



### Platted Single-Family Lots in the Town of Windsor as of 1/31/16

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						
1 Alexander Estates	E-1	23	23		0	0	0	RE-4	F	5/8/95
2 Bison Ridge	RMU	111	110		1	1	0	PSD	E	2/11/02
3 Brunner Farm (New Windsor)	RMU	298	295		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	284		6	6	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	69		5	5	0	RE-4	A	5/11/05
9 Highland Meadows Golf Course (Phases 1a, 2, 3, 4, 5, & 11) (north side)	E-2	405	374		31	31	0	PSD	C	3/10/03
10 Highland Meadows Golf Course (Phases 4, 6, 9 and 11) (south side)	E-2	179	128		51	51	0	TR2J	C	3/10/03
14 Highland Meadows Golf Course 7th Filing	E-2	75	7		68	0	75	TR2J	C	6/25/12
15 Highpointe (Phases 1, 2, 3, & 4)	E-2	377	303	2	74	74	0	TR2J	C	10/24/05
16 Hilltop Estates (Pelican Hills)	E-1	88	78		10	10	0	RE-4	B	4/26/99
17 Jacoby Farm 2nd Filing	RMU	196	36	3	160	160	0	RE-4	A	4/14/03
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	159		5	5	0	RE-4	A	8/12/03
21 Ranch at Highland Meadows (Steeplechase)	E-1	243	225	1	18	18	0	TR2J	D	10/25/99
22 RidgeWest	PUD	115	114		1	1	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	37		11	11	0	RE-4	B	7/10/00
26 Viillage East	SF-1	191	0		191	191	0	RE-4	A	3/9/15
27 Water Valley 6th Filing	RMU	45	35		10	10	0	RE-4	A	11/2/00
28 Water Valley 8th Filing	RMU	27	24		3	3	0	RE-4	A	6/7/01
29 Water Valley Hillside	RMU	41	35		6	6	0	RE-4	A	1/7/05
30 Water Valley South (Single-family)	RMU	669	514	11	155	155	0	RE-4	A	5/6/04
31 Water Valley South 4th Filing (Marina Doce)	RMU	10	8		2	2	0	RE-4	A	3/24/06
32 Water Valley South 8th Filing (Good Samaritan Resort Villas) (Duplexes)*	RMU	24	0		24	0	24	RE-4	A	6/9/08
33 Westwood Village 2nd Filing	SF-1	145	142	1		0	0	RE-4	A	12/8/97
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	SF-1	317	316		1	0	241	RE-4	A	8/24/14
36 Kern's Subdivision 13th Filing	SF-1	1	1		0	0		RE-4	A	
<b>Totals</b>		<b>5,072</b>	<b>3,361</b>	<b>18</b>	<b>1,708</b>	<b>744</b>	<b>1,211</b>			

\* Duplexes are defined as attached single-family

Total issued within each School District		YTD
RE-4 Weld	15	15
PSD Larimer		
TR2J Larimer	3	3

Total Lots By County	
Weld	3,277
Larimer	1,795

Permit Ready Lots By County	
Weld	371
Larimer	373

<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
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- G - North Weld Water District & Town of Windsor Sewer



## Town of Windsor Single-Family Residential Projects Not Yet Platted as of 1/31/16\*

### 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
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
				<b>Total</b>	<b>5,286</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 1/31/16**

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						
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	55		167	167	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 Westwood Village 6th	RMU	16	2		14	0	0	RE-4	A	7/13/15
8 Windshire Park 3rd Filing (80 units in two phases)	RMU	11	11		0	0	0	RE-4	A	11/26/12
<b>Totals</b>			<b>96</b>	<b>0</b>	<b>344</b>	<b>240</b>	<b>90</b>			

**Town of Windsor Multi-Family Residential Projects Not Yet Platted as of 1/31/16\***

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
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 Tacincala Master Plan	RMU	MP	475	0	A	12/18/06
11 Tacincala 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
<b>Totals</b>			<b>3,056</b>			

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<sup>1</sup> Zoning  
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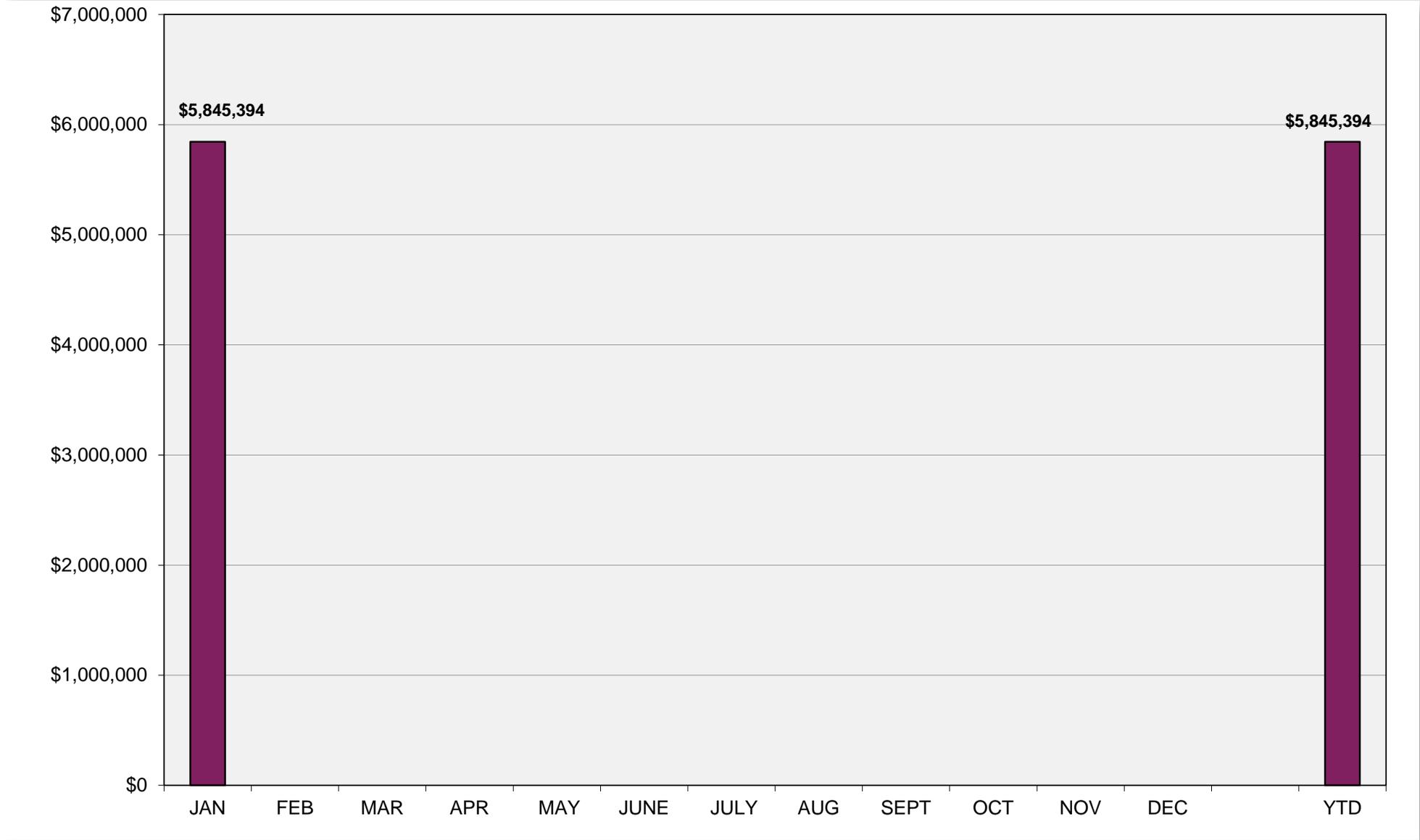
## REPORT OF NEW BUILDING PERMITS

	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											
MARCH											
APRIL											
MAY											
JUNE											
JULY											
AUGUST											
SEPTEMBER											
OCTOBER											
NOVEMBER											
DECEMBER											
<b>TOTAL</b>	<b>18</b>	<b>\$5,845,394</b>	<b>0</b>	<b>0</b>	<b>\$0</b>	<b>0</b>	<b>\$0</b>	<b>1</b>	<b>\$1,300,000</b>	<b>0</b>	<b>\$0</b>



## Single-Family Building Permits COST OF IMPROVEMENTS

As of January 31, 2016

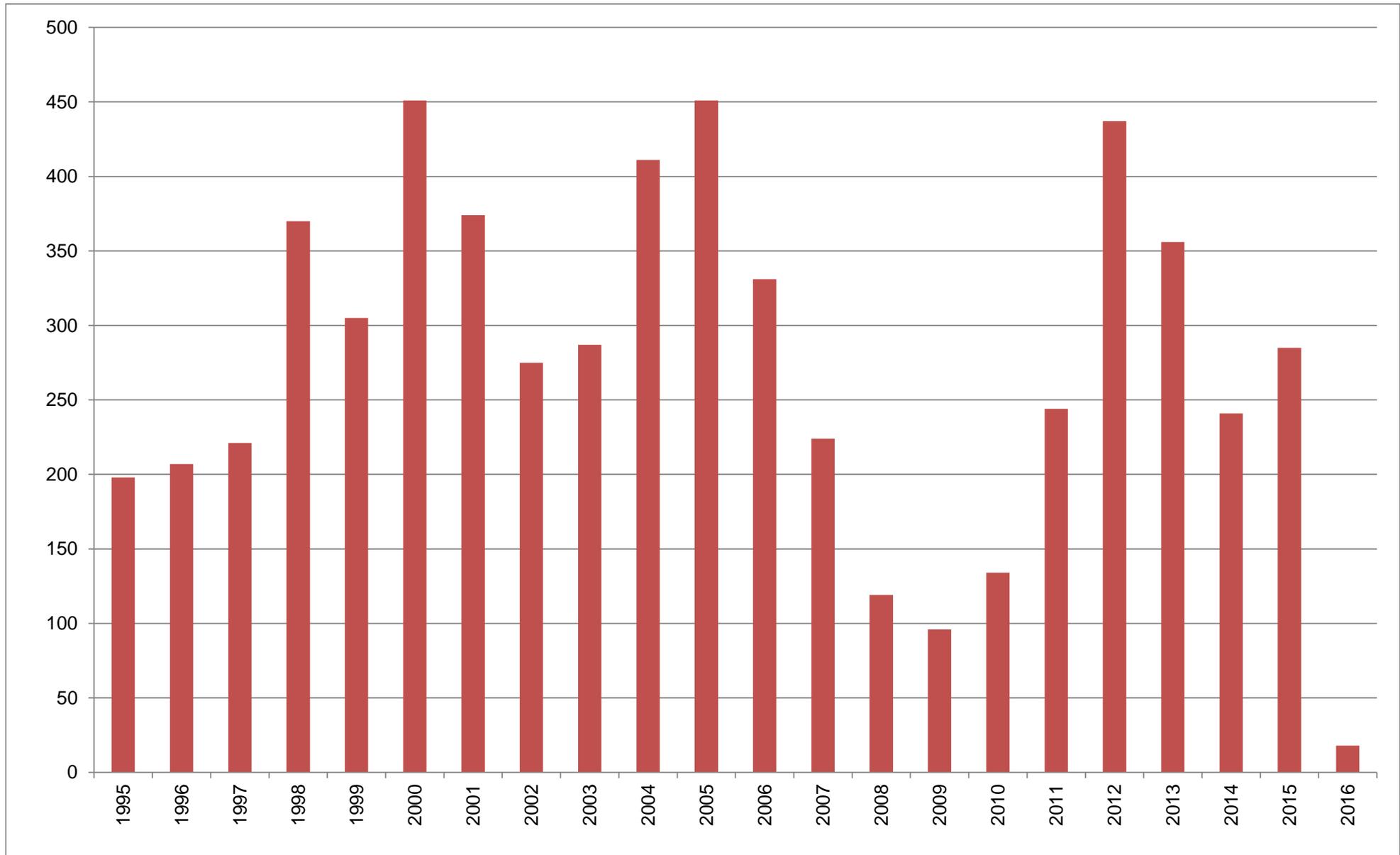


Town of Windsor Monthly Building Permits Data



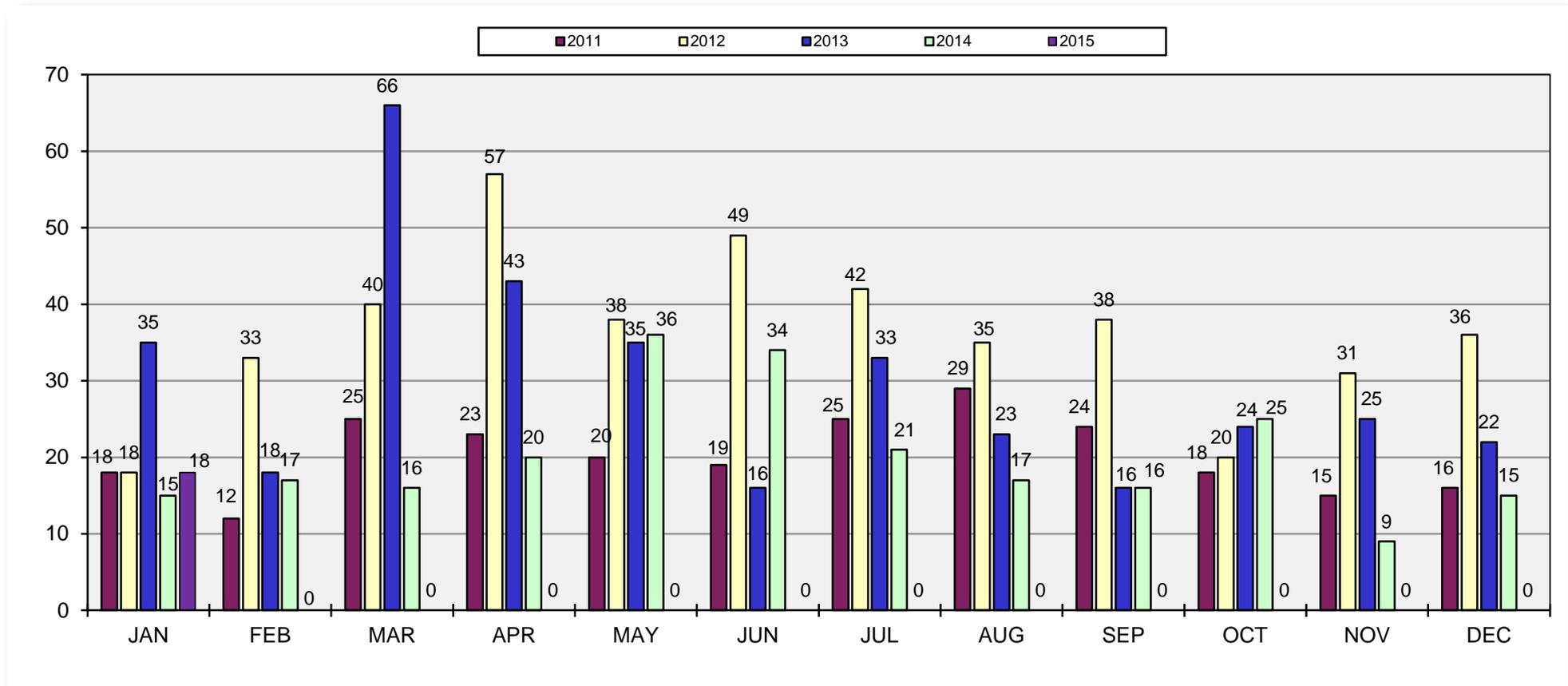
## Single-Family Building Permits BY YEAR

Current Year as of January 31, 2016



Town of Windsor Monthly Building Permits Data

## Single-Family Building Permit Comparison



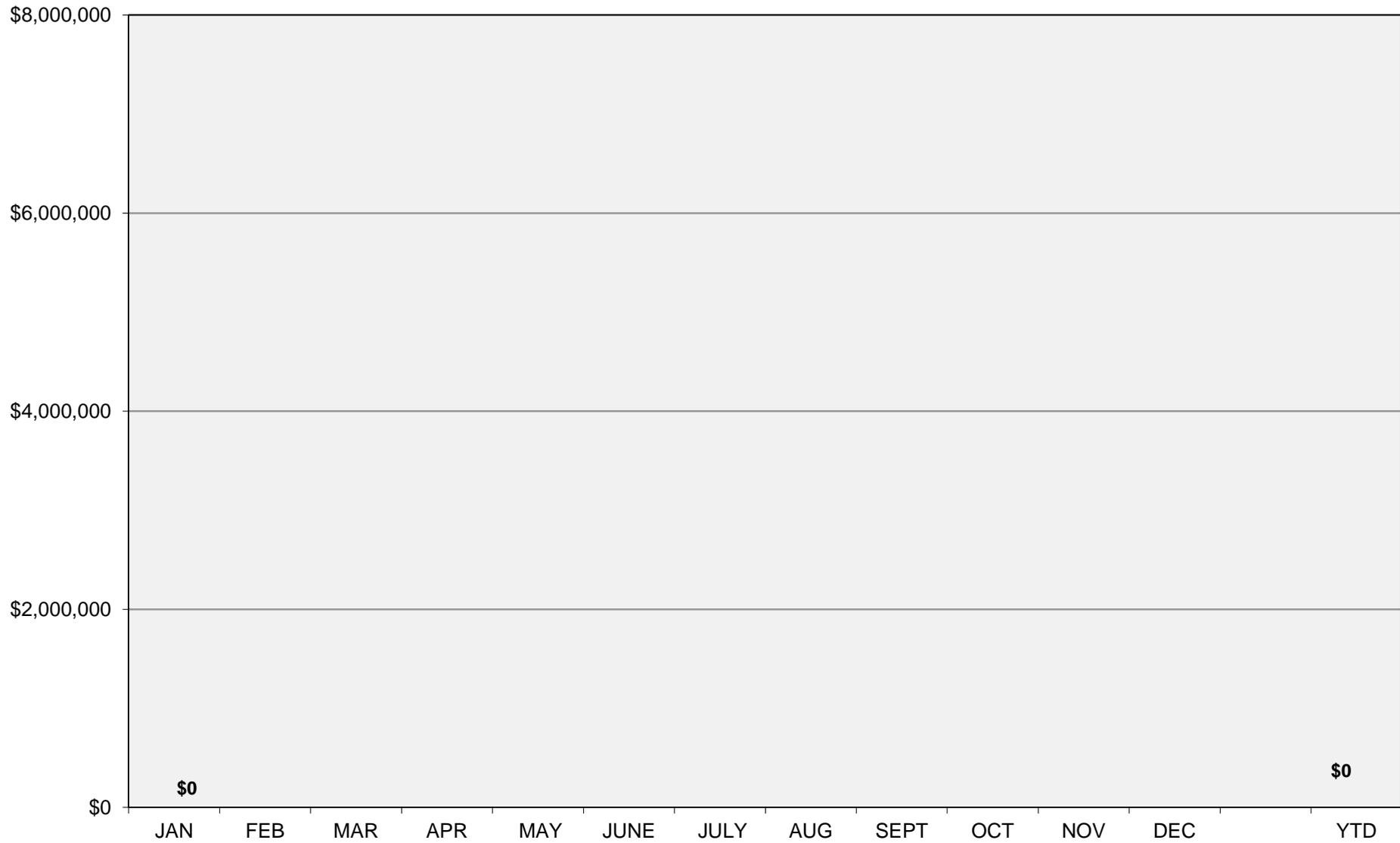
Year to Date - through January of each year			
Year	No. Issued	Change	% Change
2012	18	--	-
2013	35	17	94%
2014	15	-20	-57%
2015	30	15	100%
2016	18	-12	-40%

Town of Windsor Monthly Building Permits Data



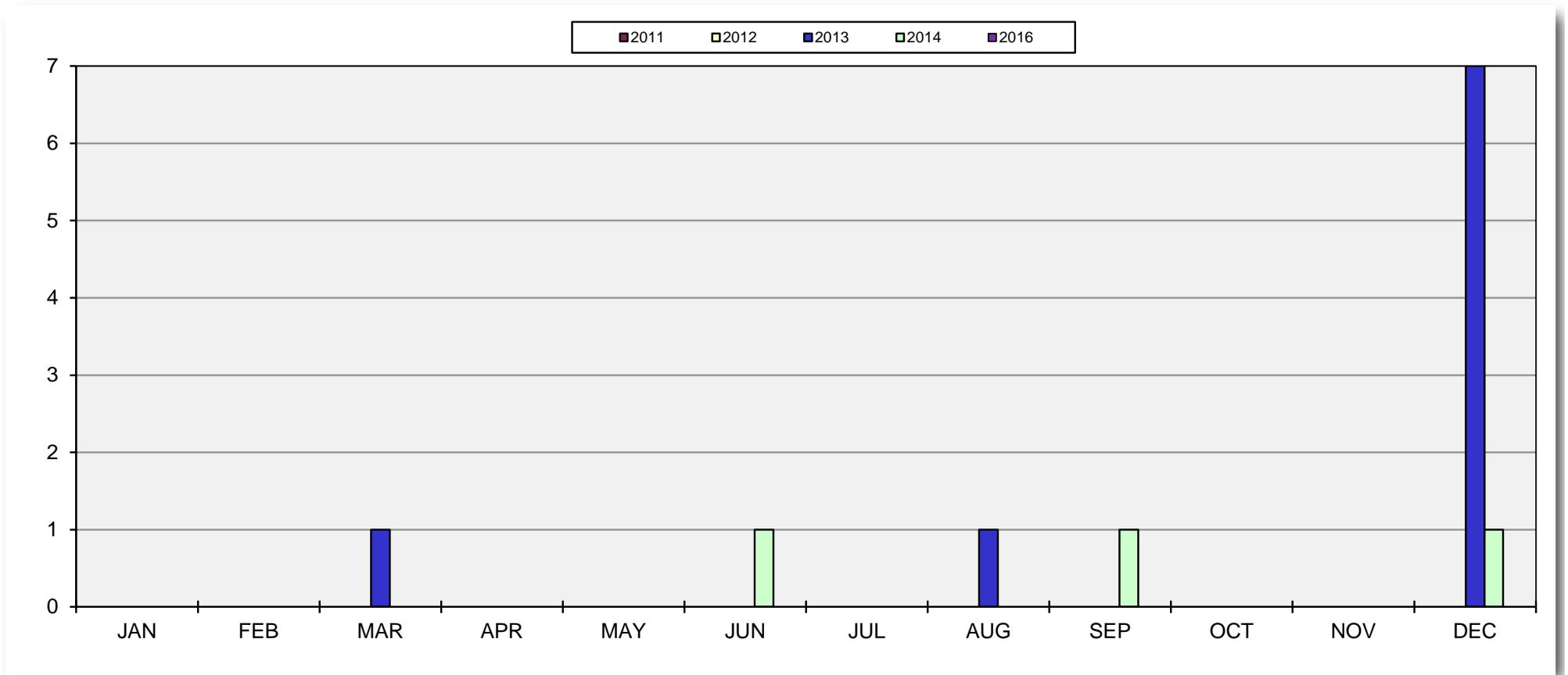
## Multi-Family Building Permits COST OF IMPROVEMENTS

As of January 31, 2016



Town of Windsor Monthly Building Permits Data

### Multi-Family Building Permit Comparison



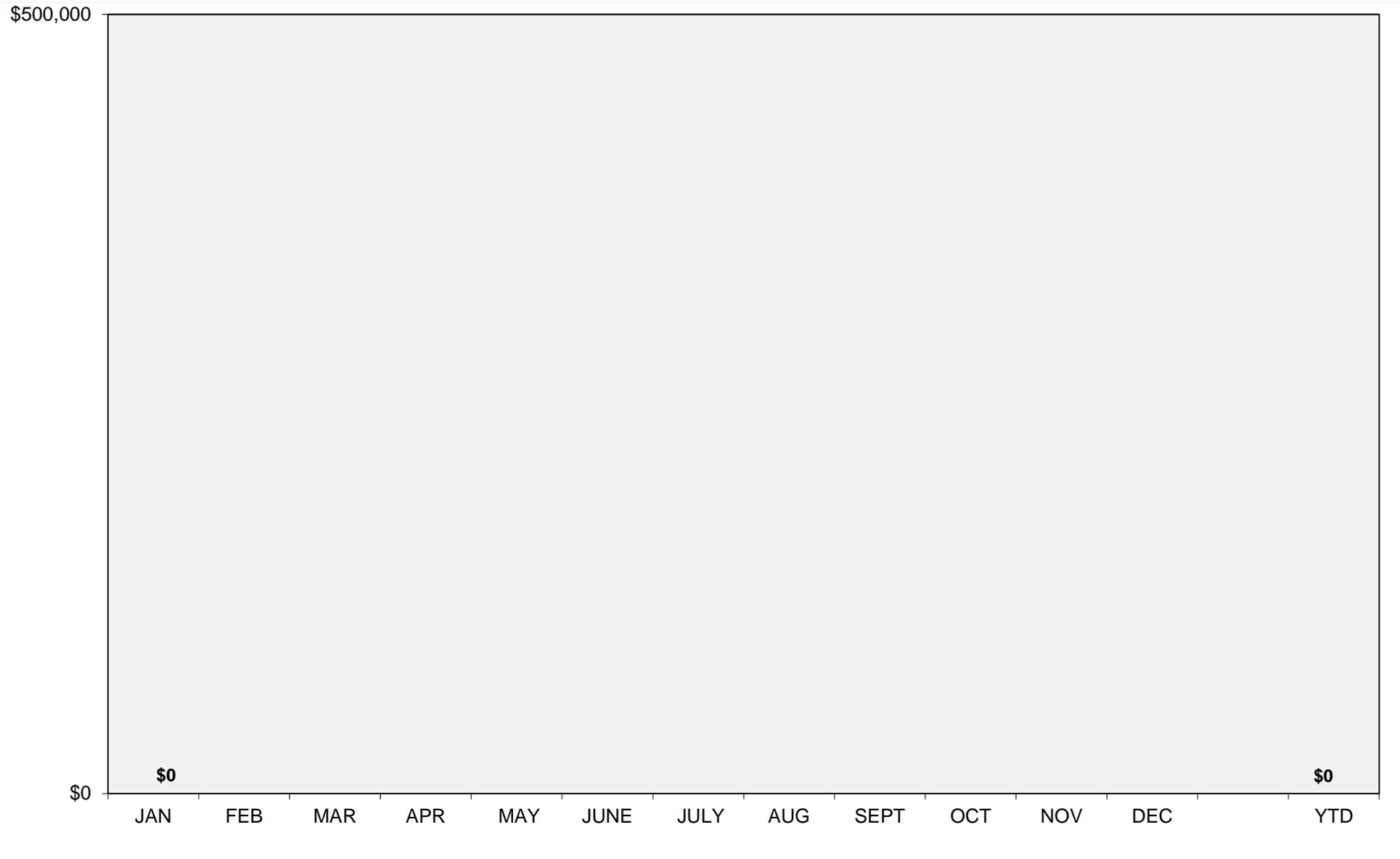
Year to Date - through January of each year			
Year	No. Issued	Change	% Change
2012	0	--	--
2015	0	0	--
2014	0	0	--
2015	0	0	--
2016	0	0	--

Town of Windsor Monthly Building Permits Data



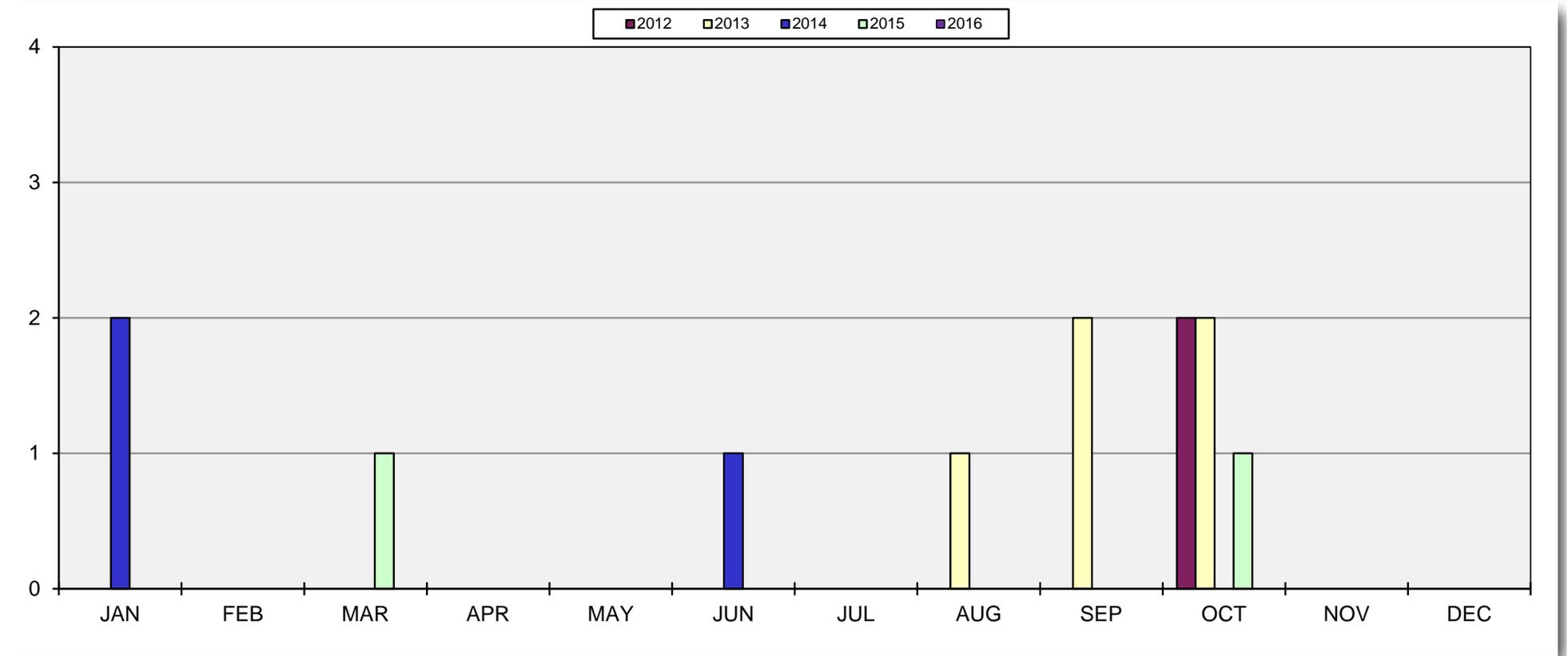
## Commercial Building Permits COST OF IMPROVEMENTS

As of January 31, 2016



Town of Windsor Monthly Building Permits Data

## Commercial Building Permit Comparison



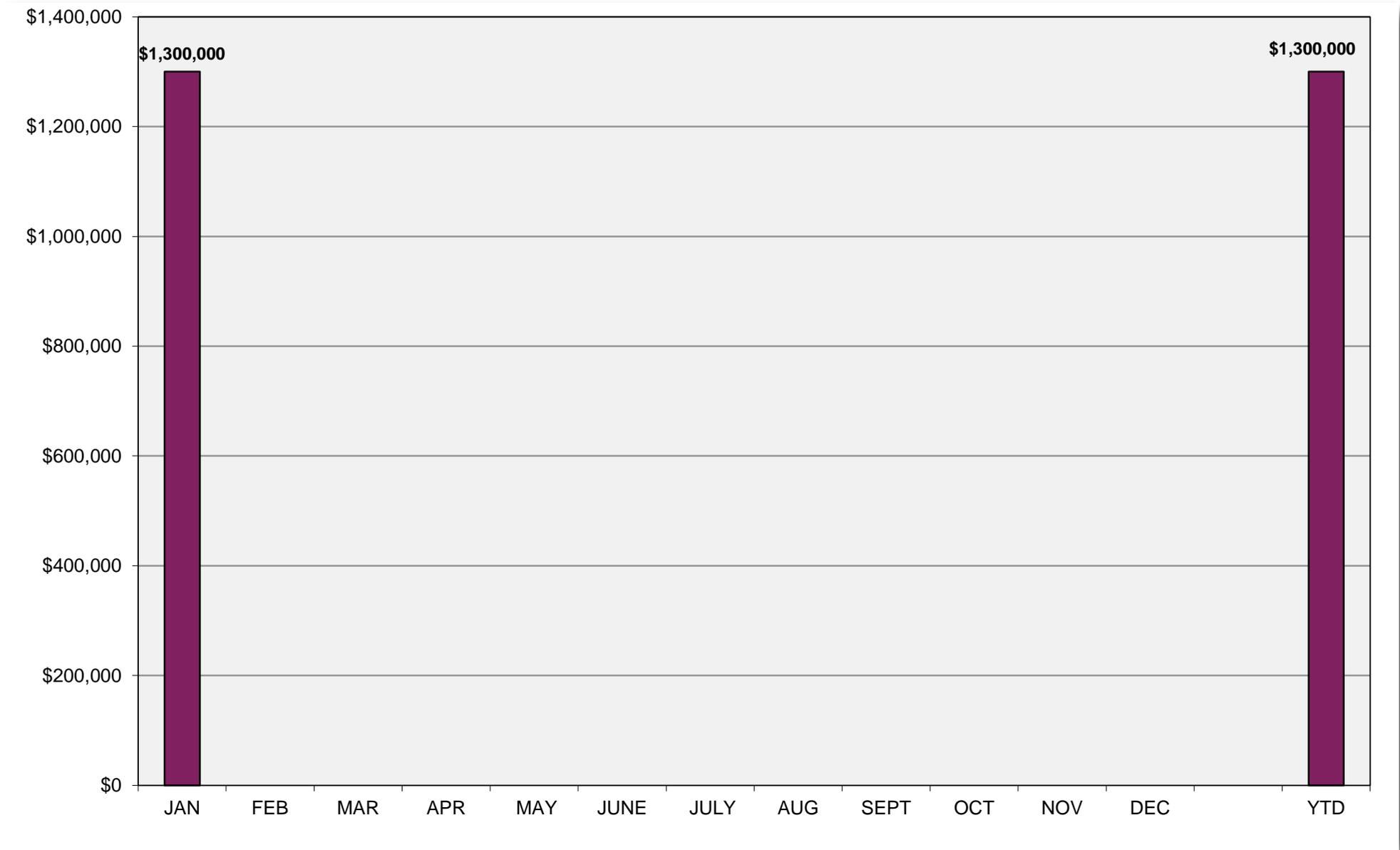
Year to Date - through January of each year			
Year	No. Issued	Change	% Change
2012	0	--	--
2013	0	0	--
2014	2	2	--
2015	2	0	0%
2016	0	-2	-100%

Town of Windsor Monthly Building Permits Data



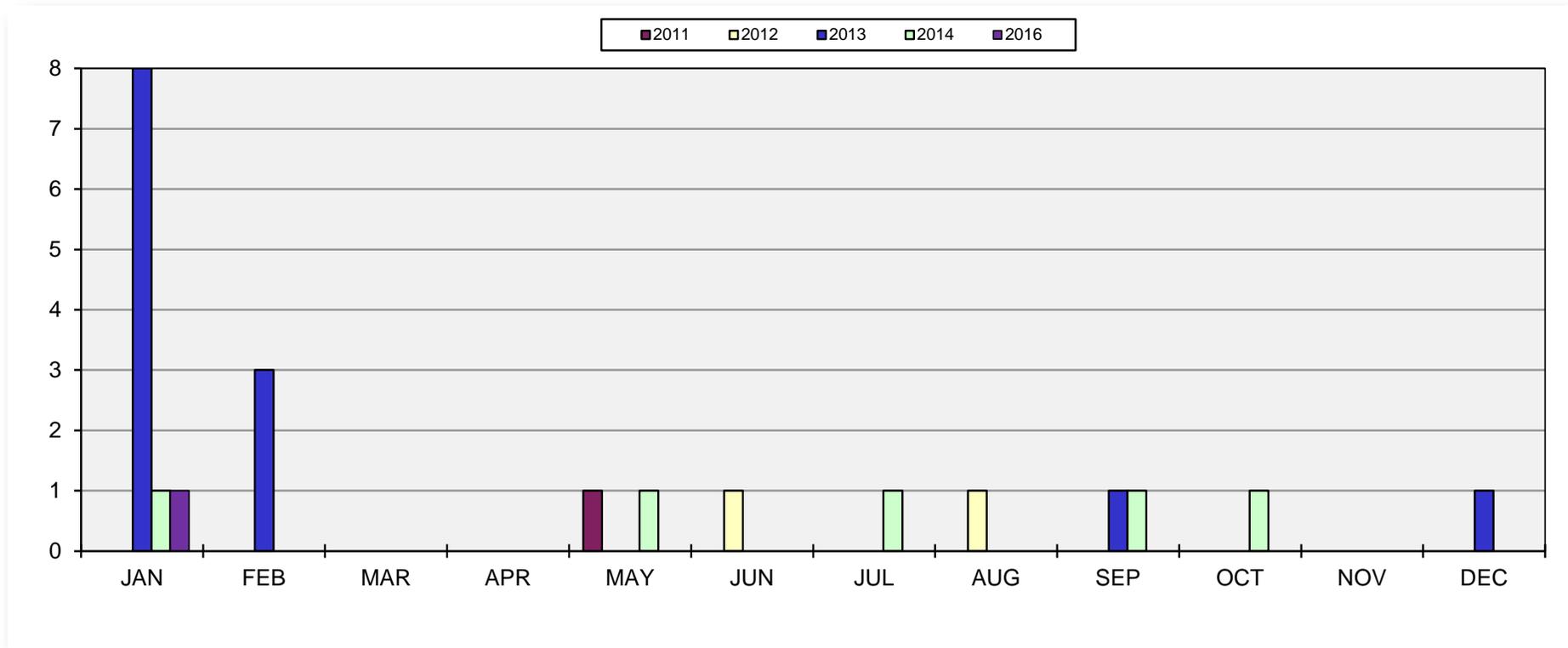
## Industrial Building Permits COST OF IMPROVEMENTS

As of January 31, 2016



Town of Windsor Monthly Building Permits Data

## Industrial Building Permit Comparison



Year to Date - through January of each year			
Year	No. Issued	Change	% Change
2012	0	--	--
2013	8	8	--
2014	0	-8	-100%
2015	0	0	--
2016	0	0	--