



# City Development Report

April 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>
Westfall Odell Motors – 27,000 s.f. building addition to existing vehicle sales and service operation	7250 East 56 <sup>th</sup> Avenue/5555 Quebec Street
<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>
Park Industrial IV	5700 East 56 <sup>th</sup> Avenue
Reunion Filing 23, Phase 2	South of 112 <sup>th</sup> Avenue; west of Buffalo Run Golf Course
All Phases Construction	6707 East 88 <sup>th</sup> Avenue
Public Service Company of Colorado	96 <sup>th</sup> Avenue and Buckley Road
<b>Submitted for Building Review</b>	<b>Approximate Location or Address</b>
King Soopers - 3012 s.f. interior remodel	15051 East 104 <sup>th</sup> Avenue
UPS – 5,500 s.f. addition for mezzanine	5020 Ivy Street
North Forest Office – 11,160 s.f. tenant finish	13611 East 104 <sup>th</sup> Avenue, #700
Dion’s Restaurant – new 5,198 s.f. restaurant	15150 East 104 <sup>th</sup> Avenue
<b>Building Permit Issued</b>	<b>Approximate Location or Address</b>
Vasquez Land Associates - 6800 s.f. tenant remodel for marijuana operation	5305 Vasquez Boulevard
Suncor - 264 s.f. power distribution center	5801 Brighton Boulevard
KEW Realty – 50,000 s.f. core/shell building	5710 East 56 <sup>th</sup> Avenue
KEW Realty – 35,000 s.f. core/shell building	5690 East 56 <sup>th</sup> Avenue
Veterinary Hospital – 2,788 s.f. tenant finish	12303 East 104 <sup>th</sup> Avenue
<b>Temporary Certificates of Occupancy Issued</b>	<b>Approximate Location or Address</b>
Buffalo Run Golf Course – 3,138 s.f. tenant remodel	15700 East 112 <sup>th</sup> Avenue
<b>Certificates of Occupancy Issued</b>	<b>Approximate Location or Address</b>
Chronic Therapy - 900 s.f. tenant finish	5401 Dahlia Street
Suncor – 14,365 s.f. interior remodel	5801 Brighton Boulevard
Perfect Teeth Dental Office – 3,250 s.f. – Aspen Hills	15200 East 104 <sup>th</sup> 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.