



City Development Report

May 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.

| Submitted for Development Review | Approximate Location or Address |
|---|--|
| Stonebilt Concepts – 24,000 s.f. expansion | 9455 Alton Court |
| Mountain View Properties – PUD dev. plan for industrial development | 10412 Heinze Way |
| Chartered Development Corp; Belle Creek LLC – two, 36-unit, 3-story apartment buildings | Belle Creek Filing #2, Block 14, Lot 1; and Block 2, Lot 1 |
| Development Plan Approved | Approximate Location or Address |
| Alvarado Development LLC – new Taco Bell restaurant | 10402 Belle Creek Boulevard |
| Grading Permit Issued | Approximate Location or Address |
| Public Service Company of Colorado - New Service | FasTracks North Metro Line Project - Segment 1 |
| Alvarado Construction – New Taco Bell Restaurant | 10402 Belle Creek Boulevard |
| Submitted for Building Review | Approximate Location or Address |
| Little Caesar's – 1,600 s.f. tenant finish | 10459 Chambers Road |
| Miguel Martinez (Catering Kitchen) – 1,650 s.f. tenant finish | 7155 Newport Street |
| Honnen Equipment – 4,740 s.f. tenant finish | 7270 Dahlia Street |
| Perfect Teeth Clinic – 3,250 s.f. tenant finish | 15200 East 104 th Avenue |
| Building Permit Issued | Approximate Location or Address |
| Parkway Market Limited – 2,597 s.f. tenant finish | 6025 Parkway Drive, Suite 125 |
| APEX Land Company – 2,100 s.f. addition | 9800 Alton Way |
| GE Equipment – 2,247 s.f. tenant finish | 4475 East 74 th Avenue, Suite 203 |
| Quiat Companies – 1,134 s.f. tenant finish | 5350 Colorado Boulevard |
| North Forest Office – 1,302 s.f. tenant finish | 13635 East 104 th Avenue, #400 |
| Temporary Certificates of Occupancy Issued | Approximate Location or Address |
| N/A | |
| Certificates of Occupancy Issued | Approximate Location or Address |
| King Soopers – 2,100 s.f. sales floor area remodel | 15051 East 104 th Avenue |
| MVP Physical Therapy – 1,364 s.f. tenant finish | 13635 East 104 th Avenue #700 |
| North Forest Office – 11,600 s.f. office/medical building | 13635 East 104 th Avenue |

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.