



CITY OF COLORADO SPRINGS

**PLANNING & DEVELOPMENT  
LAND USE REVIEW DIVISION**

**2014 Development Application Review Fee Schedule**

Effective January 1, 2014

TYPE OF APPLICATION	PLANNING & DEVELOPMENT REVIEW FEE	SUBDIVISION ENGINEERING REVIEW FEE	COLO. SPGS. FIRE DEPARTMENT REVIEW FEE	C/S UTILITIES – DEV. SVCS. REVIEW FEE	TOTAL APPLICATION REVIEW FEE
<b>Major Applications:</b>					
<b>Annexations</b>	\$1,200 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>	\$452	\$123	\$0	\$0	\$575
<b>Master Plans (New or Major Amendments)</b>	\$631 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>	\$1,158	\$1,638	\$0	\$0	\$2,796
<b>FBZ Zone Change and Regulating Plan</b>	\$1,125 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>	\$902 plus \$30 per acre	\$712 plus \$5 per acre	\$0	\$0	To be determined at time of application
<b>Planned Unit Development [PUD] Concept Plan (New or Major Amendment)</b>	\$902 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>	\$902 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.

## 2014 Development Application Review Fee Schedule, continued

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<b>Major Applications:</b>					
<b>Mixed Use [MU] Zone Change</b>	\$902 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>	\$902 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>	\$452 plus \$5 per acre	\$0	\$0	\$0	To be determined at time of application
<b>Zone Change</b>	\$721 plus \$11 per acre	\$687 plus \$2 per acre	\$0	\$0	To be determined at time of application
<b>FBZ Development Plan</b>	\$655	\$1,128	\$240	\$479	\$2,502
<b>FBZ Interim Use / Development Plan</b>	\$655	\$1,128	\$240	\$479	\$2,502
<b>Concept or Development Plan – Commercial (New or Major Amendment)</b>	\$844 plus \$30 per acre	\$1,128 plus \$23 per acre	\$240	\$479	To be determined at time of application
<b>Concept or Development Plan – Commercial Hillside or Streamside (New or Major Amendment)</b>	\$844 plus \$30 per acre plus 10%	\$1,169 plus \$23 per acre	\$240	\$479	To be determined at time of application
<b>Concept or Development Plan – Residential (New or Major Amendment)</b>	\$844 plus \$5 per lot or unit	\$1,023 plus \$4 per lot or unit	\$240	\$479	To be determined at time of application

## 2014 Development Application Review Fee Schedule, continued

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TYPE OF APPLICATION	PLANNING & DEVELOPMENT REVIEW FEE	SUBDIVISION ENGINEERING REVIEW FEE	COLO. SPGS. FIRE DEPARTMENT 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>	\$844 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>	\$844 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>	\$658	\$221	\$240	\$479	\$1,598
<b>FBZ Conditional Use</b>	\$658	\$221	\$240	\$479	\$1,598
<b>FBZ Minor Improvement Plan</b>	\$200	\$0	\$0	\$111	\$311
<b>Subdivision Plats Commercial, Planned Unit Development or Mixed Use Zones</b>	\$510 plus \$25 per acre	\$475 plus \$3 per acre	\$0	\$479	To be determined at time of application
<b>Subdivision Plats Residential</b>	\$452 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

## 2014 Development Application Review Fee Schedule, continued

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<b>Major Applications:</b>					
Street or Plat Vacations	\$603	\$393	\$0	\$479	\$1,475
Street Name Change	\$603	\$23	\$0	\$0	\$626
<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>CMRS (Commercial Mobile Radio Systems)</b>					
CMRS Conditional Use	\$1,445	\$71	\$0	\$479	\$1,995
CMRS Development Plan	\$631	\$373	\$0	\$479	\$1,483
CMRS Minor Amendment	\$392	\$71	\$0	\$0	\$463

## 2014 Development Application Review Fee Schedule, continued

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<b>Variances:</b>					
<b>Non-Use Variance Commercial</b>	\$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
<b>Non-Use Variance Residential</b>	\$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
<b>Variance Time Extension</b>	\$221	\$0	\$0	\$0	\$221
<b>Minor Applications</b>					
<b>Minor Amendment to an approved Concept or Development Plan, Conditional Use or Use Variance</b>	\$312	\$156	\$240	\$111	\$819
<b>FBZ Warrant Application</b>	\$450 per project	\$155	\$240	\$111	\$956
<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

## 2014 Development Application Review Fee Schedule, continued

Effective January 1, 2014

TYPE OF APPLICATION	PLANNING & DEVELOPMENT REVIEW FEE	SUBDIVISION ENGINEERING REVIEW FEE	COLO. SPGS. FIRE DEPARTMENT REVIEW FEE	C/S UTILITIES – DEV. SVCS. REVIEW FEE	TOTAL APPLICATION REVIEW FEE
<b>Minor Subdivision Actions:</b>					
<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

### PLANNING & DEVELOPMENT 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. Planning & Development 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 Planning & Development 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.

### SUBDIVISION ENGINEERING 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 Housing Development 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 Planning & Development.
5. The City Engineer through the Subdivision Development Review 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 Subdivision Development Review Manager.

## 2014 Development Application Review Fee Schedule, continued

Effective January 1, 2014

**SUBDIVISION ENGINEERING REVIEW FEE NOTES:**

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 Subdivision Development Review Manager may elect to negotiate an alternative Annexation, Master Plan and Zoning Application fee for Annexations in excess of 5,000 acres for which Planning & Development has modified their application fee.

TYPE OF APPLICATION	PLANNING & DEVELOPMENT 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>		
Home Day Care Permit	\$30	\$30
Home Occupation Permit	\$60	\$60
Human Service Establishment Administrative Permit	\$236	\$236
Human Service Establishment Permit for Facility or Shelter	\$236	\$236
Sexually Oriented Business Permit	\$467	\$467
Temporary Use Permit	\$106 plus \$23 per month	\$106 plus \$23 per month
Temporary Use Permit for Donation, Recycle or Similar Mobile Unit	\$5 per month or \$60 per year	\$5 per month or \$60 per year
<b>Letter Requests:</b>		
Certification of Zoning Compliance for Colorado State Licensure	\$65	\$65
Compliance Letter and Inspection	\$301	\$301
Non-Conforming Use Letter	\$176	\$176
Re-Build Letter	\$176	\$176
Zoning Verification Letter	\$95	\$95

## 2014 Development Application Review Fee Schedule, continued

Effective January 1, 2014

TYPE OF APPLICATION	PLANNING & DEVELOPMENT REVIEW FEE	TOTAL APPLICATION REVIEW FEE	
<b>Miscellaneous Fees:</b>			
<b>Information Technology Fee</b>	\$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	
<b>Copies of Documents (8½" x 11", 8½" x 14" or 11" x 17")</b>	\$.25 per page	\$.25 per page	
<b>Copies of Documents (Over 11" x 17")</b>	\$3.00 per page	\$3.00 per page	
<b>Copies of Documents (Over 11" x 17")</b>	\$1.00 per page by an external Reprographic Company	\$1.00 per page by an external Reprographic Company	
<b>Copies of CD's of Planning Commission proceedings</b>	\$5 per 90 minute CD	\$5 per 90 minute CD	
<b>Planning research request with written response</b>	\$50 per hour	\$50 per hour	
<b>Postage Fees</b>	\$.60 per postcard	\$.60 per postcard	
<b>Recording Fees for Minor Subdivision Actions:</b>			
<b>8½" x 11" or 8½" x 14" documents</b>	\$13 for one page	\$13 for one page	
<b>Over 8½" x 14" documents</b>	\$23 for one page	\$23 for one page	
<b>Geologic Hazard Reports:</b>			
	<b>PLANNING &amp; DEVELOPMENT REVIEW FEE</b>	<b>SUBDIVISION ENGINEERING REVIEW FEE</b>	<b>TOTAL APPLICATION REVIEW FEE</b>
<b>Review of Geologic Hazard Reports</b>	\$300 plus any Colorado Geological Survey review cost over \$300	\$284	To be determined