



Platted Single-Family Lots in the Town of Windsor as of 8/31/16

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						
Bison Ridge	RMU	111	110		1	1	0	PSD	E	2/11/02
Brunner Farm (New Windsor)	RMU	312	295		17	17	0	RE-4	A	12/18/96
Brunner Farm 10th Filing	RMU	14	0		14	0	14	RE-4	A	10/13/14
Fossil Ridge (Phases 1, 2, 3, 4 & 5) (Belmont Ridge and Highlands Ridge)	E-2	290	287	1	3	3	0	TR2J	C	7/12/04
Greenspire (excludes phase 1)	RMU	508	0		508	0	508	RE-4	A	5/11/05
Greenspire (Phase 1)	RMU	74	72		2	2	0	RE-4	A	5/11/05
Highland Meadows Golf Course (Phases 1a, 2, 3, 4, 5, & 11) (north side)	E-2	405	377	1	28	28	0	PSD	C	3/10/03
Highland Meadows Golf Course (Phases 4, 6, 9 and 11) (south side)	E-2	179	144	2	35	35	0	TR2J	C	3/10/03
Highland Meadows Golf Course 7th Filing	E-2	75	9		66	66	0	TR2J	C	6/25/12
Highpointe (Phases 1, 2, 3, & 4)	E-2	377	345	4	32	32	0	TR2J	C	10/24/05
Hilltop Estates (Pelican Hills)	E-1	88	78		10	10	0	RE-4	B	4/26/99
Jacoby Farm 2nd Filing	RMU	154	92	4	62	62	0	RE-4	A	4/14/03
North Shores Estates	E-1	45	44		1	1	0	RE-4	B	9/26/94
Poudre Heights 2nd Filing (A River Place)	SF-1	164	160		4	4	0	RE-4	A	8/12/03
Ranch at Highland Meadows (Steeplechase)	E-1	243	225	1	18	18	0	TR2J	D	10/25/99
RidgeWest	PUD	115	114		1	1	0	PSD	A	8/29/97
South Hill Subdivision 1st Filing	RMU	38	0		38	0	38	RE-4	A	4/28/08
South Hill Subdivision 2nd Filing	RMU	210	0		210	0	210	RE-4	A	5/9/16
The Ridge at Harmony Road	RMU	419	0		419	0	419	RE-4	H	4/25/16
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	38		10	10	0	RE-4	B	7/10/00
Village East	SF-1	191	191		0	0	0	RE-4	A	3/9/15
Water Valley 6th Filing	RMU	45	35		10	10	0	RE-4	A	11/2/00
Water Valley 8th Filing	RMU	27	24		3	3	0	RE-4	A	6/7/01
Water Valley Hillside	RMU	41	37		4	4	0	RE-4	A	1/7/05
Water Valley South (Single-family)	RMU	669	571	9	98	98	0	RE-4	A	5/6/04
Water Valley South 4th Filing (Marina Doce)	RMU	9	8		1	1	0	RE-4	A	3/24/06
Water Valley South 8th Filing (Good Samaritan Resort Villas) (Duplexes)*	RMU	24	1		23	23	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 Filing (Phases 1-5)	RMU	292	0		292	0	292	RE-4	A	11/26/12
Winter Farm 3rd Filing	SF-1	241	65	16	176	176	0	RE-4	A	3/13/2015
Totals		5,592	3,464	38	2,128	608	1,520			

* Duplexes are defined as attached single-family

Total issued within each School District		YTD
RE-4 Weld	29	397
PSD Larimer	1	3
TR2J Larimer	8	67

Total Lots By County	
Weld	3,783
Larimer	1,809

Permit Ready Lots By County	
Weld	424
Larimer	184

¹ Zoning

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

² School District

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

³ 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.
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- G - North Weld Water District & Town of Windsor Sewer
- H - North Weld Water & Box Elder Sewer



Town of Windsor Single-Family Residential Projects Not Yet Platted as of 8/31/16*							
SUBDIVISIONS							
Fossil Creek Meadows Master Plan	RMU	MP	274	PSD	C	1/19/06	
Great Western Master Plan	RMU	MP	1,586	RE-4	A	11/13/06	
Greenspire Master Plan (Duplexes)**	RMU	MP	46	RE-4	A	4/15/04	
Harmony Master Plan	E-2	MP	343	RE-4	A	7/27/09	
Hoehne 3rd Filing	RMU	UR	31	RE-4	A	N/A	
Northlake	RMU	UR	815	RE-4	G	N/A	
Poudre Heights 3rd Filing	RMU	UR	226	RE-4	A	N/A	
Raindance River Master Plan	E-2	MP	223	RE-4	A	4/7/05	
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	
			Total	5,124			

* 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

¹ Zoning

E-2 = Estate Residential (Sewer)

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Platted Multi-Family Lots in the Town of Windsor as of 8/31/16

SUBDIVISIONS	Zoning ¹	Total Lots	Permits Issued		Lots Remaining	Permit Ready Lots	Lots Needing Further Approval	School District ²	Utility Service ³	Final Approval Date
			Total Issued	This Month						
Burlington Lot 15 (Hegwood) (1 fourplex and duplex)	RMU	6	4		2	2	0	RE-4	A	3/27/01
Grasslands Park (Apts & townhomes)	RMU	95	24		71	71	0	RE-4	A	7/22/02
Highland Meadows Golf Course 11th (Townhomes)	RMU	68	1		67	67	0	TR2J	C	6/8/15
Highland Meadows Golf Course 12th (Townhomes)	RMU	96			96	0	96	TR2J	C	10/26/15
Water Valley South (Lighthouse Pointe) (Townhomes)	RMU	222	64		158	158	0	RE-4	A	10/6/05
Water Valley South 7th Filing (Marina Plaza) (6 fourplexes)	RMU	24	0		24	0	24	RE-4	A	4/28/08
Water Valley South 8th Filing (Good Samaritan Resort Villas) (4 fourplexes)	RMU	16	0		16	0	16	RE-4	A	6/9/08
Water Valley South 11th Filing (Sorvino Falls)	RMU	50	0		50	0	50	RE-4	A	7/13/09
Westwood Village 6th	RMU	16	14	4	2	0	0	RE-4	A	7/13/15
Totals			107	4	486	298	186			

Town of Windsor Multi-Family Residential Projects Not Yet Platted as of 8/31/16*

SUBDIVISIONS	Zoning ¹	Status	Total Lots	School District ²	Utility Services ³	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
Jacoby Farm 2nd Filing Master Plan	RMU	MP	90	RE-4	A	N/A
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
Totals			3,056			

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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	\$5,845,394	0	0	\$0	0	\$0	1	\$1,300,000	0	\$0
FEBRUARY	59	\$15,489,468	3	8	\$2,199,454	0	\$0	2	\$586,578	0	\$0
MARCH	80	\$20,554,220	7	18	\$5,348,357	0	\$0	0	\$0	0	\$0
APRIL	46	\$14,976,676	0	0	\$0	0	\$0	0	\$0	3	\$359,162
MAY	55	\$13,716,395	1	4	\$799,974	0	\$0	1	\$2,049,345	0	\$0
JUNE	58	\$15,815,075	0	0	\$0	0	\$0	3	\$2,766,122	0	\$0
JULY	113	\$27,211,041	2	10	\$1,953,145	0	\$0	0	\$0	0	\$0
AUGUST	38	\$11,100,763	3	4	\$2,099,220	0	\$0	0	\$0	0	\$0
SEPTEMBER											
OCTOBER											
NOVEMBER											
DECEMBER											
TOTAL	467	\$124,709,032	16	44	\$12,400,150	0	\$0	7	\$6,702,045	3	\$359,162

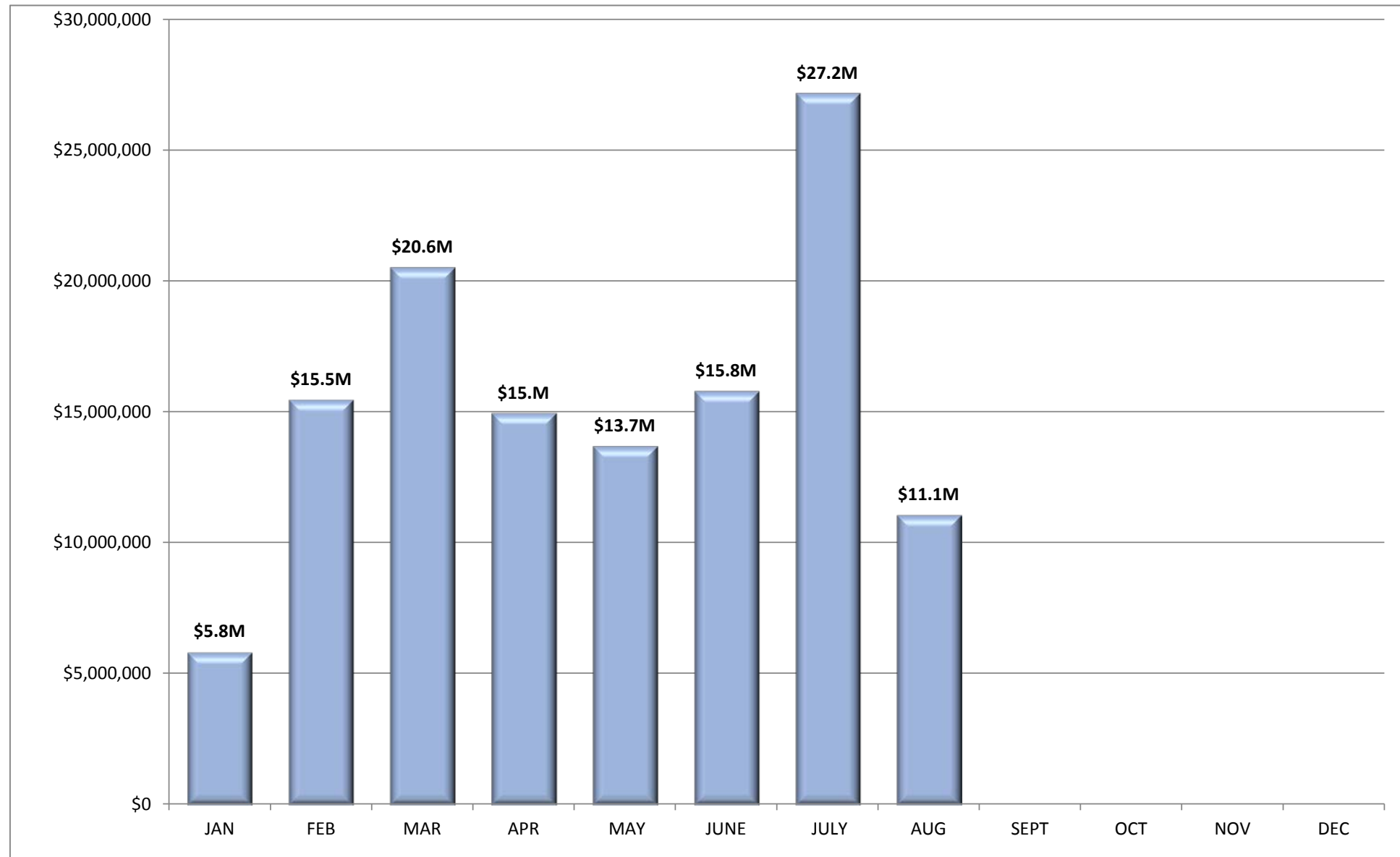
Feb 2160 Montauk Ln (2 units)
 343 14th St (3 units)
 311 14th St (3 units)
Mar 349 14th St - A & B (2 units)
 349 14th St - C & D (2 units)
 339 14th St - A & B (2 units)
 331 14th St - A & B (2 units)
 331 14th St - C & D (2 units)
 2167 Montauk Ln (6 units)
May 2165 Montauk Ln (4 units)
July 2163 Montauk Ln (6 units)
 6398 Pumpkin Ridge Rd (4 units)
Aug 315 14th St Units E, G, H, I

Jan Concrete Equipment Supply
Feb Silverline Services
 Agrifab
May Advanced Roofing
June Kraft Kurbing (2 buildings)
 Windsor Commons Self Storage
Apr Town park shelters



Single-Family Building Permits COST OF IMPROVEMENTS

As of August 31, 2016

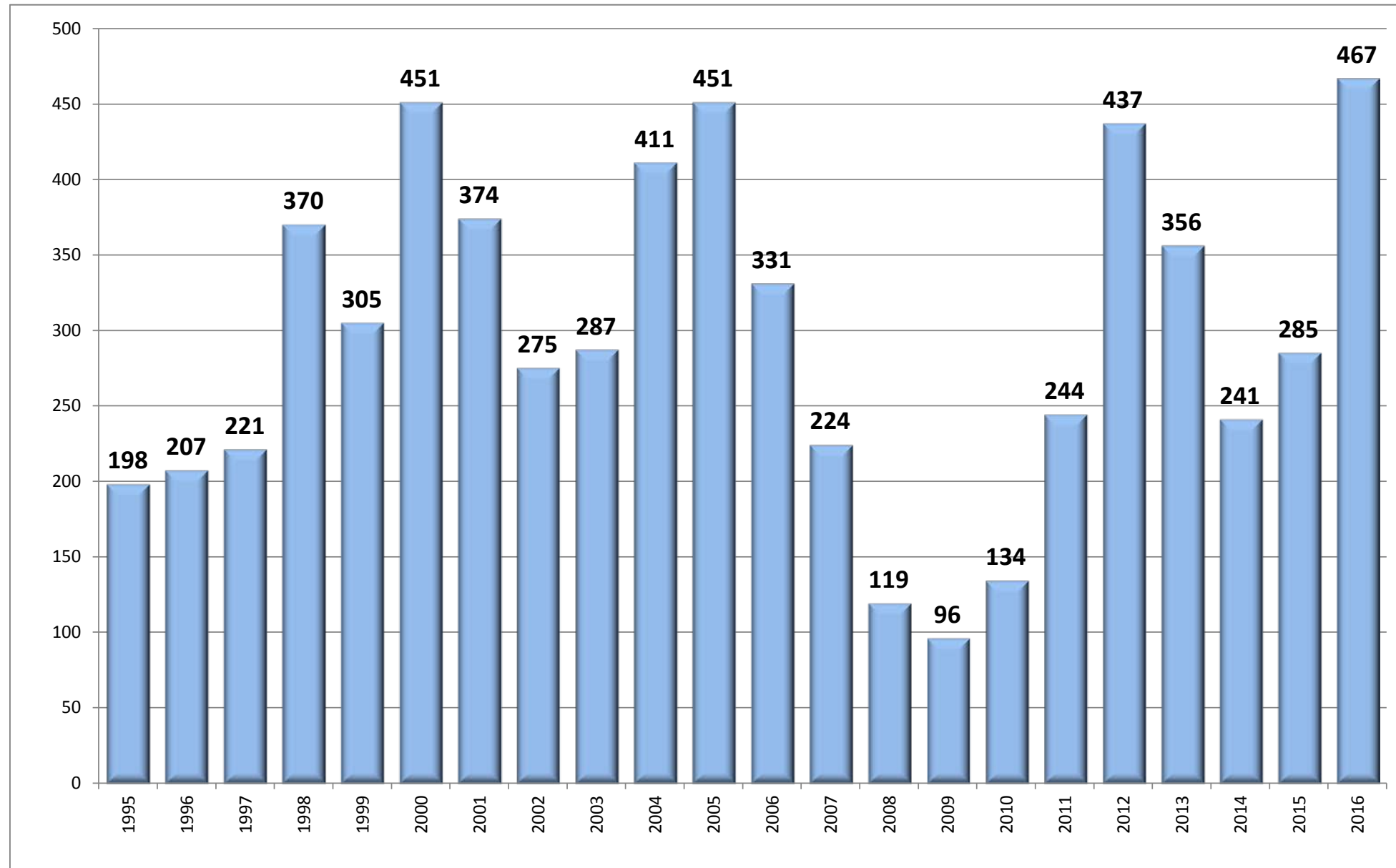


Town of Windsor Monthly Building Permits Data



Single-Family Building Permits BY YEAR

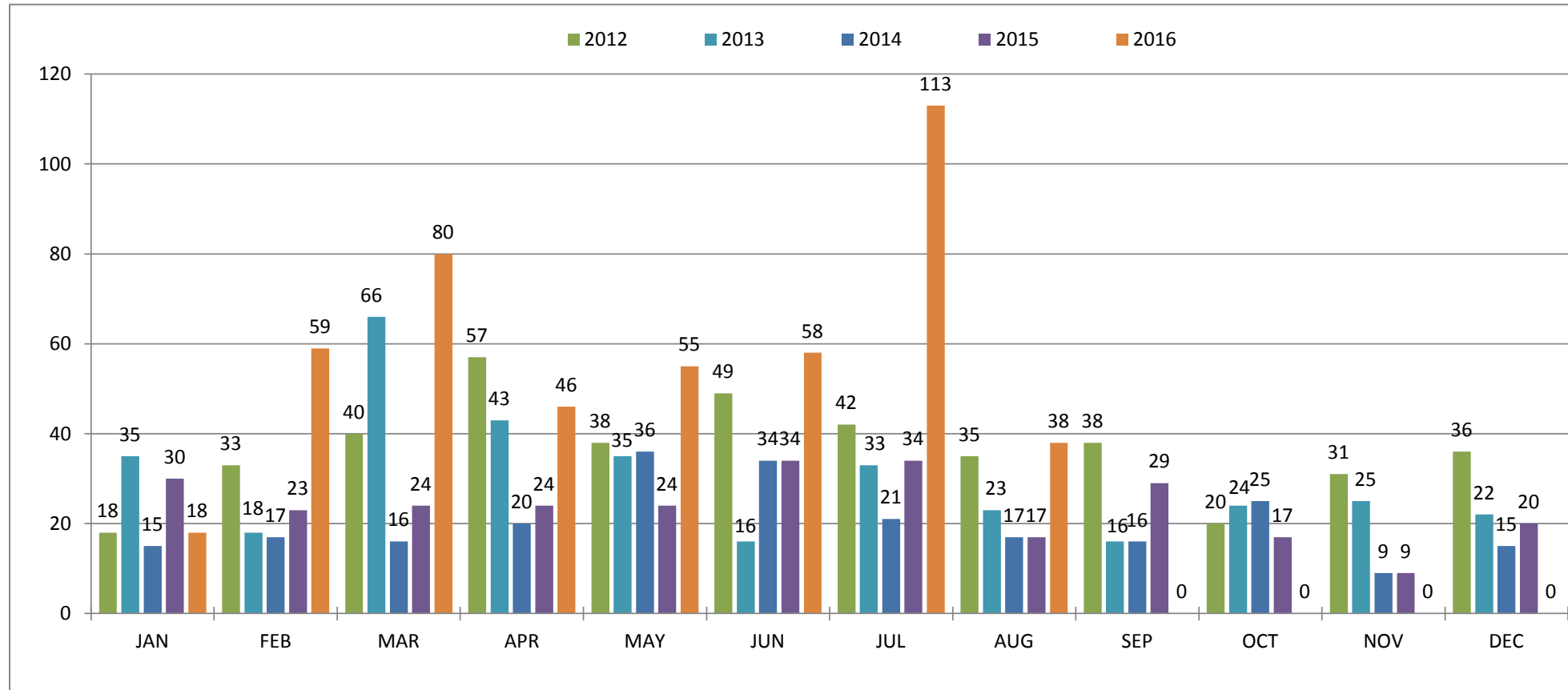
Current Year as of August 31, 2016



Town of Windsor Monthly Building Permits Data



Single-Family Building Permit Comparison



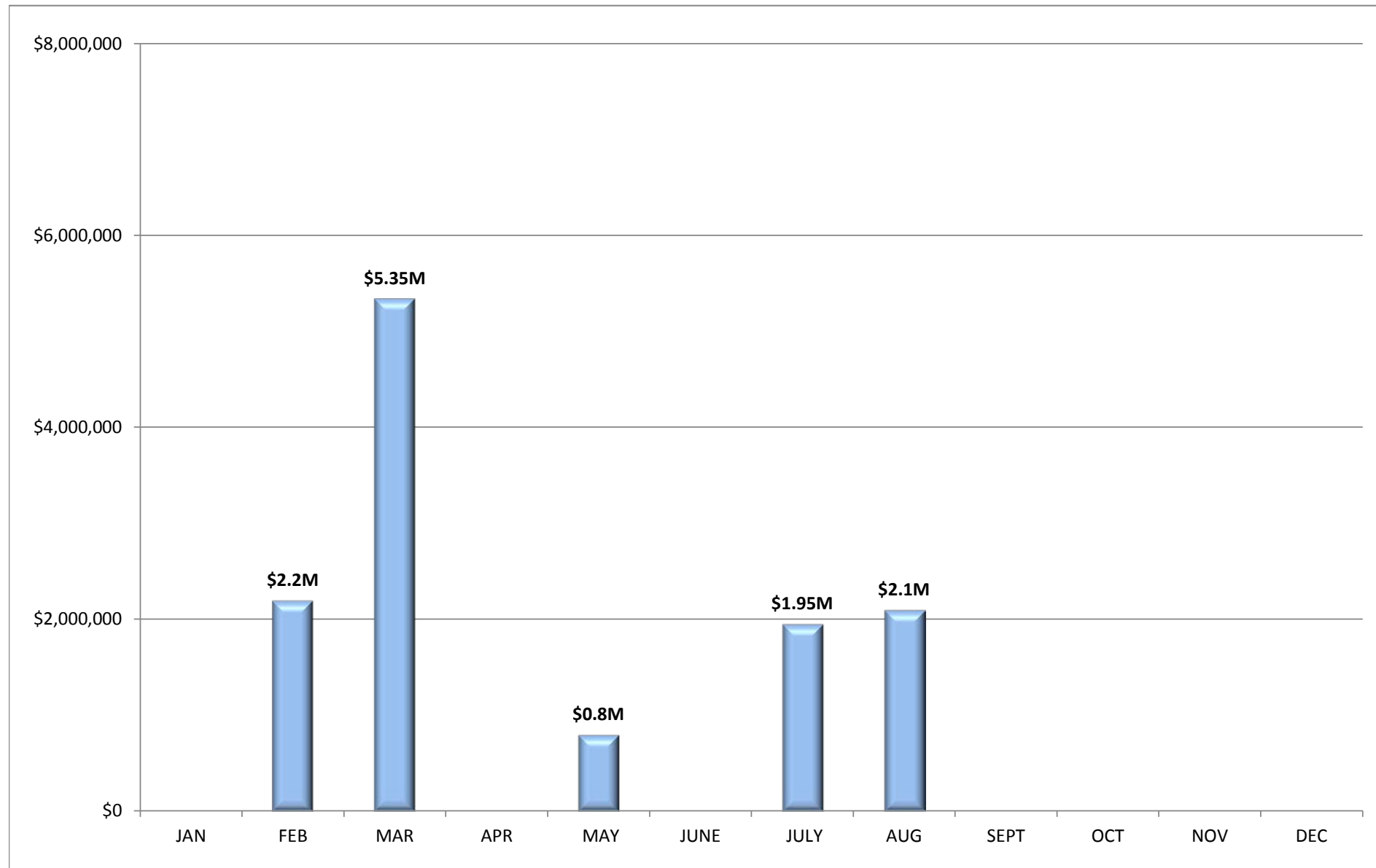
Year to Date - through August of each year			
Year	No. Issued	Change	% Change
2012	312	--	-
2013	269	-43	-14%
2014	176	-93	-35%
2015	210	34	19%
2016	468	258	123%

Town of Windsor Monthly Building Permits Data



Multi-Family Building Permits COST OF IMPROVEMENTS

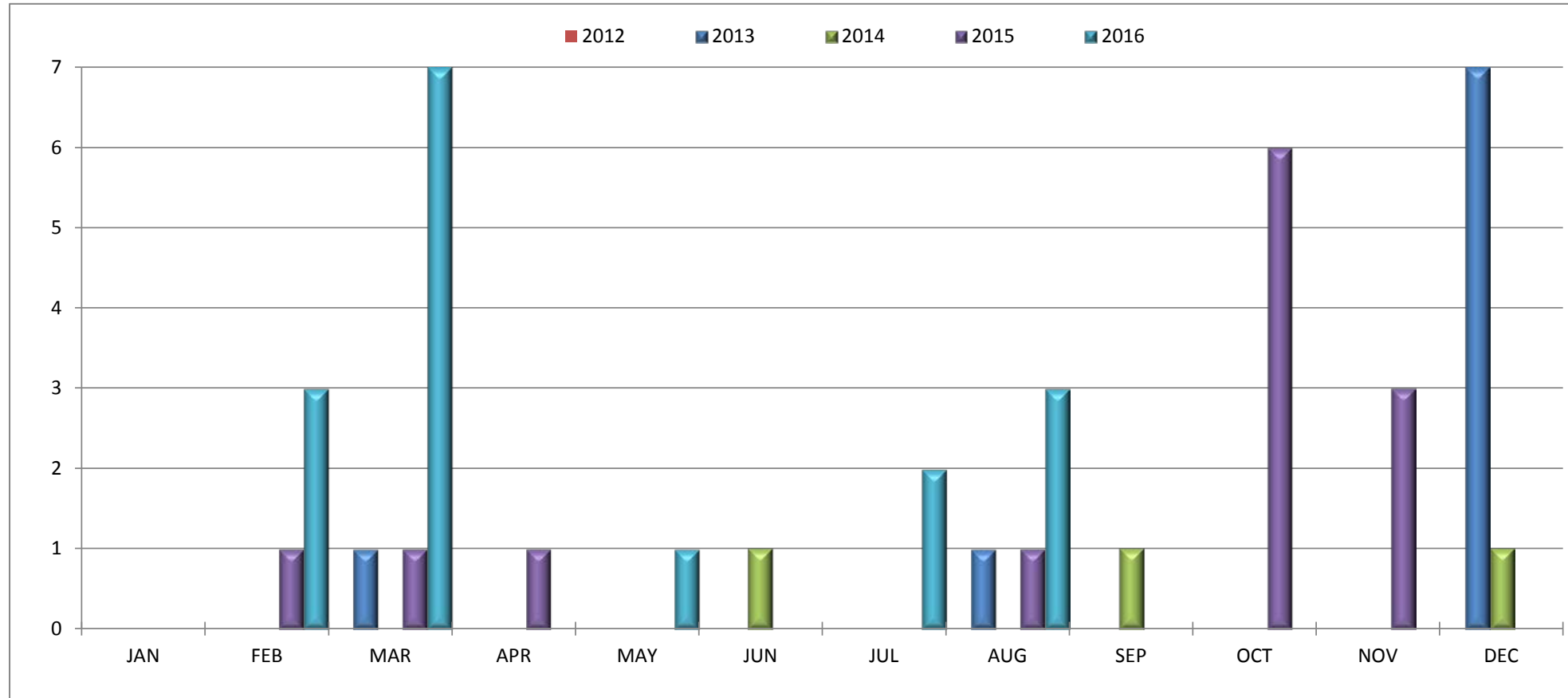
As of August 31, 2016



Town of Windsor Monthly Building Permits Data



Multi-Family Building Permit Comparison



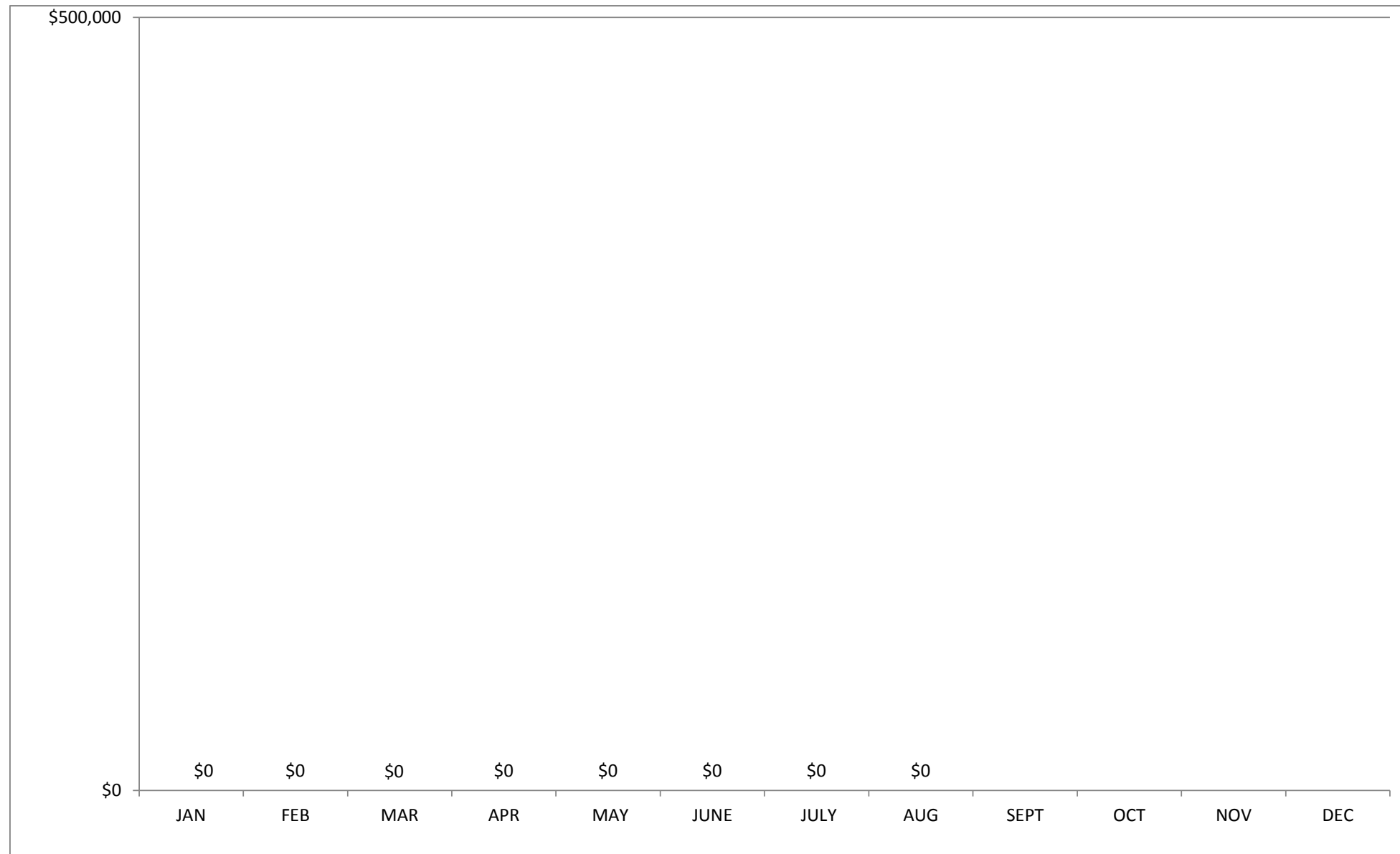
Year to Date - through August of each year			
Year	No. Issued	Change	% Change
2012	0	--	--
2013	2	2	--
2014	1	-1	--
2015	4	3	--
2016	16	12	300%

Town of Windsor Monthly Building Permits Data



Commercial Building Permits COST OF IMPROVEMENTS

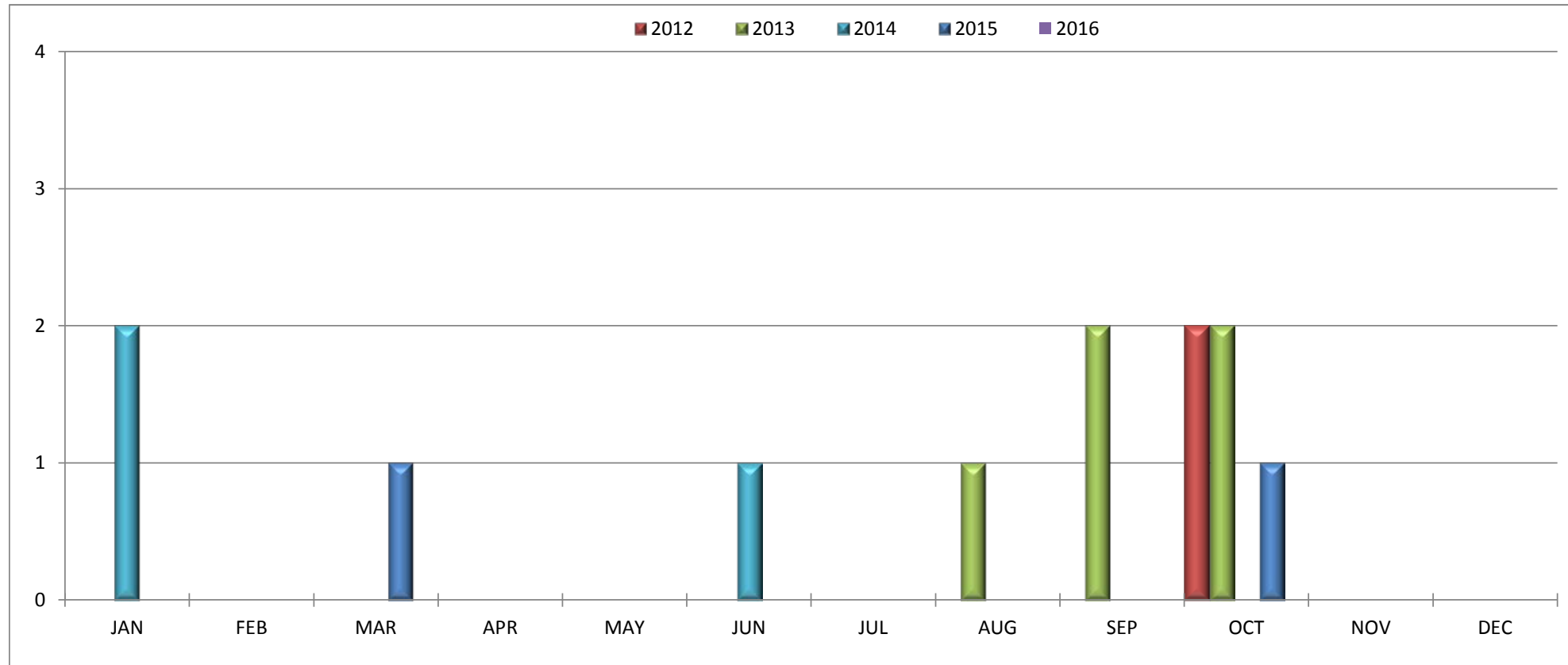
As of August 31, 2016



Town of Windsor Monthly Building Permits Data



Commercial Building Permit Comparison



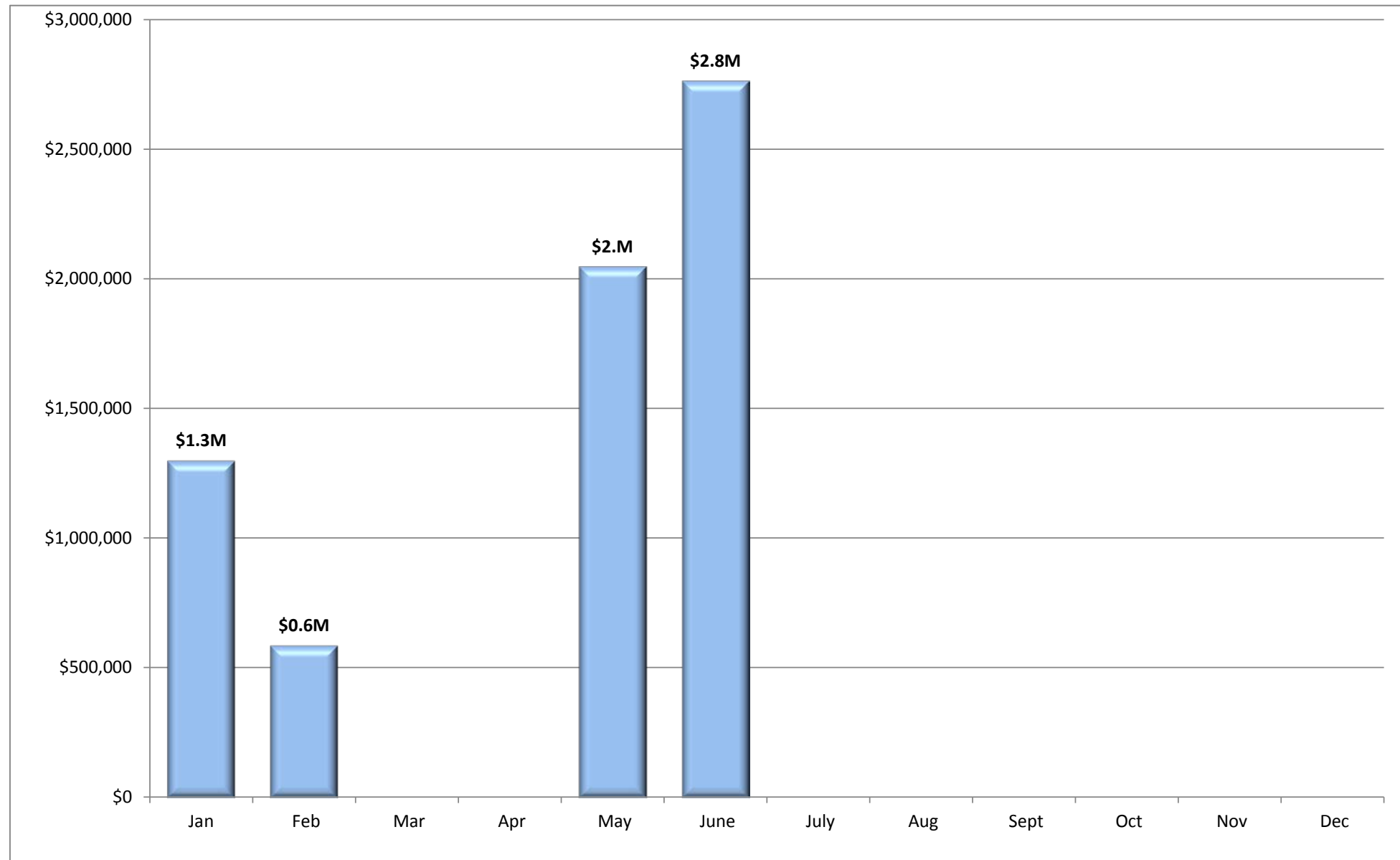
Year to Date - through August of each year			
Year	No. Issued	Change	% Change
2012	0	--	--
2013	1	1	--
2014	3	2	--
2015	1	-2	-67%
2016	0	-1	-100%

Town of Windsor Monthly Building Permits Data



Industrial Building Permits COST OF IMPROVEMENTS

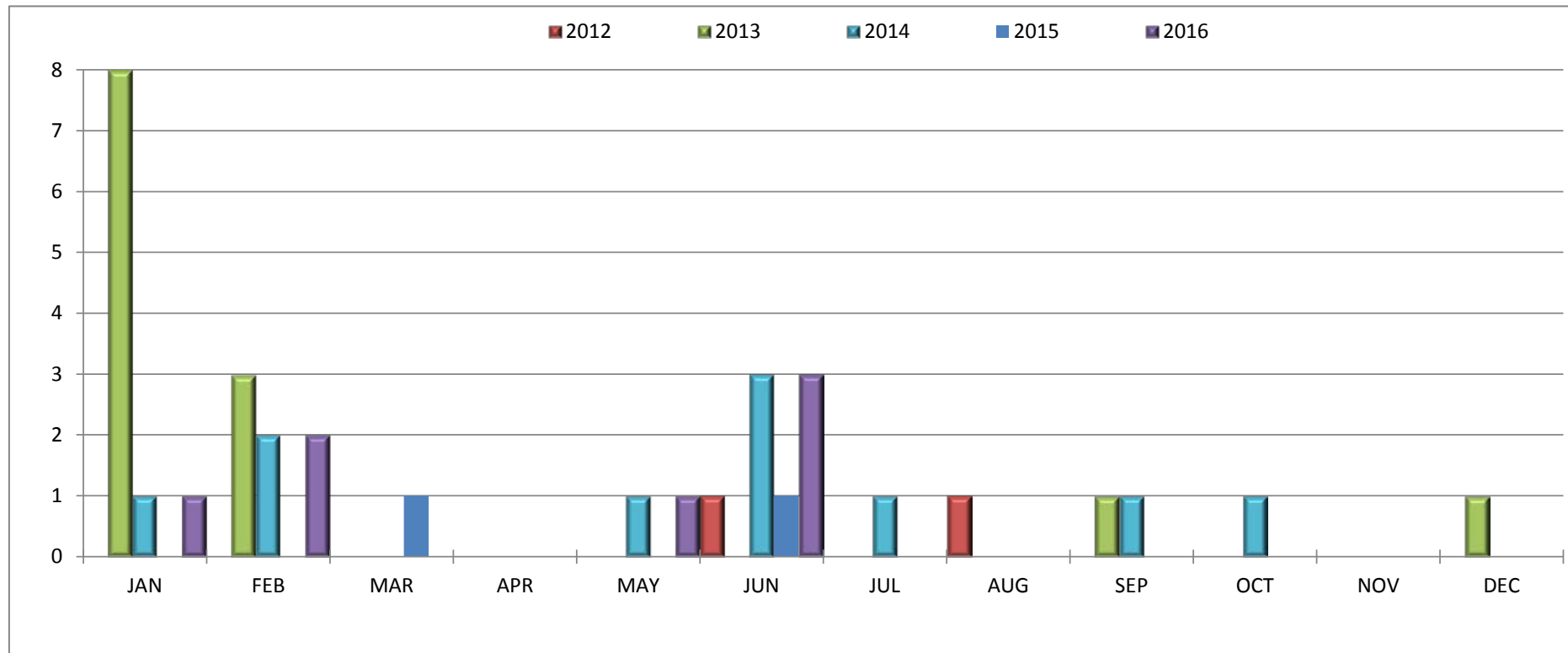
As of August 31, 2016



Town of Windsor Monthly Building Permits Data



Industrial Building Permit Comparison



Year to Date - through August of each year			
Year	No. Issued	Change	% Change
2012	2	--	--
2013	11	9	--
2014	8	-3	-27%
2015	2	-6	-75%
2016	7	5	250%

Town of Windsor Monthly Building Permits Data