



### Platted Single-Family Lots in the Town of Windsor as of 08/31/14

SUBDIVISIONS	Zoning <sup>1</sup>	Total Lots	Permits Issued		Lots Remaining	Permit Ready Lots	Lots Needing Further Approval	School District <sup>2</sup>	Utility Services <sup>3</sup>	Final Approval Date
			Total Issued	This Month						
1 Alexander Estates	E-1	23	22		1	1	0	RE-4	F	5/8/95
2 Bison Ridge	RMU	111	107		4	4	0	PSD	E	2/11/02
3 Brunner Farm (New Windsor)	RMU	298	295		3	3	0	RE-4	A	12/18/96
4 Fossil Ridge (Phases 1, 2, 3, 4 & 5) (Belmont Ridge and Highlands Ridge)	E-2	290	282		8	8	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	64	1	10	10	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 11th (Single Family Attached)	RMU	8	6		2	2	0	PSD	A	7/24/13
9 Highland Meadows Golf Course (Phases 1a, 2, 3, 4, 5, & 11) (north side)	E-2	375	368	2	7	7	0	PSD	C	3/10/03
10 Highland Meadows Golf Course (Phases 4, 6, 9 and 11) (south side)	E-2	129	91	1	38	38	0	TR2J	C	3/10/03
11 Highland Meadows Golf Course (Phase 7) (north side)	E-2	30	0		30	0	30	PSD	C	3/10/03
12 Highland Meadows Golf Course (Phase 7) (south side)	E-2	9	0		9	0	9	TR2J	C	3/10/03
13 Highland Meadows Golf Course (Phases 8 and 10) (south side)	E-2	41	0		41	0	41	TR2J	C	3/10/03
14 Highland Meadows Golf Course 7th Filing	E-2	75	4		71	0	75	TR2J	C	6/25/12
15 Highpointe (Phases 1, 2, 3, & 4)	E-2	377	230	7	147	147	0	TR2J	C	10/24/05
16 Hilltop Estates (Pelican Hills)	E-1	88	75		13	13	0	RE-4	B	4/26/99
17 Jacoby Farm 2nd Filing		196	0		196	0	196	RE-4	A	4/14/03
18 Lake View Addition		1	1		0	1	0	RE-4	A	
19 North Shores Estates	E-1	45	44		1	1	0	RE-4	B	9/26/94
20 Poudre Heights 2nd Filing (A River Place)	SF-1	164	158		6	6	0	RE-4	A	8/12/03
21 Ranch at Highland Meadows (Steeplechase)	E-1	243	213		30	30	0	TR2J	D	10/25/99
22 RidgeWest	PUD	115	113		2	2	0	PSD	A	8/29/97
23 South Hill Subdivision	RMU	34	0		34	0	34	RE-4	A	4/28/08
24 Trautman 2nd Filing (The Farm at Water Valley)	E-2	39	0		39	0	39	RE-4	A	5/17/06
25 Ventana	E-1	48	35	1	13	13	0	RE-4	B	7/10/00
26 Water Valley 6th Filing	RMU	45	31		14	14	0	RE-4	A	11/2/00
27 Water Valley 8th Filing	RMU	27	21		6	6	0	RE-4	A	6/7/01
28 Water Valley Hillside	RMU	41	33		8	8	0	RE-4	A	1/7/05
29 Water Valley South (Single-family)	RMU	669	355	5	314	314	0	RE-4	A	5/6/04
30 Water Valley South 4th Filing (Marina Doce)	RMU	10	7		3	3	0	RE-4	A	3/24/06
32 Water Valley South 7th Filing (Marina Plaza) (Duplexes)*	RMU	4	0		4	0	4	RE-4	A	4/28/08
33 Water Valley South 8th Filing (Good Samaritan Resort Villas) (Duplexes)*	RMU	24	0		24	0	24	RE-4	A	6/9/08
34 Westwood Village 2nd Filing	SF-1	145	140		5	5	0	RE-4	A	12/8/97
35 Windshire Park 1st Filing (Phase 1, 1B, 2, and 3)	RMU	241	241		0	0	0	RE-4	A	5/9/05
36 Windshire Park 3rd Filing (Phase 1, 2, and 3)	RMU	290	0		290	0	290	RE-4	A	11/26/12
37 Winter Farm 1st Filing (Peakview Estates)	SF-1	317	317		0	0	0	RE-4	A	3/10/04
<b>Totals</b>		<b>5,371</b>	<b>3,490</b>	<b>17</b>	<b>1,881</b>	<b>636</b>	<b>1,250</b>			

\* Duplexes are defined as attached single-family

Total issued within each School District		YTD
RE-4 Weld	7	84
PSD Larimer	2	15
TR2J Larimer	8	77

Total Lots By County	
Weld	3,331
Larimer	2,040

Permit Ready Lots By County	
Weld	398
Larimer	238

<sup>1</sup> Zoning

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

<sup>2</sup> School District

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

<sup>3</sup> Utility Services Index

- A - Town of Windsor Water & Town of Windsor Sewer
- B - Town of Windsor Water & Septic System
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- G - North Weld Water District & Town of Windsor Sewer



## Town of Windsor Single-Family Residential Projects Not Yet Platted as of 08/31/14\*

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	Hoehne 3rd Filing	RMU	UR	31	RE-4	A	N/A
7	Northlake	RMU	UR	815	RE-4	G	N/A
8	Poudre Heights 3rd Filing	RMU	UR	226	RE-4	A	N/A
9	Raindance River Master Plan	E-2	MP	223	RE-4	A	4/7/05
10	Rancho Water Valley Master Plan	RMU	MP	52	RE-4	A	3/14/08
11	River Ridge East Master Plan	RMU	MP	132	RE-4	E	5/28/97
12	Tacincala Master Plan	SF-1	MP	830	RE-4	A	12/18/06
13	Tacincala Master Plan (Collette Farm)	RMU	MP	618	RE-4	A	3/28/11
14	Water Valley South Master Plan (excludes filings 1-8)	RMU	MP	39	RE-4	A	4/26/04
				<b>Total</b>	<b>5,377</b>		

\* 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

<sup>1</sup> Zoning

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 08/31/14

SUBDIVISIONS	Zoning <sup>1</sup>	Total Lots	Permits Issued		Lots Remaining	Permit Ready Lots	Lots Needing Further Approval	School District <sup>2</sup>	Utility Services <sup>3</sup>	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	36		186	186	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
7 Windshire Park 3rd Filing (80 units in two phases)	RMU	2	1		1	1	0	RE-4	A	11/26/12
		<b>Totals</b>	<b>65</b>	<b>0</b>	<b>350</b>	<b>260</b>	<b>90</b>			

## Town of Windsor Multi-Family Residential Projects Not Yet Platted as of 08/31/14\*

SUBDIVISIONS	Zoning <sup>1</sup>	Status	Total Lots	School District <sup>2</sup>	Utility Services <sup>3</sup>	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 Highland Meadows Subdivision 11th Filing (Townhomes)	RMU	UR	12	PSD	C	N/A
7 Jacoby Farm 2nd Filing Master Plan	RMU	MP	90	RE-4	A	N/A
8 Poudre Heights 3rd Filing (Townhomes)	RMU	UR	186	RE-4	A	N/A
9 Raindance River Master Plan	RMU	MP	10	2	A	4/7/05
10 Tacinca Master Plan	RMU	MP	475	0	A	12/18/06
11 Tacinca Master Plan (Collette Farm)	RMU	MP	369	0	A	3/28/11
12 Water Valley South Master Plan	RMU	MP	845	11	A	4/26/04
			<b>3,068</b>			

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<sup>1</sup> Zoning  
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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	15	\$4,617,255	0	0	\$0	2	\$3,630,000	0	\$0	0	\$0
FEBRUARY	17	\$5,176,837	0	0	\$0	0	\$0	0	\$0	0	\$0
MARCH	16	\$5,212,961	0	0	\$0	0	\$0	0	\$0	0	\$0
APRIL	20	\$6,005,372	0	0	\$0	0	\$0	0	\$0	0	\$0
MAY	36	\$11,900,524	0	0	\$0	0	\$0	1	\$4,899,180	0	\$0
JUNE	34	\$10,596,936	1	4	\$799,974	1	\$3,292,472	0	\$0	0	\$0
JULY	21	\$6,341,467	0	0	\$0	0	\$0	1	\$848,063	0	\$0
AUGUST	17	\$5,369,507	0	0	\$0	0	\$0	0	\$0	0	\$0
SEPTEMBER		\$0	0	0	\$0	0	\$0	0	\$0	0	\$0
OCTOBER		\$0	0	0	\$0	0	\$0	0	\$0	0	\$0
NOVEMBER		\$0	0	0	\$0	0	\$0	0	\$0	0	\$0
DECEMBER		\$0	0	0	\$0	0	\$0	0	\$0	0	\$0
<b>TOTAL</b>	<b>176</b>	<b>\$55,220,859</b>	<b>1</b>	<b>4</b>	<b>\$799,974</b>	<b>3</b>	<b>\$6,922,472</b>	<b>2</b>	<b>\$5,747,243</b>	<b>0</b>	<b>\$0</b>

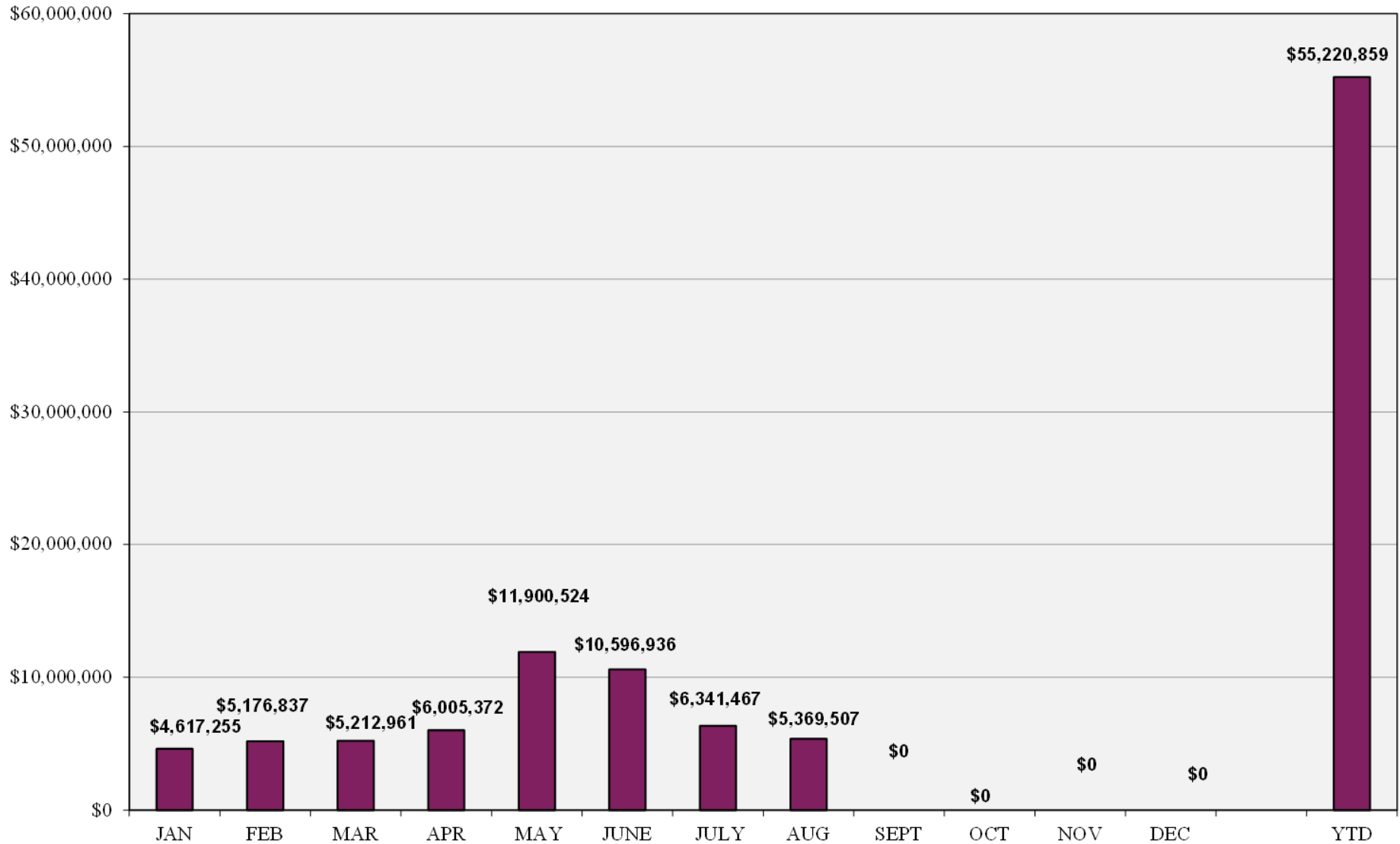
Jan Meadows Veterinary  
LDS Church  
Jun KIA Expansion  
May Cargill  
July AP Restoration



# Single-Family Building Permits

## COST OF IMPROVEMENTS

As of August 31, 2014

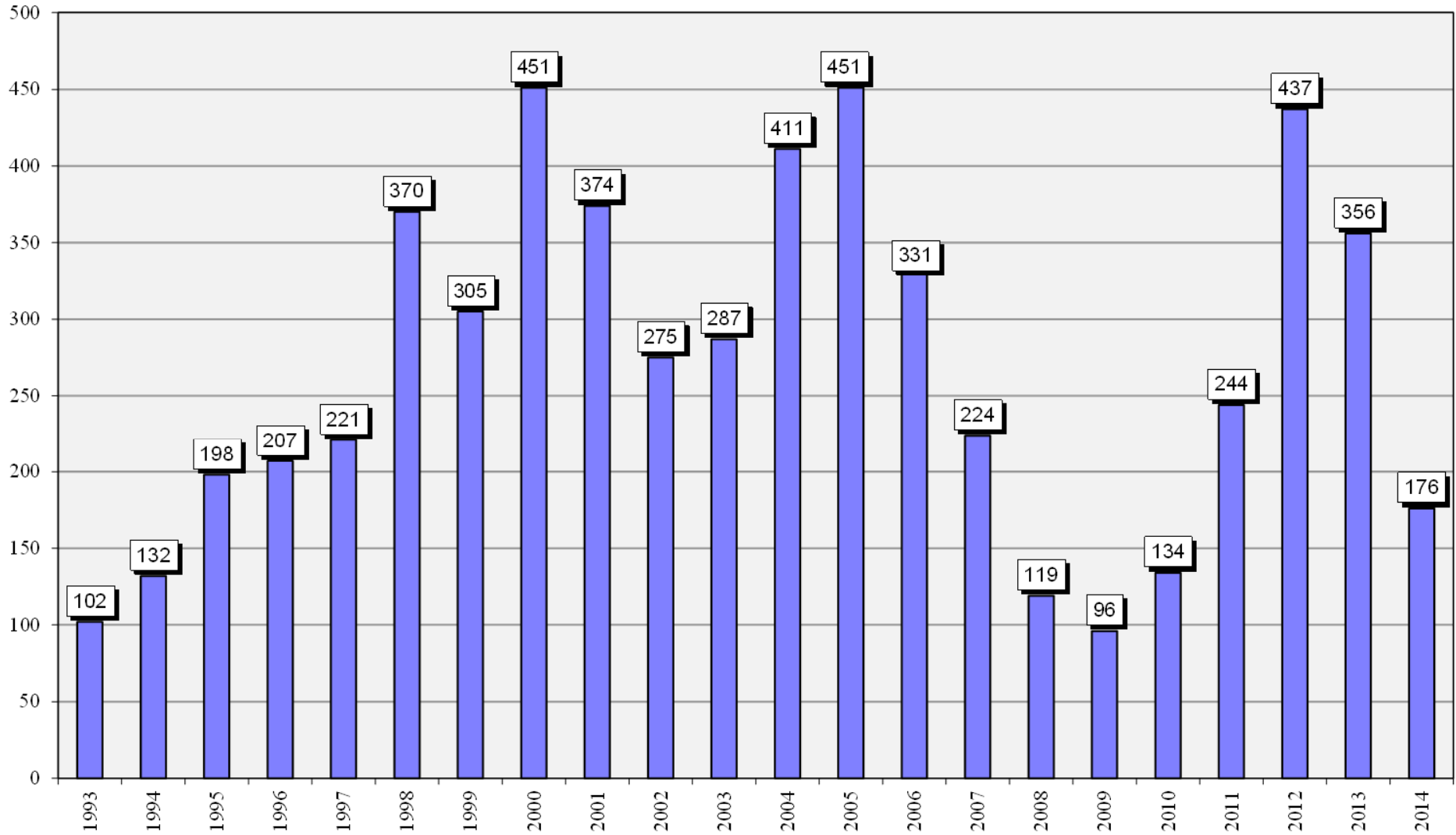


Town of Windsor Monthly Building Permits Data

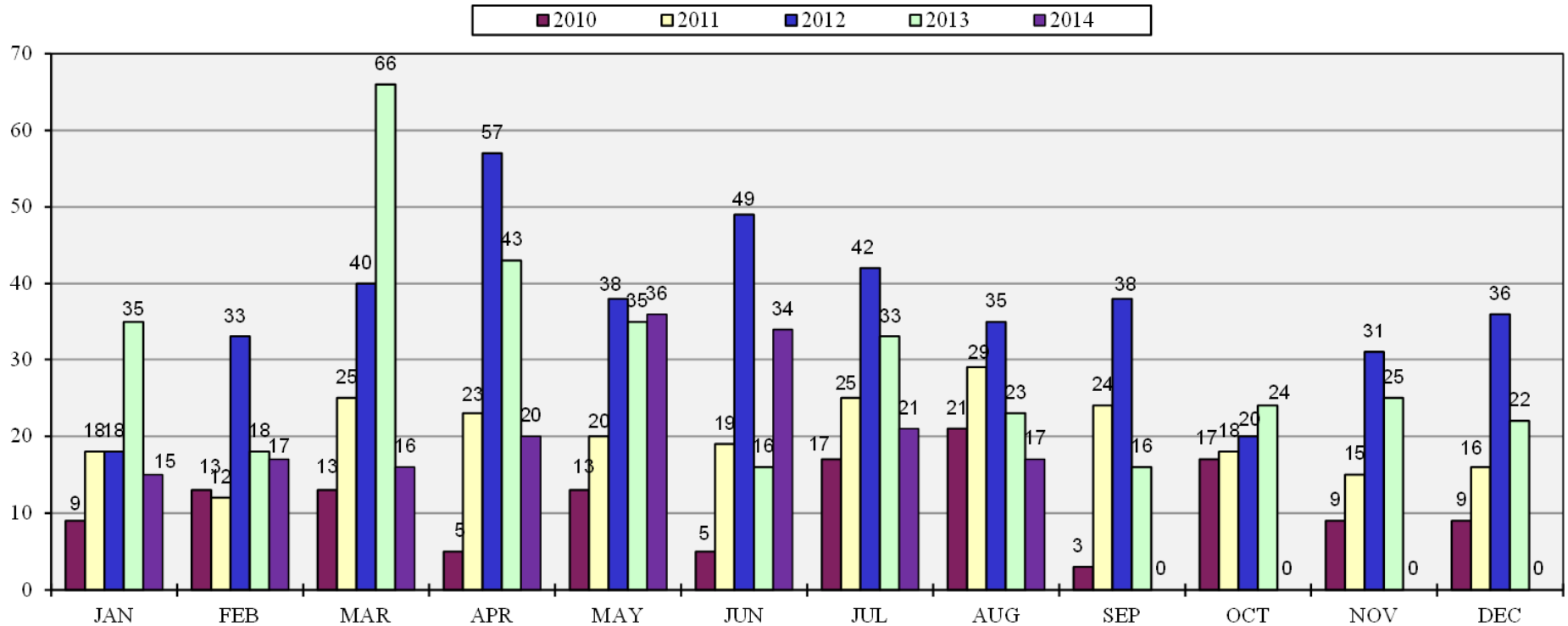
# Single-Family Building Permits

BY YEAR

Current Year as of August 31, 2014



## Single-Family Building Permit Comparison



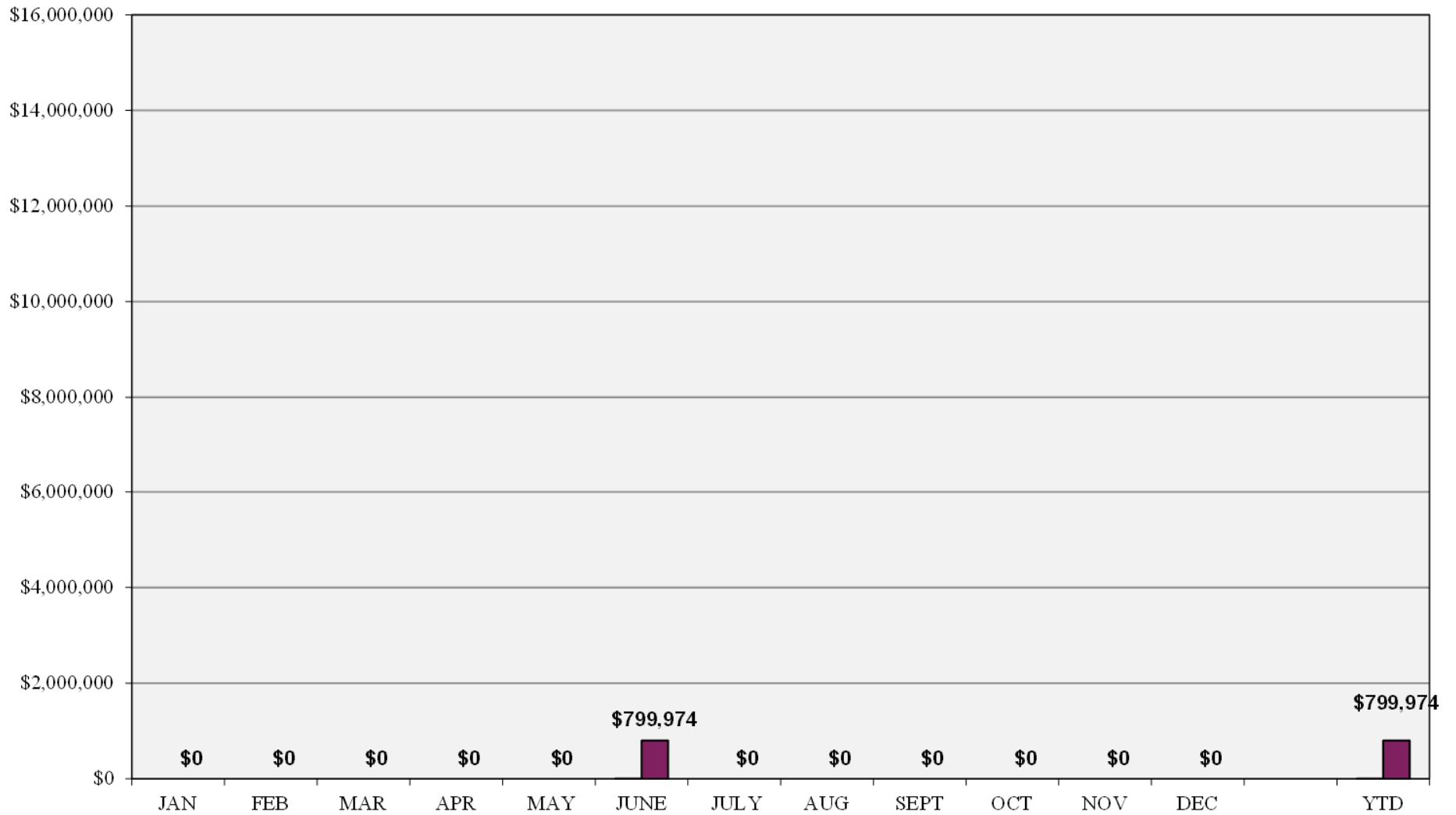
Year to Date - through August of each year			
Year	No. Issued	Change	% Change
2010	96	--	--
2011	170	74	77%
2012	312	142	84%
2013	269	-43	-14%
2014	176	-93	-35%



# Multi-Family Building Permits

*COST OF IMPROVEMENTS*

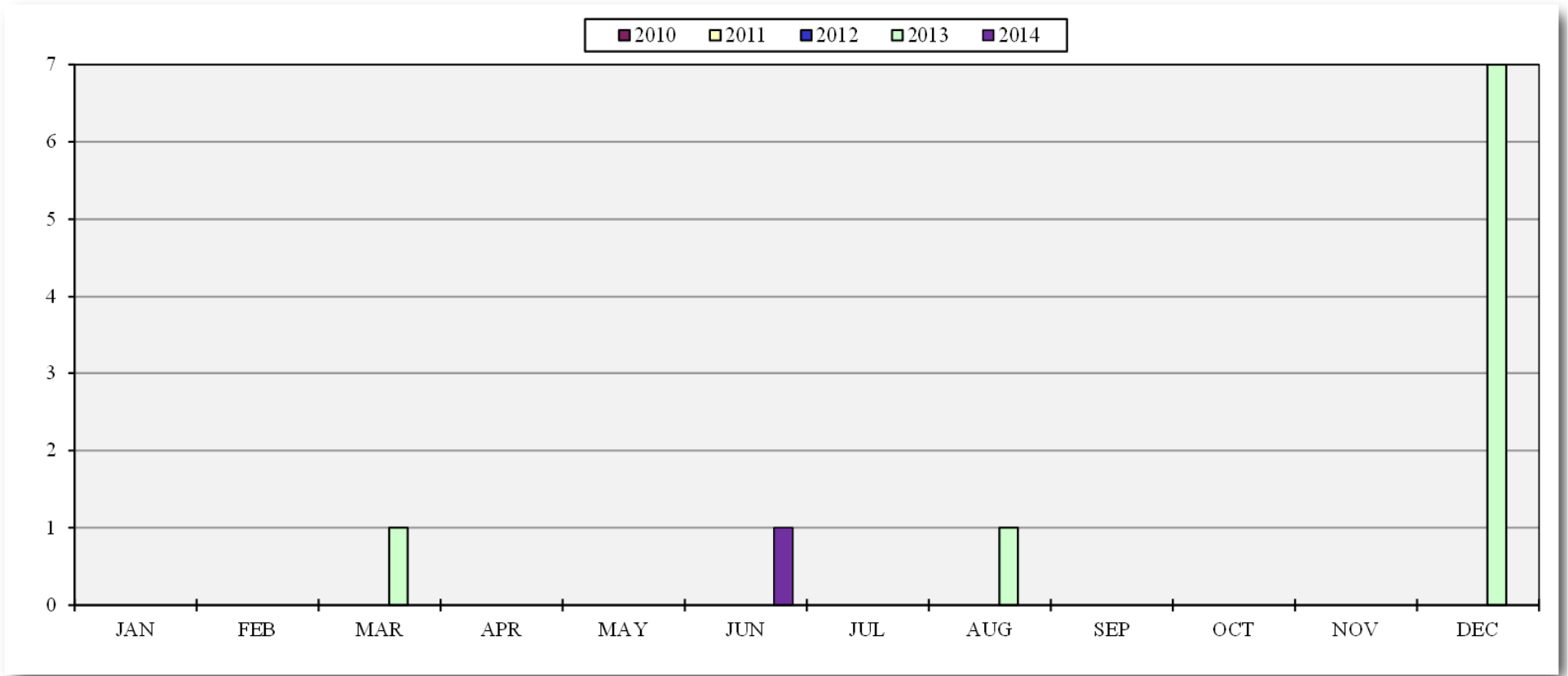
*As of August 31, 2014*



Town of Windsor Monthly Building Permits Data



# Multi-Family Building Permit Comparison



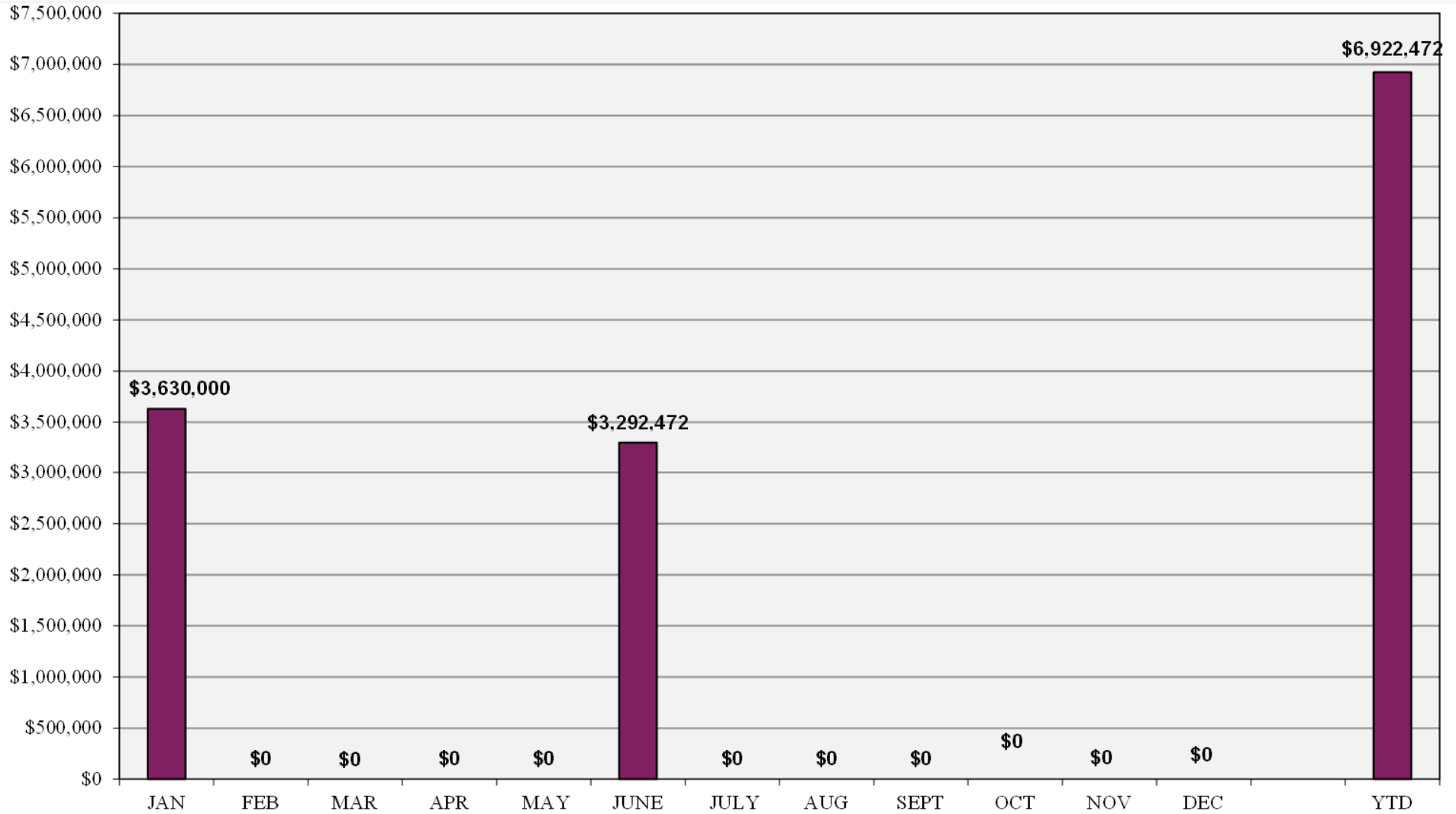
Year to Date - through August of each year			
Year	No. Issued	Change	% Change
2010	0	--	--
2011	0	0	0%
2012	0	0	0%
2013	2	2	100%
2014	1	-1	-50%



# Commercial Building Permits

*COST OF IMPROVEMENTS*

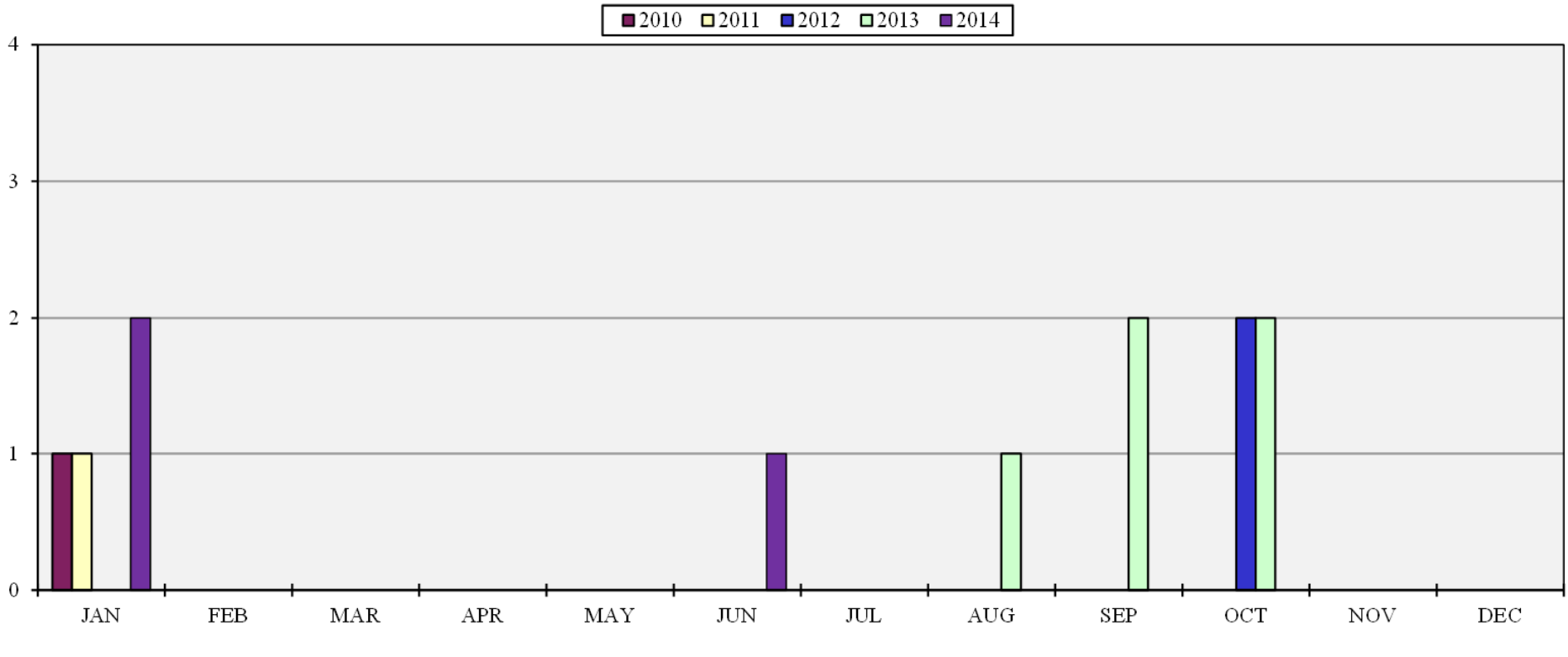
As of August 31, 2014



Town of Windsor Monthly Building Permits Data



## Commercial Building Permit Comparison



Year to Date - through August of each year			
Year	No. Issued	Change	% Change
2010	1	--	--
2011	1	0	0%
2012	0	-1	-100%
2013	1	1	0%
2014	3	2	300%

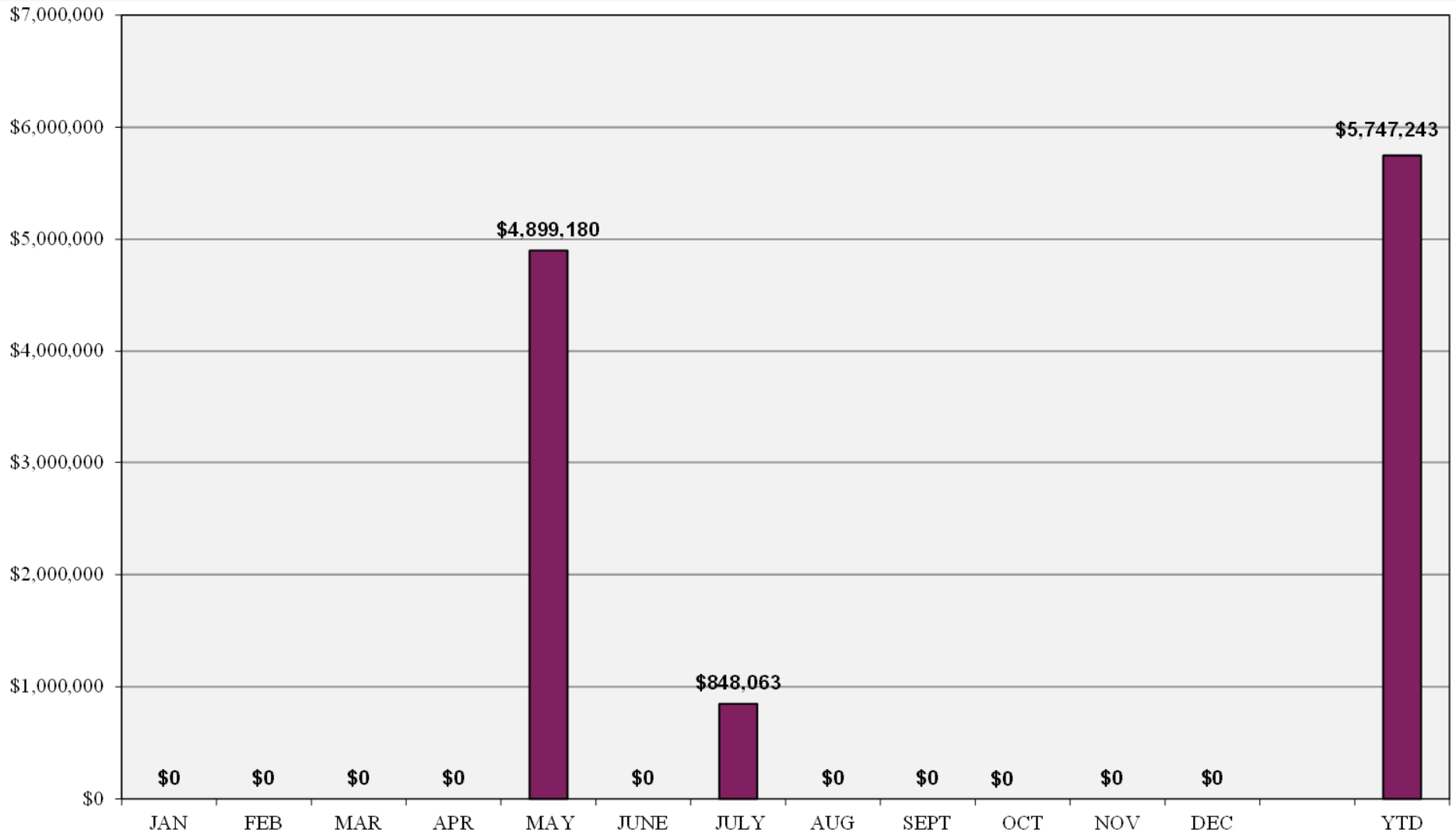
Town of Windsor Monthly Building Permits Data



# Industrial Building Permits

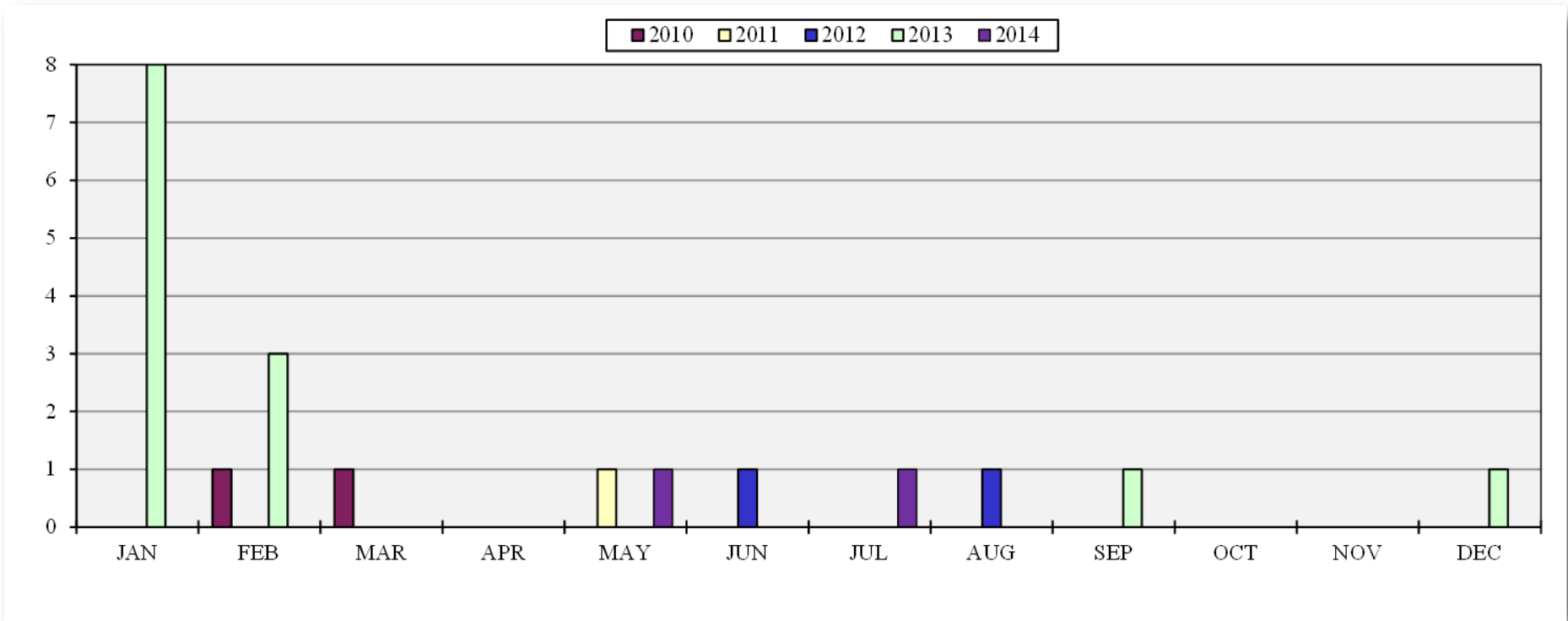
*COST OF IMPROVEMENTS*

As of August 31, 2014



Town of Windsor Monthly Building Permits Data

# Industrial Building Permit Comparison



Year to Date - through August of each year			
Year	No. Issued	Change	% Change
2010	2	--	--
2011	1	-1	-50%
2012	2	1	100%
2013	11	9	450%
2014	2	-9	-82%