TOWN OF WINDSOR PLANNING

BUILDING PERMIT REPORT

April 2020

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
Jan.	70 ***	$21.12M	$302K	5	105	$13.23M	0	--	0	--	85	$1.32M
Feb.	66	$19.77M	$300K	2	13	$2.73M	0	--	0	--	124	$2.89M
Mar.	31	$9.62M	$332K	2	9	$1.61M	1	$1.35M	1	$7.25M	105	$2.04M
April	23	$7.05M	$341K	0	0	--	0	--	0	--	137	$3.06M
May												
June												
July												
Aug.												
Sept.												
Oct.												
Nov.												
Dec.												
Total:	190	$57.56M	$303K	9	127	$17.57M	1	$1.35M	1	$7.25M	451	$9.30M

* Other includes residential/commercial additions, remodels, or tenant finishes; electrical permits, uninhabitable structures, and similar permits.
** Valuation: The value of labor and materials and does not represent sales prices.
*** One additional permit was previously counted in an earlier report and subtracted from the total permits.

Raindance 7th Filing - Raindance River Resort

Harmony Annex 1st - Harmony Gardens

SINGLE-FAMILY BUILDING PERMIT OVERVIEW

MONTHLY SUMMARY

Permits Issued	23
Average Valuation	$341K
Permit Ready Lots	935
Lots Requiring Further Review	381

PERMITS BY SCHOOL DISTRICT

District	Monthly Total	YTD
RE-4 Weld	21	183
PSD Larimer	1	4
R2-J Larimer	1	3

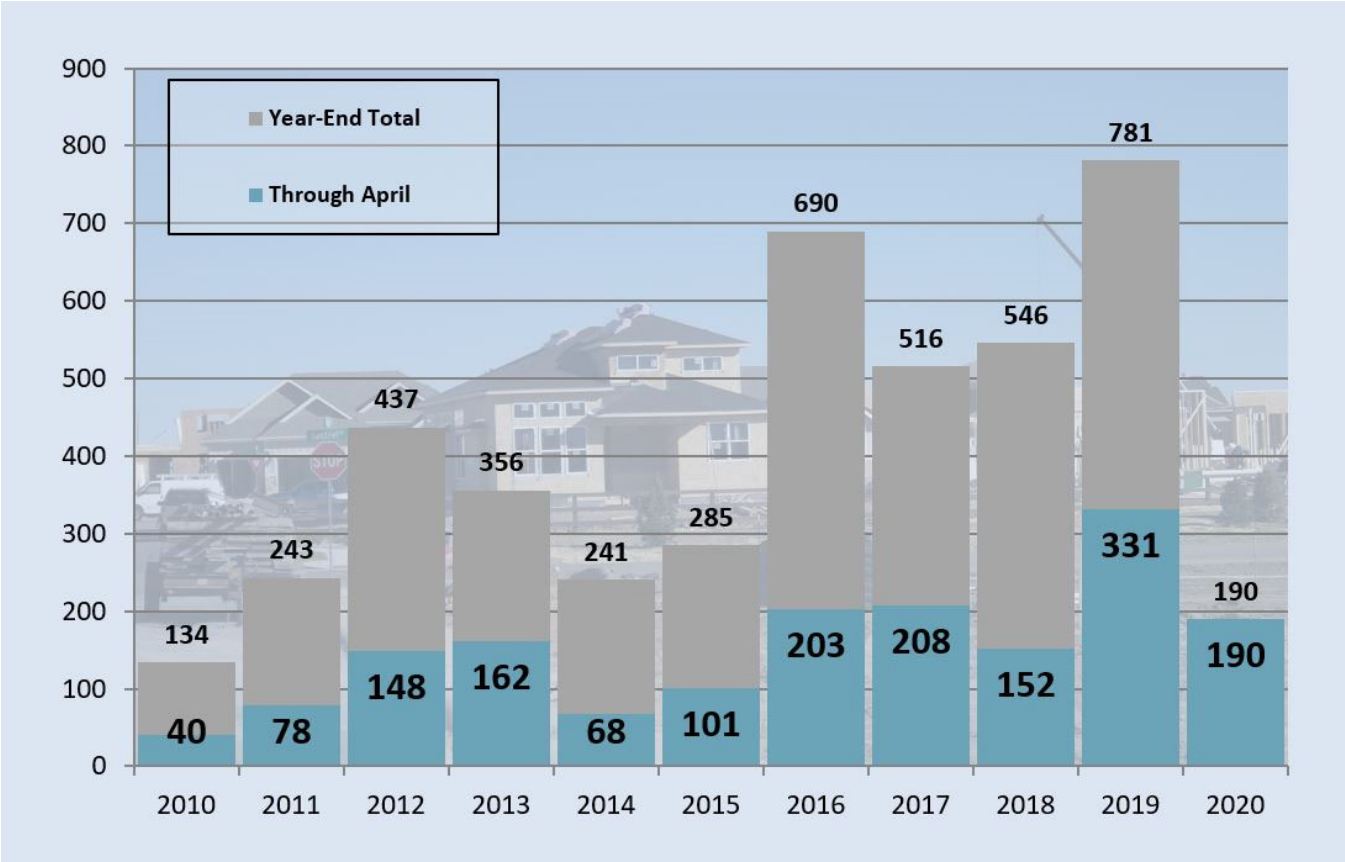
TOP PERMITS BY SUBDIVISION

Raindance Subdivision	7
Greenspire	7
The Ridge at Harmony Road Subdivision	5

LOTS BY COUNTY

County	Total Lots	Permit Ready Lots
Larimer	1,846	162
Weld	4,758	773

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	295	1	2	2	0	R2-J	C	7/12/04	$512,385
Greenspire (Phases 1-5)	RMU	245	155	7	90	90	0	RE-4	A	5/11/05	$271,919
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	374	1	46	46	0	PSD	C	3/10/03	$350,274
Highland Meadows Golf Course (Phases 4, 6, 9 and 11) (**south side**)	E-2	253	209		44	44	0	R2-J	C	3/10/03	
Highpointe (Phases 1, 2, 3, & 4)**	E-2	377	372		5	5	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	
Park Addition 5th Filing		3	2	1	1	3	0	RE-4	A	1/29/14	$301,568
Raindance Subdivision (Filings 1-5)	PUD	901	500	7	401	401	0	RE-4	A	7/10/17	$347,897
Ranch at Highland Meadows (Steeplechase)	E-1	243	233		10	10	0	R2-J	D	10/25/99	
RidgeWest	PUD	115	114		1	1	0	PSD	A	8/29/97	
Shutts (3rd Filing)	RMU	30	2		28	28	0	PSD		10/23/17	
South Hill Subdivision 1st Filing	RMU	34	18		16	16	0	RE-4	C	4/28/08	
South Hill Subdivision 2nd Filing	RMU	210	181	1	29	29	0	RE-4	A	5/9/16	$364,086
The Ridge at Harmony Road (Filings 1-2)	RMU	671	580	5	91	91	0	RE-4	H	4/25/16	$236,124
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	745		95	95	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	292		7	7	0	RE-4	A	11/26/12	
Winter Farm (3rd & 6th Filings)	SF-1	241	216		25	25	0	RE-4	A	3/13/15	
	Totals	**6,604**	**5,285**	**23**	**1,319**	**935**	**381**				**$340,608**

* *Duplexes are defined as attached single-family*

** *Project adjusted to account for permits previously issued but not constructed*

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
Overland Master Plan	PUD	MP	691	RE-4	A	3/23/20
		TOTAL:	4148			

KEY

MP - Master Planned - A plan that depicts the general location of land uses, land use densities/intensities, and major street network. The final subdivision plat is required to closely resemble the Master Plan land uses, densities/intensities, and layout; and is necessary for platting lots, tracts, and streets.
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

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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F. North Weld Water District & Septic System
G. North Weld Water District & Town of Windsor Sewer

MULTI-FAMILY BUILDING PERMIT OVERVIEW

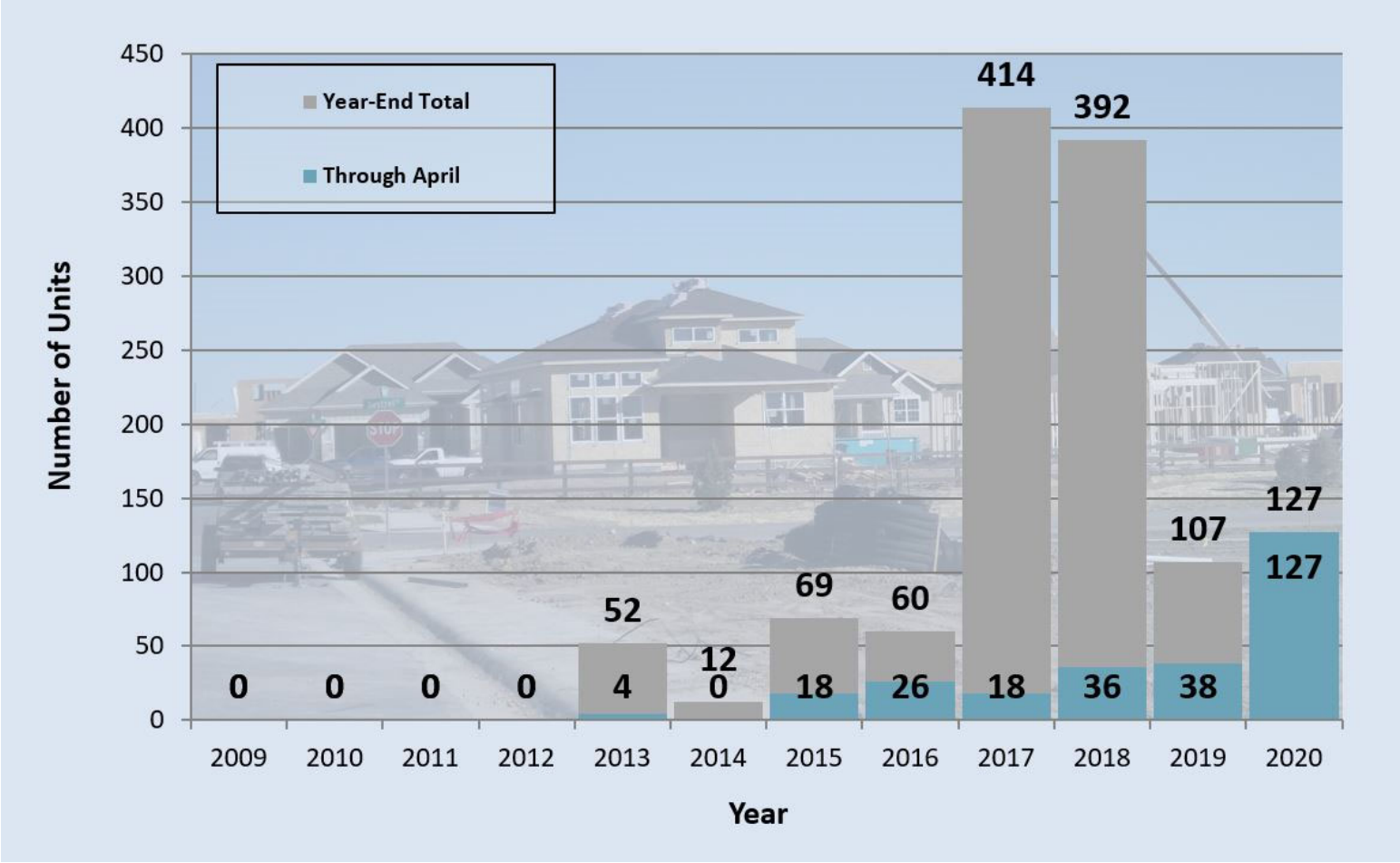
MONTHLY SUMMARY

Permits Issued	0
Number of Units	0
Total Valuation	$0
Permit Ready Lots	154
Lots Requiring Further Review	0

PERMITS BY SCHOOL DISTRICT

District	Monthly Total	YTD
RE-4 Weld	0	13
PSD Larimer	0	9
R2-J Larimer	0	105

YEARLY COMPARISON—DWELLING UNITS PERMITED



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	14			37	37	0	RE-4	A	7/28/18
Eagle Crossing 4th (Apartments)	MF-2	428	415	93		13	13	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	84	12		12	12	0	R2-J	C	10/26/15
Jacoby Farm 7th (Townhomes)	RMU	61	61	13		0	0	0	RE-4	A	6/11/18
Lakeview Addition	RMU	6	6			0	0	0	RE-4	A	4/8/19
Shutts	RMU	57	24	9		33	33	0	PSD	C	10/23/17
		Totals	**708**	**127**	**0**	**154**	**154**	**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
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
				2,966		

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Zoning

RMU - Residential Mixed Use
MF-1—Low Density Multifamily

School District

RE-4 - Weld County RE-4
PSD - Poudre School District
R2-J - Thompson School District

COMMERCIAL/INDUSTRIAL BUILDING PERMIT OVERVIEW

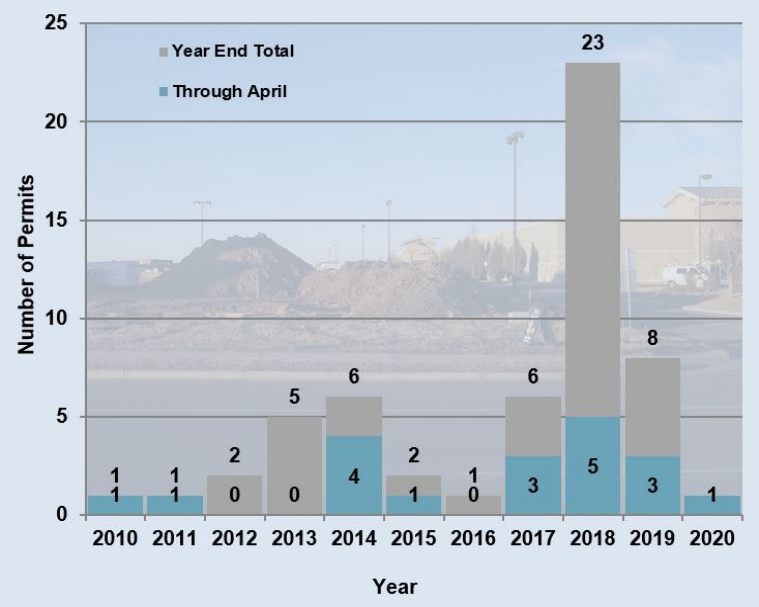
COMMERCIAL PERMITS ISSUED BY MONTH

	Project Name	Address	Description
March	Cannon Car Wash	6683 Crossroads Blvd.	4869 s.f. Car Wash

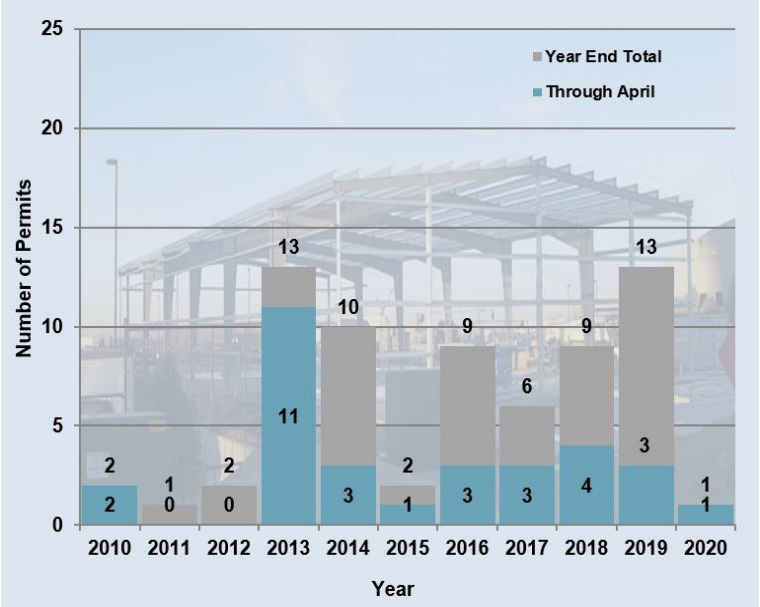
INDUSTRIAL PERMITS ISSUED BY MONTH

	Project Name	Address	Description
March	Ultimate Support Systems	1130 Diamond Valley Dr.	102,400 s.f. light industrial building

COMMERCIAL YEARLY COMPARISON



INDUSTRIAL YEARLY COMPARISON



TOWN OF WINDSOR PLANNING

ADDITIONAL INFORMATION CAN BE FOUND AT

windsorgov.com/planning | 970-674-2400