



# City Development Report

February 2016

*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>
Development Plan for Dion's Restaurant	15150 East 104th Avenue
South Adams Fire Protection District - new headquarters building	NEC of East 60th Avenue & future Syracuse Street
Mid-Rail Real Estate, LLC - new industrial building	SWC of East 86th Avenue and Ulster Street
<b>Development Plan Approved</b>	<b>Approximate Location or Address</b>
120th & Buckley LLC - PUD Permit for Villages at Buffalo Run East Filing #6	112th East of Chambers Rd
Northwood Village Associates - PUD Permit for Villages at Buffalo Run East Filing #7	Approximately 116th & High Plains Parkway
RDS Village Retail - PUD Development Permit for commercial development	15330 E 120th Place (NEC of 120th & Chambers Rd)
George T. Sanders Company - PUD Permit for a new warehouse/office building	Marty Farms – East 96 <sup>th</sup> Avenue and Yosemite Street
<b>Grading Permit Issued</b>	<b>Approximate Location or Address</b>
Lokal Homes - Villages at Buffalo Run Phases 3 and 4	East 120 <sup>th</sup> Avenue and Chambers Road
<b>Submitted for Building Review</b>	<b>Approximate Location or Address</b>
George T. Sanders – 78,844 s.f. new distribution warehouse	8755 East 95 <sup>th</sup> Place
Gray Fox Investments – 5989 s.f. tenant finish marijuana facility	9690 Dallas Steet Units I & J
<b>Building Permit Issued</b>	<b>Approximate Location or Address</b>
Tenant finish for 1375 s.f. retail marijuana space	5433 Quebec Street
Interior tenant finish for 6252 s.f. marijuana manufacturing space	9690 Dallas Street Units A & B
Marijuana grow/retail facility - 9636 s.f.	5275 Quebec Street, #105
<b>Temporary Certificates of Occupancy Issued</b>	<b>Approximate Location or Address</b>
Collision repair business 22,414 s.f. interior finish	6691 Colorado Boulevard
<b>Certificates of Occupancy Issued</b>	<b>Approximate Location or Address</b>
7-Eleven – 3000 s.f. convenience store	12241 East 104 <sup>th</sup> Avenue #105
7-Eleven – 3178 s.f. fuel canopy	12241 East 104 <sup>th</sup> Avenue
Bradley - 4900 s.f. commercial tenant finish	6795 East 49 <sup>th</sup> Avenue
ADCOM Public Facilities Leasing – 2351 s.f. office tenant finish	7321 Birch 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.