

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 / FONSI	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) Wireless Communication Facilities		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

Wireless Communication Facilities - Eligible Facility Request (EFRs) Per Case \$ 645

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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