



Platted Single-Family Lots in the Town of Windsor as of 05/31/14

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		5	5	0	PSD	E	2/11/02
3 Brunner Farm (New Windsor)	RMU	298	295	2	3	3	0	RE-4	A	12/18/96
4 Fossil Ridge (Phases 1, 2, 3, 4 & 5) (Belmont Ridge and Highlands Ridge)	E-2	290	278	6	12	12	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		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	4		4	4	0	PSD	A	7/24/13
9 Highland Meadows Golf Course (Phases 1a, 2, 3, 4, 5, & 11) (north side)	E-2	375	364	1	11	11	0	PSD	C	3/10/03
10 Highland Meadows Golf Course (Phases 4, 6, 9 and 11) (south side)	E-2	129	84	4	45	45	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	2		73	0	75	TR2J	C	6/25/12
15 Highpointe (Phases 1, 2, 3, & 4)	E-2	377	210	3	167	167	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	157		7	7	0	RE-4	A	8/12/03
21 Ranch at Highland Meadows (Steeplechase)	E-1	243	213		30	30	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	31		14	14	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		8	8	0	RE-4	A	1/7/05
29 Water Valley South 1st Filing (Single-family)	RMU	450	328	20	122	122	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	3,415	36	1,781	492	1,292			

* Duplexes are defined as attached single-family

Total issued within each School District		YTD
RE-4 Weld	22	30
PSD Larimer	1	7
TR2J Larimer	13	31

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

Permit Ready Lots By County	
Weld	216
Larimer	276

¹ Zoning

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

² School District

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

³ 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 05/31/14*

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

¹ Zoning

E-2 = Estate Residential (Sewer)

SF-1 = Single Family Residential

RMU = Residential Mixed Use

² School District

RE-4 = Weld County RE-4

PSD = Larimer Poudre School Dist

TR2J = Larimer County Thompson R2J

³ 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 05/31/14

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	1		1	1	0	RE-4	A	11/26/12
		Totals	61	0	354	264	90			

Town of Windsor Multi-Family Residential Projects Not Yet Platted as of 03/31/14*

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	2	A	4/7/05
10 Tacinca Master Plan	RMU	MP	475	0	A	12/18/06
11 Tacinca Master Plan (Collette Farm)	RMU	MP	369	0	A	3/28/11
12 Water Valley South Master Plan	RMU	MP	845	11	A	4/26/04
			3,068			

* 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.

¹ Zoning

RMU = Residential Mixed Use

² School District

RE-4 = Weld County RE-4

PSD = Larimer Poudre School Dist

TR2J = Larimer County Thompson R2J

³ 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	15	\$4,617,255	0	0	\$0	2	\$3,630,000	0	\$0	0	\$0
FEBRUARY	17	\$5,176,837	0	0	\$0	0	\$0	0	\$0	0	\$0
MARCH	16	\$5,212,961	0	0	\$0	0	\$0	0	\$0	0	\$0
APRIL	20	\$6,005,372	0	0	\$0	0	\$0	0	\$0	0	\$0
MAY	36	\$11,900,524	0	0	\$0	0	\$0	1	\$4,899,180	0	\$0
JUNE		\$0	0	0	\$0	0	\$0	0	\$0	0	\$0
JULY		\$0	0	0	\$0	0	\$0	0	\$0	0	\$0
AUGUST		\$0	0	0	\$0	0	\$0	0	\$0	0	\$0
SEPTEMBER		\$0	0	0	\$0	0	\$0	0	\$0	0	\$0
OCTOBER		\$0	0	0	\$0	0	\$0	0	\$0	0	\$0
NOVEMBER		\$0	0	0	\$0	0	\$0	0	\$0	0	\$0
DECEMBER		\$0	0	0	\$0	0	\$0	0	\$0	0	\$0
TOTAL	104	\$32,912,949	0	0	\$0	2	\$3,630,000	1	\$4,899,180	0	\$0

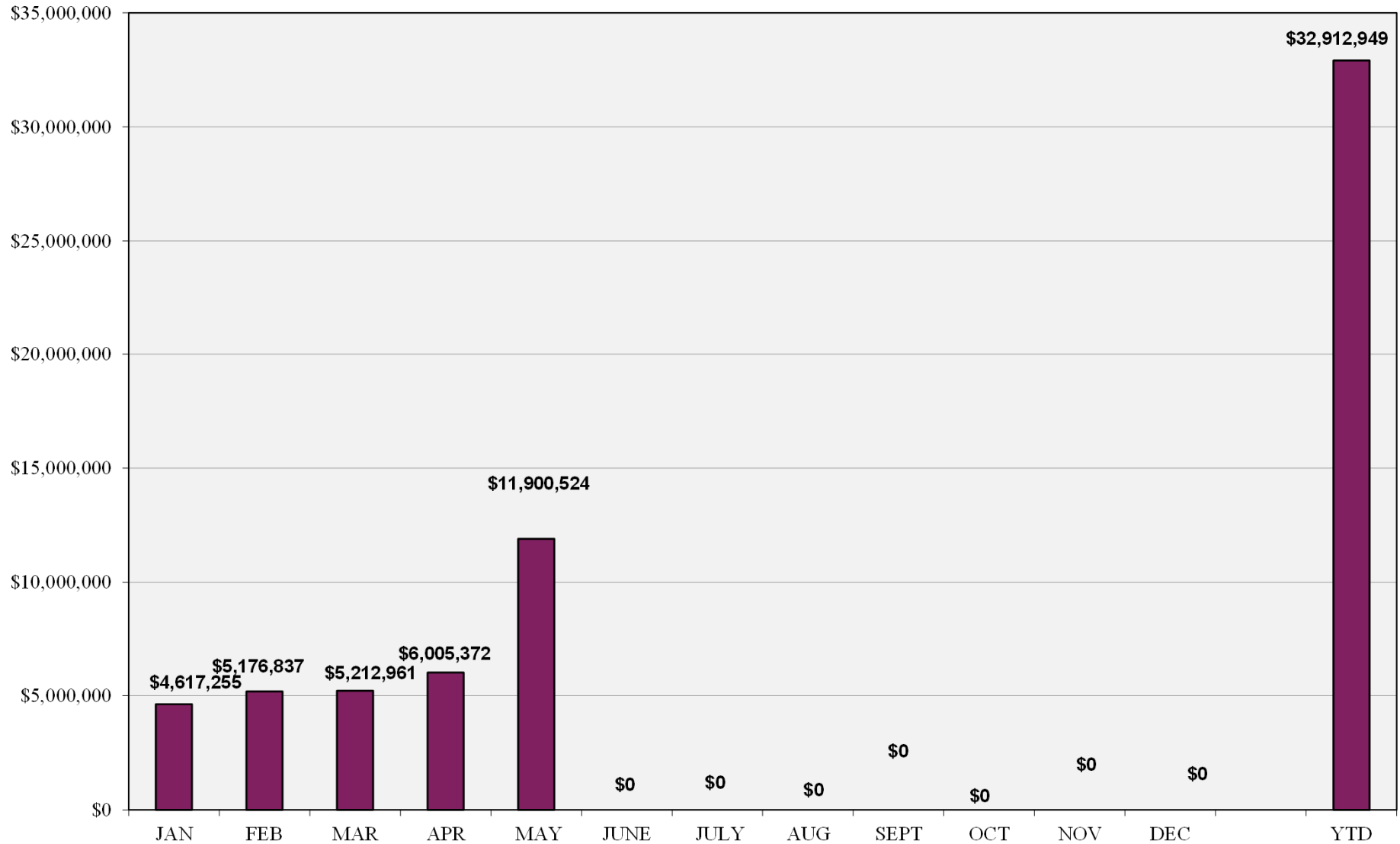
Jan Meadows Veterinary
LDS Church

May Cargill



Single-Family Building Permits COST OF IMPROVEMENTS

As of May 31, 2014



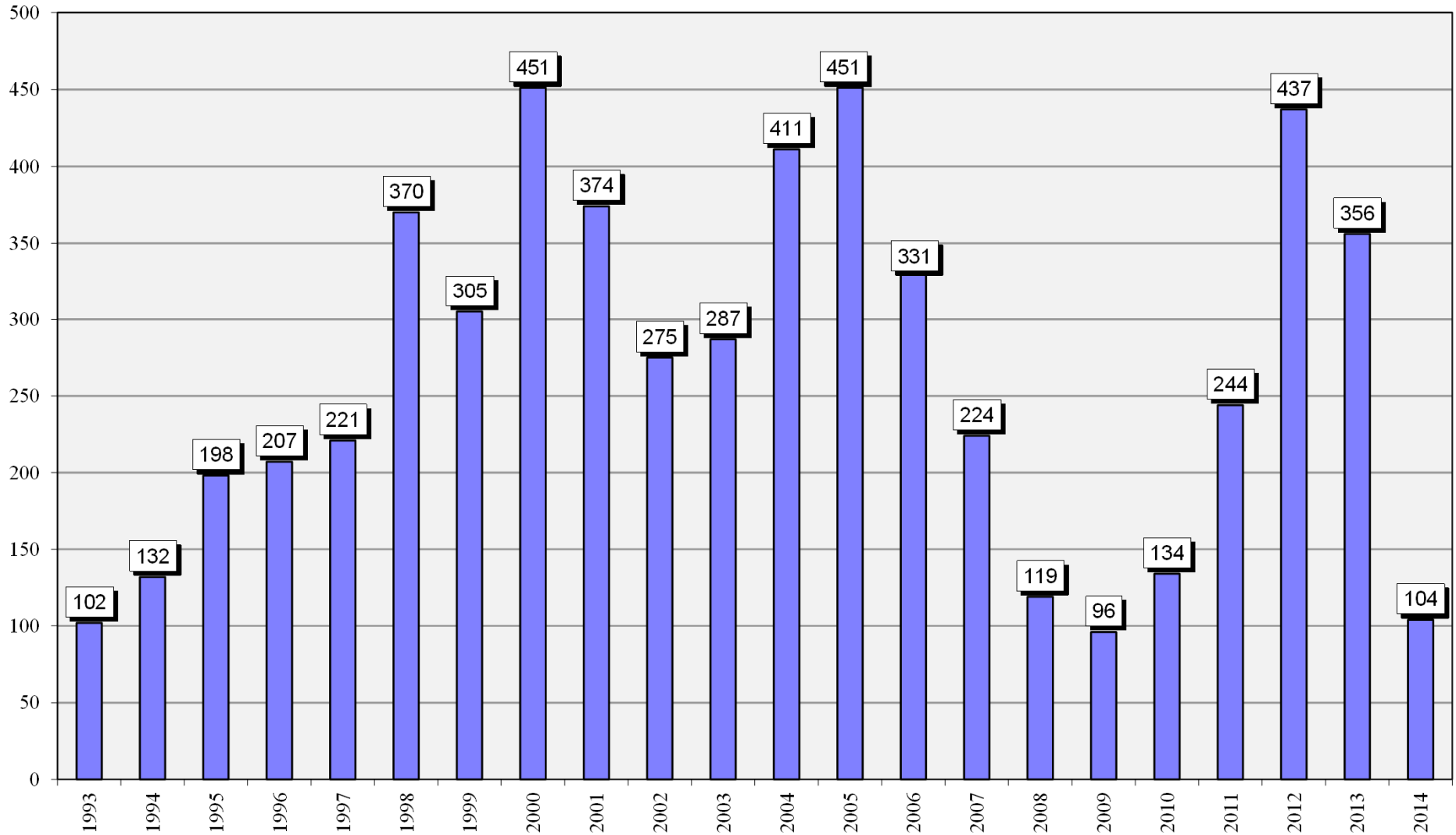
Town of Windsor Monthly Building Permits Data



Single-Family Building Permits

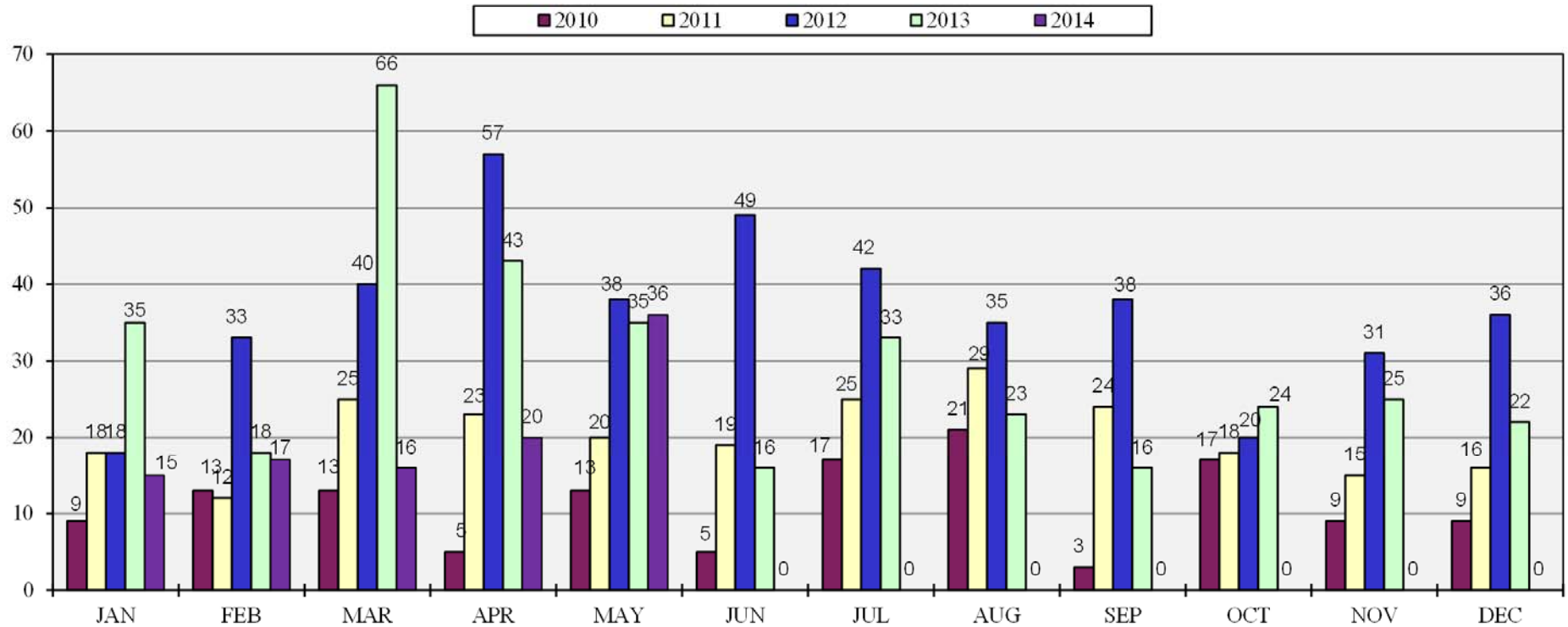
BY YEAR

Current Year as of May 31, 2014



Town of Windsor Monthly Building Permits Data

Single-Family Building Permit Comparison



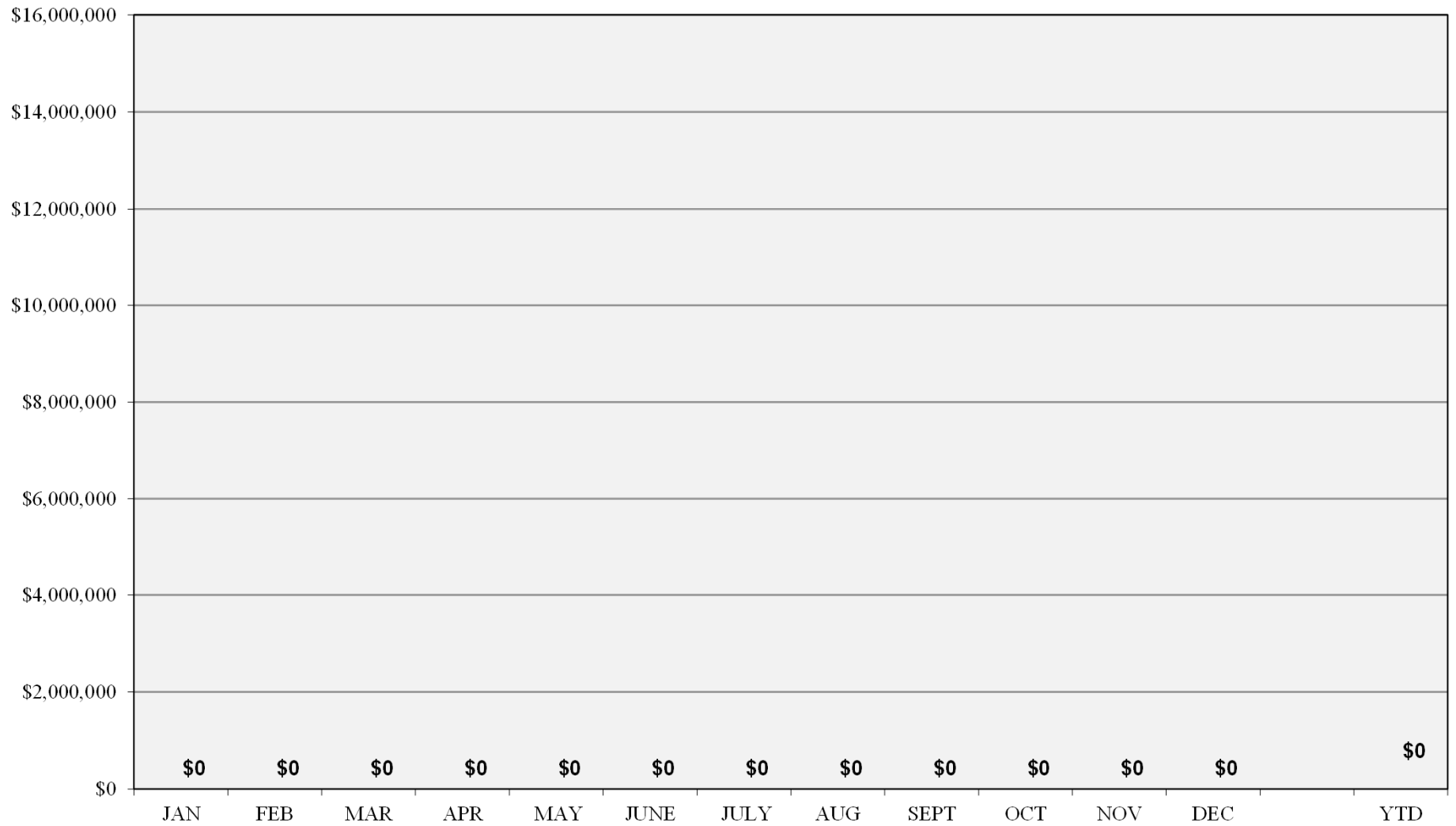
Year to Date - through May of each year			
Year	No. Issued	Change	% Change
2010	53	--	--
2011	98	45	85%
2012	186	88	90%
2013	197	11	6%
2014	104	-93	-47%



Multi-Family Building Permits

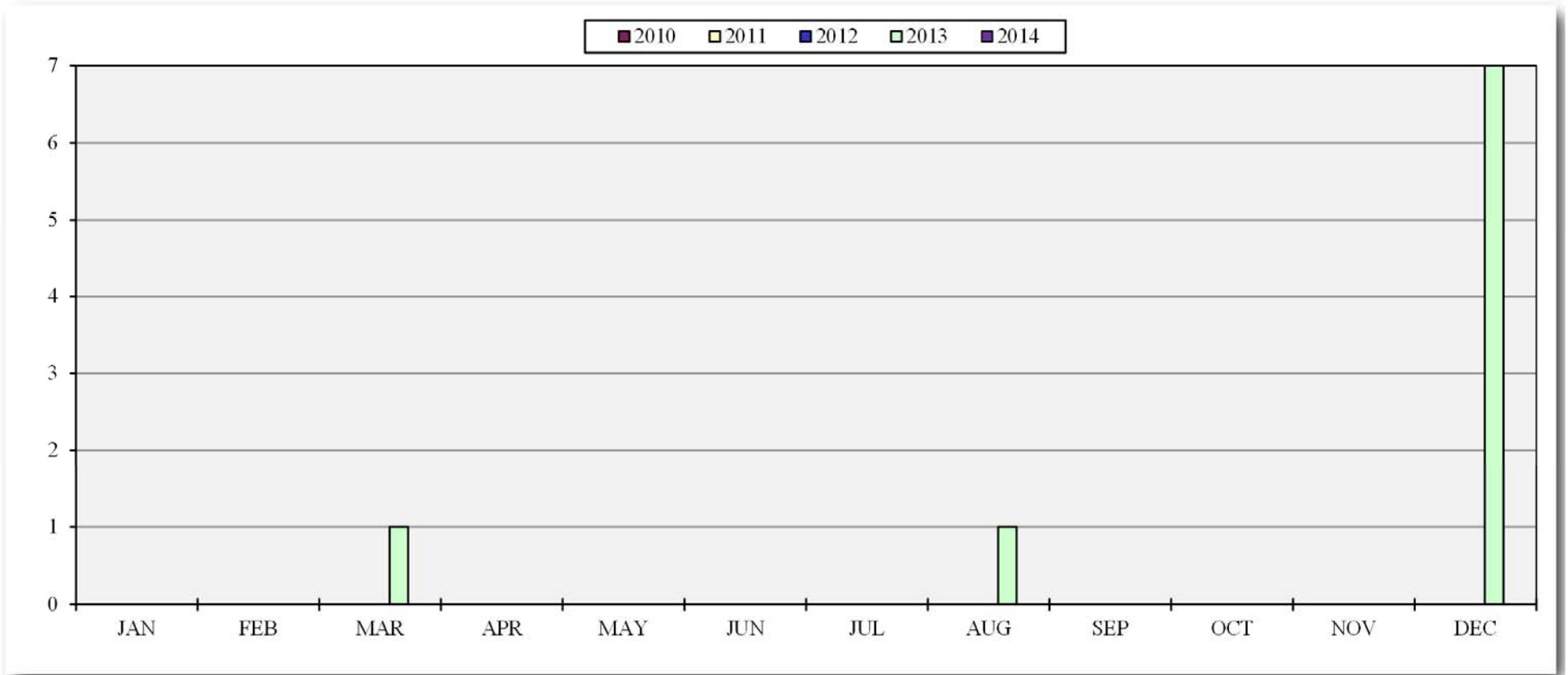
COST OF IMPROVEMENTS

As of May 31, 2014



Town of Windsor Monthly Building Permits Data

Multi-Family Building Permit Comparison



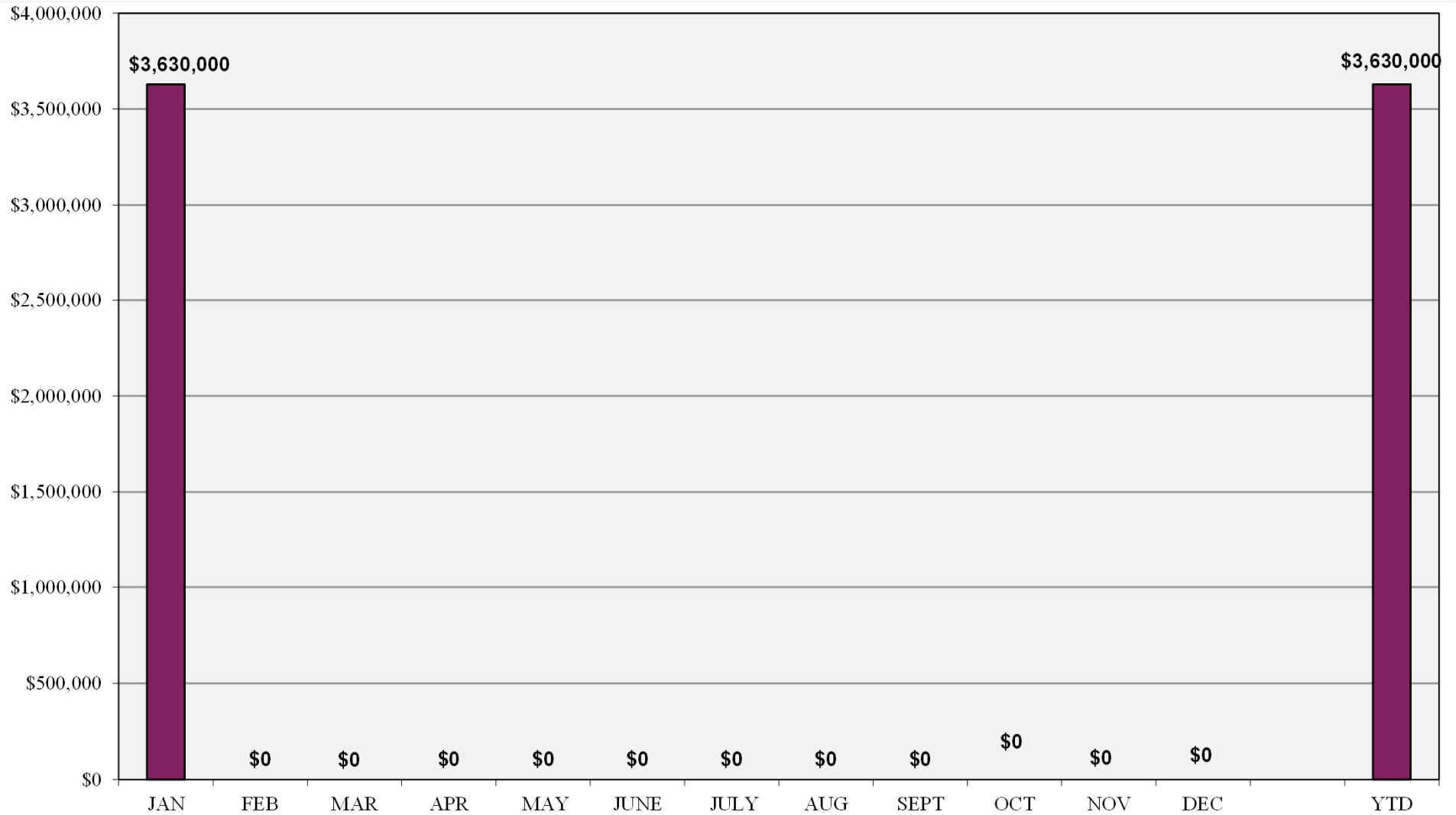
Year to Date - through May of each year			
Year	No. Issued	Change	% Change
2010	0	--	--
2011	0	0	0%
2012	0	0	0%
2013	1	1	0%
2014	0	-1	-100%



Commercial Building Permits

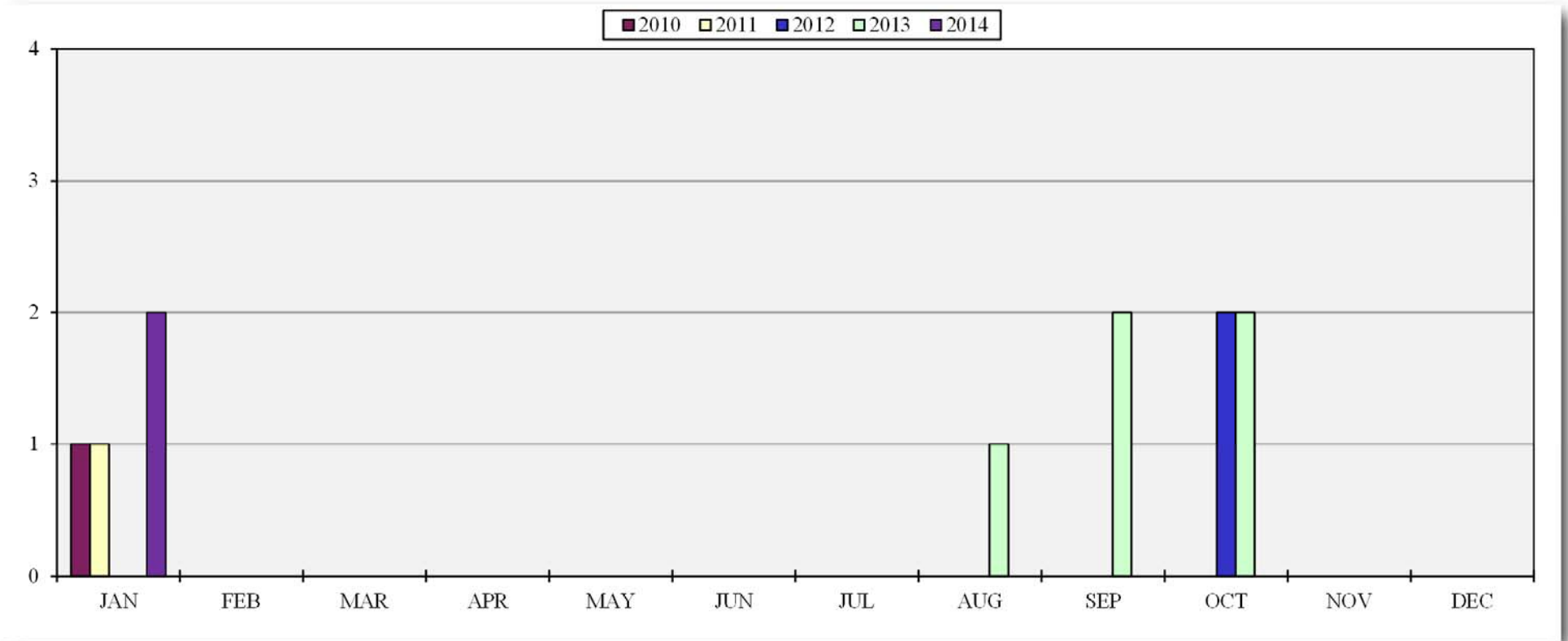
COST OF IMPROVEMENTS

As of May 31, 2014



Town of Windsor Monthly Building Permits Data

Commercial Building Permit Comparison



Year to Date - through May of each year			
Year	No. Issued	Change	% Change
2010	1	--	--
2011	1	0	0%
2012	0	-1	-100%
2013	0	0	0%
2014	2	2	200%

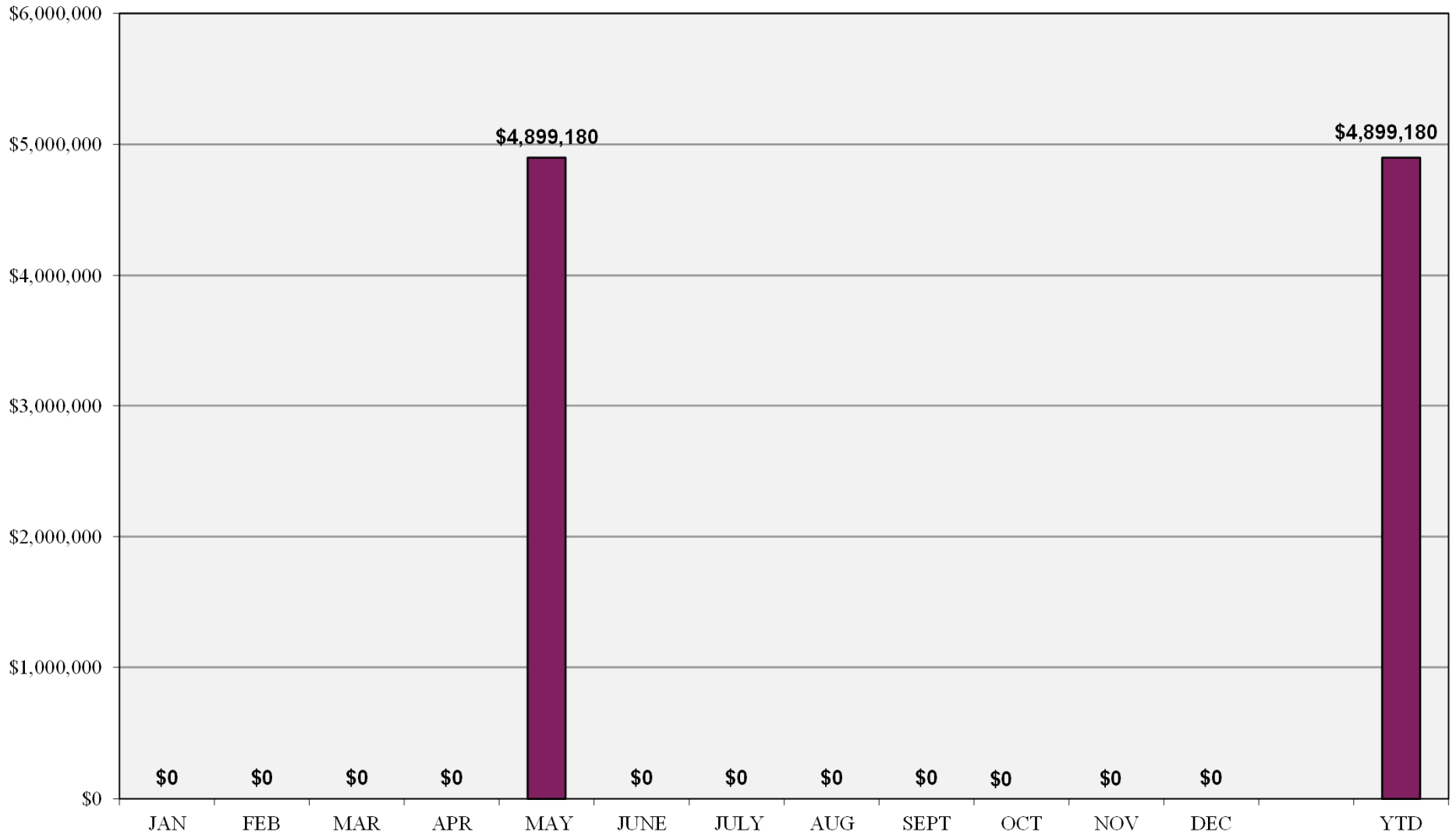
Town of Windsor Monthly Building Permits Data



Industrial Building Permits

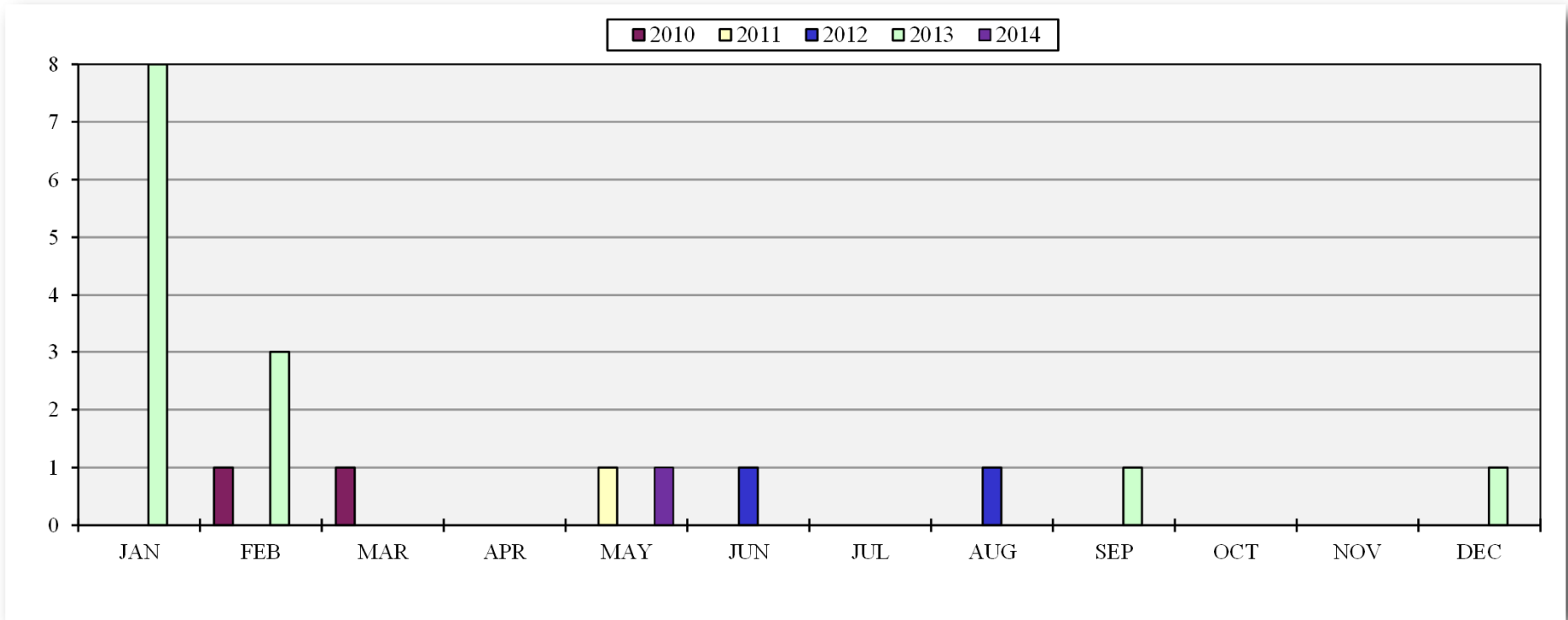
COST OF IMPROVEMENTS

As of May 31, 2014



Town of Windsor Monthly Building Permits Data

Industrial Building Permit Comparison



Year to Date - through May of each year			
Year	No. Issued	Change	% Change
2010	2	--	--
2011	1	-1	-50%
2012	0	-1	0%
2013	11	11	100%
2014	1	-10	-91%

Town of Windsor Monthly Building Permits Data