



BUILDING PERMIT REPORT

May 2019



BY PERMIT TYPE

Month	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
January	97	\$25.77M	\$266K	--	--	--	--	--	--	--	125	\$3.54M
February	78	\$18.90M	\$242K	7	38	\$7.54M	1	\$9.57M	3	\$5.20M	134	\$2.53M
March	69	\$18.87M	\$274K	--	--	--	1	\$1.10M	--	--	173	\$3.86M
April	87	\$22.47M	\$258K	--	--	--	1	\$2.35M	--	--	232	\$4.96M
May	108	\$30.15M	\$279K	--	--	--	--	--	--	--	230	\$3.22M
June												
July												
August												
September												
October												
November												
December												
	439	\$116.17M	\$265K	7	38	\$7.54M	3	\$13.02M	3	\$5.20M	894	\$18.11M



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	108
Average Valuation	\$279,150
Permit Ready Lots	13
Lots Requiring Further Review	512

PERMITS BY SCHOOL DISTRICT

District	Monthly Total	YTD
RE-4 Weld	106	428
PSD Larimer	1	4
R2-J Larimer	1	6

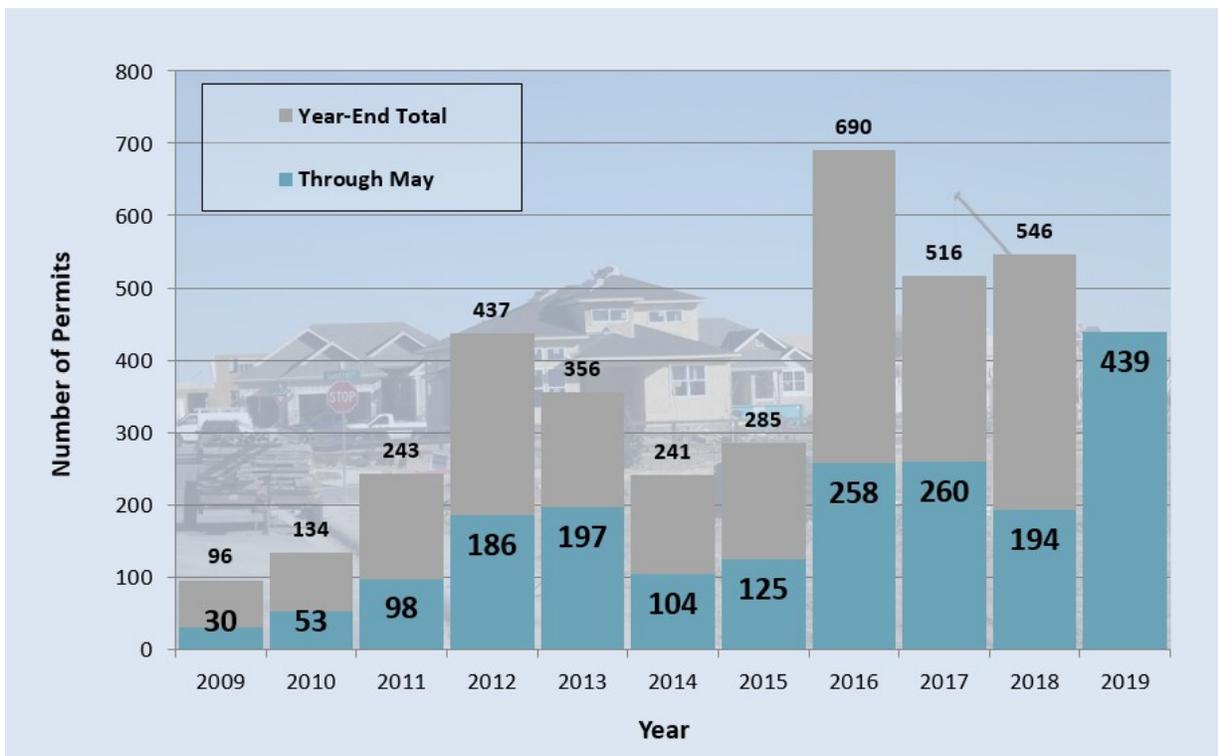
TOP PERMITS BY SUBDIVISION

Raindance Subdivision	55
The Ridge at Harmony Road	25
Greenspire	9

PERMIT READY LOTS

County	Permit Ready Lots
Larimer	158
Weld	1,222

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	310	308		2	2	0	RE-4	A	12/18/96	
Fossil Ridge (Phases 1 - 5) (Belmont Ridge and Highlands Ridge)	E-2	297	293		4	4	0	R2-J	C	7/12/04	
Greenspire (Phases 1-5)	RMU	245	101	9	144	144	0	RE-4	A	5/11/05	\$265,355
Greenspire (Phases 6-9)	RMU	342	0	0	342	0	342	RE-4	A	5/11/05	
Highland Meadows Golf Course (Phases 1a, 2, 3, 4, 5, 7 & 11) (north side)	E-2	420	367	1	53	53	0	PSD	C	3/10/03	\$478,444
Highland Meadows Golf Course (Phases 4, 6, 9 and 11) (south side)	E-2	253	201	1	52	52	0	R2-J	C	3/10/03	\$449,720
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	
Raindance Subdivision (Filings 1-3)	PUD	848	304	55	544	544	0	RE-4	A	7/10/17	\$273,326
Ranch at Highland Meadows (Steeplechase)	E-1	243	232		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	25	232	232	0	RE-4	H	4/25/16	\$256,268
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	
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 14th Filing	RMU	18	18	1	0	0	0	RE-4	A	8/29/12	\$500,000
Water Valley Hillside	RMU	41	37		4	4	0	RE-4	A	1/7/05	
Water Valley South (excluding 8th filing)	RMU	840	729		111	111	0	RE-4	A	5/6/04	\$386,929
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	208	7	91	91	0	RE-4	A	11/26/12	\$230,455
Winter Farm (3rd & 6th Filings)	SF-1	241	211	2	30	30	0	RE-4	A	3/13/15	\$288,027
Totals		6,518	4,757	101	1,761	1,380	381				

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
		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

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MULTI-FAMILY BUILDING PERMIT OVERVIEW

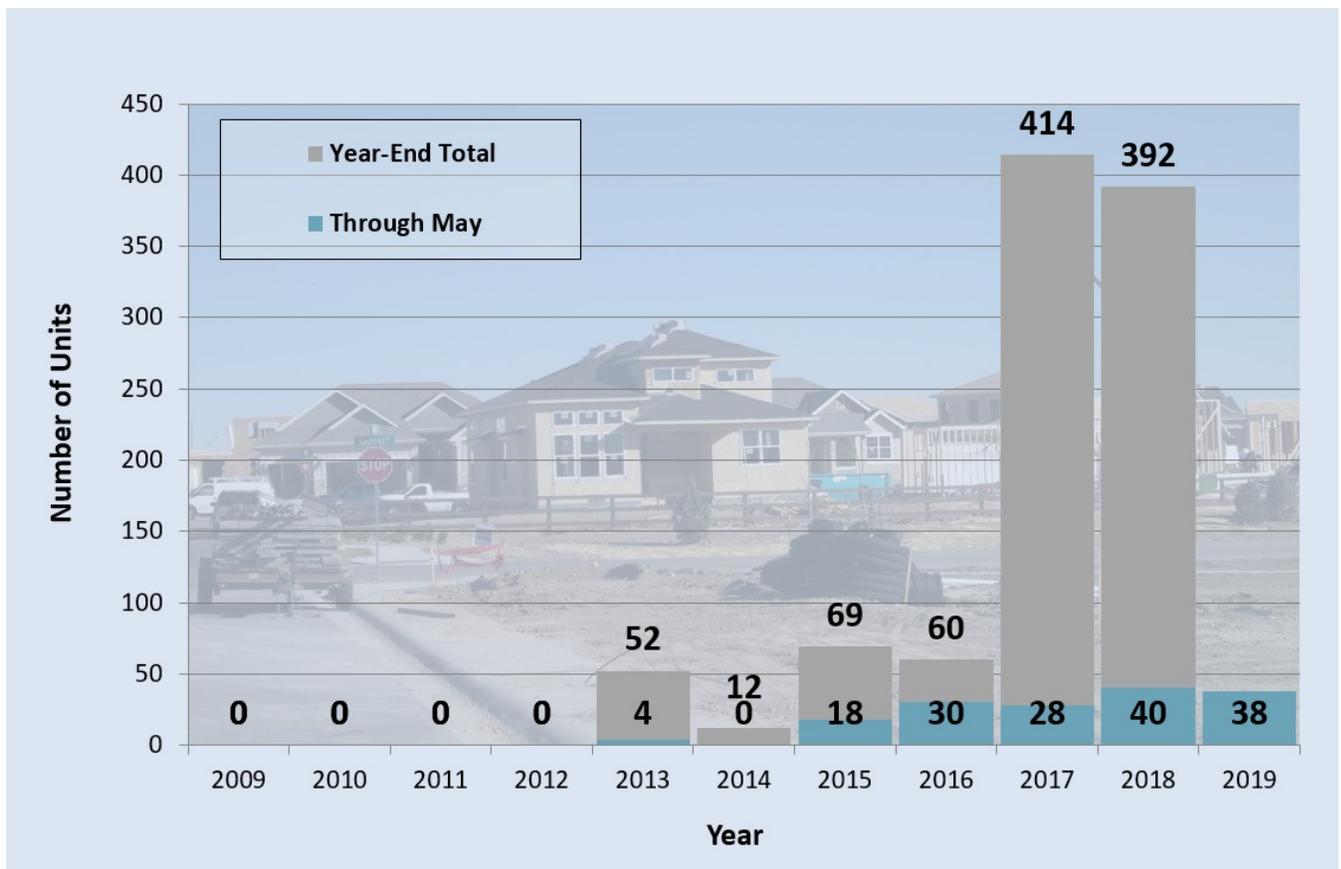
MONTHLY SUMMARY

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 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			

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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

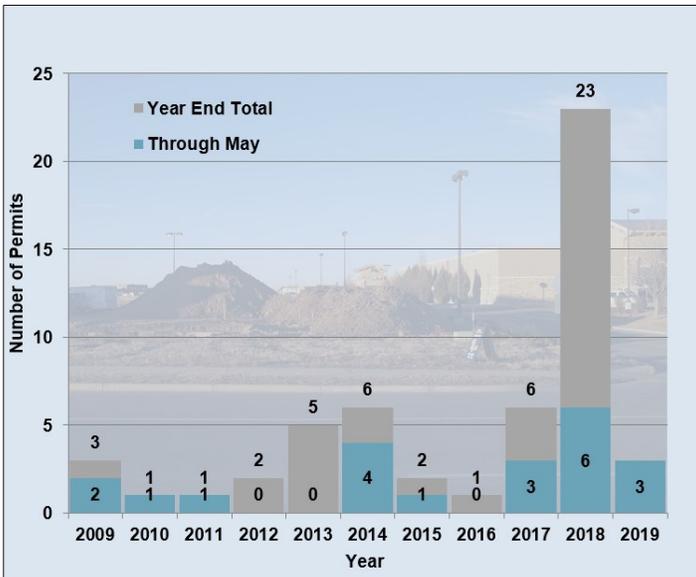
COMMERCIAL PERMITS ISSUED BY MONTH

	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

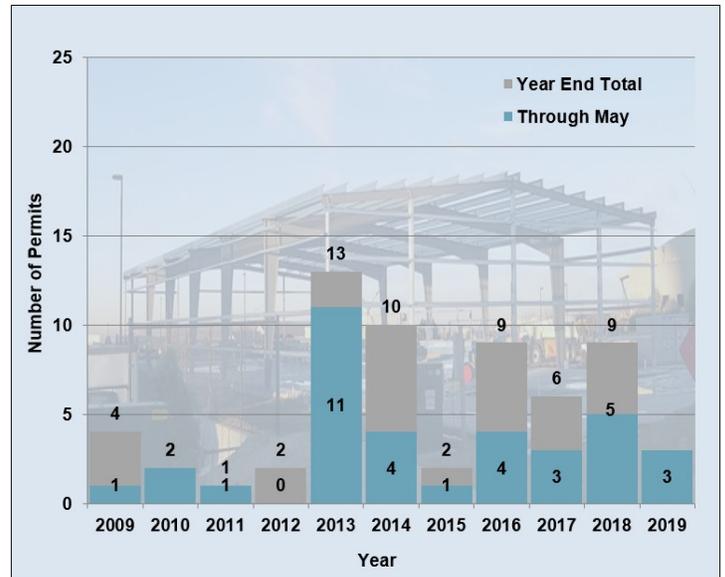
INDUSTRIAL PERMITS ISSUED BY MONTH

	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 | 970-674-2400

