



# City Development Report

October 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>
Mid-West Truck Parts/Service – new facility	7790 East 88 <sup>th</sup> 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>
Villages at Buffalo Run Filing #5	North of East 117 <sup>th</sup> Avenue; south of East 120 <sup>th</sup> Avenue; West of Laredo Street
South Adams County Fire Protection District - Station #4	8600 Rosemary Street
<b>Submitted for Building Review</b>	<b>Approximate Location or Address</b>
Certol International LLC – 45,981 s.f. interior finish	6120 East 58 <sup>th</sup> Avenue
Cross Development – 3006 s.f. interior finish to vacant building	6691 Colorado Boulevard
White Quail Land Company – 1969 s.f. office tenant finish	5870 East 56 <sup>th</sup> Avenue
Buffalo Run Golf Course – 3138 s.f. tenant finish	15700 East 112 <sup>th</sup> Avenue
NIP Owner, LLC - storage warehouse structure	9410 Heinze Way
Airport Van Rental Solutions – – 3434 s.f. new building with office and garage bays	17901 East 81 <sup>st</sup> Avenue
Kushniroff Investments LLC - 1926 s.f. tenant finish for marijuana extraction booth	10001 East 102 <sup>nd</sup> Avenue, Unit C-106
<b>Building Permit Issued</b>	<b>Approximate Location or Address</b>
Suncor – 8481 s.f. interior remodel	5801 Brighton Boulevard
7-Eleven, Turnberry Marketplace – 3168 s.f. gas canopy	12451 East 104 <sup>th</sup> Avenue, #105
7-Eleven, Turnberry Marketplace –3010 s.f. convenience store	12451 East 104 <sup>th</sup> Avenue, #105
UPS – 8911 s.f. modular distribution center	5020 Ivy Street
Wendy’s Restaurant – 3000 s.f. restaurant	6001 Dexter Street
104 <sup>th</sup> Avenue Medical/Professional Center – 1922 s.f. tenant finish	13611 East 104 <sup>th</sup> Avenue, #800
Suncor – 500 s.f. warehouse building	5801 Brighton Boulevard
<b>Temporary Certificates of Occupancy Issued</b>	<b>Approximate Location or Address</b>
None	
<b>Certificates of Occupancy Issued</b>	<b>Approximate Location or Address</b>
AT&T Store – tenant finish – 1404 s.f. retail store	10439 Chambers Road
Taco Bell – 2159 s.f. restaurant	10402 Belle Creek Boulevard

*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.