



Platted Single-Family Lots in the Town of Windsor as of 12/31/16

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						
Bison Ridge	RMU	111	110		1	1	0	PSD	E	2/11/02
Brunner Farm (New Windsor)	RMU	312	295		17	17	0	RE-4	A	12/18/96
Brunner Farm 10th Filing	RMU	14	0		14	0	14	RE-4	A	10/13/14
Fossil Ridge (Phases 1, 2, 3, 4 & 5) (Belmont Ridge and Highlands Ridge)	E-2	290	287		3	3	0	TR2J	C	7/12/04
Greenspire (excludes phase 1)	RMU	508	0		508	0	508	RE-4	A	5/11/05
Greenspire (Phase 1)	RMU	74	73	1	1	1	0	RE-4	A	5/11/05
Highland Meadows Golf Course (Phases 1a, 2, 3, 4, 5, & 11) (north side)	E-2	405	380		25	25	0	PSD	C	3/10/03
Highland Meadows Golf Course (Phases 4, 6, 9 and 11) (south side)	E-2	179	150		29	29	0	TR2J	C	3/10/03
Highland Meadows Golf Course 7th Filing	E-2	75	9		66	66	0	TR2J	C	6/25/12
Highpointe (Phases 1, 2, 3, & 4)	E-2	377	361		16	16	0	TR2J	C	10/24/05
Hilltop Estates (Pelican Hills)	E-1	88	78		10	10	0	RE-4	B	4/26/99
Jacoby Farm 2nd Filing	RMU	154	133	6	21	21	0	RE-4	A	4/14/03
North Shores Estates	E-1	45	44		1	1	0	RE-4	B	9/26/94
Poudre Heights 2nd Filing (A River Place)	SF-1	164	161		3	3	0	RE-4	A	8/12/03
Ranch at Highland Meadows (Steeplechase)	E-1	243	228	1	15	15	0	TR2J	D	10/25/99
RidgeWest	PUD	115	114		1	1	0	PSD	A	8/29/97
South Hill Subdivision 1st Filing	RMU	34	0		34	0	34	RE-4	A	4/28/08
South Hill Subdivision 2nd Filing	RMU	210	85	25	125	125	0	RE-4	A	5/9/16
The Ridge at Harmony Road	RMU	419	0		419	0	419	RE-4	H	4/25/16
Trautman 2nd Filing (The Farm at Water Valley)	E-2	39	0		39	0	39	RE-4	A	5/17/06
Ventana	E-1	48	39		9	9	0	RE-4	B	7/10/00
Water Valley 6th Filing	RMU	45	35		10	10	0	RE-4	A	11/2/00
Water Valley 8th Filing	RMU	27	24		3	3	0	RE-4	A	6/7/01
Water Valley Hillside	RMU	41	37		4	4	0	RE-4	A	1/7/05
Water Valley South (Single-family)	RMU	669	592	5	77	77	0	RE-4	A	5/6/04
Water Valley South 4th Filing (Marina Doce)	RMU	9	8		1	1	0	RE-4	A	3/24/06
Water Valley South 8th Filing (Good Samaritan Resort Villas) (Duplexes)*	RMU	12	1		11	11	0	RE-4	A	6/9/08
Westwood Village 2nd Filing	SF-1	145	142		3	3	0	RE-4	A	12/8/97
Windshire Park 3rd Filing Phase 1	RMU	39	8	8	31	31	0	RE-4	A	11/26/12
Windshire Park 3rd Filing Phase 2-5	RMU	253	0		253	0	253	RE-4	A	11/26/12
Winter Farm 3rd Filing	SF-1	241	106	10	135	135	0	RE-4	A	3/13/2015
Totals		5,385	3,500	56	1,885	618	1,267			

* Duplexes are defined as attached single-family

Total issued within each School District		YTD
RE-4 Weld	55	599
PSD Larimer	0	6
TR2J Larimer	1	85

Total Lots By County	
Weld	3,576
Larimer	1,809

Permit Ready Lots By County	
Weld	431
Larimer	187

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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- G - North Weld Water District & Town of Windsor Sewer
- H - North Weld Water & Box Elder Sewer



Town of Windsor Single-Family Residential Projects Not Yet Platted as of 12/31/16*							
SUBDIVISIONS							
Fossil Creek Meadows Master Plan	RMU	MP	274	PSD	C	1/19/06	
Great Western Master Plan	RMU	MP	1,586	RE-4	A	11/13/06	
Greenspire Master Plan (Duplexes)**	RMU	MP	46	RE-4	A	4/15/04	
Harmony Master Plan	E-2	MP	485	RE-4	A	7/27/09	
Hoehne 3rd Filing	RMU	UR	31	RE-4	A	N/A	
Northlake	RMU	UR	815	RE-4	G	N/A	
Poudre Heights 3rd Filing	RMU	UR	226	RE-4	A	N/A	
Raindance Master Plan	RMU	MP	2,792	RE-4	A	4/7/05	
River Ridge East Master Plan	RMU	MP	132	RE-4	E	5/28/97	
Tacincala Master Plan	SF-1	MP	830	RE-4	A	12/18/06	
Tacincala Master Plan (Collette Farm)	RMU	MP	618	RE-4	A	3/28/11	
			Total	7,835			

* 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

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Platted Multi-Family Lots in the Town of Windsor as of 12/31/16

SUBDIVISIONS	Zoning ¹	Total Lots	Permits Issued		Lots Remaining	Permit Ready Lots	Lots Needing Further Approval	School District ²	Utility Service ³	Final Approval Date
			Total Issued	This Month						
Burlington Lot 15 (Hegwood) (1 fourplex and duplex)	RMU	6	4		2	2	0	RE-4	A	3/27/01
Grasslands Park (Apts & townhomes)	RMU	95	24		71	71	0	RE-4	A	7/22/02
Highland Meadows Golf Course 11th (Townhomes)	RMU	68	8	4	60	60	0	TR2J	C	6/8/15
Highland Meadows Golf Course 12th (Townhomes)	RMU	96	0		96	0	96	TR2J	C	10/26/15
Water Valley South (Lighthouse Pointe) (Townhomes)	RMU	152	108		44	44	0	RE-4	A	10/6/05
Water Valley South 7th Filing (Marina Plaza) (6 fourplexes)	RMU	24	0		24	0	24	RE-4	A	4/28/08
Water Valley South 8th Filing (Good Samaritan Resort Villas) (4 fourplexes)	RMU	16	0		16	0	16	RE-4	A	6/9/08
Water Valley South 11th Filing (Sorvino Falls)	RMU	50	0		50	0	50	RE-4	A	7/13/09
Westwood Village 6th	RMU	16	14		2	0	0	RE-4	A	7/13/15
Totals			158	4	365	177	186			

Town of Windsor Multi-Family Residential Projects Not Yet Platted as of 12/31/16*

SUBDIVISIONS	Zoning ¹	Status	Total Lots	School District ²	Utility Services ³	Final Approval Date
Fossil Creek Meadows Master Plan	RMU	MP	469	PSD	C	1/19/06
Great Western Master Plan	RMU	MP	396	RE-4	A	11/13/06
Greenspire (Condos) Master Plan	RMU	MP	80	RE-4	A	4/15/04
Greenspire (Townhomes) Master Plan	RMU	MP	56	RE-4	A	4/15/04
Greenspire (Senior housing) Master Plan	RMU	MP	80	RE-4	A	4/15/04
Jacoby Farm 2nd Filing Master Plan	RMU	MP	90	RE-4	A	N/A
Poudre Heights 3rd Filing (Townhomes)	RMU	UR	186	RE-4	A	N/A
Raindance River Master Plan	RMU	MP	10	RE-4	A	4/7/05
Tacincala Master Plan	RMU	MP	475	RE-4	A	12/18/06
Tacincala Master Plan (Collette Farm)	RMU	MP	369	RE-4	A	3/28/11
Water Valley South Master Plan	RMU	MP	236	RE-4	A	4/26/04
			2,447			

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REPORT OF NEW BUILDING PERMITS

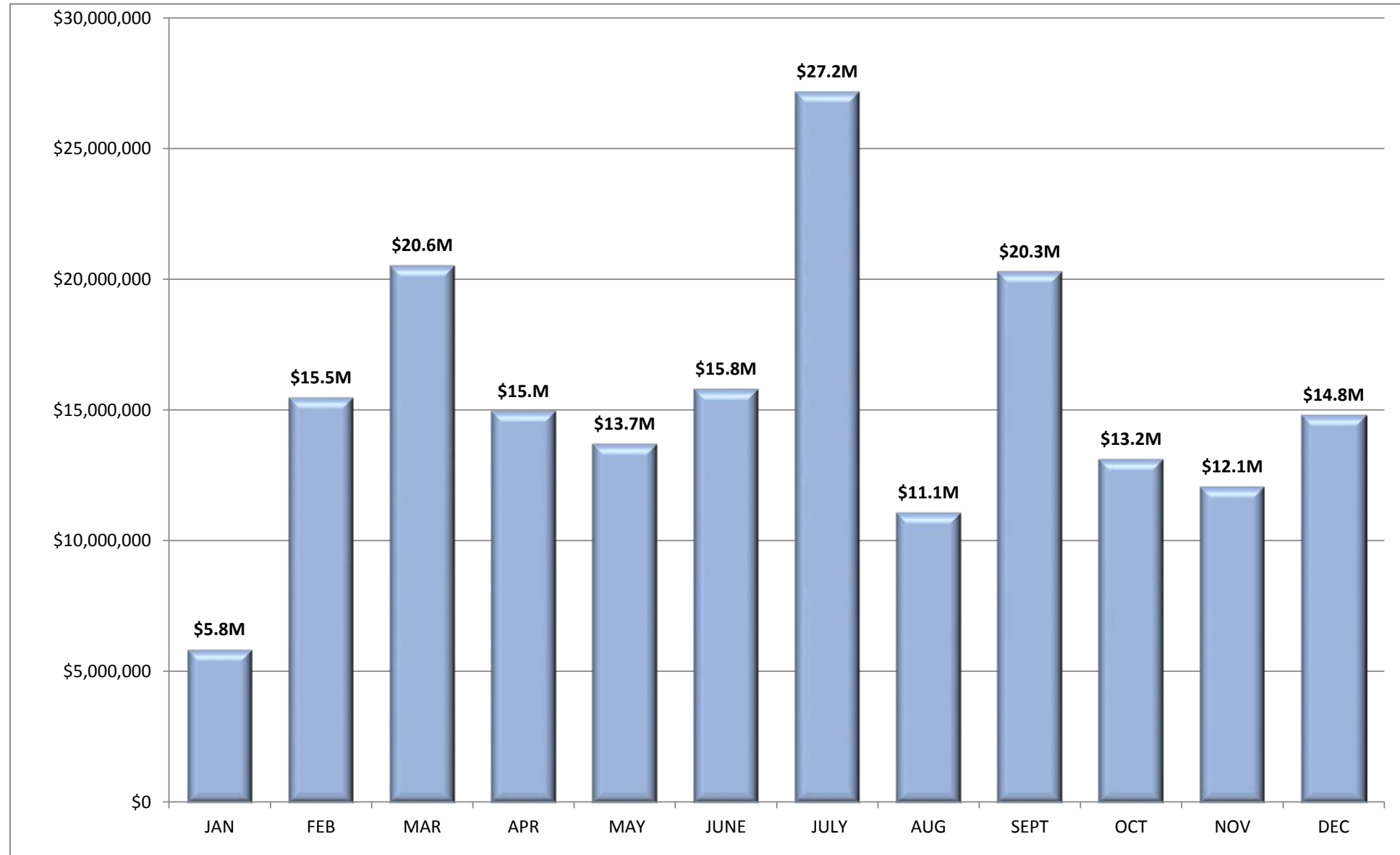
	SINGLE FAMILY		MULTIFAMILY		COMMERCIAL		INDUSTRIAL		OTHER		
	#	COST OF IMPROVEMENT	#	U	COST OF IMPROVEMENT	#	COST OF IMPROVEMENT	#	COST OF IMPROVEMENT	#	COST OF IMPROVEMENT
JANUARY	18	\$5,845,394	0	0	\$0	0	\$0	1	\$1,300,000	0	\$0
FEBRUARY	59	\$15,489,468	3	8	\$2,199,454	0	\$0	2	\$586,578	0	\$0
MARCH	80	\$20,554,220	7	18	\$5,348,357	0	\$0	0	\$0	0	\$0
APRIL	46	\$14,976,676	0	0	\$0	0	\$0	0	\$0	3	\$359,162
MAY	55	\$13,716,395	1	4	\$799,974	0	\$0	1	\$2,049,345	0	\$0
JUNE	58	\$15,815,075	0	0	\$0	0	\$0	3	\$2,766,122	0	\$0
JULY	113	\$27,211,041	2	10	\$1,953,145	0	\$0	0	\$0	0	\$0
AUGUST	38	\$11,100,763	3	4	\$2,099,220	0	\$0	0	\$0	0	\$0
SEPTEMBER	77	\$20,316,372	0	0	\$0	0	\$0	1	\$156,000	1	\$230,998
OCTOBER	46	\$13,150,525	2	8	\$1,599,948	0	\$0	1	\$608,655	1	\$189,143
NOVEMBER	44	\$12,090,568	1	4	\$803,228	0	\$0	0	\$0	4	\$3,675,484
DECEMBER	56	\$14,823,679	2	4	\$1,399,480	1	\$614,668	0	\$0	3	\$2,308,766
TOTAL	690	\$185,090,176	21	60	\$16,202,806	1	\$614,668	9	\$7,466,700	12	\$6,763,553

- | | | | |
|--|------------------------------|---|------------------------------------|
| Feb 2160 Montauk Ln (2 units) | Dec High Hops Brewery | Jan Concrete Equipment Supply | Apr Town park shelters |
| 343 14th St (3 units) | | Feb Silverline Services | Sept Lift Station Generator |
| 311 14th St (3 units) | | Agrifab | Oct Kyger Pumphouse |
| Mar 349 14th St - A & B (2 units) | | May Advanced Roofing | Nov Public Works Facility |
| 349 14th St - C & D (2 units) | | June Kraft Kurbing (2 buildings) | Dec Public Works Facility |
| 339 14th St - A & B (2 units) | | Windsor Commons Self Storage | Gas regulator station |
| 331 14th St - A & B (2 units) | | Sept Vestas Restroom | |
| 331 14th St - C & D (2 units) | | Oct Greenfield at Crossroads | |
| 2167 Montauk Ln (6 units) | | | |
| May 2165 Montauk Ln (4 units) | | | |
| July 2163 Montauk Ln (6 units) | | | |
| 6398 Pumpkin Ridge Rd (4 units) | | | |
| Aug 315 14th St Units E, G, H, I | | | |
| Oct 2158 Montauk Ln (4 units) | | | |
| 2161 Montauk Ln (4 units) | | | |
| Nov 6374 Pumpkin Ridge Rd (4 units) | | | |
| Dec 311 14th St (4 units) | | | |



Single-Family Building Permits COST OF IMPROVEMENTS

As of December 31, 2016

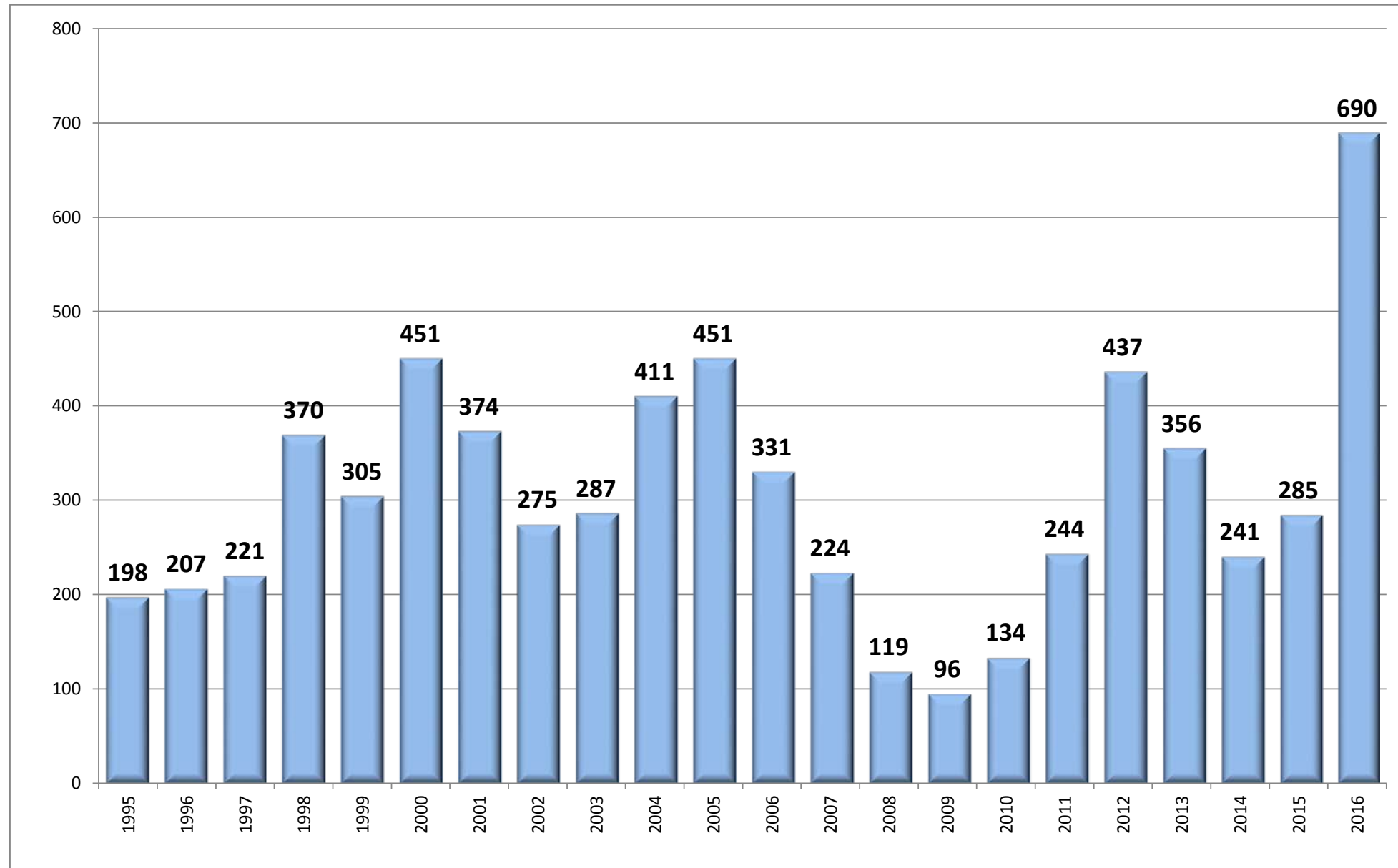


Town of Windsor Monthly Building Permits Data



Single-Family Building Permits BY YEAR

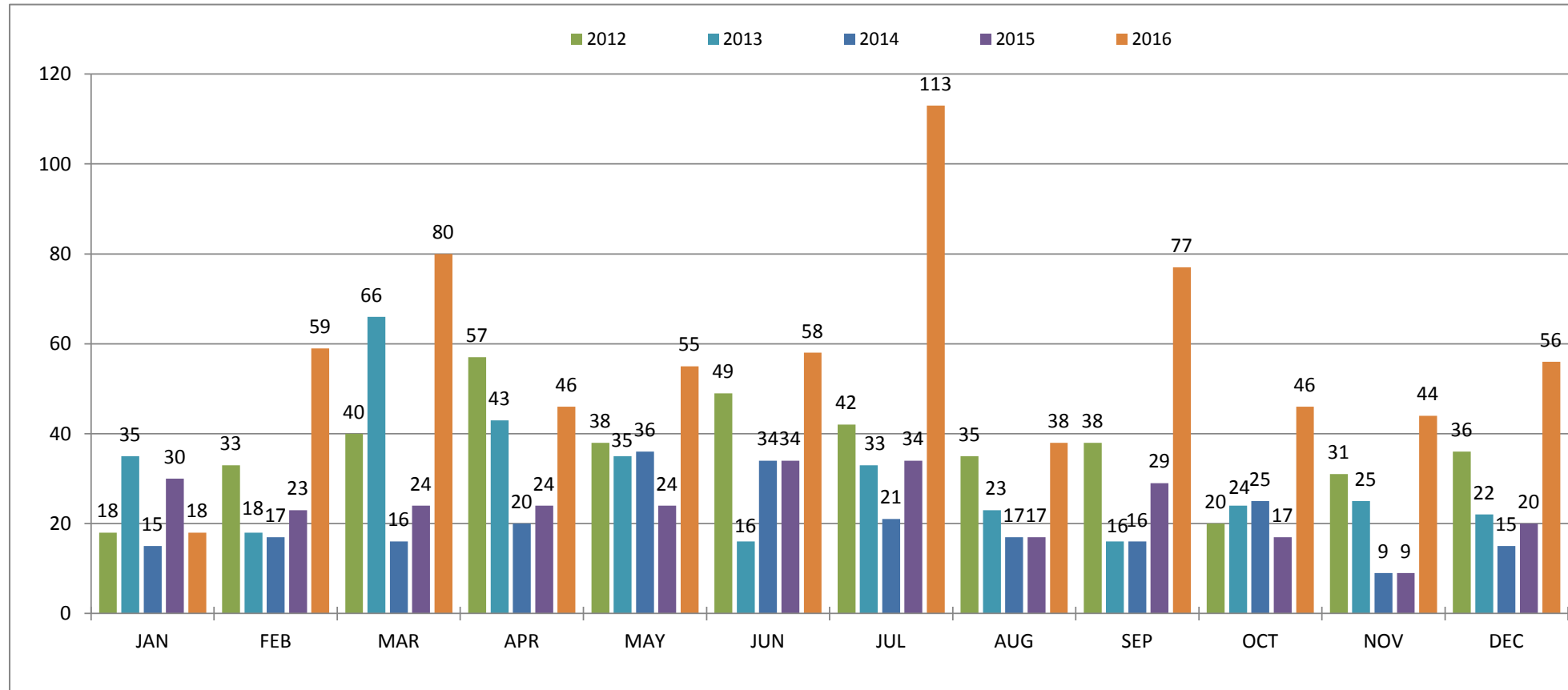
Current Year as of December 31, 2016



Town of Windsor Monthly Building Permits Data



Single-Family Building Permit Comparison



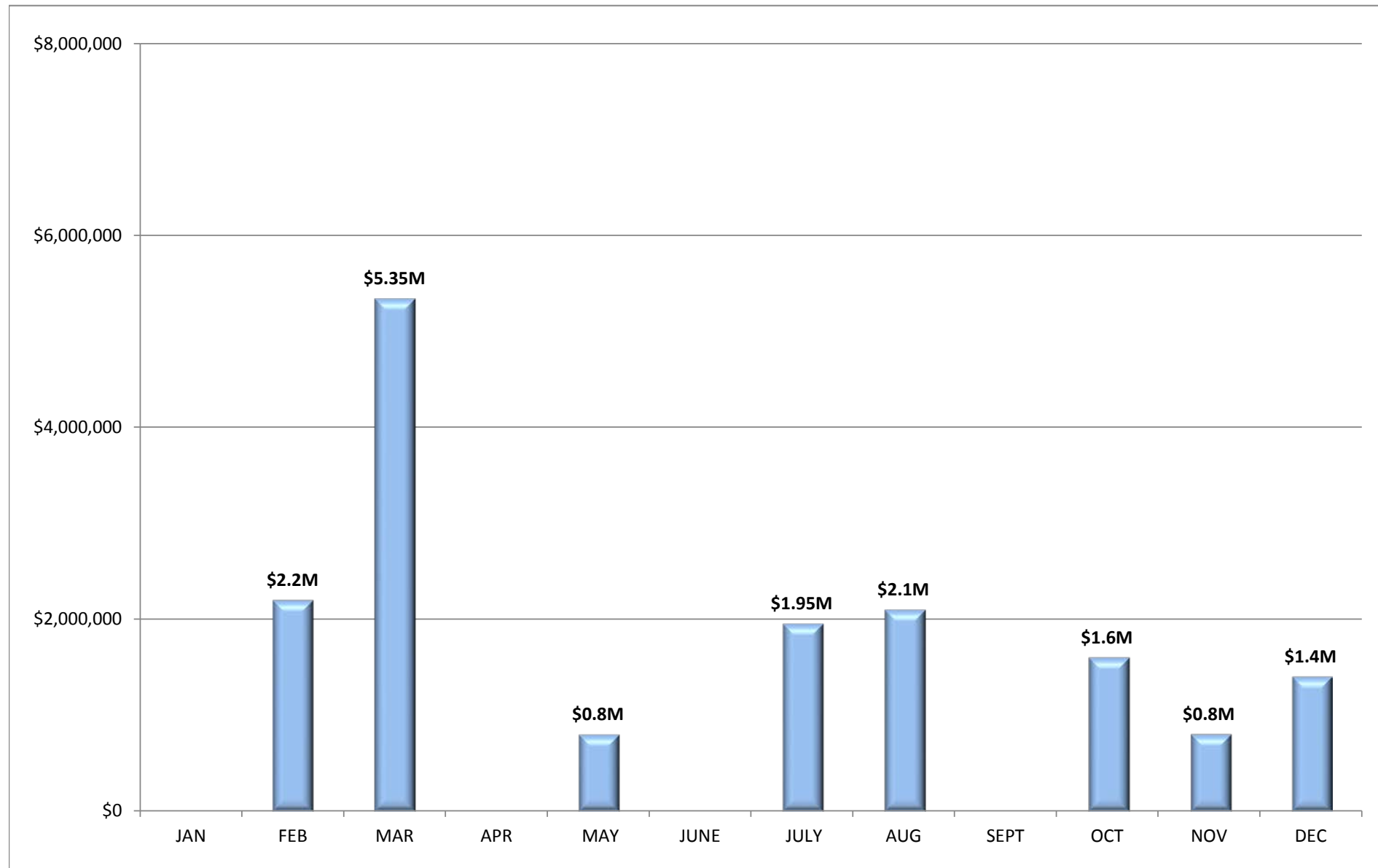
Year to Date - through December of each year			
Year	No. Issued	Change	% Change
2012	437	--	-
2013	356	-81	-19%
2014	241	-115	-32%
2015	285	44	18%
2016	690	405	142%

Town of Windsor Monthly Building Permits Data



Multi-Family Building Permits COST OF IMPROVEMENTS

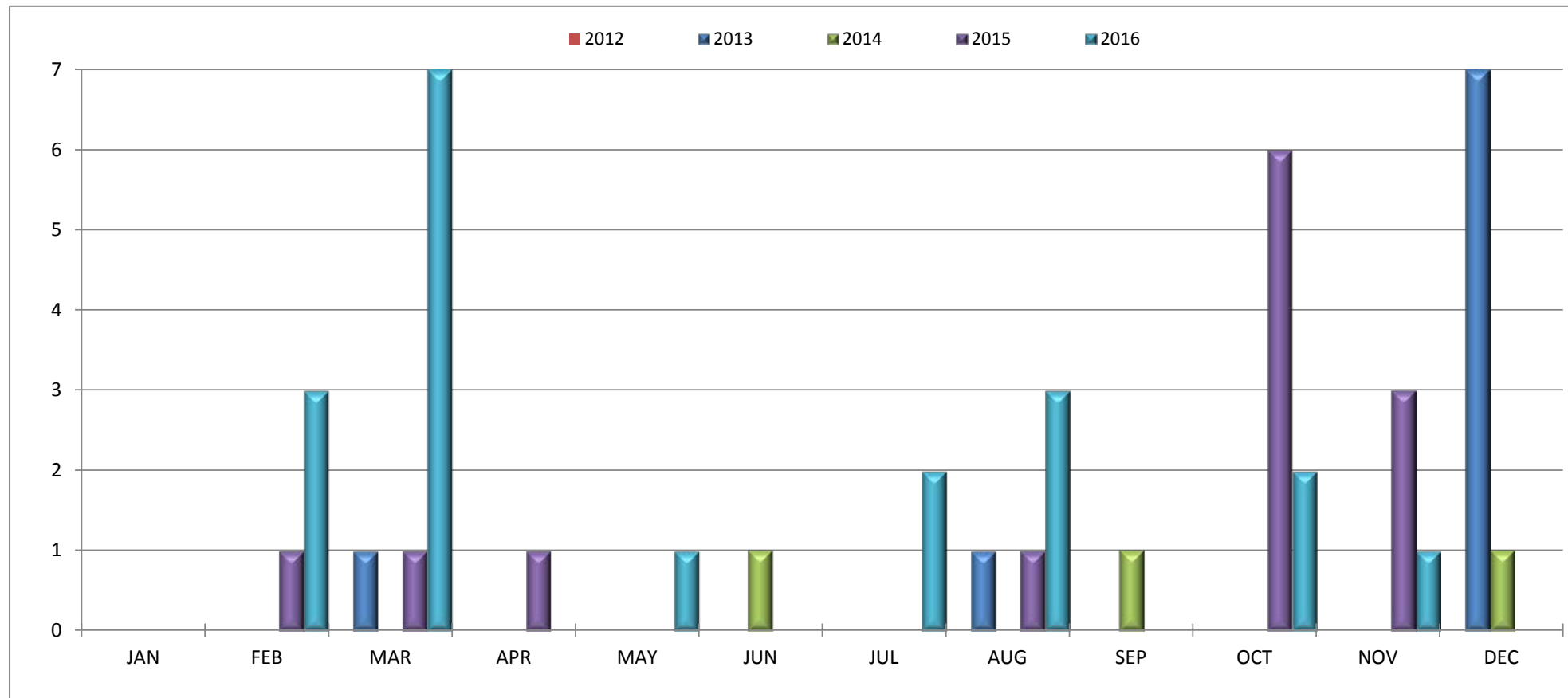
As of December 31, 2016



Town of Windsor Monthly Building Permits Data



Multi-Family Building Permit Comparison



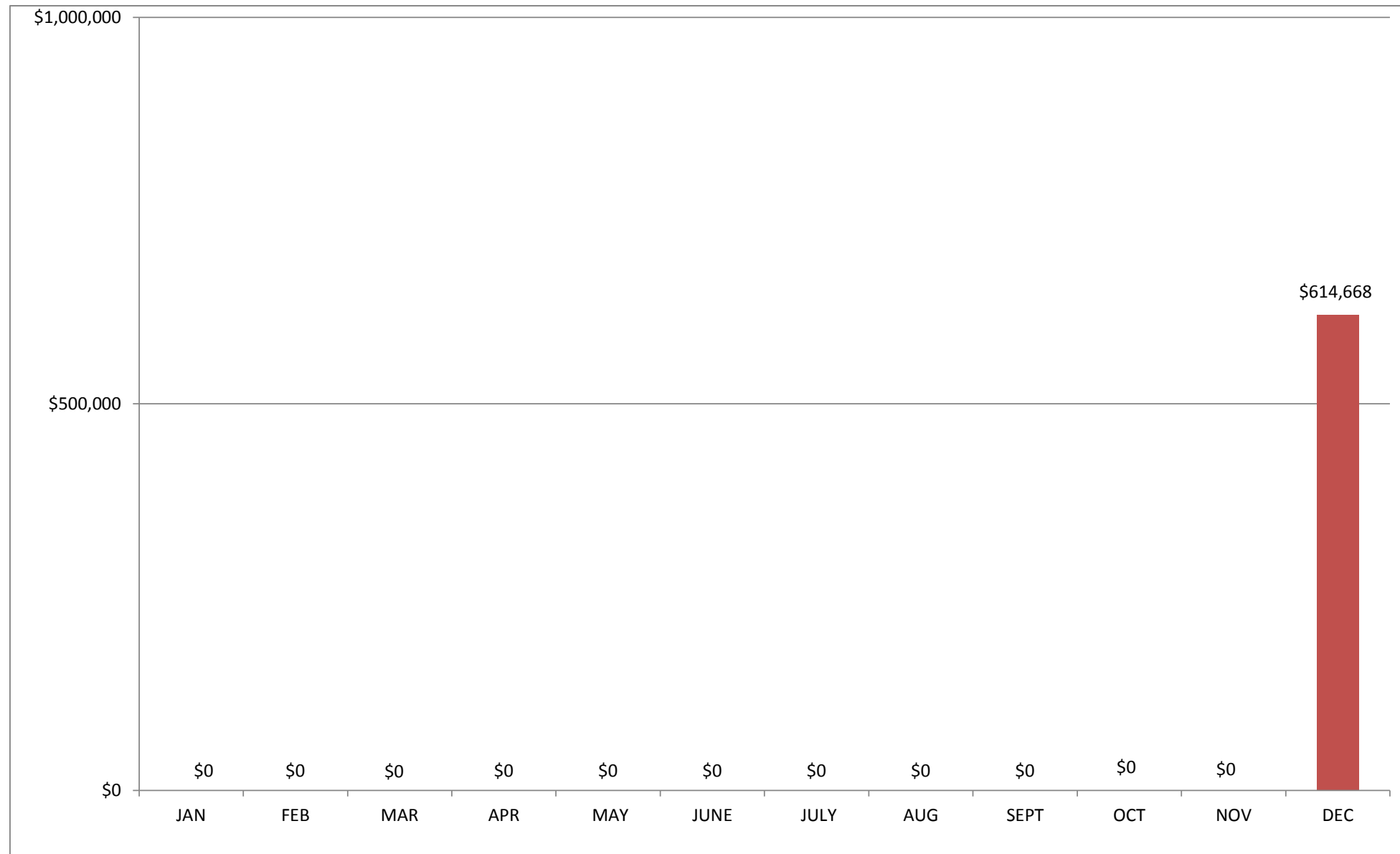
Year to Date - through December of each year			
Year	No. Issued	Change	% Change
2012	0	--	--
2013	9	9	--
2014	3	-6	-67%
2015	13	10	333%
2016	19	6	46%

Town of Windsor Monthly Building Permits Data



Commercial Building Permits COST OF IMPROVEMENTS

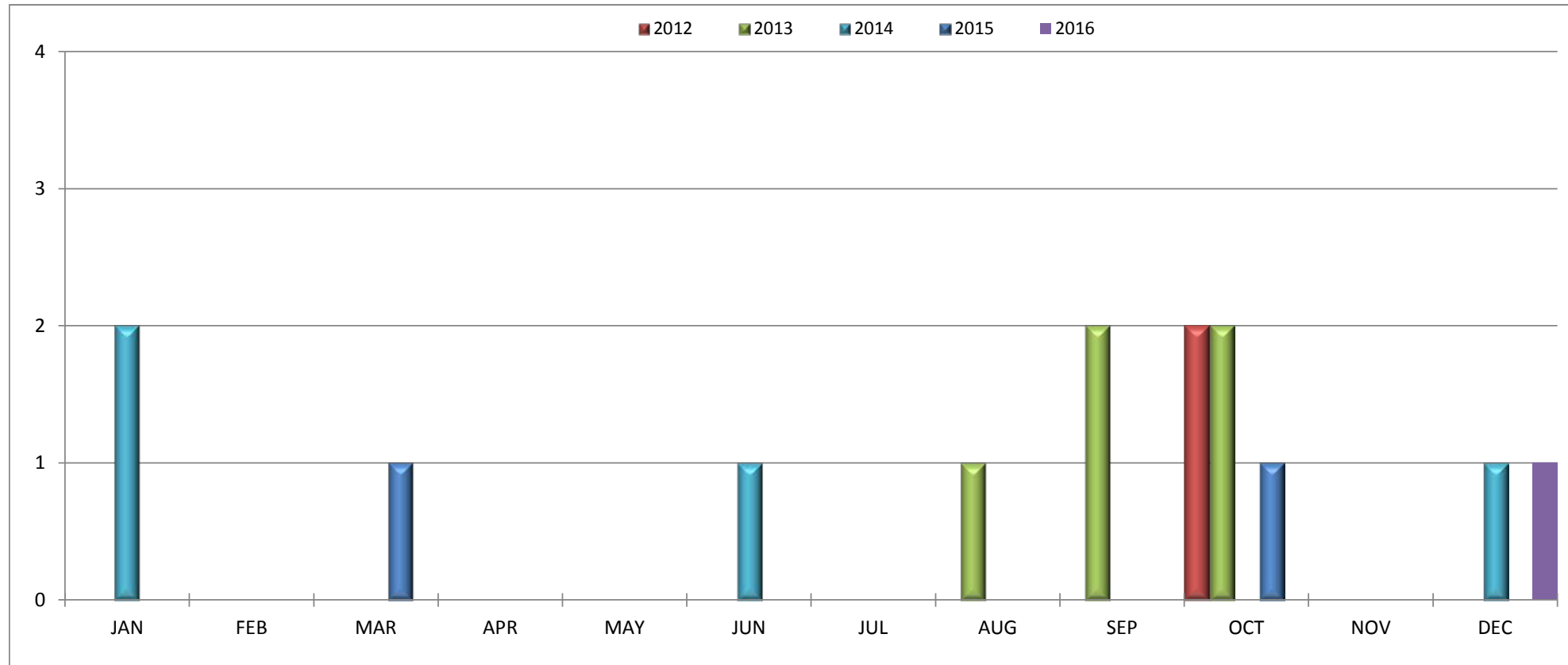
As of December 31, 2016



Town of Windsor Monthly Building Permits Data



Commercial Building Permit Comparison



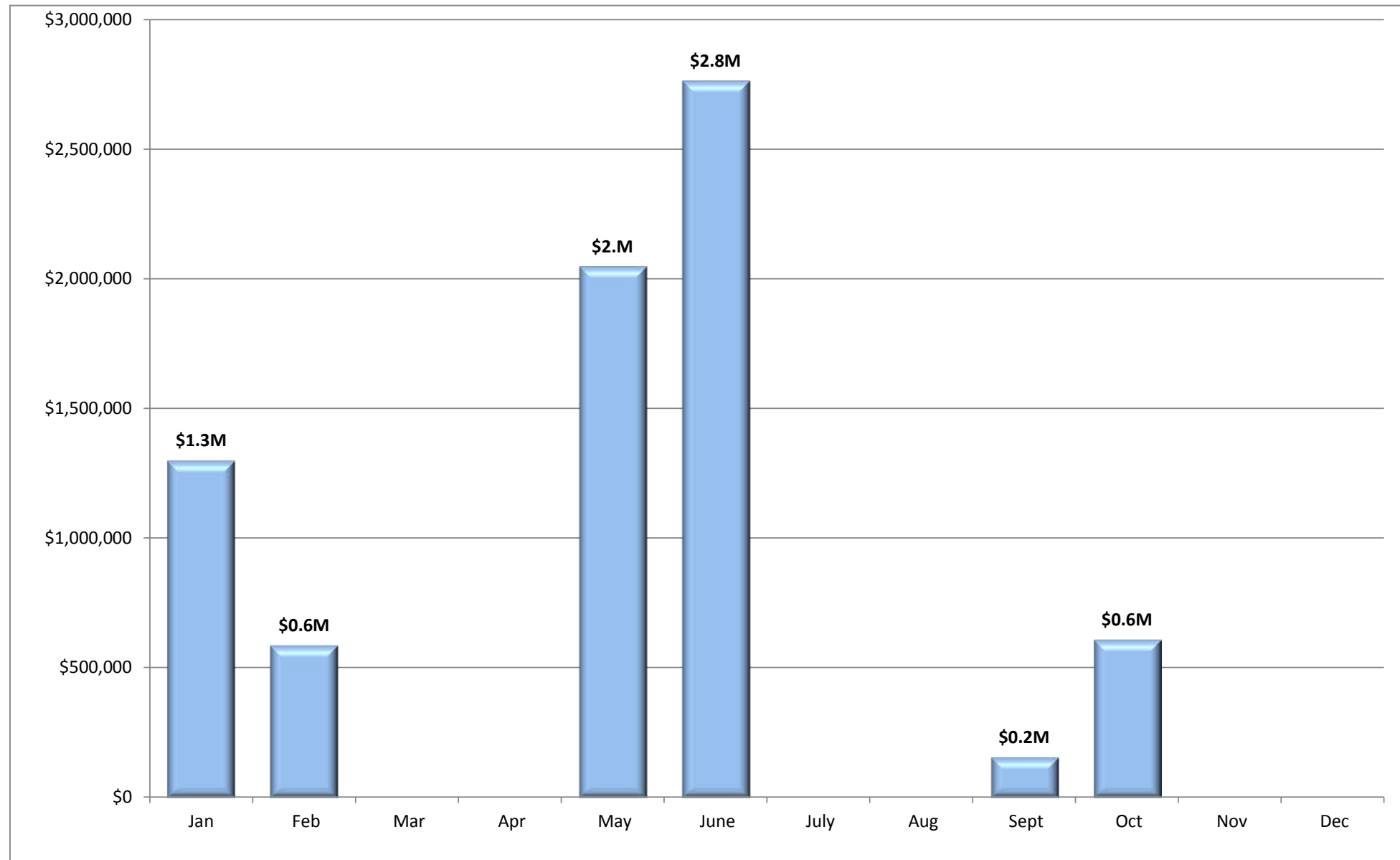
Year to Date - through December of each year			
Year	No. Issued	Change	% Change
2012	2	--	--
2013	5	3	150%
2014	4	-1	-20%
2015	2	-2	-50%
2016	1	-1	-50%

Town of Windsor Monthly Building Permits Data



Industrial Building Permits COST OF IMPROVEMENTS

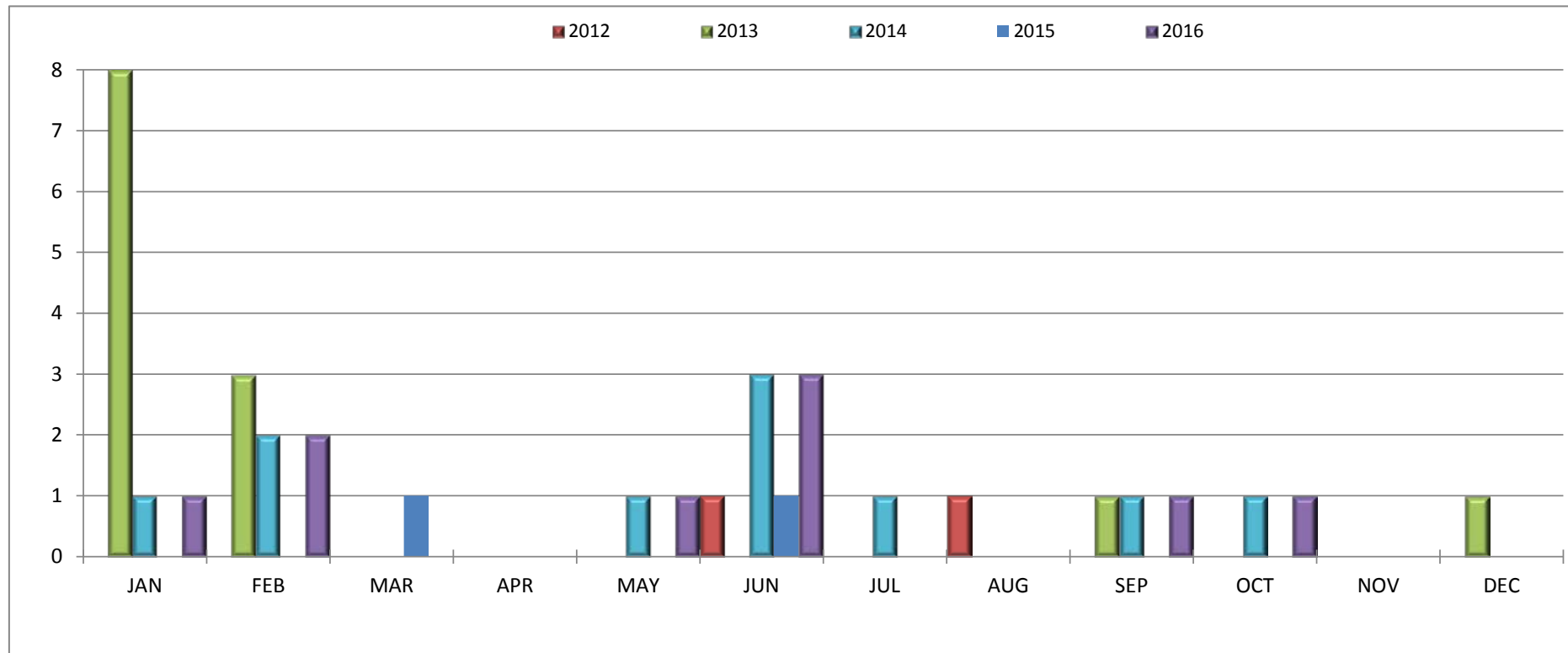
As of December 31, 2016



Town of Windsor Monthly Building Permits Data



Industrial Building Permit Comparison



Year to Date - through December of each year			
Year	No. Issued	Change	% Change
2012	2	--	--
2013	13	11	--
2014	10	-3	-23%
2015	2	-8	-80%
2016	9	7	350%

Town of Windsor Monthly Building Permits Data