



Platted Single-Family Lots in the Town of Windsor as of 12/31/12

SUBDIVISIONS	Zoning ¹	Total Lots	Permits Issued		Lots Remaining	Permit Ready Lots	Lots Needing Further Approval	School District ²	Utility Services ³	Final Approval Date
			Total Issued	This Month						
1 Alexander Estates	E-1	23	21		2	2	0	RE-4	F	5/8/95
2 Bison Ridge	RMU	111	103		8	8	0	PSD	E	2/11/02
3 Brunner Farm (New Windsor)	RMU	298	292		6	6	0	RE-4	A	12/18/96
4 Fossil Ridge (Phases 1, 2, 3, 4 & 5) (Belmont Ridge and Highlands Ridge)	E-2	290	168	11	122	122	0	TR2J	C	7/12/04
5 Greenspire (excludes phase 1)	RMU	508	0		508	0	508	RE-4	A	5/11/05
6 Greenspire (Phase 1)	RMU	74	39		35	35	0	RE-4	A	5/11/05
7 Highland Meadows 4th Filing	RMU	237	237		0	0	0	PSD	C	5/13/02
8 Highland Meadows Golf Course (Phases 1a, 2, 3, 4, 5, & 11) (north side)	E-2	375	335	1	40	40	0	PSD	C	3/10/03
9 Highland Meadows Golf Course (Phases 4, 6 and 11) (south side)	E-2	106	54	3	52	52	0	TR2J	C	3/10/03
10 Highland Meadows Golf Course (Phase 7) (north side)	E-2	30	0		30	0	30	PSD	C	3/10/03
11 Highland Meadows Golf Course (Phase 7) (south side)	E-2	9	0		9	0	9	TR2J	C	3/10/03
12 Highland Meadows Golf Course (Phases 8, 9, & 10) (south side)	E-2	141	0		141	0	141	TR2J	C	3/10/03
13 Highpointe (Phases 1, 2, 3, & 4)	E-2	377	144	3	233	233	0	TR2J	C	10/24/05
14 Hilltop Estates (Pelican Hills)	E-1	88	73	1	15	15	0	RE-4	B	4/26/99
15 Jacoby Farm 2nd Filing		196	0		196	0	196	RE-4	A	4/14/03
16 North Shores Estates	E-1	45	44		1	1	0	RE-4	B	9/26/94
17 Poudre Heights 2nd Filing (A River Place)	SF-1	164	147	1	17	17	0	RE-4	A	8/12/03
18 Ranch at Highland Meadows (Steeplechase)	E-1	243	203		40	40	0	TR2J	D	10/25/99
19 South Hill Subdivision	RMU	34	0		34	0	34	RE-4	A	4/28/08
20 Trautman 2nd Filing (The Farm at Water Valley)	E-2	39	0		39	0	39	RE-4	A	5/17/06
21 Ventana	E-1	48	31		17	17	0	RE-4	B	7/10/00
22 Water Valley 6th Filing	RMU	45	28		17	17	0	RE-4	A	11/2/00
23 Water Valley 8th Filing	RMU	27	21		6	6	0	RE-4	A	6/7/01
24 Water Valley Hillside	RMU	41	18	1	23	23	0	RE-4	A	1/7/05
25 Water Valley South 1st Filing (Single-family)	RMU	450	226	8	224	224	0	RE-4	A	5/6/04
26 Water Valley South 4th Filing (Marina Doce)	RMU	12	3		9	9	0	RE-4	A	3/24/06
27 Water Valley South 7th Filing (Marina Plaza)	RMU	42	0		42	0	42	RE-4	A	4/28/08
28 Water Valley South 7th Filing (Marina Plaza) (Duplexes)*	RMU	4	0		4	0	4	RE-4	A	4/28/08
29 Water Valley South 8th Filing (Good Samaritan Resort Villas) (Duplexes)*	RMU	24	0		24	0	24	RE-4	A	6/9/08
30 Westwood Village 2nd Filing	SF-1	145	140		5	5	0	RE-4	A	12/8/97
31 Windshire Park 1st Filing (Phase 1, 1B, 2, and 3)	RMU	241	238	3	3	3	0	RE-4	A	5/9/05
32 Winter Farm 1st Filing (Peakview Estates)	SF-1	317	303	4	14	14	0	RE-4	A	3/10/04
Totals		4,784	2,868	36	1,916	889	1,027			

* Duplexes are defined as attached single-family

Total issued within each School District	YTD	
RE-4 Weld	18	266
PSD Larimer	1	34
TR2J Larimer	17	137

Total Lots By County	
Weld	2,865
Larimer	1,919

Permit Ready Lots By County	
Weld	394
Larimer	495

¹Zoning

- E-1 = Estate Residential (Septic)
- E-2 = Estate Residential (Sewer)
- SF-1 = Single Family Residential
- RMU = Residential Mixed Use

²School District

- RE-4 = Weld County RE-4
- PSD = Larimer Poudre School Dist
- TR2J = Larimer County Thompson R2J

³Utility Services Index

- A - Town of Windsor Water & Town of Windsor Sewer
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Town of Windsor Single-Family Residential Projects Not Yet Platted as of 12/31/12*

SUBDIVISIONS

1	Estates at Harmony Ridge Master Plan	RMU	MP	162	RE-4	G	N/A
2	Fossil Creek Meadows Master Plan	RMU	MP	274	PSD	C	1/19/06
3	Great Western Master Plan	RMU	MP	1,586	RE-4	A	11/13/06
4	Greenspire Master Plan (Duplexes)**	RMU	MP	46	RE-4	A	4/15/04
5	Harmony Master Plan	E-2	MP	343	RE-4	A	7/27/09
6	Harmony Ridge	RMU	UR	510	RE-4	G	N/A
7	Hoehne 3rd Filing	RMU	UR	31	RE-4	A	N/A
8	Northlake	RMU	UR	815	RE-4	G	N/A
9	Poudre Heights 3rd Filing	RMU	UR	226	RE-4	A	N/A
10	Raindance River Master Plan	E-2	MP	223	RE-4	A	4/7/05
11	Rancho Water Valley Master Plan	RMU	MP	52	RE-4	A	3/14/08
12	River Ridge East Master Plan	RMU	MP	132	RE-4	E	5/28/97
13	Tacincala Master Plan	SF-1	MP	830	RE-4	A	12/18/06
14	Tacincala Master Plan (Collette Farm)	RMU	MP	618	RE-4	A	3/28/11
15	Water Valley South Master Plan (excludes filings 1-8)	RMU	MP	39	RE-4	A	4/26/04
16	Windshire Park Master Plan (excludes 1st filing)	RMU	MP	406	RE-4	A	10/1/01
				Total	6,293		

* 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.

** Duplexes are defined as attached single-family

¹Zoning

E-2 = Estate Residential (Sewer)

SF-1 = Single Family Residential

RMU = Residential Mixed Use

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Platted Multi-Family Lots in the Town of Windsor as of 12/31/12

SUBDIVISIONS	Zoning ¹	Total Lots	Permits Issued		Lots Remaining	Permit Ready Lots	Lots Needing Further Approval	School District ²	Utility Services ³	Final Approval Date
			Total Issued	This Month						
1 Burlington Lot 15 (Hegwood) (1 fourplex and duplex)	RMU	6	4		2	2	0	RE-4	A	3/27/01
2 Grasslands Park (Apts & townhomes)	RMU	95	24		71	71	0	RE-4	A	7/22/02
3 Water Valley South (Lighthouse Pointe) (Townhomes)	RMU	222	32		190	190	0	RE-4	A	10/6/05
4 Water Valley South 7th Filing (Marina Plaza) (6 fourplexes)	RMU	24	0		24	0	24	RE-4	A	4/28/08
5 Water Valley South 8th Filing (Good Samaritan Resort Villas) (4 fourplexes)	RMU	16	0		16	0	16	RE-4	A	6/9/08
6 Water Valley South 11th Filing (Sorvino Falls)	RMU	50	0		50	0	50	RE-4	A	7/13/09
Totals			60	0	353	263	90			

Town of Windsor Multi-Family Residential Projects Not Yet Platted as of 12/31/12*

SUBDIVISIONS	Zoning ¹	Status	Total Lots	School District ²	Utility Services ³	Final Approval Date
1 Fossil Creek Meadows Master Plan	RMU	MP	469	PSD	C	1/19/06
2 Great Western Master Plan	RMU	MP	396	RE-4	A	11/13/06
3 Greenspire (Condos) Master Plan	RMU	MP	80	RE-4	A	4/15/04
4 Greenspire (Townhomes) Master Plan	RMU	MP	56	RE-4	A	4/15/04
5 Greenspire (Senior housing) Master Plan	RMU	MP	80	RE-4	A	4/15/04
6 Harmony Ridge (Townhomes) Master Plan	RMU	MP	369	RE-4	G	N/A
7 Highland Meadows Subdivision 11th Filing (Townhomes)	RMU	UR	12	PSD	C	N/A
8 Jacoby Farm 2nd Filing Master Plan	RMU	MP	90	RE-4	A	N/A
9 Poudre Heights 3rd Filing (Townhomes)	RMU	UR	186	RE-4	A	N/A
10 Raindance River Master Plan	RMU	MP	10	RE-4	A	4/7/05
11 Tacincala Master Plan	RMU	MP	475	RE-4	A	12/18/06
12 Tacincala Master Plan (Collette Farm)	RMU	MP	369	RE-4	A	3/28/11
13 Water Valley South Master Plan	RMU	MP	845	RE-4	A	4/26/04
14 Windshire Park (Apts; Phase 4) Master Plan	RMU	MP	60	RE-4	A	10/1/01
15 Windshire Park (Townhomes; Phase 4) Master Plan	RMU	MP	84	RE-4	A	10/1/01
Total			3,581			

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**TOWN OF WINDSOR
REPORT OF NEW BUILDING PERMITS**

	SINGLE FAMILY		MULTIFAMILY		COMMERCIAL		INDUSTRIAL		OTHER		
	#	COST OF IMPROVEMENT	#	U	COST OF IMPROVEMENT	#	COST OF IMPROVEMENT	#	COST OF IMPROVEMENT	#	COST OF IMPROVEMENT
JANUARY	18	\$5,340,422	0	0	\$0	0	\$0	0	\$0	0	\$0
FEBRUARY	33	\$8,960,812	0	0	\$0	0	\$0	0	\$0	0	\$0
MARCH	40	\$10,337,568	0	0	\$0	0	\$0	0	\$0	0	\$0
APRIL	57	\$15,162,670	0	0	\$0	0	\$0	0	\$0	0	\$0
MAY	38	\$10,342,815	0	0	\$0	0	\$0	0	\$0	0	\$0
JUNE	49	\$13,212,735	0	0	\$0	0	\$0	1	\$60,000	0	\$0
JULY	42	\$11,209,546	0	0	\$0	0	\$0	0	\$0	0	\$0
AUGUST	35	\$9,261,260	0	0	\$0	0	\$0	1	\$3,950,992	0	\$0
SEPTEMBER	38	\$9,009,168	0	0	\$0	0	\$0	0	\$0	0	\$0
OCTOBER	20	\$6,108,052	0	0	\$0	2	\$9,806,000	0	\$0	0	\$0
NOVEMBER	31	\$8,962,878	0	0	\$0	0	\$0	0	\$0	0	\$0
DECEMBER	36	\$9,778,613	0	0	\$0	0	\$0	0	\$0	0	\$0
TOTAL	437	\$117,686,539	0	0	\$0	2	\$9,806,000	2	\$4,010,992	0	\$0

Oct - Main Street Health
Oct - Halliburton

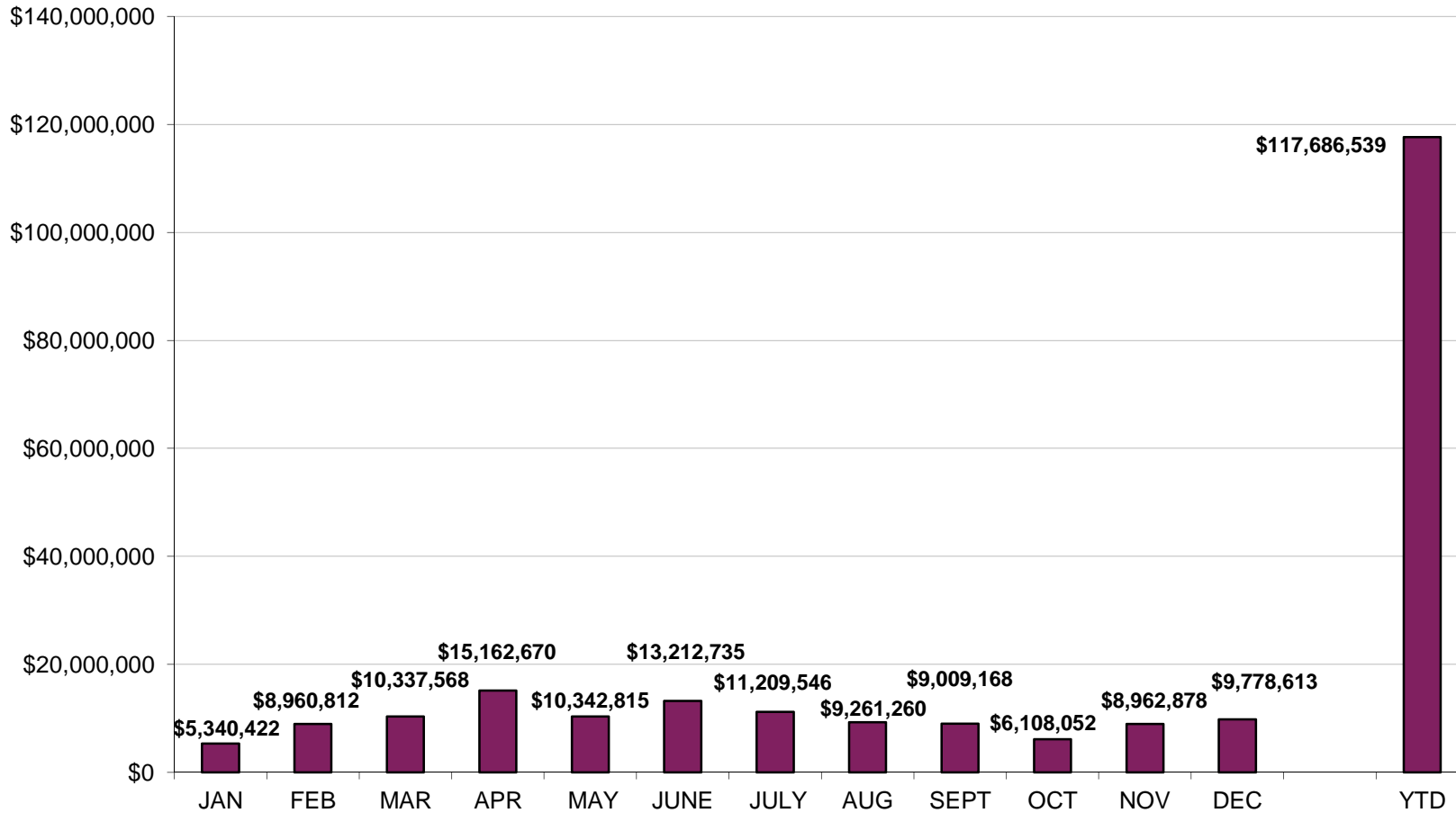
Jun - Rocky Mountain Transload
Aug - Halliburton Energy Services



Single-Family Building Permits

COST OF IMPROVEMENTS

As of December 31, 2012

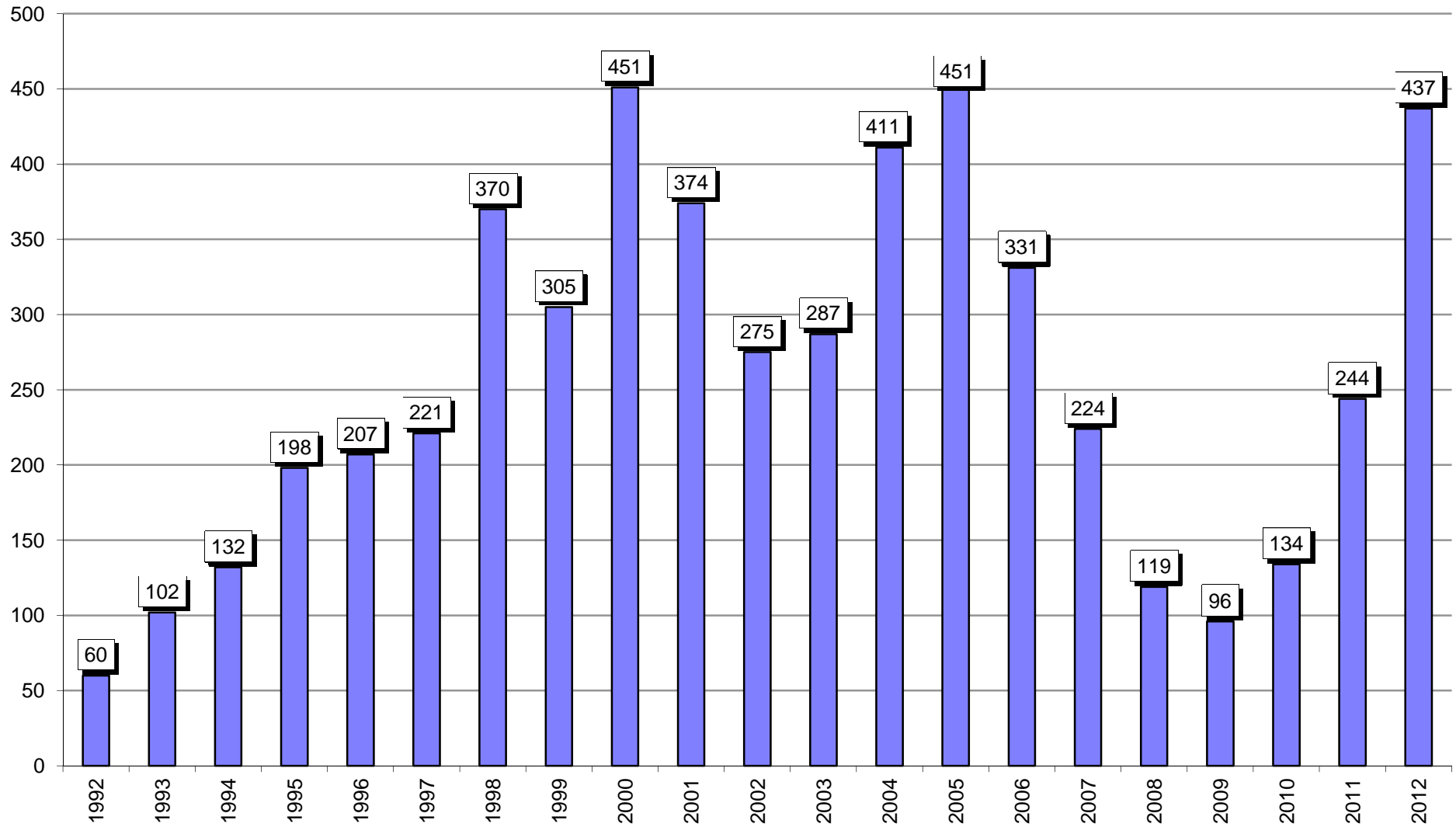




Single-Family Building Permits

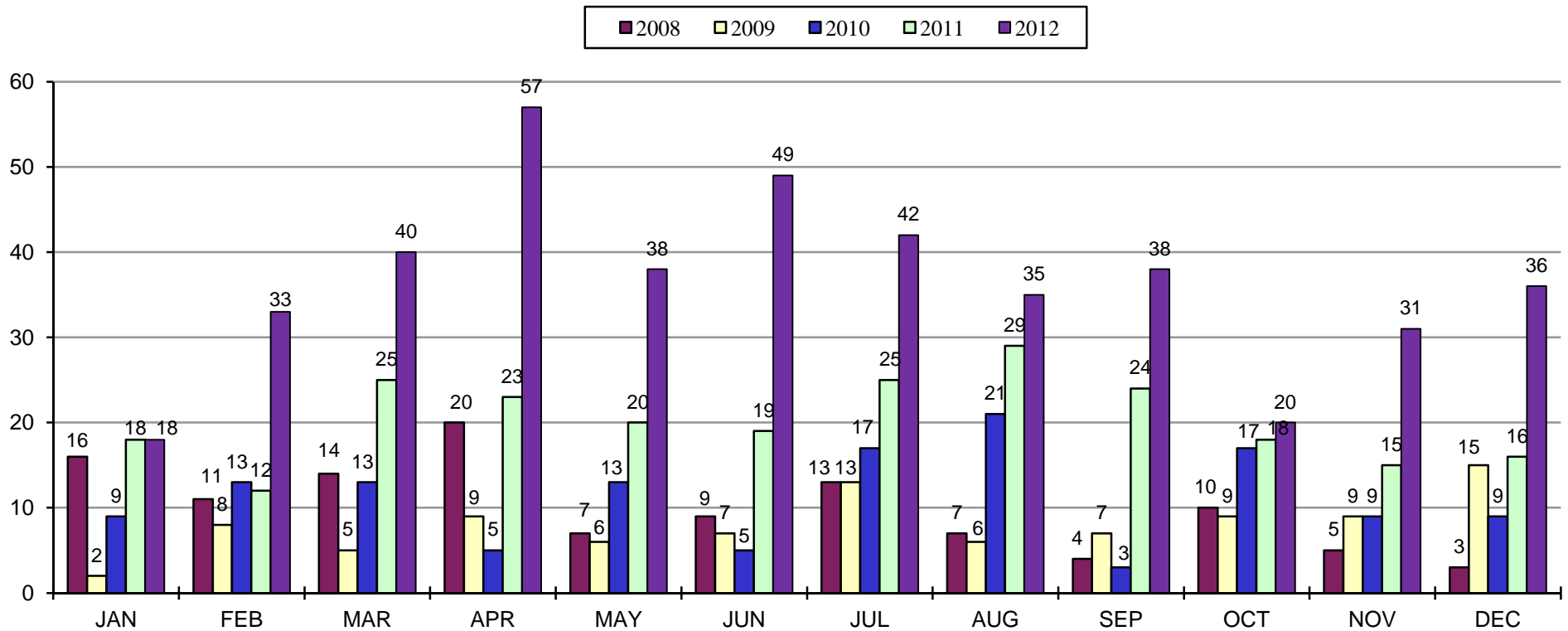
BY YEAR

As of December 31, 2012





Single-Family Building Permit Comparison



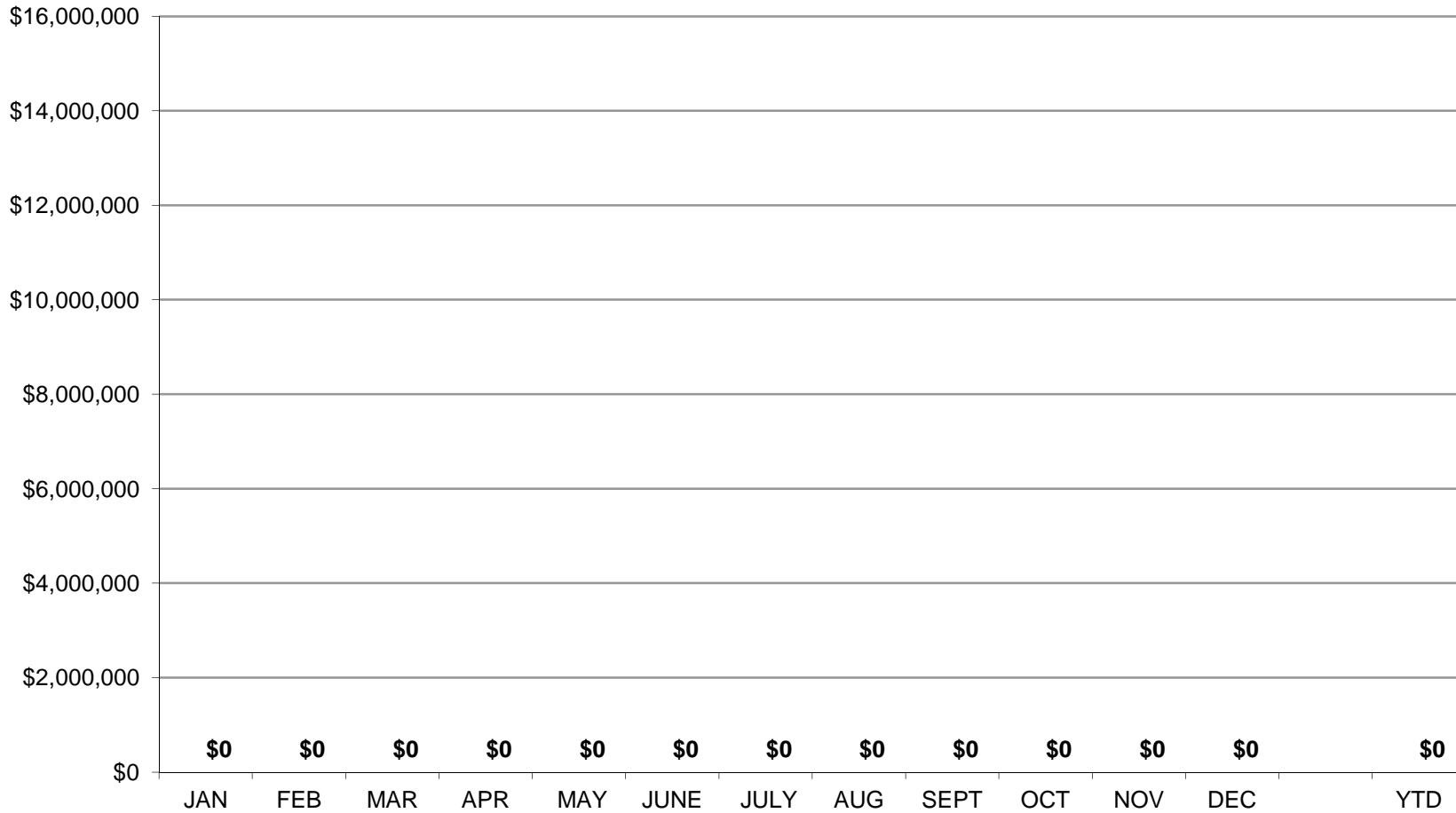
Year to Date - through December of each year			
Year	No. Issued	Change	% Change
2008	119	--	--
2009	96	-23	-19%
2010	134	38	40%
2011	243	109	81%
2012	437	194	80%



Multi-Family Building Permits

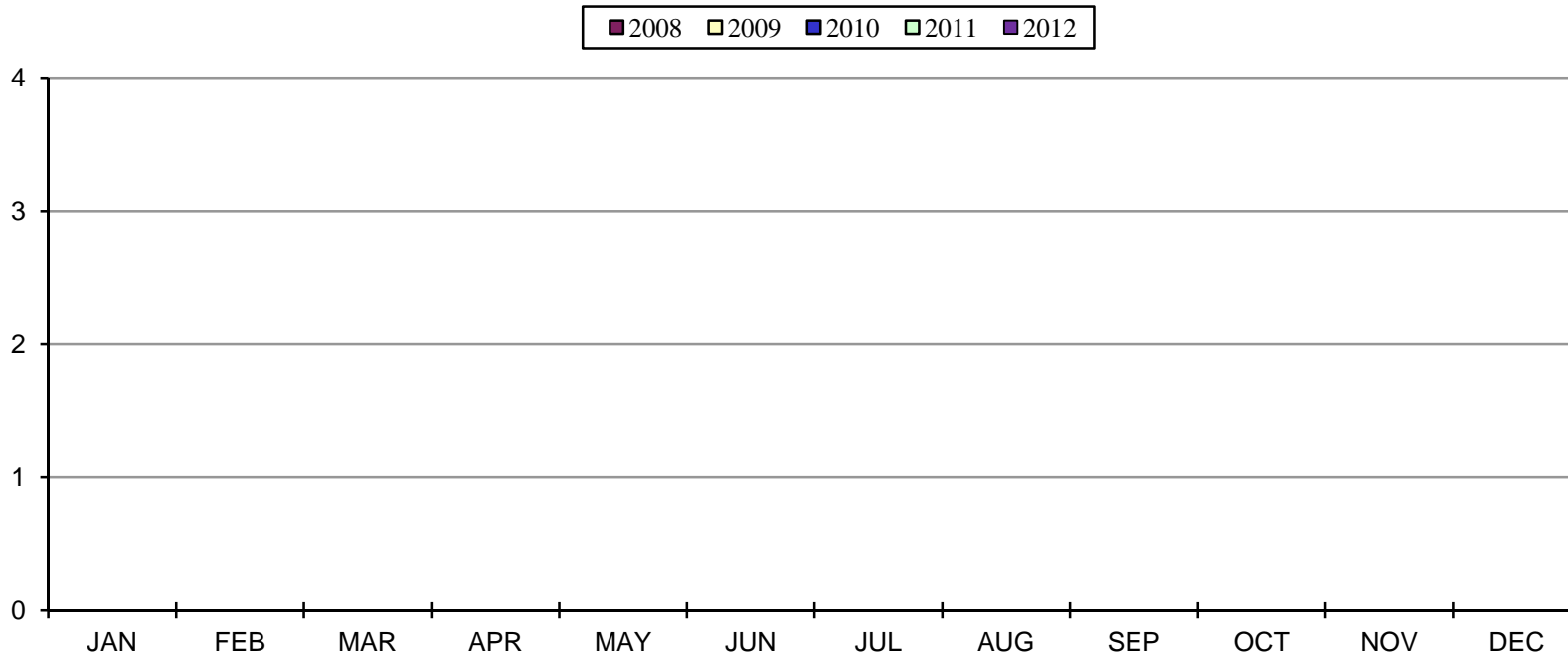
COST OF IMPROVEMENTS

As of December 31, 2012





Multi-Family Building Permit Comparison



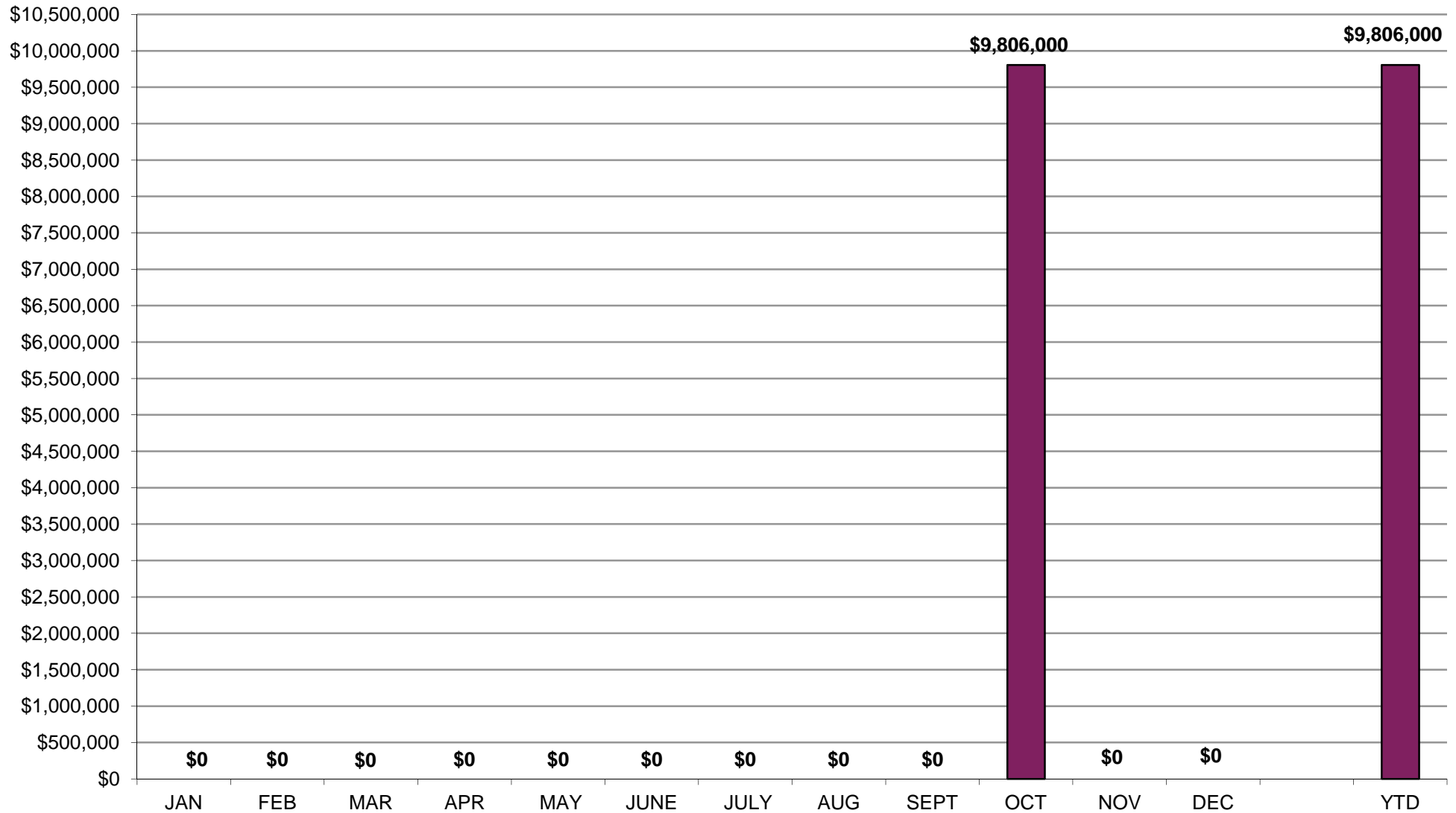
Year to Date - through December of each year			
Year	No. Issued	Change	% Change
2008	0	--	--
2009	0	0	--
2010	0	0	--
2011	0	0	--
2012	0	0	--



Commercial Building Permits

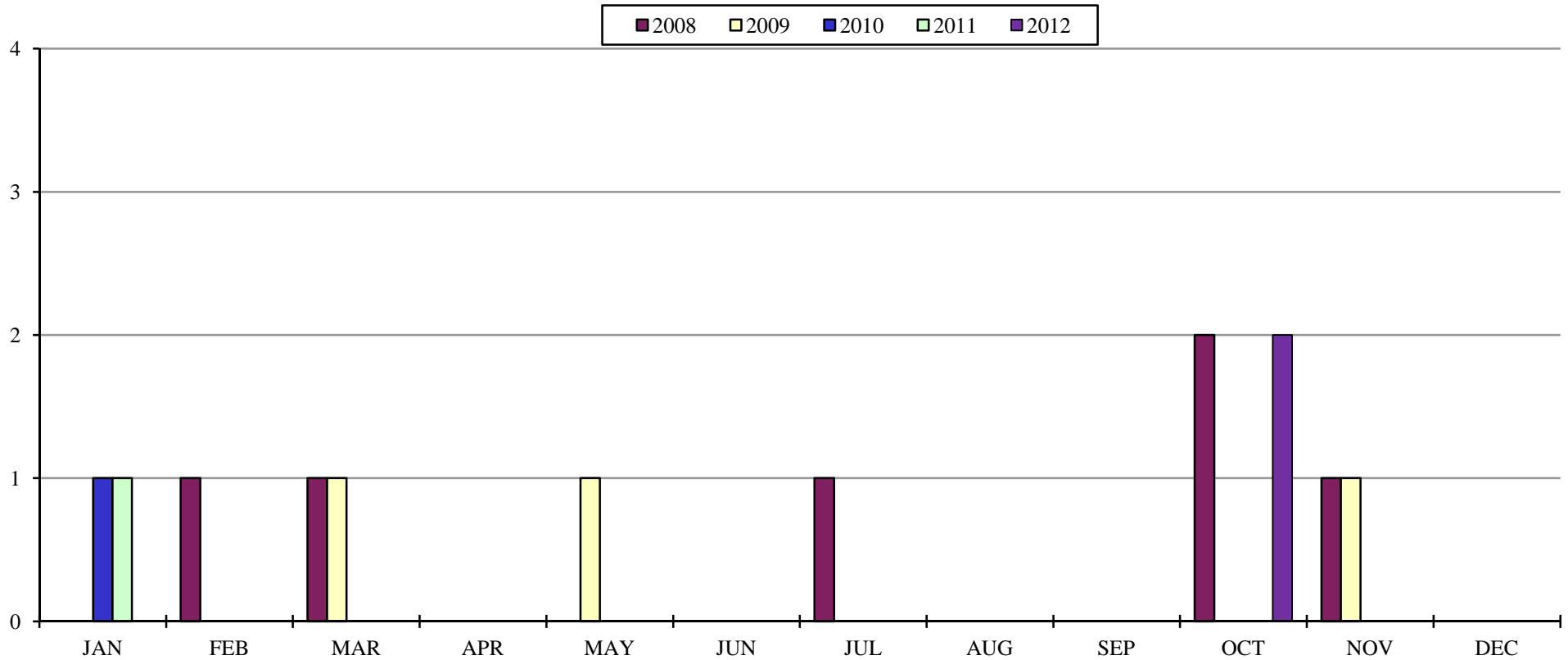
COST OF IMPROVEMENTS

As of December 31, 2012





Commercial Building Permit Comparison



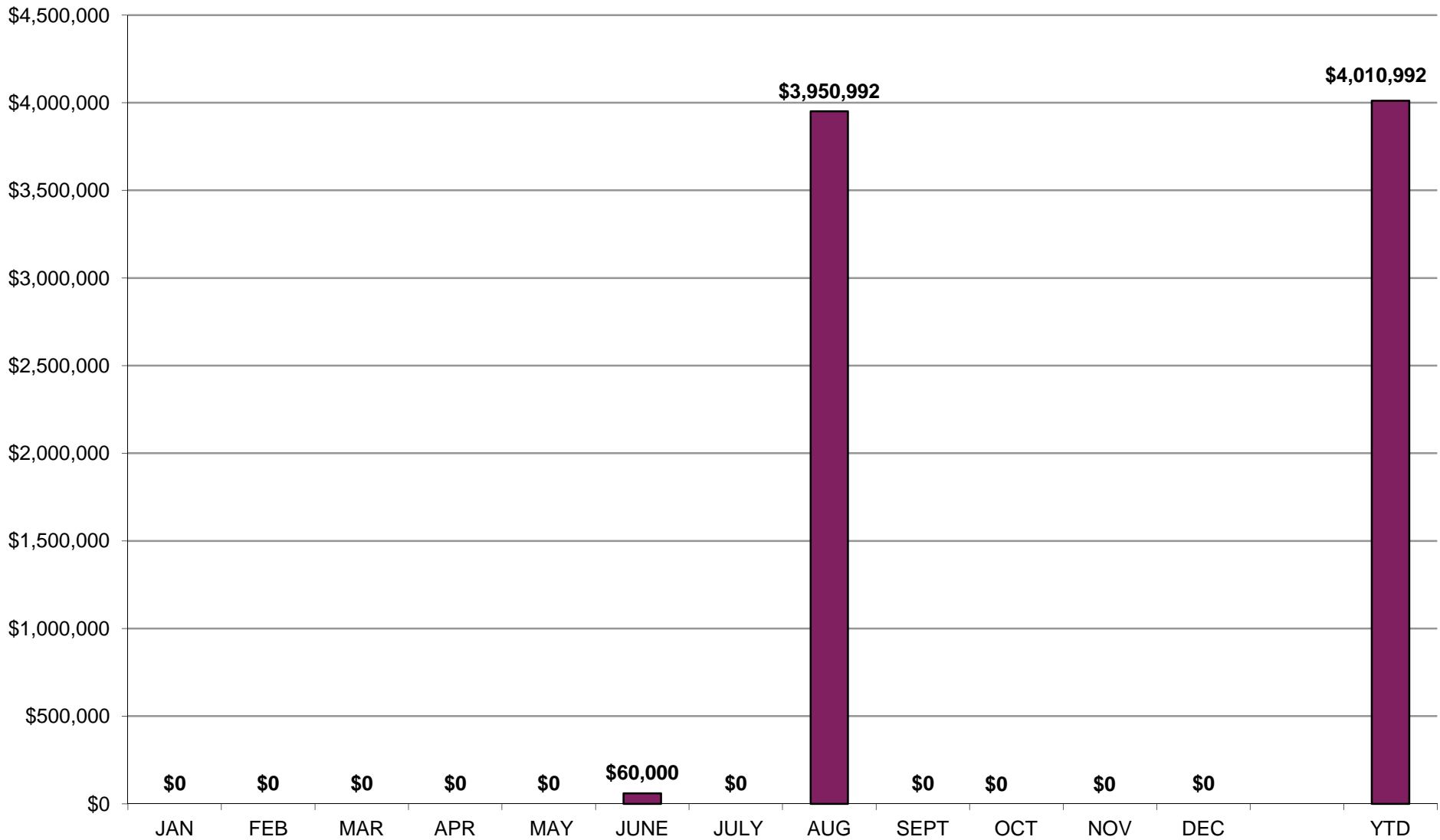
Year to Date - through December of each year			
Year	No. Issued	Change	% Change
2008	3	--	--
2009	2	-1	-33%
2010	1	-1	-50%
2011	1	0	0%
2012	2	1	100%



Industrial Building Permits

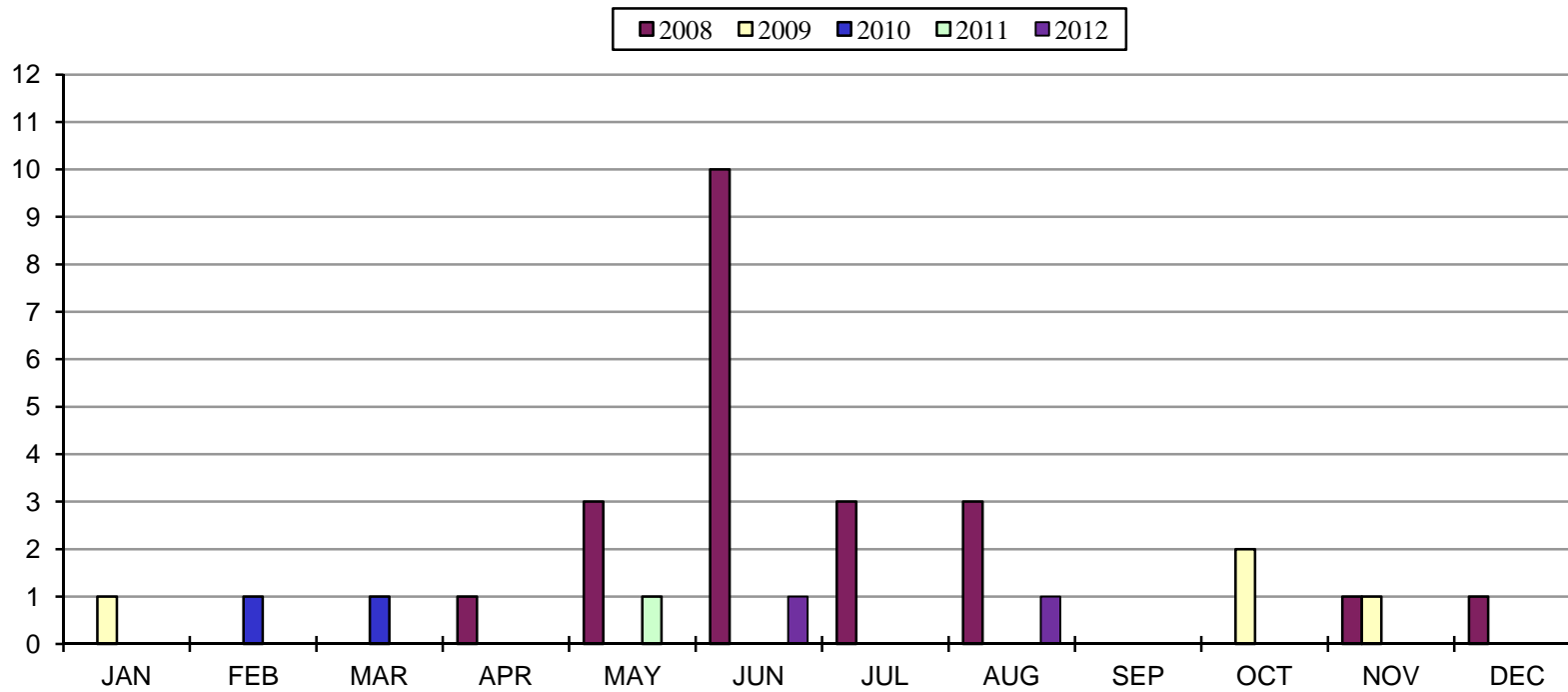
COST OF IMPROVEMENTS

As of December 31, 2012





Industrial Building Permit Comparison



Year to Date - through December of each year			
Year	No. Issued	Change	% Change
2008	17	--	--
2009	1	-16	--
2010	2	1	100%
2011	1	-1	-50%
2012	2	1	100%