Project Title:

Community Development Fee Schedule

The following plan review fees for each sheet are applicable to all land use applications, including but not limited to, Preliminary Development Plans (PDP), Site Plans (SP), Rezoning Applications, Administrative Amendments (AA), Final Plats (FP), Annexation Plans, Comprehensive Plans, Correction/Exemption Plats and Special Districts.

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.

Development Orders

Fee Description	Review Fee	Minimum Charge	Number of Sheet(s)	Fees Due
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		
Annexation Petition/Map		$2,400		
Preliminary Development Plan for PUD	$2,400 for 1st sheet, plus $550 for each additional sheet	$2,400		
Regulating Plan		$2,400		
Site Plan		$2,400		
Use by Special Review or Conditional Use		$2,400		
General Notes Review	$200 per application	$200		
Grading Plan Review	$1,650 for 1st sheet, plus $990 for each additional sheet	$1,650		
Landscaping Plan Review	$1,100 for 1st sheet, plus $550 for each additional sheet	$1,100		
Lighting and Signage Plan Review	$600 per sheet	$600		
Sign Design Program Review	$600 per sheet	$600		
Final Plat / Replat	$1,200 for 1st sheet, plus $750 for 2nd sheet, plus $550 for each additional sheet	$1,200		
Affidavits/Correction/Exemption Plat	$360 per sheet	$360		
Vested Property Rights	$500	$500		
Easement/ROW Vacation (If not concurrent with final plat)	$500	$500		

Rezoning Applications

Rezoning to Planned Unit Development	$5,100	$5,100		
All Other Rezoning Applications (PUD Conversion or Rezone to Conventional Zoning)	$3000	$3000		

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ARCHITECTURAL ELEVATIONS / PROFILES (Please check one)

☐ Residential	$600 per structure	$600		
☐ Commercial	$1,200 per structure	$1,200		
☐ Pattern Book Approval	$2000 Flat Fee	$2000		

PRELIMINARY / FINAL TRAFFIC REPORTS (Please check one)

☐ < 30 Acres	$900	$900		
☐ 30 – 59.99 Acres	$1,800	$1,800		
☐ 60 – 89.99 Acres	$2,700	$2,700		
☐ 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[1]	$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		
Development Associated Legal Costs – Non-standard Applications[2]	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		

[1] **Standard applications include site plans (SP, USR) and all amendments thereto; rezoning plans (PDP or PUD Conversion); plats and all replats and lot line adjustments; and vacations of plats or right-of-ways.**
[2] **Non-standard applications include annexations, vested property rights, and all other applications defined in Article 14 of the 2011 LDC.**

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Sign Permit (Value is cost of labor and material) Penalty of Double the Normal Fee if No Permit Issued Prior to Work Being Performed[3]	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		
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)[4]	$1500/$2500/$3000	$1500		
Service Plan Amendment	$2500	$2500		
Service Plan Dissolution	$1000	$1000		
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		
Recording Fees – Standard Documents (electronic recording)	$11 first page, $5 per page thereafter plus a $3 surcharge per document			
Recording Fees – Oversized Documents[5]	$10.75 per page plus a $3.25 surcharge per document			
Site Inspections (Due at time of CD approval or issuance of development permit)	1% of Public ECE (Engineering Cost Estimate)	$1,800		
Re-inspection Fee for 2nd Failed Inspection	$300 for each subsequent inspection	$300		
Public Improvement Agreement (PIA)	$1,200 per PIA	$1,200		

[3] Temporary sign permits are exempt from a review fee.
[4] $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).
[5] Fees for recordation of oversize documents include fees for an electronic copy of the recorded mylar in lieu of the printing of a second set of mylars

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Other Engineering Fees

FEE DESCRIPTION	REVIEW FEE	MINIMUM CHARGE	NUMBER OF SHEET(S)	FEES DUE
SITE-CIVIL CONSTRUCTION DOCUMENT REVIEW				
☐ < 1 Acre	$1,550	$1,550		
☐ 1 – 2.99 Acres	$2,500	$2,500		
☐ 3 – 4.99 acres	$3,200	$3,200		
☐ 5 – 6.99 Acres	$3,500	$3,500		
☐ 7 – 9.99 Acres	$3,800	$3,800		
☐ 10 -14.99	$4,600	$4,600		
☐ 15 Acres or More	$5,000	$5,000		
☐ 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.

CHECKS PAYABLE TO 'CITY OF CENTENNIAL'
ITEMS MUST BE PAID THROUGH SEPARATE CHECKS
UNLESS SUBMITTED AT THE SAME TIME

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