



Town of Windsor Building Permit Report - Updated Through April, 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	46	\$12,455,805	0	0	--	0	--	0	--	106	\$2,885,059
May											
June											
July											
August											
September											
October											
November											
December											
Total	208	\$55,332,684	4	18	\$3,556,347	3	\$6,857,370	1	\$1,050,000	396	\$14,819,184

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



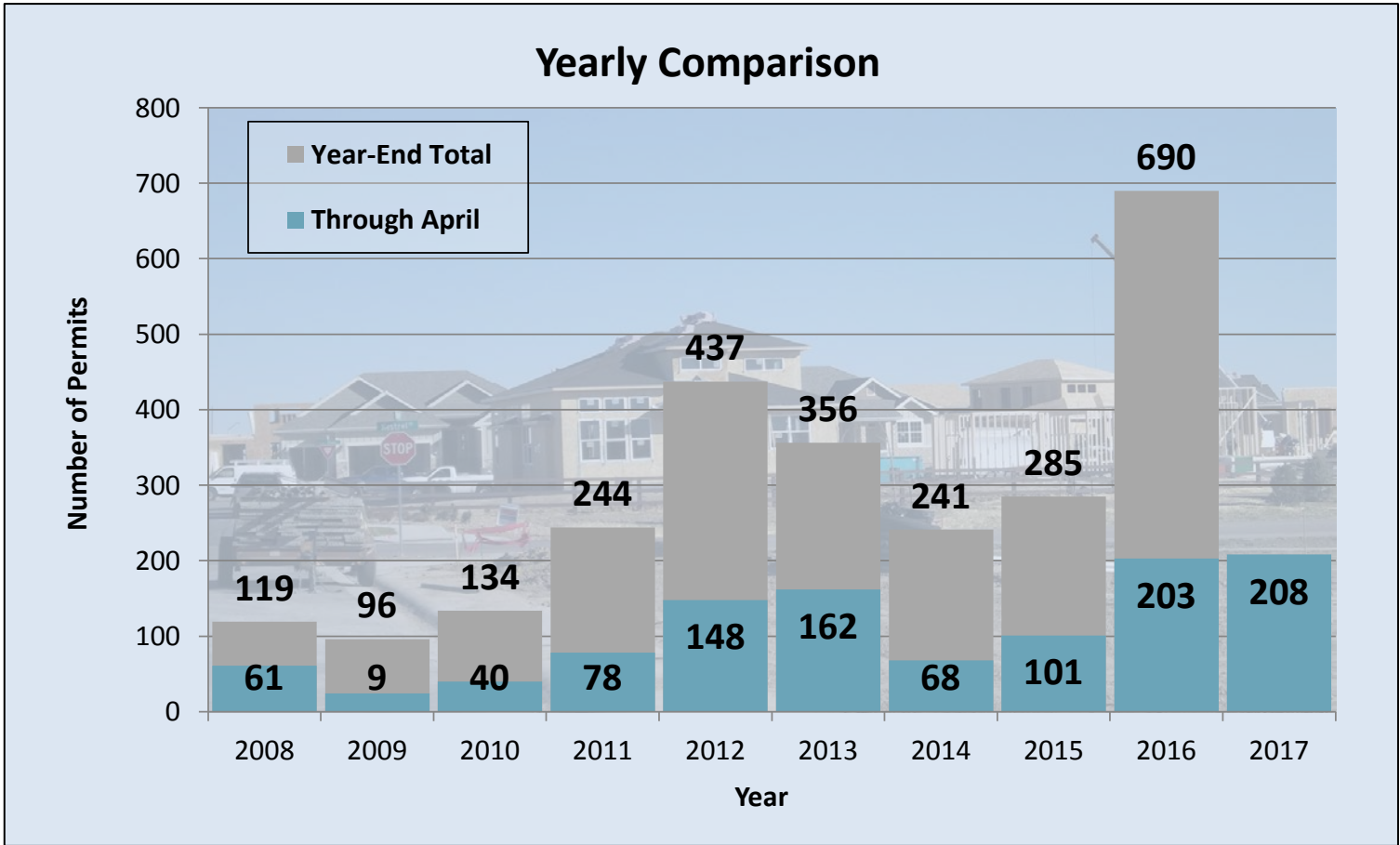
Town of Windsor Monthly Building Permits Data



Single-Family Building Permit Overview

April Summary	
Permits Issued:	46
Total Valuation:	\$12,455,805
Permit Ready Lots:	909
Lots Requiring Further Review:	781

Permits Issued By Subdivision (Top 5)	
9	South Hill Subdivision 2nd Filing
9	Windshire Park 3rd Filing Phase 1-2
7	Winter Farm 3rd Filing
6	Highland Meadows Golf Course (Phases 4, 6, 9 and 11) (south side)
6	The Ridge at Harmony Road



Town of Windsor Monthly Building Permits Data



Platted Single-Family Lots in the Town of Windsor as of 4/30/17

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	297	287		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		23	23	0	PSD	C	3/10/03
Highland Meadows Golf Course (Phases 4, 6, 9 and 11) (south side)	E-2	179	161	6	18	18	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	364	1	13	13	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	151	1	3	3	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		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	106	9	104	104	0	RE-4	A	5/9/16
The Ridge at Harmony Road	RMU	419	34	6	385	385	0	RE-4	H	4/25/16
Town of Windsor Subdivision	SF-1			1						
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	626	6	43	43	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	51	9	21	21	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	137	7	104	104	0	RE-4	A	3/13/15
Totals		5,392	3,702	46	1,690	909	781			

* Duplexes are defined as attached single-family

¹ 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	39	188
PSD Larimer		2
TR2J Larimer	7	16

² 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	741
Larimer	168

³ Utility Services Index

- | | |
|---|---|
| A - Town of Windsor Water & Town of Windsor Sewer | E - Ft. Collins/Loveland Water District & Town of Windsor Sewer |
| B - Town of Windsor Water & Septic System | F - North Weld Water District & Septic System |
| C - Ft. Collins/Loveland Water Dist. & South Ft. Collins Sanitation Dist. | G - North Weld Water District & Town of Windsor Sewer |
| D - Ft. Collins/Loveland Water District & Septic System | H - North Weld Water & Box Elder Sewer |



Town of Windsor Single-Family Residential Projects Not Yet Platted as of 4/30/17*							
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	
			Total	7,835			

* 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

¹ Zoning

E-2 = Estate Residential (Sewer)

SF-1 = Single Family Residential

RMU = Residential Mixed Use

² School District

RE-4 = Weld County RE-4

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TR2J = Larimer County Thompson R2J

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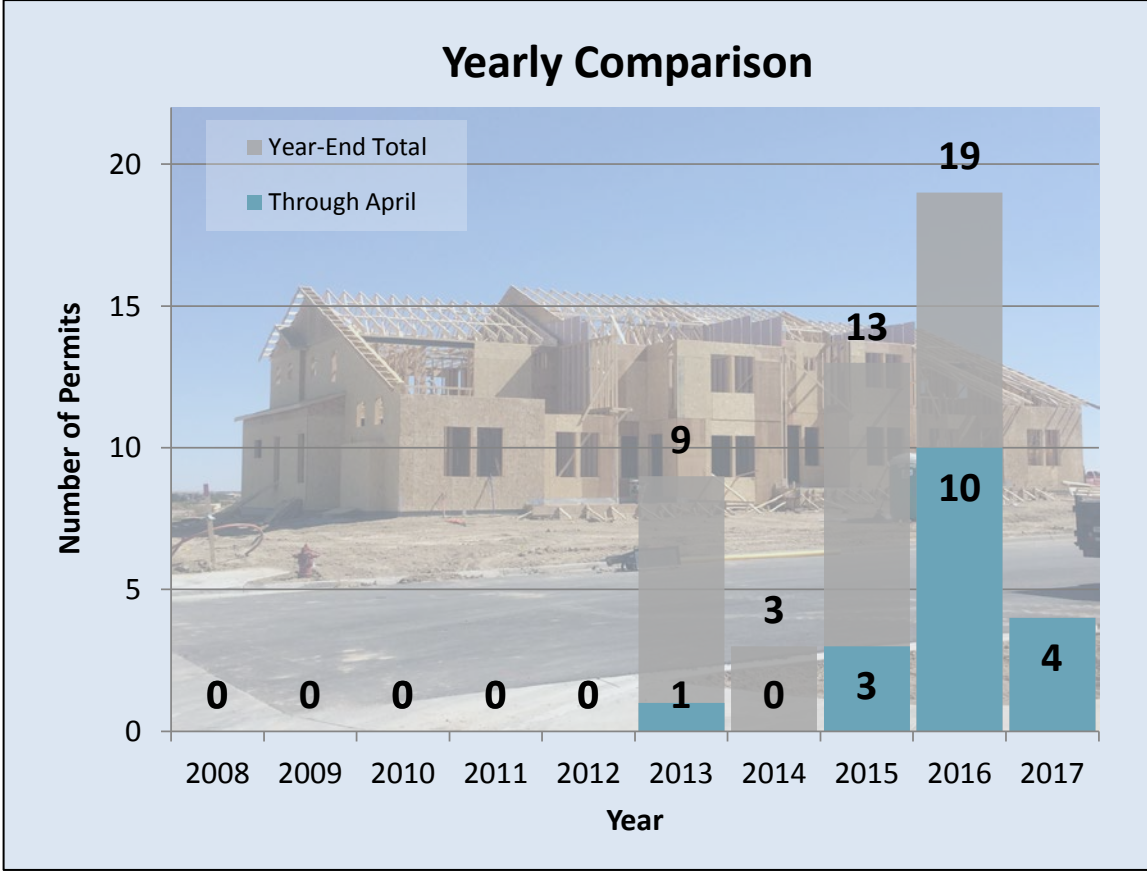


Multi-Family Building Permit Overview



April Summary	
Permits Issued:	0
Number of Units	0
Total Valuation:	\$0
Permit Ready Lots:	229
Lots Requiring Further Review:	212

Permits Issued By Project			
	Subdivision	# of units	Address
January	Lighthouse Point	4	2162 Montauk Ln
February	Highland Meadows GC 11th	4	6378 Pumpking Ridge Dr
March	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 4/30/17

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	16		52	52	0	TR2J	C	6/8/15
Highland Meadows Golf Course 12th (Condos)	RMU	96	0		96	0	96	TR2J	C	10/26/15
South Hill 4th (sixplexes)	MF-1	42	0		42	0	42	RE-4	A	4/10/17
Water Valley South (Lighthouse Pointe) (Townhomes)	RMU	152	74		78	78	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
Totals			132	0	417	229	212			

Town of Windsor Multi-Family Residential Projects Not Yet Platted as of 4/30/17*

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
South Hill 5th (Apartments)	MF-1	UR	154	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
			3,210			

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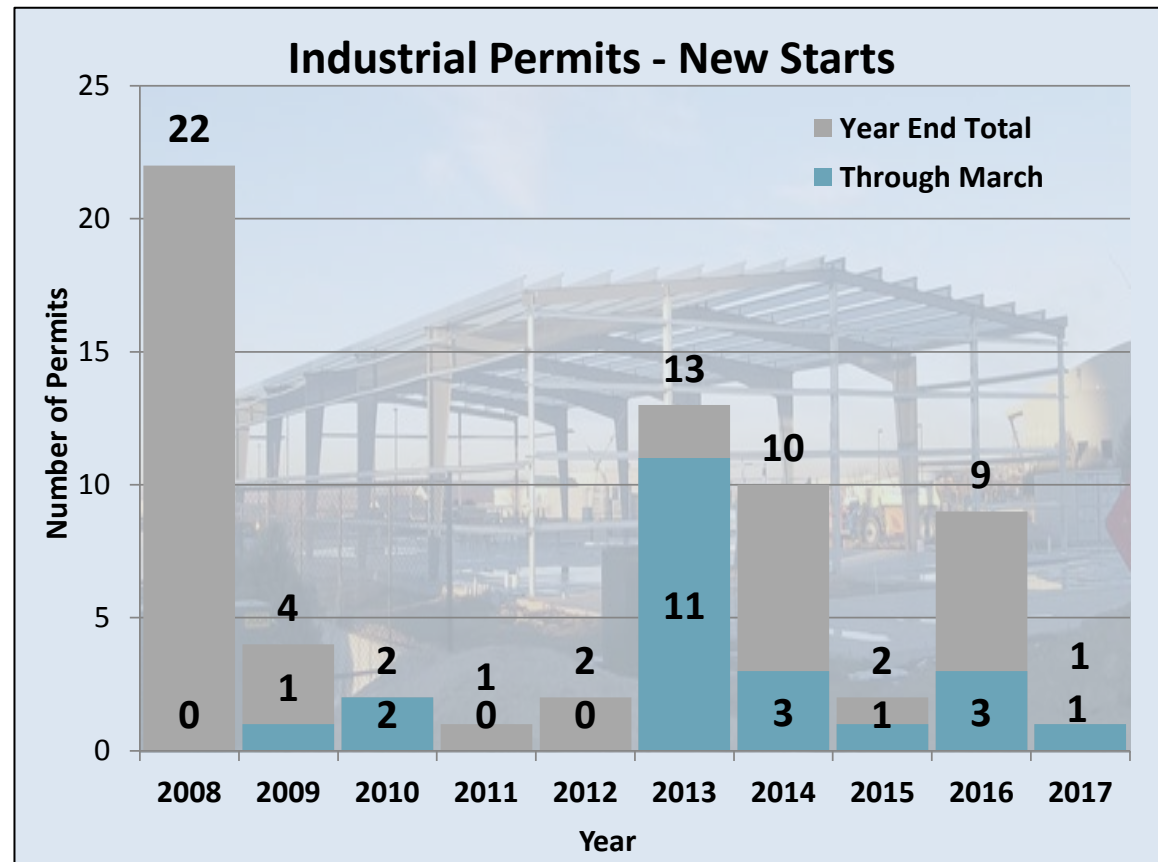
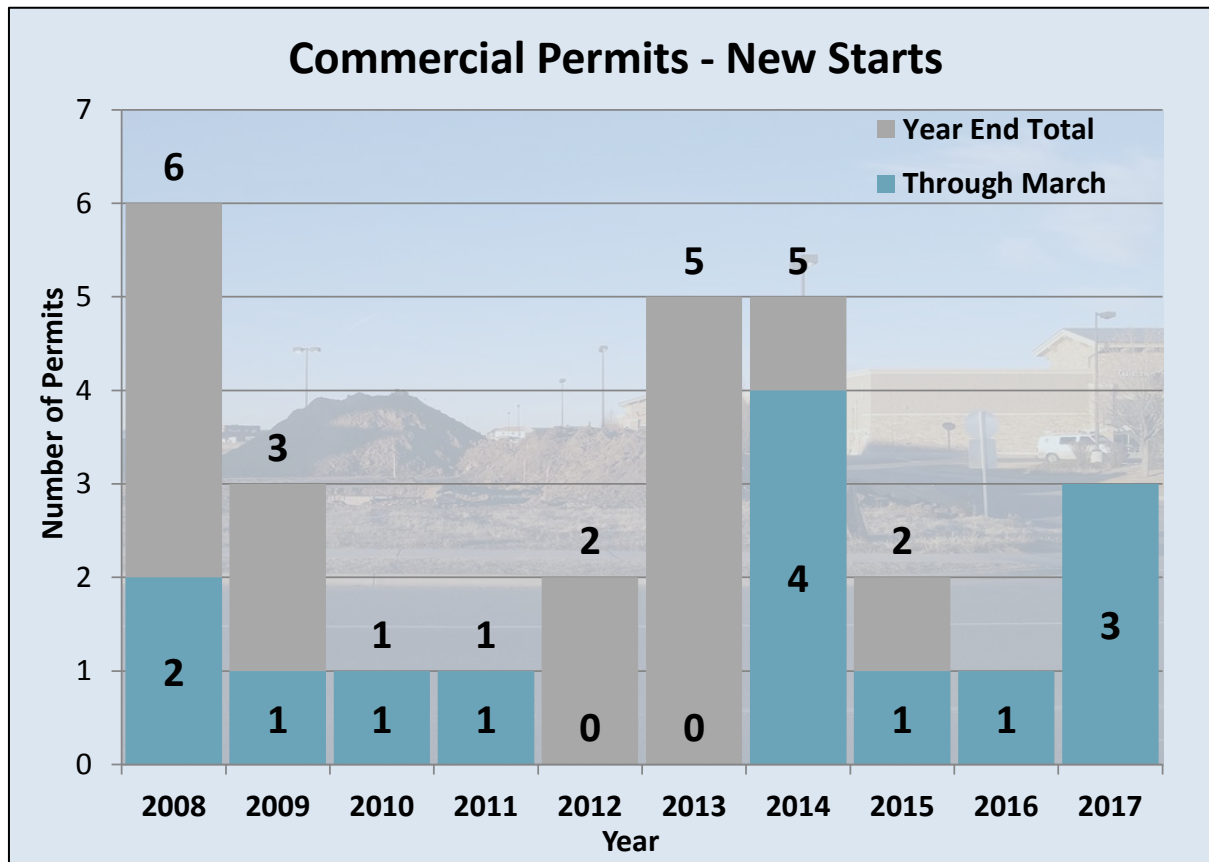
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Commercial/Industrial Building Permit Overview



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. Auto.	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