



# BUILDING PERMIT REPORT

July 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	24	\$7.39M	\$303K	0	0	--	0	--	1	\$1.29M	139	\$2.46M
June	32	\$9.92M	\$367K	0	0	--	0	--	0	--	163	\$1.83M
July	117	\$32.74M	\$330K	6	117	\$15.30M	0	--	3	\$3.29M	159	\$2.35M
Aug.												
Sept.												
Oct.												
Nov.												
Dec.												
<b>Total:</b>	<b>363</b>	<b>\$107.60M</b>	<b>\$296K</b>	<b>15</b>	<b>244</b>	<b>\$32.87M</b>	<b>1</b>	<b>\$1.35M</b>	<b>5</b>	<b>\$11.83M</b>	<b>912</b>	<b>\$15.95M</b>

\* 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 Subdivision 5th Filing - Model Home with Accessory Dwelling Unit



Chimney Park Subdivision 5th Filing - Multi-Family Townhomes



# SINGLE-FAMILY BUILDING PERMIT OVERVIEW

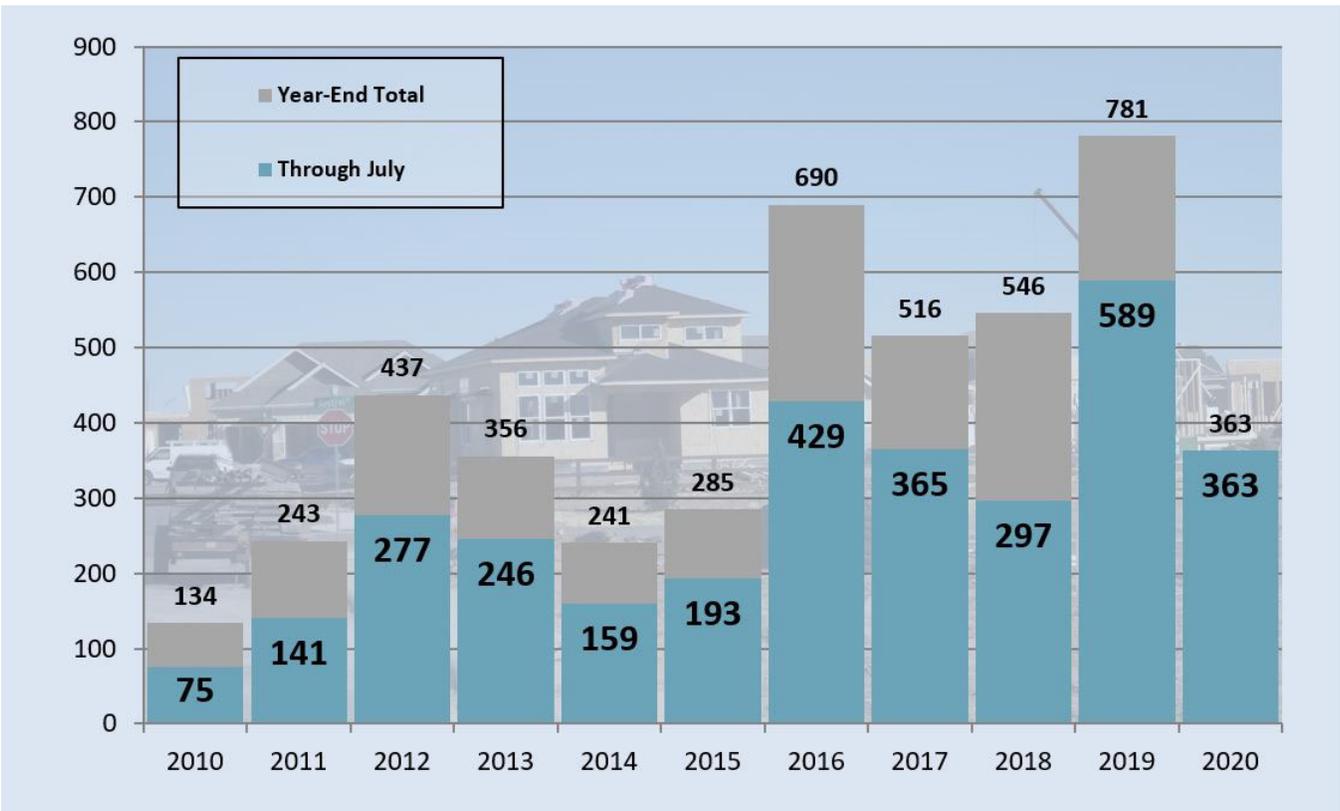
MONTHLY SUMMARY	
Permits Issued	117
Average Valuation	\$330K
Permit Ready Lots	896
Lots Requiring Further Review	612

PERMITS BY SCHOOL DISTRICT		
District	Monthly Total	YTD
RE-4 Weld	117	355
PSD Larimer	0	5
R2-J Larimer	0	3

TOP PERMITS BY SUBDIVISION	
Raindance Subdivision	93
The Ridge at Harmony Road Subdivision	18
Greenspire Subdivision (Phases 1-5)	3

LOTS BY COUNTY		
County	Total Lots	Permit Ready Lots
Larimer	1,846	161
Weld	5,119	737

## 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	295		2	2	0	R2-J	C	7/12/04	
Governor's Farm 5th Filing	SF-1	5	1		4	4	0	RE-4	A	5/18/20	
Greenspire (Phases 1-5)	RMU	245	162	3	83	83	0	RE-4	A	5/11/05	\$215,841
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	375		45	45	0	PSD	C	3/10/03	
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	0	RE-4	A	1/29/14	
Poudre Heights 3rd Filing	RMU	226	0		226	0	226	RE-4	A	11/25/19	
Raindance Subdivision (Filings 1-6)	PUD	1,026	617	93	409	409	0	RE-4	A	7/10/17	\$282,539
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	19	1	15	15	0	RE-4	C	4/28/08	\$650,000
South Hill Subdivision 2nd Filing	RMU	210	183	1	27	27	0	RE-4	A	5/9/16	\$278,250
The Ridge at Harmony Road (Filings 1-2)	RMU	671	610	18	61	61	0	RE-4	H	4/25/16	\$255,070
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	5	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	746		94	94	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 1-5	RMU	304	304	1	0	0	0	RE-4	A	11/26/12	\$297,967
Winter Farm (3rd & 6th Filings)	SF-1	241	216		25	25	0	RE-4	A	3/13/15	
<b>Totals</b>		<b>6,965</b>	<b>5,457</b>	<b>117</b>	<b>1,508</b>	<b>896</b>	<b>612</b>				<b>\$329,945</b>

\* 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 Creak 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
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
		<b>TOTAL:</b>	<b>3922</b>			

## 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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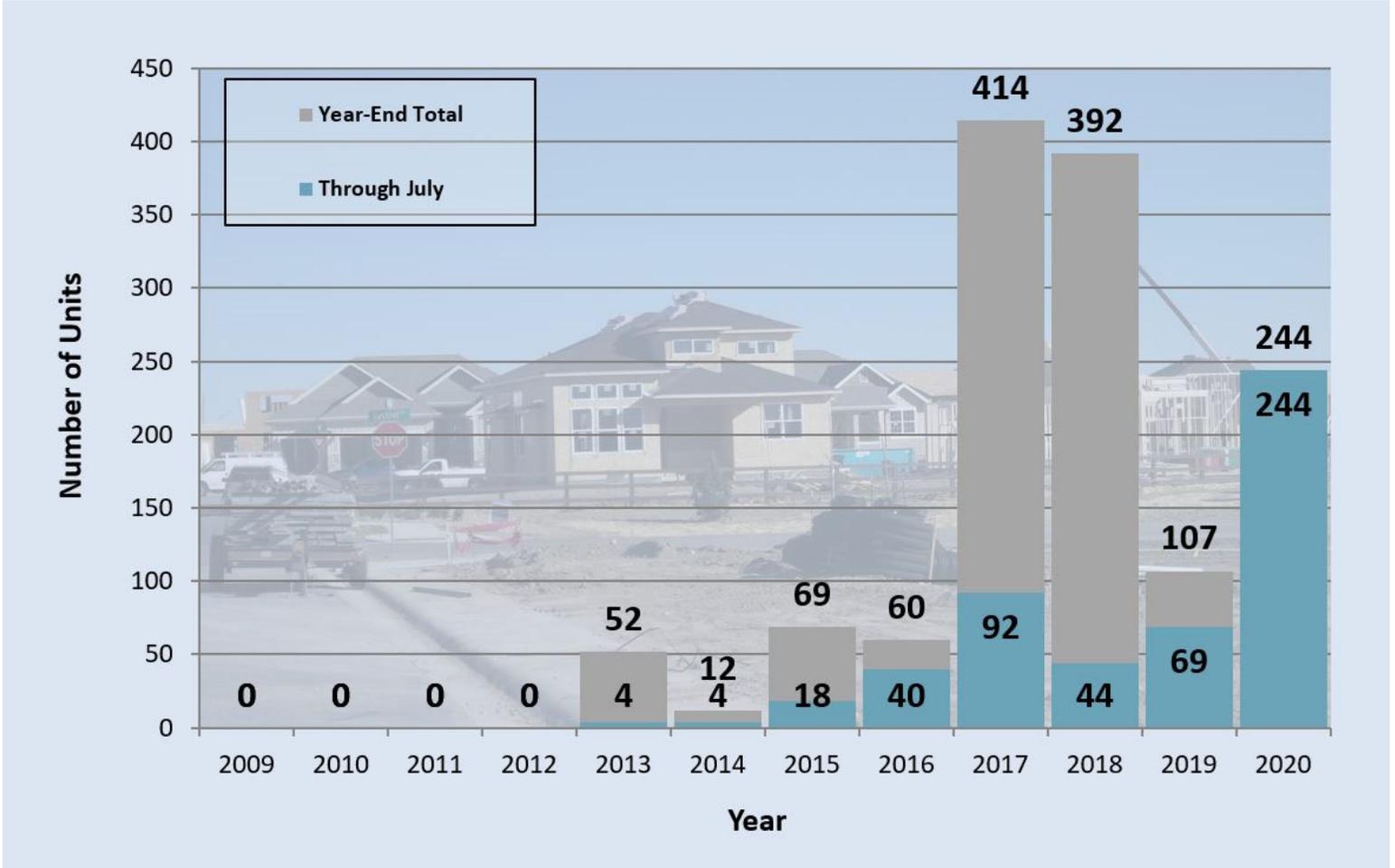


# MULTI-FAMILY BUILDING PERMIT OVERVIEW

MONTHLY SUMMARY	
Permits Issued	6
Number of Units	117
Total Valuation	\$15,303,449
Permit Ready Lots	148
Lots Requiring Further Review	186

UNITS BY SCHOOL DISTRICT		
District	Monthly Total	YTD
RE-4 Weld	6	19
PSD Larimer	0	9
R2-J Larimer	111	216

## YEARLY COMPARISON—DWELLING UNITS PERMITTED





## 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	20	6	6	31	31	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
Eagle Crossing 8th (Apartments)	MF-2	111	111	111	111	0	0	0	R2-J	C	1/14/19
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
Poudre Heights 3rd Filing (Townhomes)	RMU	186	0			186	0	186	RE-4	A	11/25/19
Shutts	RMU	57	24	9		33	33	0	PSD	C	10/23/17
<b>Totals</b>			<b>825</b>	<b>244</b>	<b>117</b>	<b>334</b>	<b>148</b>	<b>186</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
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>2,780</b>			

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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

- 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

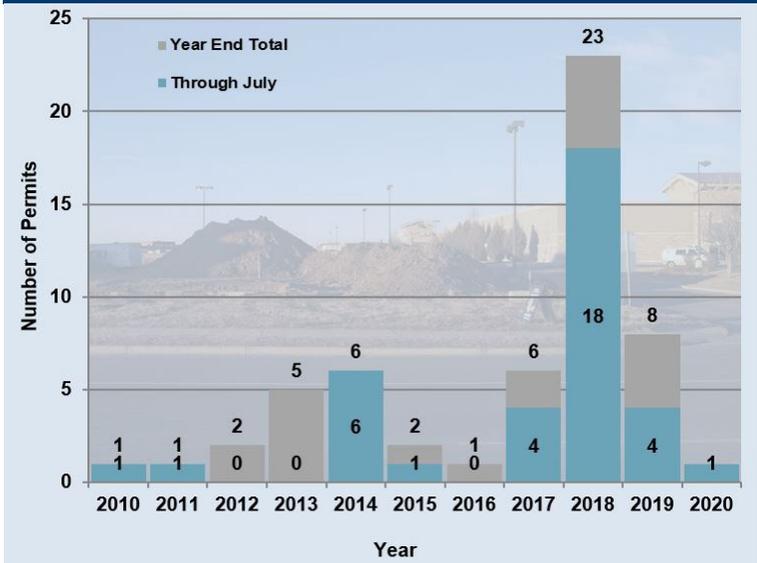
## COMMERCIAL PERMITS ISSUED BY MONTH

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

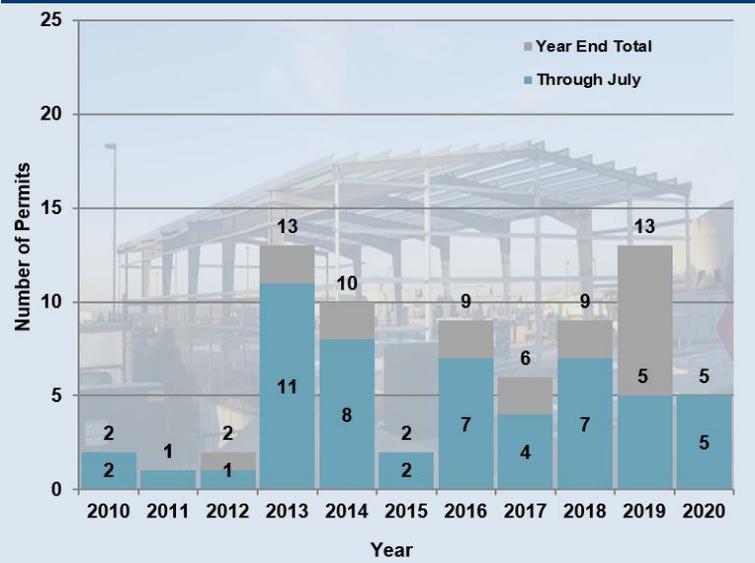
## INDUSTRIAL PERMITS ISSUED BY MONTH

	Project Name	Address	Description
March	Ultimate Support Systems	1130 Diamond Valley Dr.	102,400 s.f. light industrial building
May	Mash Lab	4484 Highland Meadows Parkway	6,000 s.f. Brewery
July	AgriFab	9217 Eastman Park Way	12,686 s.f. Industrial office/warehouse
July	AgriFab	9203 Eastman Park Way	8,513 s.f. Industrial office/warehouse
July	Windsor Flex Center (ZenZen)	7240 Greendale Road	10,500 s.f. industrial building

## COMMERCIAL YEARLY COMPARISON



## INDUSTRIAL YEARLY COMPARISON





ADDITIONAL INFORMATION CAN BE FOUND AT

[windsorgov.com/planning](http://windsorgov.com/planning) | 970-674-2400

