



Platted Single-Family Lots in the Town of Windsor as of 12/31/13

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	22		1	1	0	RE-4	F	5/8/95
2 Bison Ridge	RMU	111	106	1	5	5	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	265	6	25	25	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	61	4	13	13	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 11th (Single Family Attached)	RMU	8	2		6	6	0	PSD	A	7/24/13
9 Highland Meadows Golf Course (Phases 1a, 2, 3, 4, 5, & 11) (north side)	E-2	375	358		17	17	0	PSD	C	3/10/03
10 Highland Meadows Golf Course (Phases 4, 6, 9 and 11) (south side)	E-2	129	75	1	54	54	0	TR2J	C	3/10/03
11 Highland Meadows Golf Course (Phase 7) (north side)	E-2	30	0		30	0	30	PSD	C	3/10/03
12 Highland Meadows Golf Course (Phase 7) (south side)	E-2	9	0		9	0	9	TR2J	C	3/10/03
13 Highland Meadows Golf Course (Phases 8 and 10) (south side)	E-2	41	0		41	0	41	TR2J	C	3/10/03
14 Highland Meadows Golf Course 7th Filing	E-2	75	0		75	0	75	TR2J	C	6/25/12
15 Highpointe (Phases 1, 2, 3, & 4)	E-2	377	192	2	185	185	0	TR2J	C	10/24/05
16 Hilltop Estates (Pelican Hills)	E-1	88	75		13	13	0	RE-4	B	4/26/99
17 Jacoby Farm 2nd Filing		196	0		196	0	196	RE-4	A	4/14/03
18 Lake View Addition		1	1		0	1	0	RE-4	A	
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	155		9	9	0	RE-4	A	8/12/03
21 Ranch at Highland Meadows (Steeplechase)	E-1	243	211		32	32	0	TR2J	D	10/25/99
22 RidgeWest	PUD	115	113		2	2	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	34		14	14	0	RE-4	B	7/10/00
26 Water Valley 6th Filing	RMU	45	30		15	15	0	RE-4	A	11/2/00
27 Water Valley 8th Filing	RMU	27	21		6	6	0	RE-4	A	6/7/01
28 Water Valley Hillside	RMU	41	33	1	8	8	0	RE-4	A	1/7/05
29 Water Valley South 1st Filing (Single-family)	RMU	450	296	7	154	154	0	RE-4	A	5/6/04
30 Water Valley South 4th Filing (Marina Doce)	RMU	12	4		8	8	0	RE-4	A	3/24/06
31 Water Valley South 7th Filing (Marina Plaza)	RMU	42	0		42	0	42	RE-4	A	4/28/08
32 Water Valley South 7th Filing (Marina Plaza) (Duplexes)*	RMU	4	0		4	0	4	RE-4	A	4/28/08
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	140		5	5	0	RE-4	A	12/8/97
35 Windshire Park 1st Filing (Phase 1, 1B, 2, and 3)	RMU	241	241		0	0	0	RE-4	A	5/9/05
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 1st Filing (Peakview Estates)	SF-1	317	317		0	0	0	RE-4	A	3/10/04
Totals		5,196	3,326	22	1,870	579	1,292			

* Duplexes are defined as attached single-family

Total issued within each		
School District	YTD	
RE-4 Weld	12	150
PSD Larimer	1	29
TR2J Larimer	9	177

Total Lots By County	
Weld	3,156
Larimer	2,040

Permit Ready Lots By County	
Weld	253
Larimer	326

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 12/31/13*

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)

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Platted Multi-Family Lots in the Town of Windsor as of 12/31/13

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 12/31/13*

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	23	\$6,891,962	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	24	\$7,948,885	0	0	\$0	2	\$4,836,000	0	\$0	0	\$0
NOVEMBER	25	\$7,793,810	0	0	\$0	0	\$0	0	\$0	0	\$0
DECEMBER	22	\$6,742,929	7	44	\$4,277,334	0	\$0	1	\$850,000	0	\$0
TOTAL	356	\$109,516,433	9	52	\$5,867,146	5	\$5,689,200	13	\$3,471,583	0	\$0

Mar 2174 Cape Hatteras
 Aug 2172 Cape Hatteras
 Dec 1500 Tipton

Aug Main St Health & Rehab
 Sept 7-Eleven
 7-Eleven
 Oct The Summit
 Moltz Construction

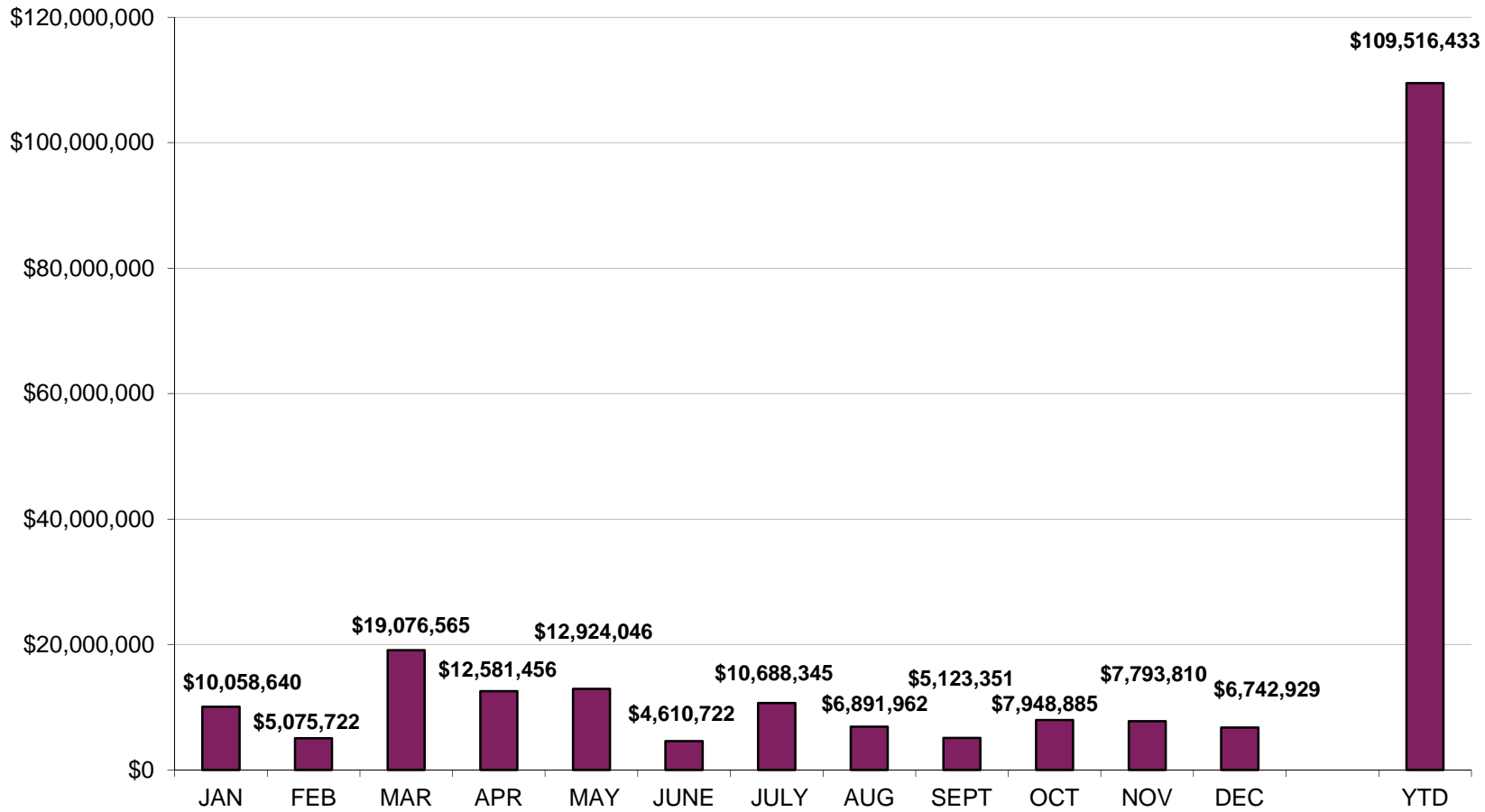
Jan Halliburton (GWIP) - 2
 Crossroads Self Storage - 6
 Feb Crossroads Self Storage
 Guardian Self Storage
 Blue Water Resources
 Sept Moltz Construction
 Dec Elder Construction



Single-Family Building Permits

COST OF IMPROVEMENTS

As of December 31, 2013

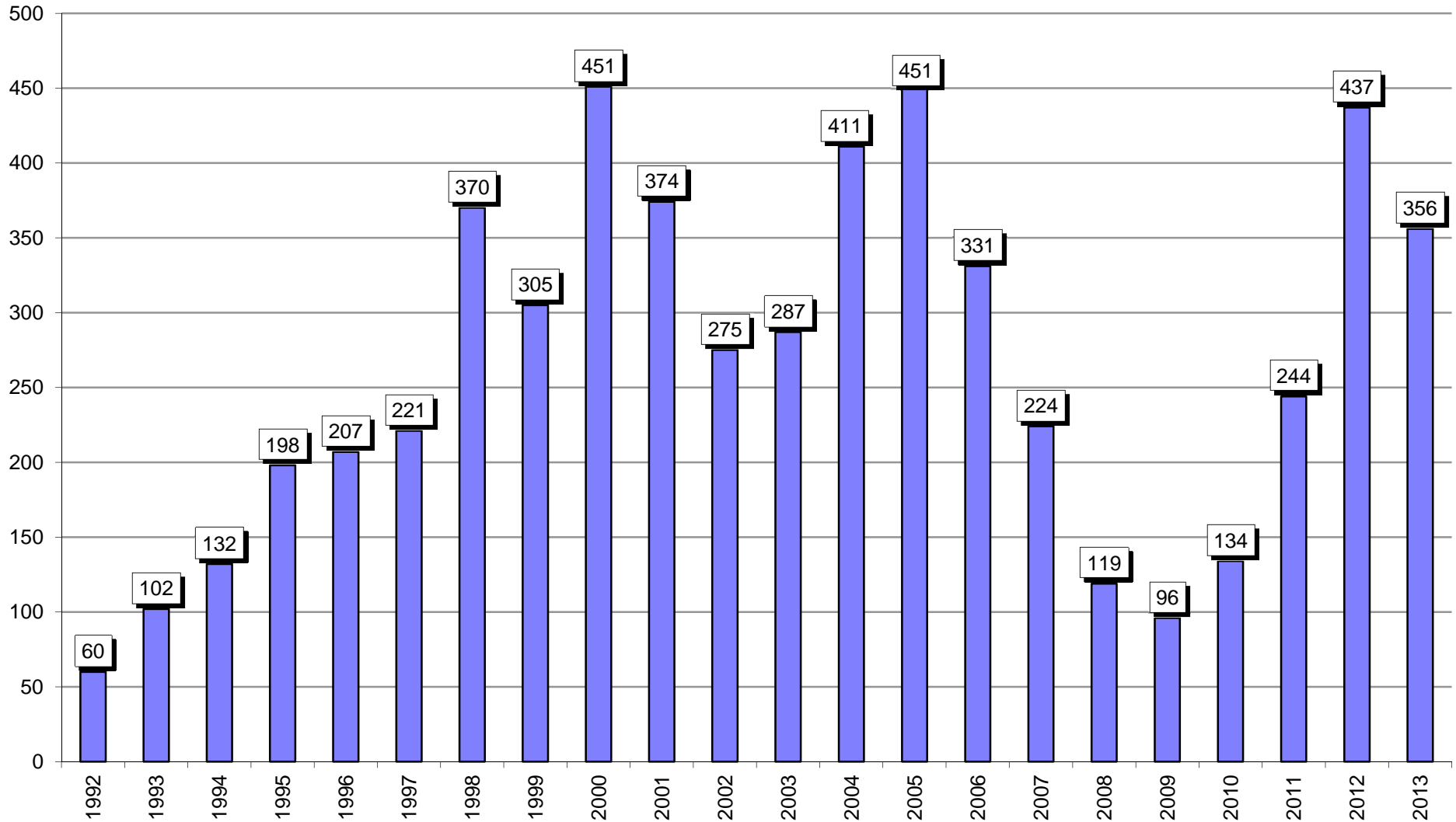




Single-Family Building Permits

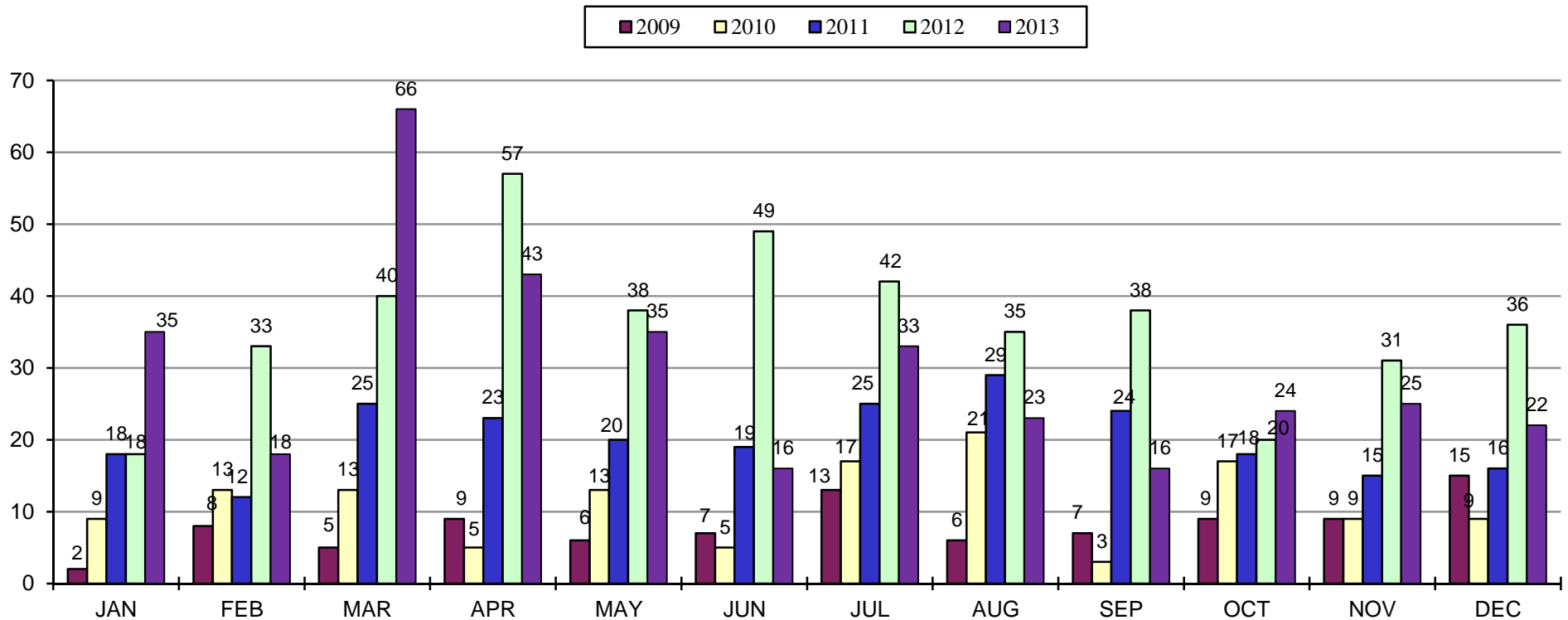
BY YEAR

Current Year as of December 31, 2013





Single-Family Building Permit Comparison



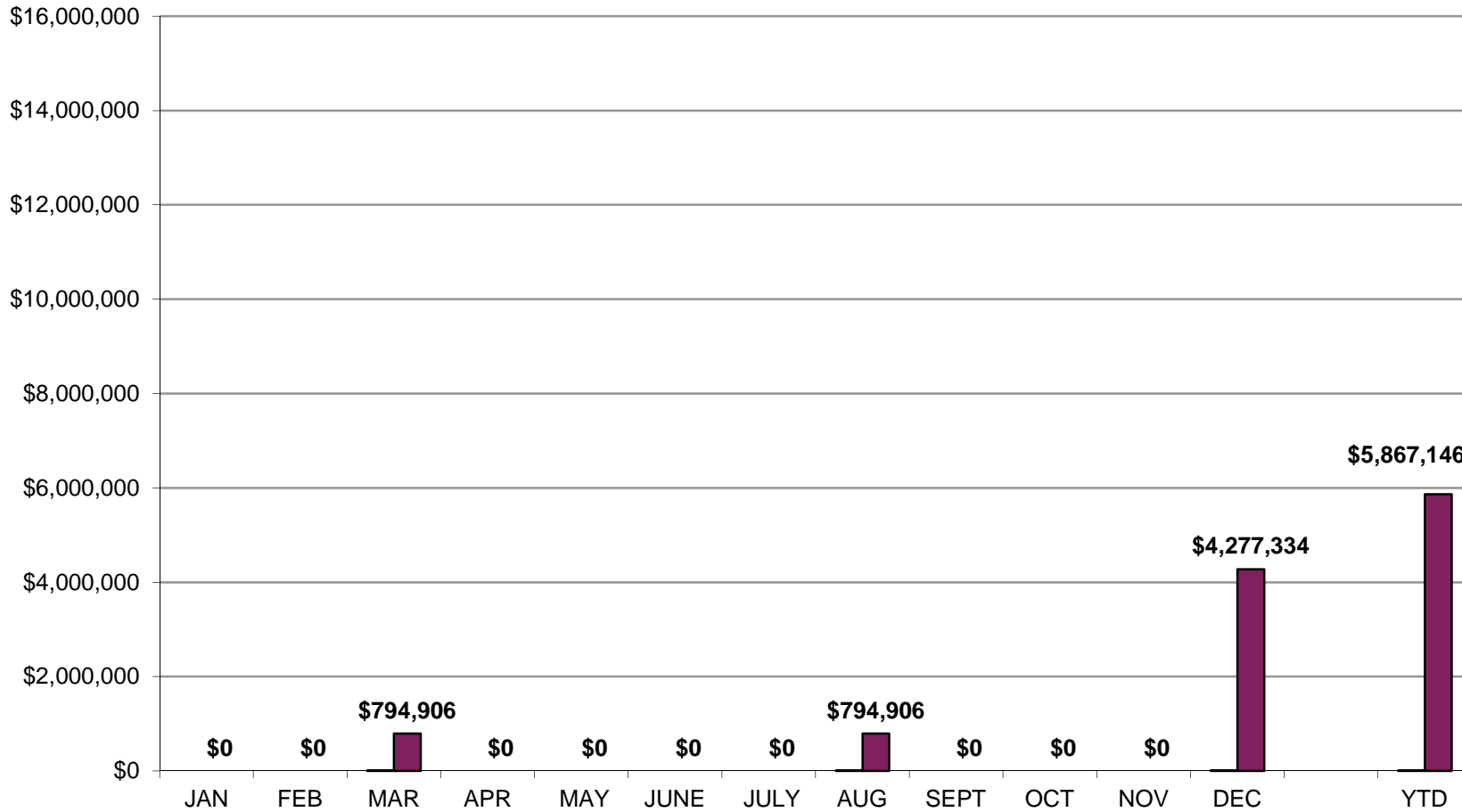
Year to Date - through December of each year			
Year	No. Issued	Change	% Change
2009	96	--	--
2010	134	38	40%
2011	243	109	81%
2012	437	194	80%
2013	357	-80	-18%



Multi-Family Building Permits

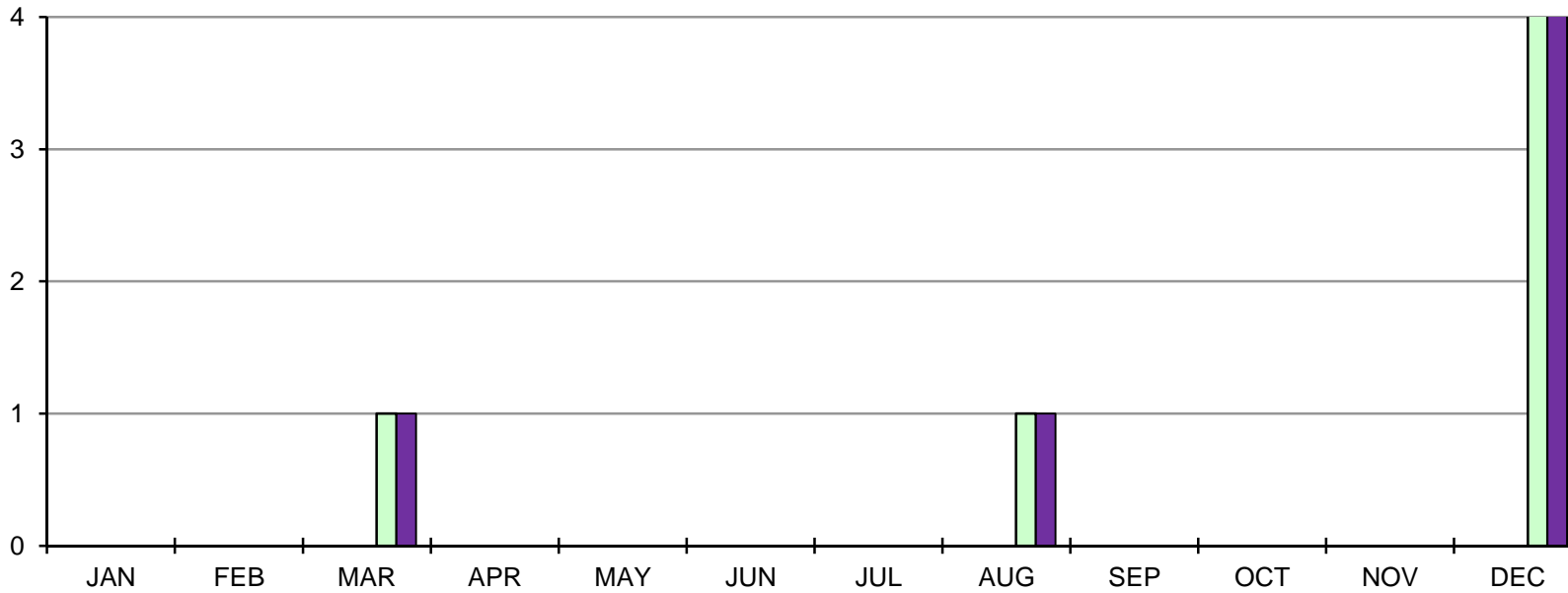
COST OF IMPROVEMENTS

As of December 31, 2013





Multi-Family Building Permit Comparison



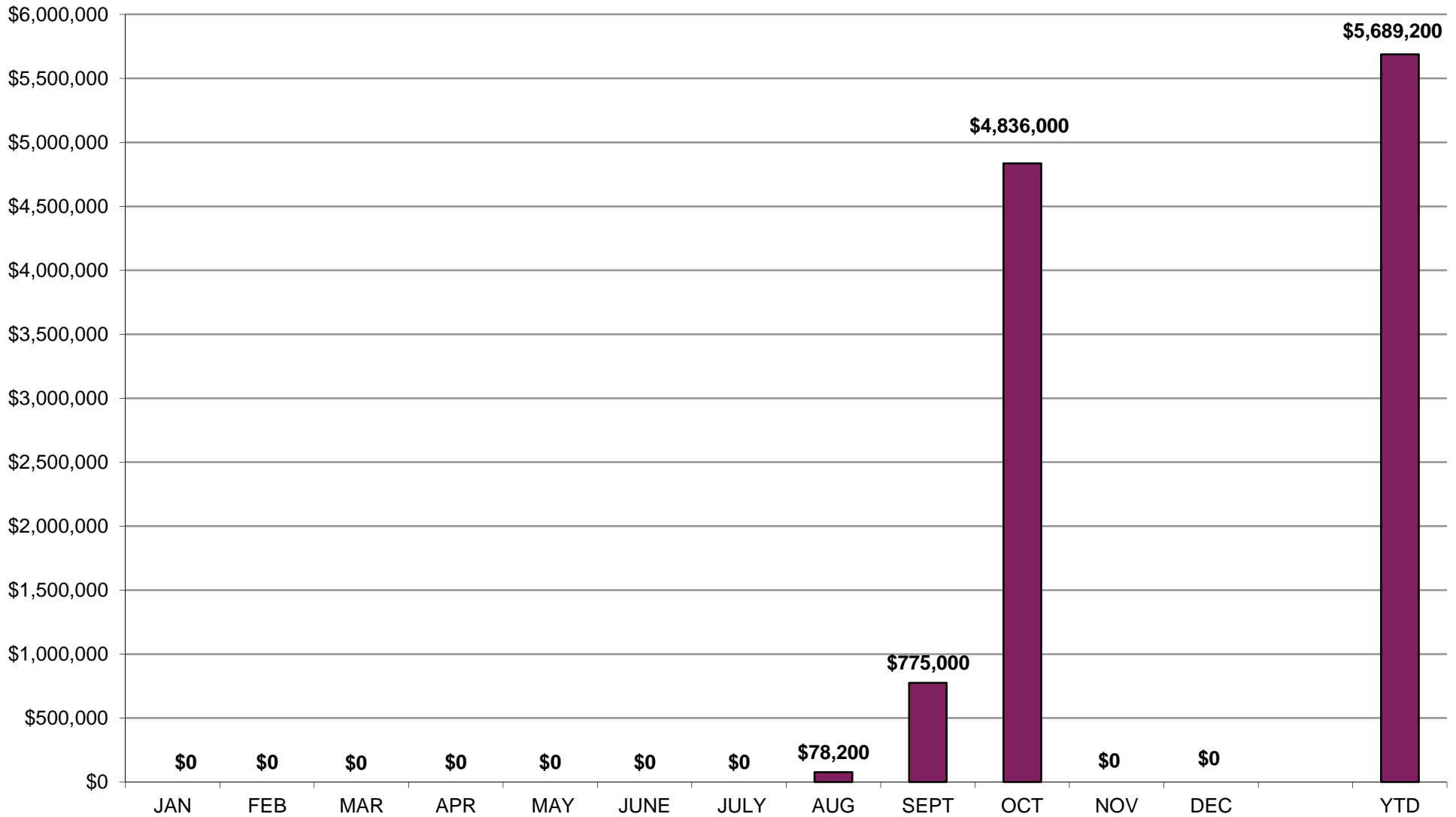
Year to Date - through December of each year			
Year	No. Issued	Change	% Change
2009	0	--	--
2010	0	0	0%
2011	0	0	0%
2012	3	3	200%
2013	9	6	200%



Commercial Building Permits

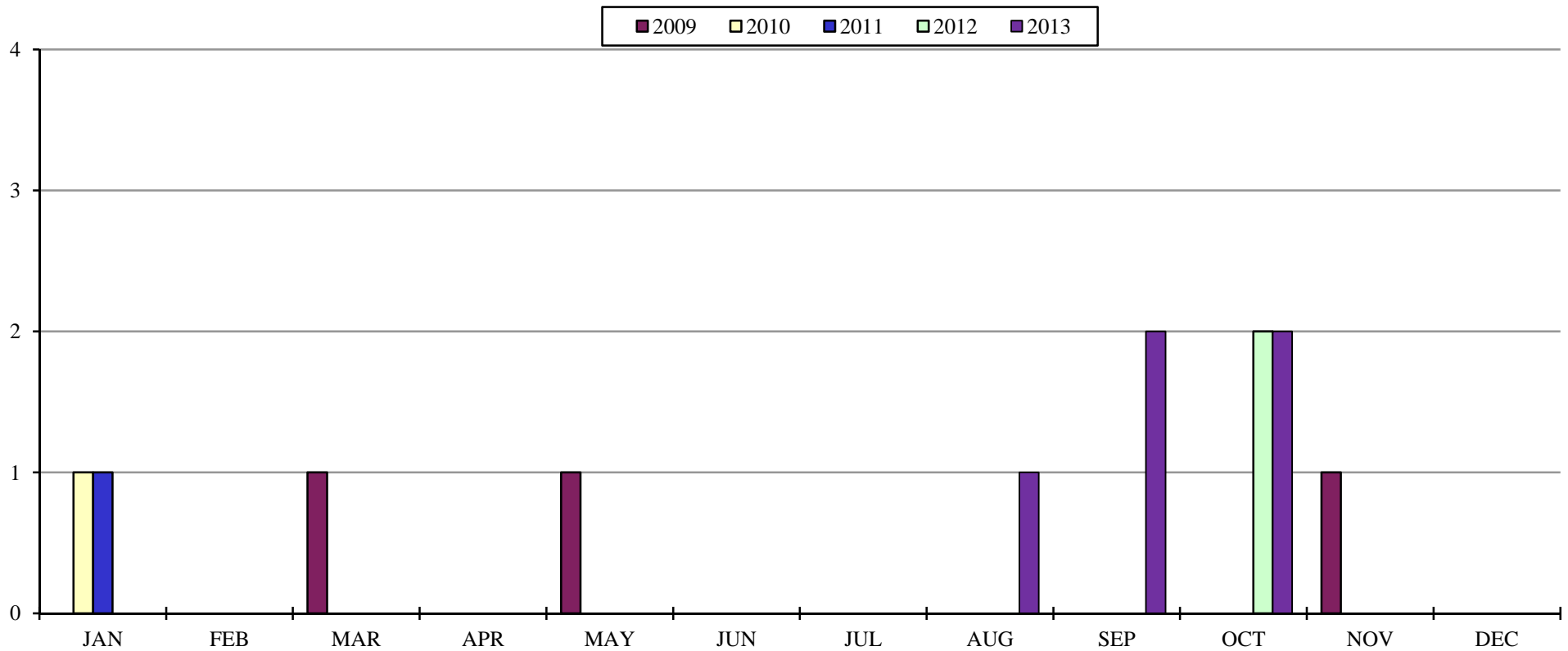
COST OF IMPROVEMENTS

As of December 31, 2013





Commercial Building Permit Comparison



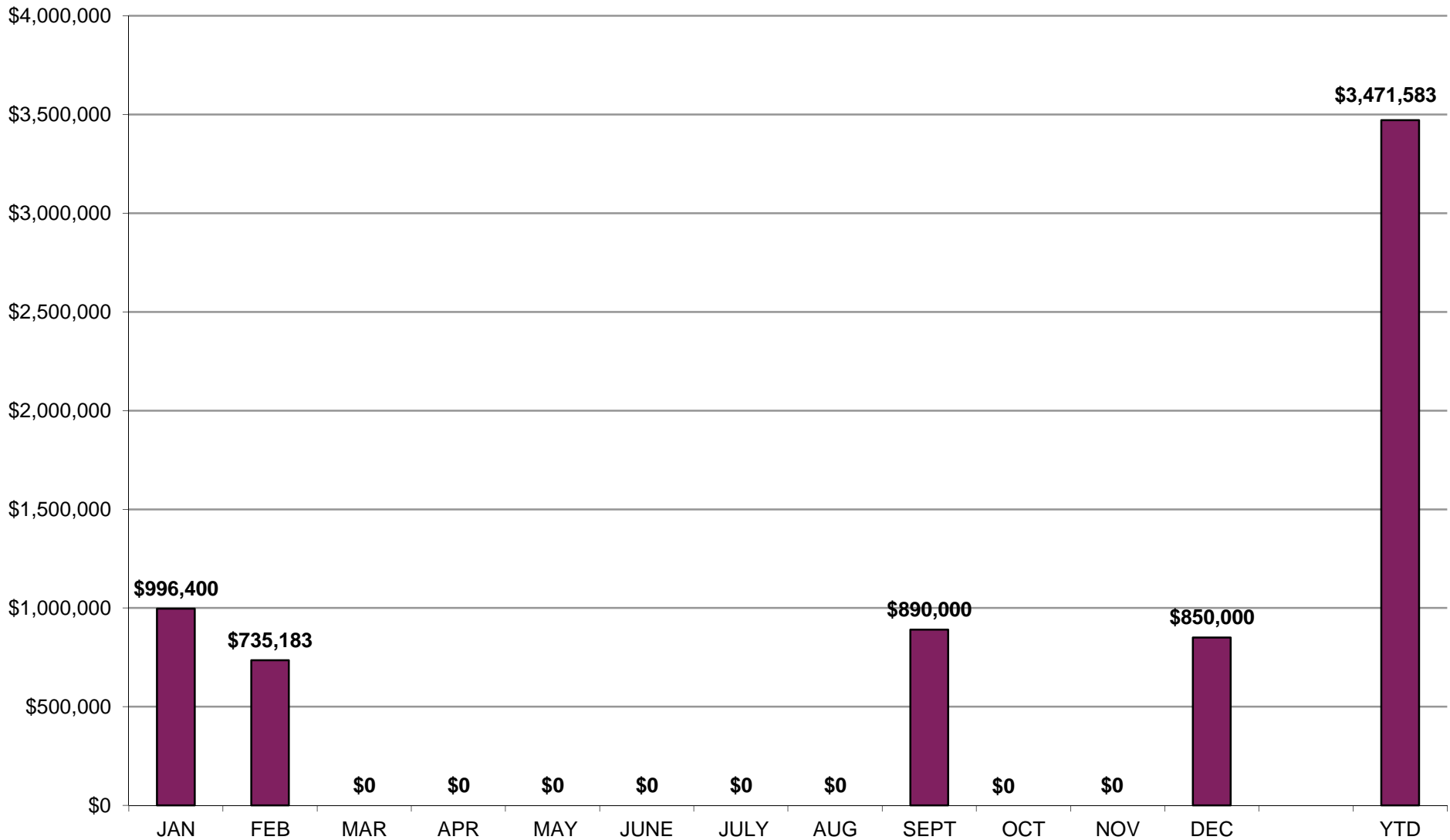
Year to Date - through December of each year			
Year	No. Issued	Change	% Change
2009	3	--	--
2010	1	-2	-67%
2011	1	0	0%
2012	2	1	100%
2013	5	3	150%



Industrial Building Permits

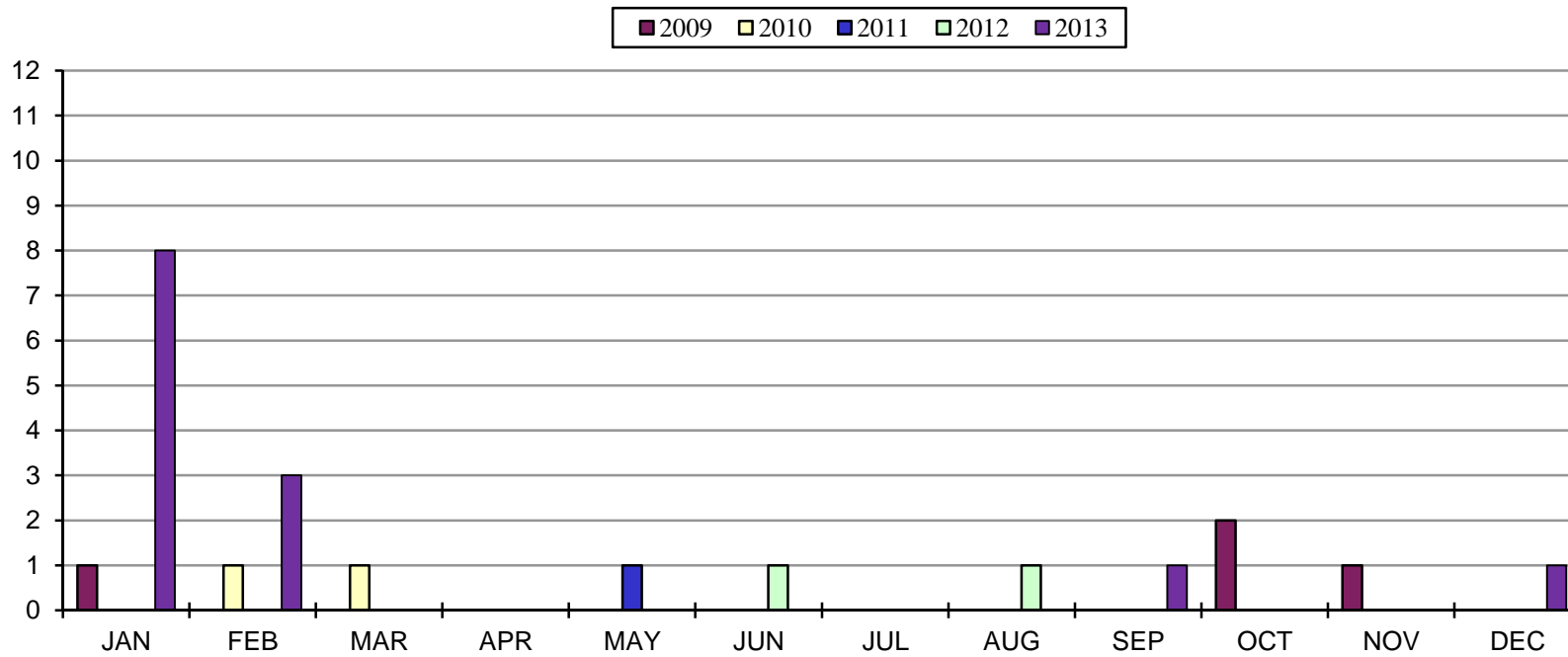
COST OF IMPROVEMENTS

As of December 31, 2013





Industrial Building Permit Comparison



Year to Date - through December of each year			
Year	No. Issued	Change	% Change
2009	4	--	--
2010	2	-2	-50%
2011	1	-1	-50%
2012	2	1	100%
2013	13	11	550%