



City Development Report

June 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
BNSF Transload Facility – 24,000 s.f. storage building on developed site	9101 Yosemite Street
CareNow Emergency facility - replat existing lot into 2 lots	SWC 104 th Avenue and Tower Road
Chartered Development – development plan for 3, 26-unit apartment buildings	Belle Creek Filing No. 3
Lakes at the Dunes LLLP – multi-family townhome project	11250 Florence Street
Development Plan Approved	Approximate Location or Address
SACFPD – new fire administration building	6050 Syracuse Street
Grading Permit Issued	Approximate Location or Address
Dion’s Restaurant - grading permit	15150 East 104 th Avenue
Old Dominion new maintenance building - grading permit	5601 Holly Street
Submitted for Building Review	Approximate Location or Address
Star Buds Retail Marijuana Dispensary 1,218 s.f. new building	5844 Dahlia Street
Tenant Finish/Marijuana Facility – 3,145 s.f.	9670 Dallas Street, Unit B
North Forest Office – 8,556 s.f. office building	13551 East 104 th Avenue
Building Permit Issued	Approximate Location or Address
Tenant Finish/Marijuana Extraction Booth – 1,926 s.f.	10001 East 102 nd Avenue, Unit C-106
Anderson Drilling – 17,430 s.f. tenant improvements	5775 Eudora Street
Smile 4 Life – 610 s.f. dental office expansion	12253 East 104 th Place, Unit 105
Old Dominion – 42,530 s.f. new maintenance building	5601 Holly Street
Marijuana Extraction Laboratory – 5,000 s.f.	9670 Dahlia Street, #3 & #4
Iglesia Apostolica Church – 7,382 s.f. addition	6707 East 80 th Avenue
Temporary Certificates of Occupancy Issued	Approximate Location or Address
SACFPD – 9,386 s.f. new fire station	8600 Rosemary Street
Certificates of Occupancy Issued	Approximate Location or Address
Tenant finish retail marijuana – 1,375 s.f.	5433 Quebec Street
Rush Truck Centers – 55,544 s.f. building. addition	6955 East 50 th Avenue
Rush Truck Centers – 11,086 s.f. new sales area/garage	6800 East 50 th Avenue
Rush Truck Centers – 24,251 s.f. new warehouse	6805 East 50 th Avenue
Apex Land Company – 2,100 s.f. office addition	9800 Alton Way

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.