



# BUILDING PERMIT REPORT

June 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	84	\$24.66M	\$294K	1	6	\$0.80M	--	--	--	--	191	\$5.44M
July												
August												
September												
October												
November												
December												
	523	\$140.83M	\$269K	8	44	\$8.34M	3	\$13.02M	3	\$5.20M	1085	\$23.55M

\* 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.



Chestnut Townhomes



Arby's



# SINGLE-FAMILY BUILDING PERMIT OVERVIEW

## MONTHLY SUMMARY

Permits Issued	108
Average Valuation	\$279,150
Permit Ready Lots	1291
Lots Requiring Further Review	381

## PERMITS BY SCHOOL DISTRICT

District	Monthly Total	YTD
RE-4 Weld	80	509
PSD Larimer	2	6
R2-J Larimer	2	8

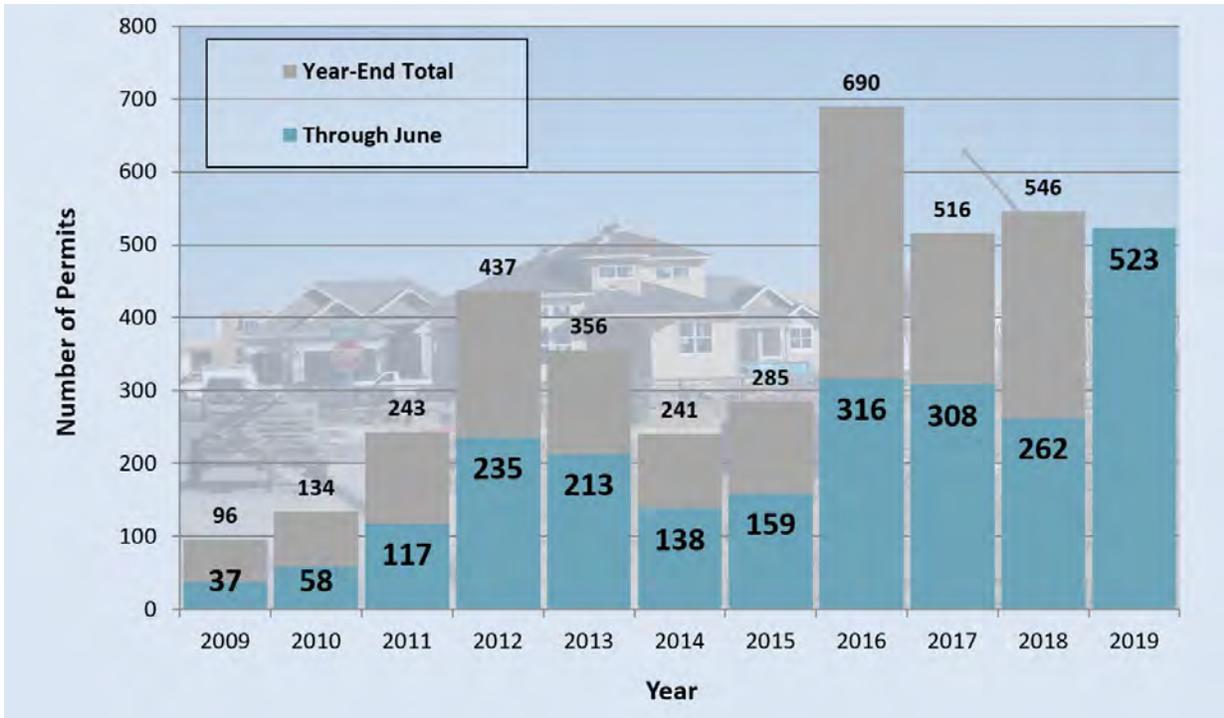
## TOP PERMITS BY SUBDIVISION

Raindance Subdivision	46
The Ridge at Harmony Road	17
Windshire	6

## PERMIT READY LOTS

County	Permit Ready Lots
Larimer	152
Weld	1,139

## 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	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	105	4	140	140	0	RE-4	A	5/11/05	\$283,650
Greenspire (Phases 6-9)	RMU	342	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	369	2	51	51	0	PSD	C	3/10/03	\$423,500
Highland Meadows Golf Course (Phases 4, 6, 9 and 11) (south side)	E-2	253	203	2	50	50	0	R2-J	C	3/10/03	\$332,498
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	350	46	498	498	0	RE-4	A	7/10/17	\$283
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	170	1	40	40	0	RE-4	A	5/9/16	\$283,272
The Ridge at Harmony Road (Filings 1-2)	RMU	671	456	17	215	215	0	RE-4	H	4/25/16	
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	43	1	5	0	0	RE-4	B	7/10/00	\$630,000
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		0	0	0	RE-4	A	8/29/12	
Water Valley Hillside	RMU	41	37		4	4	0	RE-4	A	1/7/05	
Water Valley South (excluding 8th filing)	RMU	840	732	3	108	108	0	RE-4	A	5/6/04	\$360,019
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	214	6	85	85	0	RE-4	A	11/26/12	\$271,030
Winter Farm (3rd & 6th Filings)	SF-1	241	213	2	28	28	0	RE-4	A	3/13/15	\$308,494
<b>Totals</b>		<b>6,518</b>	<b>4,841</b>	<b>84</b>	<b>1,677</b>	<b>1,291</b>	<b>381</b>				<b>\$293,624</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



# 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
		<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

PSD - Poudre School District

R2-J - Thompson School District

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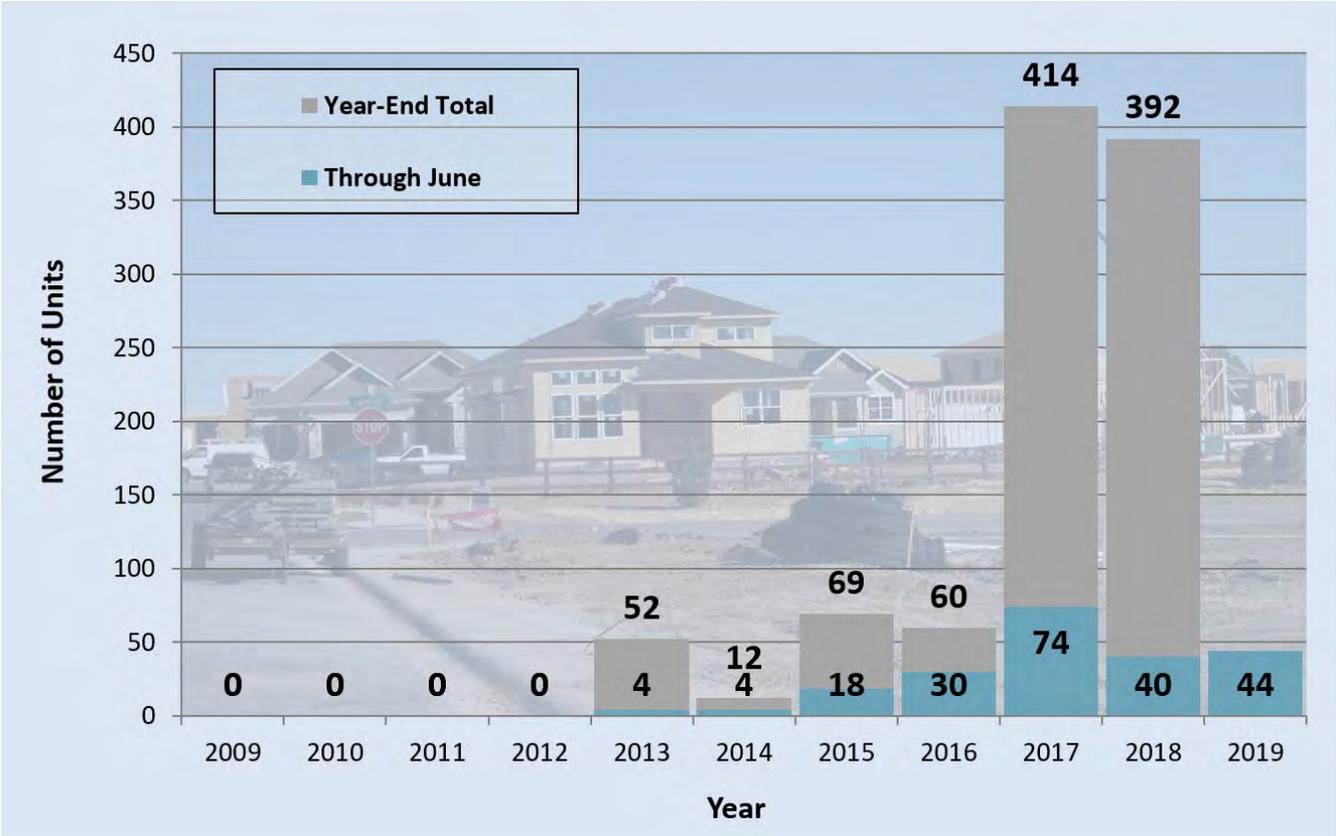
### MONTHLY SUMMARY

Permits Issued	1
Number of Units	6
Total Valuation	\$800,000
Permit Ready Lots	268
Lots Requiring Further Review	0

### UNITS BY SCHOOL DISTRICT

District	Monthly Total	YTD
RE-4 Weld	6	44
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						
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	4/9/18
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
Lakeview Addition	RMU	6	6	6	6	0	0	0	RE-4	A	4/8/19
<b>Totals</b>			<b>518</b>	<b>44</b>	<b>0</b>	<b>266</b>	<b>266</b>	<b>0</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

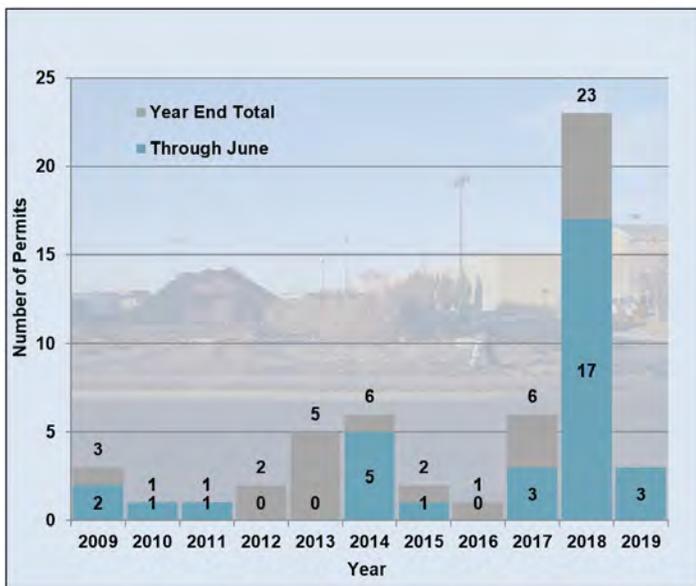
## COMMERCIAL PERMITS ISSUED BY MONTH

	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

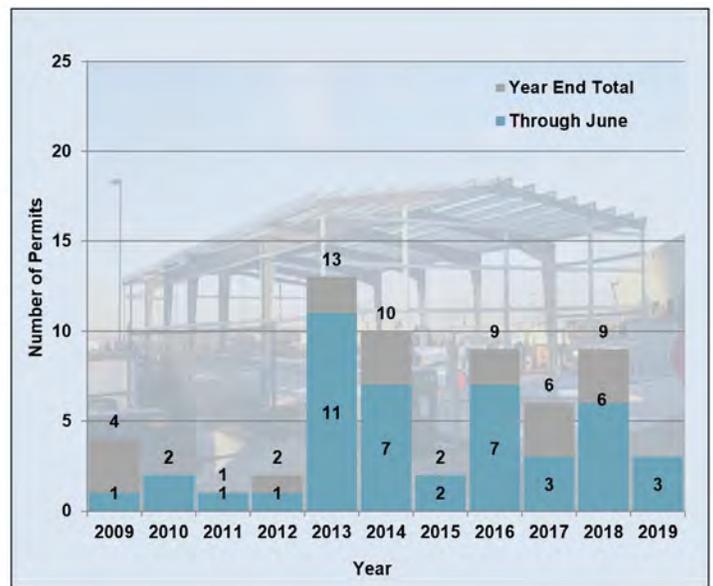
## INDUSTRIAL PERMITS ISSUED BY MONTH

	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

