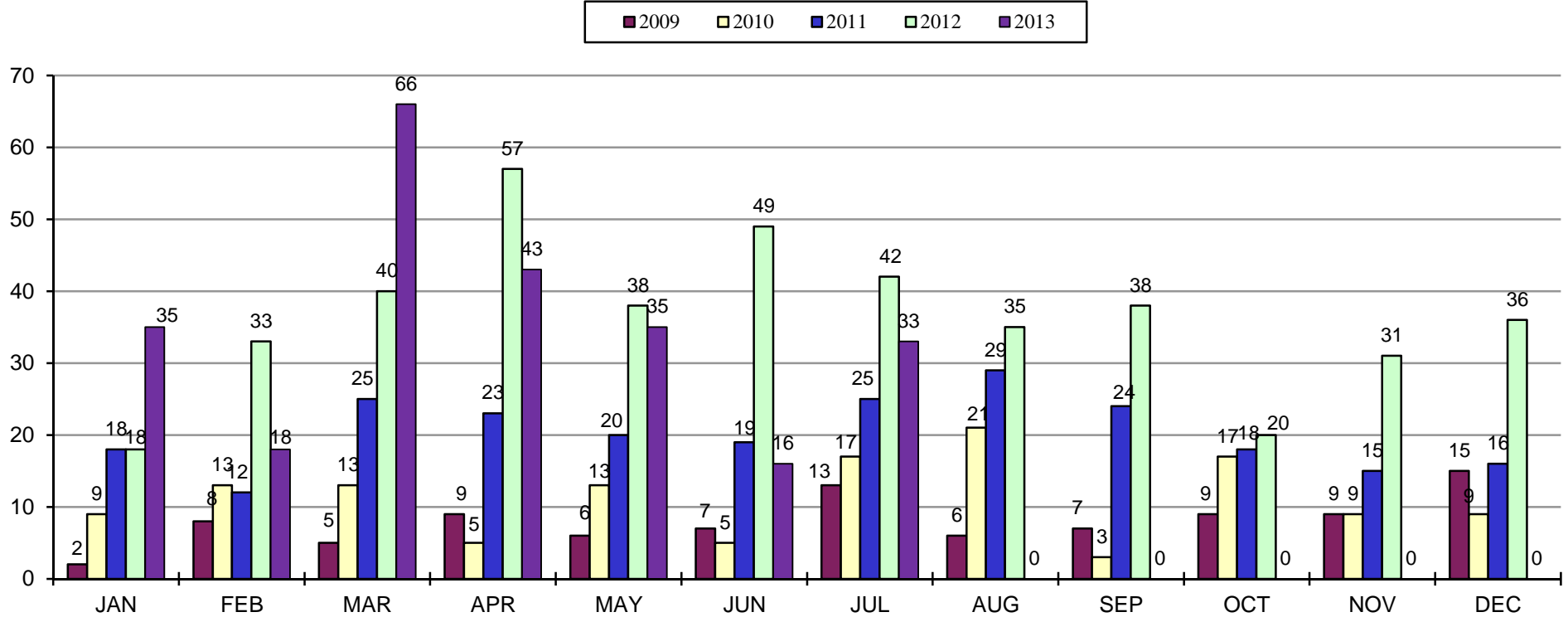
Single-Family Building Permits BY YEAR

Current Year as of July 31, 2013





Single-Family Building Permit Comparison



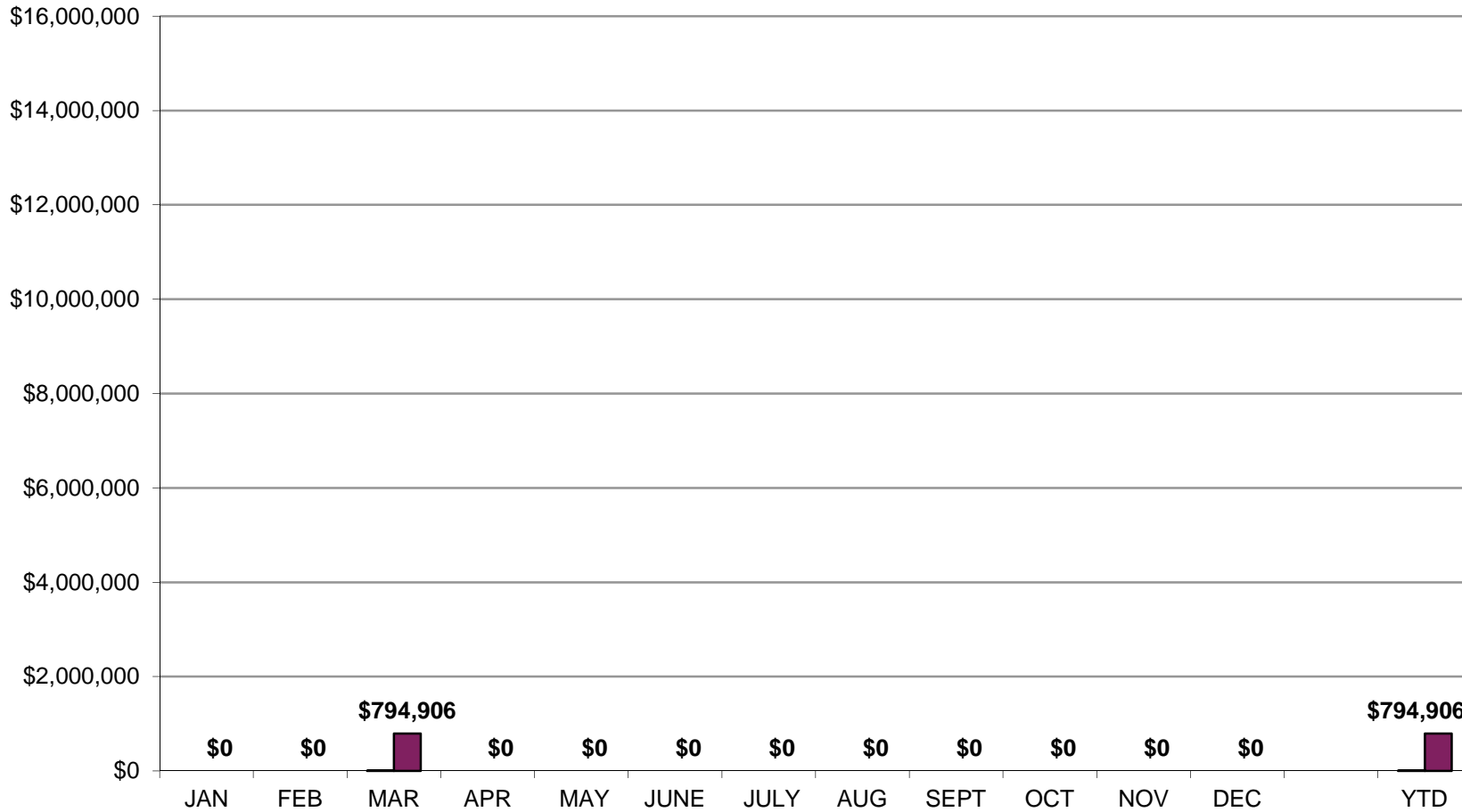
Year to Date - through July of each year			
Year	No. Issued	Change	% Change
2009	50	--	--
2010	75	25	50%
2011	141	66	88%
2012	277	136	96%
2013	246	-31	-11%



Multi-Family Building Permits

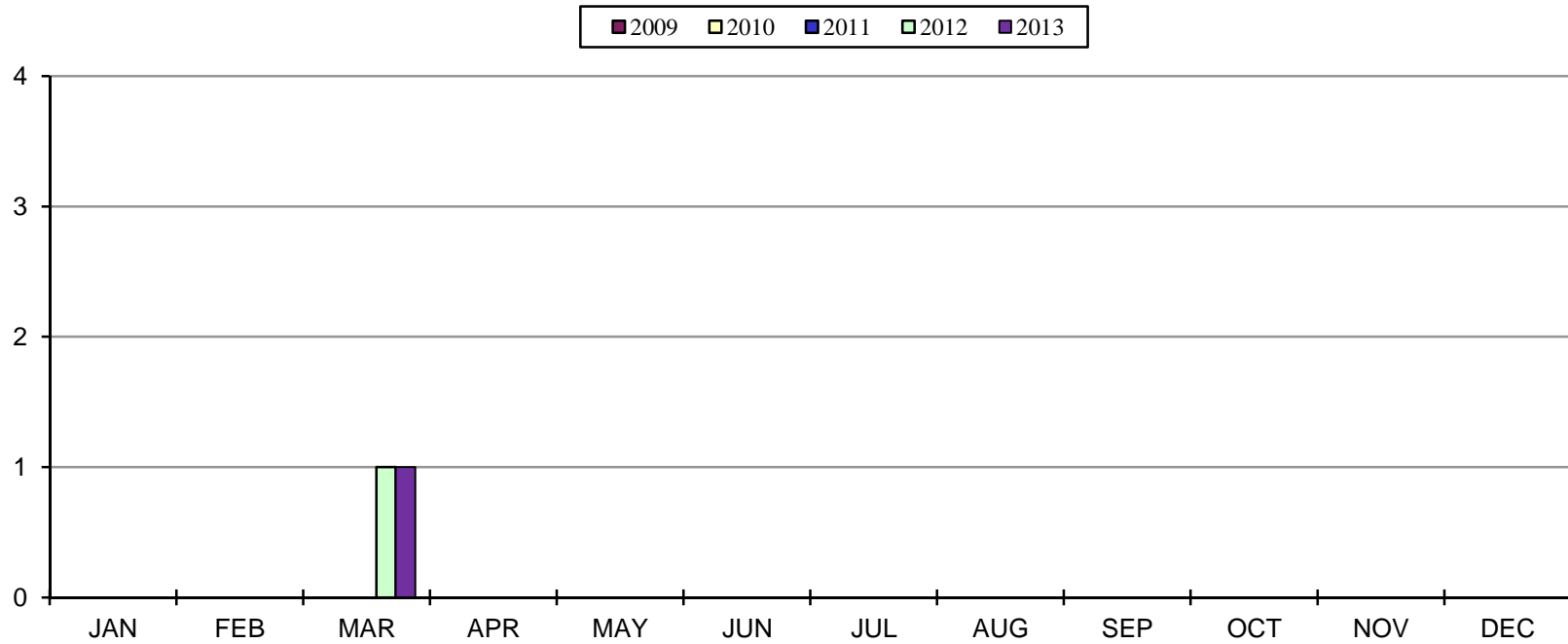
COST OF IMPROVEMENTS

As of July 31, 2013





Multi-Family Building Permit Comparison



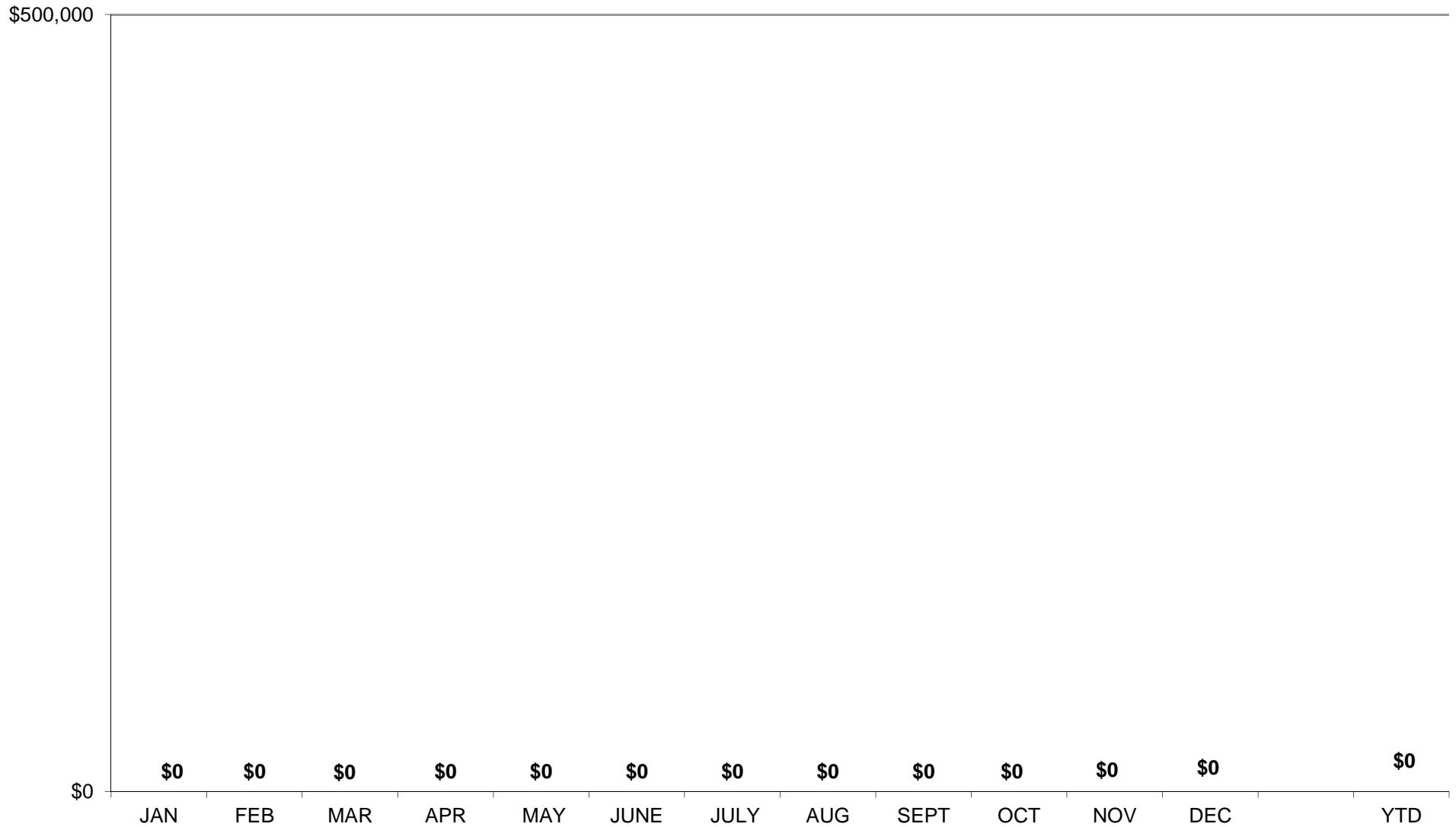
Year to Date - through July of each year			
Year	No. Issued	Change	% Change
2009	0	--	0%
2010	0	0	0%
2011	0	0	0%
2012	1	1	100%
2013	1	0	0%



Commercial Building Permits

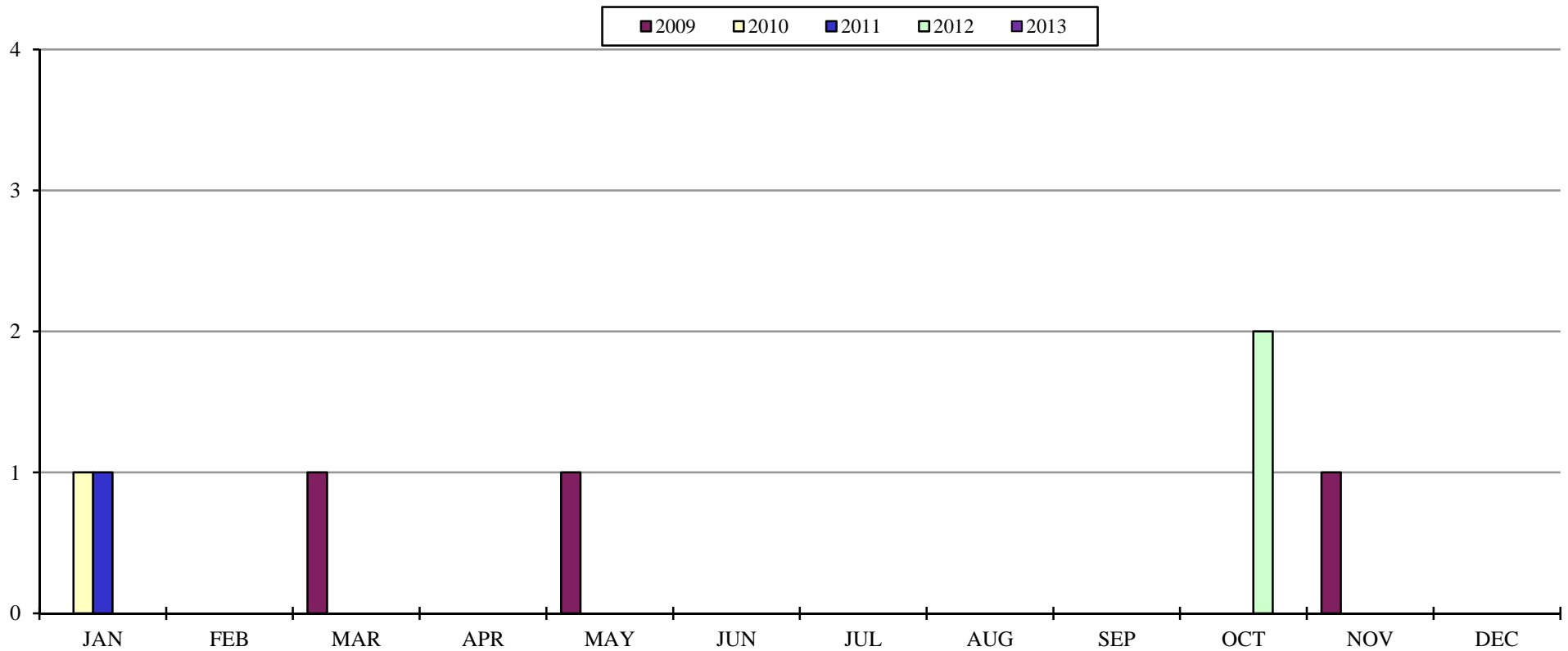
COST OF IMPROVEMENTS

As of July 31, 2013





Commercial Building Permit Comparison



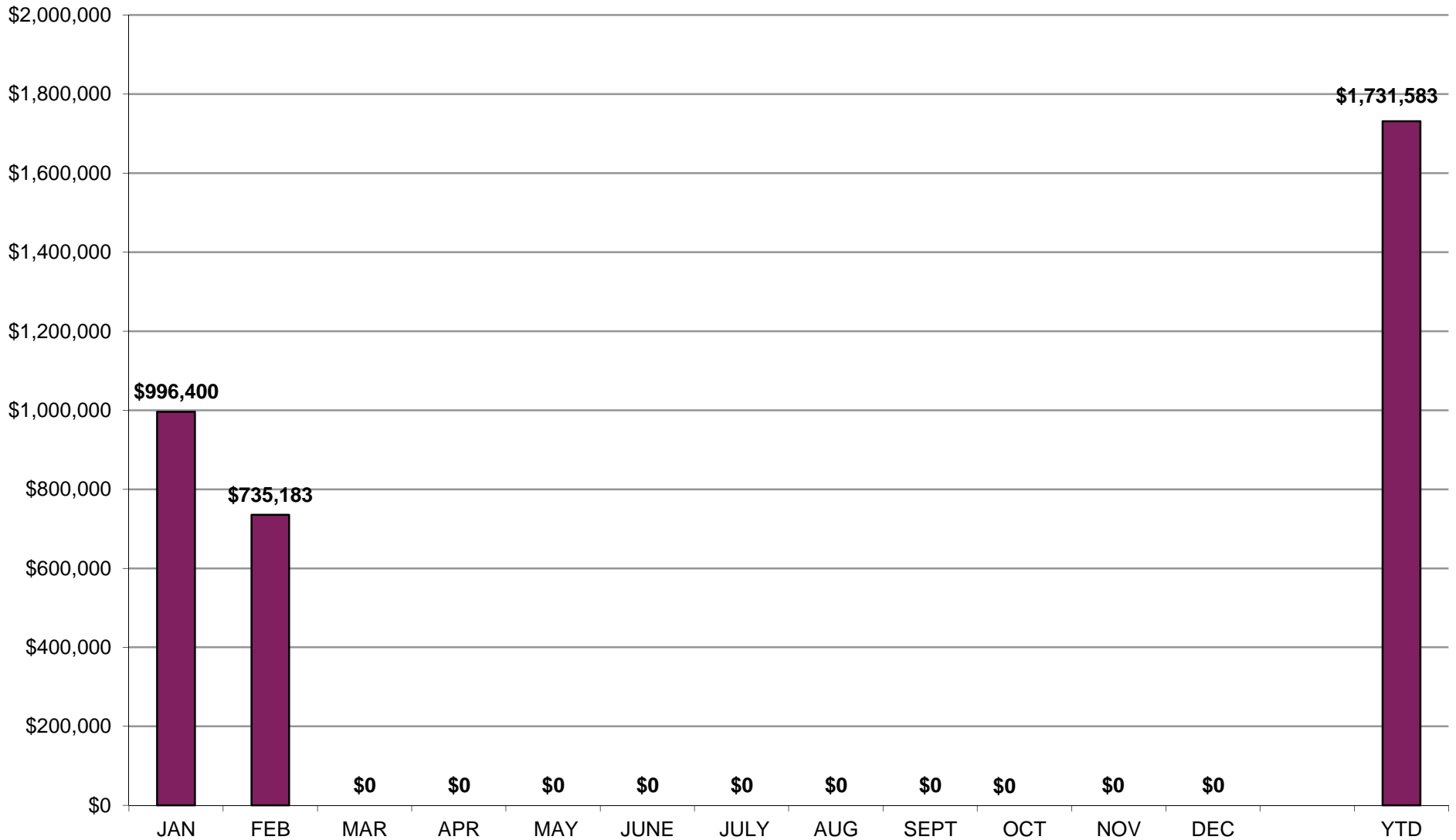
Year to Date - through July of each year			
Year	No. Issued	Change	% Change
2009	0	--	--
2010	1	1	100%
2011	1	0	0%
2012	0	-1	-100%
2013	0	0	0%



Industrial Building Permits

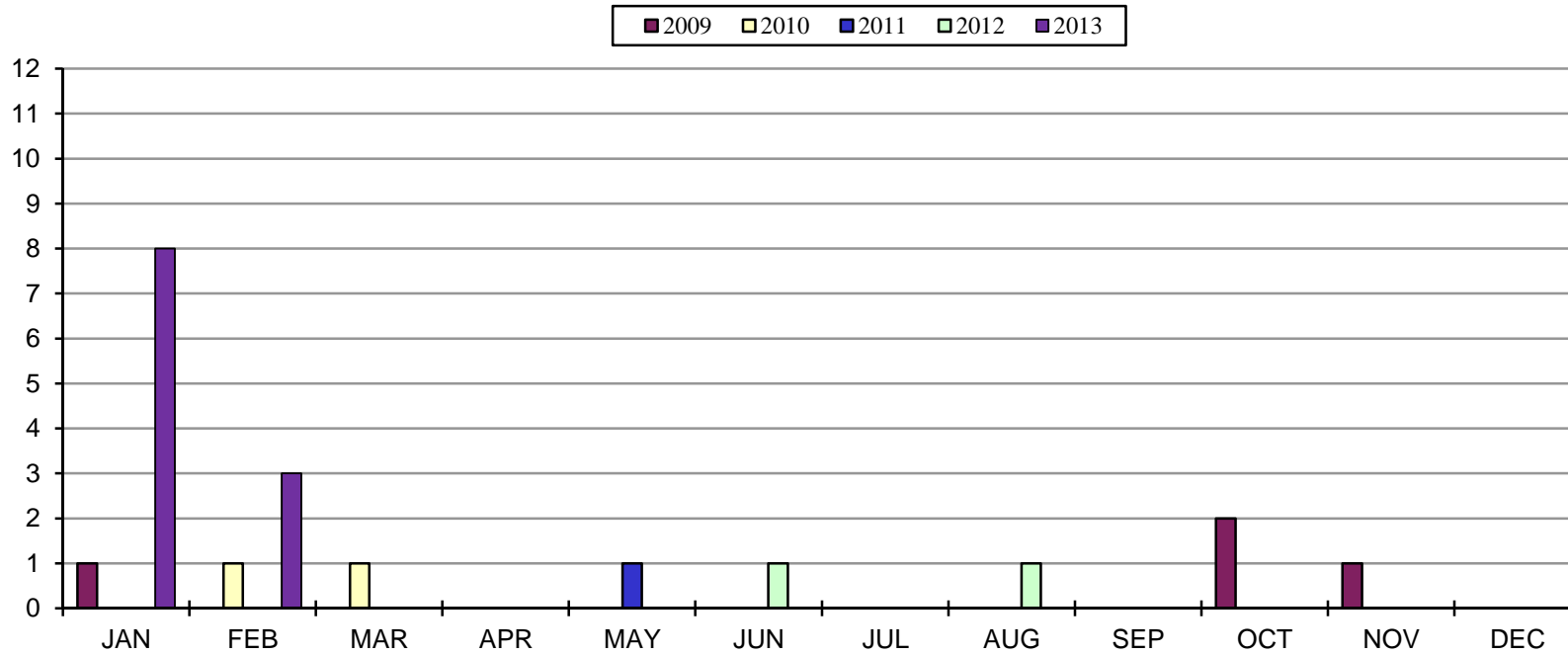
COST OF IMPROVEMENTS

As of July 31, 2013





Industrial Building Permit Comparison



Year to Date - through July of each year			
Year	No. Issued	Change	% Change
2009	1	--	--
2010	2	1	100%
2011	0	-2	-200%
2012	0	0	0%
2013	11	11	1100%