



City Development Report

August 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
Marty Farms Filing #2 – development plan for convenience store	South of East 96 th Avenue between Willow and Yosemite Streets
Charles Murphy – 20,000 s.f. +/- warehouse on vacant land zoned I-1	5855 East 56 th Avenue
CCGF LLC –warehouse/greenhouse for marijuana cultivation facility (four warehouses 50,000 s.f. each = 200,000 s.f. total)	5400 Monroe Street
Development Plan Approved	Approximate Location or Address
Stonebilt Concepts – 24,000 s.f. expansion	9455 Alton Court
UPS – modular distribution center addition	5020 Ivy Street
Old Dominion – terminal expansion	5601 Holly Street
Jose Alberto Rodriguez – 6-plex townhome structure	6440 East 64 th Avenue
Grading Permit Issued	Approximate Location or Address
Titan Machinery –parking lot upgrade for existing structure	9600 East 104 th Avenue
Submitted for Building Review	Approximate Location or Address
United Parcel Service – 8911 s.f. modular distribution center	5020 Ivy Street
Marijuana Kitchen & Extraction Facility – approximately 2500 s.f.	9670 Dallas Street, Unit E
Dairy Queen – Remodel 1122 s.f. store	5800 East 64 th Avenue
Marijuana Retail Facility – 900 s.f. tenant finish	5401 Dahlia Street
Speedy Foods – remodel one of four bays – 5000 s.f.	7030 East 49 th Avenue
Building Permit Issued	Approximate Location or Address
Little Caesar’s Pizza; 1600 s.f. tenant finish for retail store	10459 Chambers Road
Miguel Martinez; 1662 s.f. tenant finish catering kitchen	7155 Newport Street
Work Wear Shoes; 3685 s.f. tenant finish - expand existing shoe store	4952 East 62 nd Avenue, Unit A-1
Honnen Equipment; 12,050 s.f. 1 st floor & mezzanine remodel	7270 Dahlia Street
104 th & Chambers Development (Aspen Hills Commercial); 3079 s.f. Perfect Teeth dental office	15200 East 104 th Avenue
Temporary Certificates of Occupancy Issued	Approximate Location or Address
N/A	
Certificates of Occupancy Issued	Approximate Location or Address
Boys and Girls Club – 20,047 s.f. facility	6201 Holly Street
7-Eleven Store – 2940 s.f. retail store	5797 Quebec Street

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.