



City Development Report

March 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.

Submitted for Development Review	Approximate Location or Address
Popeye's Louisiana Kitchen Fast Food	15050 East 104 th Avenue
J. Trujillo Enterprises – 8,400 s.f. addition to existing 27,050 s.f. industrial building	5460 Colorado Boulevard
Development Plan Approved	Approximate Location or Address
N/A	N/A
Grading Permit Issued	Approximate Location or Address
Grading permit for industrial development – KEW Realty	5700 East 56 th Avenue
Submitted for Building Review	Approximate Location or Address
Anderson Drilling - tenant finish	5775 Eudora Street
Cross Development – 1224 s.f. tenant finish	6691 Colorado Boulevard
Building Permit Issued	Approximate Location or Address
Fiore & Sons - new office/shop - 19,350 s.f.	9109 Monaco Street
Temporary Certificates of Occupancy Issued	Approximate Location or Address
Rush Truck Centers – 55,544 s.f. addition/renovation	6955 East 50 th Avenue
Rush Truck Centers – 11,086 s.f. new sales area/garage	6800 East 50 th Avenue
Rush Truck Centers – 24,541 s.f. new garage/warehouse	6805 East 50 th Avenue
Certificates of Occupancy Issued	Approximate Location or Address
North Forest Office – 1302 s.f. tenant finish	13635 East 104 th Avenue, #400
Cross Development – 22,414 s.f. interior finish to vacant building	6691 Colorado 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.