



2017 Development Application Review Fee Schedule
Effective February 1, 2017

TYPE OF APPLICATION	ENGINEERING REVIEW FEE	COLO. SPGS. FIRE DEPARTMENT REVIEW FEE	COLO. SPGS. UTILITIES DEVELOPMENT SERVICES REVIEW FEE
Major Applications:			
Annexation	\$2,449 plus \$35 per acre for the first 100 acres plus \$15 per acre thereafter	\$248	\$479
2020 Land Use Map	\$123	\$0	\$0
Master Plans (New or Major Amendment)	\$1,052 plus \$5 per acre	\$248	\$111
Minor Amendment to an approved Master Plan	\$269	\$248	\$0
Minor Adjustment to an approved Master Plan	\$71	\$0	\$0
Development Agreement	\$1,638	\$0	\$0
FBZ Zone Change and Regulating Plan	\$2,010 plus \$30 per acre	\$0	\$479
Planned Unit Development [PUD] Zone Change	\$712 plus \$5 per acre	\$0	\$0

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

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Major Applications:			
Concept Plan for Planned Unit Development [PUD] Zone (New or Major Amendment)	\$1,622 plus \$20 per acre	\$248	\$479
Development Plan for Planned Unit Development [PUD] Zone (New or Major Amendment)	\$1,736 plus \$21 per acre	\$248	\$479
Mixed Use [MU] Zone Change	\$1,099 plus \$10 per acre	\$0	\$0
Concept or Development Plan for Mixed Use [MU] Zone (New or Major Amendment)	\$1,179 plus \$10 per acre	\$248	\$479
Establishment of an 'A' (Agricultural) Zone	\$0	\$0	\$0
Zone Change	\$687 plus \$2 per acre	\$0	\$0
FBZ Development Plan	\$1,128	\$248	\$479
FBZ Interim Use / Development Plan	\$1,128	\$248	\$479
Concept or Development Plan – Commercial (New or Major Amendment)	\$1,128 plus \$23 per acre	\$248	\$479
Concept or Development Plan – Commercial Hillside or Streamside (New or Major Amendment)	\$1,169 plus \$23 per acre	\$248	\$479
Concept or Development Plan – Residential (New or Major Amendment)	\$1,023 plus \$4 per lot or unit	\$248	\$479

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Major Applications:			
Concept or Development Plan – Residential Hillside or Streamside (New or Major Amendment)	\$1,064 plus \$4 per lot or unit	\$248	\$479
Conditional Use or Use Variance (New or Major Amendment for construction of new building(s))	\$221	\$248	\$479
Conditional Use or Use Variance (New or Major Amendment for conversion of an existing building without new construction)	\$221	\$248	\$111
FBZ Conditional Use	\$221	\$248	\$479
FBZ Minor Improvement Plan	\$0	\$0	\$111
Subdivision Plat Commercial, Planned Unit Development or Mixed Use Zones	\$475 plus \$3 per acre	\$0	\$111
Subdivision Plat Residential	\$479 plus \$1 per lot or unit	\$0	\$111
Amendment to Plat Restriction	\$112	\$0	\$0
Subdivision Waiver from Procedural Requirements	\$0	\$0	\$0
Subdivision Waiver from Design Standards	\$762	\$0	\$111
Street or Plat Vacations	\$393	\$0	\$479
Street Name Change	\$23	\$0	\$0

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CMRS (Commercial Mobile Radio Systems)			
CMRS Conditional Use	\$71	\$0	\$111
CMRS Development Plan	\$373	\$0	\$111
CMRS Minor Amendment	\$71	\$0	\$111
Variances:			
Non-Use Variance Commercial	\$116	\$248	\$111
Non-Use Variance Residential	\$116	\$248	\$111
Variance Time Extension	\$0	\$0	\$0
FBZ Warrant	\$155	\$248	\$111
Minor Applications			
Minor Amendment to an approved Concept or Development Plan, Conditional Use or Use Variance	\$156	\$248	\$111
Administrative Relief	\$0	\$0	\$0
Minor Modification	\$0	\$0	\$0

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Minor Subdivision Actions:			
Issuance of Building Permit to Unplatted Land	\$152	\$0	\$0
Preservation Easement Adjustment	\$71	\$0	\$0
Property Boundary Adjustment	\$106	\$0	\$111
Waiver of Replat	\$106	\$0	\$0
Geologic Hazard Reports:			
Review of Geologic Hazard Report	\$284	\$0	\$0

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 Community 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 & Community Development.
 5. The City Engineer 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 City Engineer.
 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.
- The City Engineer may elect to negotiate an alternative Annexation, Master Plan and Zoning Application fee for Annexations in excess of 5,000 acres for which Planning & Community Development has modified their application fee.