TOWN OF WINDSOR PLANNING

BUILDING PERMIT REPORT

September 2018

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.	26	$6.92M	$266K	3	20	$3.09M	0	--	0	--	98	$3.64M
Feb.	41	$11.59M	$283K	1	6	$1.15M	1	$6.59M	0	--	70	$1.11M
Mar.	51	$13.37M	$262K	1	6	$1.17M	3	$1.05M	0		116	$1.96M
April	34	$9.03M	$265K	1	4	$0.80M	1	$1.48M	4	$1.80M	79	$1.57M
May	42	$12.09M	$288K	1	4	$0.81M	1	$0.47M	1	$2.28M	103	$8.53M
June	68	$16.71M	$246K	0	0	--	11	$6.64M	1	$0.03M	125	$5.70M
July	35	$10.32M	$295K	1	4	$0.81M	1	$3.97M	1	$2.30M	99	$1.99M
Aug.	40	$10.51M	$263K	2	8	$1.61M	3	$2.36M	1	$1.62M	118	$1.58M
Sept.	79	$19.45M	$246K	1	12	$1.80M	--	--	--	--	134	$2.66M
Oct.												
Nov.												
Dec.												
Total:	416	$109.99M	$264K	11	64	$11.24M	21	$22.56M	8	$8.03M	942	$28.74M

Highland Meadows Golf Course 12th Filing—multifamily condominium building under construction

Highlands Industrial Park 2nd, Lot 5, Block 2 - 30,000 s.f. office/ warehouse building under construction

* 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	79
Average Valuation	$246222
Permit Ready Lots	1474
Lots Requiring Further Review	802

PERMITS BY SCHOOL DISTRICT

District	Monthly Total	YTD
RE-4 Weld	77	390
PSD Larimer	1	4
R2-J Larimer	1	22

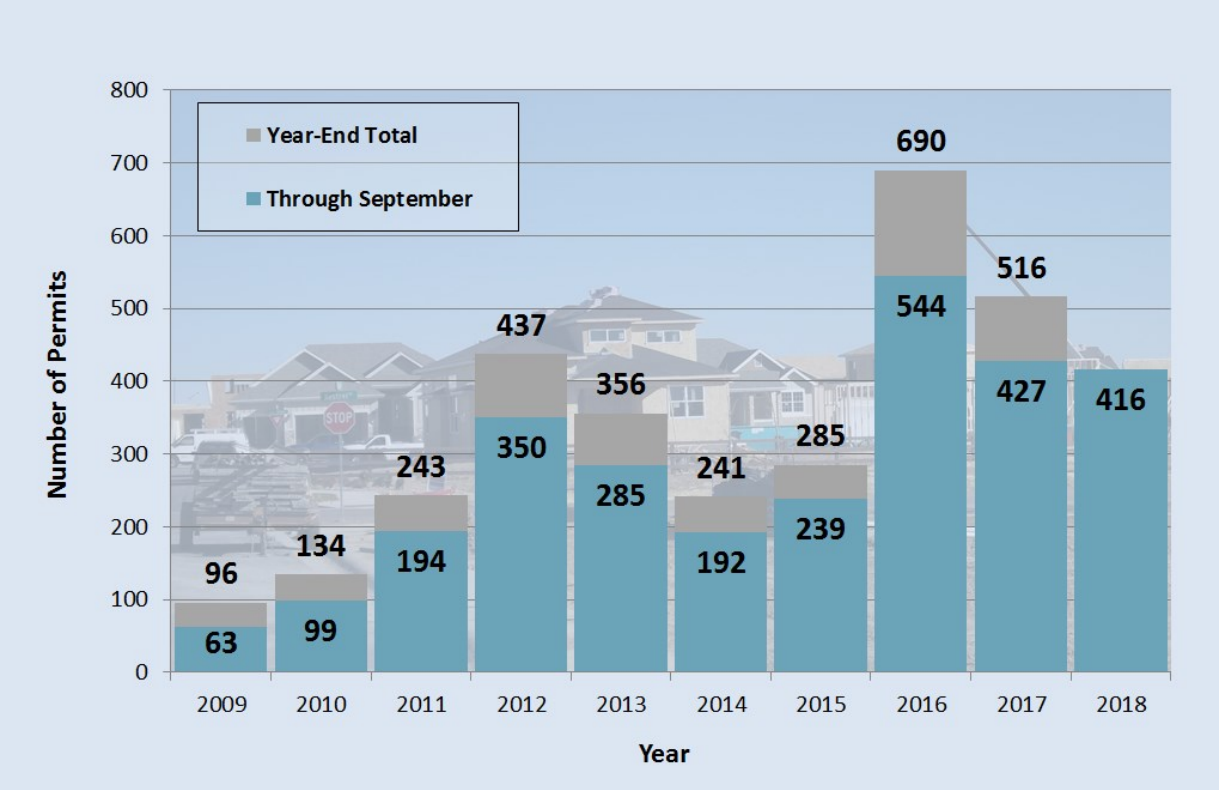
TOP PERMITS BY SUBDIVISION

Raindance	53
Windshire Park 3rd/5th Filing Phase 4, 5	11
The Ridge at Harmony Road	6
Winter Farm 3rd	3

LOTS BY COUNTY

County	Total Lots	Permit Ready Lots
Larimer	1816	105
Weld	4860	1369

YEARLY COMPARISON—SINGLE FAMILY PERMITS ISSUED



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	9		5	5	0	RE-4	A	10/13/14	
Fossil Ridge (Phases 1, 2, 3, 4 & 5) (Belmont Ridge and Highlands Ridge)	E-2	297	293		4	4	0	R2-J	C	7/12/04	
Greenspire (excludes phase 1)	RMU	508	4	1	504	504	0	RE-4	A	5/11/05	$283,200
Greenspire (Phase 1)	RMU	81	77		4	4	0	RE-4	A	5/11/05	
Highland Meadows Golf Course (Phases 1a, 2, 3, 4, 5, 7 & 11) (**north side**)	E-2	405	390	1	15	15	0	PSD	C	3/10/03	$356,125
Highland Meadows Golf Course (Phases 4, 6, 9 and 11) (**south side**)	E-2	179	178		1	1	0	R2-J	C	3/10/03	
Highland Meadows Golf Course 7th Filing	E-2	75	16		59	59	0	R2-J	C	6/25/12	
Highpointe (Phases 1, 2, 3, & 4)	E-2	377	373	1	4	4	0	R2-J	C	10/24/05	$410,000
Hilltop Estates (Pelican Hills)	E-1	88	80		8	8	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	
Raindance Subdivision	PUD	337	53	53	284	284	0	RE-4	A	7/10/17	$232,052
Raindance Subdivision 2nd Filing	PUD	278	0		278	0	278	RE-4	A	10/23/17	
Raindance Subdivision 3rd Filing	PUD	233	0		233	0	233	RE-4	A	5/14/18	
Ranch at Highland Meadows (Steeplechase)	E-1	243	230		13	13	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	10		24	24	0	RE-4	A	4/28/08	
South Hill Subdivision 2nd Filing	RMU	210	161	2	49	49	0	RE-4	A	5/9/16	$402,656
The Ridge at Harmony Road	RMU	419	335	6	84	84	0	RE-4	H	4/25/16	$258,288
The Ridge at Harmony Road 2nd	RMU	252			252	0	252	RE-4	H	3/12/18	
Town of Windsor 5th Filing	SF-1	n/a	1					RE-4	A		
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	42		6	6	0	RE-4	B	7/10/00	
Village East 7th Filing	RMU	7	7		0	0	0	RE-4	A	9/25/17	
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 (all Single-family excluding 18th, 4th, 8th)	RMU	715	674		41	41	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 18th Filing	RMU	117	6	1	111	111	0	RE-4	A		$240,703
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/5th Filing Phase 1,2,3	RMU	127	125		2	2	0	RE-4	A	11/26/12	
Windshire Park 3rd/5th Filing Phase 4,5	RMU	172	16	11	156	156	0	RE-4	A	11/26/12	$252,021
Winter Farm 3rd Filing	SF-1	237	191	3	46	46	0	RE-4	A	3/13/15	$245,152
Winter Farm 6th Filing	SF-1	4	3		1	1	0	RE-4	A	2/24/216	
	Totals	**6,676**	**4,401**	**79**	**2,276**	**1,474**	**802**				**$246,222**

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

UNPLATTED SINGLE-FAMILY RESIDENTIAL PROJECTS

SUBDIVISIONS

	Zoning	Status	# of Units	School District	Utility Services	Date
Fossil Creek Meadows Master Plan	RMU	MP	274	PSD	C	1/19/06
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
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:	**3457**			

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

RE-4 - Weld County RE-4

PSD - Poudre School District

R2-J - Thompson School District

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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

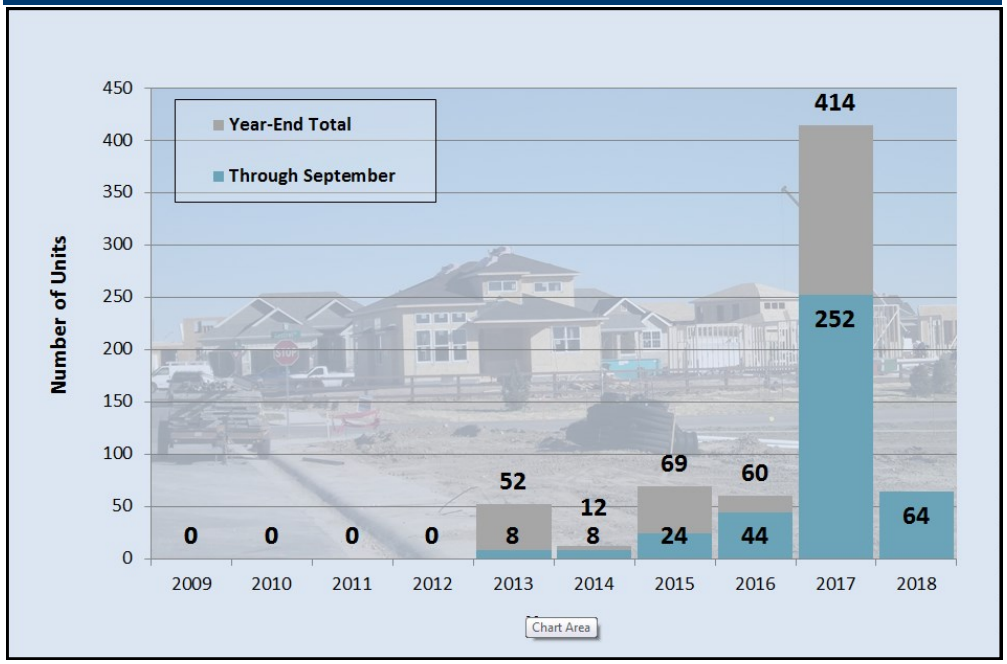
MONTHLY SUMMARY

Permits Issued	1
Number of Units	12
Total Valuation	1,800,000
Permit Ready Lots	161
Lots Requiring Further Review	131

UNITS BY SCHOOL DISTRICT

District	Monthly Total	YTD
RE-4 Weld	0	30
PSD Larimer	0	0
R2-J Larimer	12	34

YEARLY COMPARISON—PERMITS ISSUED (UNITS)



MULTI-FAMILY PERMITS ISSUED BY SUBDIVISION

SUBDIVISIONS	Zoning	Total Lots	MF Units Total Issued	MF Units This Year	MF Units This Month	Lots Remaining	Permit Ready Lots	Lots Needing Further Approval	School District[2]	Utility Service	Final Approval Date
Burlington Lot 15 (Hegwood) (1 fourplex and duplex)	RMU	6	4			2	2	0	RE-4	A	3/27/01
Chimney Park 4th (Townhomes)	RMU	51				51	0	51	RE-4	A	7/28/18
Grasslands Park (Apts & townhomes)	RMU	95	40	16		55	55	0	RE-4	A	7/22/02
Highland Meadows Golf Course 11th (Townhomes)	RMU	68	64	22		4	4	0	R2-J	C	6/8/15
Highland Meadows Golf Course 12th (Condos)	RMU	96	48	12	12	48	48	0	R2-J	C	10/26/15
Jacoby Farm 7th (Townhomes)	RMU	30				30	0	30	RE-4	A	6/11/18
Water Valley South 11th Filing (Sorvino Falls)	RMU	50	0			50	0	50	RE-4	A	7/13/09
Water Valley South (Lighthouse Pointe) (Townhomes)	RMU	152	102	14		50	50	0	RE-4	A	10/6/05
Westwood Village 6th	RMU	16	14			2	2	0	RE-4	A	7/13/15
		Totals	**272**	**64**	**12**	**292**	**161**	**131**			

UNPLATTED MULTI-FAMILY PROJECTS

SUBDIVISIONS	Zoning	Status		Total Lots	School District	Utility Services	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 7th Filing	RMU	UR		61	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
				3,027			

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G. North Weld Water District & Town of Windsor Sewer

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

COMMERCIAL/INDUSTRIAL BUILDING PERMIT OVERVIEW

COMMERCIAL PERMITS ISSUED BY MONTH

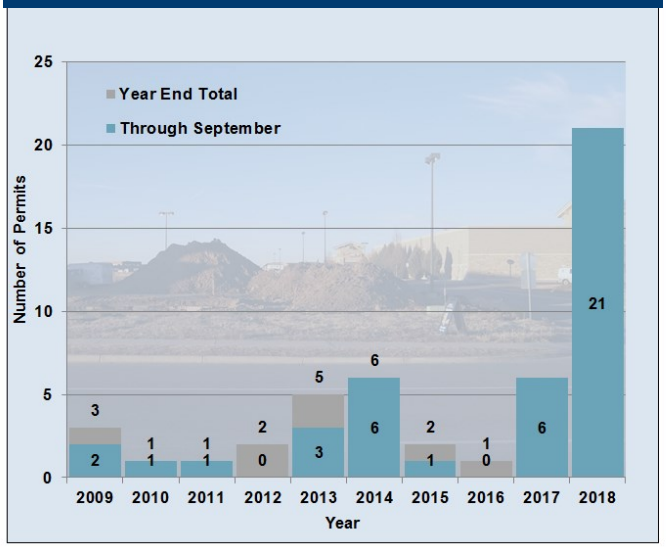
(Continues on Page 8)

	Project Name	Address	Description
May	Martin Homes, LLC	861 Automation Drive	6000 sf Office Space
April	Kum & Go	375 Main Street	Gas State/Convenience Store
March	Fuzzy's Tacos	4305 Fairgrounds Ave	7420 sf restaurant
March	Human Bean	405 East Main Street	564 sf coffee shop
March	The Columbine Independent Living	1385 Main Street	Independent Living Center
February	La Riva Commercial Office	6385 Fairgrounds Ave	5437 sf office building

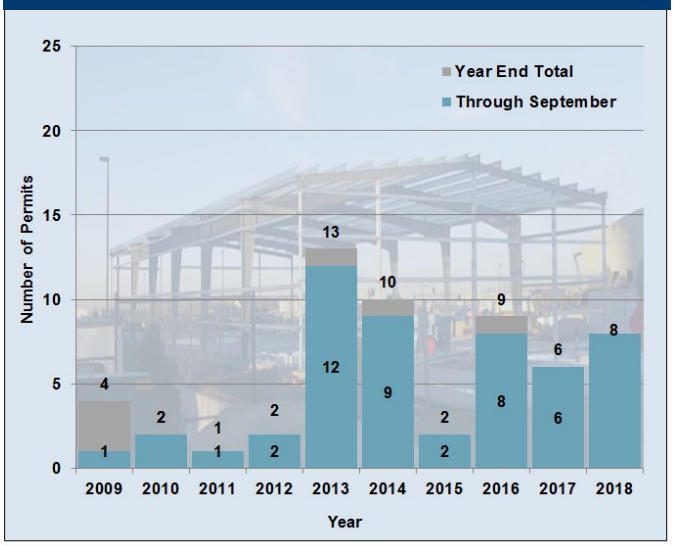
INDUSTRIAL PERMITS ISSUED BY MONTH

	Project Name	Address	Description
August	Windsor Center Flex	7345 Greendale Road	15,300 s.f. Multitenant Industrial Building
July	Snaptron Inc.	1070 Diamond Valley Drive	24,000 sf multi-tenant Industrial Building
June	Kraft Kurbing	611 Gyrfalcon Ct, Building 5	1024 sf Storage/Warehouse
May	Windsor Center Flex East	7385 Greendale Road	24,000 sf Flex Space
April	Kraft Kurbing	611 Gyrfalcon Ct, Building 1-4	10,000 sf Storage/Warehouse

COMMERCIAL YEARLY COMPARISON



INDUSTRIAL YEARLY COMPARISON



Note: Commercial and Industrial permits shown above are generally for "new starts" only and do not reflect additions, renovations, etc. unless otherwise noted.

COMMERCIAL PERMITS ISSUED BY MONTH

(Continued from Page 7)

	Project Name	Address	Description
August	Raindance Welcome Center	2191 Covered Bridge Parkway	5,685 s.f. welcoome center for the Raindance Subdivision
August	Doug's Day Diner	401 Pointe Plaza	8,743 restaurant space
August	Highland Meadows Pump House	5713 Crooked Stick Drive	Multitenant commercial building
July	Associates In Family Medicine	1683 Main Street	7,400 sf Medical Office and Urgent Care
June	Burger King	1615 Main Street	3,443 sf Fast Food Restaurant
June	Landmark Homes	6355 Fairgrounds Ave	Office
June	East Windsor Self Storage	600 Gyrfalcon Ct Building 1	14,570 sf Self Storage and Office
June	East Windsor Self Storage	600 Gyrfalcon Ct Building 2	14,570 sf Self Storage and Office
June	East Windsor Self Storage	600 Gyrfalcon Ct Building 3	14,570 sf Self Storage and Office
June	East Windsor Self Storage	600 Gyrfalcon Ct Building 4	14,570 sf Self Storage and Office
June	East Windsor Self Storage	600 Gyrfalcon Ct Building 5	14,570 sf Self Storage and Office
June	East Windsor Self Storage	600 Gyrfalcon Ct Building 6	14,570 sf Self Storage and Office
June	East Windsor Self Storage	600 Gyrfalcon Ct Building 7	14,570 sf Self Storage and Office
June	East Windsor Self Storage	600 Gyrfalcon Ct Building 8	14,570 sf Self Storage and Office
June	East Windsor Self Storage	600 Gyrfalcon Ct Building 9	14,570 sf Self Storage and Office

TOWN OF WINDSOR PLANNING