



Platted Single-Family Lots in the Town of Windsor as of 3/31/16

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	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	71	1	3	3	0	RE-4	A	5/11/05
9 Highland Meadows Golf Course (Phases 1a, 2, 3, 4, 5, & 11) (north side)	E-2	405	375	1	30	30	0	PSD	C	3/10/03
10 Highland Meadows Golf Course (Phases 4, 6, 9 and 11) (south side)	E-2	179	130	2	49	49	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	314	5	63	63	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	57	13	139	139	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		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 (Phase 1)	SF-1	64	60	29	4	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	536	13	133	133	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		3	3	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	241	240		1			RE-4		3/9/04
36 Winter Farm 3rd Filing (Phase 1)	SF-1	68	19	16	49	25	241	RE-4	A	3/13/2015
	Totals	4,936	3,422	80	1,514	713	1,211			

* Duplexes are defined as attached single-family

Total issued within each School District		YTD
RE-4 Weld	72	140
PSD Larimer	1	1
TR2J Larimer	7	16

Total Lots By County	
Weld	3,141
Larimer	1,795

Permit Ready Lots By County	
Weld	354
Larimer	359

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
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 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 3/31/16*							
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
				Total	5,286		

* 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

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Platted Multi-Family Lots in the Town of Windsor as of 3/31/16

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	57	1	165	165	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	10	6	6	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
Totals			106	7	334	238	90			

Town of Windsor Multi-Family Residential Projects Not Yet Platted as of 3/31/16*

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
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
Totals			3,056			

* 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.
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REPORT OF NEW BUILDING PERMITS

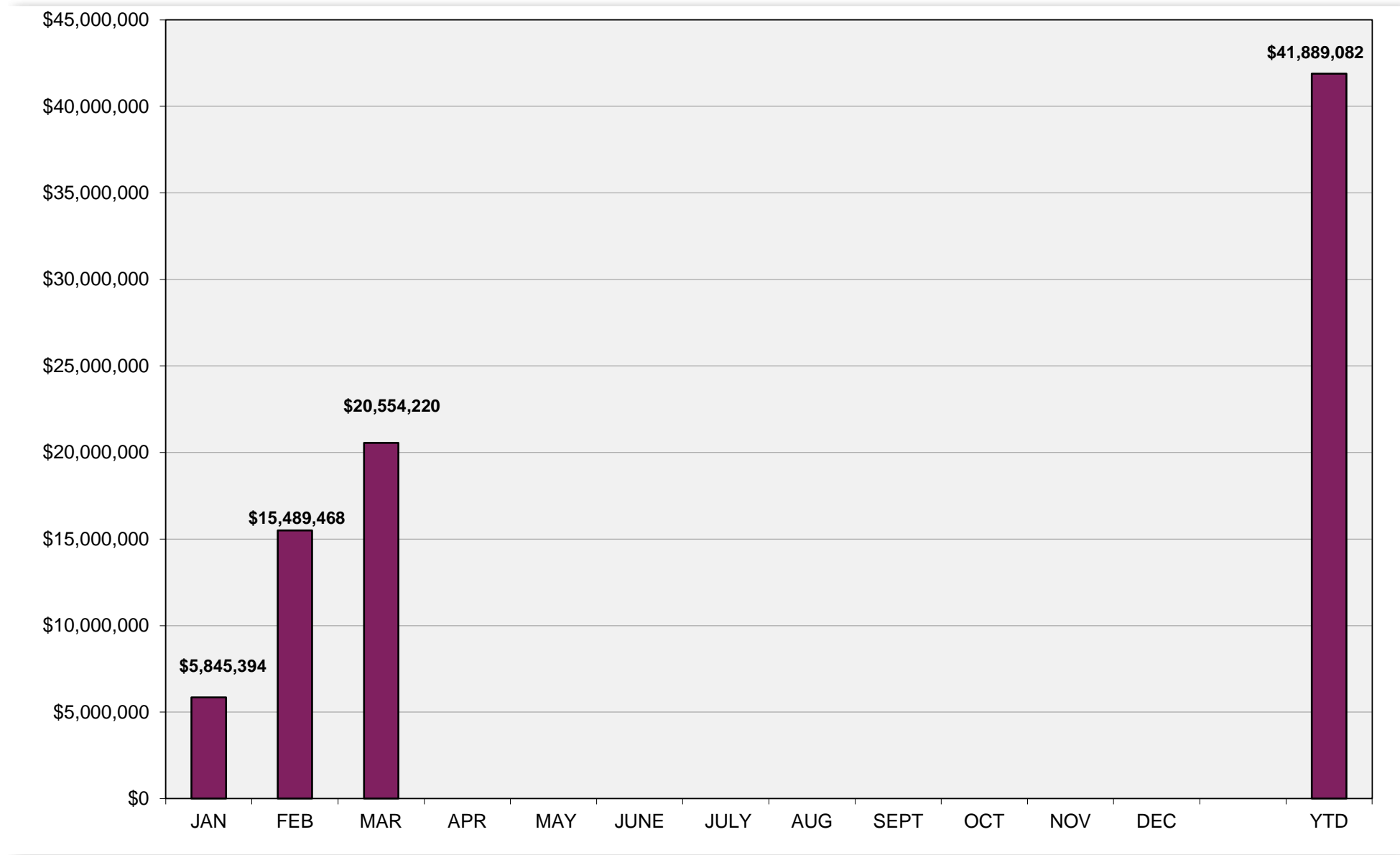
	SINGLE FAMILY		MULTIFAMILY		COMMERCIAL		INDUSTRIAL		OTHER		
	#	COST OF IMPROVEMENT	#	U	COST OF IMPROVEMENT	#	COST OF IMPROVEMENT	#	COST OF IMPROVEMENT	#	COST OF IMPROVEMENT
JANUARY	18	\$5,845,394	0	0	\$0	0	\$0	1	\$1,300,000	0	\$0
FEBRUARY	59	\$15,489,468	3	8	\$2,199,454	0	\$0	2	\$586,578	0	\$0
MARCH	80	\$20,554,220	7	18	\$5,348,357	0	\$0		\$0	0	\$0
APRIL											
MAY											
JUNE											
JULY											
AUGUST											
SEPTEMBER											
OCTOBER											
NOVEMBER											
DECEMBER											
TOTAL	157	\$41,889,082	10	26	\$7,547,811	0	\$0	3	\$1,886,578	0	\$0

Jan Concrete Equipment Supply
 Feb Silverline Services
 Agrifab



Single-Family Building Permits COST OF IMPROVEMENTS

As of March 31, 2016

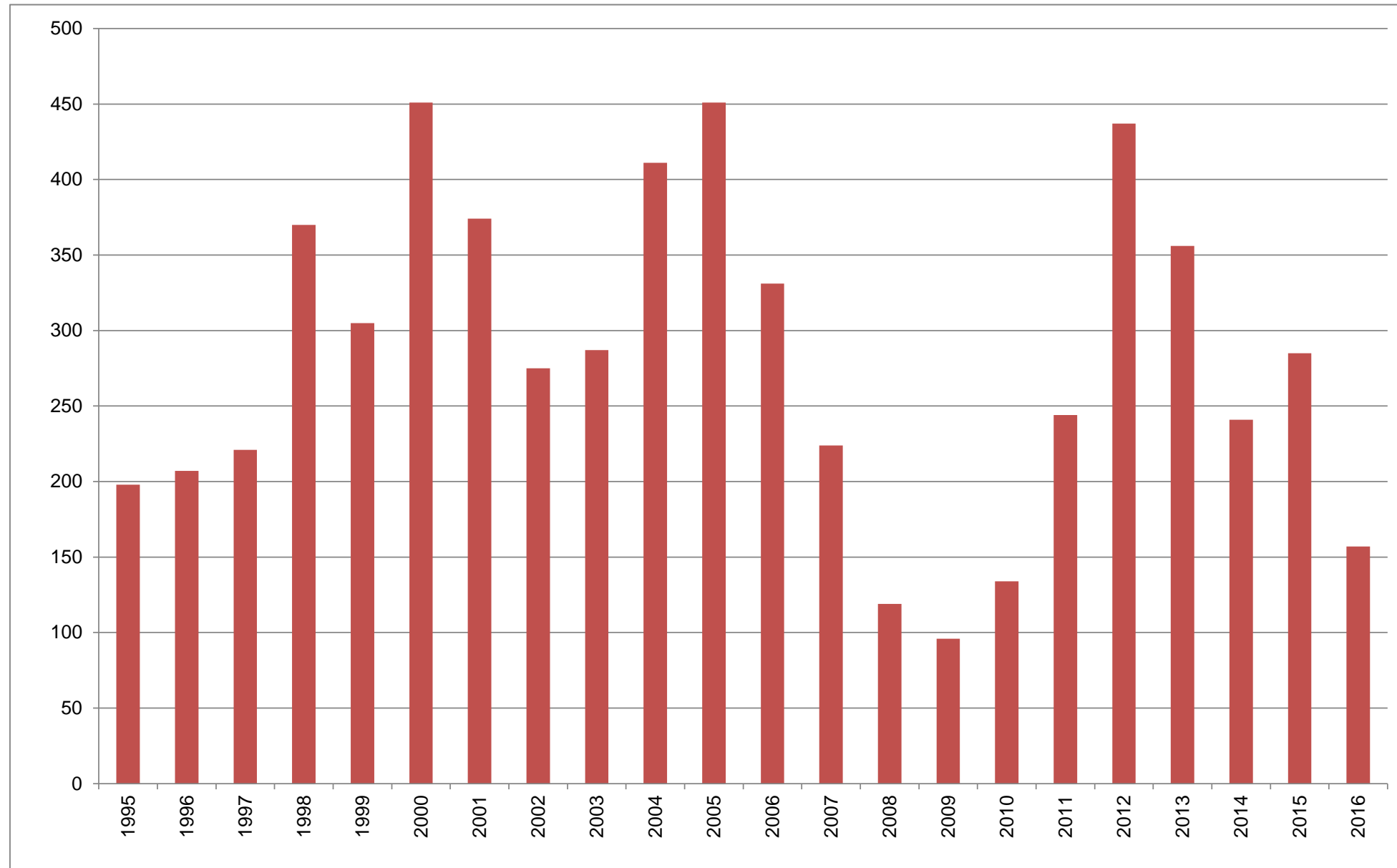


Town of Windsor Monthly Building Permits Data



Single-Family Building Permits BY YEAR

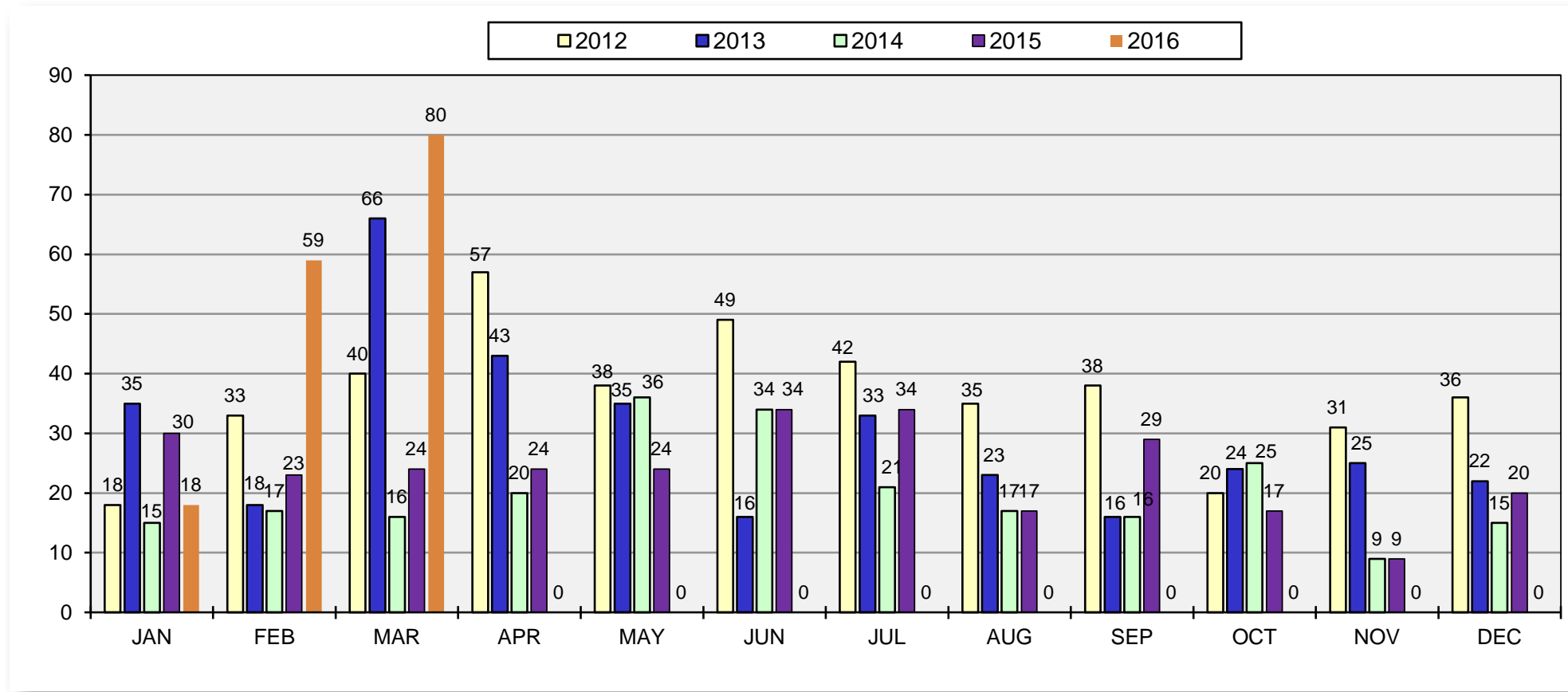
Current Year as of March 31, 2016



Town of Windsor Monthly Building Permits Data



Single-Family Building Permit Comparison



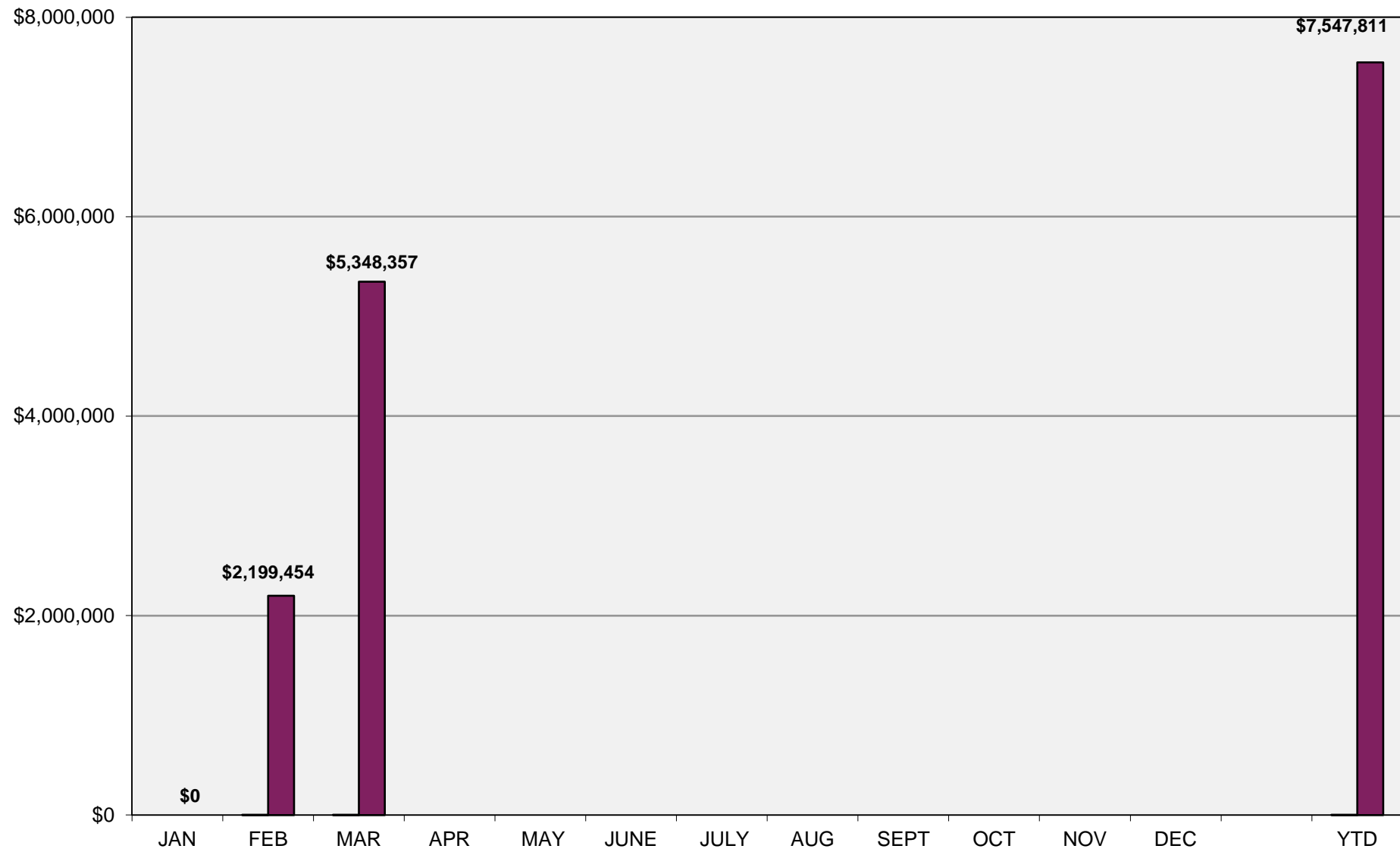
Year to Date - through March of each year			
Year	No. Issued	Change	% Change
2012	91	--	-
2013	119	28	31%
2014	48	-71	-60%
2015	77	29	60%
2016	158	81	105%

Town of Windsor Monthly Building Permits Data



Multi-Family Building Permits COST OF IMPROVEMENTS

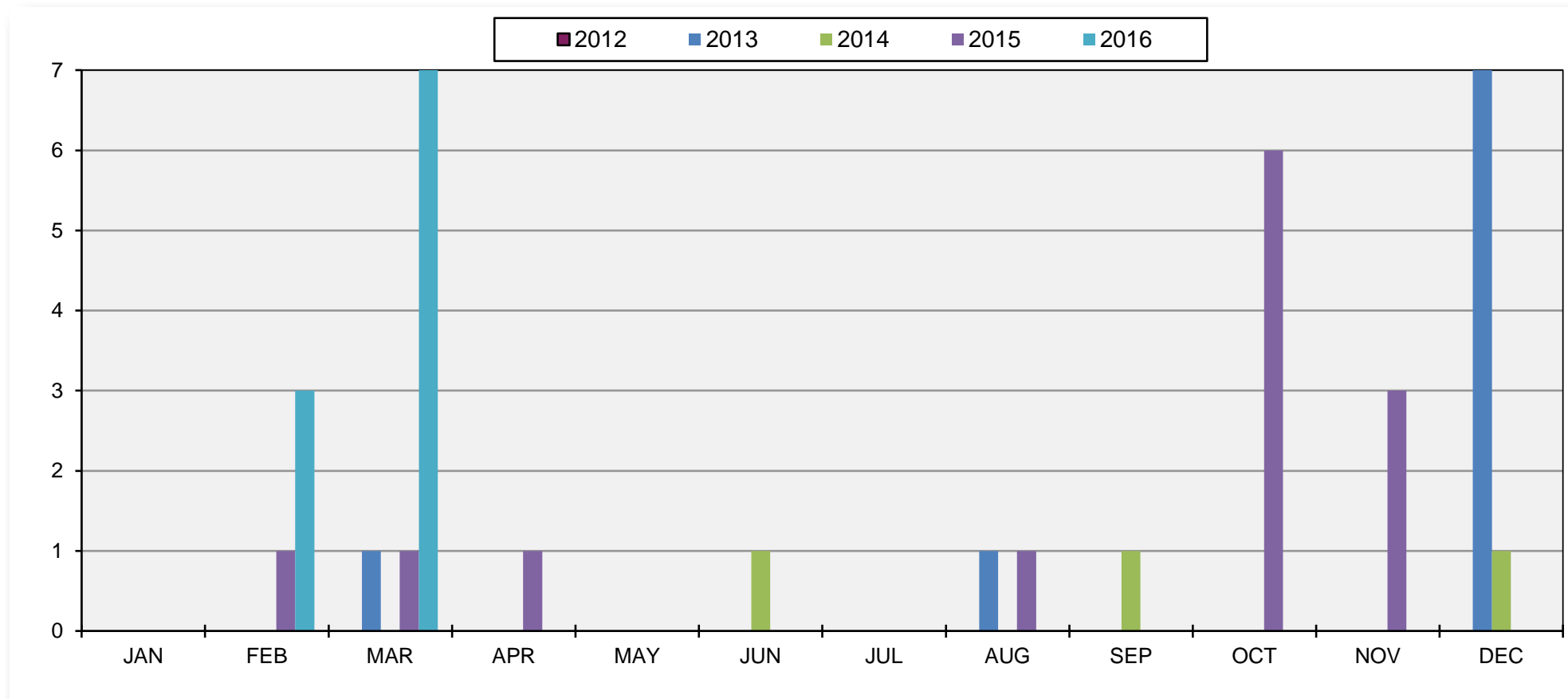
As of March 31, 2016



Town of Windsor Monthly Building Permits Data



Multi-Family Building Permit Comparison



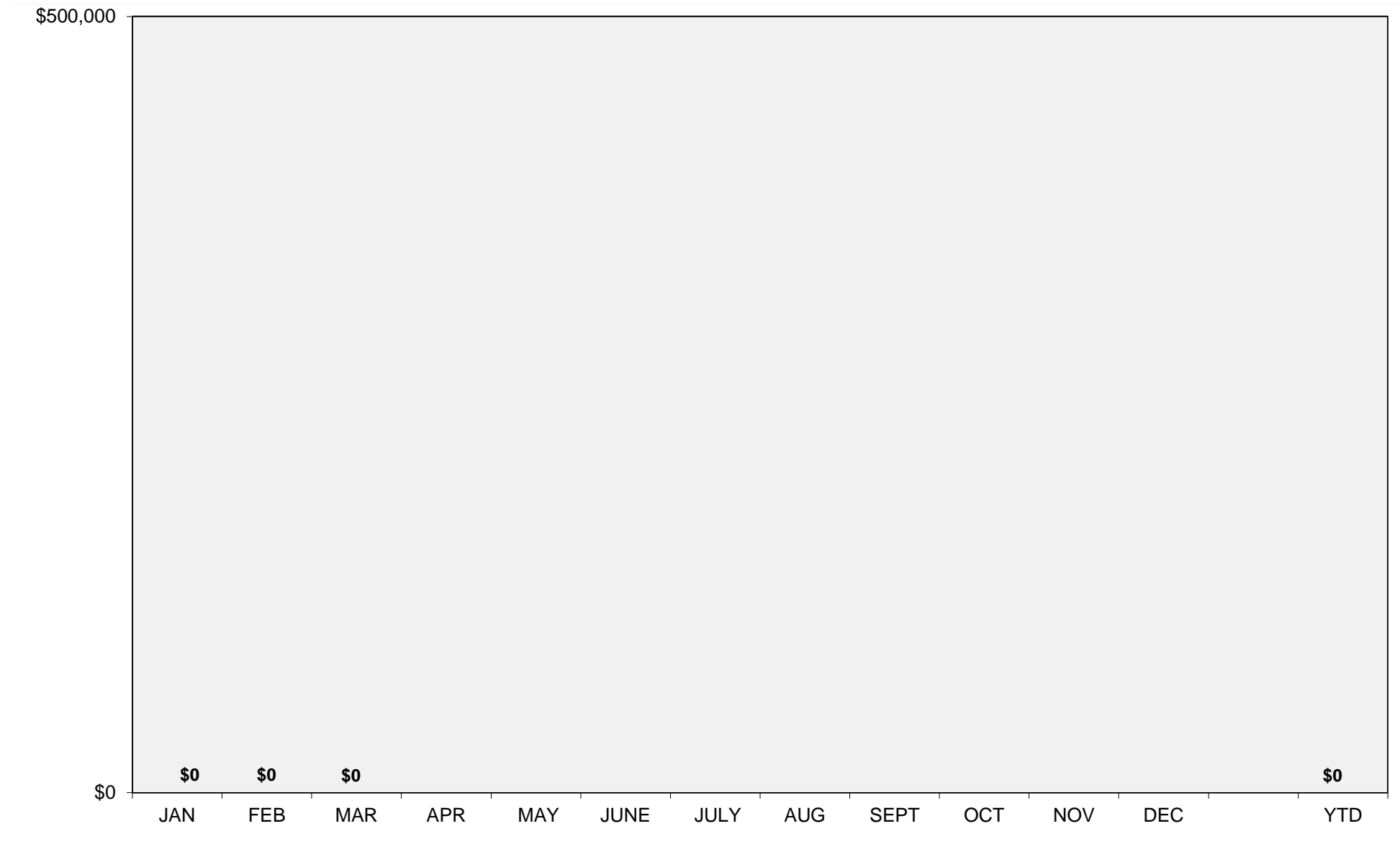
Year to Date - through March of each year			
Year	No. Issued	Change	% Change
2012	0	--	--
2015	1	1	--
2014	0	-1	-100%
2015	2	2	--
2016	10	8	400%

Town of Windsor Monthly Building Permits Data



Commercial Building Permits COST OF IMPROVEMENTS

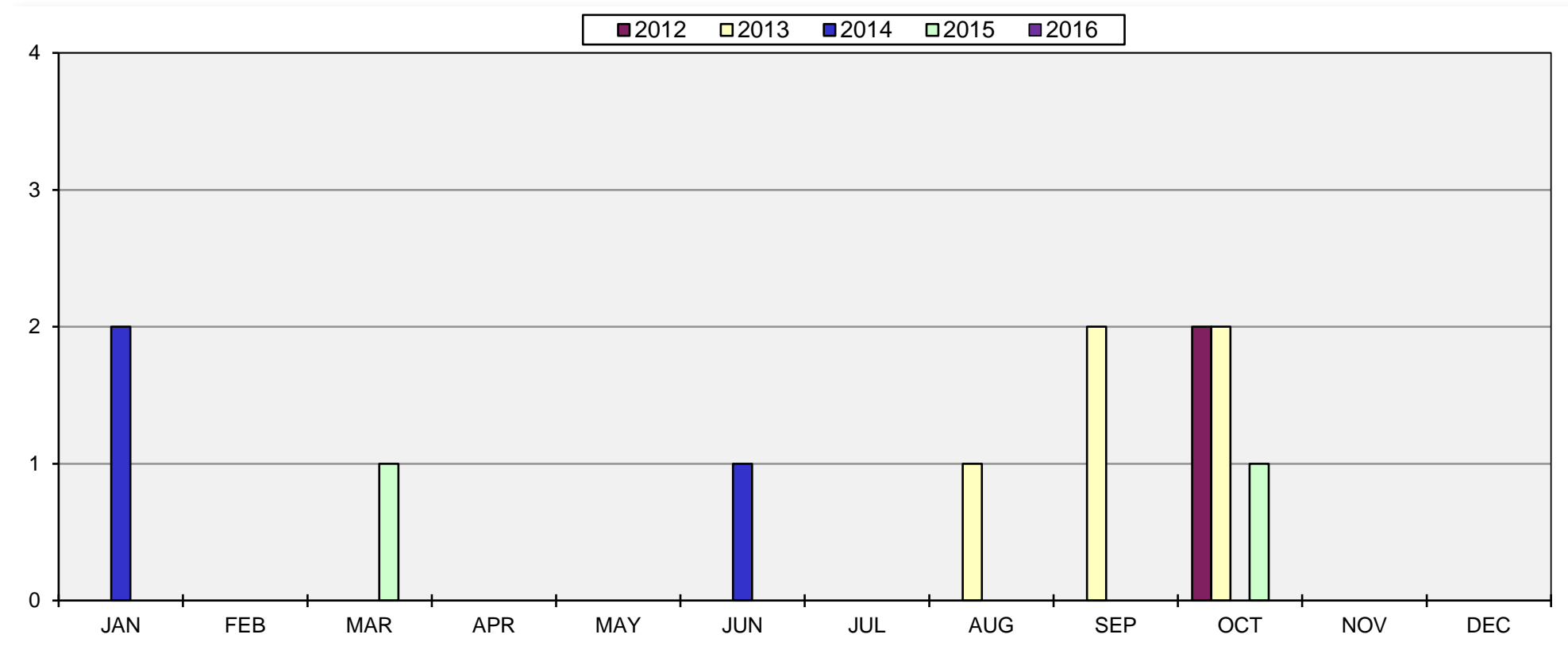
As of March 31, 2016



Town of Windsor Monthly Building Permits Data



Commercial Building Permit Comparison



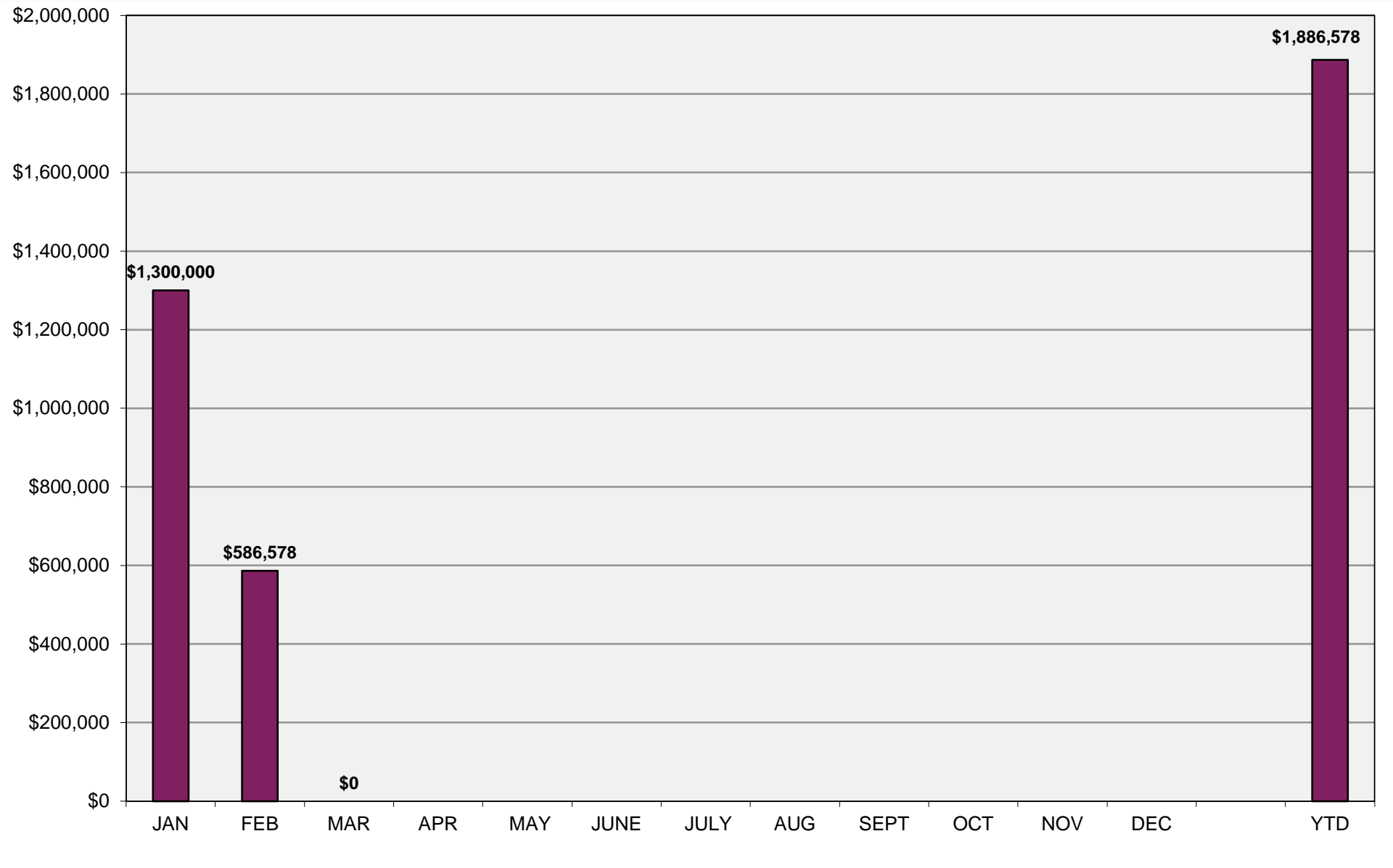
Year to Date - through March of each year			
Year	No. Issued	Change	% Change
2012	0	--	--
2013	0	0	--
2014	2	2	--
2015	1	-1	-50%
2016	0	-1	-100%

Town of Windsor Monthly Building Permits Data



Industrial Building Permits COST OF IMPROVEMENTS

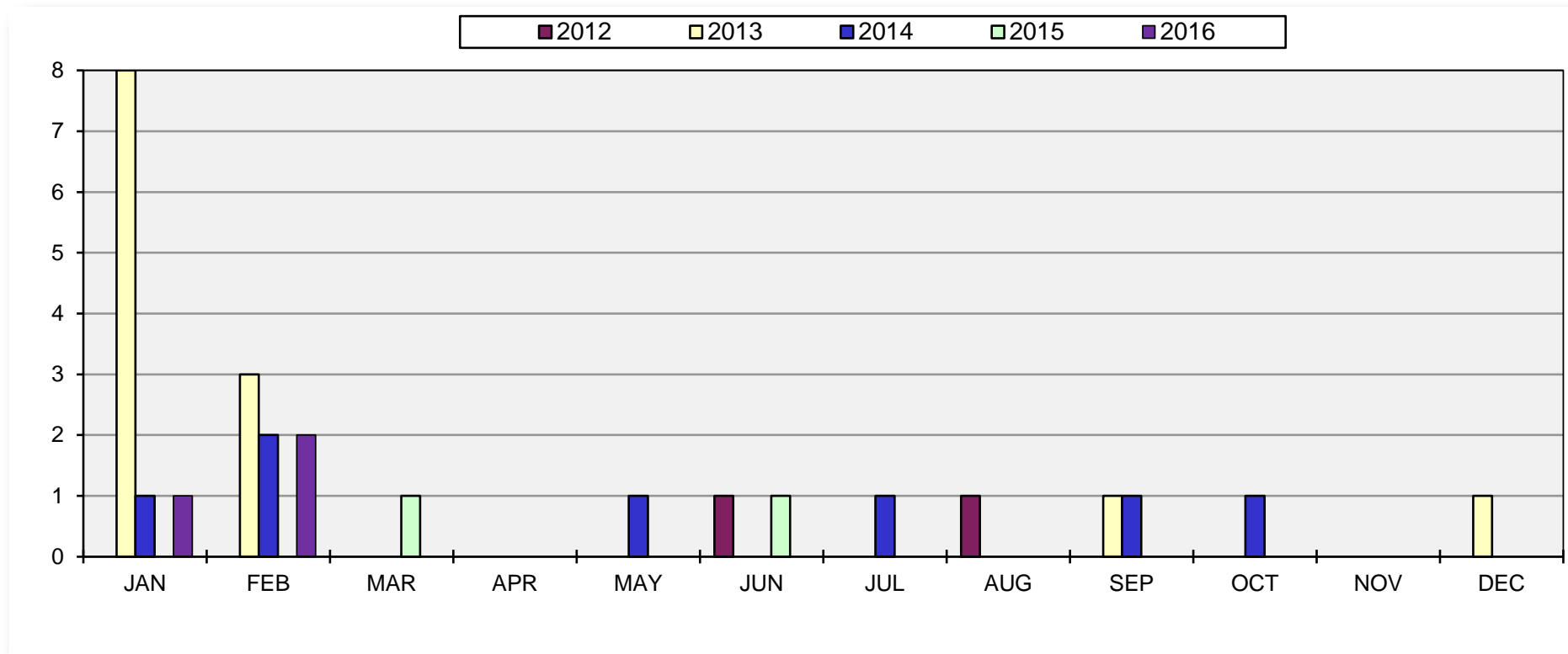
As of March 31, 2016



Town of Windsor Monthly Building Permits Data



Industrial Building Permit Comparison



Year to Date - through March of each year			
Year	No. Issued	Change	% Change
2012	0	--	--
2013	11	11	--
2014	3	-8	-73%
2015	1	-2	-67%
2016	3	2	200%

Town of Windsor Monthly Building Permits Data