



City Development Report

September 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
RDS Village Retail – PUD permit for gas station and related retail development	15330 East 120 th Place (NEC 120 th & Chambers Road)
Development Plan Approved	Approximate Location or Address
Chartered Dev/Belle Creek Apartments – PUD permit for two, 36-unit apartment buildings	Belle Creek Filing 2, Lot 1 of both Blocks #2 and #14
Commerce City Parks & Recreation Department – PUD permit for new city park at Turnberry	10725 Wheeling Street
South Adams County Fire Department – development plan for new fire station	8600 Rosemary Street
Grading Permit Issued	Approximate Location or Address
Future 7-11 Store	Lot 4, Turnberry Marketplace
UPS Expansion	5020 Ivy Street
Submitted for Building Review	Approximate Location or Address
North Forest Office Construction – tenant finish – 1,922 s.f.	13611 East 104 th Avenue #800
Melissa Bradley – marijuana-infused manufacturer - commercial tenant finish - 4,900 s.f.	6795 East 49 th Avenue
Tortilla Factory – tenant finish for food-preparation – 1,360 s.f.	7580 Highway #2
Waltren Properties – warehouse addition – 1,600 s.f.	8150 Pontiac Street
Building Permit Issued	Approximate Location or Address
Jasper Street Properties – <i>foundation only</i> permit for new townhome units (6 units/building)	15800 East 121 st Avenue, Building O
Jasper Street Properties – <i>foundation only</i> permit for new townhomes (6 units/building)	15800 East 121 st Avenue, Building P
Temporary Certificates of Occupancy Issued	Approximate Location or Address
N/A	N/A
Certificates of Occupancy Issued	Approximate Location or Address
Sand Creek Properties – office remodel – 6,417 s.f.	5565 East 52 nd Avenue
Little Caesar’s Pizza – tenant finish – 1,600 s.f.	10459 Chambers Road

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.