



BUILDING PERMIT REPORT

March 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
97	\$25.77M	\$266K	--	--	--	--	--	--	--	125	\$3.54M
78	\$18.90M	\$242K	7	38	\$7.54M	1	\$9.57M	3	\$5.20M	134	\$2.53M
69	\$18.87M	\$274K	--	--	--	1	\$1.10M	--	--	173	\$3.86M
244	\$63.55M	\$260K	7	38	\$7.54M	2	\$10.67M	3	\$5.20M	432	\$9.92M



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	69
Average Valuation	\$273,533
Permit Ready Lots	1485
Lots Requiring Further Review	512

PERMITS BY SCHOOL DISTRICT

District	Monthly Total	YTD
RE-4 Weld	66	239
PSD Larimer	1	3
R2-J Larimer	2	2

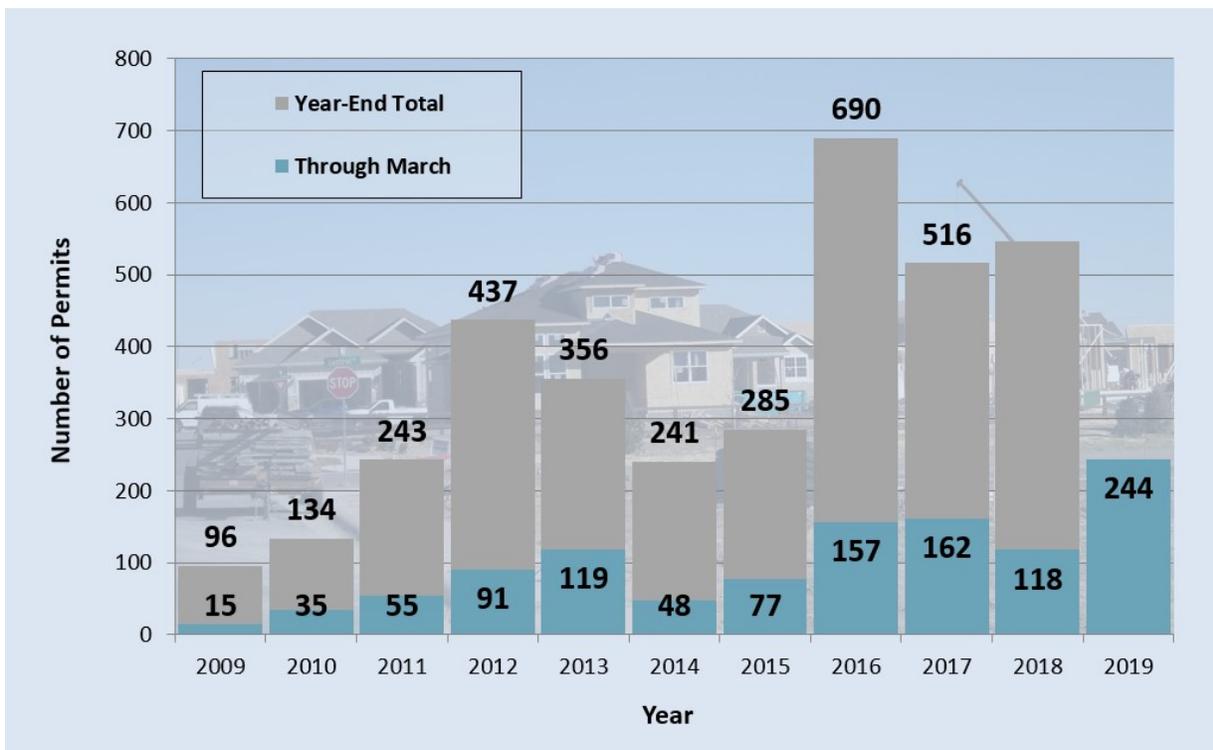
TOP PERMITS BY SUBDIVISION

Raindance Subdivision	24
The Ridge at Harmony Road	21
Windshire Park 3rd/5th Filing	9
Water Valley South	7

LOTS BY COUNTY

County	Total Lots	Permit Ready Lots
Larimer	1,905	288
Weld	4,863	1,190

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	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 3-5)	RMU	480	0		480	0	480	RE-4	A	5/11/05	
Greenspire (Phases 1 & 2)	RMU	112	88	2	24	24	0	RE-4	A	5/11/05	\$236,143
Highland Meadows Golf Course (Phases 1a, 2, 3, 4, 5, 7 & 11) (north side)	E-2	420	396	1	24	24	0	PSD	C	3/10/03	\$379,000
Highland Meadows Golf Course (Phases 4, 6, 9 and 11) (south side)	E-2	253	181	2	72	72	0	R2-J	C	3/10/03	\$410,192
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 (Filings 1-3)	PUD	848	210	24	638	638	0	RE-4	A	7/10/17	\$280,956
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	18	1	16	16	0	RE-4	A	4/28/08	\$590,000
South Hill Subdivision 2nd Filing	RMU	210	169	1	41	41	0	RE-4	A	5/9/16	\$303,213
The Ridge at Harmony Road (Filings 1-2)	RMU	671	422	21	249	249	0	RE-4	H	4/25/16	\$232,136
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	696	7	19	19	0	RE-4	A	5/6/04	\$285,800
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		99	99	0	RE-4	A		
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	299	188	9	111	111	0	RE-4	A	11/26/12	\$263,993
Winter Farm (3rd & 6th Filings)	SF-1	241	202	1	39	39	0	RE-4	A	3/13/15	\$271,877
Totals		6,768	4,771	69	1,997	1,478	519				\$273,535

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

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



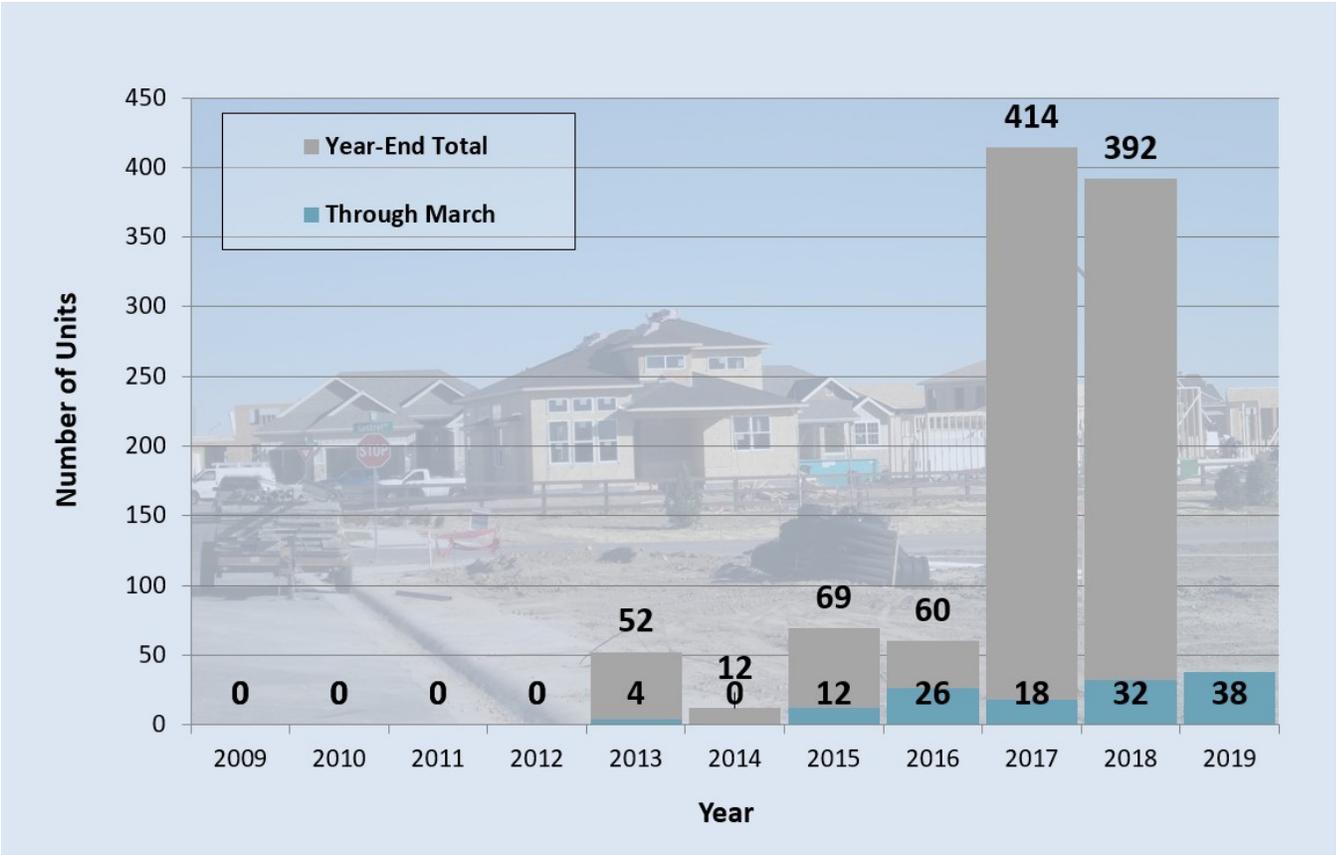
MONTHLY SUMMARY

Permits Issued	0
Number of Units	0
Total Valuation	0
Permit Ready Lots	300
Lots Requiring Further Review	50

UNITS BY SCHOOL DISTRICT

District	Monthly Total	YTD
RE-4 Weld	0	38
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			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	8	8		43	43	0	RE-4	A	7/28/18
Eagle Crossing 4th (Apartments)	MF-2	407	322			85	85	0	R2-J	C	
Grasslands Park (Apts & townhomes)	RMU	95	40			55	55	0	RE-4	A	7/22/02
Highland Meadows Golf Course 11th (Townhomes)	RMU	68	64			4	4	0	R2-J	C	6/8/15
Highland Meadows Golf Course 12th (Condos)	RMU	96	48			48	48	0	R2-J	C	10/26/15
Jacoby Farm 7th (Townhomes)	RMU	61	30	30		31	31	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			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			652	38	0	350	300	50			

UNPLATTED MULTI-FAMILY PROJECTS

SUBDIVISIONS	Zoning	Status	Total Lots	School District	Utility Service	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
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		

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.

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

Zoning

- RMU - Residential Mixed Use
- MF-1—Low Density Multifamily
- School District
- RE-4 - Weld County RE-4

- 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



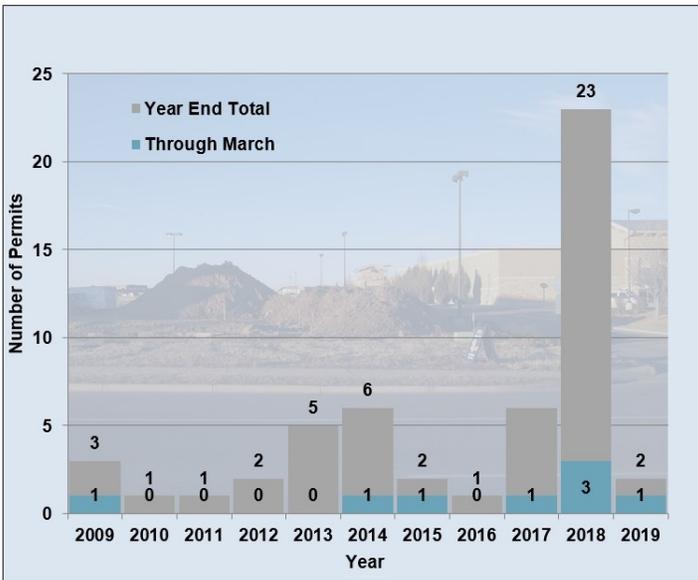
COMMERCIAL PERMITS ISSUED BY MONTH

	Project Name	Address	Description
February	Extraction Oil and Gas Office	650 South Gate Drive Drive	39,000 square foot office/warehouse
March	Arby's	6435 Crossroads Blvd	Fast food restaurant

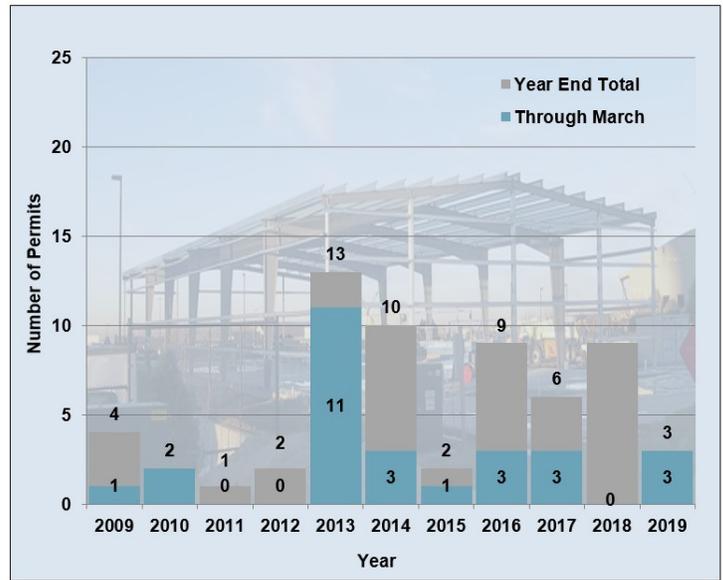
INDUSTRIAL PERMITS ISSUED BY MONTH

	Project Name	Address	Description
February	Total Directional Services	560 Logistics Drive	13,271 square foot office/ warehouse
February	Eagle Crossing Self-Storage	7125 Steeplechase Drive	54,000 square foot self-storage
February	Vestas Blades America	1140 Eastman Park Drive	4,000 square foot addition to Vestas

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 | 970-674-2400

