



**Platted Single-Family Lots in the Town of Windsor as of 09/30/13**

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						
1 Alexander Estates	E-1	23	21		2	2	0	RE-4	F	5/8/95
2 Bison Ridge	RMU	111	105		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	253	3	37	37	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	57		17	17	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	357	2	18	18	0	PSD	C	3/10/03
9 Highland Meadows Golf Course (Phases 4, 6 and 11) (south side)	E-2	97	66	1	31	31	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	182	3	195	195	0	TR2J	C	10/24/05
15 Hilltop Estates (Pelican Hills)	E-1	88	75		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 Lake View Addition		1	1	1	0	1	0	RE-4	A	
18 North Shores Estates	E-1	45	44		1	1	0	RE-4	B	9/26/94
19 Poudre Heights 2nd Filing (A River Place)	SF-1	164	154		10	10	0	RE-4	A	8/12/03
20 Ranch at Highland Meadows (Steeplechase)	E-1	243	211	1	32	32	0	TR2J	D	10/25/99
21 South Hill Subdivision	RMU	34	0		34	0	34	RE-4	A	4/28/08
22 Trautman 2nd Filing (The Farm at Water Valley)	E-2	39	0		39	0	39	RE-4	A	5/17/06
23 Ventana	E-1	48	33		15	15	0	RE-4	B	7/10/00
24 Water Valley 6th Filing	RMU	45	29		16	16	0	RE-4	A	11/2/00
25 Water Valley 8th Filing	RMU	27	21		6	6	0	RE-4	A	6/7/01
26 Water Valley Hillside	RMU	41	32	4	9	9	0	RE-4	A	1/7/05
27 Water Valley South 1st Filing (Single-family)	RMU	450	270	1	180	180	0	RE-4	A	5/6/04
28 Water Valley South 4th Filing (Marina Doce)	RMU	12	4		8	8	0	RE-4	A	3/24/06
29 Water Valley South 7th Filing (Marina Plaza)	RMU	42	0		42	0	42	RE-4	A	4/28/08
30 Water Valley South 7th Filing (Marina Plaza) (Duplexes)*	RMU	4	0		4	0	4	RE-4	A	4/28/08
31 Water Valley South 8th Filing (Good Samaritan Resort Villas) (Duplexes)*	RMU	24	0		24	0	24	RE-4	A	6/9/08
32 Westwood Village 2nd Filing	SF-1	145	140		5	5	0	RE-4	A	12/8/97
33 Windshire Park 1st Filing (Phase 1, 1B, 2, and 3)	RMU	241	241		0	0	0	RE-4	A	5/9/05
34 Windshire Park 3rd Filing (Phase 1, 2, and 3)	RMU	290	0		290	0	290	RE-4	A	11/26/12
35 Winter Farm 1st Filing (Peakview Estates)	SF-1	317	317		0	0	0	RE-4	A	3/10/04
<b>Totals</b>		<b>5,073</b>	<b>3,143</b>	<b>16</b>	<b>1,930</b>	<b>607</b>	<b>1,324</b>			

\* Duplexes are defined as attached single-family

Total issued within each School District		
		YTD
RE-4 Weld	6	115
PSD Larimer	2	24
TR2J Larimer	8	146

Total Lots By County	
Weld	3,156
Larimer	1,917

Permit Ready Lots By County	
Weld	288
Larimer	319

<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



## Town of Windsor Single-Family Residential Projects Not Yet Platted as of 09/30/13\*

### 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
<b>Total</b>				<b>5,377</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

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 09/30/13**

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						
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
<b>Totals</b>		<b>60</b>	<b>0</b>		<b>355</b>	<b>265</b>	<b>90</b>			

**Town of Windsor Multi-Family Residential Projects Not Yet Platted as of 09/30/13\***

SUBDIVISIONS	Zoning <sup>1</sup>	Status	Total Lots	School District <sup>2</sup>	Utility Services <sup>3</sup>	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
<b>Totals</b>			<b>3,068</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



**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	23	\$7,320,270	1	4	\$794,906	1	\$78,200	0	\$0	0	\$0
SEPTEMBER	16	\$5,123,351	0	0	\$0	2	\$775,000	1	\$890,000	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
<b>TOTAL</b>	<b>285</b>	<b>\$87,459,117</b>	<b>2</b>	<b>8</b>	<b>\$1,589,812</b>	<b>3</b>	<b>\$853,200</b>	<b>12</b>	<b>\$2,621,583</b>	<b>0</b>	<b>\$0</b>

Mar 2174 Cape Hatteras  
Aug 2172 Cape Hatteras

Aug Main St Health & Rehab  
Sept 7-Eleven  
7-Eleven

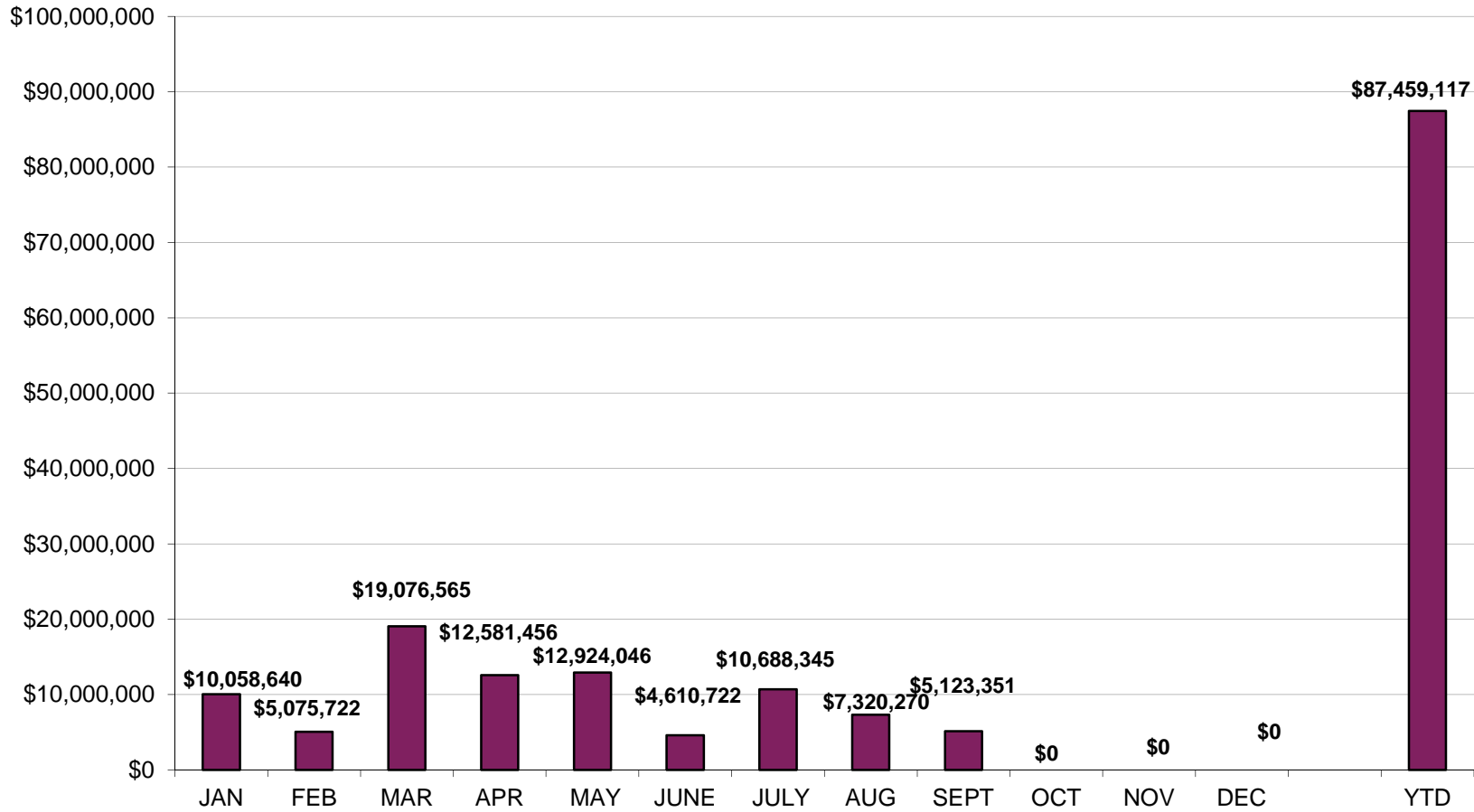
Jan Halliburton (GWIP) - 2  
Crossroads Self Storage - 6  
Feb Crossroads Self Storage  
Guardian Self Storage  
Blue Water Resources  
Sept Moltz Construction



# Single-Family Building Permits

## COST OF IMPROVEMENTS

As of September 30, 2013

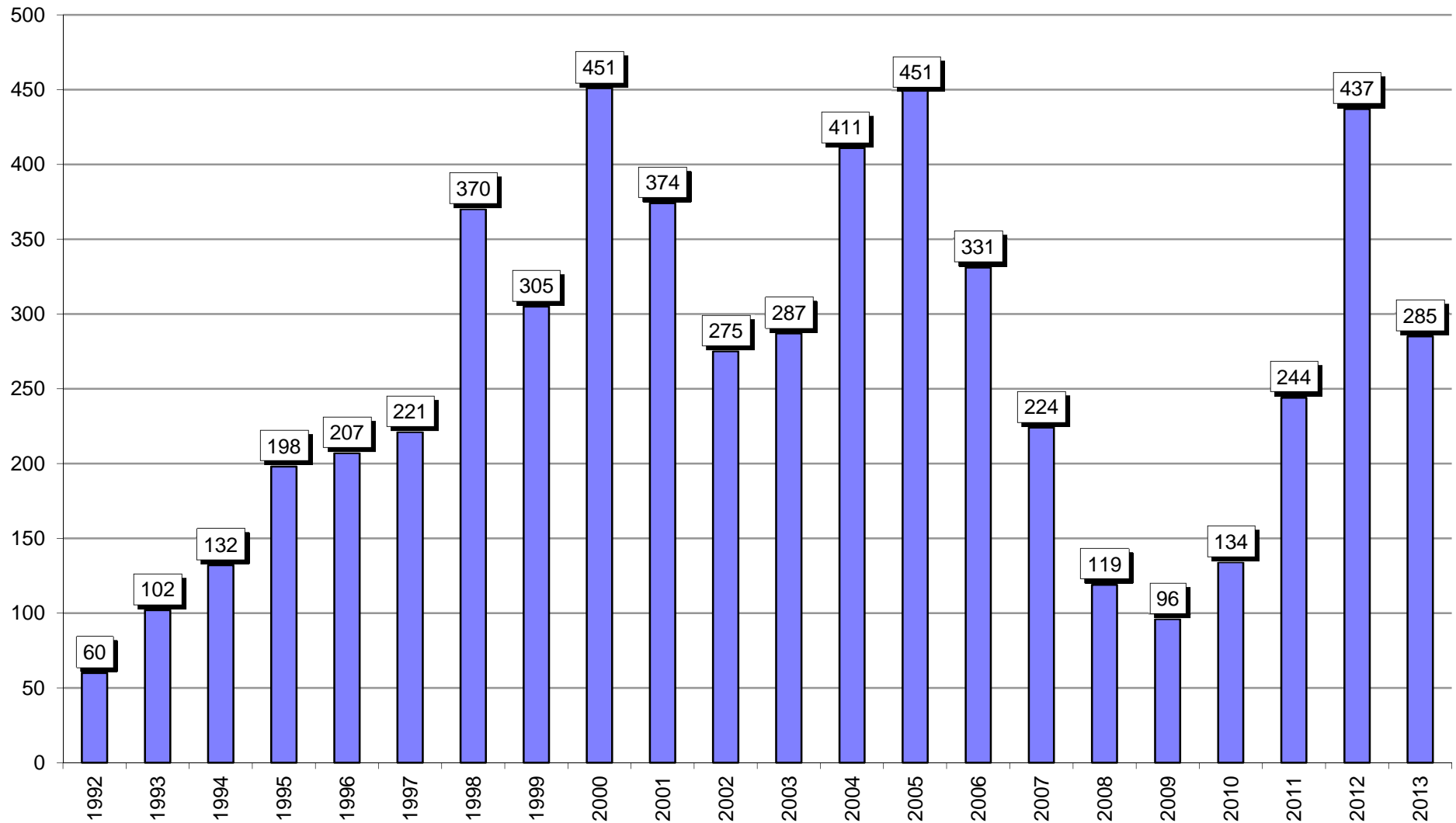




# Single-Family Building Permits

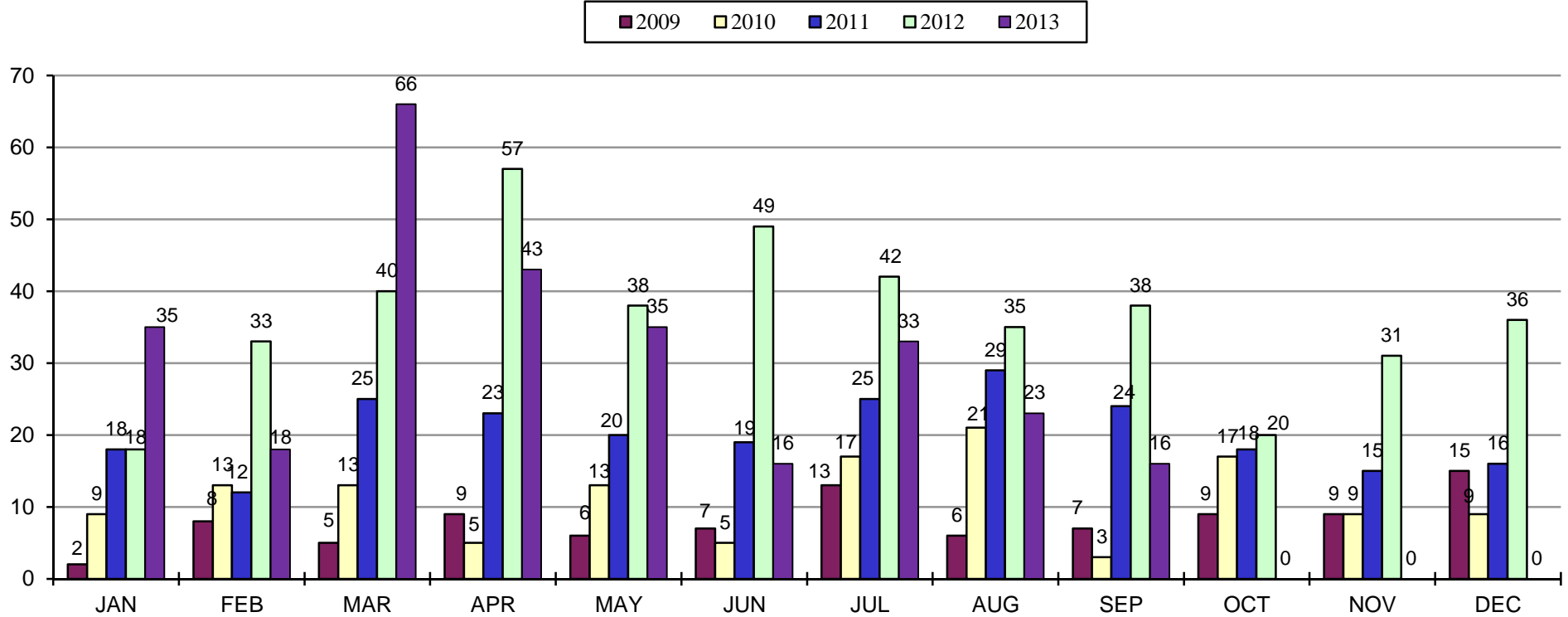
BY YEAR

Current Year as of September 30, 2013





# Single-Family Building Permit Comparison



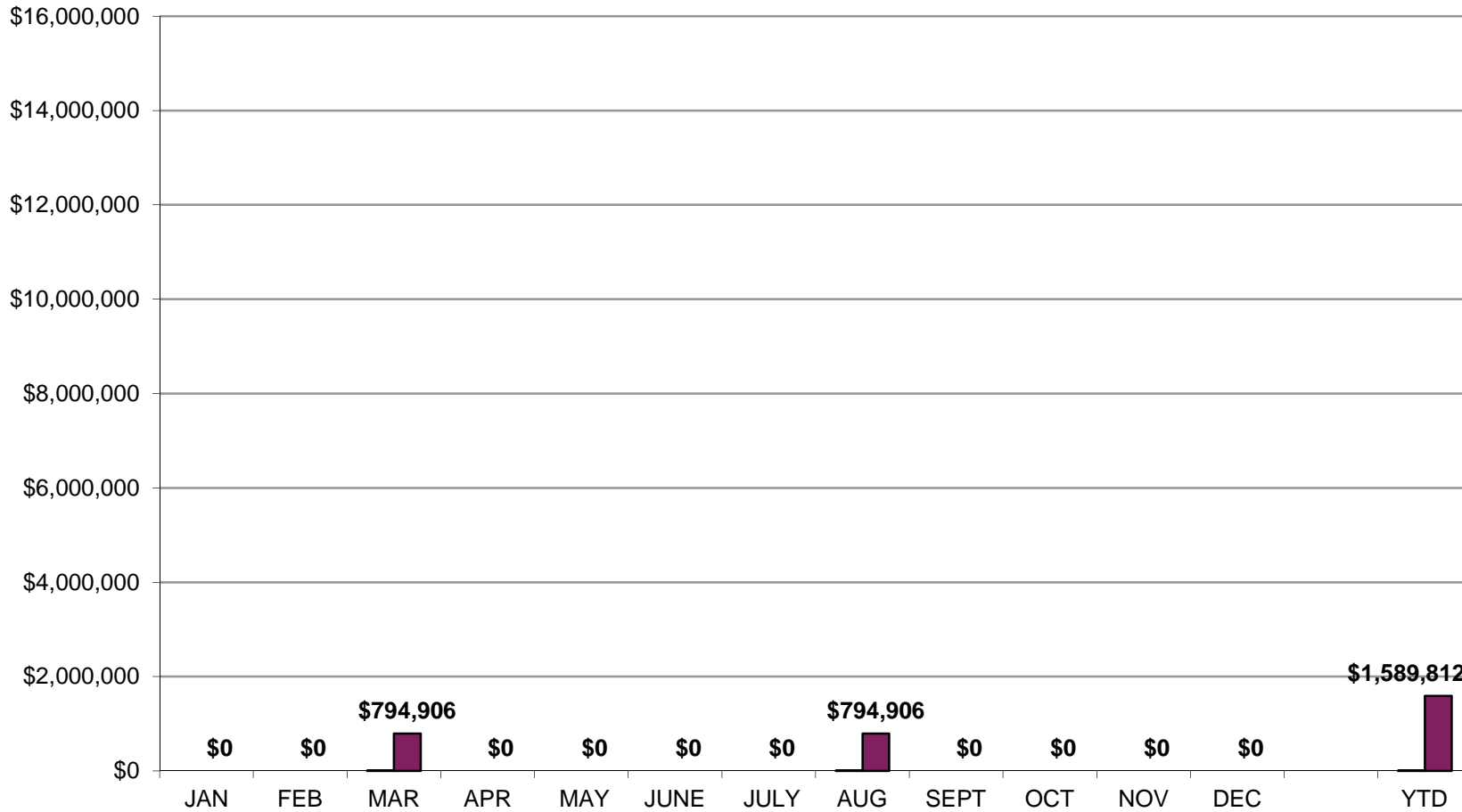
Year to Date - through September of each year			
Year	No. Issued	Change	% Change
2009	63	--	--
2010	99	36	57%
2011	194	95	96%
2012	350	156	80%
2013	270	-80	-23%



# Multi-Family Building Permits

## COST OF IMPROVEMENTS

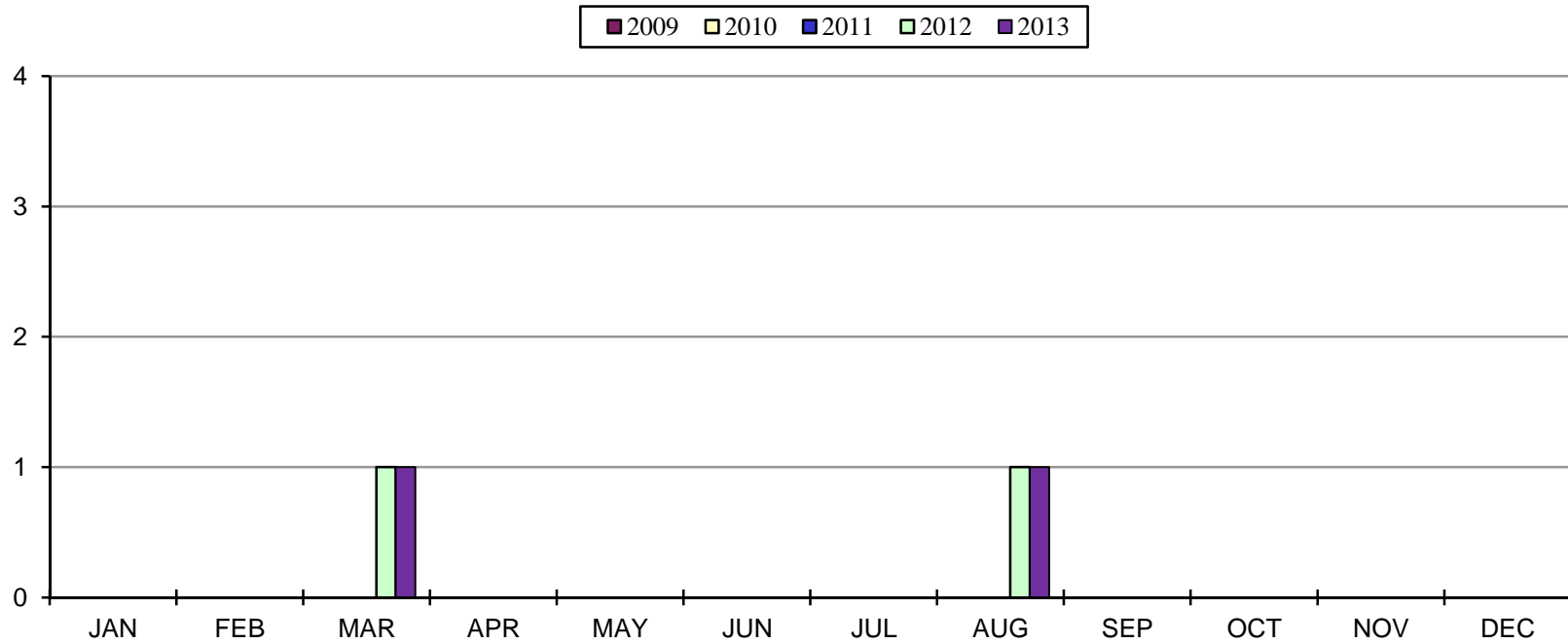
As of September 30, 2013







# Multi-Family Building Permit Comparison



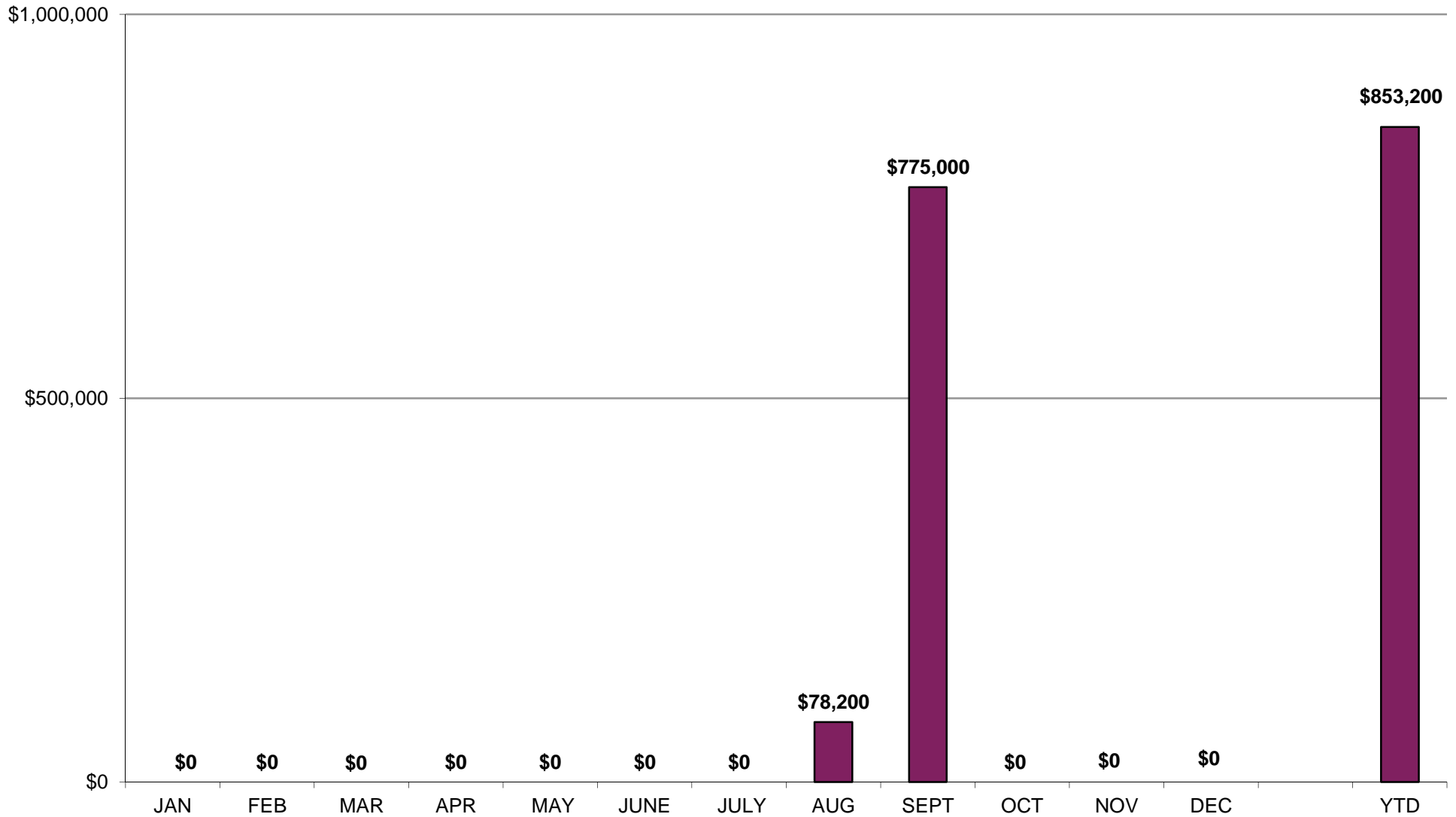
Year to Date - through September of each year			
Year	No. Issued	Change	% Change
2009	0	--	0%
2010	0	0	0%
2011	0	0	0%
2012	2	2	100%
2013	2	0	0%



# Commercial Building Permits

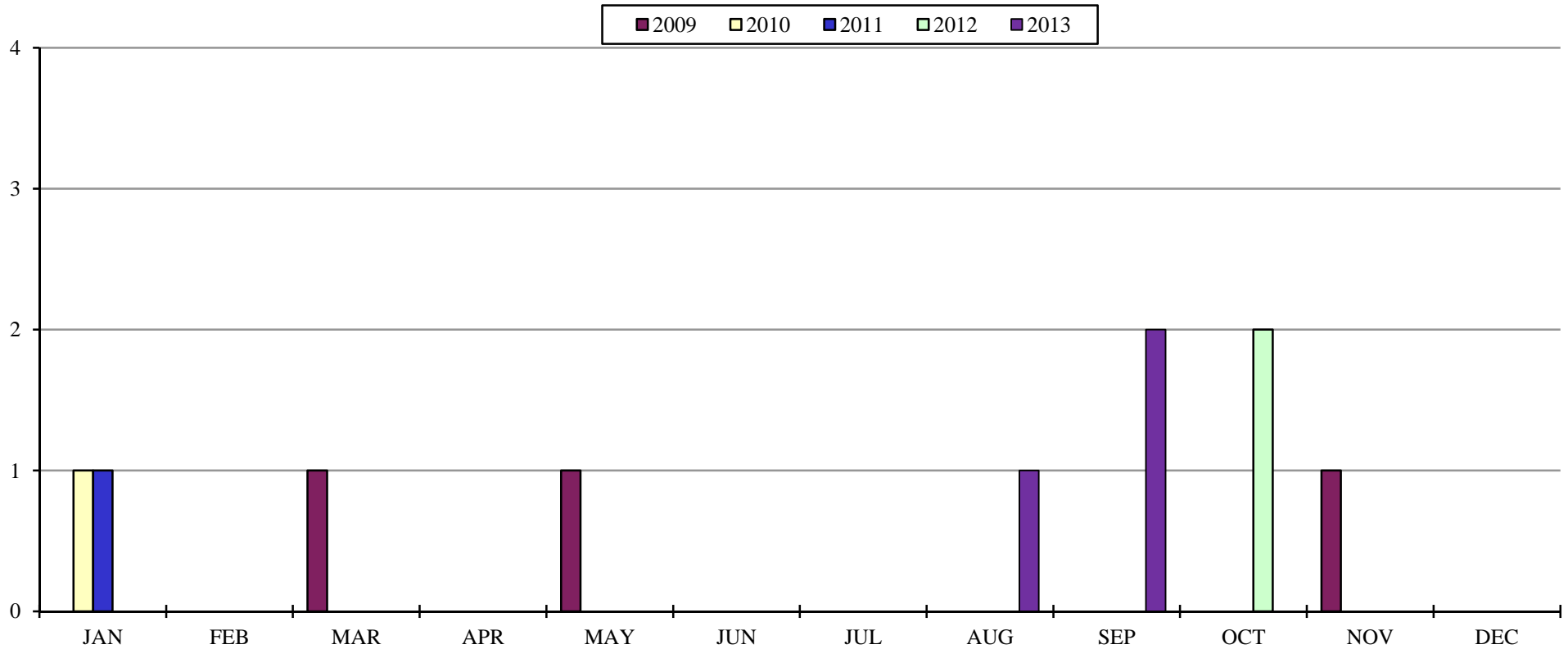
## COST OF IMPROVEMENTS

As of September 30, 2013





# Commercial Building Permit Comparison



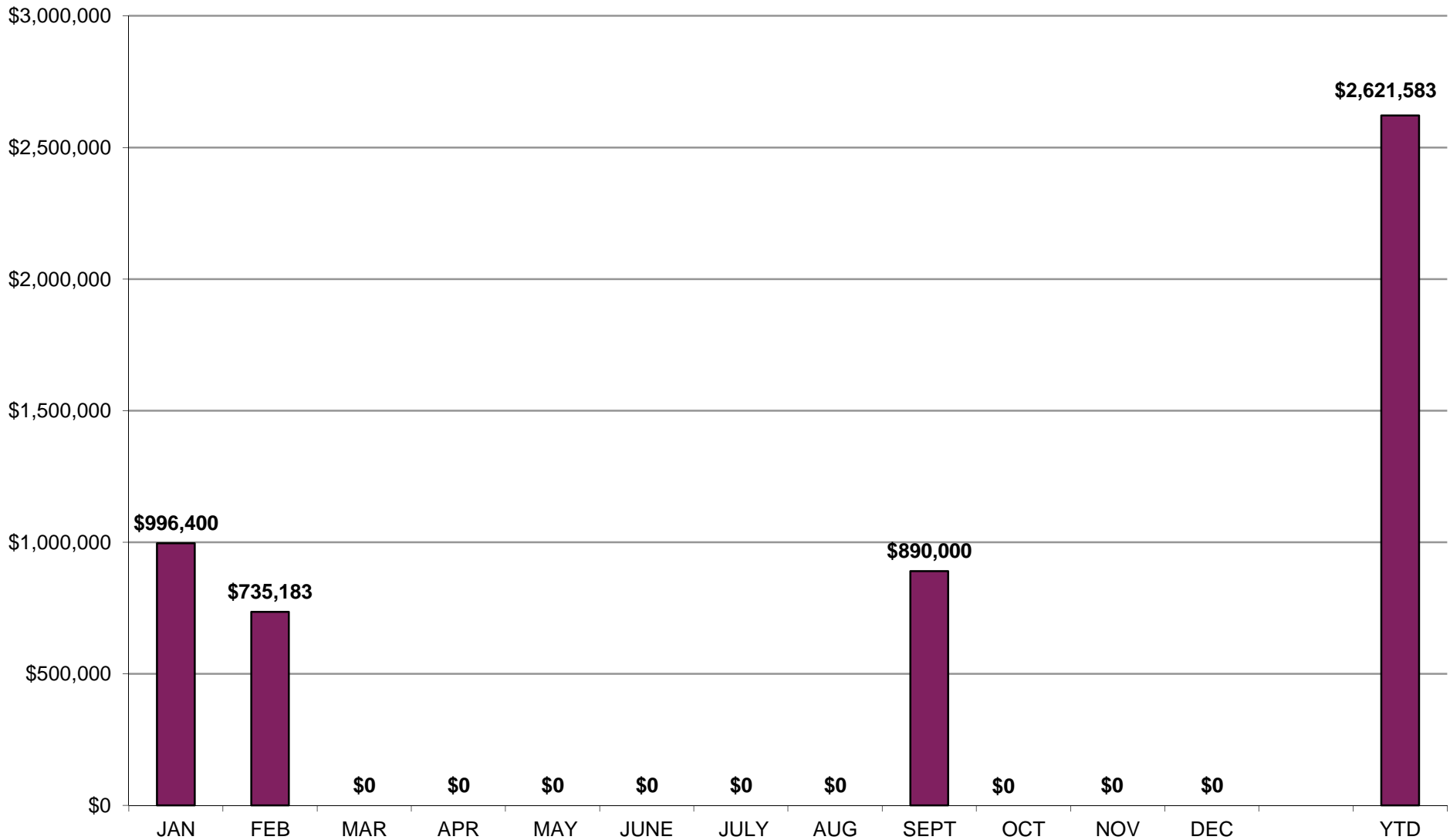
Year to Date - through September of each year			
Year	No. Issued	Change	% Change
2009	2	--	--
2010	1	-1	100%
2011	1	0	0%
2012	0	-1	-100%
2013	3	3	300%



# Industrial Building Permits

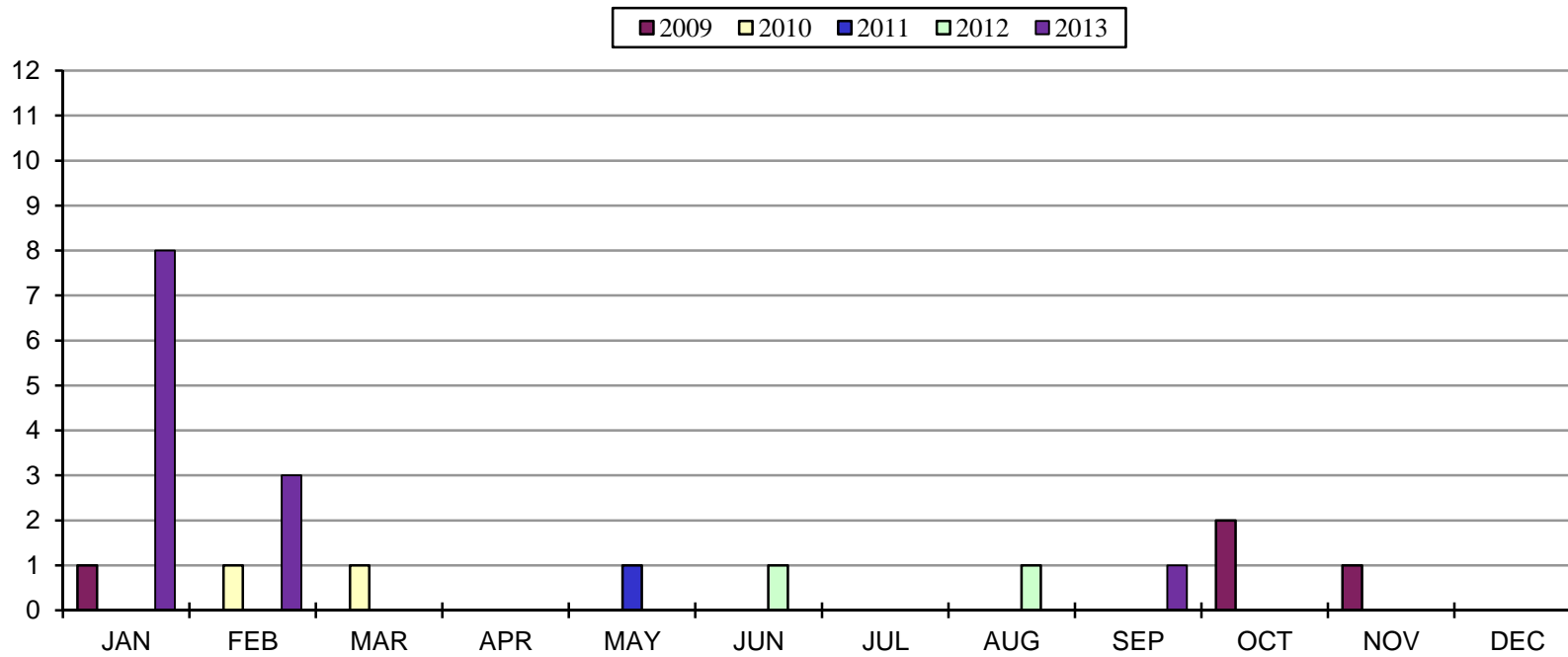
## COST OF IMPROVEMENTS

As of September 30, 2013





# Industrial Building Permit Comparison



Year to Date - through September of each year			
Year	No. Issued	Change	% Change
2009	1	--	--
2010	2	1	100%
2011	1	-1	-200%
2012	2	1	100%
2013	12	10	500%