



Town of Windsor Building Permit Report - Updated Through February, 2017

	Single Family - Pg. 2		Multi-Family - Pg. 5			Commercial - Pg. 7		Industrial - Pg. 7		Other*	
	# of permits	Cost of improvements	# of permits	# of units	Cost of improvements	# of permits	Cost of improvements	# of permits	Cost of improvements	# of Permits	Cost of improvements
January	30	\$8,071,034	2	6	\$1,474,974	1	\$375,000	0	--	72	\$2,450,557
February	56	\$15,193,667	1	4	\$803,228	1	\$6,190,270	0	--	94	\$7,360,483
March											
April											
May											
June											
July											
August											
September											
October											
November											
December											
Total	86	\$23,264,701	3	10	\$2,278,202	2	\$6,565,270	0	\$0	166	\$9,811,040

*Other includes residential/commercial additions, remodels, or tenant finishes; electrical permits; uninhabitable structures; and similar permits



Town of Windsor Monthly Building Permits Data



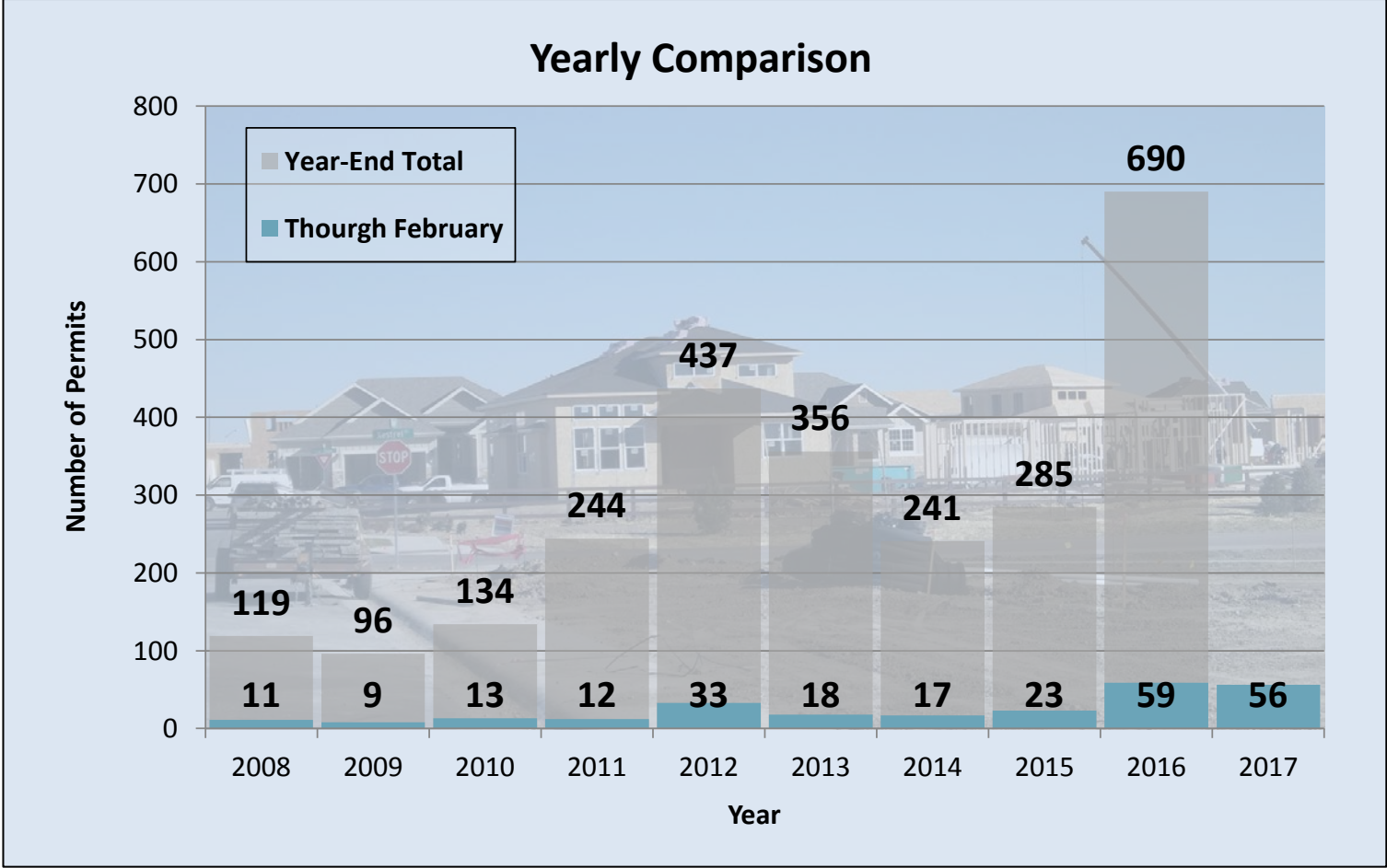
Single-Family Building Permit Overview

February Summary

Permits Issued:	56
Total Valuation:	\$15,193,667
Permit Ready Lots:	1,026
Lots Requiring Further Review:	781

Permits Issued By Subdivision (Top 4)

14	Water Valley South (Single-family)
12	The Ridge at Harmony Road
12	Windshire Park 3rd Filing Phase 1-2
6	Jacoby Farm 2nd Filing



Town of Windsor Monthly Building Permits Data



Change ' No ' to ' Yes' after the phase has received BP Issuance per the Development Agreement. (Column M) Total Issued (Column E) always increases.

Before deleting the 'Permits Issued this Month' add the number to the YTD in the 'Total issued within each School District' mini table and add the number issued to 'Total Issued'

Platted Single-Family Lots in the Town of Windsor as of 2/28/17											
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	0	RE-4	A	5/11/05	
Highland Meadows Golf Course (Phases 1a, 2, 3, 4, 5, & 11) (north side)	E-2	405	381		24	24	0	PSD	C	3/10/03	
Highland Meadows Golf Course (Phases 4, 6, 9 and 11) (south side)	E-2	179	153	1	26	26	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	362	1	15	15	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	139	6	15	15	0	RE-4	A	4/14/03	
North Shores Estates	E-1	45	44		1	1	0	RE-4	B	9/26/94	
Park Subdivision	SF-1	n/a	n/a	1	0	0	0	RE-4	A	n/a	
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		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	34	0	RE-4	A	4/28/08	
South Hill Subdivision 2nd Filing	RMU	210	86	1	124	124	0	RE-4	A	5/9/16	
The Ridge at Harmony Road	RMU	419	12	12	407	407	0	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	40		8	8	0	RE-4	B	7/10/00	
Water Valley 6th Filing	RMU	45	36	1	9	9	0	RE-4	A	11/2/00	
Water Valley 8th Filing	RMU	27	25	1	2	2	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	610	14	59	59	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 1-2	RMU	72	30	12	42	42	0	RE-4	A	11/26/12	
Windshire Park 3rd Filing Phase 3-5	RMU	220	0		220	0	220	RE-4	A	11/26/12	
Winter Farm 3rd Filing	SF-1	241	117	6	124	124	0	RE-4	A	3/13/15	
Totals		5,385	3,578	56	1,807	1,026	781				

* Duplexes are defined as attached single-family

¹ Zoning

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

Total issued within each School District		YTD
RE-4 Weld	54	81
PSD Larimer	1	1
TR2J Larimer	2	4

² School District

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

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

Permit Ready Lots By County	
Weld	833
Larimer	193

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
- H - North Weld Water & Box Elder Sewer

Town of Windsor Monthly Building Permits Data



Town of Windsor Single-Family Residential Projects Not Yet Platted as of 2/28/17*

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	IA	31	RE-4	A	N/A	
Northlake	RMU	IA	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.

IA= Inactive - Projects not actively under review

** 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

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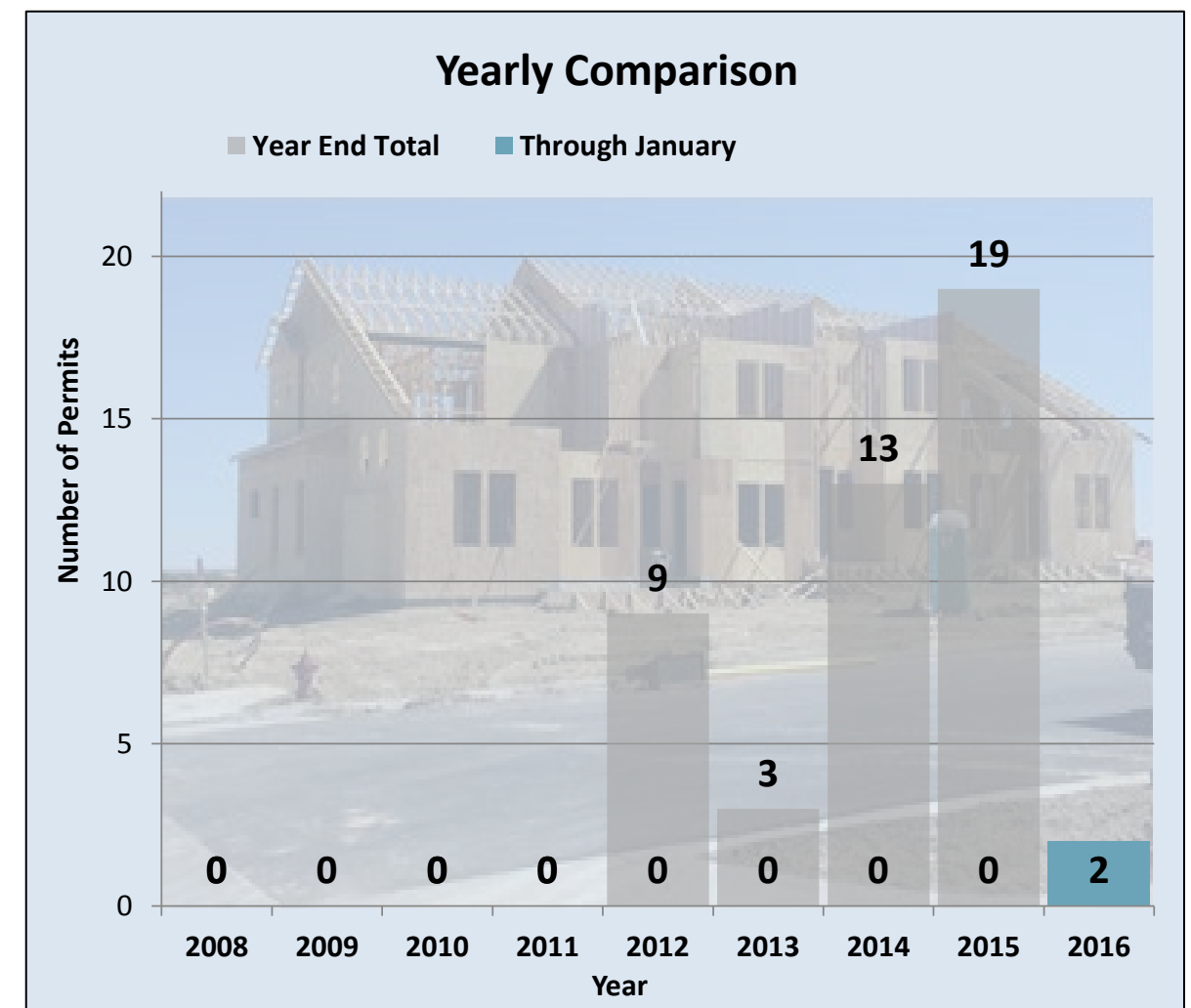
F - North Weld Water District & Septic System

G - North Weld Water District & Town of Windsor Sewer

Multi-Family Building Permit Overview



February Summary	
Permits Issued:	1
Number of Units	4
Total Valuation:	\$803,228
Permit Ready Lots:	297
Lots Requiring Further Review:	186



Permits Issued By Project			
	Subdivision	# of units	Address
January	Lighthouse Point	4	2162 Montauk Ln
	Water Valley South 8th	2	1861 Grace Ct
February	Highland Meadows GC 11th	4	6378 Pumpking Ridge Rd



Platted Multi-Family Lots in the Town of Windsor as of 2/28/17

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	12	4	56	56	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	222	68		154	154	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 4-pl)	RMU	16	4		12	12	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	2	0	RE-4	A	7/13/15
		Totals	126	4	467	297	186			

Town of Windsor Multi-Family Residential Projects Not Yet Platted as of 2/28/17*

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	845	RE-4	A	4/26/04
			3,056			

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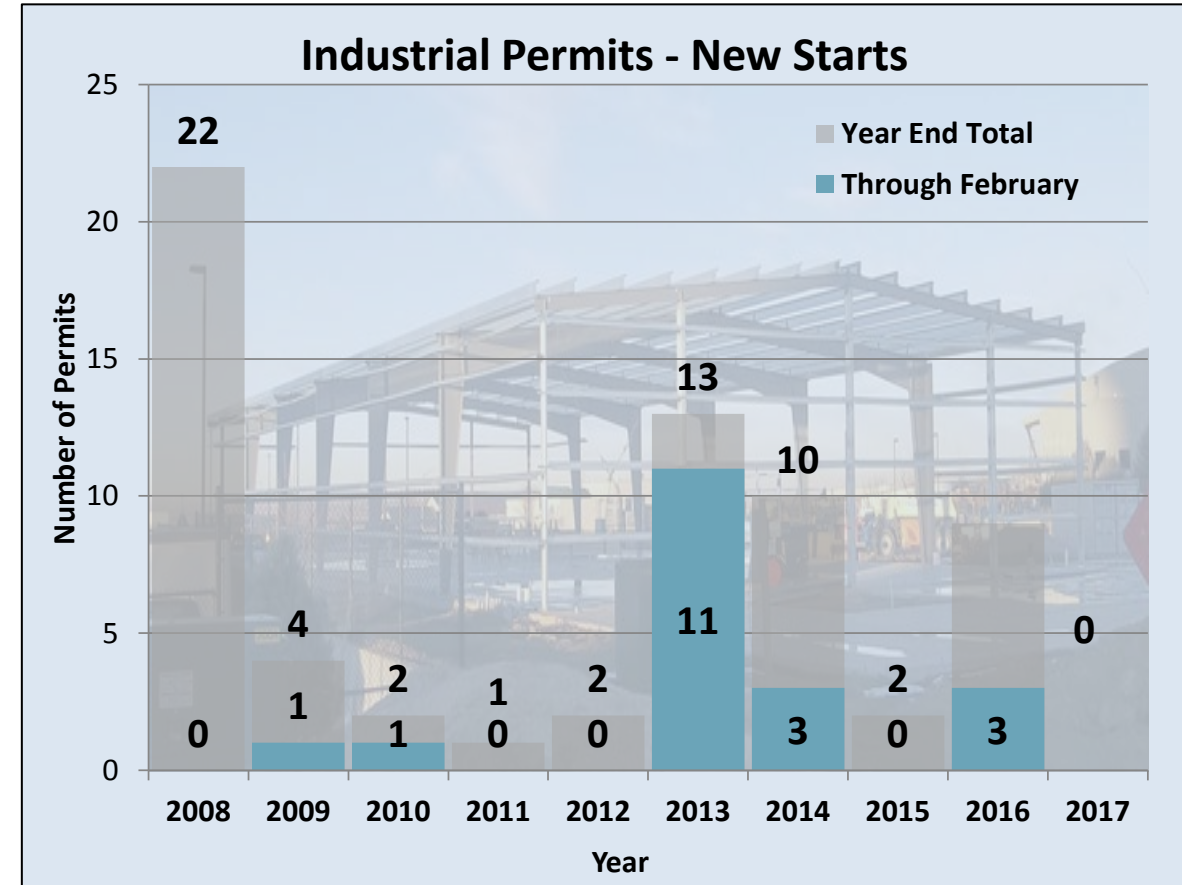
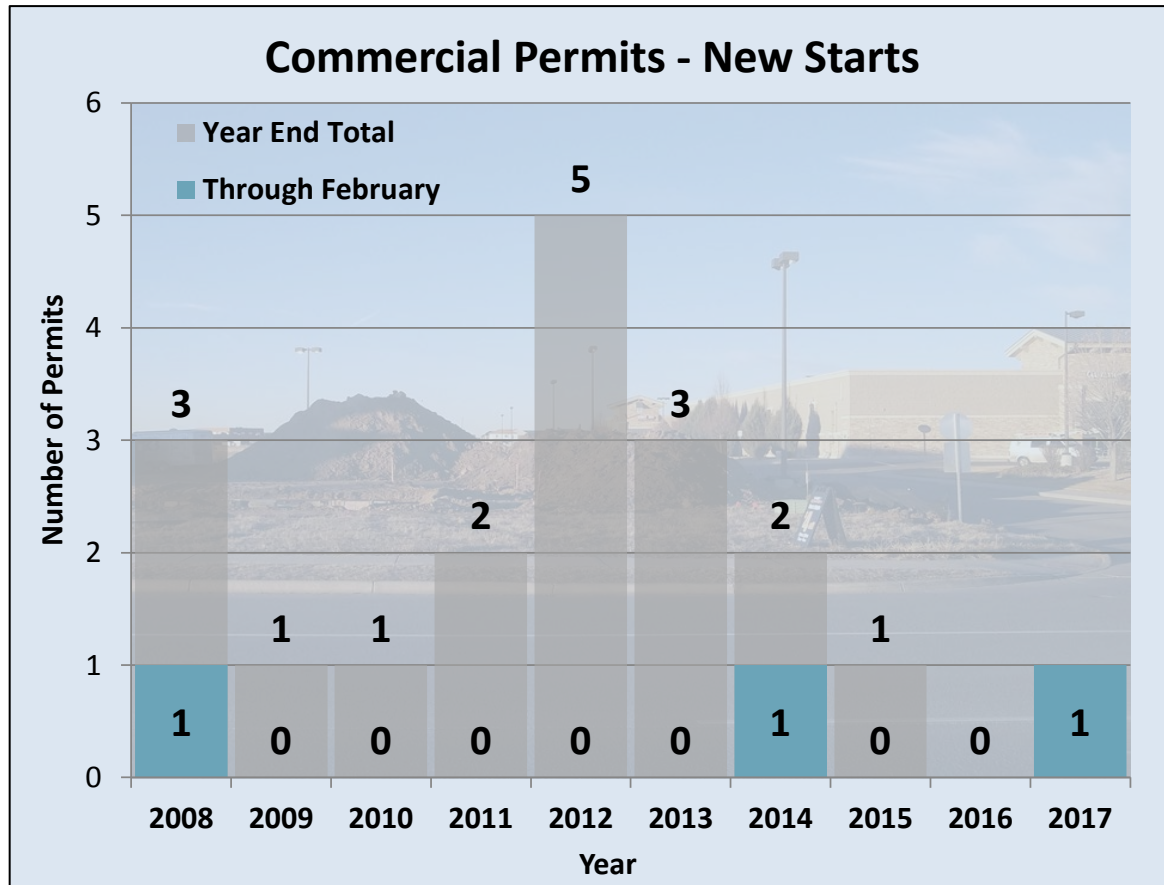
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Commercial/Industrial Building Permit Overview



Commercial Permits Issued by Month

	Project Name	Address	Description
January	Starbucks	1570 Main St	New 2,206 square foot building
February	Windsor Mill	301 Main St	Renovation & restoration of mill

Industrial Permits Issued by Month

Project Name	Address	Description