



BUILDING PERMIT REPORT

August 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	66	\$18.71M	\$283K	3	25	\$4.48M	1	\$3.60M	2	\$3.11M	216	\$6.68M
August	33	\$10.18M	\$308K	1	5	\$1.08M	—	—	1	\$1.46M	206	\$8.77M
September												
October												
November												
December												
	622	\$169.72M	\$273K	12	74	\$13.90M	4	\$16.62M	6	\$9.76M	1507	\$38.99M

* Other includes residential/commercial additions, remodels, or tenant finishes; electrical permits, uninhabitable structures, and similar permits.



The Windsor Mill



Extraction Field Headquarters and Warehouse



SINGLE-FAMILY BUILDING PERMIT OVERVIEW

MONTHLY SUMMARY

Permits Issued	33
Average Valuation	\$308,442
Permit Ready Lots	1,192
Lots Requiring Further Review	381

PERMITS BY SCHOOL DISTRICT

District	Monthly Total	YTD
RE-4 Weld	30	601
PSD Larimer	1	9
R2-J Larimer	2	12

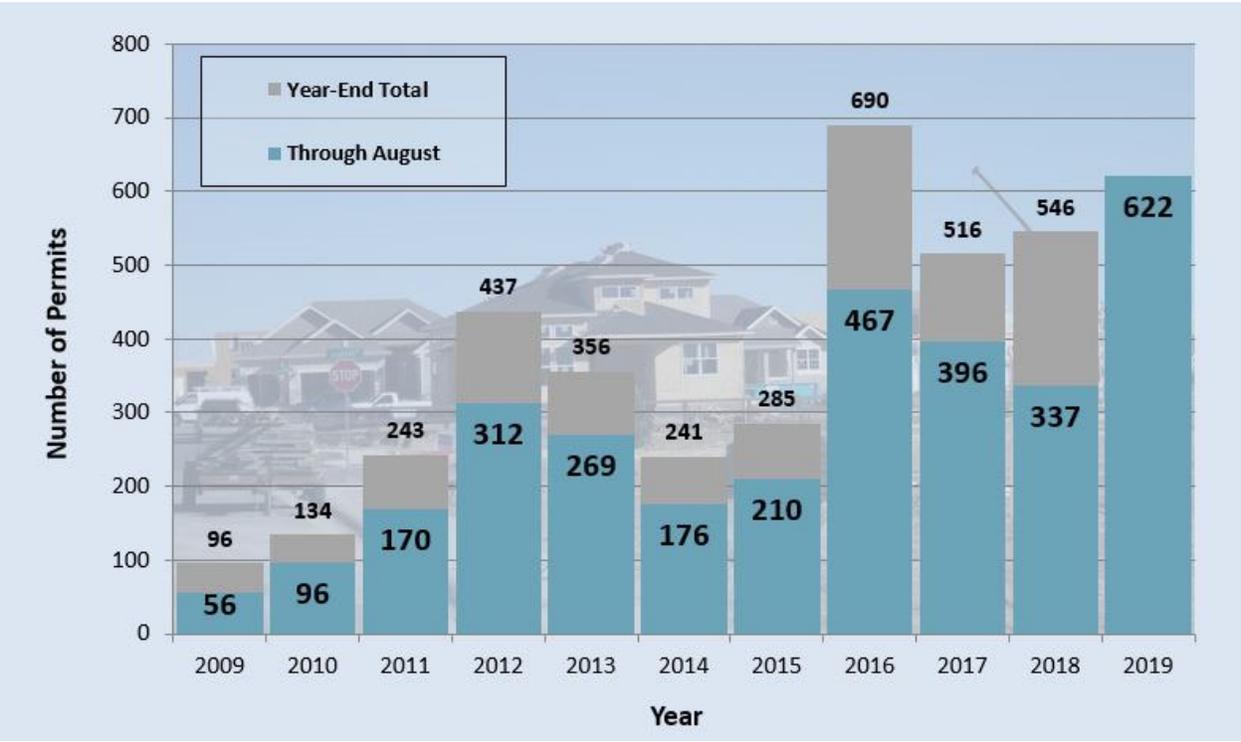
TOP PERMITS BY SUBDIVISION

The Ridge at Harmony Road	10
Windshire	10
Raindance Subdivision	9

PERMIT READY LOTS BY COUNTY

County	Permit Ready Lots
Larimer	145
Weld	1,047

YEARLY COMPARISON—SINGLE FAMILY PERMITS ISSUED



PERMITS ISSUED BY SUBDIVISION

SUBDIVISIONS	Zone Dist.	Total Lots	Permits Issued		Lots Remainin	Permit Ready Lots	Lots Needing Further Approval	School Dist. ²	Utility Service	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	294		3	3	0	R2-J	C	7/12/04	
Greenspire (Phases 1-5)	RMU	245	114	1	131	131	0	RE-4	A	5/11/05	\$230,039
Greenspire (Phases 6-9)	RMU	342	0		342	0	342	RE-4	A	5/11/05	
Highland Meadows Golf Course (Phases 1s, 2, 3, 4, 5, 7 & 11) (north side)	E-2	420	372	1	48	48	0	PSD	C	3/10/03	\$460,571
Highland Meadows Golf Course (Phases 4, 6, 9 and 11) (south side)	E-2	253	205	1	48	48	0	R2-J	C	3/10/03	\$362,795
Highpointe (Phases 1, 2, 3, & 4)	E-2	377	376	1	1	1	0	R2-J	C	10/24/05	\$624,000
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	388	9	460	460	0	RE-4	A	7/10/17	\$357,780
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	171		39	39	0	RE-4	A	5/9/16	
The Ridge at Harmony Road (Filings 1-2)	RMU	671	485	10	186	186	0	RE-4	H	4/25/16	\$247,484
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		5	0	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		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	736		104	104	0	RE-4	A	5/6/04	
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	225	10	74	74	0	RE-4	A	11/26/12	\$280,631
Winter Farm (3rd & 6th Filings)	SF-1	241	213		28	28	0	RE-4	A	3/13/15	
Totals		6,518	4,940	33	1,578	1,192	381				\$366,186

*Duplexes are defined as attached single-family

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

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MULTI-FAMILY BUILDING PERMIT OVERVIEW

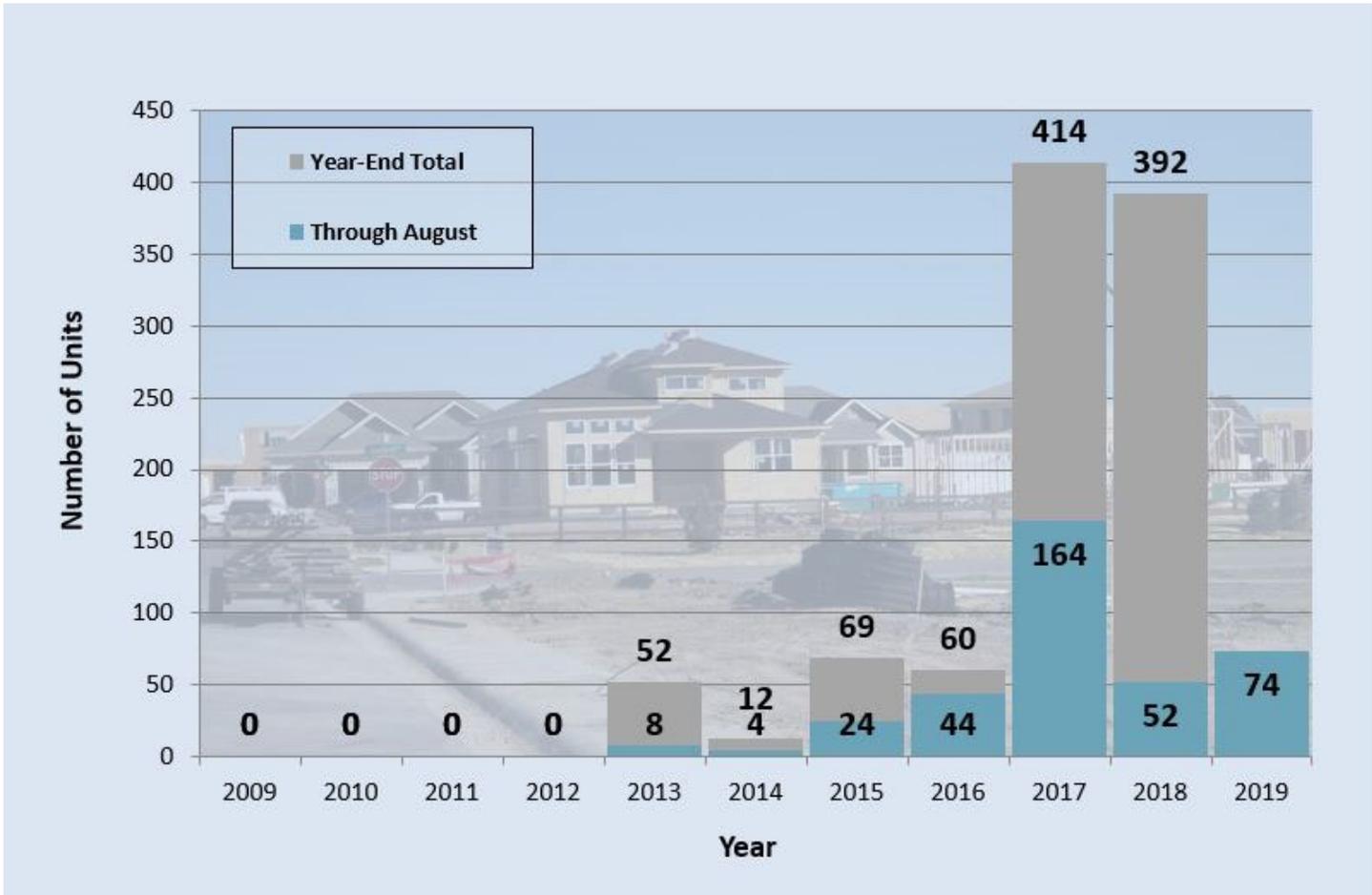
MONTHLY SUMMARY

Permits Issued	1
Number of Units	5
Total Valuation	\$1,076,495
Permit Ready Lots	293
Lots Requiring Further Review	0

UNITS BY SCHOOL DISTRICT

District	Monthly Total	YTD
RE-4 Weld	5	56
PSD Larimer	0	6
R2-J Larimer	0	12

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						
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	60	12	12	36	36	0	R2-J	C	10/26/15
Jacoby Farm 7th (Townhomes)	RMU	61	42	42	5	19	19	0	RE-4	A	6/11/18
Lakeview Addition	RMU	6	6	6	0	0	0	0	RE-4	A	4/8/19
Shutts	RMU	57	6	6	6	51	51	0	PSD	C	10/23/17
Totals			548	74	23	293	293	0			

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

- 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	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
July	Bobcat of the Rockies	890 Champion Drive	24,000 s.f. mechanic/service facility

INDUSTRIAL PERMITS ISSUED BY MONTH

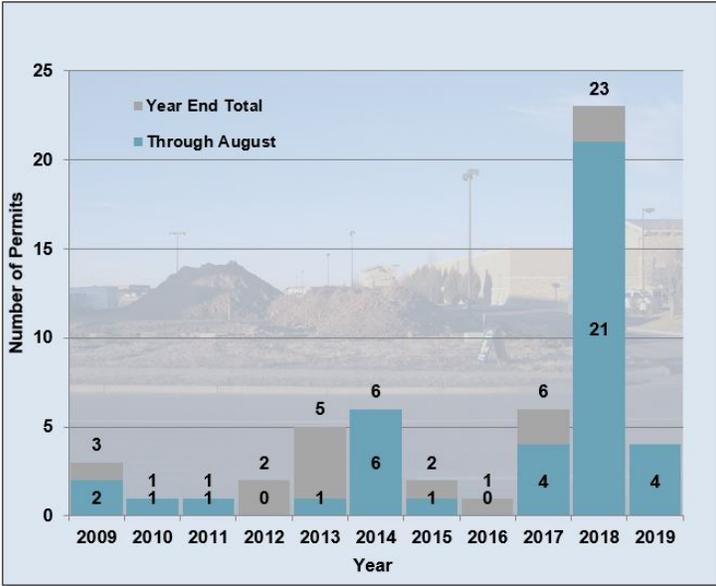
	Project Name	Address	Description
February	Total Directional Services	560 Logistics Drive	13,271 s.f. office/warehouse
February	Eagle Crossing Self-Storage	7125 Steeplechase Drive	54,000 s.f. self-storage facility
February	Vestas Blades America	1140 Eastman Park Drive	4,000 s.f. addition to Vestas
July	Industrial Flex Building	7292 Greenridge Road	10,500 s.f. Industrial building shell
July	Show Shine Detail	979 Merchant Court	5,000 s.f. office/warehouse
August	Water Valley Vaults	420 Crossroads Boulevard, Bdg 1	20,400 s.f., self-storage facility

Note: Commercial and Industrial permits shown above are generally for "new starts" only and do not reflect additions, renovations, etc. unless otherwise noted.

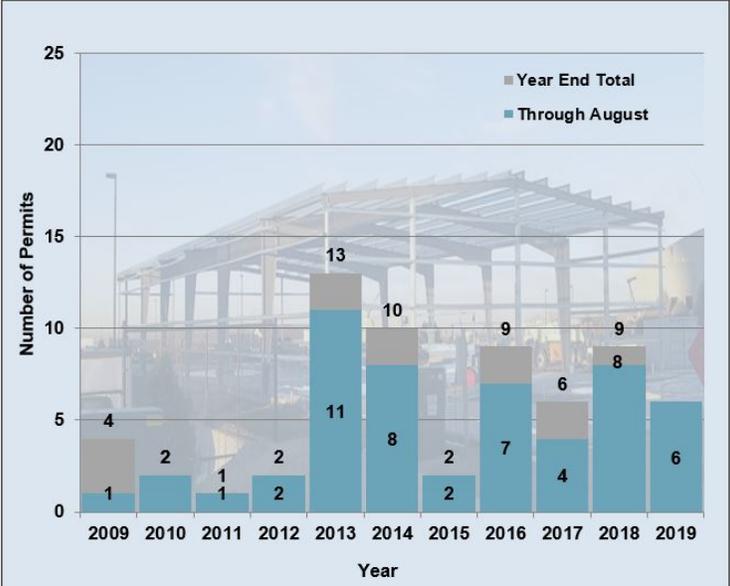
COMMERCIAL/INDUSTRIAL BUILDING PERMIT OVERVIEW

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COMMERCIAL YEARLY COMPARISON



INDUSTRIAL YEARLY COMPARISON





ADDITIONAL INFORMATION CAN BE FOUND AT

windsorgov.com/planning | 970-674-2400

