

## Inside the city

Information on latest happenings, items of interest.

### City-led Events – Save the Date

- 5:30 p.m. Tuesday, April 14: Board of Adjustment Meeting, Civic Center, Council Chambers
- 6 p.m. Tuesday, April 14: Community Sidewalk Tours, Neighborhood Park in Fronterra
- 6:30 p.m. Thursday, April 16: Youth Commission Meeting, Civic Center, Room 2108

### Third-Party Events – Please RSVP to Lysa Gallegos, [lgallegos@c3gov.com](mailto:lgallegos@c3gov.com) to attend

- 5:30 p.m. Thursday, April 16: Boys & Girls Club Artwork Reception, Civic Center Atrium

To see events posted on the city wide calendar please visit our [website](#).

## Council follow-up

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Resolution of action items or requests from previous meetings.

### **April 27, 2015 City Council session to be held at the Municipal Services Center**

This will be a joint meeting of the City Council and the Commerce City Housing Authority Board.

### **Development Report**

Attached please find the monthly development report

### **Legislative report**

Attached please find this week's legislative report and tracking sheet.

### **City Council Work Schedule**

Attached please find the current city council meeting schedule.



# City Development Report

March 2015

*The following list outlines projects that have hit one of six milestones in the development cycle during the prior month. The project names used in this report do not represent the official case name, but rather are edited to make them more descriptive for the purposes of this report.*

<b>Submitted for Development Review</b>	<b>Approximate Location or Address</b>
KEW Realty; - two industrial buildings	5690 & 5710 East 56th Avenue
<b>Development Plan Approved</b>	<b>Approximate Location or Address</b>
N/A	N/A
<b>Grading Permit Issued</b>	<b>Approximate Location or Address</b>
Rocky Mountain Lutheran High School	10391 Luther Court
<b>Submitted for Building Review</b>	<b>Approximate Location or Address</b>
Jimmy John's; tenant finish - 1,403 s.f.	10449 Chambers Road
Waste Management; fueling system expansion	7780 East 96 <sup>th</sup> Avenue
Oneida Street Partners; interior finish; 6 units; approx. 2,400 s.f.	8085 Oneida Street, Units #101 - #106
Shea Chambers 104 <sup>th</sup> LLC; tenant finish for AT&T Store	10439 Chambers Road
<b>Building Permit Issued</b>	<b>Approximate Location or Address</b>
Drake Chambers Shops, LLC; retail shell building - 5,060 s.f.	10439-59 Chambers Road
North Forest Office Space; tenant finish - 1,302 s.f.	13635 East 104th Avenue, #500
Sand Creek Properties; interior office remodel - 6,417 s.f.	5565 East 52nd Avenue
<b>Temporary Certificates of Occupancy Issued</b>	<b>Approximate Location or Address</b>
N/A	N/A
<b>Certificates of Occupancy Issued</b>	<b>Approximate Location or Address</b>
Papa Murphy's - Tenant Finish; 1300 s.f.	15165 East 104 <sup>th</sup> Avenue
North Forest Office Construction - Tenant Finish; 11,160 s.f.	13635 East 104th Avenue, #150
North Forest Office Construction - Tenant Finish; 843 s.f.	13635 East 104th Avenue, #100
North Forest Office Construction - Tenant Finish; 1,324 s.f.	13635 East 104th Avenue, #200
Mendel & Company - Tenant Finish; 1,109 s.f.	5800 East 58th Avenue, Unit A
Bakery Warehouse - Addition; 2,782 s.f.	4915 Pontiac Street
North Forest Office - Tenant finish; 1,302 s.f.	13635 East 104 <sup>th</sup> Avenue, #600

*Please keep in mind that receipt of permit or submission for review is not a guarantee that a project will be built. There are numerous reasons, unrelated to the city process, for a project to be delayed or canceled.*

*Please see definitions on following page.*

# DEFINITIONS

## **Development Plan Approval:**

Development approval usually is an administrative review of a development plan that covers the final details for site design, landscaping, architecture, and public improvements to ensure compliance with the development and design standards and provisions of the city's Land Development Code. A development plan should provide the character and layout of the lot or lots including the exact location; the use of each building and area; architectural elevations of buildings indicating height, materials, and color; detailed landscape plan; streets, curb cuts, lighting; utilities, drainage, and other easements.

## **Building Permit:**

A building permit is the formal approval of building plans by Commerce City's building and safety division indicating they meet the requirements of prescribed codes. It is an authorization to proceed with the construction or reconfiguration of a specific structure at a particular site, in accordance with the approved drawings and specifications.

## **Certificate of Occupancy (CO)/Temporary Certificate of Occupancy (TCO):**

A Certificate of Occupancy (CO) is a document issued by Commerce City's Building & Safety Division certifying a building's compliance with applicable building codes and other laws, and indicating it to be in a condition suitable for occupancy. This certificate is necessary to be able to occupy the structure for everyday use.

A Temporary Certificate of Occupancy (TCO) grants the same rights as a certificate of occupancy, however, it is only for a temporary period of time. Temporary certificate of occupancies are generally sought after and acquired when a building is still under minor construction, but there are certain areas that are deemed to be habitable, and, upon issuance of TCO, can legally be occupied or sold.

## **Grading Permit:**

A grading permit is required for any excavation, fill, or other earthwork, unless the project is exempted by the Land Development Code. A grading permit may or may not be a precursor to additional construction activity.

# MEMMO

**To:** Mayor & Members of Council

**From:** Michelle Halstead, director of communications & government affairs

**Subject:** 2015 General Assembly Week 11 Legislative Report

**Date:** April 13, 2015

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With less than 26 days left in the legislative session, we are still awaiting major legislation, including affordable housing bills. Now that the budget passed through both chambers, the House and Senate will each turn their attention to pending legislation and new bills. (The budget will be sent back to the Joint Budget Committee sitting as the conference committee and they will send the budget back for final approval in the days ahead).

A total of 615 bills have been introduced; Commerce City is tracking approximately 112 bills for possible direct or indirect impacts on the city, its employees, businesses and residents.

Learn more about monitored legislation [online](#), including summaries and full text of the bill. Summaries of key bills, ordered by city council's priority areas, are listed below. The city's position, consistent with its [approved legislative principles](#), is in parentheses. Thanks to the [Colorado Municipal League](#), [Axiom Strategies](#) and other cited media sources for providing legislative information.

## **SPECIFIC LEGISLATIVE PRIORITIES**

- **Owner-Occupied, Multifamily Housing:** SB 177 (construction defects reform) passed the Senate on second reading with strong bipartisan support and "clean-up" amendments. It will head over to the House later this week.
- **Urban Renewal & Tax Increment Financing:** SB 15-135 was laid over for second reading until April 14. Speaker Hullinghorst and Representative Lawrence introduced HB 15-13cc, called the urban renewal fairness act, which looks strikingly similar to vetoed legislation from last year.
- **Photo Red Light Cameras:** HB 15-1098 has yet to be calendared in the Appropriations Committee.

Please contact Michelle Halstead at 303-289-3719 or [mhalstead@c3gov.com](mailto:mhalstead@c3gov.com) with questions on these or any other legislative issues.



City Council Work Schedule				
Date	Item	Description	Dept.	Time
<b>April 20, 2015</b>				
<b>REGULAR</b>		Call to Order; Pledge; Audience Intro; Citizen Comm; Minutes; Reports		1:00
<b>PROC &amp; RECOGNITION</b>	15-15	Proclamation - Commerce City AOK Day - Transforming our community through Acts of Kindness	CM	0:10
	15-25	Tree City USA Recognition	PR&G	0:10
<b>CONSENT</b>	Res 2015-20	Approval of a Change Order with Huitt-Zollars, Inc. for Additional Design Services related to Tower Road Widening Project	PW	0:05
	Res 2015-28	IGA with Urban Drainage & Flood Control District for Storm Sewer Improvements	PW	n/a
	Res 2015-29	101st Way Right-of-Way Dedication	PW	n/a
<b>RESOLUTION</b>				
<b>ORD 1ST READING</b>				
<b>PRESENTATION</b>				
<b>ADMIN BUSINESS</b>				0:15
<b>EXECUTIVE SESSION</b>	15-26	An executive session pursuant to C.R.S. 24-6-402(4)(e) for the purpose of instructing negotiators concerning an Economic Development incentive		1:00
		<b>Total Meeting Time</b>		<b>2:40</b>
<b>April 27, 2015</b>				
		(Location - MSC)		
<b>STUDY SESSION</b>		Reports	CMO	0:15
<b>DISCUSSION</b>	15-141	Joint City Council and Housing Authority Board Meeting	CD	1:30
	15-114	Buffalo Run Golf Course Presentation	PR&G	1:00
	15-115	Youth Sports Presentation	PR&G	1:00
	15-155	Re-appropriation discussion	FD	1:00
		<b>Total Meeting Time</b>		<b>4:45</b>
<b>May 4, 2015</b>				
<b>REGULAR</b>		Call to Order; Pledge; Audience Intro; Citizen Comm; Minutes; Reports		1:00
<b>PROC &amp; RECOGNITION</b>	Proc 15-04	Proclamation declaring May 10 - 16, 2015 as Commerce City Police Week	PD	0:10
	Proc 15-07	Kids Park Day	COMM	0:05
	Proc 15-16	Proclamation recognizing award from the American Concrete Paving Association for the 96th Avenue Extension project.	PW	0:10
<b>PUB HEARING</b>	Res 2015-23	Service Plan Amendment to Buffalo Highlands Metro District	CD	0:05
<b>RESOLUTION</b>	Res 2015-31	Resolution in Support of Business Incentives for Project Proteo	ED	0:15
	Res 2015-33	Business Incentives Resolution for Project McNugget	ED	0:15
	Res 2015-32	Resolution in Support of Business Incentives for Project Wheels	ED	0:15
<b>ORD 1ST READING</b>	2050	PROVIDE FOR THE LICENSING OF MEDICAL AND RECREATIONAL MARIJUANA BUSINESS (2 reading June 1st)	CA	0:15
	2048	Marijuana LDC Amendments (2 reading June 1st)	CD	0:20
	2052	Amending Section 5-4101 of the code adopting amendments to the 2009 International Building Code related to marijuana (2nd Reading June 1st)	CD	0:10
	2053	Amending Section 5-41001 of the code adopting amendments to the 2009 International Fire Code related to marijuana (2nd reading June 1st)	CD	0:05
<b>PRESENTATION</b>	15-87	Capital Program Update	CMO	0:30
	15-89	2015 1st Quarter Work Plan Update	CMO	0:30
<b>ADMIN BUSINESS</b>				0:15
		<b>Total Meeting Time</b>		<b>4:20</b>
<b>May 4, 2015</b>				
<b>URA MEETING</b>		Call to Order/Roll Call		0:05
<b>EXECUTIVE SESSION</b>	15-28	An executive session pursuant to C.R.S. 24-6-402(4)(e) for the purpose of developing strategy for negotiations and instructing negotiators concerning the Mile High Greyhound Park Mater Development Agreement	CD	0:45
		<b>Total Meeting Time</b>		<b>0:50</b>

City Council Work Schedule				
Date	Item	Description	Dept.	Time
<b>May 11, 2015</b>				
<b>STUDY SESSION</b>		Reports	CMO	0:15
<b>DISCUSSION</b>	15-178	Federal Advocacy Trip Debrief and Action Items	COMM	0:30
	15-131	2014 Comprehensive Plan Indicators Report	CD	0:30
	15-86	5 Year CIPP	CMO	1:00
	15-112	Ice Cream Trucks	PD	0:30
		<b>Total Meeting Time</b>		<b>2:45</b>
<b>May 18, 2015</b>				
<b>REGULAR</b>		Call to Order; Pledge; Audience Intro; Citizen Comm; Minutes; Reports		1:00
<b>PROC &amp; RECOGNITION</b>	15-03	Proclamation declaring May 17-23, 2015, as Commerce City Public Works Week	PW	0:10
	Rec 15-33	Student Art Contest	CMO	
	Rec 15-34	Historical Society Coloring Book Winners Presentation/Recognition	CMO	0:15
<b>CONSENT</b>				
<b>PUB HEARING</b>	Res 2015-26	Resolution making findings of fact for AN-234-15	CD	0:10
	AN-234-15	Ordinance approving Annexation of property located at 7420 E 86th Ave (2nd reading June 15)	CD	0:10
	Z-919-15	Manuel & Deborah Ornelas; Rezone from ADCO AG-1 to CC I-2 (2nd reading June 15)	CD	0:20
<b>RESOLUTION</b>	Res 2015-30	Approving the noxious weed management plan	CD	0:05
<b>ORD 1ST READING</b>	2051	Weed Ordinance Amendment (2 reading June 15th)	CD	0:10
<b>PRESENTATION</b>	15-190	SACFD Admin Building	CD	
	15-201	2015 Pavement Maintenance Project Overview	PW	0:15
	15-220	Senior Advisory Committee Bi-Annual Presentation	PRG	
	15-225	Presentation on Fully Automatic Collection Garbage & Recycling Program Implementation.	PW	0:15
<b>ADMIN BUSINESS</b>				0:15
		<b>Total Meeting Time</b>		<b>3:05</b>
<b>May 25, 2015</b>	<b>No Meeting - Memorial Day</b>			
<b>June 1, 2015</b>				
<b>REGULAR</b>		Call to Order; Pledge; Audience Intro; Citizen Comm; Minutes; Reports		1:00
<b>PROC &amp; RECOGNITION</b>	Proc 15-02	Recognition of Memorial Day Parade winners	COMM	0:15
<b>CONSENT</b>	2050	PROVIDE FOR THE LICENSING OF MEDICAL AND RECREATIONAL MARIJUANA BUSINESS (1st reading May 4)	CA	0:05
	2048	Marijuana LDC Amendments (1st reading May 4)	CD	n/a
	2052	Amending Section 5-4101 of the code adopting amendments to the 2009 International Building Code related to marijuana (1st reading May 4th)	BLD	n/a
	2053	Amending Section 5-41001 of the code adopting amendments to the 2009 International Fire Code related to marijuana (1st reading May 4th)	BLD	n/a
<b>PUB HEARING</b>	Z-920-15	Jose Alberto Rodriguez; rezone from R-3 to R-4; 6440 E, 64th Avenue. (2nd reading July 6th)	CD	0:15
	Res 2015-24	Jose Alberto Rodriguez; Subdivision of existing property into 6 lots; 6440 E. 64th Ave	CD	0:05
	Z-923-15	Scott Josifek; Rezone from C-3 to R-1; 6310 Poplar St (2nd reading July 6th)	CD	0:15
<b>RESOLUTION</b>				
<b>ORD 1ST READING</b>				
<b>PRESENTATION</b>	15-188	Economic Development - Quarterly Economic Activity Reports	ED	0:30
<b>ADMIN BUSINESS</b>				0:15
		<b>Total Meeting Time</b>		<b>2:40</b>
<b>June 8, 2015</b>				
<b>STUDY SESSION</b>		Reports	CMO	0:15
<b>DISCUSSION</b>	15-156	Quality Community Foundation Grant Process Update	FD	0:30
	15-152	LDC Amendments Telecommunication Structures	CD	0:30
	15-153	LDC Amendments Electric Fences	CD	0:15
	15-154	Potential I-76 Annexation	CD	0:30
	15-165	Historic Preservation Ordinance Preliminary Discussion	CD	0:30
		<b>Total Meeting Time</b>		<b>2:30</b>

City Council Work Schedule				
Date	Item	Description	Dept.	Time
<b>June 15, 2015</b>				
<b>REGULAR</b>		Call to Order; Pledge; Audience Intro; Citizen Comm; Minutes; Reports		1:00
<b>PROC &amp; RECOGNITION</b>				
<b>CONSENT</b>	AN-234-15	Ordinance approving Annexation of property located at 7420 E 86th Ave (1st reading May 18)	CD	<b>0:05</b>
	Z-919-15	Manuel & Deborah Ornelas; Rezone from ADCO AG-1 to CC I-2 (1st reading May 18)		n/a
	2051	Weed Ordinance Amendment (1st reading May 18)	CD	n/a
<b>PUB HEARING</b>				
<b>RESOLUTION</b>				
<b>ORD 1ST READING</b>				
<b>PRESENTATION</b>				
	15-203	Turnberry and Villages at Buffalo Run East Neighborhood Parks	PR&G	0:25
<b>ADMIN BUSINESS</b>				0:15
			<b>Total Meeting Time</b>	<b>1:45</b>
<b>June 22, 2015</b>				
<b>STUDY SESSION</b>		Reports	CMO	0:15
<b>DISCUSSION</b>	15-189	Economic Development - RECon Trip Report	ED	0:15
			<b>Total Meeting Time</b>	<b>0:30</b>