



## Community Development Fee Schedule

The following plan review fees for each sheet are applicable to all land use applications, including but not limited to, Planned Unit Development (PUD), Preliminary Development Plan (PDP), Final Development Plan (FDP), Master Development Plan (MDP), Administrative Site Plan (ASP), Site Specific Development Plan, Rezoning Applications, Subdivision Development Plan (SDP), Administrative Amendment (AA), Annexation Plans, Comprehensive Plans, Correction/Exemption Plats and Special Districts. Fees are based on 24" x 36" sheets at a minimum scale of 1"=40'. Drainage Reports shall follow the format as shown in the City's Drainage Criteria. Reports which do not follow the format will be considered incomplete and returned to the applicant. Architectural elevations/profiles shall be shown at either a minimum scale of 1/4"=1' or 1/8"=1' as dictated by the plan reviewer.

Fees are based on three rounds of review. If a fourth round of review is needed, the applicant will be charged an additional fee equal to 50% of the initial review fees, except as noted in the legal review fees. The applicant will be charged an additional fee equal to 25% of the initial review fees for every review thereafter. If the applicant does not adequately respond to staff comments based on current standards and regulations adopted by the City, then the applicant may be subject to additional fees proportional to the amount of extra work required.

Note: A Land Use Case Number will be assigned after the formal application submittal

FEE DESCRIPTION	REVIEW FEE	MINIMUM CHARGE	NUMBER OF SHEET(S)	FEES DUE
General Notes	\$200	\$200		
Pre-Submittal Review Fee – If this plan results in an actual case then this fee is credited	\$200	\$200		
Technical Amendment Fee	Maximum \$2,000 and will be determined at Pre-Submittal meeting based on the scope of the amendment	\$500		

**SITE DEVELOPMENT PLAN** (Please check all that apply) *(Separate site and utility plans are required for FDP, SDP and MDP)*

<input type="checkbox"/> Annexation Petition/Map		\$2,400		
<input type="checkbox"/> Regulating Plan	\$2,400 for 1 <sup>st</sup> sheet, plus \$550 for each additional sheet	\$2,400		
<input type="checkbox"/> USR/FDP/SDP		\$2,400		
<input type="checkbox"/> Conditional Use & Site Plan		\$2,400		
<input type="checkbox"/> PDP		\$2,400		
<input type="checkbox"/> ASP		\$2,400		
<input type="checkbox"/> MDP		\$5,100 for 1 <sup>st</sup> sheet, plus \$550 for each additional sheet	\$5,100	
Grading Plan	\$1,650 for 1 <sup>st</sup> sheet, plus \$990 for each additional sheet	\$1,650		
Landscaping Plans	\$1,100 for 1 <sup>st</sup> sheet, plus \$550 for each additional sheet	\$1,100		
Lighting & Signage Plan/Sign Design Program	\$600 per sheet	\$600		
Final Plats / Replats	\$1,200 for 1 <sup>st</sup> sheet, plus \$750 for 2 <sup>nd</sup> sheet, plus \$550 for each additional sheet	\$1,200		
Affidavits/Correction/Exemption Plats	\$360 per sheet	\$360		

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Site Inspections (Due at time of CD approval or issuance of development permit)	1% ECE (Engineering Cost Estimate)	\$1,800		
Re-inspection Fee for 2 <sup>nd</sup> Failed Inspection	\$300 for each subsequent inspection	\$300		
Public Improvement Agreement (PIA)	\$1,200 per PIA	\$1,200		
Vested Property Rights	\$500	\$500		
Easement/ROW Vacation (If not concurrent with final plat)	\$500	\$500		

### GENERAL ZONING CHANGES

General Zoning Change to PUD not including MDP	\$5,100	\$5,100		
All Other Rezoning Applications (PUD Conversion or Rezone to Conventional Zoning)	\$3000	\$3000		

### ARCHITECTURAL ELEVATIONS / PROFILES (Please check one)

<input type="checkbox"/> Residential	\$600 per structure	\$600		
<input type="checkbox"/> Commercial	\$1,200 per structure	\$1,200		
<input type="checkbox"/> Pattern Book Approval (New Code)	\$2000 Flat Fee	\$2000		

### PRELIMINARY / FINAL TRAFFIC REPORTS (Please check one)

<input type="checkbox"/> < 30 Acres	\$900	\$900		
<input type="checkbox"/> 30 – 59.99 Acres	\$1,800	\$1,800		
<input type="checkbox"/> 60 – 89.99 Acres	\$2,700	\$2,700		
<input type="checkbox"/> 90 Acres or More	\$3,600	\$3,600		
Incomplete Traffic Report Fee	\$240 per incident	\$240		

### LEGAL REVIEW FEES

FEE DESCRIPTION	REVIEW FEE	MINIMUM CHARGE	NUMBER OF SHEET(S)	FEES DUE
Development Associated Legal Costs – Standard Applications <sup>1</sup>	\$600 per application plus \$300 per application requiring a public hearing  Development orders requiring more than three rounds of legal review will be assessed an additional charge of \$500 per application	\$600		

<sup>1</sup> Standard applications include site plans (SP, ASP, FDP, SDP, USR) and all amendments thereto; rezoning plans (ZP, RP, PDP, MDP); plats and all replats and lot line adjustments; and vacations of plats or right-of-ways.

## Community Development Fee Schedule

Development Associated Legal Costs – Non-standard Applications <sup>2</sup>	Minimum \$250 per application; amount to be established by the Director prior to the submittal of an application	\$250		
Non Standard Easement or Licensing Agreement	\$1,000	\$1,000		

### OTHER PLANNING FEES

FEE DESCRIPTION	REVIEW FEE	MINIMUM CHARGE	NUMBER OF SHEET(S)	FEES DUE
Environmental Documents	\$2,400	\$2,400		
Geological Hazard Report	\$1,200	\$1,200		
Variance Application Fee	\$125	\$125		
Fence Permit (Value is cost of labor and material) Penalty of Double the Normal Fee if No Permit Issued Prior to Work Being Performed	Value x 3.5% (min \$20, max \$5000) plus City Use Tax and County Use Tax No Deposit Necessary	\$20		
Sign Permit (Value is cost of labor and material) Penalty of Double the Normal Fee if No Permit Issued Prior to Work Being Performed <sup>3</sup>	Value X 7% (min \$50, max \$5000) plus City Use Tax and County Use Tax No Deposit Necessary	\$50		
CMRS Facility – Conditional Use	\$2,400	\$2,400		
CMRS Facility – New Facility / Limited Use	\$1,800	\$1,800		
CMRS Facility – Co-location / Limited Use	\$900	\$900		
Group Home Zoning Compliance Letter	\$75	\$75		
Zoning Verification Letter – Standard	\$75	\$75		
Zoning Verification Letter – Custom	\$100	\$100		
Zoning Clearance – Limited Use	\$75	\$75		
Temporary Use Permit	\$360	\$360		
Christmas Tree Lot Permit	\$360 permit plus \$1,000 refundable deposit	\$360		
Address Assignment	\$75	\$75		
1041 Permit Fee Initial Deposit (City will estimate cost of reviewing & processing application).	\$25,000 deposit. Time and materials per application	\$5,000 deposit		
Non Standard Easement Licensing Agreement	\$1000	\$1000		
Street Name Change	\$1000	\$1000		
Mailing Cost for Public Notification	\$100 per development order requiring a public hearing	\$100		
Service Plan (Metro or Special) <sup>4</sup>	\$1500/\$2500/\$3000	\$1500		
Service Plan Amendment	\$1000	\$1000		

<sup>2</sup> Non-standard applications include annexations, vested property rights, and all other applications defined in Article 14 of the 2011 LDC.

<sup>3</sup> Temporary sign permits are exempt from a review fee.

<sup>4</sup>\$1500 nonrefundable application fee (Sec. 4-10-50); \$2500 nonrefundable fee due and payable on date proposed service plan is filed and \$3000 due on date proposed service fee is filed to be used by the City to pay its reasonable consultant, legal and other fees and expenses incurred in the process of reviewing and taking action on the plan(Sec. 4-10-70).

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Certificate of Designation (Requires Public Hearing Process)	\$3000	\$3000		
Appeal of any Order, Requirement, Decision, or Determination made by the Planning and Zoning Commission or the Director	\$500	\$500		
Oil and Gas Permit	\$1,200	\$1,200		

### OTHER ENGINEERING FEES

FEE DESCRIPTION	REVIEW FEE	MINIMUM CHARGE	NUMBER OF SHEET(S)	FEES DUE
<b>SITE-CIVIL CONSTRUCTION DOCUMENT REVIEW</b>				
<input type="checkbox"/> < 1 Acre	\$1,550	\$1,550		
<input type="checkbox"/> 1 – 2.99 Acres	\$2,500	\$2,500		
<input type="checkbox"/> 3 – 4.99 acres	\$3,200	\$3,200		
<input type="checkbox"/> 5 – 6.99 Acres	\$3,500	\$3,500		
<input type="checkbox"/> 7 – 9.99 Acres	\$3,800	\$3,800		
<input type="checkbox"/> 10 -14.99	\$4,600	\$4,600		
<input type="checkbox"/> 15 Acres or More	\$5,000	\$5,000		
<input type="checkbox"/> Modification to Approved CD	\$600	\$600		

### COMPREHENSIVE PLAN

FEE DESCRIPTION	REVIEW FEE	MINIMUM CHARGE	NUMBER OF SHEET(S)	FEES DUE
Amendment to Comprehensive Plan (Includes all Amendments)	\$3,000	\$3,000		

## TOTAL FEES

Fees due at application submittal: \_\_\_\_\_

Fees due at time of CD submittal: \_\_\_\_\_

**\*Please note that additional fees may be required through the Arapahoe County Clerk and Recorder’s Office as well as SEMSWA.**

**Fees paid (or a portion of the fee paid) are non-refundable.**

Page sub-total: \_\_\_\_\_