



# BUILDING PERMIT REPORT

April 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
87	\$22.47M	\$258K	--	--	--	1	\$2.35M	--	--	232	\$4.96M
331	\$86.02M	\$260K	7	38	\$7.54M	3	\$13.02M	3	\$5.20M	664	\$14.88M



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	87
Average Valuation	\$258,270
Permit Ready Lots	1391
Lots Requiring Further Review	512

## PERMITS BY SCHOOL DISTRICT

District	Monthly Total	YTD
RE-4 Weld	84	323
PSD Larimer	0	3
R2-J Larimer	3	5

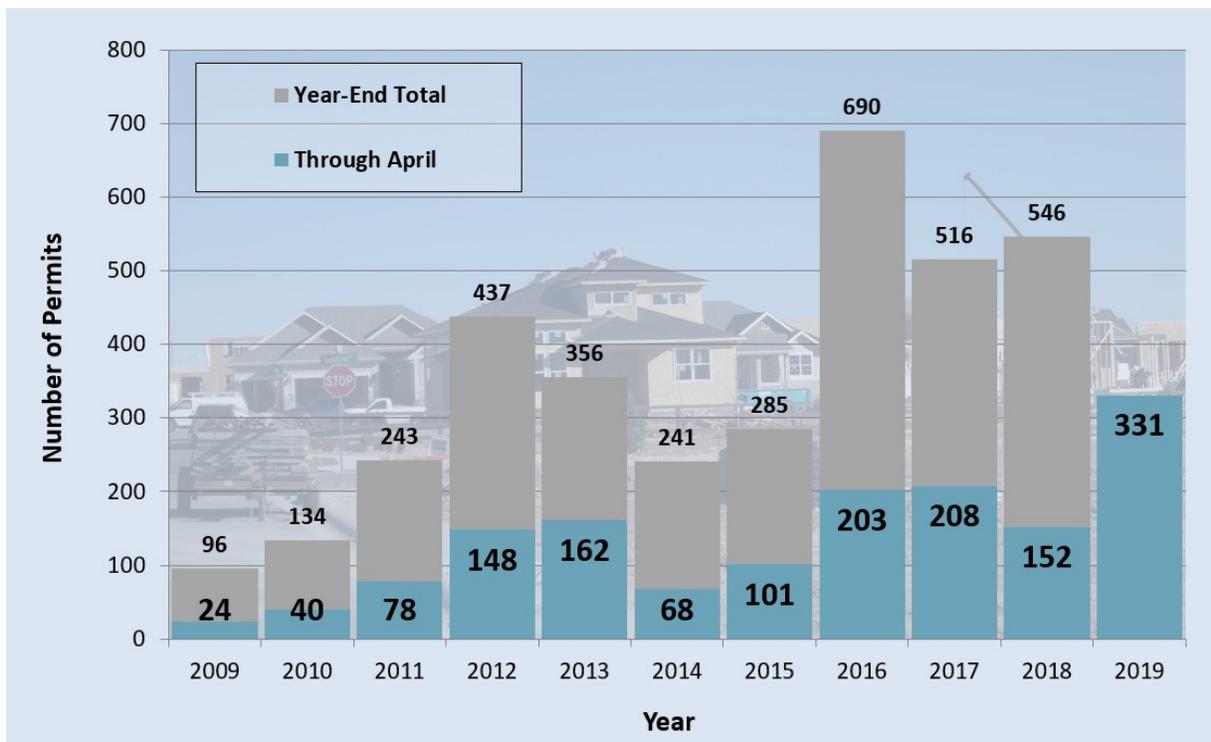
## TOP PERMITS BY SUBDIVISION

Raindance Subdivision	39
The Ridge at Harmony Road	17
Windshire Park 3rd/5th Filing	13
Winter Farm	7

## LOTS BY COUNTY

County	Total Lots	Permit Ready Lots
Larimer	1,905	270
Weld	4,863	1,121

## 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	13	2	1	1	0	RE-4	A	10/13/14	\$230,571
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	94	6	18	18	0	RE-4	A	5/11/05	\$250,694
Highland Meadows Golf Course (Phases 1a, 2, 3, 4, 5, 7 & 11) (north side)	E-2	420	396		24	24	0	PSD	C	3/10/03	
Highland Meadows Golf Course (Phases 4, 6, 9 and 11) (south side)	E-2	253	183	2	70	70	0	R2-J	C	3/10/03	\$349,232
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	249	39	599	599	0	RE-4	A	7/10/17	\$253,971
Ranch at Highland Meadows (Steeplechase)	E-1	243	232	1	11	11	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		16	16	0	RE-4	A	4/28/08	
South Hill Subdivision 2nd Filing	RMU	210	169		41	41	0	RE-4	A	5/9/16	
The Ridge at Harmony Road (Filings 1-2)	RMU	671	439	17	232	232	0	RE-4	H	4/25/16	\$237,244
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		19	19	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	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	201	13	98	98	0	RE-4	A	11/26/12	\$263,222
Winter Farm (3rd & 6th Filings)	SF-1	241	209	7	32	32	0	RE-4	A	3/13/15	\$277,973
<b>Totals</b>		<b>6,768</b>	<b>4,858</b>	<b>87</b>	<b>1,910</b>	<b>1,391</b>	<b>519</b>				<b>\$258,270</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

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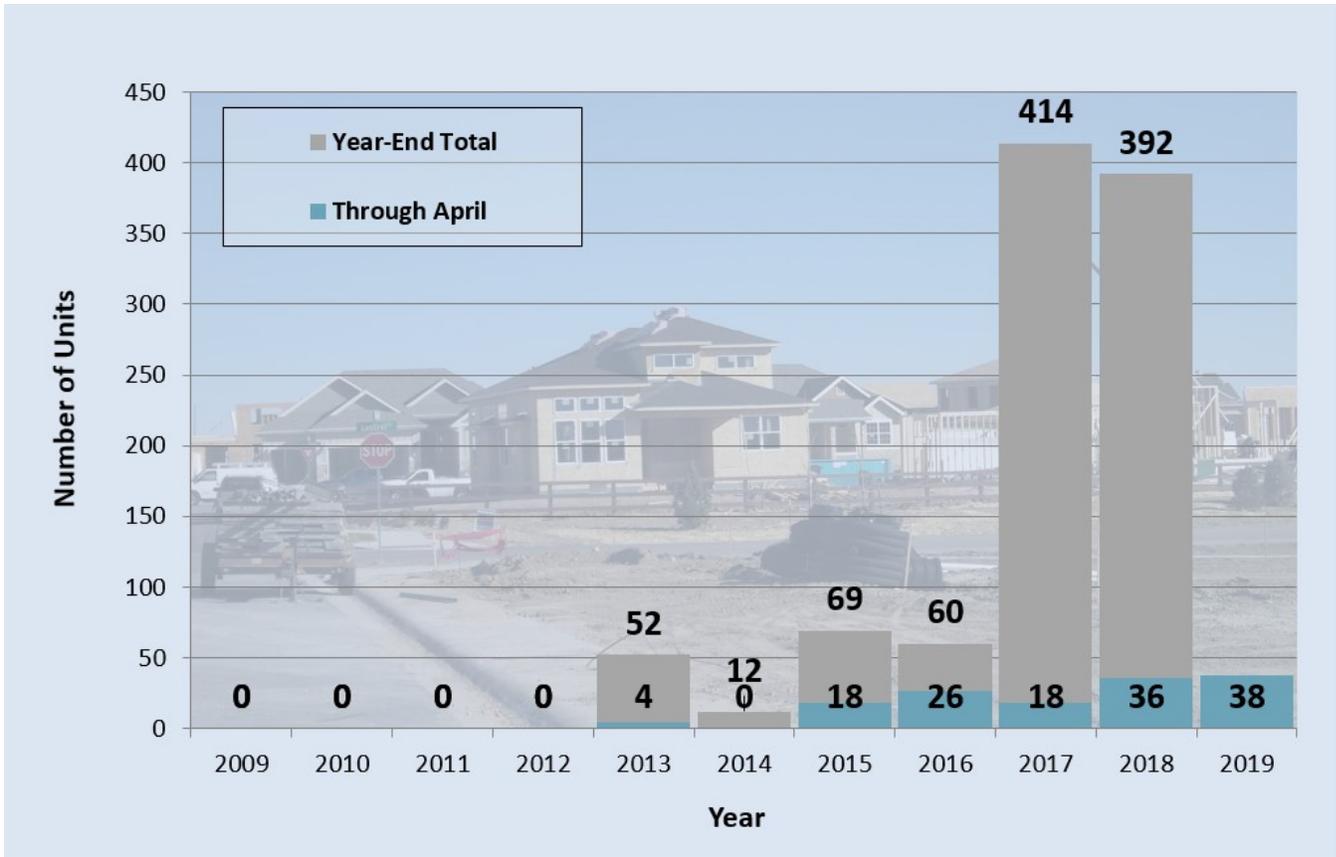


# MULTI-FAMILY BUILDING PERMIT OVERVIEW

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 <sup>2</sup>	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
		<b>Totals</b>	<b>652</b>	<b>38</b>	<b>0</b>	<b>350</b>	<b>300</b>	<b>50</b>			

## 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
				<b>3,056</b>		

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#### 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/INDUSTRIAL BUILDING PERMIT OVERVIEW

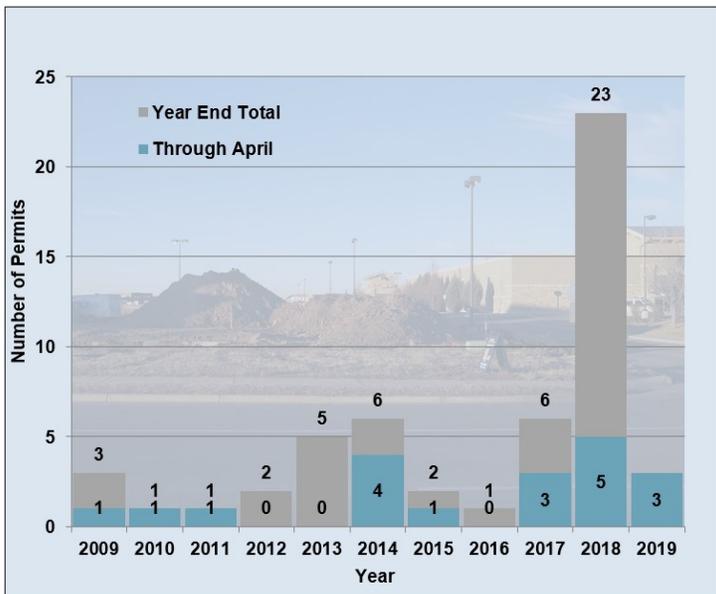
## COMMERCIAL PERMITS ISSUED BY MONTH

	Project Name	Address	Description
February	Extraction Oil and Gas Office	650 South Gate Drive Drive	39,000 s.f. office/warehouse
March	Arby's	6435 Crossroads Blvd	2,900 s.f. fast food restaurant
April	Canvas Credit Union	1677 Main Street	4,200 s.f. credit union

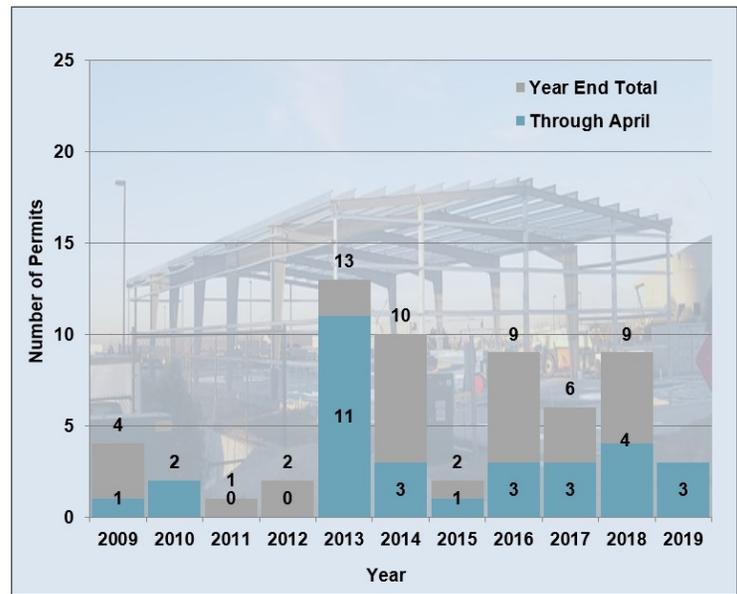
## INDUSTRIAL PERMITS ISSUED BY MONTH

	Project Name	Address	Description
February	Total Directional Services	560 Logistics Drive	13,271 s.f. office/ warehouse
February	Eagle Crossing Self-Storage	7125 Steeplechase Drive	54,000 s.f. self-storage facility
February	Vestas Blades America	1140 Eastman Park Drive	4,000 s.f. 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](http://windsorgov.com/planning) | 970-674-2400

