



Planning Review Fee Schedule

For Engineering review fees, see the Engineering Review Fee Schedule

Effective Date -January 1, 2003, Revised September 13, 2011, Resolution No. 110673, February 25, 2014, Resolution No. 140180, July 31, 2018, Resolution No. 180499; Effective Date 11-22-2022, Revised 11-22-2022, Resolution No. 22-328

| Administrative Cases (No Public Hearing Process) | | | | |
|---|--|--------------------|----|-------|
| Planning Fees shall be paid in full upon receipt of invoice. Fees may be paid by check or online via ACH or Credit Card | | | | |
| Administrative Amendment | Administrative Site Plan or Specific Development Plan <i>During Construction, prior to C.O.</i> | Per Case | \$ | 3,000 |
| Administrative Amendment | Administrative Site Plan or Specific Development Plat <i>Before Construction</i> | Per Case | \$ | 1,500 |
| Administrative Amendment | Use by Special Review, Location and Extent, Final Development Plan, Preliminary Development Plan, Planned Sign Program, Master Development Plan | Per Case | \$ | 1,500 |
| Administrative Amendment | Minor <i>Minor adjustments to a plan.</i> | Per Case | \$ | 500 |
| Administrative Energy Case (Solar – reduced fee mandated by state statute) | | Per Case | \$ | 500 |
| Commercial Mobile Radio Service (Wireless Facility) | | Per Case | \$ | 1,500 |
| Small Cell Wireless Facility (in Public Right of Way) <i>(1-5 locations = \$1,500.00; 6-10 locations = \$3,000; etc.)</i> | | Per Five Locations | \$ | 1,500 |
| Administrative Replat | | Per Case | \$ | 1,500 |
| Plat Correction | | Per Case | \$ | 1,500 |
| Extension Request Fee (5-2.1.H.2. LDC and 1-.6.B DAM) | | Per Extension | \$ | 100 |

| Major Cases (Require One or More Public Hearings) | | | | | | |
|--|------------------------|-----------|----------|-------------|----|--------|
| Planning Fees shall be paid in full upon receipt of invoice. A \$500.00 setup fee is required per case, except where noted. Fees may be paid by check or online via ACH or Credit Card | | | | | | |
| Administrative Site Plan and Administrative Energy Case (Oil & Gas) <i>(No public hearings are required- unless the case is elevated by request.)</i> | | Per Sheet | \$ | 500 | | |
| Certificate of Designation | Setup fee not required | Per Case | \$ | 15,000 | | |
| Comp Plan Amendment | Setup fee not required | Per Case | \$ | 7,500 | | |
| Conventional Rezoning | Sheets 1-10 | \$ | 2,000 ea | Sheets 11-X | \$ | 500 ea |
| Development Agreement | Setup fee not required | Per Case | \$ | 7,500 | | |
| Final Development Plan, Specific Development Plan, General Development Plan, Master Development Plan, Preliminary Development Plan, or Major Amendments requiring a public hearing | Sheets 1-10 | \$ | 2,000 ea | Sheets 11-X | \$ | 500 ea |

NOTE, SOME LAND USE CASES WILL BE REFERRED TO OTHER AGENCIES, SUCH AS FIRE DISTRICTS, WATER/SEWER DISTRICTS, AND COLORADO GEOLOGICAL SURVEY FOR REVIEW. YOU MAY BE BILLED SEPARATELY BY THOSE AGENCIES FOR THEIR REVIEW OF YOUR PROJECT. PLEASE PAY THEM DIRECTLY.

| Major Cases (Require One or More Public Hearings) | | | | | | |
|--|---|------------------------|----------|-------------|----------|----------|
| Planning Fees shall be paid in full upon receipt of invoice. A \$500.00 setup fee is required per case, except where noted. Fees may be paid by check or online via ACH or Credit Card | | | | | | |
| Final Plat or Replat | Sheets 1-10 | \$ | 2,000 ea | Sheets 11-X | \$ | 500 ea |
| Land Development Code Rewrite | Setup fee not required | | | Per Case | \$ | 10,000 |
| Location and Extent | Sheets 1-10 | \$ | 2,000 ea | Sheets 11-X | \$ | 500 ea |
| Minor Subdivision | Sheets 1-10 | \$ | 2,000 ea | Sheets 11-X | \$ | 500 ea |
| Planned Sign Program – less than 100 acres | Setup fee not required | | | Per Case | \$ | 7,500 |
| Planned Sign Program – 100 acres or more | Setup fee not required | | | Per Case | \$ | 10,500 |
| Preliminary Plat | Sheets 1-10 | \$ | 2,000 ea | Sheets 11-X | \$ | 2,000 ea |
| Rural Cluster | Sheets 1-10 | \$ | 2,000 ea | Sheets 11-X | \$ | 500 ea |
| | Site Analysis | Setup fee not required | | | Per Case | \$ 750 |
| | Conservation Area Management Plan | Setup fee not required | | | Per Case | \$ 750 |
| Street Name Change | Setup fee not required | | | Per Case | \$ | 750 |
| Subdivision Exemption | Setup fee not required | | | Per Case | \$ | 1,000 |
| 1041 Permit Areas & Activities of State Interest (this fee includes the Location and Extent Plan, if part of the 1041 application); Use by Special Review for major electrical, natural gas, & petroleum derived facilities; Certificate of Designation | A \$10,000.00 initial deposit is required at the time of application. Then staff hours, dedicated to reviewing the case, will be tracked and the applicant will be invoiced based on an average, fully loaded hourly rate. If the review exceeds the deposit amount, an additional invoice will be sent to the applicant for immediate payment. At case closure, any unused deposit will be returned to the client. | | | | | |
| Special District Requests (Title 32) | \$10,000.00 or 1/100 of 1% of the debt listed in the Service Plan, whichever is less - Per Case | | | | | |
| Use By Special Review, amendments, or Oil and Gas/Solar cases requiring a public hearing | Sheets 1-10 | \$ | 2,000 ea | Sheets 11-X | \$ | 500 ea |
| Vacation of Easement / Dedication | Setup fee not required | | | Per Case | \$ | 750 |
| Vacation of Right of Way | Setup fee not required | | | Per Case | \$ | 750 |
| Vesting (concurrent with site-specific development plan) | Setup fee not required | | | Per Case | \$ | 500 |
| Vesting (after site-specific development plan approval) | Setup fee not required | | | Per Case | \$ | 1,500 |
| Resubmittal Charges (after three or more reviews) a customer may be assessed excessive review fees at 50% of the original submittal fee for each, subsequent submittal. | | | | | | |
| Affordable/Attainable Housing: Planning Division fees for applications proposing affordable or attainable housing, as defined by the Land Development Code, shall be reduced by a percentage equal to the percentage of affordable or attainable units provided in the development, but not to exceed a 50% reduction of the fees | | | | | | |

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