



## Town of Windsor Building Permit Report - Updated Through March, 2017

	Single Family - Pg. 2		Multi-Family - Pg. 5			Commercial - Pg. 7		Industrial - Pg. 7		Other*	
	# of permits	Cost of improvements	# of permits	# of units	Cost of improvements	# of permits	Cost of improvements	# of permits	Cost of improvements	# of Permits	Cost of improvements
January	32	\$8,071,034	1	4	\$799,974	1	\$375,000	0	--	72	\$2,450,557
February	56	\$15,193,667	1	4	\$803,228	1	\$6,190,270	0	--	94	\$7,360,483
March	74	\$19,612,178	2	10	\$1,953,145	1	\$292,100	1	\$1,050,000	124	\$2,123,085
April											
May											
June											
July											
August											
September											
October											
November											
December											
<b>Total</b>	<b>162</b>	<b>\$42,876,879</b>	<b>4</b>	<b>18</b>	<b>\$3,556,347</b>	<b>3</b>	<b>\$6,857,370</b>	<b>1</b>	<b>\$1,050,000</b>	<b>290</b>	<b>\$11,934,125</b>

\*Other includes residential/commercial additions, remodels, or tenant finishes; electrical permits; uninhabitable structures; and similar permits



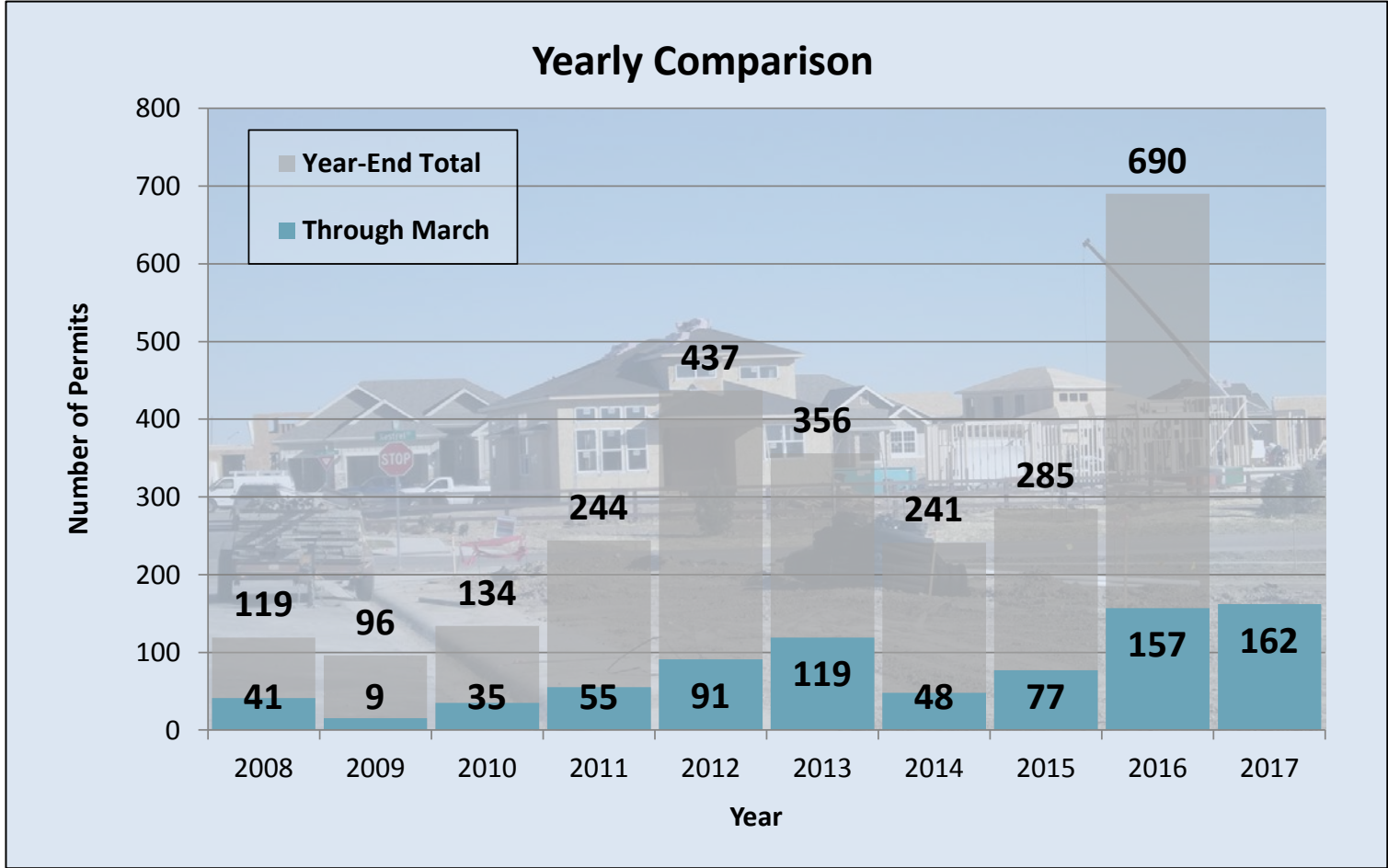
Town of Windsor Monthly Building Permits Data



## Single-Family Building Permit Overview

March Summary	
Permits Issued:	74
Total Valuation:	\$19,612,178
Permit Ready Lots:	960
Lots Requiring Further Review:	781

Permits Issued By Subdivision (Top 5)	
16	The Ridge at Harmony Road
13	Winter Farm 3rd Filing
12	Windshire Park 3rd Filing Phase 1-2
11	Jacoby Farm 2nd Filing
11	Water Valley South (Single-family)



Town of Windsor Monthly Building Permits Data



## Platted Single-Family Lots in the Town of Windsor as of 3/31/17

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						
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	297	287	2	10	10	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	73		1	1	0	RE-4	A	5/11/05
Highland Meadows Golf Course (Phases 1a, 2, 3, 4, 5, & 11) (north side)	E-2	405	382	1	23	23	0	PSD	C	3/10/03
Highland Meadows Golf Course (Phases 4, 6, 9 and 11) (south side)	E-2	179	155	2	24	24	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	363	1	14	14	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	150	11	4	4	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	162	1	2	2	0	RE-4	A	8/12/03
Ranch at Highland Meadows (Steeplechase)	E-1	243	228		15	15	0	TR2J	D	10/25/99
RidgeWest	PUD	115	114		1	1	0	PSD	A	8/29/97
South Hill Subdivision 1st Filing	RMU	34	0		34	34	0	RE-4	A	4/28/08
South Hill Subdivision 2nd Filing	RMU	210	90	4	120	120	0	RE-4	A	5/9/16
The Ridge at Harmony Road	RMU	419	28	16	391	391	0	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	40		8	8	0	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 Hillside	RMU	41	37		4	4	0	RE-4	A	1/7/05
Water Valley South (Single-family)	RMU	669	621	11	48	48	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	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 Filing Phase 1-2	RMU	72	42	12	30	30	0	RE-4	A	11/26/12
Windshire Park 3rd Filing Phase 3-5	RMU	220	0		220	0	220	RE-4	A	11/26/12
Winter Farm 3rd Filing	SF-1	241	130	13	111	111	0	RE-4	A	3/13/15
<b>Totals</b>		<b>5,392</b>	<b>3,651</b>	<b>74</b>	<b>1,741</b>	<b>960</b>	<b>781</b>			

\* Duplexes are defined as attached single-family

### <sup>1</sup> Zoning

E-1 = Estate Residential (Septic)

E-2 = Estate Residential (Sewer)

SF-1 = Single Family Residential

RMU = Residential Mixed Use

Total issued within each School District		YTD
RE-4 Weld	68	149
PSD Larimer	1	2
TR2J Larimer	5	9

### <sup>2</sup> School District

RE-4 = Weld County RE-4

PSD = Larimer Poudre School Dist

TR2J = Larimer County Thompson R2J

Total Lots By County	
Weld	3,576
Larimer	1,816

Permit Ready Lots By County	
Weld	776
Larimer	184

### <sup>3</sup> 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



## Town of Windsor Single-Family Residential Projects Not Yet Platted as of 3/31/17\*

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	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	
Poudre Heights 3rd Filing	RMU	UR	226	RE-4	A	N/A	
Raindance Master Plan	RMU	MP	2,792	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	
			<b>Total</b>	<b>7,835</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.

IA= Inactive - Projects not actively under review

\*\* 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

<sup>2</sup> School District

RE-4 = Weld County RE-4

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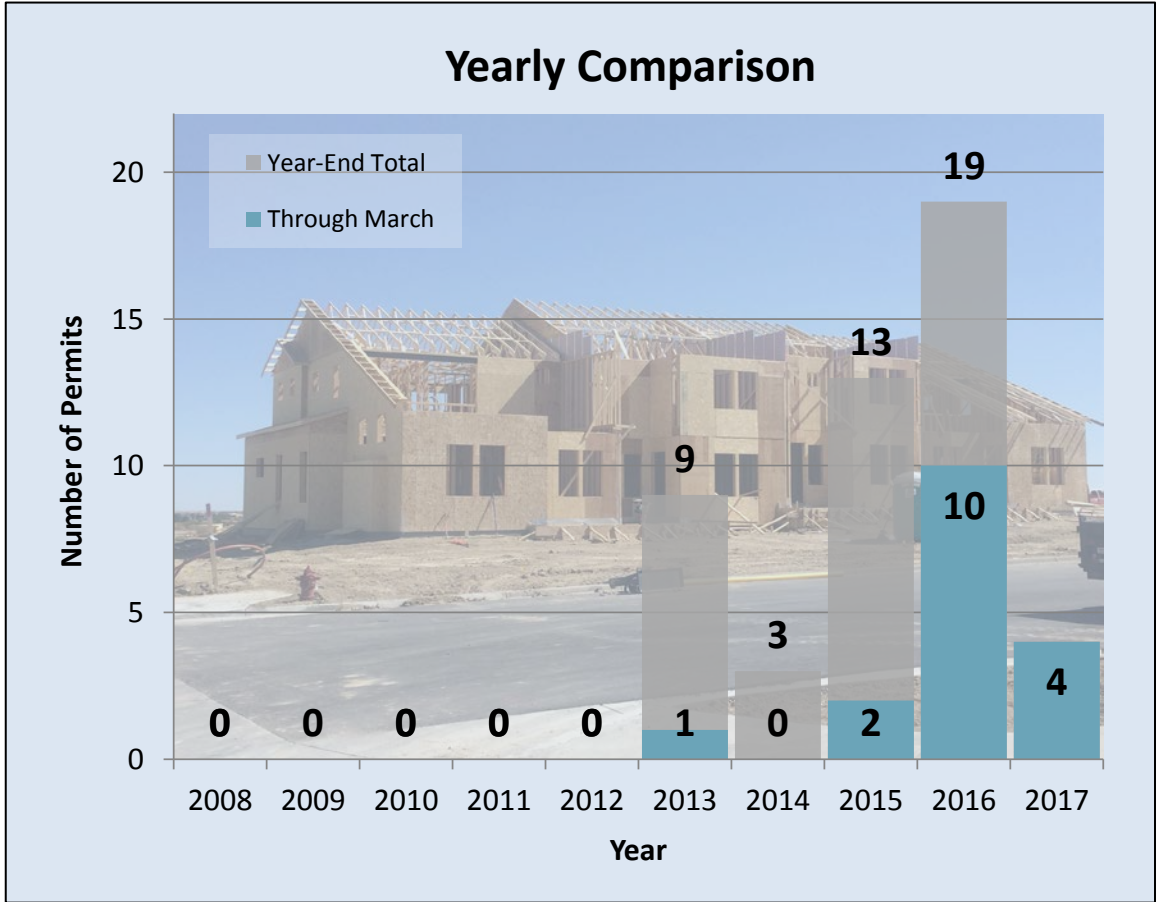
H - North Weld Water & Box Elder Sewer

## Multi-Family Building Permit Overview



March Summary	
Permits Issued:	2
Number of Units	10
Total Valuation:	\$1,953,145
Permit Ready Lots:	299
Lots Requiring Further Review:	170

Permits Issued By Project			
	Subdivision	# of units	Address
<b>January</b>	Lighthouse Point	4	2162 Montauk Ln
<b>February</b>	Highland Meadows GC 11th	4	6378 Pumpking Ridge Dr
<b>March</b>	Highland Meadows GC 11th	4	6362 Pumpkin Ridge Dr
	Lighthouse Point	6	2156 Montauk Ln



Town of Windsor Monthly Building Permits Data



**Platted Multi-Family Lots in the Town of Windsor as of 3/31/17**

SUBDIVISIONS	Zoning <sup>1</sup>	Total Lots	Permits Issued		Lots Remaining	Permit Ready Lots	Lots Needing Further Approval	School District <sup>2</sup>	Utility Service <sup>3</sup>	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	16	4	52	52	0	TR2J	C	6/8/15
Highland Meadows Golf Course 12th (Townhomes)	RMU	96	0		96	0	96	TR2J	C	10/26/15
Water Valley South (Lighthouse Pointe) (Townhomes)	RMU	222	74	6	148	148	0	RE-4	A	10/6/05
Water Valley South 7th Filing (Marina Plaza) (6 fourplexes)	RMU	24	0		24	24	24	RE-4	A	4/28/08
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		2	2	0	RE-4	A	7/13/15
<b>Totals</b>			<b>132</b>	<b>10</b>	<b>445</b>	<b>299</b>	<b>170</b>			

**Town of Windsor Multi-Family Residential Projects Not Yet Platted as of 3/31/17\***

SUBDIVISIONS	Zoning <sup>1</sup>	Status	Total Lots	School District <sup>2</sup>	Utility Services <sup>3</sup>	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
			<b>3,056</b>			

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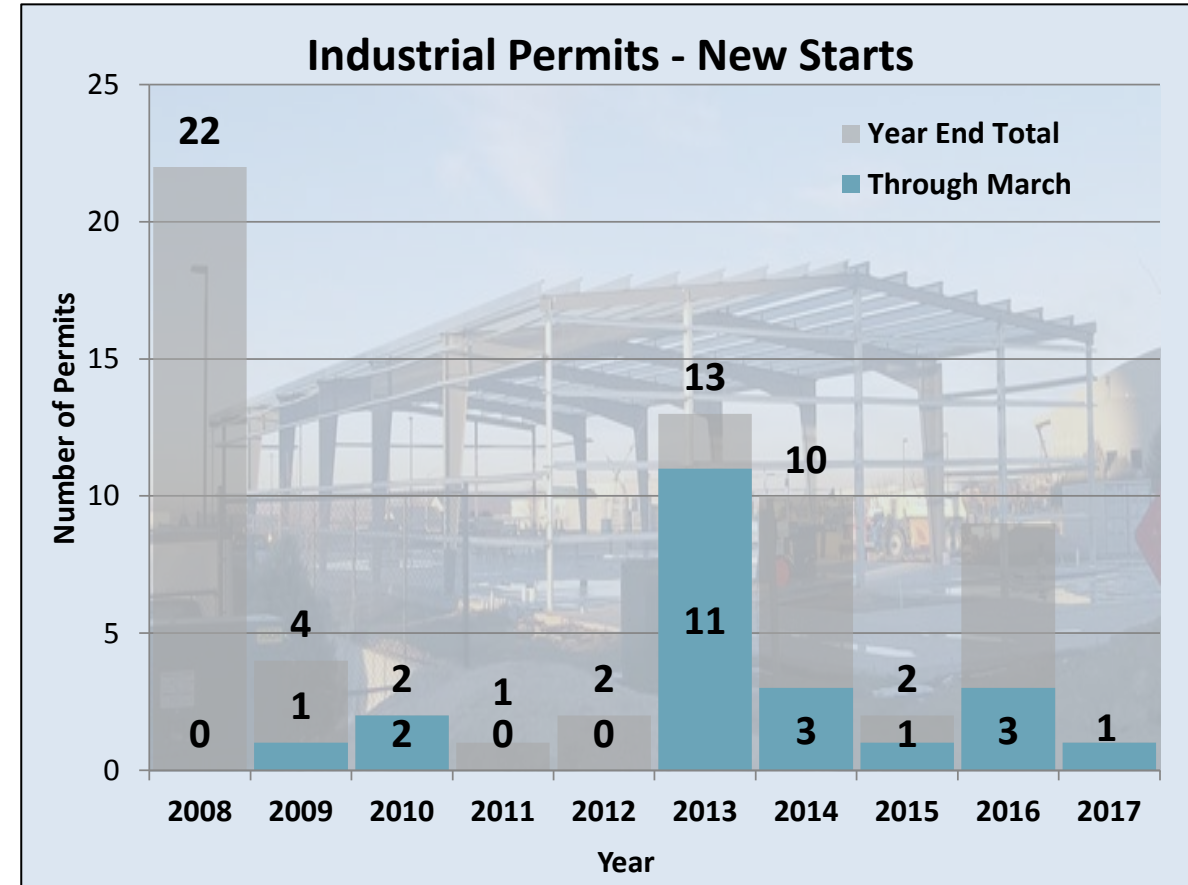
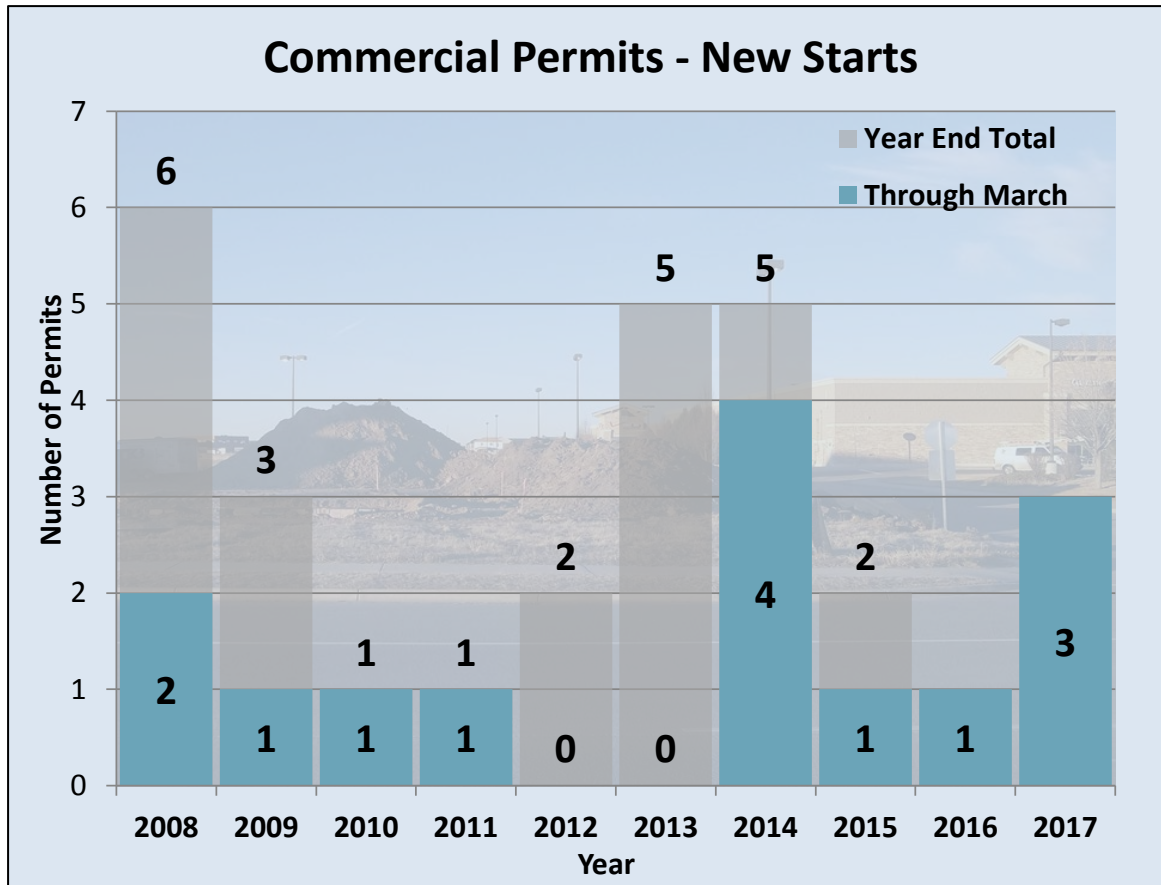
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## Commercial/Industrial Building Permit Overview



### Commercial Permits Issued by Month

Month	Project Name	Address	Description
January	Starbucks	1570 Main St	New 2,206 square foot building
February	Windsor Mill	301 Main St	Renovation & restoration of mill
March	Christian Bros. A	1635 Main St	New 4,886 square foot building

### Industrial Permits Issued by Month

Month	Project Name	Address	Description
March	Windsor Tech Flex	698 Technology Cir	11,400 square foot office/warehouse