A RESOLUTION AMENDING THE DIRECTORY OF CITY FEES AND CHARGES TO MODIFY THE FEES IN SECTION 5: COMMUNITY DEVELOPMENT

NO. 2025-159

WHEREAS, the City Council previously adopted and subsequently amended the Directory of City Fees and Charges; and

WHEREAS, the Directory of City Fees and Charges has been reviewed by City Staff and recommendations for setting fees thereof have been made to this City Council; and

WHEREAS, the City Council finds that amending the Directory of City Fees and Charges is in the city's best interest.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COMMERCE CITY, COLORADO, AS FOLLOWS:

SECTION 1. Findings. The recitals to this resolution are incorporated as findings of the City Council. The City Council further finds and determines that the fees and charges established in "Section 5: Community Development" in the Directory of City Fees and Charges as updated through this resolution, are reasonable, necessary, and appropriate to offset and defray the direct and indirect costs of providing City services, are not for the purpose of raising revenue for the general expense of the City, and are in the best interests of the public.

SECTION 2. Amendment to Section 5: Community Development of the Directory of Fees and Charges. Section 5: Community Development, of the Directory of City Fees and Charges is hereby amended as set forth in EXHIBIT A, with a clean version of Section 5: Community Development, as amended, included as EXHIBIT B.

RESOLVED AND PASSED THIS 3RD DAY OF NOVEMBER 2025.

	CITY OF COMMERCE CITY, COLORADO	
	Steve J. Douglas, Mayor	
ATTEST		
Kim Garland, Acting City Clerk		

Exhibit A to Resolution

RED STRIKETHROUGHS INDICATE MATERIAL DELETED FROM THE DIRECTORY OF CITY FEES AND CHARGES; BLUE UNDERLINES INDICATE MATERIAL ADDED TO THE DIRECTORY OF CITY FEES AND CHARGES. GREEN STRIKETHROUGHS INDICATE MATERIAL RELOCATED TO ANOTHER SUBSECTION GREEN UNDERLINES INDICATE MATERIAL RELOCATED FROM ANOTHER SUBSECTION

		BEGIN				
Section 5:	COMMUNITY D	PEVELOPMENT				
A)	General Serv	vice Fees				
1) Recording Costs Actu						
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 499 people	\$125.00			
		(2) Tier 2 Event – 500+ people	\$250.00			
	(b)	At the discretion of the Director of Community Development, mule events occurring within a three (3) month period that are of the san type, at the same location, and do not have a significant impact on surrounding community or to City resources may be covered under permit.	ne the			
	4) Zoning Co	onstruction Permit	\$25.00			
	<u>4)_5)</u> Tempor	ary Sign Permit	\$25.00			
	5) <u>6)</u> Outdoo:	r Storage Permit	\$300.00			
	6) <u>7)</u> Floodpla	nin Development Permit	\$200.00			
	7) 8)Backyaro	d Keeping of Chickens/Bees Permit	\$70.00			
	8) <u>9)</u> 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 perm Final Plat, Zone Change, etc. Applicable to the portion of a develop receives priority status.				
B)	Applications	to the Board of Adjustment				
	1) Variance					
	(a)	R-1, R-2 Zone Districts, and any residential Planned Unit Development	ment for single-			

\$250.00

family detached and attached units.

	(b) All o	other Zone Districts	
	(i)	Up to 1 acre	\$3,253.0
	(ii)	More than 1 acre and up to 5 acres	\$3,894.0
	(iii)	More than 5 acres and up to 25 acres	\$4,535.0
	(iv)	More than 25 acres and up to 100 acres	\$5,176.0
	(v)	Greater than 100 acres	\$5,817.0
	(c) Min	or Modification (R-1 R-2 Zone Districts)	
	(i)	Up to 1 acre	\$2,270.0
	(ii)	More than 1 acre and up to 5 acres	\$2,440. (
	(iii)	More than 5 acres and up to 25 acres	\$3,037.0
	(iv)	More than 25 acres and up to 100 acres	\$3,634.(
	(v)	Greater than 100 acres	\$4,231.0
	(d) Min	or Modification (All other Zone Districts)	
	(i)	Up to 1 acre	\$2,270.0
	(ii)	More than 1 acre and up to 5 acres	\$2,440.6
	(iii)	More than 5 acres and up to 25 acres	\$3,037.0
	(iv)	More than 25 acres and up to 100 acres	\$3,634.
	(v)	Greater than 100 acres	\$4,231.
2)	Height Exce	ption	
	(i)	Up to 1 acre	\$3,423.0
	(ii)	More than 1 acre and up to 5 acres	\$4,064.0
	(iii)	More than 5 acres and up to 25 acres	\$4,705.0
	(iv)	More than 25 acres and up to 100 acres	\$5,346.
	(v)	Greater than 100 acres	\$5,346.0
C) <u>3)</u>	Use-by-Perm	nit (Uses Other Than Child Care Center)	
	(i)	Up to 1 acre	\$4,064.
	(ii)	More than 1 acre and up to 5 acres	\$4,064.
	(iii)	More than 5 acres and up to 25 acres	\$4,705.
	(iv)	More than 25 acres and up to 100 acres	\$5,346.
	(v)	Greater than 100 acres	\$5,346.
2) <u>4)</u>	Use-by-Perm	<u>uit (</u> Child Care Center) (Residential Zones Only)	
	(i)	Up to 1 acre	\$3,253.
	(ii)	More than 1 acre and up to 5 acres	\$3,894.
	(iii)	More than 5 acres and up to 25 acres	\$4,535.
	(iv)	More than 25 acres and up to 100 acres	\$5,176.
	(v)	Greater than 100 acres	\$5,176.0
3)	Special Mee	tings - Double the fee charged for a regular meeting	

D) C) Applications to the Planning Commission and City Council

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.

		(v)	Greater than 100 acres	\$11,746.00
	(d)	Ame	ndment to Zone Document	
		(i)	Up to 1 acre	\$5,346.0
		(ii)	More than 1 acre and up to 5 acres	\$6,798.0
		(iii)	More than 5 acres and up to 25 acres	\$8,421.0
		(iv)	More than 25 acres and up to 100 acres	\$10,684.0
		(v)	Greater than 100 acres	\$12,947.0
	(e)	Desig	gn Standard Review	
		(i)	Up to 1 acre	\$5,176.0
		(ii)	More than 1 acre and up to 5 acres	\$6,458.0
		(iii)	More than 5 acres and up to 25 acres	\$7,740.0
		(iv)	More than 25 acres and up to 100 acres	\$9,662.0
		(v)	Greater than 100 acres	\$11,585.0
3) 5)	Stree	t Right	of Way (R.O.W) Vacation	
		(i)	Up to 1 acre	\$5,848.0
		(ii)	More than 1 acre and up to 5 acres	\$7,171.0
		(iii)	More than 5 acres and up to 25 acres	\$8,493.0
		(iv)	More than 25 acres and up to 100 acres	\$10,456.0
		(v)	Greater than 100 acres	\$11,778.0
6)	Conc	<u>litional</u>	Use Permits	
		<u>(i)</u>	Up to 1 acre	\$4,783.0
		<u>(ii)</u>	More than 1 acre and up to 5 acres	\$7,387.0
		(iii)	More than 5 acres and up to 25 acres	\$9,650.0
		(iv)	More than 25 acres and up to 100 acres	\$11,913.0
		(v)	Greater than 100 acres	\$14,517.0
7)	Land	Use Pla	an Amendment/ Comprehensive Plan Amendment	
		<u>(i)</u>	Up to 1 acre	\$6,793.0
		<u>(ii)</u>	More than 1 acre and up to 5 acres	\$7,434.0
		(iii)	More than 5 acres and up to 25 acres	\$8,075.0
		(iv)	More than 25 acres and up to 100 acres	\$8,716.0
		(v)	Greater than 100 acres	\$9,357.0
8)	Over	all Deve	elopment Plan	
	<u>(a)</u>		al and Major Amendments	
		<u>(i)</u>	Up to 1 acre	\$6,543.0
		<u>(ii)</u>	More than 1 acre and up to 5 acres	\$7,910.0
		<u>(iii)</u>	More than 5 acres and up to 25 acres	\$9,362.0
		<u>(iv)</u>	More than 25 acres and up to 100 acres	\$11,455.0

		<u>(v)</u>	Greater than 100 acres	\$13,548.00
		<u>(b)</u> Min	or Modifications	
		<u>(i)</u>	Up to 1 acre	\$2,568.00
		<u>(ii)</u>	More than 1 acre and up to 5 acres	\$3,550.00
		<u>(iii)</u>	More than 5 acres and up to 25 acres	\$3,890.00
		<u>(iv)</u>	More than 25 acres and up to 100 acres	\$4,531.00
		<u>(v)</u>	Greater than 100 acres	\$5,513.00
	9)	Oil/Gas Per	<u>rmit</u>	
		<u>(i)</u>	Up to 1 acre	\$12,396.00
		<u>(ii)</u>	More than 1 acre and up to 5 acres	\$12,567.00
		<u>(iii)</u>	More than 5 acres and up to 25 acres	\$12,907.00
		<u>(iv)</u>	More than 25 acres and up to 100 acres	\$15,171.00
		(v)	Greater than 100 acres	\$19,357.00
	10)	Vesting Ves	ted Property Rights	
		No Charge	for Development Plan Submitted with an application for Veste	<u>ed Rights</u>
		<u>(i)</u>	Up to 1 acre	\$3,845.00
		(ii)	More than 1 acre and up to 5 acres	\$5,127.00
		<u>(iii)</u>	More than 5 acres and up to 25 acres	\$6,409.00
		<u>(iv)</u>	More than 25 acres and up to 100 acres	\$7,691.00
		(v)	Greater than 100 acres	\$8,973.00
	4)	-	etings - 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) - <u>D)</u>	Deve	lopment Plan	Applications to City Staff	
	1)	Developmen	nt Plan <u>/ Site Development Plan</u>	
		(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)	Developme	nt 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	t Plan Amendment <u>/ Minor Site Development Plan - Administr</u>	ative
	(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)	Minor Modif	cication/ Administrative Adjustment (All other Zone Districts)	
	<u>(i)</u>	Up to 1 acre	\$2,270.00
	<u>(ii)</u>	More than 1 acre and up to 5 acres	\$2,440.00
	<u>(iii)</u>	More than 5 acres and up to 25 acres	\$3,037.00
	<u>(iv)</u>	More than 25 acres and up to 100 acres	\$3,634.00
	<u>(v)</u>	Greater than 100 acres	\$4,231.00
<u>5)</u>	Model Elevat	ion Review	
		nal Elevation Review All required elevations for each model are	<u>included in</u>
the fe	<u>e outlined belo</u>		
	<u>(i)</u>	1 Model	\$640.00
	<u>(ii)</u>	2 Models	\$897.00
	<u>(iii)</u>	3 Models	\$1,153.00
	<u>(iv)</u>	4 Models	\$1,410.00
	<u>(v)</u>	5+ Models	\$1,666.00
6)	Design Stand		
	<u>(i)</u>	Up to 1 acre	\$5,176.00
	<u>(ii)</u>	More than 1 acre and up to 5 acres	\$6,458.00
	<u>(iii)</u>	More than 5 acres and up to 25 acres	\$7,740.00
	<u>(iv)</u>	More than 25 acres and up to 100 acres	\$9,662.00
	(v)	Greater than 100 acres	\$11,585.00
<u>7) </u>	Limited Use		
	<u>(i)</u>	Up to 1 acre	\$2,270.00
	<u>(ii)</u>	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
	<u>(iv)</u>	More than 25 acres and up to 100 acres	\$3,634.00
	<u>(v)</u>	Greater than 100 acres	\$4,231.00
4)	_	or Development Plan Submitted with an application for Vested I	Kight
		ng Property Rights	hc 2 : = -:
	(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	1 / -
		(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
5)		rellaneous Land Development Fees	
	(a)	Oil/Gas Permit	442.224.22
		(i) Up to 1 acre	\$12,396.00
		(ii) More than 1 acre and up to 5 acres	\$12,567.00 \$12,007.00
		(iii) More than 5 acres and up to 25 acres (iv) More than 25 acres and up to 100 acres	\$12,907.00 \$15,171.00
		(v) Greater than 100 acres	\$19,357.00
	(b) —	Appeals –	Ψ17,337.00
	` '	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)) Lanc	l Use Plan Amendment	
		(i) Up to 1 acre	\$6,793.00
		(ii) More than 1 acre and up to 5 acres	\$7,134.00
		(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)) Con	dition 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	\$1,486.00
		(iv) More than 25 acres and up to 100 acres	\$5,127.00
		(v) Greater than 100 acres	\$5,768.00
<u>F)</u> <u>E)</u> Si	ubdivision	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
	1) Prelii	minary Plat	
	<u>(i)</u>	Up to 1 acre	\$6,543.00
	<u>(ii)</u>	More than 1 acre and up to 5 acres	\$7,910.00
	<u>(iii)</u>	More than 5 acres and up to 25 acres	\$9,362.00
	<u>(iv)</u>	More than 25 acres and up to 100 acres	\$11,455.00
	<u>(v)</u>	Greater than 100 acres	\$13,548.00
2)	Administrati	ve <u>Final</u> Plat	
	(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 Correcti	on / Lot Line Adjustment / Replat / Consolidation Pla	at / Minor Plat
	(i)	Up to 1 acre	\$4,015.00
	(ii)	More than 1 acre and up to 5 acres	\$4,186.00
	(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
<u>5)</u>	Vacation of l	<u>Easements</u>	
	<u>(i)</u>	Up to 1 acre	\$900.00
	<u>(ii)</u>	More than 1 acre and up to 5 acres	\$900.00
	<u>(iii)</u>	More than 5 acres and up to 25 acres	\$900.00
	<u>(iv)</u>	More than 25 acres and up to 100 acres	\$900.00
	<u>(v)</u>	Greater than 100 acres	\$900.00
-Eleva	ation Review (u _l	o to 2 reviews)	
1)	Each Addition	onal 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
<u>F)</u>	Miscel	llaneous Land D	Development Fees	
	H) <u>1)</u>	Escrow Requir		
		1) (i)	Escrow for Development Requirement	25% of total costs
	1) <u>2)</u>	-	v Services – Community Development	
		1) (<u>i)</u>	Each applicant is responsible for the full reimbursement administrative service charge of any legal, professional o consultants contracted or retained by the City and assig the applicant's proposal.	r specialized
	J) <u>3)</u>	Contractor's I	cicense	
		1) <u>(i)</u>	Unlimited General Contractor's Class A License	\$200.00
		2) <u>(ii)</u>	Limited General Contractor's Class B License	\$135.00
		3) <u>(iii)</u>	Residential General Contractor's Class C License	\$100.00
		4) <u>(iv)</u>	Residential Remodeling Contractor's Class D License	\$100.00
		5) <u>(v)</u>	Sub-Contractor's License	\$95.00
	6) <u>4)</u>	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) <u>5)</u>	Zoning Verific	ration/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) <u>6)</u>	Non Conform	ing Certificates	
		(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) <u>7)</u>	Pre-application	_	
		(i)	Up to 1 acre	\$ <u>75.00</u> 769.00

	(ii)	More than 1 acre and up to 5 acres	\$ <u>150.00</u> 769.00
	(iii)	More than 5 acres and up to 25 acres	\$ <u>500.00</u> 1,025.00
	(iv)	More than 25 acres and up to 100 acres	\$ <u>1,000.00</u> 1,281.00
	(v)	Greater than 100 acres	\$2,500.00 1,538.00
10) <u>8)</u>	NIGID and I	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
9)	Condition C	ompliance 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
10)	Concept Plan	1	•
	(i)	Up to 1 acre	\$2,734.00
	(ii)	More than 1 acre and up to 5 acres	\$2,904.00
	<u>(iii)</u>	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
<u>11)</u>	<u>Appeals</u>		
	(1) All Zone	Districts	
	<u>(i)</u>	Up to 1 acre	\$4,230.00
	<u>(ii)</u>	More than 1 acre and up to 5 acres	\$4,230.00
	<u>(iii)</u>	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

Exhibit B to Resolution

Clean version of Section 5: Community Development of the Director of Fees and Charges ***BEGIN***

Section 5: COMMUNITY DEVELOPMENT

A)

B)

Community Di	EVELOPMENT	
General Servi	ice Fees	
1) Recording	Costs	Actual 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 499 people	\$125.00
	(2) Tier 2 Event – 500+ people	\$250.00
(b)	At the discretion of the Director of Community Development, mu events occurring within a three (3) month period that are of the sattype, at the same location, and do not have a significant impact or surrounding community or to City resources may be covered under permit.	nme n the
4) Zoning Co	nstruction Permit	\$25.00
5) Temporary		\$25.00
6) Outdoor S	torage Permit	\$300.00
7) Floodplain	Development Permit	\$200.00
8) Backyard K	Keeping of Chickens/Bees Permit	\$70.00
9) Priority Ca	se 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 per Final Plat, Zone Change, etc. Applicable to the portion of a devel receives priority status.	•
Applications	to the Board of Adjustment	
1) Variance		
(a)	R-1, R-2 Zone Districts, and any residential Planned Unit Develop family detached and attached units.	pment for single- \$250.00
(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

		(111)	Wiore than 5 deres and up to 25 deres	Ψ1,555.00
		(iv)	More than 25 acres and up to 100 acres	\$5,176.00
		(v)	Greater than 100 acres	\$5,817.00
	2)	Height Excep	otion	
		(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
	3)	Use-by-Perm	it (Uses Other Than Child Care Center)	
		(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
	4)	Use-by-Perm	it (Child Care Center)	
		(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
C)	Appli	ications to the	Planning Commission and City Council	
	1)	to \$100, if re	rezone nonconforming properties to R-1 and R-2 may be zoning is required to bring into conformance with the C pment Code.	
	2)	Zone Change	e / Zoning Map Amendment	
		(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
	3)	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) (v)	More than 25 acres and up to 100 acres Greater than 100 acres	\$10,251.00 \$11,873.00
		(v)	Oreater triair 100 acres	Ψ11,079.00

More than 5 acres and up to 25 acres

(iii)

\$4,535.00

4)	Planned Unit Development / Planned Unit Redevelopment					
	(a)		matic			
		(i)	Up to 1 acre	\$3,845.00		
		(ii) (iii)	More than 1 acre and up to 5 acres More than 5 acres and up to 25 acres	\$4,486.00 \$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)	Ame	ndment 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		
5)	Stree	Street Right of Way (R.O.W) Vacation				
		(i)	Up to 1 acre	\$5,848.00		
		(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		
6)	Cond	ditional	Use Permits			
		(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		
7)	Land	l Use Pla	an Amendment/ Comprehensive 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
8)	Over	all Deve	lopment Plan	
	(a)	Initia	l and Major Amendments	
		(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
	(b)	Mino	r Modifications	
		(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
9)	Oil/0	Gas Pern	nit	
		(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
10)	Veste	d Prope	rty Rights	
	No C	harge fo	r Development Plan Submitted with an application for Vested	d 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

D) Applications to City Staff

1) Development Plan / Site 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)	Developmen	t 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)	Developmen	t Plan Amendment / Minor Site Development Plan		
	(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)	Minor Modit	fication/ Administrative Adjustment (All 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	
5)	Model Elevat	tion Review		
	All required	elevations for each model are included in the fee outlined below		
	(i)	1 Model	\$640.00	
	(ii)	2 Models	\$897.00	
	(iii)	3 Models	\$1,153.00	
	(iv)	4 Models	\$1,410.00	
	(v)	5+ Models	\$1,666.00	
6)	Design Stand	lard 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	
	Limited Use	_		

		(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
E)	Subc	livision Plat Fee	e, Full or Partial	
	1)	Preliminary F	Plat	
		(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
	2)	Final Plat		
		(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	on / Lot Line Adjustment / Replat / Consolidation Pla	nt / Minor Plat
		(i)	Up to 1 acre	\$4,015.00
		(ii)	More than 1 acre and up to 5 acres	\$4,186.00
		(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
	5)	Vacation of I	Easements	
		(i)	Up to 1 acre	\$900.00
		(ii)	More than 1 acre and up to 5 acres	\$900.00
		(iii)	More than 5 acres and up to 25 acres	\$900.00
		(iv)	More than 25 acres and up to 100 acres	\$900.00
		(v)	Greater than 100 acres	\$900.00
F)	Misc	ellaneous Land	Development Fees	

1)	Escrow Requirements		
	(i)	Escrow for Development Requirement	25% of total costs
2)	Special Review	w Services – Community Development	
	(i)	Each applicant is responsible for the full reimbursement administrative service charge of any legal, professional or consultants contracted or retained by the City and assign the applicant's proposal.	r specialized
3)	Contractor's	License	
	(i)	Unlimited General Contractor's Class A License	\$200.00
	(ii)	Limited General Contractor's Class B License	\$135.00
	(iii)	Residential General Contractor's Class C License	\$100.00
	(iv)	Residential Remodeling Contractor's Class D License	\$100.00
	(v)	Sub-Contractor's License	\$95.00
4)	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
5)	Zoning Verifi	cation/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
6)	Non-Conform	ning Certificates	
	(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
7)	Pre-applicatio	n Meetings	
	(i)	Up to 1 acre	\$75.00
	(ii)	More than 1 acre and up to 5 acres	\$150.00
	(iii)	More than 5 acres and up to 25 acres	\$500.00
	(iv)	More than 25 acres and up to 100 acres	\$1,000.00
	(v)	Greater than 100 acres	\$2,500.00

8)	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	
9)	Condition Co	ompliance 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	
10)	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	
1 1 \	(v)	Greater than 100 acres	\$5,207.00	
11)	Appeals		4.4.222.22	
	(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	