



# City Development Report

January 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>
Eric Bush – redevelop property for marijuana retail store	5844 Dahlia Street
<b>Development Plan Approved</b>	<b>Approximate Location or Address</b>
CCGF LLC – development plan approval for warehouse/greenhouse (4) for marijuana cultivation	5400 Monao Street
Marty Farms, LLLP – development plan to plat tract into two lots, one of which will be for a 7-Eleven convenience store/gas station	South of East 96th Avenue between Willow & Yosemite Streets
<b>Grading Permit Issued</b>	<b>Approximate Location or Address</b>
Buffalo Run East Neighborhood Park	East 115 <sup>th</sup> Avenue and Chambers Road
Turnberry Neighborhood Park	East 106th Avenue and Wheeling Street
<b>Submitted for Building Review</b>	<b>Approximate Location or Address</b>
Taylor Quick – 2793 s.f. tenant finish for marijuana operation	5305 Vasquez Boulevard, Unit #101
Padilla – 3522 s.f. tenant finish mixed-use/retail space	9670 Dalas Street, Unit K
Hooper Investments – 4849 s.f. building addition	4304 East 60 <sup>th</sup> Avenue
7-Eleven – 3499 s.f. convenience store	8836 East 96 <sup>th</sup> Avenue
7-Eleven – 4698 s.f. canopies for fuel dispensers	8836 East 96 <sup>th</sup> Avenue
<b>Building Permit Issued</b>	<b>Approximate Location or Address</b>
LM Landscape LLC – 1540 s.f. tenant finish	8501 Quebec Street
<b>Temporary Certificates of Occupancy Issued</b>	<b>Approximate Location or Address</b>
Now Heating & Air – 5000 s.f. tenant finish retail/office space	8661 Rosemary Street
7-Eleven Convenience Store – 3010 s.f. tenant finish	12241 East 104 <sup>th</sup> Avenue
7-Eleven- 3168 s.f. tenant finish gas canopy	12241 East 104 <sup>th</sup> Avenue
<b>Certificates of Occupancy Issued</b>	<b>Approximate Location or Address</b>
GE Equipment – 2247 s.f. tenant finish	4475 East 74 <sup>th</sup> Avenue, Suite 203
Honnen Equipment – 6025 s.f. tenant finish	7270 Dahlia Street
Perfect Teeth – 3079 s.f. tenant finish dental office	15200 East 104 <sup>th</sup> Avenue
North Forest Office Space – 1922 s.f. tenant finish office/medical	13611 East 104 <sup>th</sup> Avenue, Suite 800
North Forest Office Space – 1364 s.f. tenant finish office/medical	13611 East 104 <sup>th</sup> Avenue, Suite 100
North Forest Office Space – 1364 s.f. tenant finish office/medical	13611 East 104 <sup>th</sup> Avenue, Suite 200

*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.