

**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 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 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 (3) month period that are of the same type, at the same location, and do not have a significant impact on the surrounding community or to City resources may be covered under one permit.	
<u>4) Zoning Construction Permit</u>	<u>\$25.00</u>
4) 5) Temporary Sign Permit	\$25.00
5) 6) Outdoor Storage Permit	\$300.00
6) 7) Floodplain Development Permit	\$200.00
7) 8) Backyard Keeping of Chickens/Bees Permit	\$70.00
8) 9) 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 , R-2 Zone Districts, and any residential Planned Unit Development for single-family detached and attached units.	\$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
(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
(c) Minor Modification (R-1 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
3)	Use-by-Permit <u>(Uses Other Than Child Care Center)</u>	
(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) 4)	<u>Use-by-Permit (Child Care Center)</u> (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	

⇒ C) 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.

⇒ 2) Zone Change / 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 |

~~(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 |

⇒ 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) | More than 25 acres and up to 100 acres | \$10,251.00 |
| (v) | Greater than 100 acres | \$11,873.00 |

⇒ 4) 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) 5)		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)		Conditional Use <u>Permits</u>	
	(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 Use Plan Amendment/ <u>Comprehensive Plan Amendment</u>	
	(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)		Overall Development Plan	
	(a)	Initial 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)		Minor 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/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
10)		Vesting Vested Property Rights	
		No Charge for Development Plan Submitted with an application for Vested 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
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)-D)		Development Plan 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)		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 / <u>Minor Site Development Plan</u> — 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)	<u>Minor Modification/ Administrative Adjustment (All other Zone Districts)</u>		
	(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)	<u>Model Elevation Review</u>		
	Each Additional Elevation 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)	<u>Design Standard Review</u>		
	(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
7)	<u>Limited Use Permit</u>		
	(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
4)	No Charge for Development Plan Submitted with an application for Vested Right		
	(a)	Vesting Property Rights	\$3,845.00
	(i)	Up to 1 acre	

	(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
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)~~ E) Subdivision Plat Fee, Full or Partial

~~1)~~ Public Hearing

(i)	Up to 1 acre	\$8,842.00
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	(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)	<u>Preliminary Plat</u>	
	(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)	Administrative <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 Correction / Lot Line Adjustment <u>/ Replat / Consolidation Plat / Minor Plat</u>	
	(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)	<u>Vacation of Easements</u>	
	(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
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

F) Miscellaneous Land Development Fees

H) <u>1)</u>	Escrow Requirements	
H) <u>(i)</u>	Escrow for Development Requirement	25% of total costs
H) <u>2)</u>	Special Review Services – Community Development	
H) <u>(i)</u>	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.	
H) <u>3)</u>	Contractor's License	
H) <u>(i)</u>	Unlimited General Contractor's Class A License	\$200.00
H) <u>(ii)</u>	Limited General Contractor's Class B License	\$135.00
H) <u>(iii)</u>	Residential General Contractor's Class C License	\$100.00
H) <u>(iv)</u>	Residential Remodeling Contractor's Class D License	\$100.00
H) <u>(v)</u>	Sub-Contractor's License	\$95.00
H) <u>4)</u>	Derby Review Board	
H) <u>(i)</u>	Up to 1 acre	\$2,051.00
H) <u>(ii)</u>	More than 1 acre and up to 5 acres	\$2,307.00
H) <u>(iii)</u>	More than 5 acres and up to 25 acres	\$2,563.00
H) <u>(iv)</u>	More than 25 acres and up to 100 acres	\$2,820.00
H) <u>(v)</u>	Greater than 100 acres	\$3,076.00
H) <u>5)</u>	Zoning Verification/Marijuana Verification	
H) <u>(i)</u>	Up to 1 acre	\$384.00
H) <u>(ii)</u>	More than 1 acre and up to 5 acres	\$512.00
H) <u>(iii)</u>	More than 5 acres and up to 25 acres	\$640.00
H) <u>(iv)</u>	More than 25 acres and up to 100 acres	\$769.00
H) <u>(v)</u>	Greater than 100 acres	\$769.00
H) <u>6)</u>	Non Conforming Certificates	
H) <u>(i)</u>	Up to 1 acre	\$3,204.00
H) <u>(ii)</u>	More than 1 acre and up to 5 acres	\$3,204.00
H) <u>(iii)</u>	More than 5 acres and up to 25 acres	\$3,204.00
H) <u>(iv)</u>	More than 25 acres and up to 100 acres	\$3,845.00
H) <u>(v)</u>	Greater than 100 acres	\$6,409.00
H) <u>7)</u>	Pre-application Meetings	
H) <u>(i)</u>	Up to 1 acre	\$75.00 769.00

	(ii)	More than 1 acre and up to 5 acres	\$ 150.00 769.00
	(iii)	More than 5 acres and up to 25 acres	\$ 500.00 1,025.00
	(iv)	More than 25 acres and up to 100 acres	\$ 1,000.00 1,281.00
	(v)	Greater than 100 acres	\$ 2,500.00 1,538.00
10) 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)	<u>Condition Compliance Inspection</u>		
	(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)	<u>Concept Plan</u>		
	(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
11)	<u>Appeals</u>		
	(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

Exhibit B to Resolution

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

BEGIN

Section 5: COMMUNITY DEVELOPMENT

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	Actual Costs
1) Recording Costs	
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(b) More than 1 acre and up to 5 acres	\$160.00
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3) Organized Event / Temporary Use Permit	
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(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, multiple events occurring within a three (3) month period that are of the same type, at the same location, and do not have a significant impact on the surrounding community or to City resources may be covered under one permit.	
4) Zoning Construction Permit	\$25.00
5) Temporary Sign Permit	\$25.00
6) Outdoor Storage Permit	\$300.00
7) Floodplain Development Permit	\$200.00
8) Backyard Keeping of Chickens/Bees Permit	\$70.00
9) 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 , R-2 Zone Districts, and any residential Planned Unit Development for single-family detached and attached units.	\$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

	(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)	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
3)	Use-by-Permit (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-Permit (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)	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.		
2)	Zone Change / 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)	More than 25 acres and up to 100 acres	\$10,251.00
	(v)	Greater than 100 acres	\$11,873.00

4)	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
5)	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)	Conditional 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 Use Plan 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)	Overall Development Plan		
	(a)	Initial 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)	Minor 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/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
10)	Vested Property Rights		
	No Charge for Development Plan Submitted with an application for Vested 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)		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 / 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 Modification/ 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 Elevation 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 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
7)		Limited Use Permit	

	(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)	Subdivision Plat Fee, Full or Partial		
1)	Preliminary 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 / Lot Line Adjustment / Replat / Consolidation Plat / 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 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)	Miscellaneous Land Development Fees		

1)	Escrow Requirements	
	(i) Escrow for Development Requirement	25% of total costs
2)	Special Review Services – Community Development	
	(i) 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.	
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 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
6)	Non-Conforming 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-application 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 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
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
	(v) Greater than 100 acres	\$5,207.00
11)	Appeals	
	(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