



City Development Report

July 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
Airport Van Rental- development plan for airport van rental company	East 81 st Avenue and Telluride Street
Development Plan Approved	Approximate Location or Address
7-Eleven gas station/convenience store	12451 East 104 th Avenue, #105 (104 th Avenue & Hwy 2)
Grading Permit Issued	Approximate Location or Address
Catamount Constructors	Buffalo Run East Filing #2, Phases III & IV
Shea Homes	Reunion Filing 25
Regional Rail Partners – grading permit for RTD North Metro Rail Project	North Metro Rail Project
Submitted for Building Review	Approximate Location or Address
South Adams County Fire Protection District – new 9386 s.f. fire station	8600 Rosemary Street
Work Wear Shoes – 3685 s.f. tenant finish for mixed use/retail	4952 East 62 nd Avenue
Suncor Energy – 500 s.f. new warehouse structure	5801 Brighton Boulevard
PreCast Concepts - 85,858 s.f. addition to existing mfg. factory	9405 Alton Court
7-Eleven Store – 3010 s.f. convenience store	12451 East 104 th Avenue, #105 (104 th Avenue & Hwy 2)
7-Eleven Store – 3168 s.f. gas canopy	12451 East 104 th Avenue, #105 (104 th Avenue & Hwy 2)
UPS Freight – 8750 s.f. shipping area addition	5300 East 56 th Avenue
Building Permit Issued	Approximate Location or Address
Jimmy John’s Restaurant – 1403 s.f. tenant Improvements	10449 Chambers Road
AT&T Store – 1404 s.f. tenant finish	10439 Chambers Road – Reunion Marketplace
Temporary Certificates of Occupancy Issued	Approximate Location or Address
Boys and Girls Club – 20,047 s.f. facility	6201 Holly Street
Certificates of Occupancy Issued	Approximate Location or Address
City of Commerce City – remodel park shop to office space – 13,583 sf	8602 Rosemary Street
Old Dominion Freight Line - 3,600 s.f. data room addition	5601 Holly 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.