



2017 Development Application Review Fee Schedule
Effective February 1, 2017

TYPE OF APPLICATION	PLANNING & COMMUNITY DEVELOPMENT REVIEW FEE
Major Applications:	
Annexation	\$2,150 plus \$30 per acre for the first 100 acres; \$10 per acre thereafter plus actual newspaper publication cost ¹
2020 Land Use Map	\$1,330
Master Plans (New or Major Amendment)	\$1,050 plus \$30 per acre
Minor Amendment to an approved Master Plan	\$1,260
Minor Adjustment to an approved Master Plan	\$300
Development Agreement	\$1,330
Zone Change with Concept Plan	\$2,140 plus \$30 per acre
Zone Change without Concept Plan	\$1,215 plus \$30 per acre
FBZ Development Plan	\$1,525
FBZ Interim Use / Development Plan	\$1,350

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 (Major Amendment)	\$1,520 plus \$30 per acre
Development Plan (New or Major Amendment)	\$1,520 plus \$30 per acre
Conditional Use	\$1,445
Use Variance	\$1,445
FBZ Conditional Use	\$1,020
FBZ Minor Improvement Plan	\$350
Subdivision Plat	\$1,100 plus \$30 per acre
Amendment to Plat Restriction	\$700
Subdivision Waiver	\$635
Street or Plat Vacations	\$1,330
Street Name Change	\$1,330
Landscape Plans	
Final Landscape Plan - Single-Family or Two Family Residential Project	\$220
Final Landscape Plan – Commercial, Multi-Family and Townhome Project	\$105 plus \$75 per acre not to exceed \$1,500
Irrigation Plan	\$480
Minor Amendment to an approved Final Landscape or Irrigation Plan	\$480

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CMRS (Commercial Mobile Radio Systems)	
CMRS Conditional Use	\$1,445
CMRS Development Plan	\$980
CMRS Minor Amendment	\$480
Variances:	
Non-Use Variance or Administrative FBZ Warrant	\$575 for <u>each</u> of the first two variances; \$290 for each variance thereafter
Variance Time Extension	\$290
FBZ Warrant	\$900
Minor Applications	
Minor Amendment to an approved Concept or Development Plan, Conditional Use or Use Variance	\$480
Administrative Relief	\$290 for <u>each</u> of the first two requests; \$145 for each request thereafter
Minor Modification	\$175
Minor Subdivision Actions:	
Issuance of Building Permit to Unplatted Land	\$440
Preservation Easement Adjustment *	\$510 *
Property Boundary Adjustment *	\$440 *
Waiver of Replat *	\$440 *

* Applicable recording fees are required to be collected at the time of application submittal

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TYPE OF APPLICATION	PLANNING & COMMUNITY DEVELOPMENT REVIEW FEE
Geologic Hazard Reports:	
Review of Geologic Hazard Report	\$300 plus any Colorado Geological Survey review cost over \$300

PLANNING & COMMUNITY 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 Community Development Manager.
3. Development application review fees will be waived for development applications submitted by City agencies, other than enterprise operations (i.e., Colorado Springs Utilities, Airport, etc.)
4. 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.
5. 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.

TYPE OF APPLICATION	PLANNING & COMMUNITY DEVELOPMENT REVIEW FEE
Plat and annexation recordation	
Subdivision and/or annexation plat administration	\$400.00 per plat
Subdivision and/or annexation plat recordation	\$ 40.00 per page
Single Family with internal public streets	\$107.49 per lot
Single Family with private or no internal streets	\$76.63 per lot
Minor Residential Plats	\$53.21 per lot
Commercial / Industrial	\$266.07 per acre
Multi-Family	\$266.07 per acre
Minor Multi-Family, Minor Commercial Annexation Plat	\$88.34 per acre
New Right-of-Way only (no lots included)	\$266.07 per acre

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TYPE OF APPLICATION	REVIEW FEE
Plat and annexation recordation, continued:	
Right-of-Way Vacation	\$122.81 per acre
Drainage, Bridge and Pond Fees	Appropriate drainage, bridge and/or pond fees per acre in accord with City Council approved schedule
Banning Lewis Ranch (BLR) Shared Obligations	Per BLR Shared Obligation Study
Annexation fees and obligations	Appropriate Police, Fire, Bridge, Road improvements fees will be assessed in accord with the approved Annexation agreement along with recording fees for annexation documents, ordinance, annexation agreement and deed(s).

PLAT AND ANNEXATION RECORDATION NOTES:

Be advised that at the time of building permit, appropriate Park and School fees will be assessed by the number of units per acre for residential property on any recently recorded Subdivision Plat.

Appeals:	
Appeal of an Administrative Decision to Planning Commission	\$176
Appeal of a Planning Commission Decision to City Council	\$176
Administrative Permits:	
Home Day Care Permit	\$120
Home Occupation Permit	\$120
Human Service Establishment Administrative Permit (if no Development Plan or Conditional Use has been submitted)	\$175
Sexually Oriented Business Permit	\$467
Temporary Use Permit	\$100

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TYPE OF APPLICATION	REVIEW FEE
Administrative Certifications and Letters:	
Zoning Verification or Certification Letter	\$50
Zoning Verification or Certification Letter with Inspection	\$225
Miscellaneous Administrative Fees:	
Copies of Documents up to 11"x17" in size	\$.25 per page
El Paso County Recording fee for Minor Subdivision Actions	\$ 13.00 per one page; \$ 18.00 for two pages
Information Technology Fee	\$25 for each project that contains at least one (1) major development application
Postage Fee	\$.60 per postcard



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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

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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.