



## Town of Windsor Active Single-Family Residential Projects as of 12/31/10

SUBDIVISIONS	Zoning <sup>1</sup>	Status <sup>2</sup>	Total Lots	Permits Issued		Lots Remaining	Permit Ready Lots	School District <sup>3</sup>	Utility Services <sup>4</sup>	Final Approval Date
				Total Issued	This Month					
Alexander Estates	E-1	P	23	21		2	2	RE-4	F	5/8/95
Bison Ridge	RMU	P	111	97		14	14	PSD	E	2/11/02
Brunner Farm (New Windsor)	RMU	P	298	277		21	21	RE-4	A	12/18/96
Eastbrook	RMU	UR	176	0		176	0	RE-4	A	N/A
Eastbrook (Duplexes)* Master Plan	RMU	MP	30	0		30	0	RE-4	A	8/4/04
Estates at Harmony Ridge	RMU	MP	162	0		162	0	RE-4	G	N/A
Fossil Creek Meadows Master Plan	RMU	MP	274	0		274	0	PSD	C	1/19/06
Fossil Ridge (Phases 1, 2, 3, 4 & 5) (Belmont Ridge)	E-2	P	290	84		206	206	TR2J	C	7/12/04
Grasslands Park	RMU	P	113	111		2	2	RE-4	A	6/26/00
Great Western Master Plan	RMU	MP	1,586	0		1,586	0	RE-4	A	11/13/06
Greenspire (excludes phase 1)	RMU	P	508	2	1	506	0	RE-4	A	5/11/05
Greenspire (Phase 1)	RMU	P	74	16		58	58	RE-4	A	5/11/05
Greenspire (Duplexes)*	RMU	MP	46	0		46	0	RE-4	A	4/15/04
Greenwald Farm	SF-1	UR	367	0		367	0	RE-4	A	N/A
Harmony Master Plan (1st, 2nd and 3rd)	E-2	MP	343	0		343	0	RE-4	A	7/27/09
Harmony Ridge	RMU	UR	510	0		510	0	RE-4	G	N/A
Highland Meadows 3rd Filing	RMU	P	181	180		1	1	PSD	C	3/27/00
Highland Meadows 4th Filing	RMU	P	237	211		26	26	PSD	C	5/13/02
Highland Meadows 5th Filing	RMU	P	19	18		1	1	PSD	C	5/13/02
Highland Meadows 6th Filing (Patio homes)	RMU	P	35	31		4	4	PSD	C	3/10/03
Highland Meadows Golf Course (Phases 1a, 2, 3, 4, 5, & 11) (north side)	E-2	P	375	292	5	83	83	PSD	C	3/10/03
Highland Meadows Golf Course (Phases 4, 6 and 11) (south side)	E-2	P	106	10	2	96	96	TR2J	C	3/10/03
Highland Meadows Golf Course (Phases 7) (north side)	E-2	P	30	0		30	0	PSD	C	3/10/03
Highland Meadows Golf Course (Phases 7) (south side)	E-2	P	9	0		9	0	TR2J	C	3/10/03
Highland Meadows Golf Course (Phases 8, 9, & 10) (south side)	E-2	P	141	0		141	0	TR2J	C	3/10/03
Highpointe (Phases 1, 2, 3, & 4)	E-2	P	377	68		309	309	TR2J	C	10/24/05
Hilltop Estates (Pelican Hills)	E-1	P	88	71		17	17	RE-4	B	4/26/99
Hoehne 3rd Filing	RMU	UR	31	0		31	0	RE-4	A	N/A
Jacoby Farm 2nd Filing	RMU	P	196	0		196	0	RE-4	A	4/14/03
North Shores Estates	E-1	P	45	43		2	2	RE-4	B	9/26/94
Northlake	RMU	UR	815	0		815	0	RE-4	G	N/A
Poudre Heights 2nd Filing (A River Place)	SF-1	P	164	128		36	36	RE-4	A	N/A
Poudre Heights 3rd Filing (SF & patio homes)	RMU	UR	226	0		226	0	RE-4	A	N/A
Raindance River Master Plan	E-2	MP	223	0		223	0	RE-4	A	4/7/05
Ranch at Highland Meadows (Steeplechase)	E-1	P	243	194	1	49	49	TR2J	D	10/25/99
Rancho Water Valley Master Plan	RMU	MP	52	0		52	0	RE-4	A	3/14/08
Ridge West	RMU	P	115	111		4	4	PSD	E	4/14/97
River West	RMU	P	213	205		8	8	PSD	E	5/10/97
River Ridge East Master Plan	RMU	MP	132	0		132	0	RE-4	E	5/28/97
Shutts 1st Filing (Country Farms)	RMU	P	40	39		1	1	PSD	C	4/30/99
Shutts 2nd Filing (Country Farms)	RMU	P	55	48		7	7	PSD	C	7/24/00
South Hill Master Plan (excludes South Hill Subdivision)	RMU	MP	281	0		281	0	RE-4	A	3/31/06
South Hill Subdivision	RMU	P	34	0		34	0	RE-4	A	4/28/08
Tacincala Master Plan (excludes Greenwald Farm)	SF-1	MP	1,081	0		1,081	0	RE-4	A	12/18/06
Trautman 2nd Filing (The Farm at Water Valley)	E-2	P	0	0		0	0	RE-4	A	5/17/06
Ventana	E-1	P	48	29		19	19	RE-4	B	7/10/00
Water Valley 2nd Filing; Phase 1	RMU	P	144	143		1	1	RE-4	A	11/10/97
Water Valley 2nd Filing; Phase 2	RMU	P	172	169		3	3	RE-4	A	7/27/98
Water Valley 6th Filing	RMU	P	45	27		18	18	RE-4	A	11/2/00
Water Valley 7th Filing	RMU	P	80	62		18	18	RE-4	A	10/23/00
Water Valley 8th Filing	RMU	P	27	19		8	8	RE-4	A	6/7/01
Water Valley Hillside	RMU	P	41	7		34	34	RE-4	A	1/7/05
Water Valley South Master Plan (excludes filings 1-8)	RMU	MP	39	0		39	0	RE-4	A	4/26/04
Water Valley South 1st Filing (Single-family)	RMU	P	450	170		280	280	RE-4	A	5/6/04
Water Valley South 4th Filing (Marina Doce)	RMU	P	12	3		9	9	RE-4	A	3/24/06
Water Valley South 7th Filing (Marina Plaza)	RMU	P	42	0		42	0	RE-4	A	4/28/08
Water Valley South 7th Filing (Marina Plaza) (Duplexes)*	RMU	P	4	0		4	0	RE-4	A	4/28/08
Water Valley South 8th Filing (Good Samaritan Resort Villas) (Duplexes)*	RMU	P	24	0		24	0	RE-4	A	6/9/08
Westwood Village 2nd Filing	SF-1	P	145	136		9	9	RE-4	A	12/8/97
Windshire Park 1st Filing (Phase 1, 1B and 2) **	RMU	P	184	115		69	69	RE-4	A	5/9/05
Windshire Park 1st Filing (Phase 3)	RMU	P	57	0		57	0	RE-4	A	5/9/05
Windshire Park Master Plan (excludes 1st filing)	RMU	MP	406	14		392	0	RE-4	A	10/1/01
Winter Farm 1st Filing **	SF-1	P	317	111		206	206	RE-4	A	3/10/04
<b>Totals</b>			<b>12,692</b>	<b>3,262</b>	<b>9</b>	<b>9,430</b>	<b>1,621</b>			

\* Duplexes are defined as attached single-family

\*\* The permits have been updated with Winter Farm increasing by 1 and Windshire Park decreasing by 1 due to an allocation error from May 2010.



**Town of Windsor Active Single-Family Residential Projects (cont.)**

<sup>1</sup> Zoning	Subdivisions		Lots Remaining		Permit Ready Lots	
E-1 = Estate Residential (Septic)	5	8%	89	1%	89	5%
E-2 = Estate Residential (Sewer)	10	16%	1,440	15%	694	43%
SF-1 = Single Family Residential	5	8%	1,699	18%	251	15%
RMU = Residential Mixed Use	43	68%	6,202	66%	587	36%
<b>Totals</b>	<b>63</b>	<b>100%</b>	<b>9,430</b>	<b>100%</b>	<b>1,621</b>	<b>100%</b>

<sup>2</sup> Status	Subdivisions		Lots Remaining		Permit Ready Lots	
P = Platted	44	70%	2,664	28%	1,621	100%
MP = Master Planned but not platted	13	21%	4,641	49%	0	0%
UR = Plat Under Review	6	10%	2,125	23%	0	0%
<b>Totals</b>	<b>63</b>	<b>100%</b>	<b>9,430</b>	<b>100%</b>	<b>1,621</b>	<b>100%</b>

<sup>3</sup> School District	Subdivisions		Lots Remaining		Permit Ready Lots	
RE-4 = Weld County RE-4	45	71%	8,167	87%	812	50%
PSD = Larimer Poudre School Dist	12	19%	453	5%	149	9%
TR2J = Larimer County Thompson R2J	6	10%	810	9%	660	41%
<b>Totals</b>	<b>63</b>	<b>100%</b>	<b>9,430</b>	<b>100%</b>	<b>1,621</b>	<b>100%</b>

<sup>4</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



## Town of Windsor Active Multi-Family Residential Projects as of 12/31/10

SUBDIVISIONS	Zoning <sup>1</sup>	Status <sup>2</sup>	Total Lots	Permits Issued		Lots Remaining	Permit Ready Lots	School District <sup>3</sup>	Utility Services <sup>4</sup>	Final Approval Date
				Total Issued	This Month					
Burlington Lot 15 (Hegwood) (4-plex and duplex)	RMU	P	6	4		2	2	RE-4	A	3/27/01
Fossil Creek Meadows Master Plan	RMU	MP	469	0		469	0	PSD	C	1/19/06
Grasslands Park (Apts & townhomes)	RMU	P	95	24		71	71	RE-4	A	7/22/02
Great Western Master Plan	RMU	MP	396	0		396	0	RE-4	A	11/13/06
Greenspire (Condos) Master Plan	RMU	MP	80	0		80	0	RE-4	A	4/15/04
Greenspire (Townhomes) Master Plan	RMU	MP	56	0		56	0	RE-4	A	4/15/04
Greenspire (Senior housing) Master Plan	RMU	MP	80	0		80	0	RE-4	A	4/15/04
Harmony Ridge (Townhomes) Master Plan	RMU	MP	369	0		369	0	RE-4	G	N/A
Jacoby Farm 2nd Filing Master Plan	RMU	MP	90	0		90	0	RE-4	A	N/A
Poudre Heights 3rd Filing (Townhomes)	RMU	UR	186	0		186	0	RE-4	A	N/A
Raindance River Master Plan	RMU	MP	10	0		10	0	RE-4	A	4/7/05
Tacincala Master Plan	RMU	MP	475	0		475	0	RE-4	A	12/18/06
Water Valley South Master Plan	RMU	MP	845	0		845	0	RE-4	A	4/26/04
Water Valley South (Lighthouse Pointe) (Townhomes)	RMU	P	222	32		190	190	RE-4	A	10/6/05
Water Valley South 7th Filing (Marina Plaza) ( 6 fourplexes)	RMU	P	24	0		24	0	RE-4	A	4/28/08
Water Valley South 8th Filing (Good Samaritan Resort Villas) (4 fourplexes)	RMU	P	16	0		16	0	RE-4	A	6/9/08
Water Valley South 11th Filing (Sorvino Falls)	RMU	P	50	0		50	0	RE-4	A	7/13/09
Windshire Park (Apts; Phase 4) Master Plan	RMU	MP	60	0		60	0	RE-4	A	10/1/01
Windshire Park (Townhomes; Phase 4) Master Plan	RMU	MP	84	0		84	0	RE-4	A	10/1/01
<b>Totals</b>			<b>3,613</b>	<b>60</b>	<b>0</b>	<b>3,553</b>	<b>263</b>			

<sup>1</sup> Zoning	Subdivisions	Units Remaining	Permit Ready Lots
RMU = Residential Mixed Use	19   100%	3,553   100%	263   100%
<b>Totals</b>	<b>19</b>   100%	<b>3,553</b>   100%	<b>263</b>   100%

<sup>2</sup> Status	Subdivisions	Units Remaining	Permit Ready Lots
P = Platted	6   32%	353   10%	263   100%
MP = Master Planned but not platted	12   63%	3,014   85%	0   0%
UR = Plat Under Review	1   5%	186   5%	0   0%
<b>Totals</b>	<b>19</b>   100%	<b>3,553</b>   100%	<b>263</b>   100%

<sup>3</sup> School District	Subdivisions	Units Remaining	Permit Ready Lots
RE-4 = Weld County RE-4	18   95%	3,084   87%	263   100%
PSD = Larimer Poudre School Dist	1   5%	469   13%	0   0%
TR2J = Larimer County Thompson R2J	0   0%	0   0%	0   0%
<b>Totals</b>	<b>19</b>   100%	<b>3,553</b>   100%	<b>263</b>   100%

<sup>4</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



**TOWN OF WINDSOR**  
**REPORT OF NEW BUILDING PERMITS**  
 2010 YEAR TO DATE TOTALS

	SINGLE FAMILY		MULTIFAMILY		COMMERCIAL		INDUSTRIAL		OTHER		
	#	COST OF IMPROVEMENT	#	U	COST OF IMPROVEMENT	#	COST OF IMPROVEMENT	#	COST OF IMPROVEMENT	#	COST OF IMPROVEMENT
JANUARY	9	\$1,924,166	0	0	\$0	1	\$6,707,000	0	\$0	0	\$0
FEBRUARY	13	\$3,270,146	0	0	\$0	0	\$0	1	\$500,000	0	\$0
MARCH	13	\$3,955,148	0	0	\$0	0	\$0	1	\$473,533	0	\$0
APRIL	5	\$1,597,914	0	0	\$0	0	\$0	0	\$0	0	\$0
MAY	13	\$3,606,804	0	0	\$0	0	\$0	0	\$0	0	\$0
JUNE	5	\$1,488,355	0	0	\$0	0	\$0	0	\$0	0	\$0
JULY	17	\$4,699,324	0	0	\$0	0	\$0	0	\$0	0	\$0
AUGUST	21	\$5,613,630	0	0	\$0	0	\$0	0	\$0	0	\$0
SEPTEMBER	3	\$909,900	0	0	\$0	0	\$0	0	\$0	0	\$0
OCTOBER	17	\$4,868,478	0	0	\$0	0	\$0	0	\$0	0	\$0
NOVEMBER	9	\$3,661,026	0	0	\$0	0	\$0	0	\$0	0	\$0
DECEMBER	9	\$2,633,395	0	0	\$0	0	\$0	0	\$0	0	\$0
<b>TOTAL</b>	<b>134</b>	<b>\$38,228,286</b>	<b>0</b>	<b>0</b>	<b>\$0</b>	<b>1</b>	<b>\$6,707,000</b>	<b>2</b>	<b>\$973,533</b>	<b>0</b>	<b>\$0</b>

Jan - 1870 Marina Drive -  
 Marina Plaza Wellness  
 Center

Feb - 667 Technology Circle -  
 Bio-Systems

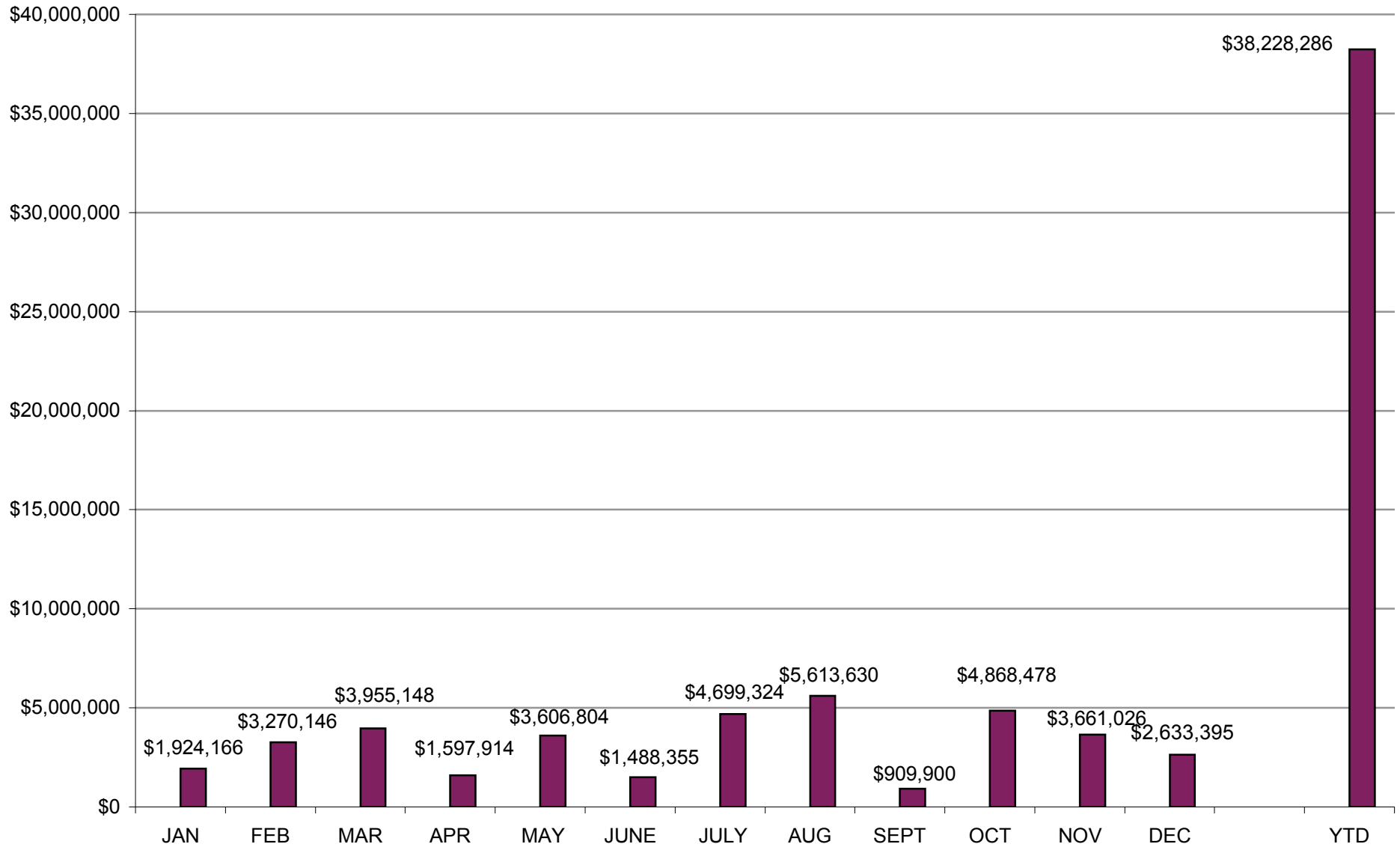
Mar - 11140 Eastman Park Dr  
 Vestas - Transportation  
 Service Building



# Single-Family Building Permits

## COST OF IMPROVEMENTS

As of December 31, 2010

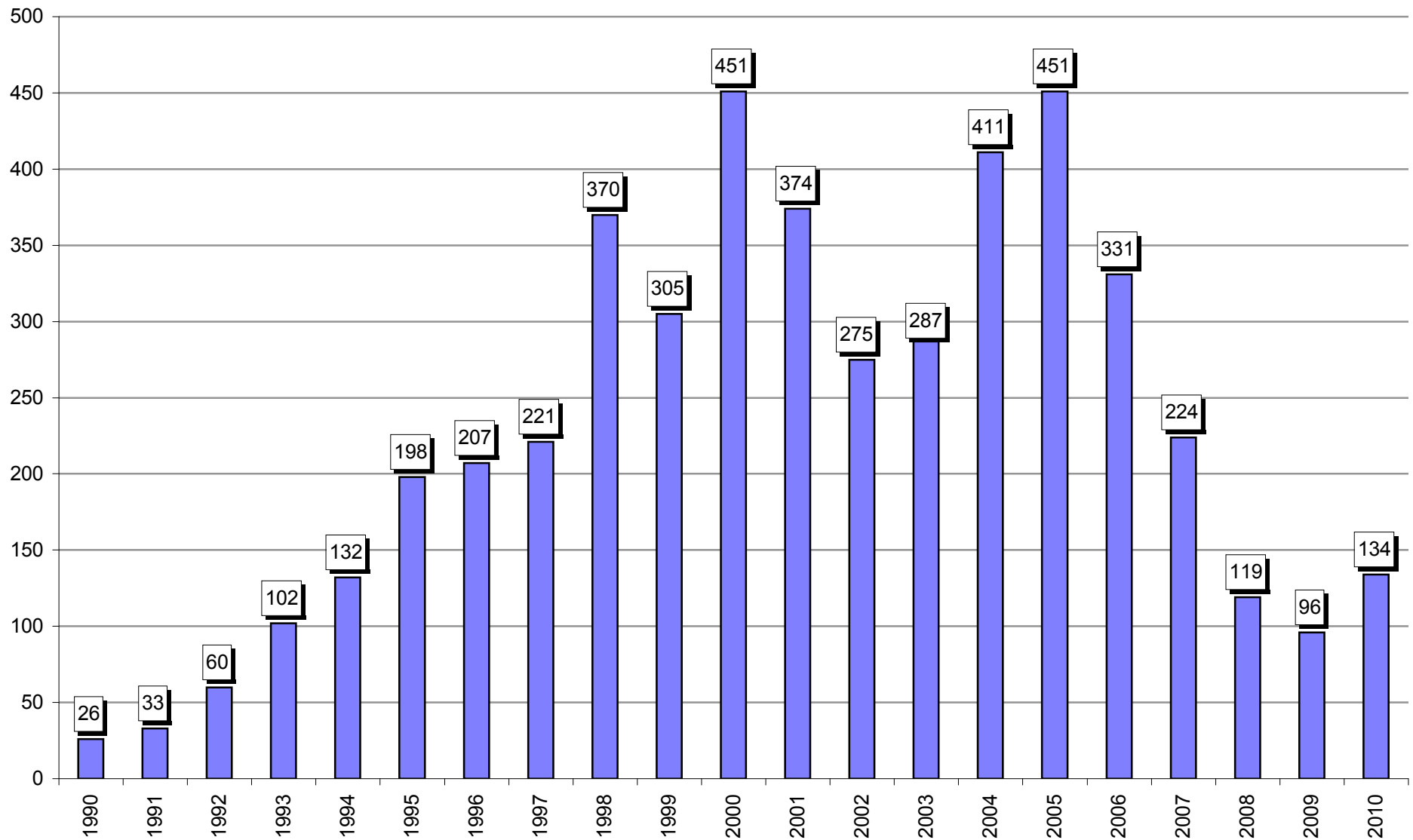




# Single-Family Building Permits

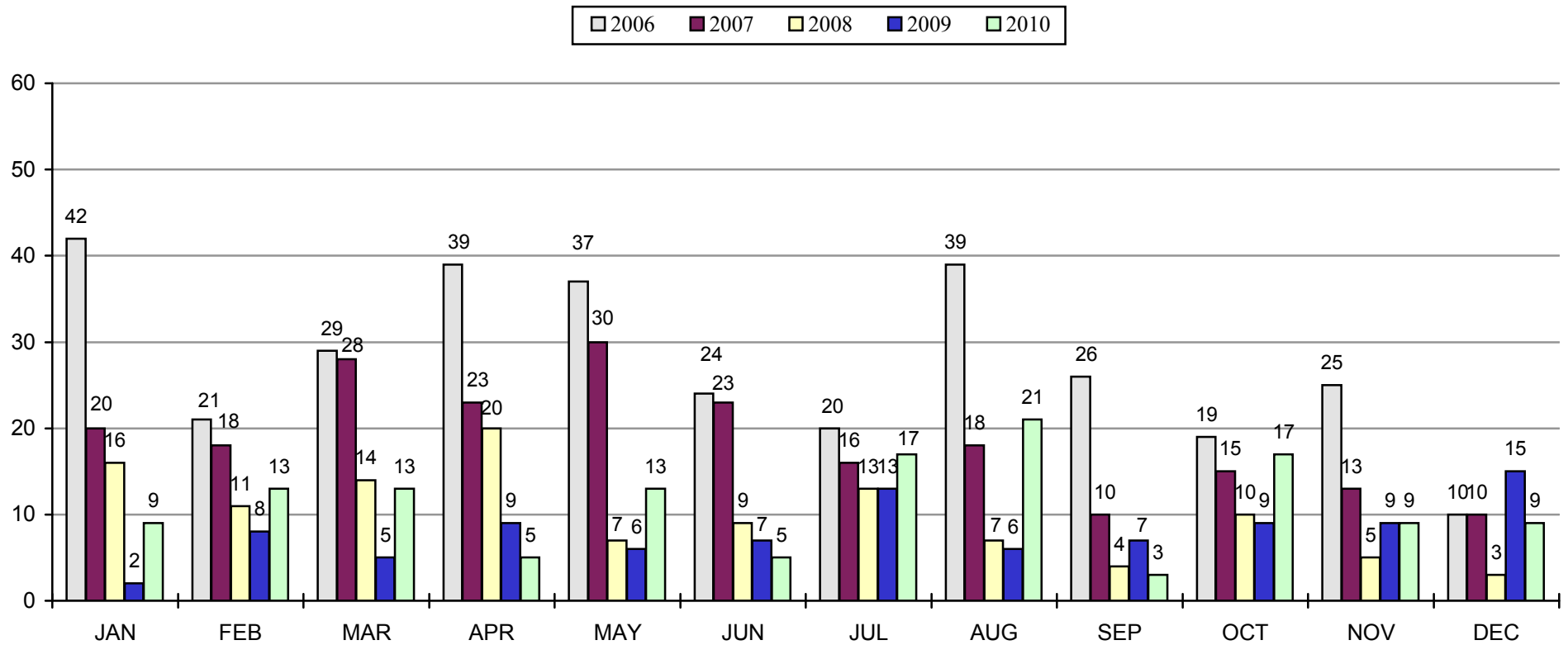
BY YEAR

As of December 31, 2010





# Single-Family Building Permit Comparison



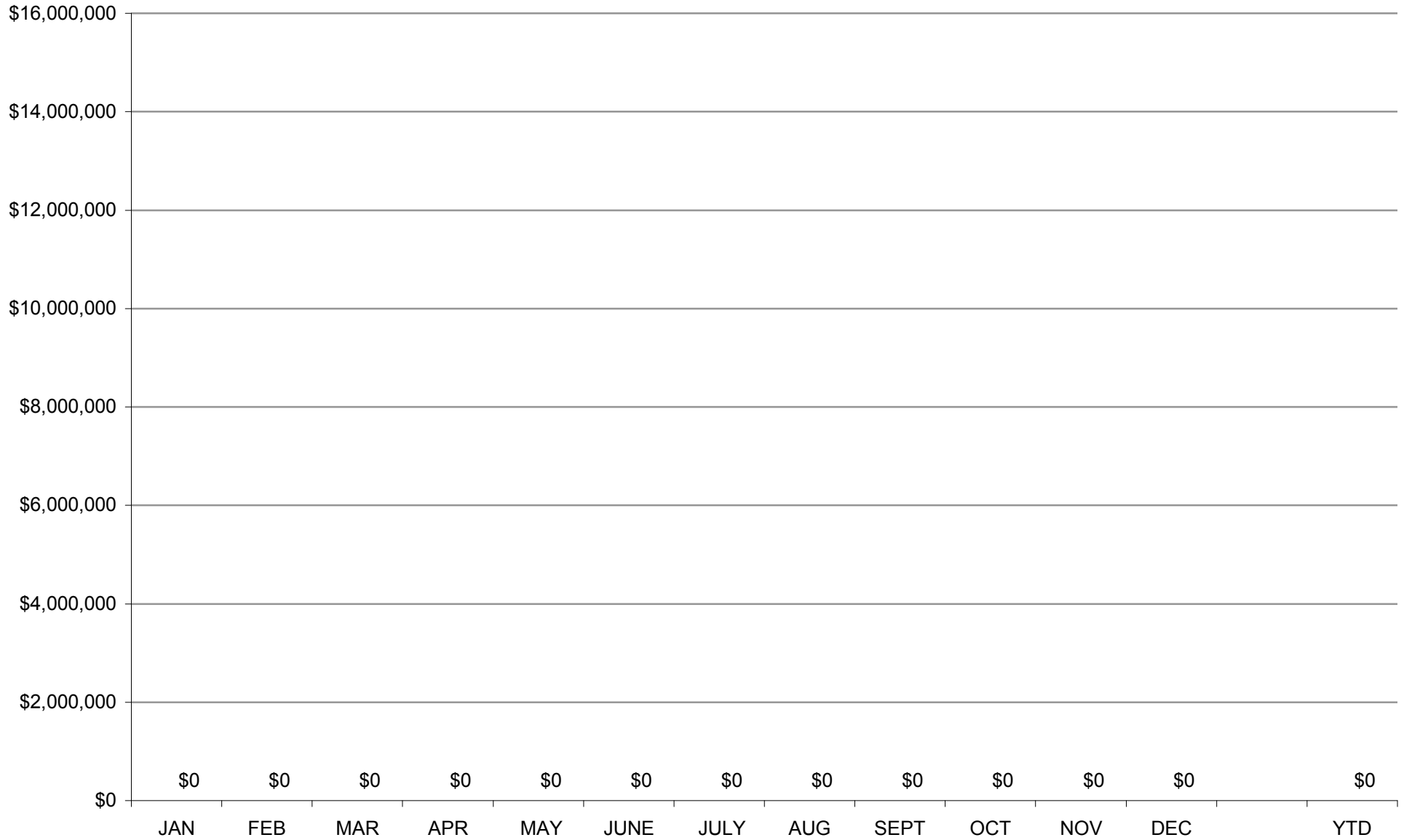
Year to Date - through December of each year			
Year	No. Issued	Change	% Change
2006	331	--	--
2007	224	-107	-32%
2008	119	-105	-47%
2009	96	-23	-19%
2010	134	38	40%



# Multi-Family Building Permits

## COST OF IMPROVEMENTS

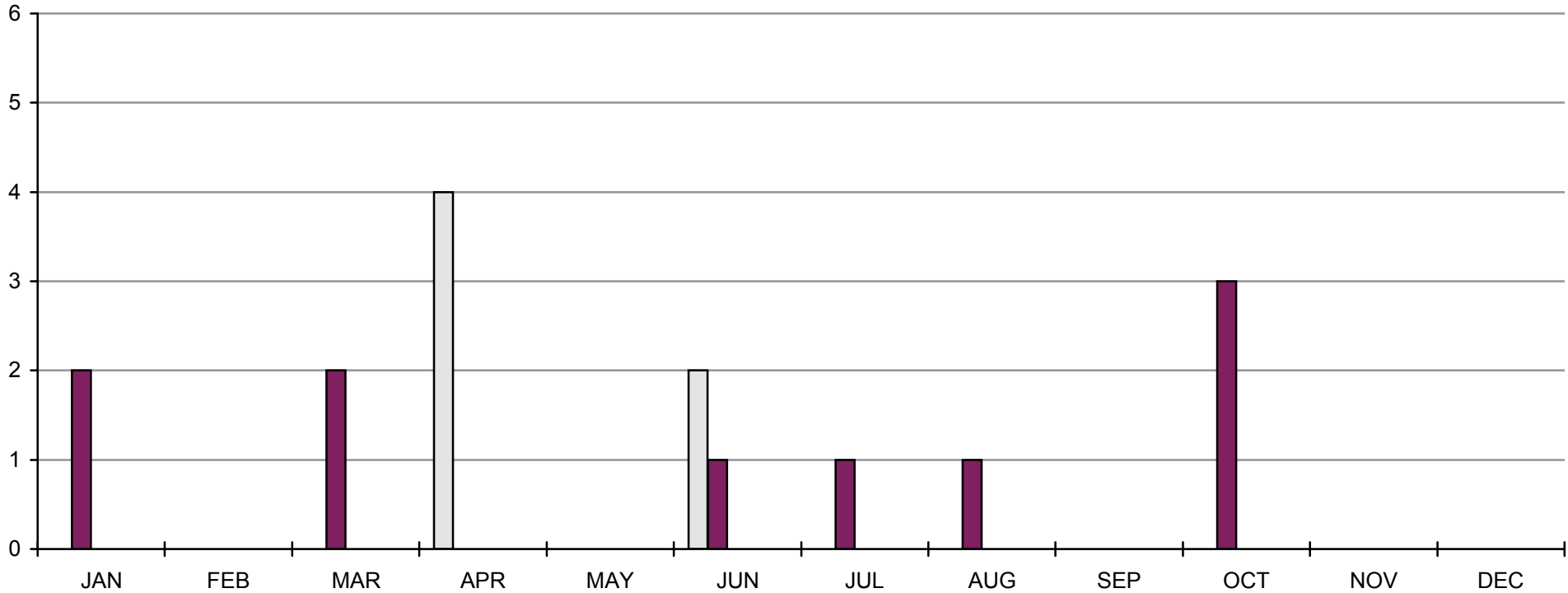
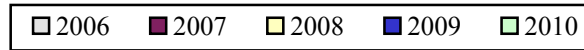
As of December 31, 2010







# Multi-Family Building Permit Comparison



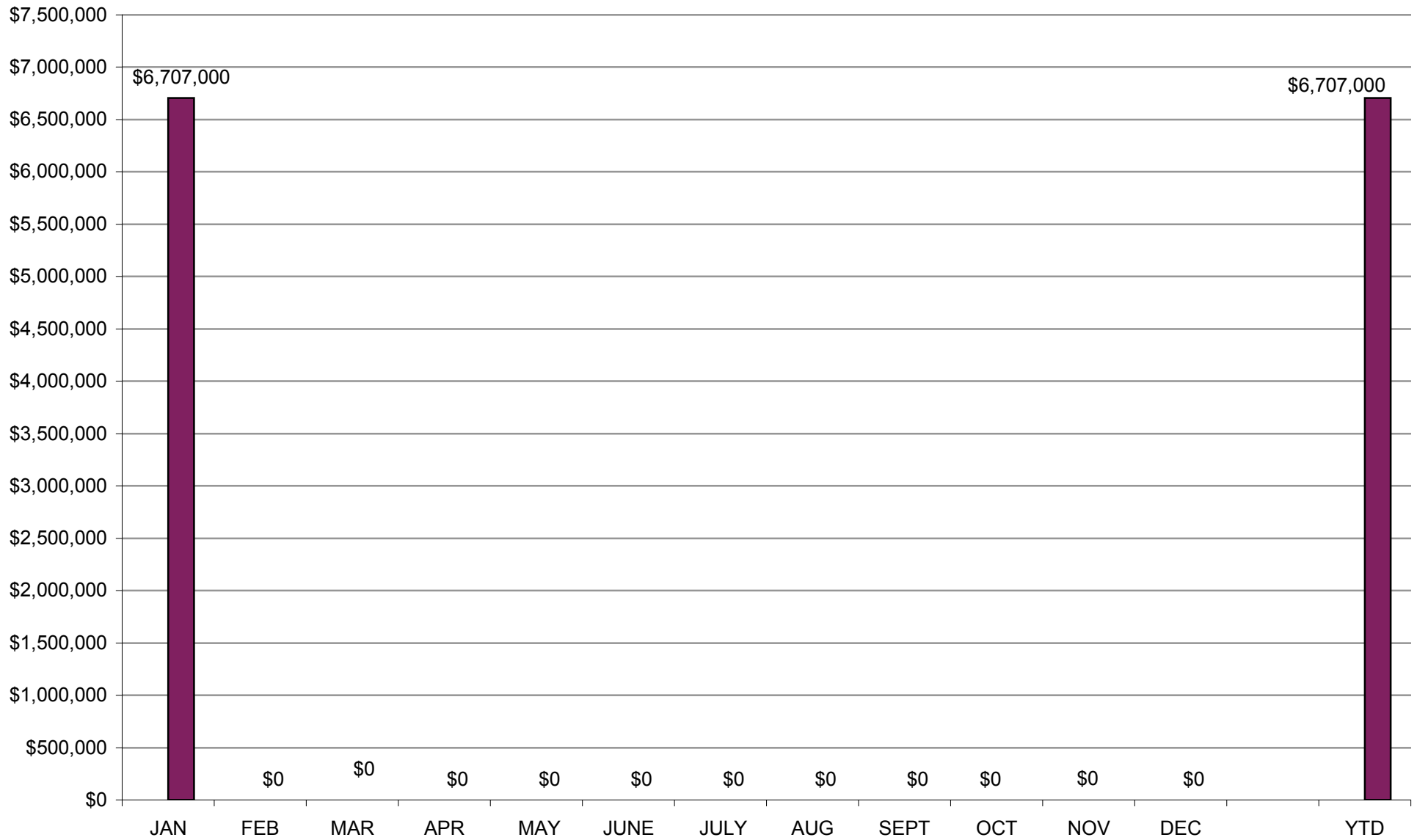
Year to Date - through December of each year			
Year	No. Issued	Change	% Change
2006	6	--	--
2007	10	4	67%
2008	0	-10	-100%
2009	0	0	--
2010	0	0	--



# Commercial Building Permits

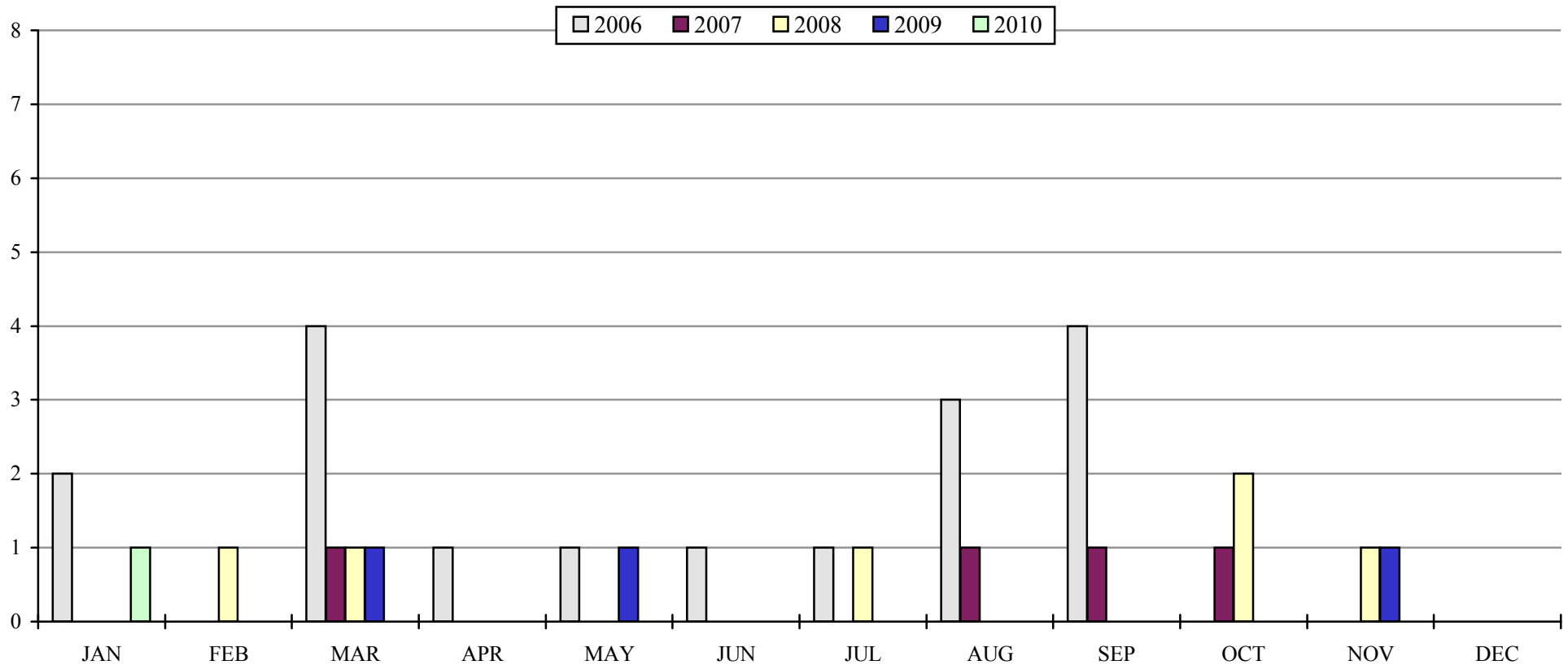
## COST OF IMPROVEMENTS

As of December 31, 2010





# Commercial Building Permit Comparison



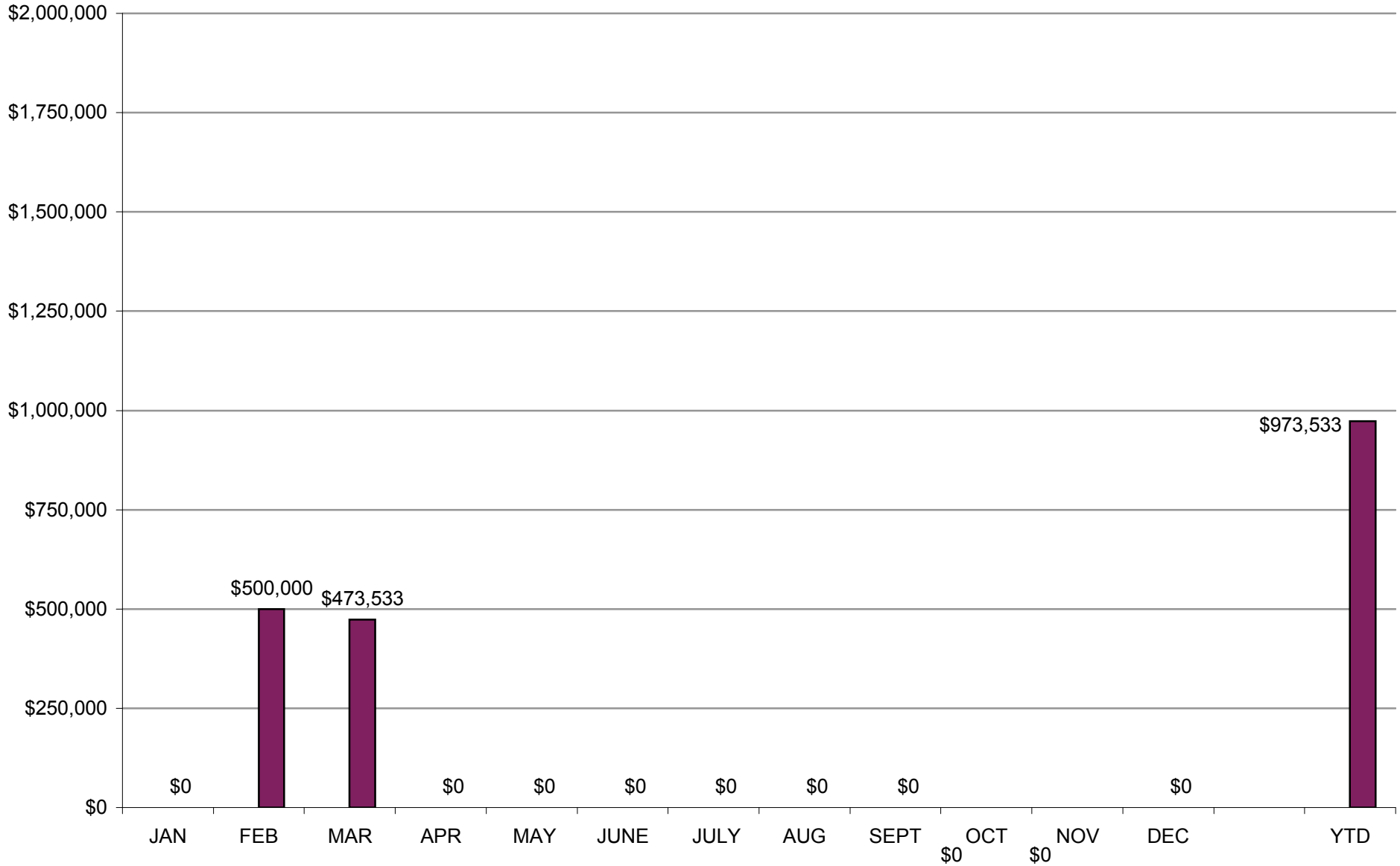
Year to Date - through December of each year			
Year	No. Issued	Change	% Change
2006	17	--	--
2007	4	-13	-76%
2008	6	2	50%
2009	3	-3	-50%
2010	1	-2	-67%



# Industrial Building Permits

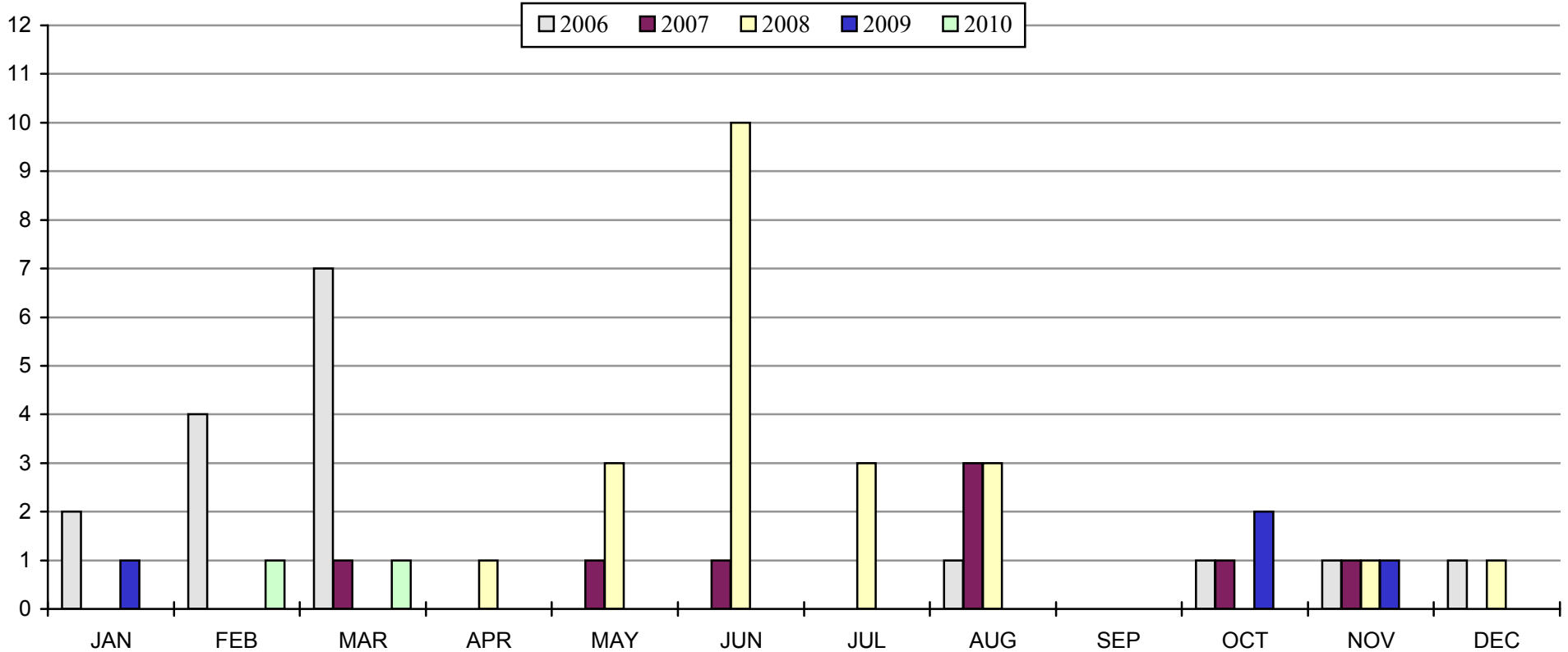
## COST OF IMPROVEMENTS

As of December 31, 2010





# Industrial Building Permit Comparison



Year to Date - through December of each year			
Year	No. Issued	Change	% Change
2006	17	--	--
2007	8	-9	-53%
2008	22	14	175%
2009	4	-18	-82%
2010	2	-2	-50%



## TOWN OF WINDSOR COMMERCIAL PROJECTS LIST

As of

**December 31, 2010**

(Please note that New Projects and Updates are shown in bold.)

Name of Project	Type of Project	Location of Project	Status of Project
Aims Junior College	Junior College	1120 South Gate Drive	Certificate of Occupancy Issued 10/22/10
Biosystems	Industrial Building	667 Technology Circle	Temporary Certificate of Occupancy Issued 11/17/10
Falcon Point Subdivision	Commercial/Industrial Development	Southeast corner of Hwy 392 and Hwy 257	Awaiting corrections
Fire Station #3	Commercial	7790 REA Parkway	Reviewing corrections
Harmony Third Annexation	Commercial/Residential Annexation	Southwest corner of WCR 15 and Harmony Road	Mylars and CD requested 9/18/09
LA Woodworks	Industrial Building	4476 Bents Drive (Highlands Industrial Park)	Temporary Certificate of Occupancy Issued 4/20/10
Marina Plaza Wellness Center	Commercial	Northwest corner of Marina Drive & Baja Drive	Temporary Certificate of Occupancy Issued 11/18/10
Police Facility	Police Facility	200 N 11th Street; just south of the Community Recreation Center	Temporary Certificate of Occupancy Issued 10/15/10
Poudre Valley REA Subdivision	Commercial / Industrial Subdivision	Southeast corner of Hwy 392 and REA Parkway	Mylars and CD recorded 1/28/10
SerFer Annexation	Industrial Annexation	Southwest corner of WCR 13 and HWY 392	Mylars recorded 7/22/10
Sun West Biofuels	Industrial Building	31825 Great Western Drive	<b>Reviewing corrections</b>



## TOWN OF WINDSOR COMMERCIAL PROJECTS LIST

As of

December 31, 2010

(Please note that New Projects and Updates are shown in bold.)

Name of Project	Type of Project	Location of Project	Status of Project
Vestas Phase IV	Industrial Building	11140 Eastman Park Drive	Mylars and CD received 6/3/10
Vestas Phase IV Amended	Transit Service Bldg	11140 Eastman Park Drive	Mylars and CD received 6/3/10
Vestas Phase VI	Industrial Building	11140 Eastman Park Drive	Mylars and CD received 10/26/10
Vestas Phase VII	Industrial Building	11140 Eastman Park Drive	<b>Reviewing corrections</b>



**COMMERCIAL and INDUSTRIAL ACTIVITY**  
**TOWN of WINDSOR, COLORADO**  
**January 1, 2010 - December 31, 2010**

<b>NAME</b>	<b>USE</b>	<b>SQ FT. OF BUILDING</b>	<b>LOCATION</b>	<b>ZONING</b>	<b>BP/CO/TCO STATUS</b>	<b>CONSTRUCTION VALUATION</b>
Transportation Svc Bldg	Vestas	4,400	11140 Eastman Park Dr	I-H	BP Issued 3/15/10	\$473,533
Bio-Systems	Bio-Systems	9,250	667 Technology Cir	I-L	BP Issued 2/10/10	\$500,000
Wellness Ctr - core and shell	Wellness Center	67,178	1870 Marina Drive	GC	BP Issued 1/11/10	\$6,700,700
<b>Totals:</b>		<b>80,828</b>				<b>\$7,674,233</b>

I-L Limited Industrial; I-H Heavy Industrial; GC and GC-PUD General Commercial  
 BP - Building Permit; CO - Certificate of Occupancy; TCO - Temporary Certificate of Occupancy;  
 F&F - Footing and Foundation; LOC - Letter of Completion





## NEW BUSINESSES LOCATING IN COMMERCIAL TENANT SPACES

Town of Windsor Permit Activity  
July 1, 2010 through December 31, 2010

Name of Business	Address	Unit	Location	Status of Project
Bear Arms	1292 Main Street	4	Showtime Center	Sign Permit Issued 9/2/10
American Insurance	400 Main Street	A	Downtown	Sign Permit Issued 8/20/10
Integrated Martial Arts	1540 Main Street	A	King Soopers	CO issued 8/9/10
Mexico Lindo (FKA Lorenzo's Mexican Food)	1261 Main Street		Windsor Town Center	Business License Issued 7/28/10
Pathways Hospice	1580 Main St	2	King Soopers	Sign Permit Issued 7/19/10