



BUILDING PERMIT REPORT

September 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. | 25 | \$7.76M | \$294K | 2 | 8 | \$1.91M | 0 | -- | 0 | -- | 170 | \$2.29M |
| Sept. | 132 | \$34.49M | \$315K | 1 | 4 | \$0.96M | 1 | \$0.21M | 0 | -- | 175 | \$3.90M |
| Oct. | | | | | | | | | | | | |
| Nov. | | | | | | | | | | | | |
| Dec. | | | | | | | | | | | | |
| Total: | 520 | \$149.86M | \$288K | 18 | 256 | \$35.74M | 2 | \$1.56M | 5 | \$11.83M | 1257 | \$22.15M |

* 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.



Mash Lab Brewing - Temporary COVID Patio 4395 Highland Meadows Parkway



Mash Lab Brewing Expansion - 4487 Highland Meadows Parkway



SINGLE-FAMILY BUILDING PERMIT OVERVIEW

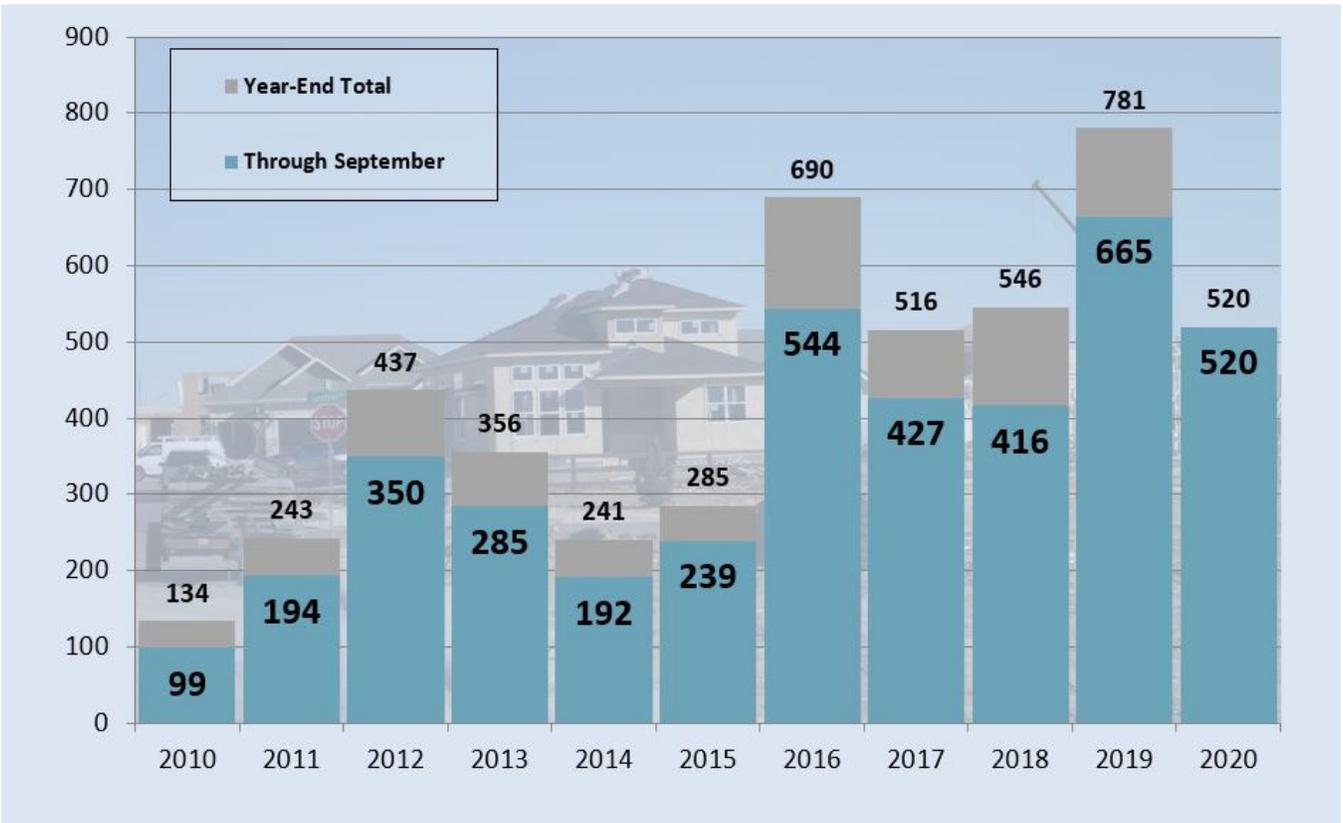
| MONTHLY SUMMARY | |
|-------------------------------|--------|
| Permits Issued | 132 |
| Average Valuation | \$315K |
| Permit Ready Lots | 1,040 |
| Lots Requiring Further Review | 612 |

| PERMITS BY SCHOOL DISTRICT | | |
|----------------------------|---------------|-----|
| District | Monthly Total | YTD |
| RE-4 Weld | 130 | 510 |
| PSD Larimer | 0 | 5 |
| R2-J Larimer | 2 | 5 |

| TOP PERMITS BY SUBDIVISION | |
|---------------------------------------|-----|
| Raindance Subdivision | 108 |
| The Ridge at Harmony Road Subdivision | 8 |
| Greenspire | 8 |

| LOTS BY COUNTY | | |
|----------------|------------|-------------------|
| County | Total Lots | Permit Ready Lots |
| Larimer | 1,846 | 134 |
| Weld | 5,420 | 906 |

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 | | 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 | 170 | 8 | 75 | 75 | 0 | RE-4 | A | 5/11/05 | \$251,824 |
| 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 | 211 | 2 | 42 | 42 | 0 | R2-J | C | 3/10/03 | \$543,791 |
| 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 | 742 | 108 | 284 | 284 | 0 | RE-4 | A | 7/10/17 | \$254,341 |
| 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 | | 15 | 15 | 0 | RE-4 | C | 4/28/08 | |
| South Hill Subdivision 2nd Filing | RMU | 210 | 184 | | 26 | 26 | 0 | RE-4 | A | 5/9/16 | |
| The Ridge at Harmony Road (Filings 1-3) | RMU | 972 | 624 | 8 | 348 | 348 | 0 | RE-4 | H | 4/25/16 | \$277,504 |
| 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 | 749 | 3 | 91 | 91 | 0 | RE-4 | A | 5/6/04 | \$264,814 |
| 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 | | 0 | 0 | 0 | RE-4 | A | 11/26/12 | |
| Winter Farm (3rd & 6th Filings) | SF-1 | 241 | 220 | 3 | 21 | 21 | 0 | RE-4 | A | 3/13/15 | \$299,573 |
| Totals | | 7,266 | 5,614 | 132 | 1,652 | 1,040 | 612 | | | | \$315,308 |

* 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 |
| | | TOTAL: | 3922 | | | |
| | | | | | | |
| | | | | | | |

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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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

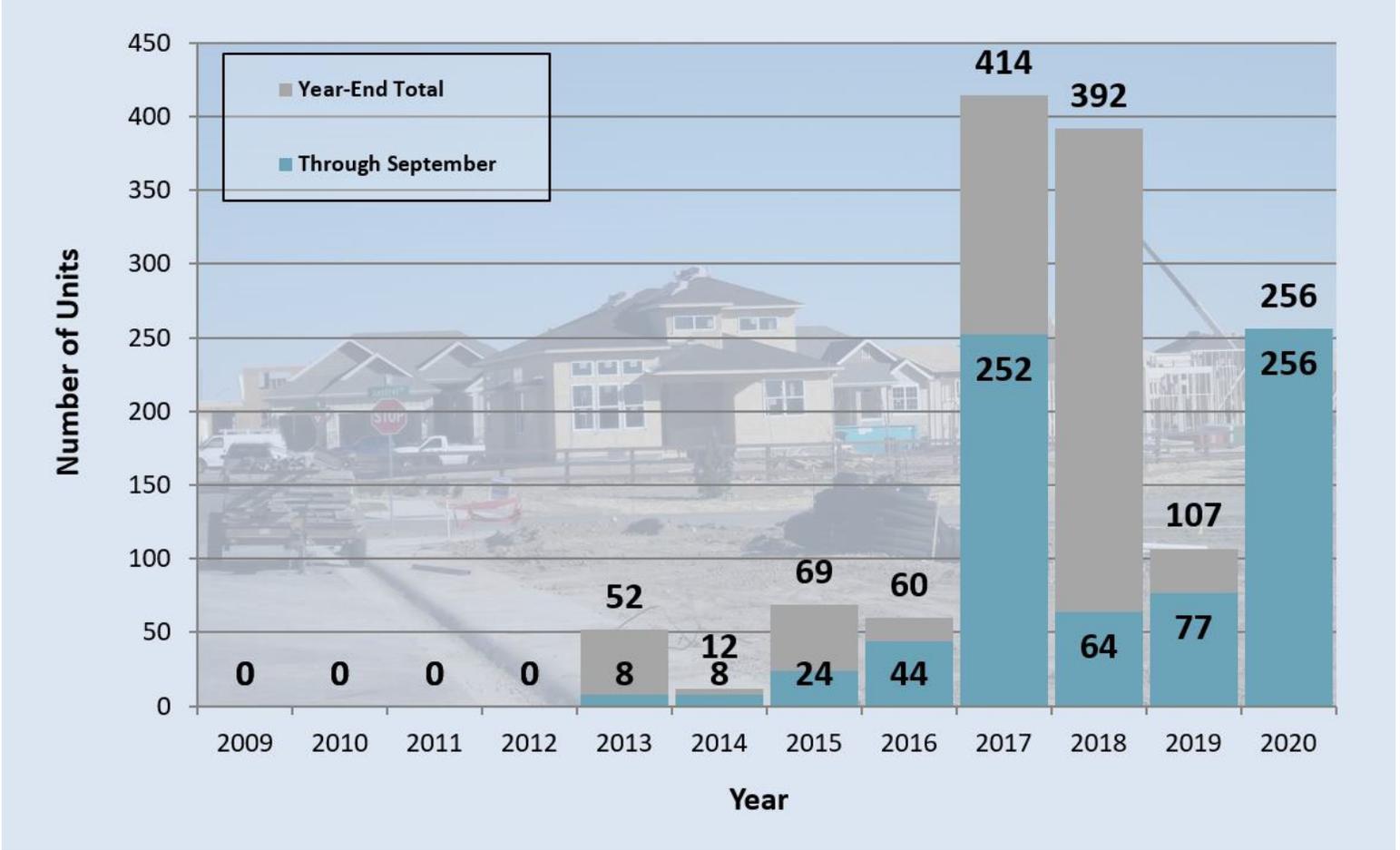


MULTI-FAMILY BUILDING PERMIT OVERVIEW

| MONTHLY SUMMARY | |
|-------------------------------|-----------|
| Permits Issued | 1 |
| Number of Units | 4 |
| Total Valuation | \$957,978 |
| Permit Ready Lots | 236 |
| Lots Requiring Further Review | 186 |

| UNITS BY SCHOOL DISTRICT | | |
|--------------------------|---------------|-----|
| District | Monthly Total | YTD |
| RE-4 Weld | 0 | 19 |
| PSD Larimer | 0 | 9 |
| R2-J Larimer | 4 | 228 |

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 ² | Utility Service | Final Approval Date |
|---|--------|------------------|--------------|------------|------------|-----------------------|-------------------------|-------------------------------|------------------------------|-----------------|---------------------|
| | | | Total Issued | This Year | This Month | | | | | | |
| Chimney Park 4th (Townhomes) | RMU | 51 | 20 | 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 | | 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 |
| Highland Meadows Golf Course 15th (Townhomes) | RMU | 100 | 12 | 12 | 4 | 88 | 88 | 0 | R2-J | C | 8/26/19 |
| 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 |
| Totals | | | 837 | 256 | 4 | 422 | 236 | 186 | | | |

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 |
| | | | 2,780 | | | |

Key

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UR - Under Review - This project is currently being reviewed by town

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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

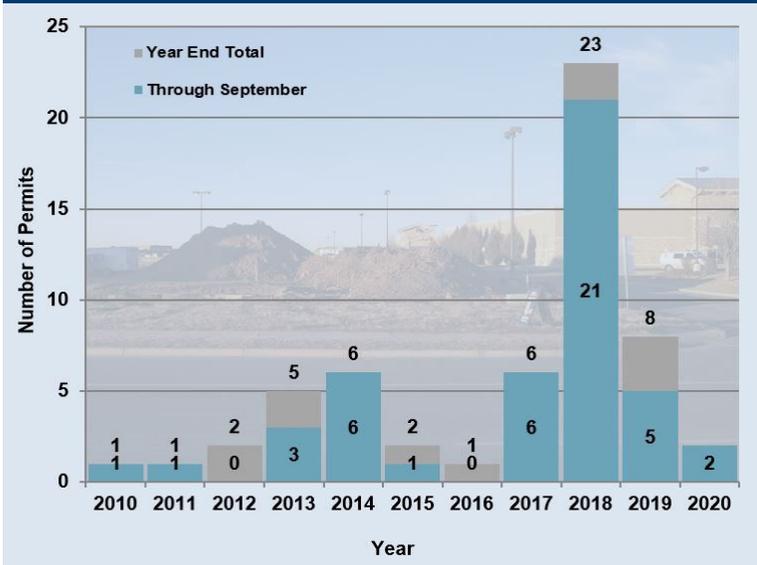
COMMERCIAL PERMITS ISSUED BY MONTH

| | Project Name | Address | Description |
|-----------|--------------------|-----------------------------------|-----------------------|
| March | Cannon Car Wash | 6683 Crossroads Blvd. | 4869 s.f. Car Wash |
| September | Cornerstone Coffee | 4650 Royal Vista Circle, Unit 400 | 6731 s.f. Coffee Shop |
| | | | |
| | | | |
| | | | |
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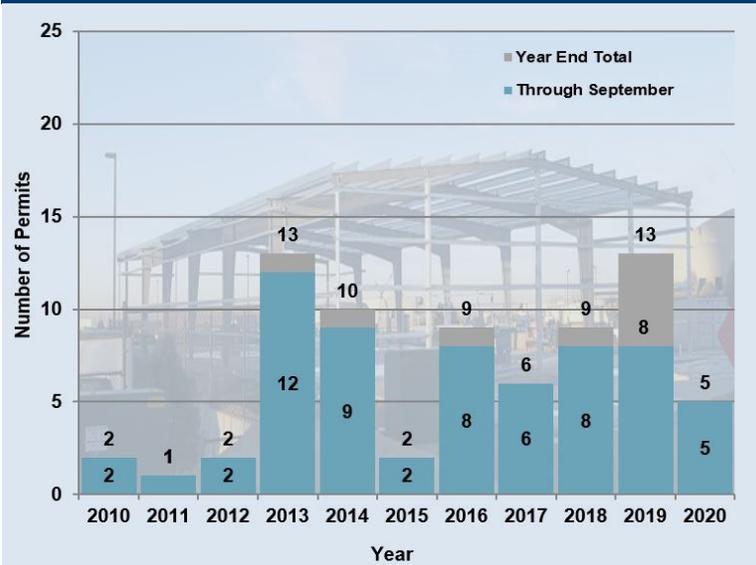
INDUSTRIAL PERMITS ISSUED BY MONTH

| | 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 | 970-674-2400

