



# BUILDING PERMIT REPORT

January 2019



## 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.	97	\$25.77M	\$266K	--	--	--	--	--	--	--	125	\$3.54M
Feb.												
Mar.												
April												
May												
June												
July												
Aug.												
Sept.												
Oct.												
Nov.												
Dec.												
Total:	97	\$25.77M	\$266K	0	0	\$0.00M	0	\$0.00M	0	\$0.00M	125	\$3.54M



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



Highlands Industrial Park 5th Lot 2, Block 1 - 24,000 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	97
Average Valuation	\$265696
Permit Ready Lots	1059
Lots Requiring Further Review	996

## PERMITS BY SCHOOL DISTRICT

District	Monthly Total	YTD
RE-4 Weld	96	96
PSD Larimer	1	1
R2-J Larimer	0	0

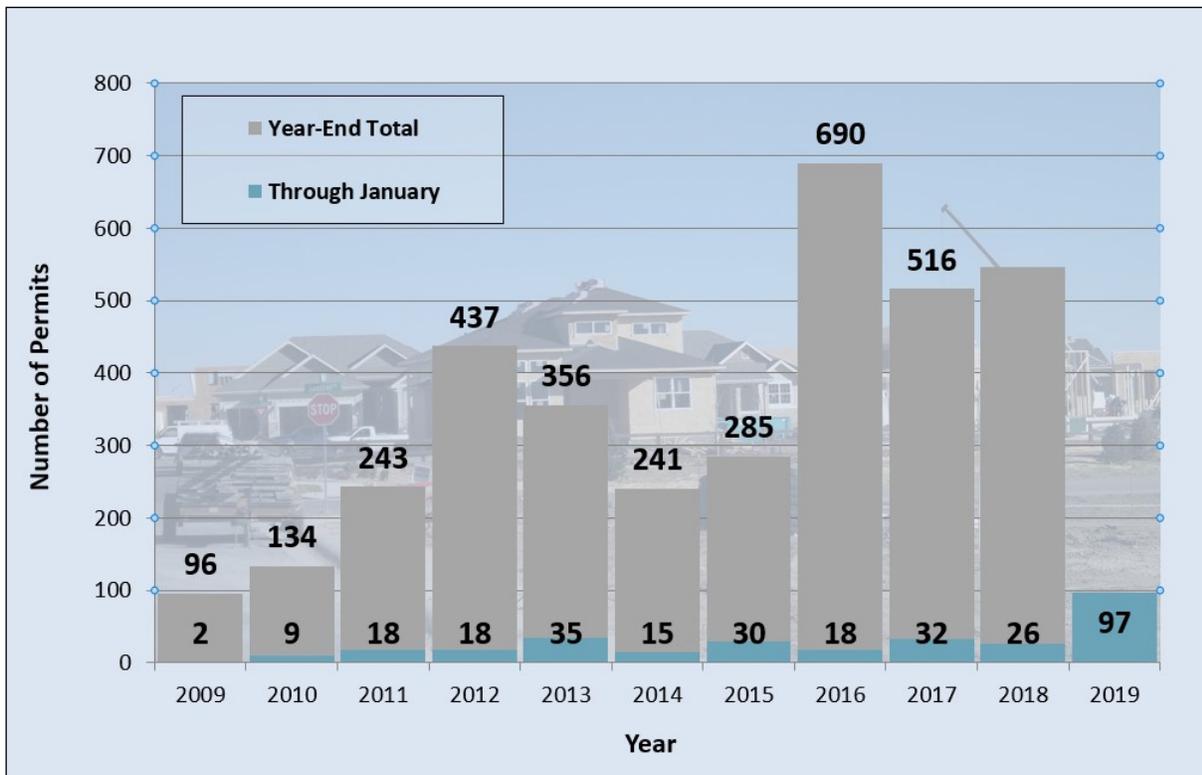
## TOP PERMITS BY SUBDIVISION

Raindance Subdivision	46
The Ridge at Harmony Road	23
Water Valley South	11
Water Valley South 18th Filing	3

## LOTS BY COUNTY

County	Total Lots	Permit Ready Lots
Larimer	1,816	94
Weld	4,863	965

## 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. <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	11		3	3	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 (phases 3-9)	RMU	480	6		474	0	474	RE-4	A	5/11/05	
Greenspire (Phase 1 & 2)	RMU	112	77		35	35	0	RE-4	A	5/11/05	
Highland Meadows Golf Course (Phases 1a, 2, 3, 4, 5, 7 & 11) (north side)	E-2	405	394	1	11	11	0	PSD	C	3/10/03	\$379,000
Highland Meadows Golf Course (Phases 4, 6, 9 and 11) (south side)	E-2	179	179		0	0	0	R2-J	C	3/10/03	
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	375		2	2	0	R2-J	C	10/24/05	
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	132	46	205	205	0	RE-4	A	7/10/17	\$268,954
Raindance Subdivision 2nd Filing	PUD	278	13	3	265	265	0	RE-4	A	10/23/17	\$258,744
Raindance Subdivision 3rd Filing	PUD	233	2		231	0	231	RE-4	A	5/14/18	
Ranch at Highland Meadows (Steeplechase)	E-1	243	231		12	12	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	17	4	17	17	0	RE-4	A	4/28/08	\$306,816
South Hill Subdivision 2nd Filing	RMU	210	166	1	44	44	0	RE-4	A	5/9/16	\$225,000
The Ridge at Harmony Road	RMU	419	378	23	41	41	0	RE-4	H	4/25/16	\$240,804
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	689	11	26	26	0	RE-4	A	5/6/04	\$287,727
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	18	3	99	99	0	RE-4	A		\$267,950
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	46	3	126	126	0	RE-4	A	11/26/12	\$240,100
Winter Farm 3rd Filing	SF-1	237	196	2	41	41	0	RE-4	A	3/13/15	\$282,776
Winter Farm 6th Filing	SF-1	4	3		1	1	0	RE-4	A	2/24/216	
<b>Totals</b>		<b>6,679</b>	<b>4,625</b>	<b>97</b>	<b>2,055</b>	<b>1,059</b>	<b>996</b>				<b>\$265,696</b>

## 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
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
		<b>TOTAL:</b>	<b>3457</b>			

## 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

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# MULTI-FAMILY BUILDING PERMIT OVERVIEW

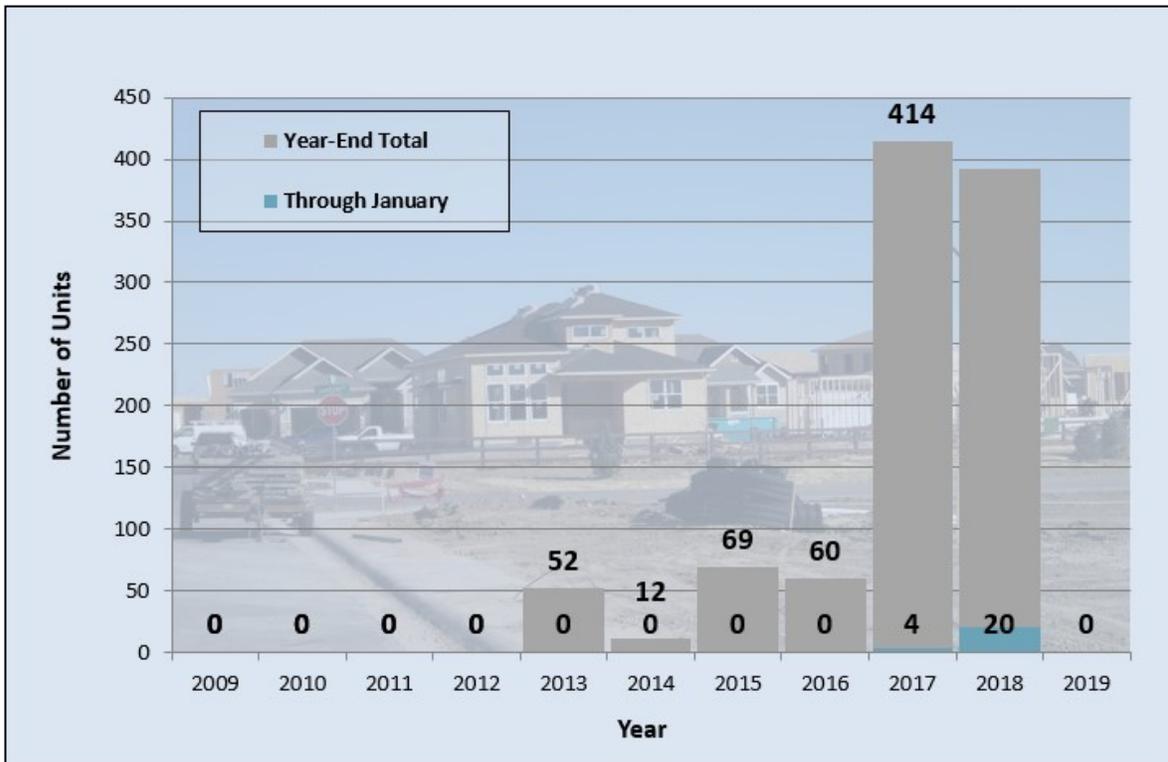
## MONTHLY SUMMARY

Permits Issued	0
Number of Units	0
Total Valuation	N/A
Permit Ready Lots	385
Lots Requiring Further Review	131

## UNITS BY SCHOOL DISTRICT

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

## 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 <sup>2</sup>	Utility Service	Final Approval Date
			Total Issued	This Year	This Month						
			Burlington Lot 15 (Hegwood) (1 fourplex and duplex)	RMU	6						
Chimney Park 4th (Townhomes)	RMU	51				51	0	51	RE-4	A	7/28/18
Eagle Crossing 4th (Apartments)	MF-2	407	322	322	159	85	85	0	R2-J	C	
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	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	122	20		30	30	0	RE-4	A	10/6/05
Westwood Village 6th	RMU	16	14			2	2	0	RE-4	A	7/13/15
<b>Totals</b>		<b>614</b>	<b>614</b>	<b>392</b>	<b>159</b>	<b>388</b>	<b>226</b>	<b>131</b>			

# 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
			<b>3,027</b>			

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- D. Ft. Collins/Loveland Water District & Septic System

### 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/INDUSTRIAL PROJECTS UNDER CONSTRUCTION

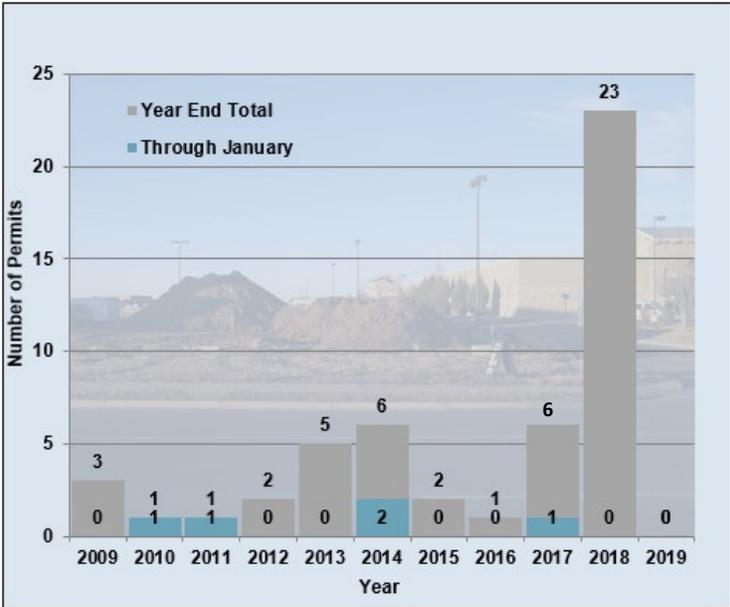


Falcon Point Subdivision – East Windsor Self-Storage development under construction

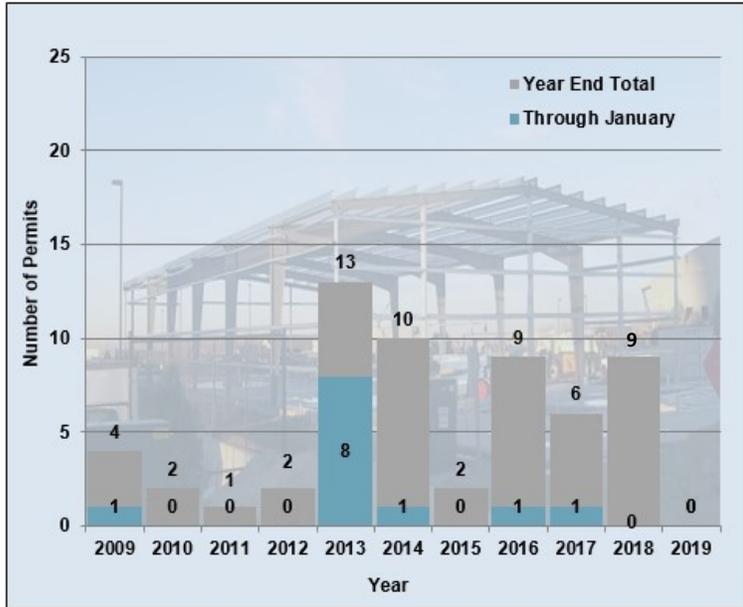


The Windsor Mill - 25,000 square ft restaurant, office and retail space

## 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.



ADDITIONAL INFORMATION CAN BE FOUND AT

[windsorgov.com/planning](http://windsorgov.com/planning) | 970-674-2400

