



City Development Report

May 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
Sutrak Corporation - development plan to construct 20,500 s.f. and 24,500 s.f. warehouses to store HVAC systems component parts (used for the transit industry).	East 49 th Avenue and Oneida Street
Development plan for proposed truck terminal.	Southwest corner 104 th Avenue & Hwy 2
McLane Food Service – development plan for 292,000 s.f. grocery/food distribution facility.	Southwest corner East 81 st Avenue & Quintero Street
Development Plan Approved	Approximate Location or Address
RTD FasTracks Station	East 72 nd Avenue & Colorado Boulevard
DIATC, LLC – development plan for airport van rental company	East 81 st Avenue and Tower Road
RDS Village Retail – development permit for multi-tenant commercial development	15330 East 120 th Place (NEC 120 th & Chambers Road)
Development plan for Prestige Preschool Academy	15000 East 104 th Avenue
Development plan for marijuana retail store	5844 Dahlia Street
SACFPD – development permit for new fire district headquarters	6050 Syracuse Street
Grading Permit Issued	Approximate Location or Address
UPS	5300 East 56 th Avenue
5280 Towing	10412 Heinze Way
Submitted for Building Review	Approximate Location or Address
Smile 4 Life – 610 s.f. addition to dental office	12253 East 104 th Place, #105
New, multi-tenant retail building/fueling facility	15330 East 120 th Avenue
Walmart – interior remodel/exterior paint/sign	5990 Dahlia Street
SACFPD – 12,169 s.f. new fire station	6050 Syracuse Street
Metro Wastewater Reclamation – tenant finish	5950 York Street
Building Permit Issued	Approximate Location or Address
North Forest Office – 1,302 s.f. tenant finish	13611 East 104 th Avenue, #700
UPS - 5,500 s.f. mezzanine addition/alteration	5020 Ivy Street
King Soopers – 3,012 s.f. interior remodel for freezer/cooler area	15051 East 104 th Avenue
7-Eleven – 3,499 s.f. new convenience store	8836 East 96 th Avenue
UPS – 8,750 s.f. addition for shipping area	5300 East 56 th Avenue
George T. Sanders – 76,844 s.f. new distribution warehouse	8804 East 95 th Place
Temporary Certificates of Occupancy Issued	Approximate Location or Address
Wendy’s – 3,000 s.f. restaurant	6001 Dexter Street
Apex Land – 2,100 s.f. office addition	9800 Alton Way
PreCast Concepts – 26,729 s.f. addition to factory	9405 Alton Court
Certificates of Occupancy Issued	Approximate Location or Address
Tenant finish - 2,888-s.f. for marijuana MIP	9670 Dallas Street, Unit E

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.