

CITY OF COMMERCE CITY
7887 EAST 60TH AVENUE
COMMERCE CITY, CO 80022

COMMUNITY DEVELOPMENT DEPARTMENT
Telephone: 303.289.3683
Fax: 303.289.3731
Website: <http://www.c3gov.com>

DEVELOPMENT REVIEW APPLICATION

TOTAL APPLICATION FEE(S): _____
MISCELLANEOUS FEE(S): _____
0

CASE NUMBER(S): _____

PLEASE TYPE OR PRINT LEGIBLY

Applicant: Prospect	Person to Contact: Scott McFadden
Address: 4100 East Iliff Ave #20 Denver CO 80205	E-Mail: smcfadden@prospectprop.com
Street Number City State Zip Code	
Telephone: 303.484.8815	Fax #: Cell or Work #: 303.921.6903
Company Website Address (if applicable): www.prospectprop.com	

Property Address/General Location: 7001 Colorado Boulevard
Area of Property: 3.98 Acres/Sq.Ft.

Property Owner: Richdell Properties LLC	Person to Contact: Scott Riddell
Address: 7905 W. 120th Avenue	E-Mail: sriddell@richdell.com
Street Number City State Zip Code	
Telephone: 303.252.0809	Fax #: Cell or Work #:
Company Website Address (if applicable): n/a	

Person or Firm Representing Applicant/Owner: Prospect	
Address: 4100 East Iliff Ave. #20 Denver CO 80250	E-Mail: smcfadden@prospectprop.com
Street Number City State Zip Code	
Telephone: 303.484.8815	Fax #: Cell or Work #:

Engineering Firm: Kimley-Horn & Associates	Person to Contact: James Desmond
Address: 4582 S. Ulster Street Ste. 1500, Denver, CO 80237	
Street Number City State Zip Code	
Telephone: 303-228-2300	Fax #: E-Mail: james.desmond@kimley-horn.com

APPLICATION TYPE	APPLICATION FEE
☒ Annexation	\$630 + \$10/Acre
☒ ZONE CHANGE, ANNEXATION ZONING, OR ZONING AMENDMENTS (NON-PUD)	\$600 + \$10/Acre
Fee to rezone nonconforming properties to R-1 or R-2 may be reduced to \$100, if rezoning is required to bring property into conformance with comprehensive plan or land development code.	
☐ VESTED PROPERTY RIGHTS APPLICATION (in addition to rezoning or development plan application fees)	\$600 + \$10/Acre
SUBDIVISION PLAT	
☐ Sketch Plat	\$300 + \$10/acre
☐ Public Hearing Plat (Final or Consolidation)	\$300 + \$30/Acre
☐ Administrative Plat (Final or Consolidation)	\$300 + \$10/Acre
☐ Plat Correction/Lot Line Adjustment	\$250
☐ Street Right-of-Way Vacation	\$950
PLANNED UNIT DEVELOPMENT (PUD)	
☐ Zoning Concept Schematic (applications for PUD zoning)	\$775
☐ Zone Document or Annexation Zoning to PUD	\$600 + \$20/Acre
☐ Amendment to Existing Zone Document	\$600 + \$10/Acre
☐ Concept Plan (property already with PUD zoning)	\$500
☐ Development Permit – Administrative or Public Hearing	\$600 + \$30/Acre
☐ Development Permit Amendment–Administrative or Public Hearing	\$500 + \$30/Acre
NON-PUD	
☒ Concept Plan	\$500
☐ Development Plan (Non-PUD)	\$500 + \$30/Acre
☐ Development Plan Amendment – Public Hearing	\$600 + \$30/Acre
☐ Development Plan Amendment - Administrative	\$500 + \$30/Acre

APPLICATION TYPE	APPLICATION FEE
VARIANCE	
☐ R-1 and R-2 Zone Districts	\$250
☐ All Other Zone Districts	\$350
☐ Minor Modifications - R-1 and R-2 Zone Districts	\$200
☐ Minor Modifications - All Other Zone Districts	\$300
USES-BY-PERMIT	
☐ USE-BY-PERMIT	\$600
☐ USE-BY-PERMIT - CHILD CARE CENTER (RESIDENTIAL ZONES ONLY)	\$250
OTHER	
☐ HEIGHT EXCEPTION	\$350
☐ FLOODPLAIN DEVELOPMENT PERMIT	\$200
☐ CONDITION RENEWAL OR COMPLIANCE	\$250
☐ DESIGN STANDARDS/GUIDELINES	\$500
☐ CONDITIONAL USE PERMIT	\$1625
☐ LAND USE PLAN AMENDMENT	\$1370
☐ APPEALS	\$1625
☐ OIL AND GAS PERMIT	\$2000
☐ OUTDOOR STORAGE PERMIT	\$300
METROPOLITAN DISTRICTS	
☐ INITIAL APPLICATION	\$2500 + city expenditures that exceed application cost
☐ AMENDMENTS	\$1025
DERBY REVIEW BOARD	
☐ CATALYST PROGRAM	No Fee
☐ REDEVELOPMENT APPLICATION	No Fee
GENERAL IMPROVEMENT DISTRICTS - ALL GID FEES MUST BE PAID BY SEPARATE CHECK PAYABLE TO SPECIFIC GID.	
☐ NIGID - NORTHERN INFRASTRUCTURE	\$200/acre for first 100 acres + \$100/acre over 100 acres
☐ ECAGID - E-470 COMMERCIAL AREA	\$200/acre for first 100 acres + \$100/acre over 100 acres
☐ ERAGID - E-470 RESIDENTIAL AREA	\$200/acre for first 100 acres + \$100/acre over 100 acres

CERTIFICATION

I certify the information and exhibits submitted are true and correct to the best of my knowledge and that in filing this application, I am acting with the knowledge, consent, and authority of the owners of the real property, without whose consent and authority the requested action could not lawfully be accomplished. Pursuant to said authority, I hereby permit City officials to enter upon the property for the purpose of inspection, and if necessary, for posting of public notice on the property. I further understand and acknowledge that the application fee covers the first three submittal cycles of my application. Any resubmittal over three will constitute an additional fee of 1/2 of the original application amount. This fee will need to be collected prior to any additional work being performed on the application.

Applicant: Prospect Date: 1/31/22

By: E. Scott Mcfadden
Digitally signed by E. Scott Mcfadden
Date: 2022.01.31 11:26:40 -07'00'
Signature

As owner of the aforementioned property, I hereby consent to the submission of this application and authorize the applicant to act on my behalf with regard to this application.

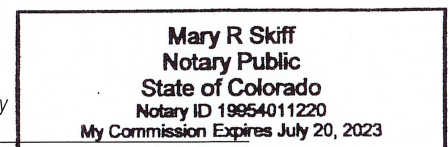
Owner: Richdell Properties, LLC Date: 1/31/22

By: Scott R. Richdell
Name (printed)
Signature

STATE OF Colorado
COUNTY OF Broomfield

The foregoing instrument was acknowledged before me this 31 day of Jan, 2022 by Scott Richdell

Witness my hand and official seal. Notary Public: Mary R Skiff
My Commission Expires: 7/20/2023



TO BE COMPLETED BY CITY STAFF			
Current Zoning of Subject Property:	Comprehensive Plan Designation:		
Zone Designation Requested (when applicable):	Subdivision Name (if applicable):		
Date Application Received:	Case Planner:		
Received By:	Date Application Complete:		
PIN:	WARD:		