



## Town of Windsor Building Permit Report - Updated Through May, 2017

	Single Family - Pg. 2			Multi-Family - Pg. 5			Commercial - Pg. 7		Industrial - Pg. 7		Other*	
	# of permits	Cost of improvements	Avg. Valuation**	# of permits	# of units	Cost of improvements	# of permits	Cost of improvements	# of permits	Cost of improvements	# of Permits	Cost of improvements
January	32	\$8,071,034	\$252,220	1	4	\$799,974	1	\$375,000	0	--	72	\$2,450,557
February	56	\$15,193,667	\$271,315	1	4	\$803,228	1	\$6,190,270	0	--	94	\$7,360,483
March	74	\$19,612,178	\$265,029	2	10	\$1,953,145	1	\$292,100	1	\$1,050,000	124	\$2,123,085
April	46	\$12,455,805	\$270,778	0	0	--	0	--	0	--	106	\$2,885,059
May	52	\$13,712,387	\$263,700	2	10	\$1,965,560	0	--	0	--	117	\$1,458,433
June												
July												
August												
September												
October												
November												
December												
<b>Total</b>	<b>260</b>	<b>\$69,045,071</b>	<b>\$265,558</b>	<b>6</b>	<b>28</b>	<b>\$5,521,907</b>	<b>3</b>	<b>\$6,857,370</b>	<b>1</b>	<b>\$1,050,000</b>	<b>513</b>	<b>\$16,277,617</b>

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

\*\*Valuation is the value of labor and materials and does not represent sales prices





## Single-Family Building Permit Overview

### May Summary

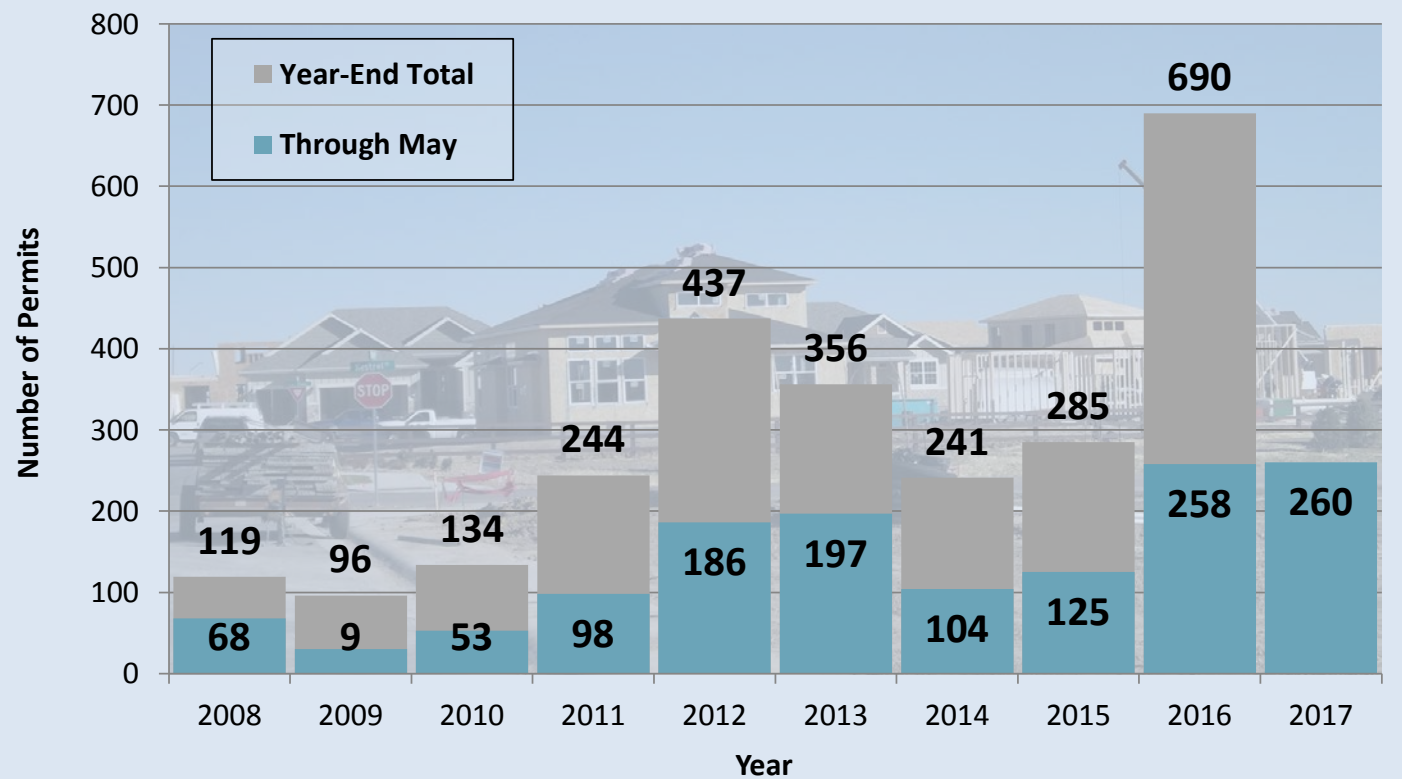
Permits Issued:	52
Total Valuation:	\$13,172,387
Permit Ready Lots:	1,149
Lots Requiring Further Review:	781

### Permits Issued By Subdivision (Top 5)

27	South Hill Subdivision 2nd Filing
8	The Ridge at Harmony Road
6	Water Valley South (Single-family)
4	Highland Meadows Golf Course (Phases 4, 6, 9 and 11) (south side)
4	Winter Farm 3rd Filing



### Yearly Comparison





**Platted Single-Family Lots in the Town of Windsor as of 5/31/17**

SUBDIVISIONS	Zone Dist.	Total Lots	Permits Issued		Lots Remaining	Permit Ready Lots	Lots Needing Further Approval	School Dist. <sup>2</sup>	Utility Services	Final Approval Date	Average Monthly Valuation
			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	297		1	297	297	0	TR2J	C	7/12/04	\$302,000
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	382		23	23	0	PSD	C	3/10/03	
Highland Meadows Golf Course (Phases 4, 6, 9 and 11) (south side)	E-2	179	161	4	18	18	0	TR2J	C	3/10/03	\$364,048
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	364		13	13	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	152	1	2	2	0	RE-4	A	4/14/03	\$248,402
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	162		2	2	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	1	1	33	33	0	RE-4	A	4/28/08	\$450,000
South Hill Subdivision 2nd Filing	RMU	210	133	27	77	77	0	RE-4	A	5/9/16	\$234,479
The Ridge at Harmony Road	RMU	419	42	8	377	377	0	RE-4	H	4/25/16	\$275,982
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		9	9	0	RE-4	A	11/2/00	
Water Valley 8th Filing	RMU	27	25		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	632	6	37	37	0	RE-4	A	5/6/04	\$291,432
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	2		10	10	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	51		21	21	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	141	4	100	100	0	RE-4	A	3/13/15	\$242,107
<b>Totals</b>		<b>5,392</b>	<b>3,462</b>	<b>52</b>	<b>1,930</b>	<b>1,149</b>	<b>781</b>				

\* Duplexes are defined as attached single-family

<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 I

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

H - North Weld Water & Box Elder Sewer

Total issued within each School District		YTD
RE-4 Weld	47	237
PSD Larimer		2
TR2J Larimer	5	21

Total Lots By County	
Weld	3,576
Larimer	1,816

Permit Ready Lots By County	
Weld	694
Larimer	455



Town of Windsor Single-Family Residential Projects Not Yet Platted as of 5/31/17*							
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	
			<b>Total</b>	<b>7,835</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.

IA= Inactive - Projects not actively under review

\*\* Duplexes are defined as attached single-family

<sup>1</sup> Zoning

E-2 = Estate Residential (Sewer)

SF-1 = Single Family Residential

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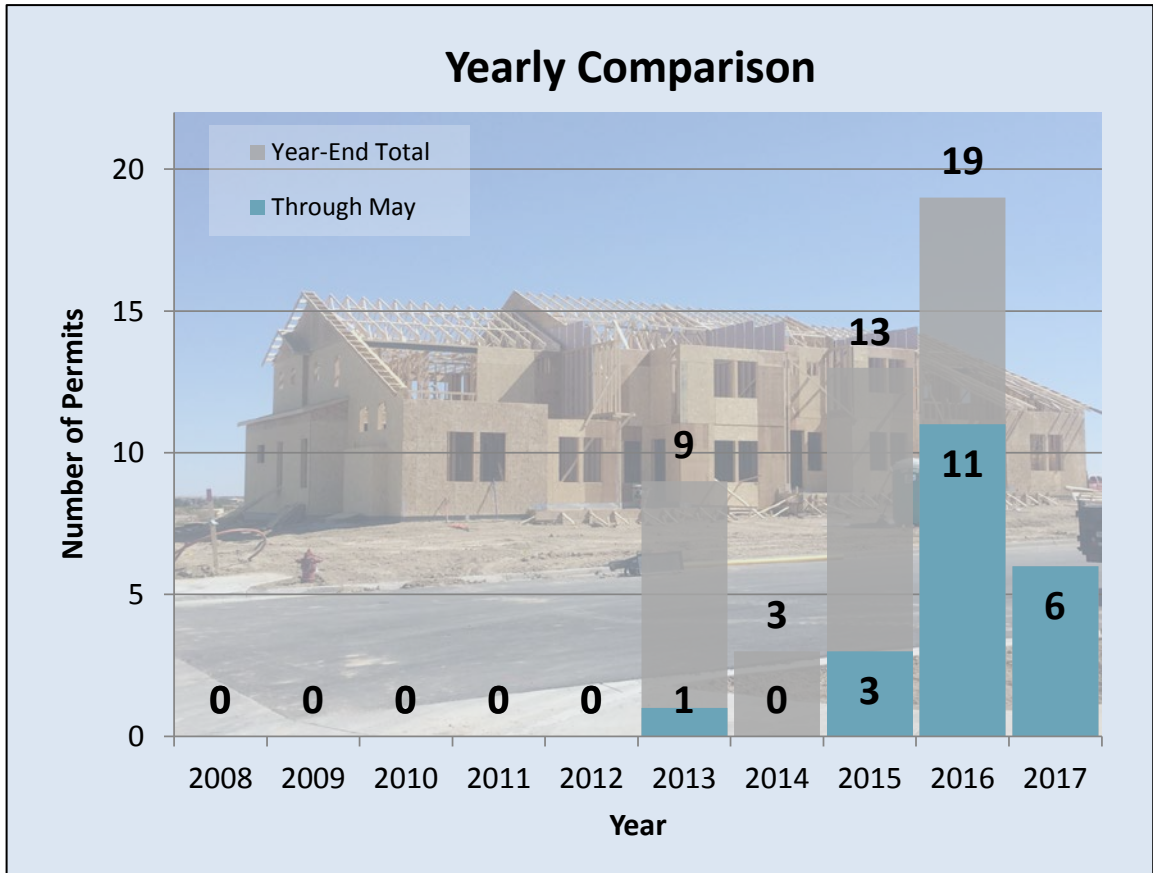


## Multi-Family Building Permit Overview



May Summary	
Permits Issued:	2
Number of Units	10
Total Valuation:	\$0
Permit Ready Lots:	219
Lots Requiring Further Review:	212

Permits Issued By Project			
	Subdivision	# of units	Address
<b>January</b>	Lighthouse Point	4	2162 Montauk Ln
<b>February</b>	Highland Meadows GC 11th	4	6378 Pumpkin Ridge Dr
<b>March</b>	Highland Meadows GC 11th	4	6362 Pumpkin Ridge Dr
	Lighthouse Point	6	2156 Montauk Ln
<b>May</b>	Highland Meadows GC 11th	6	6366 Pumpkin Ridge Dr
	Lighthouse Point	4	2150 Montauk Ln



Town of Windsor Monthly Building Permits Data



**Platted Multi-Family Lots in the Town of Windsor as of 5/31/17**

SUBDIVISIONS	Zoning <sup>1</sup>	Total Lots	Permits Issued		Lots Remaining	Permit Ready Lots	Lots Needing Further Approval	School District <sup>2</sup>	Utility Service <sup>3</sup>	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	22	6	46	46	0	TR2J	C	6/8/15
Highland Meadows Golf Course 12th (Condos)	RMU	96	0		96	0	96	TR2J	C	10/26/15
South Hill 4th (sixplexes)	MF-1	42	0		42	0	42	RE-4	A	4/10/17
Water Valley South (Lighthouse Pointe) (Townhomes)	RMU	152	78	4	74	74	0	RE-4	A	10/6/05
Water Valley South 7th Filing (Marina Plaza) (6 fourplexes)	RMU	24	0		24	24	24	RE-4	A	4/28/08
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
<b>Totals</b>			<b>142</b>	<b>10</b>	<b>407</b>	<b>219</b>	<b>212</b>			

**Town of Windsor Multi-Family Residential Projects Not Yet Platted as of 5/31/17\***

SUBDIVISIONS	Zoning <sup>1</sup>	Status	Total Lots	School District <sup>2</sup>	Utility Services <sup>3</sup>	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
South Hill 5th (Apartments )	MF-1	UR	154	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
<b>Totals</b>			<b>3,210</b>			

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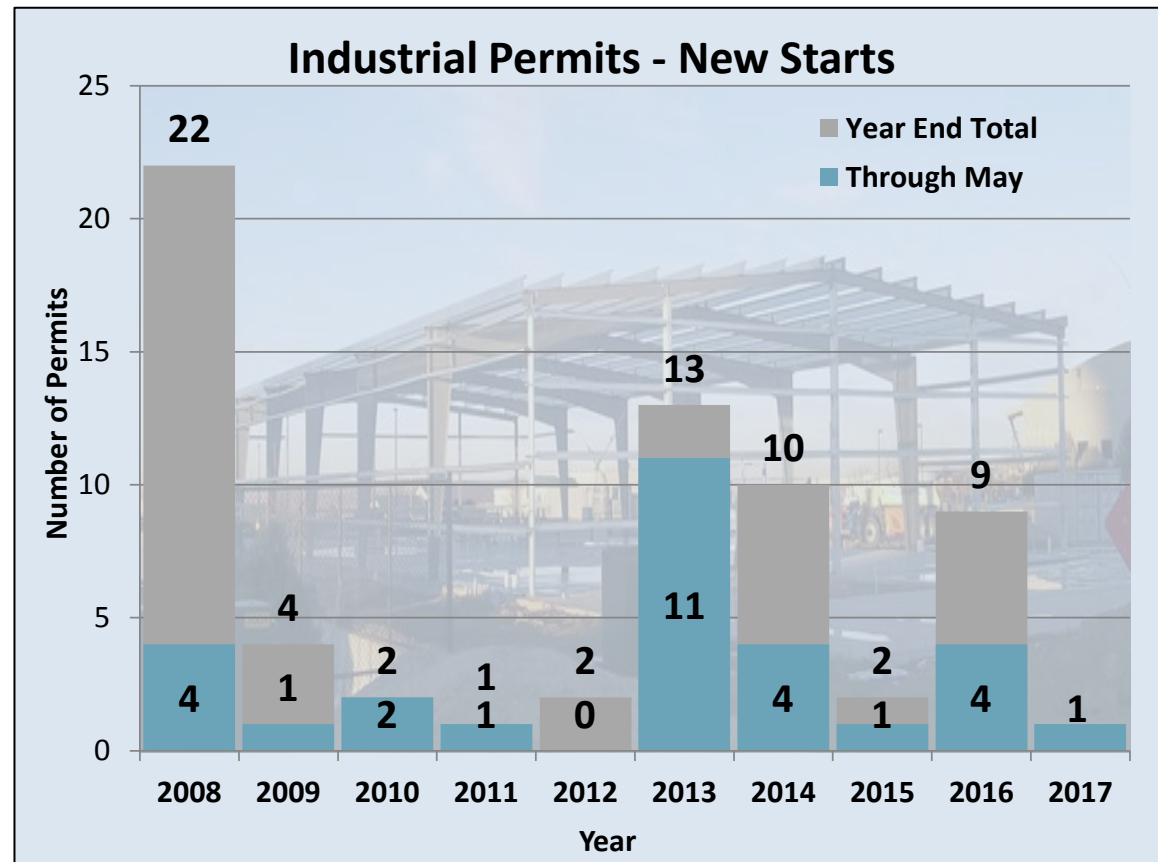
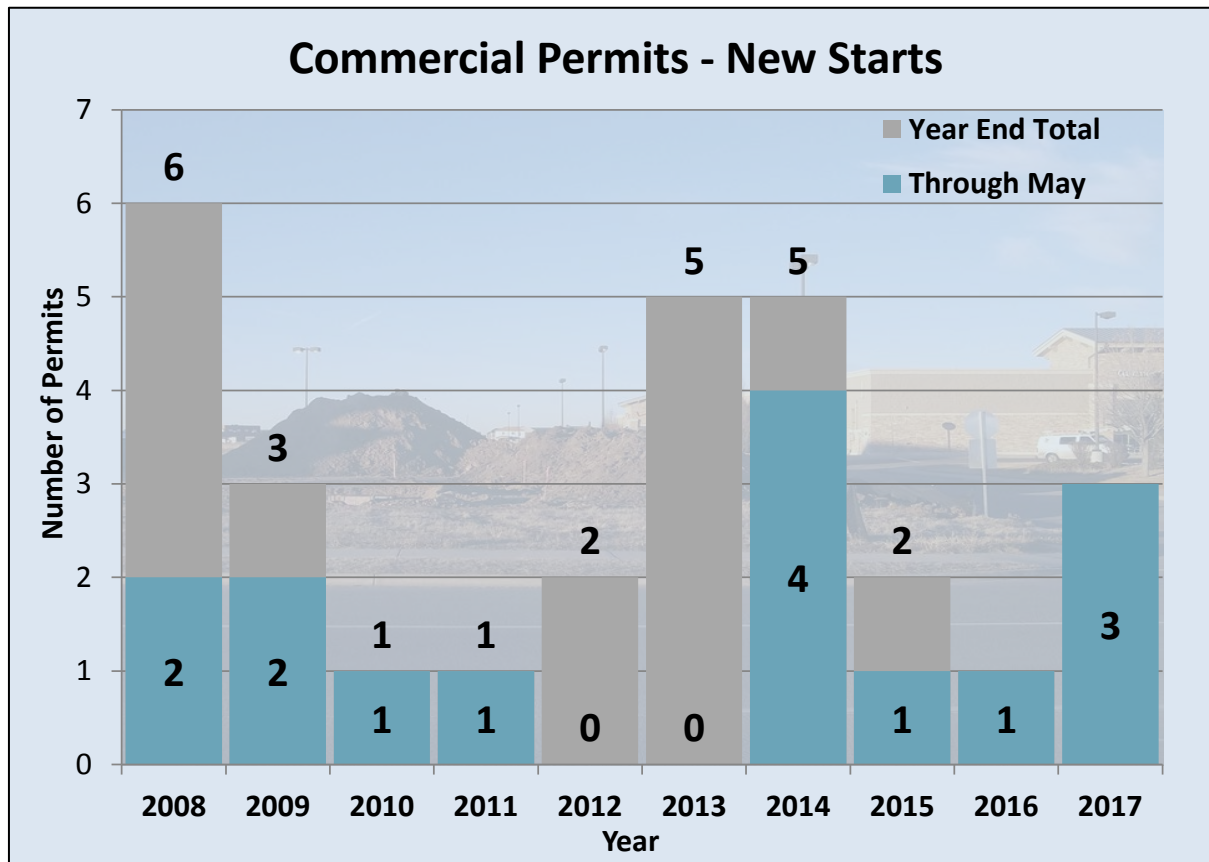
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## Commercial/Industrial Building Permit Overview



### Commercial Permits Issued by Month

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
March	Christian Bros. Auto.	1635 Main St	New 4,886 square foot building

### Industrial Permits Issued by Month

Month	Project Name	Address	Description
March	Windsor Tech Flex	698 Technology Cir	11,400 square foot office/warehouse