



BUILDING PERMIT REPORT

October 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.	64	\$16.72M	\$261K	9	169	\$18.22M	--	--	--	--	347	\$12.53M
Nov.												
Dec.												
Total:	480	\$126.72M	\$264K	20	233	\$29.46M	21	\$22.56M	8	\$8.03M	1289	\$41.27M



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	64
Average Valuation	\$261,312
Permit Ready Lots	1413
Lots Requiring Further Review	802

PERMITS BY SCHOOL DISTRICT

District	Monthly Total	YTD
RE-4 Weld	57	447
PSD Larimer	3	7
R2-J Larimer	4	26

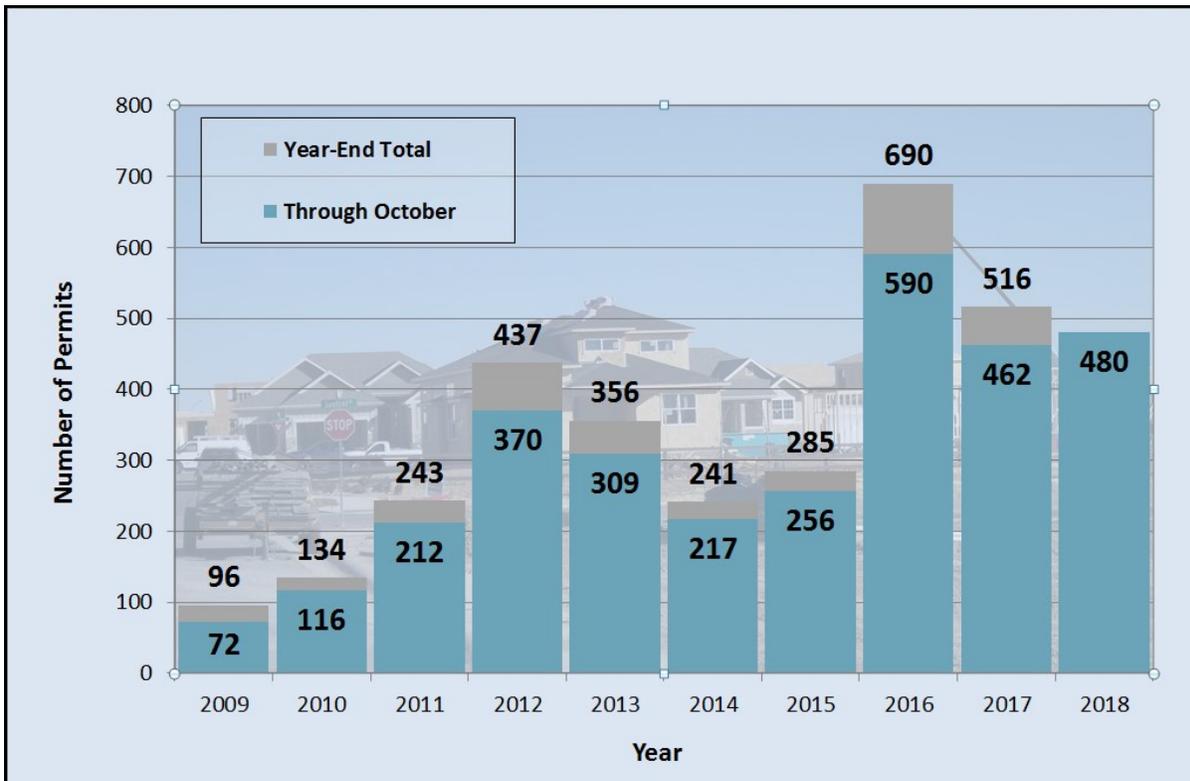
TOP PERMITS BY SUBDIVISION

Raindance	24
The Ridge at Harmony Road	13
Windshire Park 3rd/5th Filing Phase 4, 5	8
Winter Farm 3rd	3

LOTS BY COUNTY

County	Total Lots	Permit Ready Lots
Larimer	1816	101
Weld	4860	1312

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	6	2	502	502	0	RE-4	A	5/11/05	247,803.57
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	3	15	15	0	PSD	C	3/10/03	\$345,807
Highland Meadows Golf Course (Phases 4, 6, 9 and 11) (south side)	E-2	179	179	2	0	0	0	R2-J	C	3/10/03	\$409,423
Highland Meadows Golf Course 7th Filing	E-2	75	17		58	58	0	R2-J	C	6/25/12	
Highpointe (Phases 1, 2, 3, & 4)	E-2	377	374	1	3	3	0	R2-J	C	10/24/05	\$395,000
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	77	24	260	260	0	RE-4	A	7/10/17	\$240,280
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	231	1	12	12	0	R2-J	D	10/25/99	\$530,000
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	163	2	47	47	0	RE-4	A	5/9/16	\$253,171
The Ridge at Harmony Road	RMU	419	348	13	71	71	0	RE-4	H	4/25/16	\$246,139
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	676	2	39	39	0	RE-4	A	5/6/04	\$290,000
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	9	3	108	108	0	RE-4	A		\$262,907
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	24	8	148	148	0	RE-4	A	11/26/12	\$243,731
Winter Farm 3rd Filing	SF-1	237	194	3	43	43	0	RE-4	A	3/13/15	\$218,545
Winter Farm 6th Filing	SF-1	4	3		1	1	0	RE-4	A	2/24/216	
Totals		6,676	4,462	64	2,215	1,413	802				\$261,312

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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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



MULTI-FAMILY BUILDING PERMIT OVERVIEW

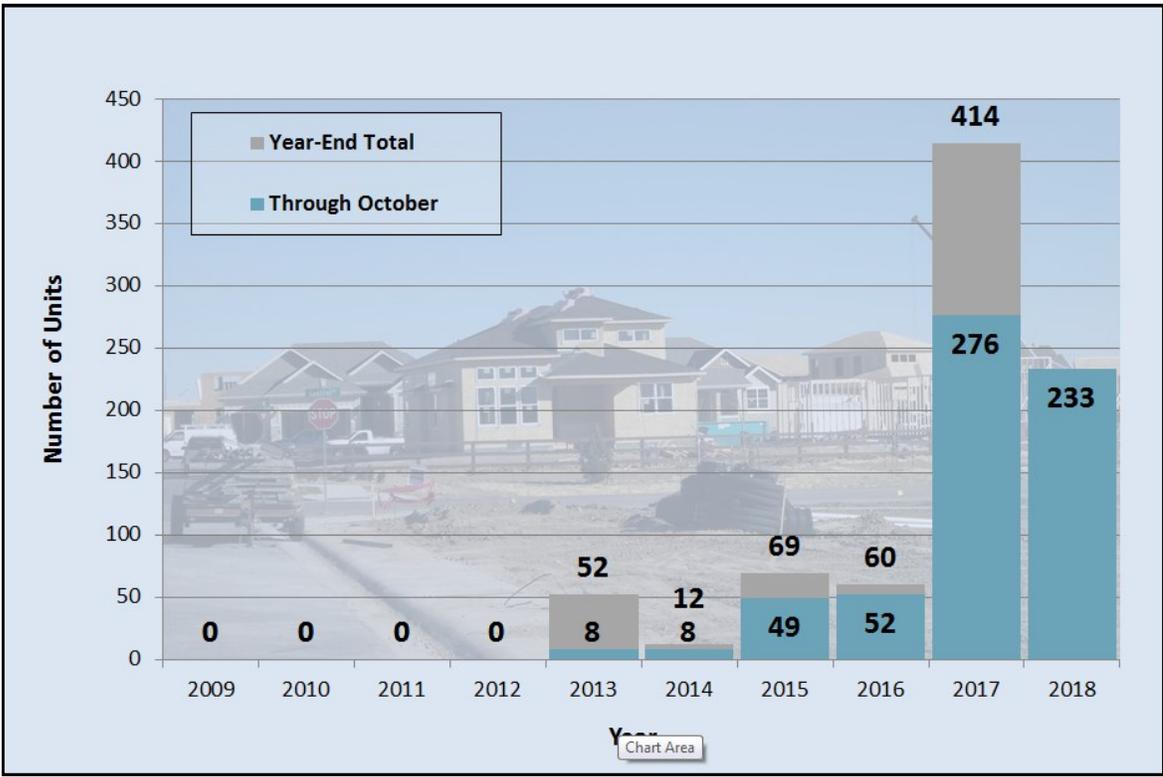
MONTHLY SUMMARY

Permits Issued	9
Number of Units	169
Total Valuation	\$16,723,943
Permit Ready Lots	385
Lots Requiring Further Review	131

UNITS BY SCHOOL DISTRICT

District	Monthly Total	YTD
RE-4 Weld	6	36
PSD Larimer	0	0
R2-J Larimer	163	197

YEARLY COMPARISON—PERMITS ISSUED (UNITS)





MULTI-FAMILY PERMITS ISSUED BY SUBDIVISION

SUBDIVISIONS	Zoning	Total Lots/Units	MF Units			Lots Remaining	Permit Ready Lots/Units	Lots Needing Further Approval	School District ²	Utility Service	Final Approval Date
			Total Issued	This Year	This Month						
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
Eagle Crossing 4th (Apartments)	MF-2	407	163	163	163	244	244	0	R2-J	C	4/26/18
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		48	48	0	R2-J	C	10/26/15
Jacoby Farm 7th (Townhomes)	RMU	61				61	61	0	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	122	20	6	30	30	0	RE-4	A	10/6/05
Westwood Village 6th	RMU	16	14			2	2	0	RE-4	A	7/13/15
Totals			455	233	169	547	446	101			

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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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

- 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



COMMERCIAL/INDUSTRIAL BUILDING PERMIT OVERVIEW

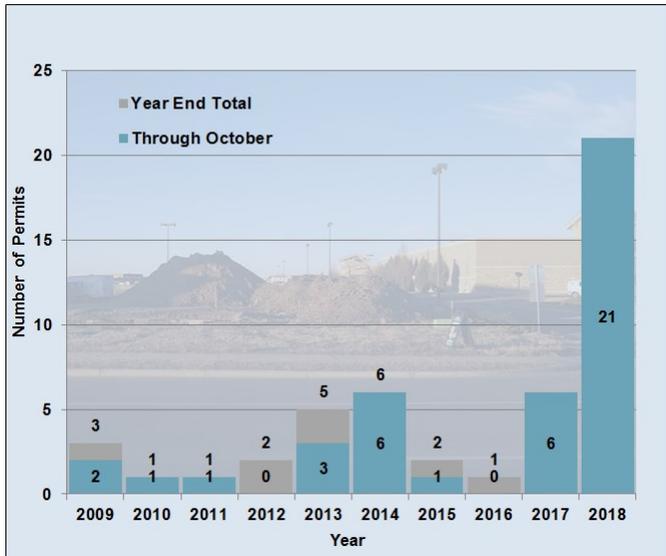
COMMERCIAL PERMITS ISSUED BY MONTH (Continues on Page 8)

	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

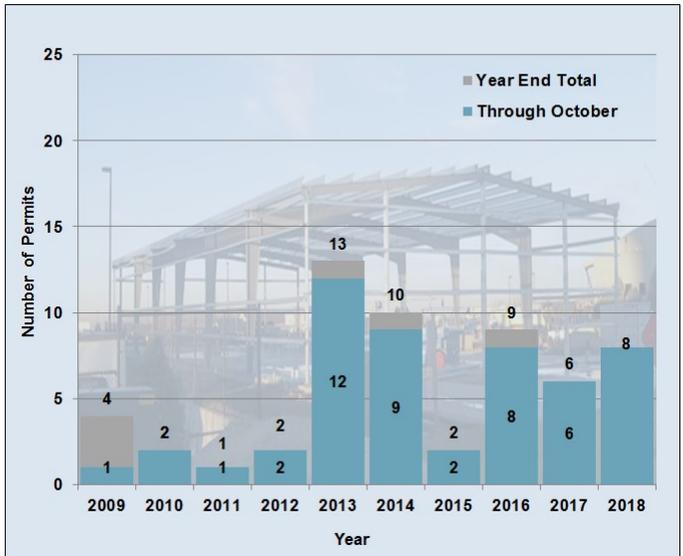
INDUSTRIAL PERMITS ISSUED BY MONTH

	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. welcome 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



ADDITIONAL INFORMATION CAN BE FOUND AT

windsorgov.com/planning | 970-674-2400

