



City Development Report

August 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
Murphy Oil – dev plan for convenience store/gas station	8799 Brighton Road
Roofline Supply – dev plan for paving & grading improvements	Brighton Blvd/Saurini Blvd south of 68 th Avenue
Commerce City – PUD permit for recreation center	NEC Potomac Street and 112 th Avenue
San Souci Enterprises – dev plan for 8,800 s.f., 3-story retail store front/office space	5850 Dahlia Street
Diversified Transfer & Storage – dev plan for cold food storage & distribution facility	Havana Street and Joliet Street
Kipling Twenty-Three Hundred – dev plan for construction of 12,500 s.f. warehouse building	96 th Avenue & Highway #2
Wall Development - concept plan for 4,215 s.f. 7-Eleven	SWC 120 th Avenue & Chambers Drive
Denver Intermodal Express – dev plan for 7,800 s.f. building	8871 Yosemite Street
Commerce City Leased Housing Associates – PUD dev plan for 216-unit, multi-family units	14350 East 104 th Avenue (Foxton Village)
Development Plan Approved	Approximate Location or Address
R&S Steel – dev plan for INTSEL Steel site development and structure	SWC 86 th Avenue & Ulster Street
Harmon Management Corp – PUD Permit for 3,158 s.f. KFC restaurant	NWC 104 th Avenue & Chambers Road
Belle Creek LLP – PUD dev permit for Belle Creek Filing #3, Amendment #2 (residential development)	Belle Creek Boulevard & East 115 th Avenue
Trujillo Enterprises – dev plan for 27,050 s.f. storage warehouse	5460 Colorado Boulevard
McLane Food Service – PUD permit for 216,000 s.f. building	17100 East 81 st Avenue
Grading Permit Issued	Approximate Location or Address
N/A	
Submitted for Building Review	Approximate Location or Address
Foundation permit for townhome units - Jasper Street	15800 East 121 st Avenue, Building Q
Belle Creek Salon – 1048 s.f. tenant finish for hair salon	10401 Belle Creek Blvd, Unit 103
McLane Food Service - 216,619 s.f. warehouse distribution center	17100 East 81 st Avenue
SKW-MBT Operations – tenant finish	10601 Fulton Street
Basham & Associates - shell for future retail building	12241 East 104 th Avenue, #101 & #103
Retail center - tenant finish	7584 Highway #2
Building Permit Issued	Approximate Location or Address
Tenant finish – 5,980 s.f. for marijuana facility	9690 Dallas Street, Units I and J
New building – 1,218 s.f. marijuana dispensary	5844 Dahlia Street
Ten-O-Nine LLC – 5,000 s.f. tenant finish	6455 East 65 th Avenue
UPS - 5,500 s.f. addition/alterations	5020 Ivy Street
North Forest Office – 2,640 s.f. tenant finish	13611 East 104 th Avenue, #500

Temporary Certificates of Occupancy Issued	Approximate Location or Address
N/A	N/A
Certificates of Occupancy Issued	Approximate Location or Address
Buffalo Run Golf Course - 3,318 s.f. tenant finish	15700 East 112 th Avenue
Anderson Drilling - 17,430 s.f. tenant finish	5775 Eudora 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.