



CITY OF COLORADO SPRINGS

## 2012 Development Application Review Fee Schedule

Effective January 1, 2012

TYPE OF APPLICATION	LAND USE REVIEW REVIEW FEE	EDRD REVIEW FEE	C.S.F.D. REVIEW FEE	C/S UTILITIES – DEV. SVCS. REVIEW FEE	TOTAL APPLICATION REVIEW FEE
<b>Major Applications:</b>					
<b>Annexations</b>	\$2,397 plus \$31 per acre for the first 100 acres; \$11 per acre thereafter plus actual newspaper publication cost <sup>1</sup>	\$2,449 plus \$35 per acre for the first 100 acres plus \$15 per acre thereafter	\$240	\$479	To be determined at time of application
<b>2020 Land Use Map</b>	\$904	\$123	\$0	\$0	\$1,027
<b>Master Plans (New or Major Amendments)</b>	\$1,261 plus \$12 per acre	\$1,052 plus \$5 per acre	\$240	\$479	To be determined at time of application
<b>Minor Amendment to an approved Master Plan</b>	\$719	\$269	\$240	\$0	\$1,228
<b>Minor Adjustment to an approved Master Plan</b>	\$176	\$71	\$0	\$0	\$247
<b>Development Agreements</b>	\$2,317	\$1,638	\$0	\$0	\$3,955
<b>FBZ Zone Change and Regulating Plan</b>	\$2,250 plus \$30 per acre	\$2,010 plus \$30 per acre	\$0	\$479	To be determined at time of application
<b>Planned Unit Development [PUD] Zone Change</b>	\$1,804 plus \$30 per acre	\$712 plus \$5 per acre	\$0	\$0	To be determined at time of application
<b>PUD Plan</b>	\$1,804 plus \$30 per acre	\$1,622 plus \$20 per acre	\$240	\$479	To be determined at time of application
<b>Development Plan for Planned Unit Development [PUD] Zone (New or Major Amendment)</b>	\$1,804 plus \$30 per acre	\$1,736 plus \$21 per acre	\$240	\$479	To be determined at time of application

1: Cost of publication will be determined by the total cost of advertising the annexation as required per Colorado Statute.

**2012 Development Application Review Fee Schedule, continued**

TYPE OF APPLICATION	LAND USE REVIEW REVIEW FEE	EDRD REVIEW FEE	C.S.F.D. REVIEW FEE	C/S UTILITIES – DEV. SVCS. REVIEW FEE	TOTAL APPLICATION REVIEW FEE
<b>Major Applications:</b>					
<b>Mixed Use [MU] Zone Change</b>	\$1,804 plus \$30 per acre	\$1,099 plus \$10 per acre	\$0	\$0	To be determined at time of application
<b>Concept or Development Plan for Mixed Use [MU] Zone (New or Major Amendment)</b>	\$1,804 plus \$30 per acre	\$1,179 plus \$10 per acre	\$240	\$479	To be determined at time of application
<b>Establishment of an “A” (Agricultural) Zone</b>	\$904 plus \$5 per acre	\$0	\$0	\$0	To be determined at time of application
<b>Zone Change</b>	\$1,442 plus \$11 per acre	\$687 plus \$2 per acre	\$0	\$0	To be determined at time of application
<b>FBZ Development Plan</b>	\$1,310	\$1,128	\$240	\$479	\$3,157
<b>FBZ Interim Use / Development Plan</b>	\$1,310	\$1,128	\$240	\$479	\$3,157
<b>Concept or Development Plan – Commercial (New or Major Amendment)</b>	\$1,688 plus \$30 per acre	\$1,128 plus \$23 per acre	\$240	\$479	To be determined at time of application
<b>Concept or Development Plan – Residential (New or Major Amendment)</b>	\$1,688 plus \$5 per lot or unit	\$1,023 plus \$4 per lot or unit	\$240	\$479	To be determined at time of application
<b>Concept or Development Plan – Commercial Hillside or Streamside (New or Major Amendment)</b>	\$1,688 plus \$30 per acre plus 10%	\$1,169 plus \$23 per acre	\$240	\$479	To be determined at time of application

**2012 Development Application Review Fee Schedule, continued**

TYPE OF APPLICATION	LAND USE REVIEW REVIEW FEE	EDRD REVIEW FEE	C.S.F.D. REVIEW FEE	C/S UTILITIES – DEV. SVCS. REVIEW FEE	TOTAL APPLICATION REVIEW FEE
<b>Major Applications:</b>					
<b>Concept or Development Plan – Residential Hillside or Streamside (New or Major Amendment)</b>	\$1,688 plus \$5 per lot or unit plus 10%	\$1,064 plus \$4 per lot or unit	\$240	\$479	To be determined at time of application
<b>Conditional Use or Use Variance (New or Major Amendment for construction of new building(s))</b>	\$1,688 plus \$30 per acre	\$221	\$240	\$479	To be determined at time of application
<b>Conditional Use or Use Variance (New or Major Amendment for conversion of an existing building without new construction)</b>	\$1,317	\$221	\$240	\$479	\$2,257
<b>FBZ Minor Improvement Plan</b>	\$200	\$0	\$0	\$111	\$311
<b>Subdivision Plats Commercial, Planned Unit Development or Mixed Use Zones</b>	\$1,020 plus \$25 per acre	\$475 plus \$3 per acre	\$0	\$479	To be determined at time of application
<b>Subdivision Plats Residential</b>	\$904 plus \$5 per lot or unit	\$479 plus \$1 per lot or unit	\$0	\$479	To be determined at time of application
<b>Amendment to Plat Restriction</b>	\$603	\$112	\$0	\$0	\$715
<b>Subdivision Waiver from Procedural Requirements</b>	\$729	\$0	\$0	\$0	\$729
<b>Subdivision Waiver from Design Standards</b>	\$729	\$762	\$0	\$479	\$1,970
<b>Street or Plat Vacations</b>	\$1,206	\$393	\$0	\$479	\$2,078
<b>Street Name Change</b>	\$603	\$23	\$0	\$0	\$626

**2012 Development Application Review Fee Schedule, continued**

TYPE OF APPLICATION	LAND USE REVIEW REVIEW FEE	EDRD REVIEW FEE	C.S.F.D. REVIEW FEE	C/S UTILITIES – DEV. SVCS. REVIEW FEE	TOTAL APPLICATION REVIEW FEE
<b>Landscape Plans</b>					
Final Landscape Plan - Single-Family or Two Family Residential Project	\$500	\$0	\$0	\$0	\$500
Final Landscape Plan – Commercial, Multi-Family and Townhome Project	\$350 plus \$75 per acre, not to exceed \$1,500	\$0	\$0	\$0	To be determined at time of application
Irrigation Plan	\$312	\$0	\$0	\$0	\$312
Minor Amendment to an approved Final Landscape or Irrigation Plan	\$312	\$0	\$0	\$0	\$312
<b>Variances:</b>					
Non-Use Variance Commercial	\$452 for <u>each</u> of the first two variances; \$206 for each variance thereafter	\$116	\$240	\$111	\$919 for the first variance; \$452 for the second variance and \$206 for each variance thereafter
Non-Use Variance Residential	\$221 for <u>each</u> of the first two variances; \$111 for each variance thereafter	\$116	\$240	\$111	\$688 for the first variance; \$221 for the second variance and \$111 for each variance thereafter
Variance Time Extension	\$221	\$0	\$0	\$0	\$221
<b>Minor Applications</b>					
Minor Amendment to an approved Concept or Development Plan, Conditional Use or Use Variance	\$312	\$156	\$240	\$111	\$819
FBZ Warrant Application	\$450 per project	\$155	\$240	\$111	\$956

**2012 Development Application Review Fee Schedule, continued**

TYPE OF APPLICATION	LAND USE REVIEW REVIEW FEE	EDRD REVIEW FEE	C.S.F.D. REVIEW FEE	C/S UTILITIES – DEV. SVCS. REVIEW FEE	TOTAL APPLICATION REVIEW FEE
<b>Minor Applications</b>					
<b>Administrative Relief</b>	\$151 for <u>each</u> of the first two requests; \$70 for each request thereafter	\$0	\$0	\$0	\$151 for <u>each</u> of the first two requests; \$70 for each request thereafter
<b>Minor Modification</b>	\$125	\$0	\$0	\$0	\$125
<b>Minor Subdivision Actions:</b>					
<b>Issuance of Building Permit prior to Platting</b>	\$301	\$537	\$0	\$0	\$838
<b>Issuance of Building Permit to Unplatted Land</b>	\$301	\$152	\$0	\$0	\$453
<b>Preservation Easement Adjustment</b>	\$729	\$71	\$0	\$0	\$800
<b>Property Boundary Adjustment</b>	\$301	\$106	\$0	\$111	\$518
<b>Waiver of Replat</b>	\$301	\$106	\$0	\$0	\$407

## 2012 Development Application Review Fee Schedule, continued

### LAND USE REVIEW DIVISION FEE MODIFICATIONS / EXCEPTIONS:

1. Development application review fees will be waived for all public school projects.
2. Development application review fees will be proportionately reduced for developments containing a mix of both affordable and market rate units and for affordable housing projects certified as affordable housing by the Housing Development Manager.
3. Development application review fees will be waived for development applications submitted by City agencies, other than enterprise operations (i.e., Memorial Hospital, Colorado Springs Utilities, Airport, etc.)
4. Land Use Review development application review fees, with the exception of Landscape applications and Geologic Hazard Reports, will be reduced by 10% for multiple concurrent applications submitted for the same site.
5. The Manager may modify development application fees for Land Use Review based upon unique circumstances which reduce the typical staff work involved in the application review by more than 50%. The request and justification for the modification of fees must be made in writing to the Manager.
6. All fees shall be paid in full at the time of application submittal, except fees for Annexation review conducted concurrent with development review; in which case 50% of the annexation review fee may be paid at the time of application submittal and the remaining 50% of the fee paid prior to City approval and recordation of the Annexation plat.

### ENGINEERING DEVELOPMENT REVIEW FEE NOTES:

1. Review fees will be waived for all public school projects.
2. Review fees will be waived or proportionately reduced for affordable housing projects certified as affordable housing projects by the City Affordable Housing Manager (i.e., if a project is certified as 50% affordable units, the fee will be reduced to 50%).
3. Review fees will be waived for non-enterprised City Departments/Agencies.
4. Review fees are not required on minor development plan amendments or other minor land items if the application is not referred to City Engineering by Land Use Review.
5. The City Engineer through the Engineering Development Review (EDR) Manager may modify the review fee on items for which Land Use Review has modified their review fee(s) if such modifications are justified by unique circumstances and a request is made in writing to the EDR Manager.
6. Fees for Annexations submitted concurrent with and in conjunction with an Annexation request may pay 50% of the fee at the time of application and the remaining 50% of the fee prior to recordation of the Annexation plat.
7. The City Engineer through the EDR Manager may elect to negotiate an alternative Annexation, Master Plan and Zoning Application fee for Annexations in excess of 5,000 acres for which Land Use Review has modified their application fee.

## 2012 Development Application Review Fee Schedule, continued

TYPE OF APPLICATION	LAND USE REVIEW REVIEW FEE	TOTAL APPLICATION REVIEW FEE
<b>Appeals:</b>		
Appeal of Administrative Decision to Planning Commission	\$176	\$176
Appeal of Planning Commission Decision to City Council	\$176	\$176
<b>Administrative Permits:</b>		
Human Service Establishment Administrative Permit	\$236	\$236
Human Service Establishment Permit for Facility or Shelter	\$236	\$236
Sexually Oriented Business Permit	\$467	\$467
<b>Letter Requests:</b>		
Certification of Zoning Compliance for Colorado State Licensure	\$65	\$65
<b>Miscellaneous Fees:</b>		
Information Technology Fee	\$25 for each project that contains at least one (1) development application in the major category	\$25 for each project that contains at least one (1) development application in the major category
Copies of Documents (8½" x 11", 8½" x 14" or 11" x 17")	\$.25 per page	\$.25 per page
Copies of Documents (Over 11" x 17")	\$1.00 per page by an external Reprographic Company	\$1.00 per page by an external Reprographic Company
Copies of CD's of Planning Commission proceedings	\$5 per 90 minute CD	\$5 per 90 minute CD
Postage Fees	\$.60 per postcard	\$.60 per postcard
<b>Recording Fees for Minor Subdivision Actions:</b>		
8½" x 11" or 8½" x 14" documents	\$13 for one page	\$13 for one page
Over 8½" x 14" documents	\$23 for one page	\$23 for one page

## 2012 Development Application Review Fee Schedule, continued

TYPE OF APPLICATION	LAND USE REVIEW FEE	TOTAL APPLICATION REVIEW FEE
<b>Geologic Hazard Reports:</b>		
Review of Geologic Hazard Reports	\$300 plus any Colorado Geological Survey review cost over \$300	\$284
		To be determined

## 2012 Fees for Development Applications reviewed by the Development Review Enterprise

Effective January 1, 2012

TYPE OF APPLICATION	DEVELOPMENT REVIEW ENTERPRISE REVIEW FEE	EDRD REVIEW FEE	C.S.F.D. REVIEW FEE	C/S UTILITIES – DEV. SVCS. REVIEW FEE	TOTAL APPLICATION REVIEW FEE
<b>Major Applications:</b>					
<b>CMRS (Commercial Mobile Radio Systems)</b>					
CMRS Conditional Use	\$2,889	\$71	\$0	\$479	\$3,439
CMRS Development Plan	\$1,261	\$373	\$0	\$479	\$2,113
CMRS Minor Amendment	\$784	\$71	\$0	\$0	\$855
<b>Minor Applications</b>					
Minor Amendment to an approved Concept or Development Plan, Conditional Use or Use Variance	\$312	\$156	\$240	\$111	\$819
Administrative Relief	\$151 for each of the first two requests; \$70 for each request thereafter	\$0	\$0	\$0	\$151 for each of the first two requests; \$70 for each request thereafter

**2012 Development Application Review Fee Schedule, continued**

TYPE OF APPLICATION	DEVELOPMENT REVIEW ENTERPRISE REVIEW FEE	EDRD REVIEW FEE	C.S.F.D. REVIEW FEE	C/S UTILITIES – DEV. SVCS. REVIEW FEE	TOTAL APPLICATION REVIEW FEE
<b>Minor Applications</b>					
Minor Modification	\$125	\$0	\$0	\$0	\$125
<b>Minor Subdivision Actions:</b>					
Issuance of Building Permit to Unplatted Land	\$301	\$152	\$0	\$0	\$453
Preservation Easement Adjustment	\$729	\$71	\$0	\$0	\$800
Property Boundary Adjustment	\$301	\$106	\$0	\$111	\$518
Waiver of Replat	\$301	\$106	\$0	\$0	\$407

TYPE OF APPLICATION	LAND USE REVIEW REVIEW FEE	TOTAL APPLICATION REVIEW FEE
<b>Administrative Permits:</b>		
Home Day Care Permit	\$30	\$30
Home Occupation Permit	\$60	\$60
<b>Letter Requests:</b>		
Compliance Letter and Inspection	\$301	\$301
Non-Conforming Use Letter	\$176	\$176
Re-Build Letter	\$176	\$176
Zoning Verification Letter	\$95	\$95
Certification of Zoning Compliance for Colorado State Licensure	\$65	\$65