



Platted Single-Family Lots in the Town of Windsor as of 12/31/11

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						
1 Alexander Estates	E-1	23	21		2	2	0	RE-4	F	5/8/95
2 Bison Ridge	RMU	111	97		14	14	0	PSD	E	2/11/02
3 Brunner Farm (New Windsor)	RMU	298	287		11	11	0	RE-4	A	12/18/96
4 Fossil Ridge (Phases 1, 2, 3, 4 & 5) (Belmont Ridge and Highlands Ridge)	E-2	290	104		186	186	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	31		43	43	0	RE-4	A	5/11/05
7 Highland Meadows 4th Filing	RMU	237	236		1	1	0	PSD	C	5/13/02
8 Highland Meadows Golf Course (Phases 1a, 2, 3, 4, 5, & 11) (north side)	E-2	375	308	1	67	67	0	PSD	C	3/10/03
9 Highland Meadows Golf Course (Phases 4, 6 and 11) (south side)	E-2	106	40	2	66	66	0	TR2J	C	3/10/03
10 Highland Meadows Golf Course (Phase 7) (north side)	E-2	30	0		30	0	30	PSD	C	3/10/03
11 Highland Meadows Golf Course (Phase 7) (south side)	E-2	9	0		9	0	9	TR2J	C	3/10/03
12 Highland Meadows Golf Course (Phases 8, 9, & 10) (south side)	E-2	141	0		141	0	141	TR2J	C	3/10/03
13 Highpointe (Phases 1, 2, 3, & 4)	E-2	377	92	2	285	285	0	TR2J	C	10/24/05
14 Hilltop Estates (Pelican Hills)	E-1	88	72		16	16	0	RE-4	B	4/26/99
15 Jacoby Farm 2nd Filing	RMU	196	0		196	0	196	RE-4	A	4/14/03
16 North Shores Estates	E-1	45	44		1	1	0	RE-4	B	9/26/94
17 Poudre Heights 2nd Filing (A River Place)	SF-1	164	133		31	31	0	RE-4	A	8/12/03
18 Ranch at Highland Meadows (Steeplechase)	E-1	243	196		47	47	0	TR2J	D	10/25/99
19 South Hill Subdivision	RMU	34	0		34	0	34	RE-4	A	4/28/08
20 Trautman 2nd Filing (The Farm at Water Valley)	E-2	39	0		39	0	39	RE-4	A	5/17/06
21 Ventana	E-1	48	29		19	19	0	RE-4	B	7/10/00
22 Water Valley 6th Filing	RMU	45	28		17	17	0	RE-4	A	11/2/00
23 Water Valley 8th Filing	RMU	27	20		7	7	0	RE-4	A	6/7/01
24 Water Valley Hillside	RMU	41	9		32	32	0	RE-4	A	1/7/05
25 Water Valley South 1st Filing (Single-family)	RMU	450	191		259	259	0	RE-4	A	5/6/04
26 Water Valley South 4th Filing (Marina Doce)	RMU	12	3		9	9	0	RE-4	A	3/24/06
27 Water Valley South 7th Filing (Marina Plaza)	RMU	42	0		42	0	42	RE-4	A	4/28/08
28 Water Valley South 7th Filing (Marina Plaza) (Duplexes)*	RMU	4	0		4	0	4	RE-4	A	4/28/08
29 Water Valley South 8th Filing (Good Samaritan Resort Villas) (Duplexes)*	RMU	24	0		24	0	24	RE-4	A	6/9/08
30 Westwood Village 2nd Filing	SF-1	145	140		5	5	0	RE-4	A	12/8/97
31 Windshire Park 1st Filing (Phase 1, 1B and 2)	RMU	184	167	4	17	17	0	RE-4	A	5/9/05
32 Windshire Park 1st Filing (Phase 3)	RMU	57	0		57	0	57	RE-4	A	5/9/05
33 Winter Farm 1st Filing	SF-1	317	173	7	144	144	0	RE-4	A	3/10/04
Totals		4,784	2,421	16	2,363	1,279	1,084			

* Duplexes are defined as attached single-family

¹Zoning

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

²School District

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

³Utility 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 12/31/11*

SUBDIVISIONS	Zoning ¹	Status	Total Lots	School District ²	Utility Services ³	Final Approval Date
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 Harmony Ridge	RMU	UR	510	RE-4	G	N/A
7 Hoehne 3rd Filing	RMU	UR	31	RE-4	A	N/A
8 Northlake	RMU	UR	815	RE-4	G	N/A
9 Poudre Heights 3rd Filing	RMU	UR	226	RE-4	A	N/A
10 Raindance River Master Plan	E-2	MP	223	RE-4	A	4/7/05
11 Rancho Water Valley Master Plan	RMU	MP	52	RE-4	A	3/14/08
12 River Ridge East Master Plan	RMU	MP	132	RE-4	E	5/28/97
13 Tacincala Master Plan	SF-1	MP	830	RE-4	A	12/18/06
14 Tacincala Master Plan (Collette Farm)	RMU	MP	618	RE-4	A	3/28/11
15 Water Valley South Master Plan (excludes filings 1-8)	RMU	MP	39	RE-4	A	4/26/04
16 Windshire Park Master Plan (excludes 1st filing)	RMU	MP	406	RE-4	A	10/1/01
Total			6,293			

* 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

¹Zoning

E-2 = Estate Residential (Sewer)

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Platted Multi-Family Lots in the Town of Windsor as of 12/31/11

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						
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	32		190	190	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
Totals			60	0	353	263	90			

Town of Windsor Multi-Family Residential Projects Not Yet Platted as of 12/31/11*

SUBDIVISIONS	Zoning ¹	Status	Total Lots	School District ²	Utility Services ³	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 Harmony Ridge (Townhomes) Master Plan	RMU	MP	369	RE-4	G	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	RE-4	A	4/7/05
10 Tacincala Master Plan	RMU	MP	475	RE-4	A	12/18/06
11 Tacincala Master Plan (Collette Farm)	RMU	MP	369	RE-4	A	3/28/11
12 Water Valley South Master Plan	RMU	MP	845	RE-4	A	4/26/04
13 Windshire Park (Apts; Phase 4) Master Plan	RMU	MP	60	RE-4	A	10/1/01
14 Windshire Park (Townhomes; Phase 4) Master Plan	RMU	MP	84	RE-4	A	10/1/01
Total			3,569			

* 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.
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TOWN OF WINDSOR
REPORT OF NEW BUILDING PERMITS
 2011 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	18	\$4,698,951	0	0	\$0	1	\$1,400,000	0	\$0	0	\$0
FEBRUARY	12	\$3,073,171	0	0	\$0	0	\$0	0	\$0	0	\$0
MARCH	25	\$7,738,872	0	0	\$0	0	\$0	0	\$0	0	\$0
APRIL	23	\$5,749,320	0	0	\$0	0	\$0	0	\$0	1	\$350,000
MAY	20	\$5,269,930	0	0	\$0	0	\$0	1	\$111,034	0	\$0
JUNE	19	\$4,761,303	0	0	\$0	0	\$0	0	\$0	0	\$0
JULY*	25	\$7,469,867	0	0	\$0	0	\$0	0	\$0	0	\$0
AUGUST	29	\$8,324,518	0	0	\$0	0	\$0	0	\$0	0	\$0
SEPTEMBER	24	\$6,535,544	0	0	\$0	0	\$0	0	\$0	0	\$0
OCTOBER	18	\$4,762,904	0	0	\$0	0	\$0	0	\$0	1	\$1,600,000
NOVEMBER	15	\$3,893,209	0	0	\$0	0	\$0	0	\$0	1	\$1,200,000
DECEMBER	16	\$3,957,943	0	0	\$0	0	\$0	0	\$0	0	\$0
TOTAL	244	\$66,235,532	0	0	\$0	1	\$1,400,000	1	\$111,034	3	\$3,150,000

* There were 25 single-family building permits issued in July rather than 24. The 'COST OF IMPROVEMENT' for July has also been updated.

Jan - 7790 REA Parkway
WSFPD Fire Station #3

May - 11140 Eastman Park Dr
Membrane Structure at Vestas

April - Boardwalk Park
Concession Building

Oct - Diamond Valley
Concession Building

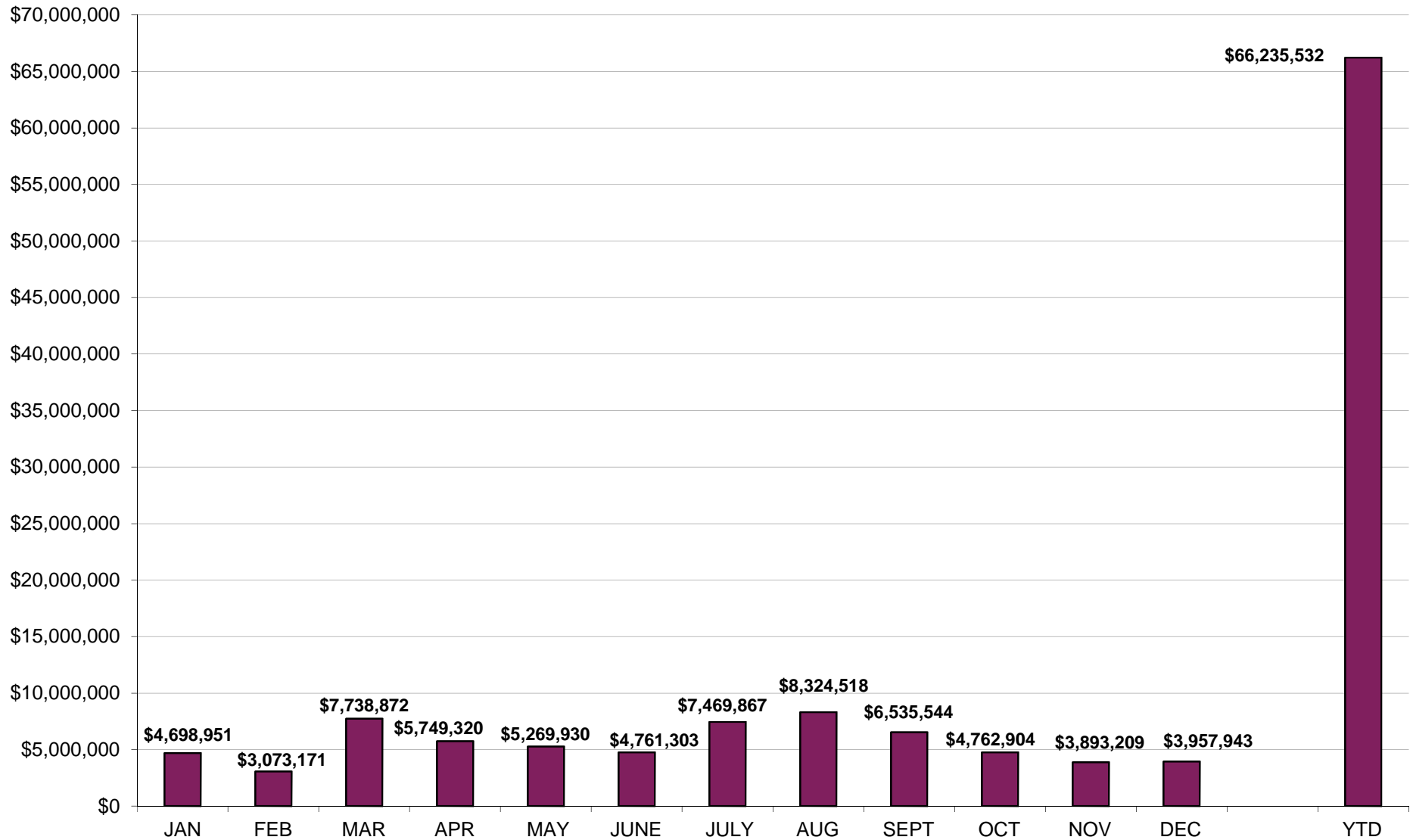
Nov - 30502 HWY 257
Pump station at the waste water treatment plant



Single-Family Building Permits

COST OF IMPROVEMENTS

As of December 31, 2011

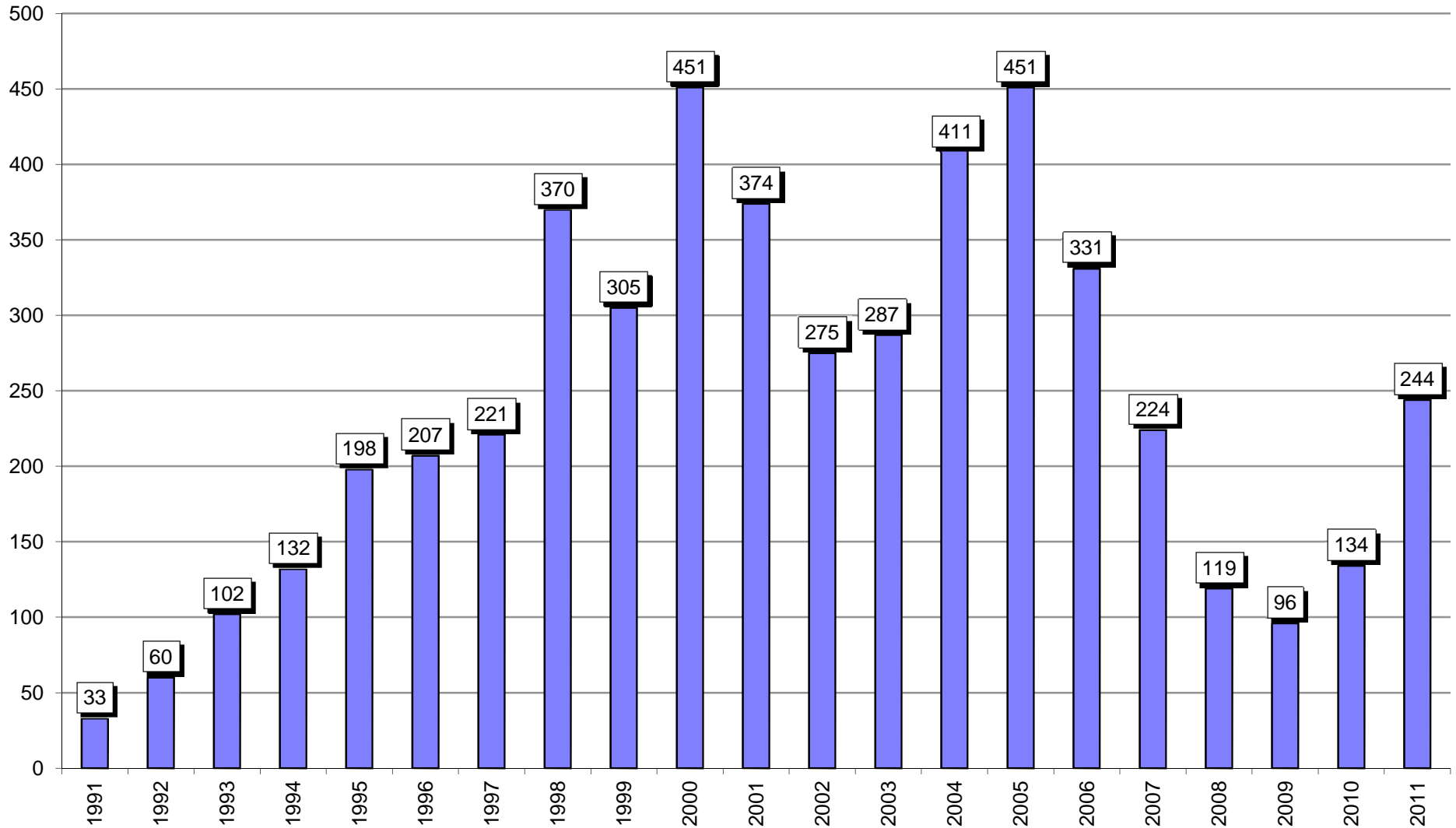




Single-Family Building Permits

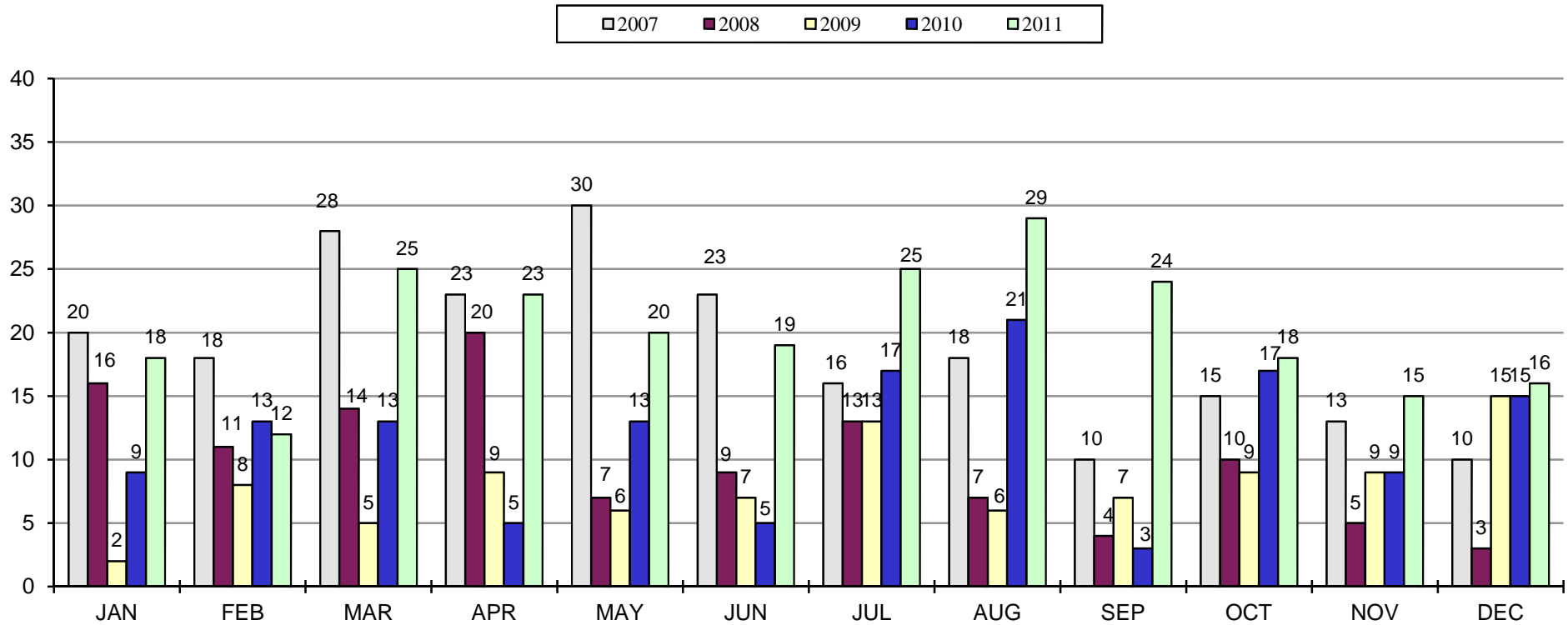
BY YEAR

As of December 31, 2011





Single-Family Building Permit Comparison



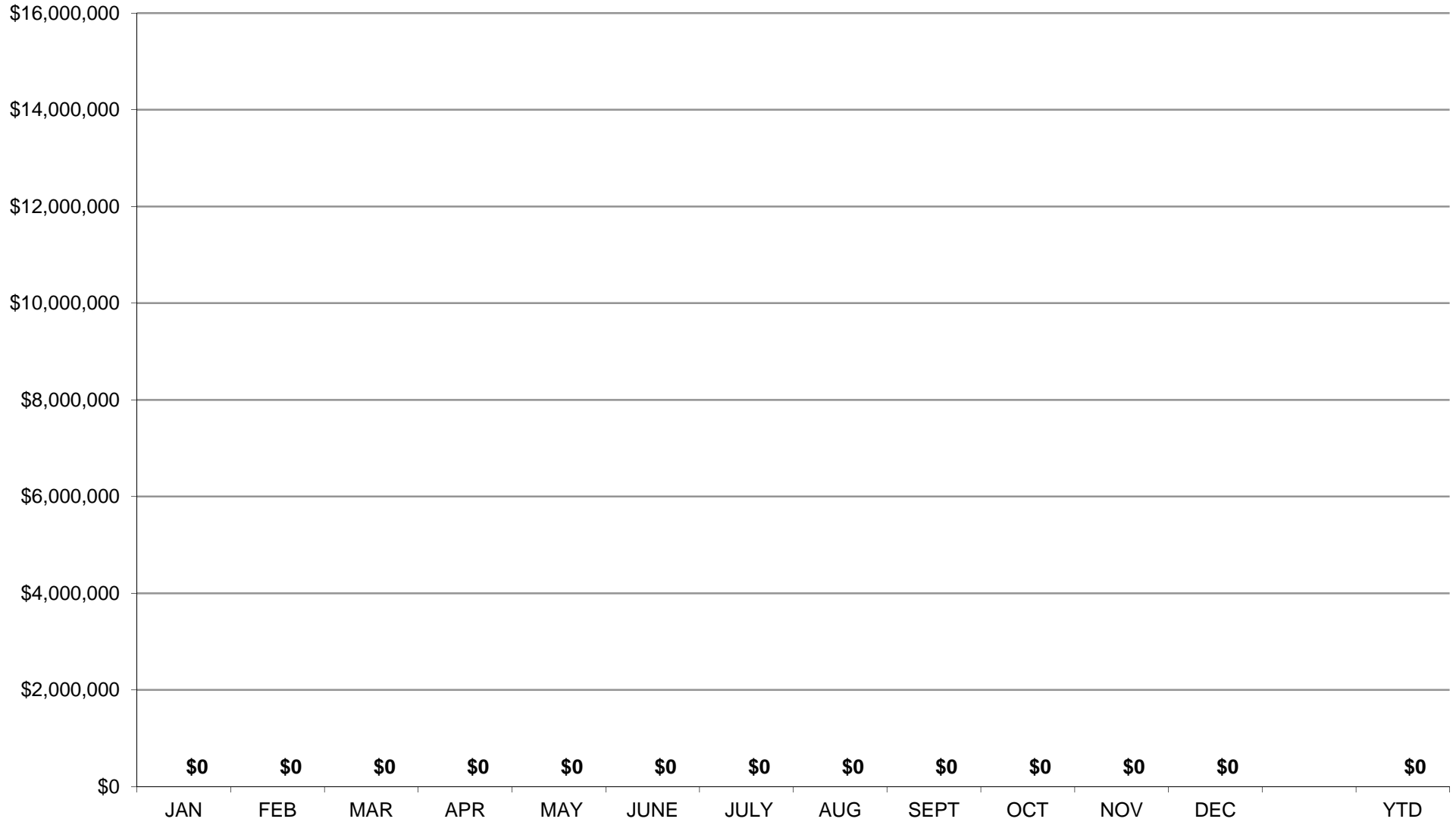
Year to Date - through December of each year			
Year	No. Issued	Change	% Change
2007	224	--	--
2008	119	-105	-47%
2009	96	-23	-19%
2010	140	44	46%
2011	244	104	74%



Multi-Family Building Permits

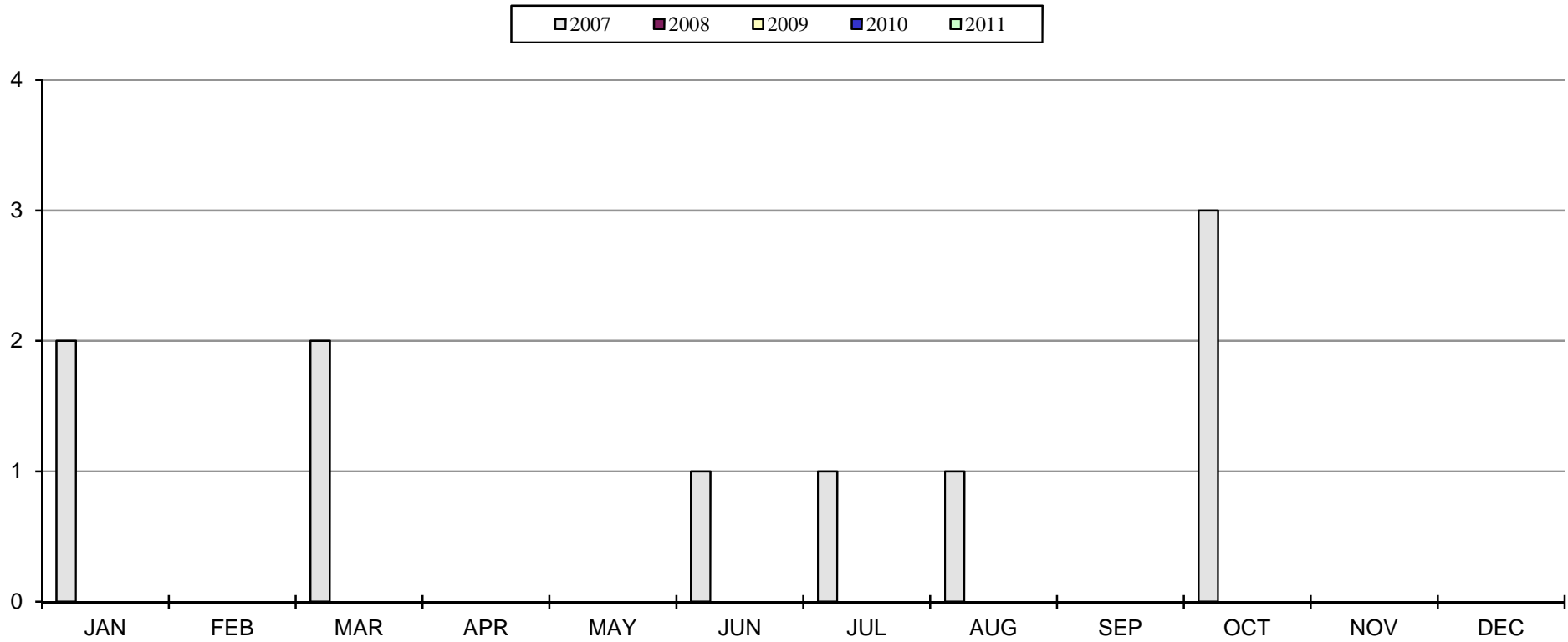
COST OF IMPROVEMENTS

As of December 31, 2011





Multi-Family Building Permit Comparison



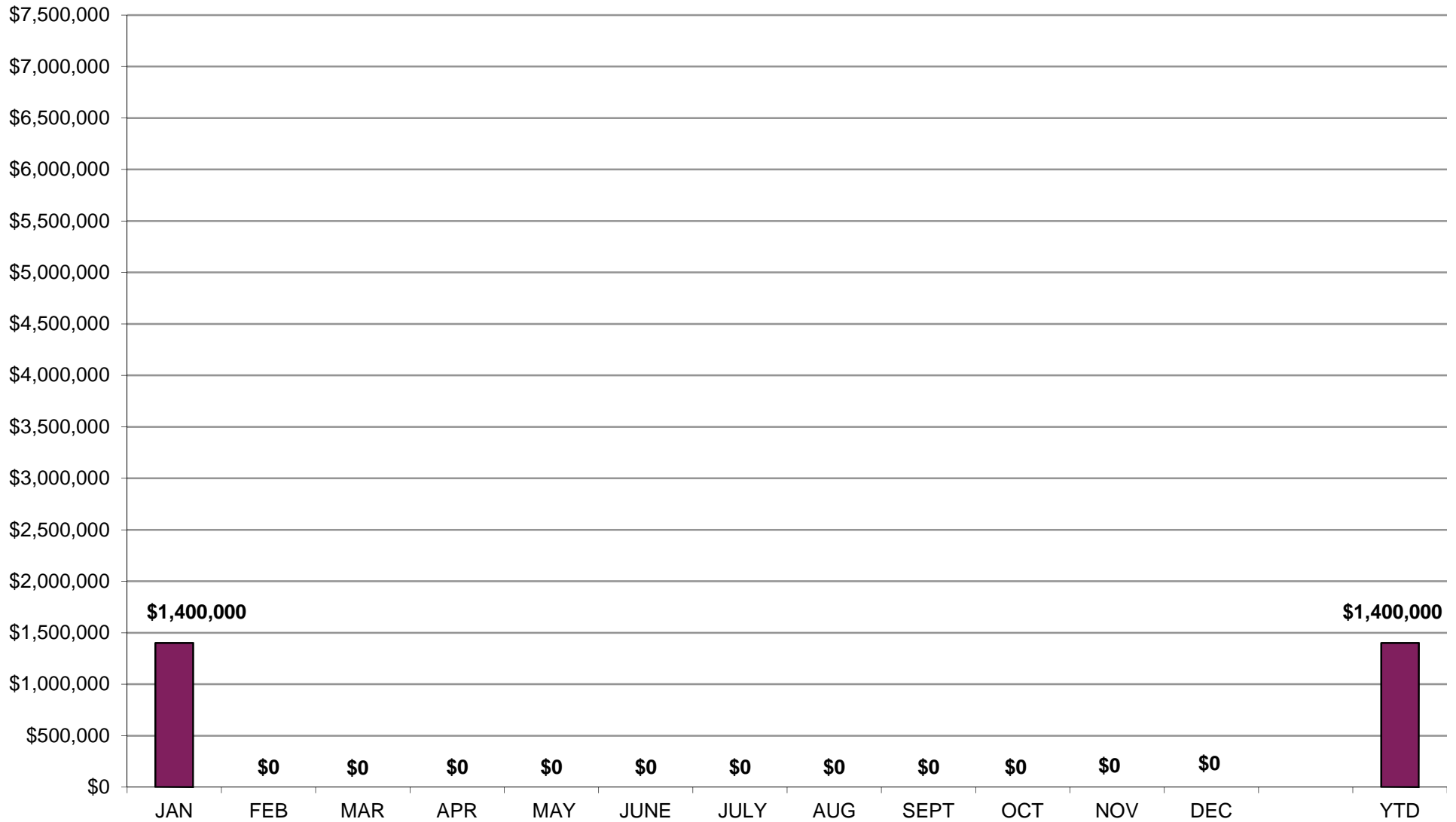
Year to Date - through December of each year			
Year	No. Issued	Change	% Change
2007	10	--	--
2008	0	-10	-100%
2009	0	0	--
2010	0	0	--
2011	0	0	--



Commercial Building Permits

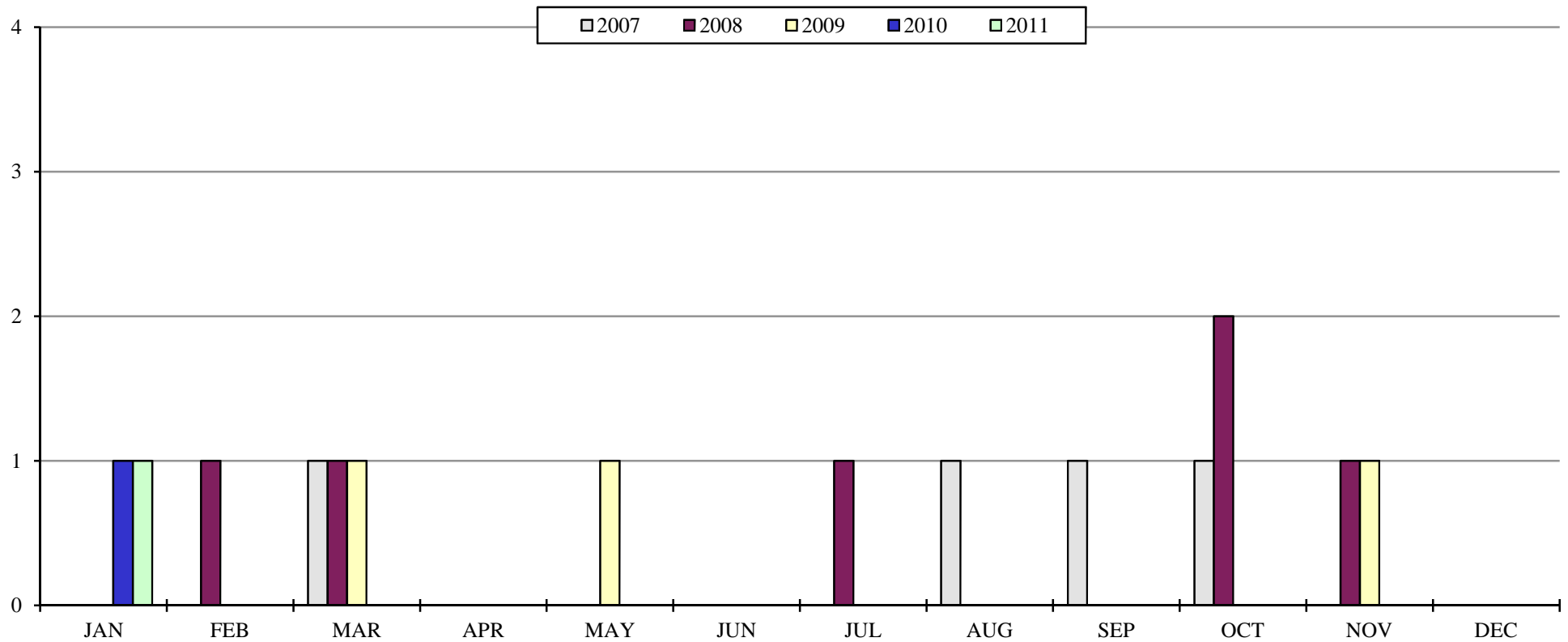
COST OF IMPROVEMENTS

As of December 31, 2011





Commercial Building Permit Comparison



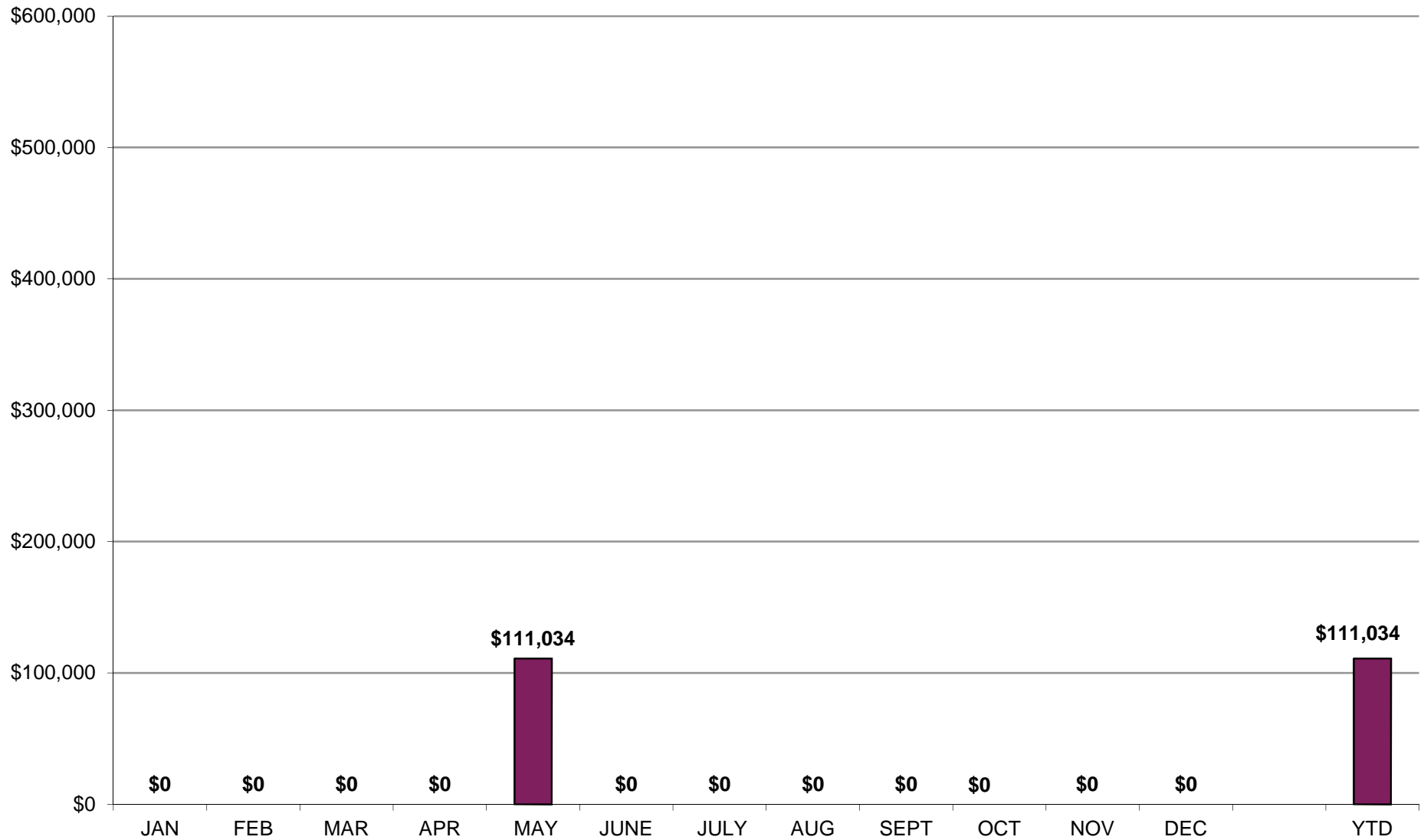
Year to Date - through December of each year			
Year	No. Issued	Change	% Change
2007	4	--	--
2008	6	2	50%
2009	3	-3	-50%
2010	1	-2	-67%
2011	1	0	0%



Industrial Building Permits

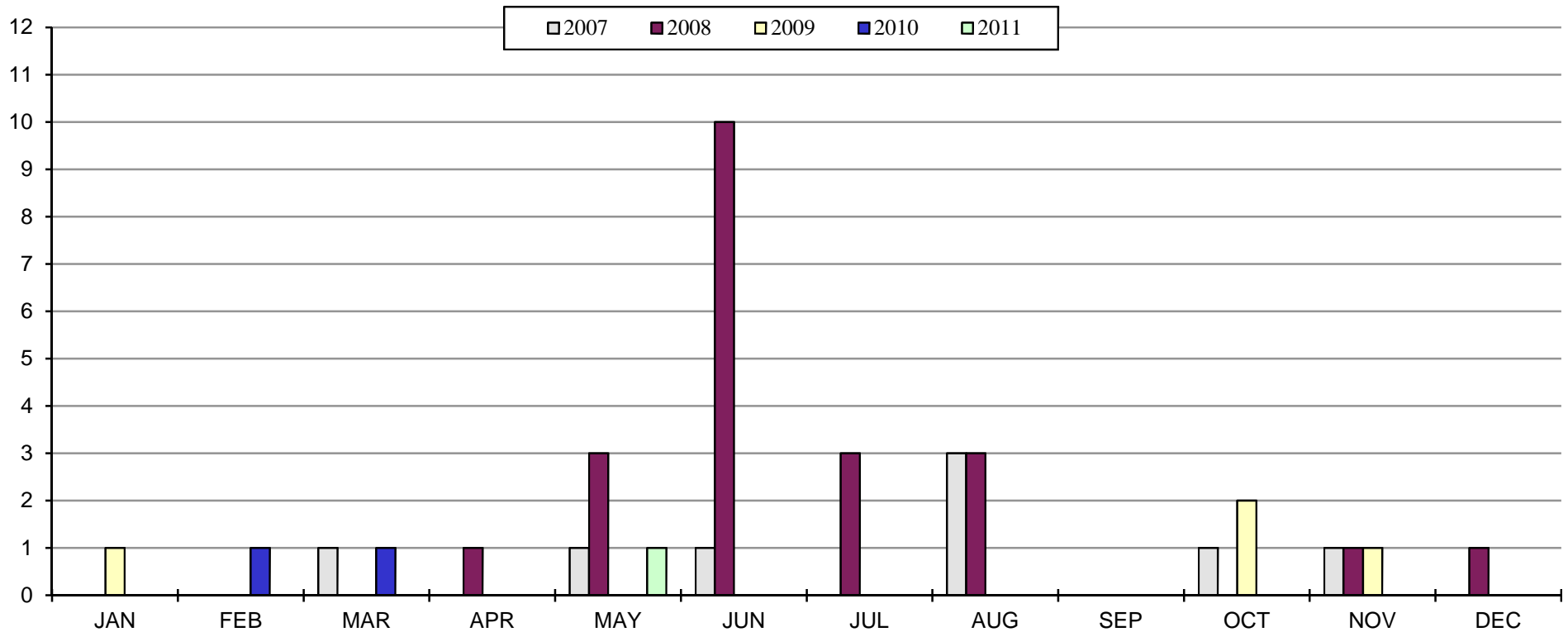
COST OF IMPROVEMENTS

As of December 31, 2011





Industrial Building Permit Comparison



Year to Date - through December of each year			
Year	No. Issued	Change	% Change
2007	8	--	--
2008	22	14	175%
2009	4	-18	-82%
2010	2	-2	-50%
2011	1	-1	-50%



TOWN OF WINDSOR COMMERCIAL PROJECTS LIST

As of

December 31, 2011

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

Name of Project	Type of Project	Location of Project	Status of Project
Biosystems	Industrial Building	667 Technology Circle	Certificate of Occupancy Issued 6/2/11
Falcon Point Subdivision	Commercial/Industrial Development	Southeast corner of Hwy 392 and Hwy 257	Awaiting corrections
Fire Station #3	Fire Station	7790 REA Parkway	Certificate of Occupancy Issued 12/1/11
Great Western Industrial Park Subdivision, 7th Filing	Industrial Subdivision	South of the Ethanol Plant	Reviewing corrections
Harmony Third Annexation	Commercial/Residential Annexation	Southwest corner of WCR 15 and Harmony Road	Mylars and CD requested 9/18/09
Marina Plaza Wellness Center	Commercial	Northwest corner of Marina Drive & Baja Drive	Certificate of Occupancy Issued 6/29/11
Readiness Center	National Guard Armory	31725 Great Western Drive	Mylars and CD received 10/14/11
Rocky Mountain Transload	Industrial Building	31525 Great Western Drive	Reviewing corrections
Sun West	Industrial Building	31825 Great Western Drive	Awaiting corrections
Vestas Phase VII	Industrial Building	11140 Eastman Park Drive	Awaiting corrections
Vestas Phase VIII	Industrial Building	11140 Eastman Park Drive	Awaiting corrections



COMMERCIAL and INDUSTRIAL ACTIVITY
TOWN of WINDSOR, COLORADO
January 1, 2011 - December 31, 2011

NAME	USE	SQ FT. OF BUILDING	LOCATION	ZONING	BP/CO/TCO STATUS	CONSTRUCTION VALUATION	
WSFPD Fire Station	Fire Station #3	9,394	7790 REA Parkway	GC	BP issued 1/6/11	\$1,400,000	
Membrane Structure	Storage at Vestas	4,500	11140 Eastman Park Drive	I-H	BP Issued 5/3/11	\$111,034	
		Totals:	\$13,894				\$1,511,034

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, 2011 through December 31, 2011**

Name of Business	Address	Unit	Location	Status of Project
Investar Mortgage	508 Main Street	A	Downtown	Sign Permit Issued 12/22/11
Interior Design Concepts	609 Technology Circle	B	Windsor Tech Business Center	Business License Issued 11/15/11
Authentic Mexican Food Dos Amigos (formerly Mexico Lindo)	1261 Main St		Windsor Town Center	Business License Issued 11/9/11
Sala Thai Restaurant	1293 Main St	3	Shops at Westwood	Business License Issued 10/31/11
Peak Kia	1111 South Gate Drive		South Gate Business Park	Business License Issued 10/17/11
Pelican Jo's Pizzeria	263 Eastman Park Drive	B	Water Valley Village	Sign Permit Issued 10/5/11
Points West Bank (formerly Signature Bank)	355 Eastman Park Drive		Water Valley	Sign Permit Issued 9/30/11
Wildlife Pharmaceuticals, Inc.	1230 W. Ash Street	B&D	Windsor Manor Business Park	Business License Issued 9/7/11
TCC Corporation	701 Automation Drive		Windsor Tech Business Center	Business License Issued 8/26/11
Lookin' Good Salon	508 1/2 Main Street		Downtown	Sign Permit Issued 8/17/11
Plasma Process Group	7330 Greendale Rd		Highlands Industrial Park	Sign Permit Issued 7/29/11



NEW BUSINESSES LOCATING IN COMMERCIAL TENANT SPACES

Town of Windsor Permit Activity
July 1, 2011 through December 31, 2011

Name of Business	Address	Unit	Location	Status of Project
Happy Paws	517 Main Street		Downtown	Sign Permit Issued 7/26/11
Pampered Pelican Boutique	529 Main Street		Downtown	Sign Permit Issued 7/15/11
Spokes, Inc (Bicycle Shop)	1530 Main Street	C	King Soopers	Sign Permit Issued 7/15/11
Mountainwood Pet Hospital	1200 W. Ash Street		Windsor Manor Center	Sign Permit Issued 7/14/11
7 - Eleven C-store	7486 Westgate Drive		Ptarmigan Business Park	Sign Permit Issued 7/12/11