

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
<input checked="" type="checkbox"/> Annexation	\$630 + \$10/Acre
<input checked="" type="checkbox"/> 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.	
<input type="checkbox"/> VESTED PROPERTY RIGHTS APPLICATION (in addition to rezoning or development plan application fees)	\$600 + \$10/Acre
SUBDIVISION PLAT	
<input type="checkbox"/> Sketch Plat	\$300 + \$10/acre
<input type="checkbox"/> Public Hearing Plat (Final or Consolidation)	\$300 + \$30/Acre
<input type="checkbox"/> Administrative Plat (Final or Consolidation)	\$300 + \$10/Acre
<input type="checkbox"/> Plat Correction/Lot Line Adjustment	\$250
<input type="checkbox"/> Street Right-of-Way Vacation	\$950
PLANNED UNIT DEVELOPMENT (PUD)	
<input type="checkbox"/> Zoning Concept Schematic (applications for PUD zoning)	\$775
<input type="checkbox"/> Zone Document or Annexation Zoning to PUD	\$600 + \$20/Acre
<input type="checkbox"/> Amendment to Existing Zone Document	\$600 + \$10/Acre
<input type="checkbox"/> Concept Plan (property already with PUD zoning)	\$500
<input type="checkbox"/> Development Permit – Administrative or Public Hearing	\$600 + \$30/Acre
<input type="checkbox"/> Development Permit Amendment–Administrative or Public Hearing	\$500 + \$30/Acre
NON-PUD	
<input checked="" type="checkbox"/> Concept Plan	\$500
<input type="checkbox"/> Development Plan (Non-PUD)	\$500 + \$30/Acre
<input type="checkbox"/> Development Plan Amendment – Public Hearing	\$600 + \$30/Acre
<input type="checkbox"/> Development Plan Amendment - Administrative	\$500 + \$30/Acre



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

My Commission Expires:

Mary R Skiff  
7/20/2023

**Mary R Skiff**  
**Notary Public**  
**State of Colorado**  
**Notary ID 19954011220**  
**My Commission Expires July 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: _____