



City Development Report

December 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 |
|--|--|
| Brewer Development LLC – development plan for Prestige Preschool Academy | 15000 East 104 th Avenue |
| Rock Iron Storage – development plan for existing outdoor storage yard | 5475 Dahlia Street |
| Development Plan Approved | Approximate Location or Address |
| N/A | N/A |
| Grading Permit Issued | Approximate Location or Address |
| KB Homes | Reunion Filing #19, Phase 3 |
| City of Commerce City - Weaver Electric Site Rehabilitation | 1270 & Brighton Boulevard |
| Suncor site | 5700 York Street |
| Submitted for Building Review | Approximate Location or Address |
| Fiore Equities - 21,150 s.f. office/shop building | 9109 Monaco Street |
| Old Dominion Freight Line - 55,196 s.f. tenant finish for trucking operation | 5601 Holly Street |
| Building Permit Issued | Approximate Location or Address |
| Pre-Cast Concepts LLC - 85,858 s.f. addition to existing mfg bldg | 6120 East 58 th Avenue |
| Lifestyle Foods - 4900 s.f. marijuana food processing tenant finish | 6795 East 49 th Avenue |
| Adcom 911 - 2351 s,f, interior tenant finish | 7321 Birch Street |
| Starbuds MIP, LLC - 2888 s.f. marijuana extraction/kitchen | 9670 Dallas Street, Unit E |
| Caliber Collision – 22,414 s.f. office repair/garage | 6691 Colorado Boulevard |
| Suncor – 14,365 s.f. interior remodel/exterior upgrades | 5801 Brighton Boulevard |
| Buffalo Run Golf Course – 3138 s.f. remodel | 15700 East 112 th Avenue |
| Gemma Zucchi, Inc. - 378 s.f. interior remodel storage/office bldg | 6332 East 72 nd Avenue |
| Make Tortilla - 1777 s.f. tenant finish for tortilla factory | 7580 Hwy #2 |
| Temporary Certificates of Occupancy Issued | Approximate Location or Address |
| N/A | N/A |
| Certificates of Occupancy Issued | Approximate Location or Address |
| UPS - 8911 s.f. modular distribution center | 5020 Ivy Street |
| Certol International LLC - 45,981 s.f. interior warehouse finish | 6120 East 58 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.