



BUILDING PERMIT REPORT

September 2017



BY PERMIT TYPE

	Single Family			Multi-Family			Commercial		Industrial		Other*	
	# of Permits	Total Valuation	Avg. Valuation**	# of Permits	# of Units	Total Valuation	# of Permits	Total Valuation	# of Permits	Total Valuation	# of Permits	Total Valuation
Jan.	32	\$8.07M	\$252K	1	4	\$0.80M	1	\$0.38M	0	--	72	\$2.45M
Feb.	56	\$15.19M	\$271K	1	4	\$0.80M	1	\$6.19M	0	--	94	\$7.36M
Mar.	74	\$19.61M	\$265K	2	10	\$1.95M	1	\$0.29M	1	\$1.05M	124	\$2.12M
April	46	\$12.46M	\$271K	0	0	--	0	--	0	--	106	\$2.89M
May	52	\$13.71M	\$264K	2	10	\$1.97M	0	--	0	--	117	\$1.46M
June	48	\$13.64M	\$284K	8	46	\$3.50M	0	--	0	--	94	\$1.57M
July	57	\$14.56M	\$255K	2	18	\$2.95M	1	\$0.60M	0	--	181	\$12.47M
Aug.	31	\$8.22M	\$265K	12	72	\$6.66M	0	--	1	\$0.85M	170	\$1.99M
Sept.	31	\$8.72M	\$281K	11	88	\$9.78M	2	\$1.05M	0	--	164	\$2.44M
Oct.												
Nov.												
Dec.												
Total:	427	\$114.18M	\$267K	39	252	\$28.41M	6	\$8.50M	2	\$1.90M	1122	\$34.74M



South Hill 4th & 5th Filings - 196 unit apartment complex under construction



East Pointe Subdivision - Initial improvements underway for 8 lot commercial subdivision at SH 257 & SH 392

* 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

MONTHLY SUMMARY

Permits Issued	31
Average Valuation	\$281K
Permit Ready Lots	708
Lots Requiring Further Review	781

PERMITS BY SCHOOL DISTRICT

District	Monthly Total	YTD
RE-4 Weld	28	384
PSD Larimer	0	5
R2-J Larimer	3	38

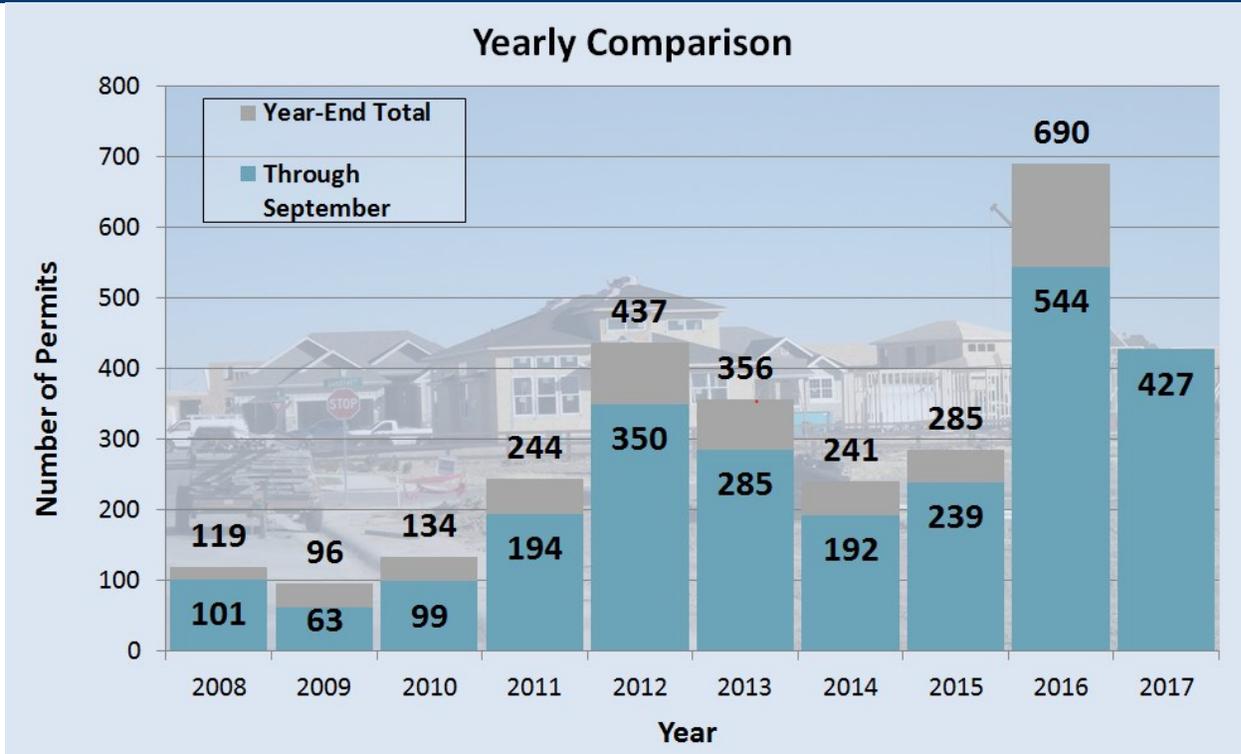
PERMITS BY SUBDIVISION - TOP 4

The Ridge at Harmony Road	16
South Hill 2nd Filing	5
Water Valley South	3
Winter Farm 3rd Filing	3

LOTS BY COUNTY

County	Total Lots	Permit Ready Lots
Larimer	1,816	130
Weld	3,583	578

YEARLY COMPARISON—SINGLE FAMILY PERMITS ISSUED BY MONTH



PERMITS ISSUED BY SUBDIVISION

SUBDIVISIONS	Zone Dist.	Total Lots	Permits Issued		Lots Remaining	Permit Ready Lots	Lots Needing Further Approval	School Dist. ²	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	290		7	7	0	R2-J	C	7/12/04	
Greenspire (excludes phase 1)	RMU	508	0		508	0	508	RE-4	A	5/11/05	
Greenspire (Phase 1)	RMU	81	76		5	5	0	RE-4	A	5/11/05	
Highland Meadows Golf Course (Phases 1a, 2, 3, 4, 5, & 11) (north side)	E-2	405	385		20	20	0	PSD	C	3/10/03	
Highland Meadows Golf Course (Phases 4, 6, 9 and 11) (south side)	E-2	179	172	2	7	7	0	R2-J	C	3/10/03	\$303,467
Highland Meadows Golf Course 7th Filing	E-2	75	9		66	66	0	R2-J	C	6/25/12	
Highpointe (Phases 1, 2, 3, & 4)	E-2	377	366	1	11	11	0	R2-J	C	10/24/05	\$567,000
Hilltop Estates (Pelican Hills)	E-1	88	79		9	9	0	RE-4	B	4/26/99	
Jacoby Farm 2nd Filing	RMU	154	152		2	2	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	162		2	2	0	RE-4	A	8/12/03	
Ranch at Highland Meadows (Steeplechase)	E-1	243	229		14	14	0	R2-J	D	10/25/99	
RidgeWest	PUD	115	114		1	1	0	PSD	A	8/29/97	
South Hill Subdivision 1st Filing	RMU	34	3	1	31	31	0	RE-4	A	4/28/08	\$356,000
South Hill Subdivision 2nd Filing	RMU	210	136	5	74	74	0	RE-4	A	5/9/16	\$314,422
The Ridge at Harmony Road	RMU	419	129	16	290	290	0	RE-4	H	4/25/16	\$241,316
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	644	3	25	25	0	RE-4	A	5/6/04	\$323,521
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	69		3	3	0	RE-4	A	11/26/12	\$230,938
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	156	3	85	85	0	RE-4	A	3/13/15	\$249,542
Totals		5,399	3,910	31	1,489	708	781				\$281,407

Zoning

E-1 - Estate Residential (Septic)
 E-2 - Estate Residential (Sewer)
 SF-1 - Single Family Residential
 RMU - Residential Mixed Use
 School District
 RE-4 - Weld County RE-4
 PSD - Poudre School District
 R2-J - Thompson School District

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



SUBDIVISIONS

	Zoning	Status	# of Units	School District	Utility Services	Date
Fossil Creek Meadows Master Plan	RMU	MP	274	PSD	C	1/19/06
Great Western Master Plan	RMU	MP	1586	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	2792	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

KEY

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

Zoning

E-2 - Estate Residential (Sewer)

SF-1 - Single Family Residential

RMU - Residential Mixed Use

School District

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Windsor Sewer

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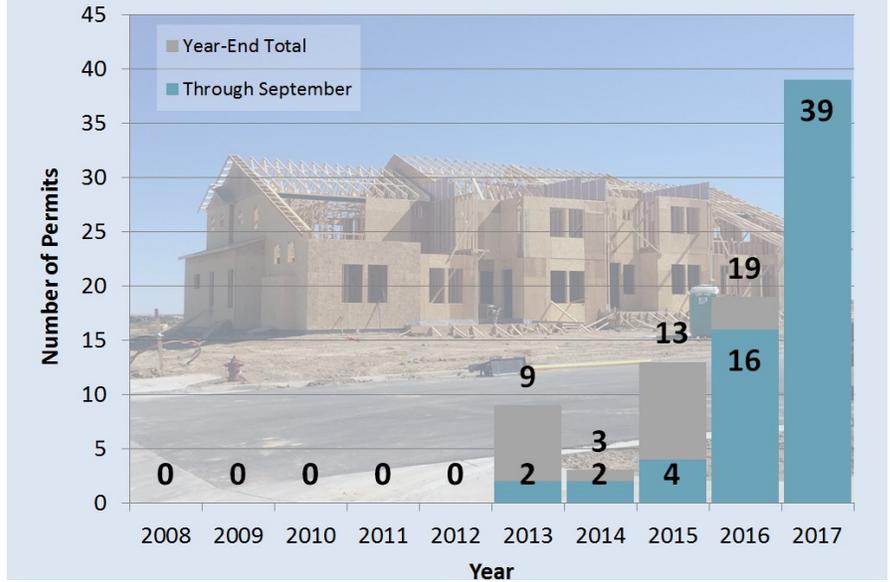


MULTI-FAMILY BUILDING PERMIT OVERVIEW

MONTHLY SUMMARY

Permits Issued	11
Number of Units	88
Total Valuation	\$9,778,169
Permit Ready Lots	203
Lots Requiring Further Review	170

YEARLY COMPARISON



PERMITS ISSUED BY PROJECT

	Subdivision	# of Units		Subdivision	# of Units
January	Lighthouse Point	4	July	Lighthouse Point	6
February	Highland Meadows GC 11th	4	August	Highland Meadows GC 12th	12
March	Highland Meadows GC 11th	4	September	Highland Meadows GC 11th	6
	Lighthouse Point	6		South Hill 4th/5th	66
April	—	—	October		
May	Highland Meadows GC 11th	4	November		
June	South Hill 4th/5th	42	December		



MULTI-FAMILY PERMITS ISSUED BY SUBDIVISION

SUBDIVISIONS	Zoning	Total Lots	Permits Issued		Lots Remaining	Permit Ready Lots	Lots Needing Further Approval	School District ²	Utility Service	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	32		36	36	0	R2-J	C	6/8/15
Highland Meadows Golf Course 12th (Condos)	RMU	96	12		84	0	96	R2-J	C	10/26/15
South Hill 4th & 5th (Apartments)	MF-1	196	196	88	0	0	0	RE-4	A	4/10/17
Water Valley South (Lighthouse Pointe) (Townhomes)	RMU	152	84		68	68	0	RE-4	A	10/6/05
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			366	88	313	179	146			

UNPLATTED MULTI-FAMILY PROJECTS

SUBDIVISIONS	Zoning	Status	Total Lots	School District	Utility Services	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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Zoning

- RMU - Residential Mixed Use
- MF-1—Low Density Multifamily
- School District
- RE-4 - Weld County RE-4
- PSD - Poudre School District
- R2-J - Thompson School District

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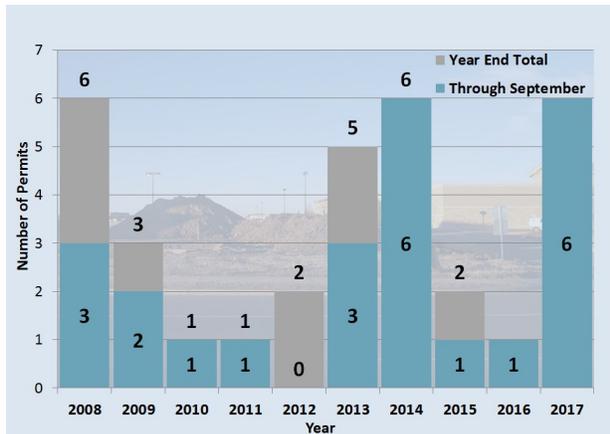
COMMERCIAL PERMITS ISSUED BY MONTH

	Project Name	Address	Description
January	Starbucks	1570 Main St	New 2,206 s.f. building
February	Windsor Mill	301 Main St	Renovation and restoration of mill
March	Christian Brothers Auto.	1635 Main St	New 4,886 s.f. building
July	Renaissance Insurance	1349 Water Valley Pkwy	New 7,000 s.f. office building
September	Marriott Springhill Suites	6428 Crossroads Blvd	97 room hotel

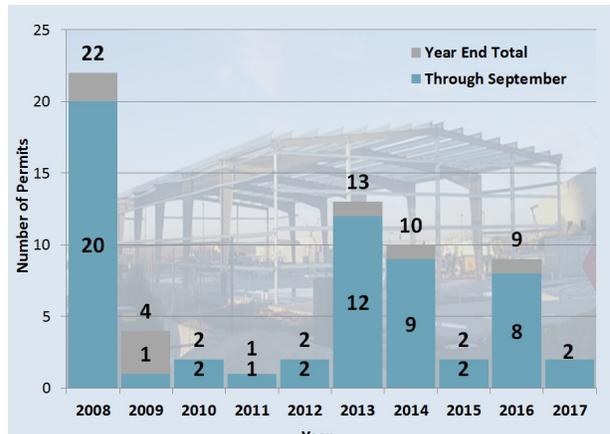
INDUSTRIAL PERMITS ISSUED BY MONTH

	Project Name	Address	Description
March	Windsor Tech Flex	698 Technology Cir	11,400 s.f. office/warehouse
August	n/a	7287 Greenridge Dr	13,440 s.f. office/warehouse

COMMERCIAL YEARLY COMPARISON



INDUSTRIAL YEARLY COMPARISON





ADDITIONAL INFORMATION CAN BE FOUND AT

windsorgov.com/planning | 970-674-2400

