

BEGIN

City of Commerce City Directory of City Fees and Charges**Section 5: COMMUNITY DEVELOPMENT****A) General Service Fees**

	Actual Costs
1) Recording Costs	
2) Change of Address	
(a) Up to 1 acre	\$160.00
(b) More than 1 acre and up to 5 acres	\$160.00
(c) More than 5 acres and up to 25 acres	\$288.00
(d) More than 25 acres and up to 100 acres	\$288.00
(e) Greater than 100 acres	\$672.00
3) Organized Event / Temporary Use Permit	
(a) Neighborhood, Community, and Regional Events	
(1) Tier 1 Event – Up to 1-499 People	\$125.00
(2) Tier 2 Event – 500+ People	\$250.00
(b) At the discretion of the Director of Community Development, multiple events occurring within a three-month period that are of the same type, at the same location, and that do not have a significant impact on the surrounding community or to City resources, may be covered under one permit.	
4) Temporary Sign Permit	\$25.00
5) Outdoor Storage Permit	\$300.00
6) Floodplain Development Permit	\$200.00
7) Priority Case Application Review Service Fee	\$100.00
(a) Priority Case Re-review fee	\$400.00
(b) Plus 1.5% increase to applicable fees (development plan, PUD permit, Sketch plat, Final Plat, Zone Change, etc. Applicable to the portion of a development that receives priority status.	

B) Applications to the Board of Adjustment

1) Variance	
(a) R-1 and R-2 Zone Districts	
(i) Up to 1 acre	\$3,253.00
(ii) More than 1 acre and up to 5 acres	\$3,894.00
(iii) More than 5 acres and up to 25 acres	\$4,535.00
(iv) More than 25 acres and up to 100 acres	\$5,176.00
(v) Greater than 100 acres	\$5,817.00
(2)	
(b) All other Zone Districts	
(i) Up to 1 acre	\$3,253.00
(ii) More than 1 acre and up to 5 acres	\$3,894.00
(iii) More than 5 acres and up to 25 acres	\$4,535.00
(iv) More than 25 acres and up to 100 acres	\$5,176.00

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(v)	Greater than 100 acres	\$5,817.00
(c)	Minor Modification (R-1 and R-2 Zone Districts)	
(i)	Up to 1 acre	\$2,270.00
(ii)	More than 1 acre and up to 5 acres	\$2,440.00
(iii)	More than 5 acres and up to 25 acres	\$3,037.00
(iv)	More than 25 acres and up to 100 acres	\$3,634.00
(v)	Greater than 100 acres	\$4,231.00
(d)	Minor Modification (All other Zone Districts)	
(i)	Up to 1 acre	\$2,270.00
(ii)	More than 1 acre and up to 5 acres	\$2,440.00
(iii)	More than 5 acres and up to 25 acres	\$3,037.00
(iv)	More than 25 acres and up to 100 acres	\$3,634.00
(v)	Greater than 100 acres	\$4,231.00
2)	Height Exception	
(i)	Up to 1 acre	\$3,423.00
(ii)	More than 1 acre and up to 5 acres	\$4,064.00
(iii)	More than 5 acres and up to 25 acres	\$4,705.00
(iv)	More than 25 acres and up to 100 acres	\$5,346.00
(v)	Greater than 100 acres	\$5,346.00
C)	Use-by-Permit	
(i)	Up to 1 acre	\$4,064.00
(ii)	More than 1 acre and up to 5 acres	\$4,064.00
(iii)	More than 5 acres and up to 25 acres	\$4,705.00
(iv)	More than 25 acres and up to 100 acres	\$5,346.00
(v)	Greater than 100 acres	\$5,346.00
2)	Child Care Center (Residential Zones Only)	
(i)	Up to 1 acre	\$3,253.00
(ii)	More than 1 acre and up to 5 acres	\$3,894.00
(iii)	More than 5 acres and up to 25 acres	\$4,535.00
(iv)	More than 25 acres and up to 100 acres	\$5,176.00
(v)	Greater than 100 acres	\$5,176.00
3)	Special Meetings – Double the fee charged for a regular meeting	
D)	Applications to the Planning Commission and City Council	
1)	Requests to rezone nonconforming properties to R-1 and R-2 may be allotted a reduction to \$100, if rezoning is required to bring into conformance with the Comprehensive Plan or Land Development Code.	
(a)	Zone Change	
(i)	Up to 1 acre	\$4,705.00
(ii)	More than 1 acre and up to 5 acres	\$4,875.00
(iii)	More than 5 acres and up to 25 acres	\$5,516.00
(iv)	More than 25 acres and up to 100 acres	\$6,498.00
(v)	Greater than 100 acres	\$7,479.00

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(b)	Concept Plan	
(i)	Up to 1 acre	\$2,734.00
(ii)	More than 1 acre and up to 5 acres	\$2,904.00
(iii)	More than 5 acres and up to 25 acres	\$3,244.00
(iv)	More than 25 acres and up to 100 acres	\$4,226.00
(v)	Greater than 100 acres	\$5,207.00
(c)	Annexation	
(i)	Up to 1 acre	\$5,554.00
(ii)	More than 1 acre and up to 5 acres	\$7,006.00
(iii)	More than 5 acres and up to 25 acres	\$8,628.00
(iv)	More than 25 acres and up to 100 acres	\$10,251.00
(v)	Greater than 100 acres	\$11,873.00
2)	Planned Unit Development / Planned Unit Redevelopment	
(a)	Schematic	
(i)	Up to 1 acre	\$3,845.00
(ii)	More than 1 acre and up to 5 acres	\$4,486.00
(iii)	More than 5 acres and up to 25 acres	\$4,486.00
(iv)	More than 25 acres and up to 100 acres	\$5,768.00
(v)	Greater than 100 acres	\$7,050.00
(b)	Zone Document	
(i)	Up to 1 acre	\$6,543.00
(ii)	More than 1 acre and up to 5 acres	\$7,910.00
(iii)	More than 5 acres and up to 25 acres	\$9,362.00
(iv)	More than 25 acres and up to 100 acres	\$11,455.00
(v)	Greater than 100 acres	\$13,548.00
(c)	Planned Unit Development Permit (PUD)	
(i)	Up to 1 acre	\$4,234.00
(ii)	More than 1 acre and up to 5 acres	\$6,197.00
(iii)	More than 5 acres and up to 25 acres	\$8,161.00
(iv)	More than 25 acres and up to 100 acres	\$9,783.00
(v)	Greater than 100 acres	\$11,746.00
(d)	Amendment to Zone Document	
(i)	Up to 1 acre	\$5,346.00
(ii)	More than 1 acre and up to 5 acres	\$6,798.00
(iii)	More than 5 acres and up to 25 acres	\$8,421.00
(iv)	More than 25 acres and up to 100 acres	\$10,684.00
(v)	Greater than 100 acres	\$12,947.00
(e)	Design Standard Review	
(i)	Up to 1 acre	\$5,176.00
(ii)	More than 1 acre and up to 5 acres	\$6,458.00
(iii)	More than 5 acres and up to 25 acres	\$7,740.00
(iv)	More than 25 acres and up to 100 acres	\$9,662.00
(v)	Greater than 100 acres	\$11,585.00
3)	Street Right of Way (R.O.W) Vacation	
(i)	Up to 1 acre	\$5,848.00

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	(ii) More than 1 acre and up to 5 acres	\$7,171.00
	(iii) More than 5 acres and up to 25 acres	\$8,493.00
	(iv) More than 25 acres and up to 100 acres	\$10,456.00
	(v) Greater than 100 acres	\$11,778.00
4)	Special Meetings – Double the fee charged for the regular meeting	
	(i) Up to 1 acre	\$1,964.00
	(ii) More than 1 acre and up to 5 acres	\$2,135.00
	(iii) More than 5 acres and up to 25 acres	\$2,475.00
	(iv) More than 25 acres and up to 100 acres	\$3,156.00
	(v) Greater than 100 acres	\$3,497.00
E)	Development Plan	
1)	Development Plan	
	(i) Up to 1 acre	\$4,575.00
	(ii) More than 1 acre and up to 5 acres	\$6,538.00
	(iii) More than 5 acres and up to 25 acres	\$8,161.00
	(iv) More than 25 acres and up to 100 acres	\$10,464.00
	(v) Greater than 100 acres	\$13,108.00
2)	Development Plan Amendment – Public Hearing	
	(i) Up to 1 acre	\$6,197.00
	(ii) More than 1 acre and up to 5 acres	\$8,501.00
	(iii) More than 5 acres and up to 25 acres	\$11,145.00
	(iv) More than 25 acres and up to 100 acres	\$13,108.00
	(v) Greater than 100 acres	\$15,753.00
3)	Development Plan Amendment – Administrative	
	(i) Up to 1 acre	\$2,568.00
	(ii) More than 1 acre and up to 5 acres	\$3,550.00
	(iii) More than 5 acres and up to 25 acres	\$3,890.00
	(iv) More than 25 acres and up to 100 acres	\$4,531.00
	(v) Greater than 100 acres	\$5,513.00
4)	No Charge for Development Plan Submitted with an application for Vested Rights.	
(a)	Vesting Property Rights	
	(i) Up to 1 acre	\$3,845.00
	(ii) More than 1 acre and up to 5 acres	\$5,127.00
	(iii) More than 5 acres and up to 25 acres	\$6,409.00
	(iv) More than 25 acres and up to 100 acres	\$7,691.00
	(v) Greater than 100 acres	\$8,973.00
(b)	Conditional Use	
	(i) Up to 1 acre	\$4,783.00
	(ii) More than 1 acre and up to 5 acres	\$7,387.00
	(iii) More than 5 acres and up to 25 acres	\$9,650.00
	(iv) More than 25 acres and up to 100 acres	\$11,913.00
	(v) Greater than 100 acres	\$14,517.00

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5) Miscellaneous Land Development Fees

(a) Oil/Gas Permit

(i) Up to 1 acre	\$12,396.00
(ii) More than 1 acre and up to 5 acres	\$12,567.00
(iii) More than 5 acres and up to 25 acres	\$12,907.00
(iv) More than 25 acres and up to 100 acres	\$15,171.00
(v) Greater than 100 acres	\$19,357.00

(b) Appeals -

(1) All Zone Districts

(i) Up to 1 acre	\$4,230.00
(ii) More than 1 acre and up to 5 acres	\$4,230.00
(iii) More than 5 acres and up to 25 acres	\$4,871.00
(iv) More than 25 acres and up to 100 acres	\$6,793.00
(v) Greater than 100 acres	\$8,716.00

6) Land Use Plan Amendment

(i) Up to 1 acre	\$6,793.00
(ii) More than 1 acre and up to 5 acres	\$7,434.00
(iii) More than 5 acres and up to 25 acres	\$8,075.00
(iv) More than 25 acres and up to 100 acres	\$8,716.00
(v) Greater than 100 acres	\$9,357.00

7) Condition Compliance Inspection

(i) Up to 1 acre	\$3,204.00
(ii) More than 1 acre and up to 5 acres	\$3,845.00
(iii) More than 5 acres and up to 25 acres	\$4,486.00
(iv) More than 25 acres and up to 100 acres	\$5,127.00
(v) Greater than 100 acres	\$5,768.00

F) Subdivision Plat Fee, Full or Partial

1) Public Hearing

(i) Up to 1 acre	\$8,842.00
(ii) More than 1 acre and up to 5 acres	\$10,464.00
(iii) More than 5 acres and up to 25 acres	\$12,427.00
(iv) More than 25 acres and up to 100 acres	\$14,390.00
(v) Greater than 100 acres	\$17,034.00

2) Administrative

(i) Up to 1 acre	\$4,875.00
(ii) More than 1 acre and up to 5 acres	\$5,216.00
(iii) More than 5 acres and up to 25 acres	\$6,197.00
(iv) More than 25 acres and up to 100 acres	\$7,820.00
(v) Greater than 100 acres	\$9,442.00

3) Plat Correction / Lot Line Adjustment

(i) Up to 1 acre	\$4,015.00
(ii) More than 1 acre and up to 5 acres	\$4,186.00

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	(iii) More than 5 acres and up to 25 acres	\$5,167.00
	(iv) More than 25 acres and up to 100 acres	\$6,149.00
	(v) Greater than 100 acres	\$7,771.00
4) Sketch Plat		
	(i) Up to 1 acre	\$3,246.00
	(ii) More than 1 acre and up to 5 acres	\$3,673.00
	(iii) More than 5 acres and up to 25 acres	\$4,270.00
	(iv) More than 25 acres and up to 100 acres	\$4,867.00
	(v) Greater than 100 acres	\$5,848.00
G) Elevation Review (up to 2 reviews)		
1) Each Additional Elevation Review		
	(i) Up to 1 acre	\$640.00
	(ii) More than 1 acre and up to 5 acres	\$897.00
	(iii) More than 5 acres and up to 25 acres	\$1,153.00
	(iv) More than 25 acres and up to 100 acres	\$1,410.00
	(v) Greater than 100 acres	\$1,666.00
H) Escrow Requirements		
1) Escrow for Development Requirement	25% of total costs	
I) Special Review Services – Community Development		
1) Each applicant is responsible for the full reimbursement plus a 5% administrative service charge of any legal, professional or specialized consultants contracted or retained by the City and assigned to a review of the applicant's proposal.		
J) Contractor's License		
1) Unlimited General Contractor's Class A License		\$200.00
2) Limited General Contractor's Class B License		\$135.00
3) Residential General Contractor's Class C License		\$100.00
4) Residential Remodeling Contractor's Class D License		\$100.00
5) Sub-Contractor's License		\$95.00
6) Derby Review Board		
	(i) Up to 1 acre	\$2,051.00
	(ii) More than 1 acre and up to 5 acres	\$2,307.00
	(iii) More than 5 acres and up to 25 acres	\$2,563.00
	(iv) More than 25 acres and up to 100 acres	\$2,820.00
	(v) Greater than 100 acres	\$3,076.00
7) Zoning Verification/Marijuana Verification		
	(i) Up to 1 acre	\$384.00
	(ii) More than 1 acre and up to 5 acres	\$512.00
	(iii) More than 5 acres and up to 25 acres	\$640.00
	(iv) More than 25 acres and up to 100 acres	\$769.00
	(v) Greater than 100 acres	\$769.00
8) Non Conforming Certificates		

EXHIBIT A TO RESOLUTION

	(i)	Up to 1 acre	\$3,204.00
	(ii)	More than 1 acre and up to 5 acres	\$3,204.00
	(iii)	More than 5 acres and up to 25 acres	\$3,204.00
	(iv)	More than 25 acres and up to 100 acres	\$3,845.00
	(v)	Greater than 100 acres	\$6,409.00
9)	Pre-application Meetings		
	(i)	Up to 1 acre	\$769.00
	(ii)	More than 1 acre and up to 5 acres	\$769.00
	(iii)	More than 5 acres and up to 25 acres	\$1,025.00
	(iv)	More than 25 acres and up to 100 acres	\$1,281.00
	(v)	Greater than 100 acres	\$1,538.00
10)	NIGID and ECAGID/ERAGID		
	(i)	Up to 1 acre	\$1,538.00
	(ii)	More than 1 acre and up to 5 acres	\$1,538.00
	(iii)	More than 5 acres and up to 25 acres	\$1,794.00
	(iv)	More than 25 acres and up to 100 acres	\$2,179.00
	(v)	Greater than 100 acres	\$2,179.00