

Memorandum

To: Mark Relph, City Manager

From: Jocelyn Mills, Community Development Director

and Keith Reester, Acting Public Works Director

Date: September 11, 2017

Re: 2018 Proposed Increase in Development Review Fees: Planning Fees and Engineering

Fees

REQUEST:

The Community Development Department and Public Works Department are requesting Council consider fee increases and the addition of new fees for 2018 for planning applications and associated engineering review costs.

BACKGROUND:

The last overall update to Littleton's planning fees was undertaken in 2011. The Engineering Department has historically not charged anything for its development review services.

PLANNING FEES:

Based on research of other front range communities' planning fees, Staff is proposing the City of Littleton raise its planning fees generally overall by 50 percent over the next three years (17 percent for 2018, 2019 and a 16 percent increase in 2020). City staff will bring proposed increases before Council prior to each subsequent year for review and approval. Raising fees over the next three years will put Littleton's planning fees into about the mid-range of the front range jurisdictions surveyed. Attached is the research used to evaluate the current planning fees in comparison to Littleton's fees.

The attached proposed fee schedule of planning fees outlines Littleton's existing fees and generally a 17 percent increase in fees for 2018, as well as ultimate desired fees by 2020. Please note, fees for Annexations, Sketch Plans, Certificate of Historical Appropriateness (COAs) and Amplified Sound are all currently \$0. The proposal includes new fees for these applications of: \$1,000 for Annexations, \$50 for Sketch Plans, \$50 for COAs, and a \$25 fee for a commercial business to apply for an Amplified Sound permit (it would remain a \$0 fee for residential Amplified Sound permits). The other exception to the 17 percent increase is for applications to establish metro districts. The city's current fee is \$250. This is incredibly low. The proposed fee increase for metro districts is as follows: 1/100 of 1% of the debt listed in the Service Plan. This is more in line with other front range communities, and enables the fee to be based on the complexity and size of a metro district being proposed. Lastly, the recommendation for next year also includes no increase in the Home Occupation application fee of \$25.

Over the last three years, planning fee revenues are averaging approximately \$59,000 annually.



ENGINEERING FEES:

Currently, the Public Works Department does not charge any fees for its Engineering staff to conduct reviews of private development projects. Based on research of other front range communities' engineering fees, Staff is proposing the City of Littleton implement engineering development review fees in 2018. The proposed engineering fees would be phased in over the next three years.

The attached proposed fee schedule of engineering fees outlines Littleton's existing fees and proposed fees for 2018, as well as ultimate desired fees by 2020. Based on a projected case load for 2018, we would anticipate these fees to generate approximately \$42,000 in revenue. City staff will bring proposed changes before Council prior to each subsequent year for review and approval.

Attachments:

- Planning and Engineering Fees proposed for 2018
- For reference:
 - o Desired fee schedule by 2020
 - o Community Development Fee Research, August 2017
 - o Community Development Fee Comparison Spreadsheet, August 2017

Community Development and Public Works 2018 Proposed Development Review Fees

			P	roposed Fee		
Case Type		Current Fee	(1.	7% increase)	Proposed 2	2018 Engineering Fee
Pre-Application/Concept	\$ -		\$ -		\$ -	
Annexation	\$ -		\$ 1,000.00	annexation petition	\$ -	
		Fees for 1st Sheet:		Fees for 1st Sheet:		Fees for 1st Sheet:
		<1 ac: \$500		<1 ac: \$585		<1 ac: \$417
		1ac < 10ac: \$750		1ac < 10ac: \$878		1ac < 10ac: \$833
		10ac < 20ac: \$1,000		10ac < 20ac: \$1,170		10ac < 20ac: \$1,000
		20ac+: \$1,500		20ac+: \$1,755		20ac+: \$1,333
		+ \$100 for each		+ \$100 for each		+ \$100 for each
Initial Zoning	Varies	additional sheet	Varies	additional sheet	Varies	additional sheet
		Fees for 1st Sheet:		Fees for 1st Sheet:		Fees for 1st Sheet:
		<1 ac: \$500		<1 ac: \$585		<1 ac: \$417
		1ac < 10ac: \$750		1ac < 10ac: \$878		1ac < 10ac: \$833
		10ac < 20ac: \$1,000		10ac < 20ac: \$1,170		10ac < 20ac: \$1,000
		20ac+: \$1,500		20ac+: \$1,755		20ac+: \$1,333
		+ \$100 for each		+ \$100 for each		+ \$100 for each
Rezoning	Varies	additional sheet	Varies	additional sheet	Varies	additional sheet
		Fees for 1st Sheet:		Fees for 1st Sheet:		Fees for 1st Sheet:
		<1 ac: \$500		<1 ac: \$585		<1 ac: \$417
		1ac < 10ac: \$750		1ac < 10ac: \$878		1ac < 10ac: \$833
		10ac < 20ac: \$1,000		10ac < 20ac: \$1,170		10ac < 20ac: \$1,000
PD Plan / Planned		20ac+: \$1,500		20ac+: \$1,755		20ac+: \$1,333
Development Overlay		+ \$100 for each		+ \$100 for each		+ \$100 for each
(PDO)	Varies	additional sheet	Varies	additional sheet	Varies	additional sheet
Subdivision Exemption	\$ 750.00	Add. \$100 sheet after	N/A	additional street	N/A	addicional street
	ψ 733.03	7 taar \$ 200 on coc area.	,,,,		,	Fees for 1st Sheet:
						<1 ac: \$417
						1ac < 10ac: \$833
						10ac < 20ac: \$1,000
						20ac+: \$1,333
		Add. \$100 sheet after				+ \$100 for each
Admin Plat and Replat	\$ 750.00	the 1st	\$ 878.00		Varies	additional sheet
Admin Flat and Replat	7 730.00	Fees for 1st Sheet:	\$ 070.00	Fees for 1st Sheet:	Varies	Fees for 1st Sheet:
		<1 ac: \$500		<1 ac: \$585		<1 ac: \$417
		1ac < 10ac: \$750		1ac < 10ac: \$878		1ac < 10ac: \$833
		10ac < 20ac: \$1,000		10ac < 20ac: \$1,170		10ac < 20ac: \$1,000
		20ac+: \$1,500		20ac+: \$1,755		20ac+: \$1,333
Preliminary Plat:		+ \$100 for each		+ \$100 for each		+ \$100 for each
Major Subdivision	Varies	additional sheet	Varies	additional sheet	Varies	additional sheet
iviajoi Subulvision	Varies	additional silect	varies	Fees for 1st Sheet:	varies	Fees for 1st Sheet:
		Fees for 1st Sheet:		<1 ac: \$439		<1 ac: \$417
		<1 ac: \$375		1ac < 10ac: \$658		1ac < 10ac: \$833
		1ac < 10ac: \$562.50		10ac < 20ac: \$877		10ac < 20ac: \$1,000
		10ac < 20ac: \$750		20ac+: \$1,316		20ac+: \$1,333
Preliminary Plat:		20ac+: \$1,125		+ \$100 for each		+ \$100 for each
Minor Subdivision	Varies	+ \$100/add sheet	Varies	additional sheet	Varies	additional sheet
IVIIIIOI JUDUIVISIOII	varies	Fees for 1st Sheet:	varies	Fees for 1st Sheet:	varies	Fees for 1st Sheet:
		<1 ac: \$500		<1 ac: \$585		<1 ac: \$417
				1 ac: \$585 1ac < 10ac: \$878		
		1ac < 10ac: \$750		•		1ac < 10ac: \$833
		10ac < 20ac: \$1,000		10ac < 20ac: \$1,170		10ac < 20ac: \$1,000
Final Dist.		20ac+: \$1,500		20ac+: \$1,755		20ac+: \$1,333
Final Plat:	,,,	+ \$100 for each		+ \$100 for each		+ \$100 for each
Major Subdivision	Varies	additional sheet	Varies	additional sheet	Varies	additional sheet

Community Development and Public Works 2018 Proposed Development Review Fees

			Pi	roposed Fee		
Case Type		Current Fee		7% increase)	Proposed 2	2018 Engineering Fee
		Fees for 1st Sheet:		Fees for 1st Sheet:		Fees for 1st Sheet:
		<1 ac: \$500		<1 ac: \$585		<1 ac: \$417
		1ac < 10ac: \$750		1ac < 10ac: \$878		1ac < 10ac: \$833
		10ac < 20ac: \$1,000		10ac < 20ac: \$1,170		10ac < 20ac: \$1,000
		20ac+: \$1,500		20ac+: \$1,755		20ac+: \$1,333
Final Plat:		+ \$100 for each		+ \$100 for each		+ \$100 for each
Minor Subdivision	Varies	additional sheet	Varies	additional sheet	Varies	additional sheet
		Fees for 1st Sheet: <10		Fees for 1st Sheet:		Fees for 1st Sheet:
		ac: \$100 10		<10 ac: \$117		<10 ac: \$333
		ac +: 200		10 ac +: 234		10 ac +: \$667
SDP/Site Plan: Conceptual	Varies	+ \$50/add. sheet	Varies	+ \$50/add. sheet	Varies	+ \$100/add. sheet
		Fees for 1st Sheet:		Fees for 1st Sheet:		Fees for 1st Sheet:
		<10 ac: \$750		<10 ac: \$878		<10 ac: \$1,333
SDP/Site Plan:		10 ac +: 1,000		10 ac +: 1,170		10 ac +: \$2,667
Final	Varies	+ \$100/add. sheet	Varies	+ \$100/add. sheet	Varies	+ \$100/add. sheet
- 1		,,		,,		Fees for 1st Sheet:
						<10 ac: \$167
						10 ac +: \$333
Sketch Plan	\$ -		\$ 50.00		Varies	+ \$100/add. sheet
						,,
Subdivision Improvements						
Agreement	N/A		N/A		\$ 500.00	
	,	Accessory to	,	Accessory to		
		single family: \$200		single family: \$234		
		All others = \$750		All others = \$878		
Conditional Use	Varies	+ \$100/add. sheet	Varies	+ \$100/add. sheet	N/A	
Zoning Variance	\$ 100.00		\$ 117.00		N/A	
Minor Zoning Variance	\$ 25.00		\$ 30.00		N/A	
Appeal	\$ 50.00		\$ 60.00		\$ 60.00	
Certificate of Historic						
Appropriateness	\$ -		\$ 50.00		N/A	
Vested Rights Permit	\$ 750.00		\$ 878.00		N/A	
		\$50/hour for a		\$50/hour for a		
Zoning Letter	\$ 50.00	customized letter	\$ 60.00	customized letter	N/A	
Temporary Use Permits	\$ 100.00		\$ 117.00		N/A	
				Commercial:\$25		
Amplified Sound	\$ -		Varies	Residential: \$0	N/A	
Home Occupation	\$ 25.00		\$ 25.00		N/A	
				1/100 of 1% of the		Engineering review
				debt listed in the		included in planning
Metro District Formation	\$ 250.00		Varies	Service Plan	N/A	fees
						\$100/gross acre
Drainage Master Plan	N/A		N/A		Varies	platted
Grading Permit	N/A		N/A		\$ 150.00	. 4
						<1 ac: \$83
Phase I Drainage Report						1ac < 10ac: \$133
(includes letter						10ac < 20ac: \$167
amendments or updates)	N/A		N/A		Varies	20ac+: \$250
						4 400
Phase II or Phase III						<1 ac: \$83
Drainage Report (includes						1ac < 10ac: \$133
letter amendments or						10ac < 20ac: \$167
updates)	N/A		N/A		Varies	20ac+: \$250
Floodplain use permit	N/A		N/A		\$ 100.00	

Community Development and Public Works 2018 Proposed Development Review Fees

			Pr	oposed Fee		
Case Type		Current Fee	(17	7% increase)	Proposed 2	2018 Engineering Fee
						<1 ac: \$500
						1ac < 10ac: \$833
Special Exception Permit						10ac < 20ac: \$1,167
(floodplain management)	\$ 750.00		\$ 878.00		Varies	20ac+: \$2,000
						<1 ac: \$83
						1ac < 10ac: \$133
						10ac < 20ac: \$167
Traffic Impact Study	N/A		N/A		Varies	20ac+: \$250
Traffic Signal	N/A				\$ 500.00	
						<1 ac: \$250
						1ac < 10ac: \$333
Construction Plans < 10						10ac < 20ac: \$417
sheets	N/A		N/A		Varies	20ac+: \$500
						<1 ac: \$416
						1ac < 10ac: \$500
Construction Plans > 10						10ac < 20ac: \$583
sheets	N/A		N/A		Varies	20ac+: \$667
Vacation of Right-of-way	N/A		N/A		\$ 250.00	
Vacation of Easement	N/A		N/A		\$ 250.00	
	_		_			
Easements, Warranty						
Deeds, Revokable Licenses	N/A		N/A		\$ 250.00	
Fees are based on three				_		
rounds of review.						
4th review = 50% of initial fe	ees, 5+ revie	w = 25% of initial fees.				

Community Development and Public Works Anticipated 2020 Development Review Fees

			Propos	sed Planning Fee			
Case Type		Current Fee	(50% in	crease from 2017)	Propose	d Engineering Fee	
Pre-Application/Concept	\$ -		\$ -		\$ -		
Annexation	\$ -		\$ 1,500.00	annexation petition	\$ -		
		Fees for 1st Sheet:		Fees for 1st Sheet:		Fees for 1st Sheet:	
		<1 ac: \$500		<1 ac: \$750		<1 ac: \$1,250	
		1ac < 10ac: \$750		1ac < 10ac: \$1,125		1ac < 10ac: \$2,500	
		10ac < 20ac: \$1,000		10ac < 20ac: \$1,500		10ac < 20ac: \$3,000	
		20ac+: \$1,500		20ac+: \$2,250		20ac+: \$4,000	
		+ \$100 for each		+ \$100 for each		+ \$100 for each	
Initial Zoning	Varies	additional sheet	Varies	additional sheet	Varies	additional sheet	
		Fees for 1st Sheet:		Fees for 1st Sheet:		Fees for 1st Sheet:	
		<1 ac: \$500		<1 ac: \$750		<1 ac: \$1,250	
		1ac < 10ac: \$750		1ac < 10ac: \$1,125		1ac < 10ac: \$2,500	
		10ac < 20ac: \$1,000		10ac < 20ac: \$1,500		10ac < 20ac: \$3,000	
		20ac+: \$1,500		20ac+: \$2,250		20ac+: \$4,000	
		+ \$100 for each		+ \$100 for each		+ \$100 for each	
Rezoning	Varies	additional sheet	Varies	additional sheet	Varies	additional sheet	
		Fees for 1st Sheet:		Fees for 1st Sheet:		Fees for 1st Sheet:	
		<1 ac: \$500		<1 ac: \$750		<1 ac: \$1,250	
		1ac < 10ac: \$750		1ac < 10ac: \$1,125		1ac < 10ac: \$2,500	
		10ac < 20ac: \$1,000		10ac < 20ac: \$1,500		10ac < 20ac: \$3,000	
General PD Plan / Planned		20ac+: \$1,500		20ac+: \$2,250		20ac+: \$4,000	
Development Overlay		+ \$100 for each		+ \$100 for each		+ \$100 for each	
(PDO)	Varies	additional sheet	Varies	additional sheet	Varies	additional sheet	
Subdivision Exemption	\$ 750.00	Add. \$100 sheet after	N/A		N/A	- C +	
						Fees for 1st Sheet:	
						<1 ac: \$1,250	
						1ac < 10ac: \$2,500	
						10ac < 20ac: \$3,000 20ac+: \$4,000	
		Add ¢100 shoot often				+ \$100 for each	
Admin Blot and Banlat	\$ 750.00	Add. \$100 sheet after the 1st	\$ 1,125.00		Varios	additional sheet	
Admin Plat and Replat	\$ 750.00	Fees for 1st Sheet:	\$ 1,125.00	Fees for 1st Sheet:	Varies	Fees for 1st Sheet:	
		<1 ac: \$500		<1 ac: \$750		<1 ac: \$1,250	
		1ac < 10ac: \$750		1ac < 10ac: \$1,125		1ac < 10ac: \$2,500	
		10ac < 20ac: \$1,000		10ac < 20ac: \$1,500		10ac < 20ac: \$3,000	
		20ac+: \$1,500		20ac+: \$2,250		20ac+: \$4,000	
Preliminary Plat:		+ \$100 for each		+ \$100 for each		+ \$100 for each	
Major Subdivision	Varies	additional sheet	Varies	additional sheet	Varies	additional sheet	
	741103	additional silect	Janes	Fees for 1st Sheet:	741103	Fees for 1st Sheet:	
		Fees for 1st Sheet:		<1 ac: \$562		<1 ac: \$1,250	
		<1 ac: \$375		1ac < 10ac: \$844		1ac < 10ac: \$2,500	
		1ac < 10ac: \$562.50		10ac < 20ac: \$1,125		10ac < 20ac: \$3,000	
		10ac < 20ac: \$750		20ac+: \$1,687		20ac+: \$4,000	
Preliminary Plat:		20ac+: \$1,125		+ \$100 for each		+ \$100 for each	
Minor Subdivision	Varies	+ \$100/add sheet	Varies	additional sheet	Varies	additional sheet	
		Fees for 1st Sheet:		Fees for 1st Sheet:		Fees for 1st Sheet:	
		<1 ac: \$500		<1 ac: \$750		<1 ac: \$1,250	
		1ac < 10ac: \$750		1ac < 10ac: \$1,125		1ac < 10ac: \$2,500	
		10ac < 20ac: \$1,000		10ac < 20ac: \$1,500		10ac < 20ac: \$3,000	
		20ac+: \$1,500		20ac+: \$2,250		20ac+: \$4,000	
Final Plat:		+ \$100 for each		+ \$100 for each		+ \$100 for each	
Major Subdivision	Varies	additional sheet	Varies	additional sheet	Varies	additional sheet	
-,		1		1			

Community Development and Public Works Anticipated 2020 Development Review Fees

				Propos	sed Planning Fee		
Case Type			Current Fee	(50% inc	crease from 2017)	Propose	d Engineering Fee
			Fees for 1st Sheet: <1 ac: \$500 1ac < 10ac: \$750 10ac < 20ac: \$1,000 20ac+: \$1,500		Fees for 1st Sheet: <1 ac: \$750 1ac < 10ac: \$1,125 10ac < 20ac: \$1,500 20ac+: \$2,250		Fees for 1st Sheet: <1 ac: \$1,250 1ac < 10ac: \$2,500 10ac < 20ac: \$3,000 20ac+: \$4,000
Final Plat: Minor Subdivision	Va	aries	+ \$100 for each additional sheet	Varies	+ \$100 for each	Varies	+ \$100 for each
SDP/Site Plan: Conceptual		aries	Fees for 1st Sheet: <10 ac: \$100 10 ac +: 200 + \$50/add. sheet	Varies	Fees for 1st Sheet: <10 ac: \$150 10 ac +: \$300 + \$50/add. sheet	Varies	Fees for 1st Sheet: <10 ac: \$1,000 10 ac +: \$2,000 + \$100/add. sheet
SDP/Site Plan:			Fees for 1st Sheet: <10 ac: \$750 10 ac +: 1,000		Fees for 1st Sheet: <10 ac: \$1,125 10 ac +: \$1,500		Fees for 1st Sheet: <10 ac: \$4,000 10 ac +: \$8,000
Final		aries	+ \$100/add. sheet	Varies	+ \$100/add. sheet	Varies	+ \$100/add. sheet Fees for 1st Sheet: <10 ac: \$500 10 ac +: \$1,000
Subdivision Improvements	\$	-		\$ 75.00		Varies	+ \$100/add. sheet
Agreement	N/	'A	Accessory to single family: \$200 All others = \$750	N/A	Accessory to single family: \$234 All others = \$878	\$ 1,500.00	
Conditional Use	_	ries	+ \$100/add. sheet	Varies	+ \$100/add. sheet	N/A	
Zoning Variance		100.00		\$ 150.00		N/A	
Minor Zoning Variance Appeal	\$	25.00 50.00		\$ 37.50 \$ 75.00		N/A \$ 75.00	
Certificate of Historic	۲	30.00		γ 75.00		Ş 75.00	
Appropriateness	\$	_		\$ 75.00		N/A	
Vested Rights Permit		750.00	\$50/hour for a	\$ 1,125.00	\$50/hour for a	N/A	
Zoning Letter	\$	50.00	customized letter	\$ 75.00	customized letter	N/A	
Temporary Use Permits		100.00		\$ 150.00	Commercial:\$25	N/A	
Amplified Sound	\$	-		Varies	Residential: \$0	N/A	
Home Occupation	\$	25.00		\$ 25.00		N/A	
Metro District Formation	\$	250.00		Varies	1/100 of 1% of the debt listed in the Service Plan	N/A	Engineering review included in planning fees
Drainage Master Plan	\$	-		N/A		Varies	\$100/gross acre platted
Grading Permit	\$	-		N/A		\$ 150.00	4 6056
Phase I Drainage Report (includes letter amendments or updates)	\$	-		N/A		Varies	<1 ac: \$250 1ac < 10ac: \$400 10ac < 20ac: \$500 20ac+: \$750
Phase II or Phase III Drainage Report (includes letter amendments or updates)	\$	-		N/A		Varies	<1 ac: \$250 1ac < 10ac: \$400 10ac < 20ac: \$500 20ac+: \$750
Floodplain use permit	\$	-		N/A		\$ 100.00	

Community Development and Public Works Anticipated 2020 Development Review Fees

			Propos	ed Planning Fee		
Case Type		Current Fee	(50% inc	crease from 2017)	Propose	ed Engineering Fee
						<1 ac: \$1,500
						1ac < 10ac: \$2,500
Special Exception Permit						10ac < 20ac: \$3,500
(floodplain management)	\$ 750.00		\$ 1,125.00		Varies	20ac+: \$6,000
						<1 ac: \$250
						1ac < 10ac: \$400
						10ac < 20ac: \$500
Traffic Impact Study	\$ -		N/A		Varies	20ac+: \$750
Traffic Signal	\$ -				\$ 500.00	
						<1 ac: \$750
						1ac < 10ac: \$1,000
Construction Plans < 10						10ac < 20ac: \$1,250
sheets	\$ -		N/A		Varies	20ac+: \$1,500
						<1 ac: \$1,250
						1ac < 10ac: \$1,500
Construction Plans > 10						10ac < 20ac: \$1,750
sheets	\$ -		N/A		Varies	20ac+: \$2,000
Vacation of Right-of-way	\$ -		N/A		\$ 250.00	
Vacation of Easement	\$ -		N/A		\$ 250.00	
Easements, Warranty						
Deeds, Revokable Licenses	\$ -		N/A		\$ 250.00	
Fees are based on three						
rounds of review.						
4th review = 50% of initial fe	ees, 5+ revie	w = 25% of initial fee	s.			



Community Development Department Development Application Fees Research

August 2017

Prepared by:



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Methodology:

- 1) The desired outcome of this analysis is to compare the actual cost of development among a variety of peer communities. These communities were chosen by the city based on the land development market (south metro area), not based on size or population. It is understood that developer's seeking to develop in Littleton would be comparing other communities in the south Denver metro area to identify how Littleton ranks with peer communities related to the affordability of development. These peer communities are not necessarily chosen because of the characteristics or population of each individual community.
- 2) The peer communities chosen for this research were:

Arapahoe County
City of Centennial
City of Englewood
City of Sheridan
City of Sheridan
City of Sheridan
City of Sheridan
Town of Castle Rock
Town of Parker

- 3) The project began with identifying the City of Littleton development processes and application costs associated with each peer referenced process.
- 4) The peer communities were researched to identify development processes and applicable fees. These were found on the City's website and Development Fee brochure. Fees were found by searching on websites for each of the communities. Where there were some questions, calls to respective planning departments were made to verify calculations and cost applicability.
- 5) Because there is great variety between terminology, fee structure, and process applicability between the communities, the similar community processes were categorized as best as possible within the appropriate City of Littleton process. While this is an indirect science, it was assumed that the general development processes (Annexation, Zoning, Platting, Site Approvals, etc) are generally peer between communities and developers will have to complete processes regardless of specific terminology used.
- 6) To better compare processes, sample projects were created to understand the total application fee would be in Littleton and each peer community for the same project.
- 7) The following methodology was used when calculating Littleton's ranking amongst the peer communities:
 - a. The average is the calculated mean of all application fees for that specific sample project.
 - b. When costs were averaged, if a peer community didn't have a fee, it was not included in the calculated average.
 - c. Littleton's Ranking for each sample project is indicated as the highest cost to the lowest cost.
- 8) An additional calculation and ranking was added to each chart below assuming a 50% increase in Littleton fees. The proposed fees were not part of the average calculation.

Sample Projects:

	Minor Subdivision Plat							
Sai	mple Project:	Princ	e 10 Minor Subdivision (Prelim & Fina	l)				
	Acreage	.28	46					
	# of Lots	1	Littleton Rank: 5 th	Littleton Rar	_			
	# of Sheets	2	Average: \$1,420.56	Average: \$1,420.56 With 50% increase				
	Application Fee:		Calculation		Total Fee:	Deposit:		
5	Littleton		Pre-App: \$0 Prelim: \$375 + \$100 (2 sheets) Final: \$500 + \$100 (2 sheets)		\$1,075	\$0		
	Littleton with 50% increase		Pre-App: \$50 Prelim: \$563 +\$100 (2 sheets) Final: \$750 + \$100 (2 sheets)		\$1,563	\$ 0		
2	2 Arapahoe County		Set Up Fee: \$500 \$4,000 (2 sheets)		\$4,500	\$0		
4	4 City of Centennial		Pre-App: \$200 Final Plat: \$1,200 + \$750		\$2,150	\$0		
7	City of Englew	ood	Pre-App: \$0 \$600		\$600	\$0		
7	City of Sherida	n	Pre-App: \$100 \$500 fee		\$600	\$5,000		
1	Douglas Count	У	Pre-App: \$0 \$2,600		\$2,600	\$0		
3	Jefferson Cour	ity	Pre-App: \$300 Prelim: \$900 Final: \$1,050		\$2,250	\$ 0		
9	Town of Castle Rock	!	Pre-App: \$0 \$500		\$500			
8	Town of Parke	r	Pre-App: \$0 \$500 + \$10 (1 lot)		\$510	\$0		

Minor Subdivision Plat							
Sample Project:	Sample Project: Watson Lane Meadows Minor Subdivision						
Acreage	4	Littleton Rank: 5 th	Littleton Rank: 5 th Littleton Rank: 4 th				
# of Lots	6	1	With 50% inc	•			
# of Sheets	2	Average: \$1,474.72	WILIT 50% IIIC	liease			
Application Fee:		Calculation		Total Fee:	Deposit:		
		Pre-App: \$0					
5 Littleton		Prelim: \$562.50 + \$100 (2 sheets)		\$1,512.50	\$0		
		Final: \$750 + \$100 (2 sheets)					
Littleton with		Pre-app: \$50					
50% increase		Prelim: \$844 + 100(2 sheets)		\$2,219	\$0		
		Final: \$1,125 + 100(2 sheets)					
2 Arapahoe Cou	nty	Set Up Fee: \$500		\$4,500	\$0		

		\$4000 (\$2,000 per sheet)		
4	City of Centennial	Pre-App: \$200 Final Plat: \$1,200 + \$750 (2 sheets)	\$2,150	\$0
7	City of Englewood	Pre-App: \$0 \$600	\$600	\$0
7	City of Sheridan	Pre-App: \$100 \$500	\$600	\$5,000
1	Douglas County	Pre-App: \$0 \$2,600	\$2,600	\$0
3	Jefferson County	Pre-App: \$300 Prelim: \$900 Final: \$1,050	\$2,250	\$0
9	Town of Castle Rock	Pre-App: \$0 \$500	\$500	\$0
8	Town of Parker	Pre-App: \$0 \$500 + \$60 (6 lots)	\$560	\$0

	Major Subdivision							
Sa	Sample Project: Santa Fe Arapahoe – Preliminary Plat							
	Acreage	4	Littleton Rank: T-5 th Littleton Rank: 2 nd					
	# of Lots	2	Average: \$1,008.75	With 50% inc				
	# of Sheets	2		With 2070 line	1			
	Application Fee:		Calculation		Total Fee:	Deposit:		
5	Littleton		Pre-App: \$0 \$750 + \$100 (2 sheets)		\$850	\$0		
	Littleton with 50% increase		Pre-App: \$50 \$1,125 + \$100 (2 sheets)		\$1,275	\$0		
1	1 Arapahoe County		Set Up Fee: \$500 \$4000 (\$2,000 per sheet)		\$4,500	\$0		
9	9 City of Centennial N/A – No Preliminary Plat review process		cess	\$0	\$0			
3	City of Englew	ood	Pre-App: \$0 \$1,000		\$1,000	\$0		
5	City of Sherida	n	Pre-App: \$100 Prelim: \$750		\$850	\$5,000		
6	Douglas Count	ТУ	Pre-App: \$0 \$750		\$750	\$0		
2	Pre-App: \$300		\$1,200	\$0				
7	Town of Castle Rock		Pre-App: \$0 \$500		\$500	\$0		
8	Town of Parke	r	Pre-App: \$0 \$400 + \$20 (2 sheets)		\$420	\$0		

			Major Subdivision			
Sai	mple Project:	Sant	a Fe Arapahoe –Final Plat			
	Acreage	4	Littleton Rank: 6 th	ank: 6 th Littleton Rank: 5 th		
	# of Lots	2	Average: \$1,241.11	with 50% inc	-	
	# of Sheets	2	J	1		
	Application Fee:		Calculation		Total Fee:	Deposit:
6	Littleton		Pre-App: \$0 \$750 + \$100 (2 Sheets)		\$850	\$0
	Littleton with 50% increase		Pre-App: \$50 \$1,125 + \$100 (2 Sheets)		\$1,275	\$0
1 Arapahoe County		nty	Set Up Fee: \$500 \$4,000 (\$2,000 per sheet)		\$4,500	\$0
2 City of Centennial		nial	Pre-App: \$200 \$1,200 + \$750 (2 Sheets)		\$2,150	\$0
5	City of Englew	ood	Pre-App: \$0 \$1,000		\$1,000	\$0
3	City of Sherida	ın	Pre-App: \$100 \$1,500		\$1,600	\$5,000
7	Douglas Count	ty	Pre-App: \$0 \$700		\$700	\$0
4 Jefferson County Pre-App: \$300 \$1,050		Pre-App: \$300 \$1,050		\$1,350	\$0	
9	Town of Castle Rock	<u>;</u>	Pre-App: \$0 \$500		\$500	\$0
8	Town of Parke	r	Pre-App: \$0 \$500 + \$20 (2 sheets)		\$520	\$0

			Site Development Plan (Residen	tial)				
Sar	mple Project:	Syca	more 8 Townhomes SDP					
	Acreage	.23	Littleton Rank: 6 th	Littleton Ran	uk. e th			
	# of Lots	1	Average: \$2,441.25	with 50% inc	_			
	# of Sheets	9	Average: \$2,441.25	With 50% life	i ease			
Application Fee:			Calculation		Total Fee:	Deposit:		
6	Littleton		Pre-App: \$0	#1 FFO	\$0			
	Littleton		\$750 + \$800 (9 sheets)	\$1,550	\$ 0			
Littleton with			Pre-App: \$50	¢1 07F	\$0			
50% increase			\$1,125 + \$800 (9 sheets)		\$1,975	\$ 0		
,	4 Arapahoe County		Set Up Fee: \$500		\$18,500	\$0		
4	Arapanoe Coo	iity	\$18,000 (\$2,000 per sheet)	\$10,500	\$ 0			
1	City of Centen	nial	Pre-App: \$200	\$7,000	\$0			
	City of Certicin	illul	\$2,400 + \$4,400 (9 sheets)	\$7,000	\$ 0			
9	City of Englew	ood	Pre-App: \$0 \$0 \$0					

		No Fee tied to Site Improvement Plans			
,	City of Sheridan	Pre-App: \$100	\$1,100	\$125/hr	
/	City of Sheridan	\$1,000	\$1,100	\$125/III	
_	Douglas County	Pre-App: \$0	#1 700	¢0	
5	Douglas County	\$1,550 + \$150 (2 buildings)	\$1,700	\$0	
_	laffarson County	Pre-App: \$300	\$2,600	¢0	
2	Jefferson County	\$1,500 + \$800 (8 units)	\$2,000	\$0	
,	Town of Castle	Pre-App: \$0	#2.F00	¢0	
4	Rock	\$2,500	\$2,500	\$0	
8	Town of Parker	Pre-App: \$0	#F80	¢0	
O	i owii oi Palkei	\$500 + \$80 (8 du's)	\$580	\$0	

			Site Development Plan (Commer	rcial)		
San	nple Project:	Del T	aco SDP			
	Acreage	0.59	Littleton Rank: 6 th	Littleton Rar	ν _ε , , th	
;	# of Lots	1	Average: \$2,237.50	with 50% inc		
	# of Sheets	8	Average: \$2,23/.50	With 50% life		
	Application Fee:		Calculation		Total Fee:	Deposit:
6	Littleton		Pre-App: \$0		£1 / FO	\$0
0	Littleton		\$750 + \$700 (8 sheets)		\$1,450	ΦU
	Littleton with		Pre-App: \$50		\$1,875	\$0
	50% increase		\$1,125 + \$700 (8 sheets)		\$1,0/5	ΦU
_	Arapahoe Cou	ntv	Set Up Fee: \$500	\$16,500	\$0	
3 Arapahoe County		iicy	\$16,000 (\$2,000 per sheet)	\$10,500	ΦU	
1 City of Centennial		nial	Pre-App: \$200		\$6,450	\$0
		illai	\$2,400 + \$3,850	\$0,450	#0	
9	City of Englew	ood	Pre-App: \$0		\$0	\$0
9	ercy or Englew		No Fee tied to Site Improvement Pla	40	40	
7	City of Sherida	n	Pre-App: \$100	\$1,100	\$125/hr	
	City of Sherida		\$1,000	41,100	Ψ±23/111	
5	Douglas Count	·V	Pre-App: \$0		\$1,550	\$0
J		• 7	\$1,550	#±1330	40	
4	Jefferson Cour	ntv	Pre-App: \$300		\$1,800	\$0
4		•	\$1,500	41,000	40	
3	Town of Castle	<u> </u>	Pre-App: \$0	\$2,500	\$0	
	Rock		\$2,500		42/300	40
8	Town of Parke	r	Pre-App: \$0		\$550	\$0
	10WITOIT alke	1	\$500 + \$50 (1 ac)	⊅ 330	\$ 0	

			Planned Development (PD/PUD)							
Sa	ımple Project:	Littleton V	•							
	Acreage	77.15								
	# of Lots	23								
	# of Sheets	15	Littleton Rank: 6 th	Littleton F	Rank: 6 th					
	Dwelling Units	600	Average: \$4,142.12	With 50%	increase					
	Commercial Area	250,000sf								
Application Fee:			Calculation		Total Fee:	Deposit:				
6	Littleton		Pre-App: \$0 \$1,500 + \$1,400		\$2,900	\$0				
Littleton with			Pre-App: \$50							
50% increase			\$2,250 + \$1,400		- 317					
3 Arapahoe County			Set Up Fee: \$500 \$22,000 (\$2,000/1-11 sheets)+ \$1,500(sheets 12-15 \$500/sheet)	\$24,000	\$0					
1 City of Centennial			Pre-App: \$200 \$2,400 + \$7,700 (15 sheets)	\$10,300	\$0					
8 City of Englewood			Pre-App: \$0 \$1,500	\$1,500	\$0					
7 City of Sheridan			Pre-App: \$100 \$2,000	\$2,100	\$125/hr					
2 Douglas County			Pre-App: \$0 \$2,825 + \$2,730 (78 ac)	\$5,555	\$0					
5 Jefferson County			Pre-App: \$300 \$3,952.59	\$4,252.58	\$0					
4	Town of Castle	Rock	Pre-App: \$0 \$4,500	\$4,500	\$0					
8	Town of Parker		Pre-App: \$0 \$400 + \$771.50 (77.15ac)							

			Rezoning			
So	ample Project:	Theo	retical Rezoning			
	Acreage	12	Littleton Rank: 6 th	Littleton Ran	de. , th	
	# of Lots 21		Average: \$2,333.86	With 50% inc	•	
	# of Sheets	3	Average: \$2,333.00	With 50% inc	rease	
Application Fee:			Calculation		Total Fee:	Deposit:
6	6 Littleton		Pre-App: \$0		#1 700	# 0
0	Littleton		\$1,500 + \$200 (3 sheets)	\$1,700	\$0	
Littleton with			Pre-App: \$50	#3.500	\$0	
50% increase			\$2,250 + \$200 (3 sheets)	\$2,500	\$ U	
	3 Arapahoe County		Set Up Fee: \$500	\$6,500	# 0	
3	Arapanoe Cou	iity	\$6,000 (\$2,000 per sheet)	\$U,5UU	\$0	
1	City of Centen	nial	Pre-App: \$200		#2.200	# 0
2	City of Centeri	IIIai	\$3,000	\$3,200	\$0	

9	City of Englewood	Pre-App: \$0 \$1,000	\$1,000	\$0	
	City of Charidan	Pre-App: \$100	** ***	** = = / b	
8	City of Sheridan	\$1,000	\$1,100	\$125/hr	
. Davida Cavatu		Pre-App: \$0	t2 100	40	
4	Douglas County	\$2,100 (21ac)	\$2,100	\$0	
_	Jefferson County	Pre-App: \$300	\$2,018.47	\$0	
5	Jenerson County	\$1,718.47	\$2,010.47	\$ 0	
_	Town of Castle	Pre-App: \$0	\$1,200	\$0	
7	Rock	\$1,200	\$1,200	\$ 0	
1	Town of Parker	Pre-App: \$0	\$6,186.25	\$0	
1	TOWITOTIFAIRE	\$400 + \$5,786.25	\$0,100.25	ΦU	

	Subdivision Exemption / Replat (Administrative)												
Sa	Sample Project: Santa Fe Park Subdivision Exemption												
	Acreage	33-34	Littleton Rank: 5 th	Littleton Rar	الد. ر th								
# of Lots 1			Average: \$1,112.22	With 50% inc	•								
	# of Sheets	3	Average: \$1,112.22	With 50% inc									
	Application Fee:		Calculation		Total Fee:	Deposit:							
5	Littleton		Pre-App: \$0		\$950	\$0							
5			\$750 + \$200 (3 sheets)		⊅950	\$ 0							
	Littleton with		Pre-App: \$50		\$1,375	\$0							
	50% increase		\$1,125 + \$200 (3 sheets)		* ±13/3	\$ 0							
2	Arapahoe Cour	ntv	Set Up Fee: \$500	\$6,500	\$0								
2 Arapanoe Coonty		icy	\$6,000 (\$2,000 per sheet)	\$0,500	\$0								
1 City of Centennial		nial	Pre-App: \$200		\$2,700	\$0							
		iiui	\$1,200 + \$750 + \$550		\$2,700	40							
9 City of Englewood		hoc	Pre-App: \$0	\$100	\$0								
3	ercy or Erigiew		\$100	4100	40								
3	City of Sherida	n	Pre-App: \$100		\$1,600	\$125/hr							
3	ercy or stretted		\$1,500 (Final Plat)	41,000	Ψ123/11I								
8	Douglas Count	Pre-App: \$0			\$260	\$0							
		У	\$260	\$200	40								
4	Jefferson Coun	tv	Pre-App: \$300		\$1050	\$0							
4	3011013011 00011	- 7	\$750	#±030	#0								
6	Town of Castle	Rock	Pre-App: \$0		\$500	\$0							
	. own or castic	- NOCK	\$500	#300	#0								
7	Town of Parker	r	Pre-App: \$0		\$350	\$0							
/	TOWITOTT dike	1	\$350	*35 ℃	#0								

Other Development Review Fees										
Process	Current Fee	Proposed Fee								
Subdivision Exemption	\$750 for 1 st sheet plus \$100 for each additional sheet	\$1,125 plus \$100 for each additional sheet								
Floodplain Management	Special Exception Permit \$750	Special Exception Permit \$1,125								
Regulations	Variance \$750	Variance \$1,125								
Appeals	\$50	\$75								
Variance	\$100	\$150								
Minor Variance	\$25	\$37.50								
Conditional Special Use Permit	Accessory to sf use: \$200 Others: \$750/sheet + \$100/sheet	Accessory to sf use: \$300 Others:\$1,125/sheet + \$100/sheet								
Vested Rights Permit	\$750	\$1,125								
Zoning Letter	\$50 for standard letter \$50/hr for customized letter	\$75 for standard letter \$75/hr for customized letter								
Record Research	Less than 1 hr-free More than 1 hr-\$25/hr	Less than 1 hr \$50 More than 1 hr \$37.50/hr								
Home Occupation Permit	\$25	\$37.50								
Temporary Use Permit	\$100	\$150								
Amplified Sound Permits	No fee	\$50								
Metro/Special District	\$250	1/100 of 1% of the debt listed in the Service Plan								

General Findings:

• The City of Littleton is never the most expensive nor least expensive application in the study area.

Highest Ranking: 5th
 Lowest Ranking: 6th
 Average Ranking: 5.6

• Even with a 50% increase to development review fees, the City of Littleton is still never the most expensive or least expensive application in the study area.

Highest Ranking: 2nd
 Lowest Ranking: 6th
 Average Ranking: 4.3

• Compared to its peers, Littleton's development review fees are lower.

Some applications are closer to average than others. Of the nine sample projects run, Littleton's fees were above the average cost only once.

Attachments:

- Attachment A: Development Application Fee Matrix
- Attachment B: Peer Community Fee Schedules



City of Littleton Development Review Fee Research

Municipality		olication /	Annexation Petition	n Initial Zoning	Rezoning	PD Plan / PUD / PDO		Replat	Minor Subdivision		Major Subdivision		SDP / Site Plan		CUP / Use by Specia	l Variance	Appeal Vested Rights	Floodplain Management	Zoning R	ecord Tempo	orary Amplified Home Sound Occupati	Metro tion District	Notes
	Concept	Meeting					Exemption		Preliminary Plat	Final Plat	Preliminary Plat	Final Plat	Conceptual	Final	Review		Permit	Regulations	Letter R	esearch Permit	ts Permits Permit		1
	Fee	\$	- \$	- Varies	Various	Various	\$ 7.	50.00	Varies	Varies	Varies	Varies	Varies	Varies	Varies	\$ 100.00	\$ 50.00 \$ 750	.00 \$ 750.00	\$ 50.00 \$	- \$ 10	0.00 \$ - \$ 25	.00 \$250	
City of Littleton				20ac: \$1,000	Fees for 1st Sheet: 1ac <1 ac: \$500 10ac < 1 ac: 10ac: \$500 20ac <1 ac: 10ac: \$750 20ac <1 ac: \$1,000 \$1,000 \$1,000 for each additional sheet	20ac: \$1,000 20 \$1,500 +	1oc Oac < Add. S100 she ocr: after the 1st	eet	Fees for 1st Sheet: <1 ac: \$375 1ac < 10ac: \$562.50 10ac < 20ac: \$750 20ac: \$1,125 \$100/add sheet	Fees for 1st Sheet: <1 ac: \$500 1a < 100c: \$750 10a < 20ac: \$1,000 + 20ac: \$1,500 + \$100/add sheet	Fees for 1st Sheet: <1 ac: \$500 1ac <10ac: \$750 10ac < 20ac: \$1,000 20ac+: \$1,500 \$100/add sheet	Fees for 1st Sheet: <1 ac: \$500 1ac < 10ac: \$750 10ac < 20ac: \$1,000 + 20ac: \$1,500 + \$100/add sheet	Fees for 1st Sheet: <10 ac: \$100 10 ac +: 200 + \$50/add. sheet	Fees for 1st Sheet: <10 ac: \$750 10 ac +: 1,000 + \$100/add. sheet	Accessary to single: \$200 A others = \$750 + \$100/add. sheet	II Minor Variances: \$25			\$50/hour for \$ a customized \$3 letter 1+				Fees are based on three rounds of review. 4th review = 50% of initial fees, 5+ review = 25% of initial fees.
	Deposit	\$	- \$	- \$			\$		\$	- \$	- \$		-	\$ -	\$ -	\$ -	\$	- \$ -	\$ - \$	- \$	- \$ - \$	-	
	T		Τ.	T.			Т.				Ι.		Т.			Τ.		Τ.	T. T.				
	Fee	\$	- \$	- \$	- \$ 2,000.00		\$ 1,5	00.00 \$ 2,000.00	\$	2,000.0	0 \$ 2,000	00 \$ 2,000.0	0 \$	2,000.00	\$ -	\$ -	\$	- \$ -	\$ - \$	- \$	- \$ - \$	- \$10,000 or 1/100 of	
Arapahoe County					\$500 for each sheet after 10			\$500 for each sheet after 10	\$500 for each sheet after	r 10	\$500 for each sheet after	10 \$500 for each sheet after 1	\$500 for each shee	et after 10								1% of the debt listed in the Service Plan, whichever is less	All but subdivision exemption
	Deposit	ļ\$	- \$	- \$	- \$ -	ļ\$			>		Ş		-		ļ\$ -	\$ -	Ş	- \$ -	\$ - \$	- \$	- \$ - \$		
	Fee \$	200.00 \$ 2,400	.00 \$ 2.400	0.00 \$ 2,4	100.00 \$ 3,000.00	\$ 2.4	100.00	\$ 1,200.00	S	- S		\$ 1,200.0	0 \$	2,400.00	\$ 2,400.0	0 \$ 125.00	\$ 500.00 \$ 500	.00 \$ -	\$ 75.00 \$	- \$	- S - S		Fees are based on three rounds
City of Centennial					, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	Ea. Add. Sht: \$550		2nd Sht = \$750				2nd Sht = \$750	Ea. Add. Sht: \$55		Ea. Add. Sht: \$550				\$100 for				of review. 4th review = 50% of
Lity of Centennia						Ea. Auu. Siit. 3550		Ea. Add. Sht: \$550				Ea. Add. Sht: \$550	Eu. Auu. Siit. 355	50	Eu. Auu. Siit. \$550				custom				initial fees, 5+ review = 25% of
	Deposit \$	- \$	- \$	- \$	- \$ -	\$	- \$		\$	-	\$	- \$ -	\$		\$ -	\$ -	\$	- \$ -	\$ - \$	- \$	- \$ - \$		initial fees.
	F00 6	- S 1.000	on Lé	- S	- \$ 1,000.00	10 11	500.00 \$ 10	00.00	l e	600.0	n le	1,000.00	Te .	· ·	é 500.00) \$ 150.00	s	l e	\$ 50.00 \$	5 - \$ 75	5 00 le le		
City of Englewood	Fee \$ Deposit \$	- \$ 1,000	.00 \$	- 5	- \$ 1,000.00	\$ 1,:	- 6	-	\$	600.0	J 5	1,000.00	\$ -	. \$ -	\$ 500.00	\$ 150.00	\$	- \$ -	\$ 50.00 \$	- 5 /:	.00 5 - 5		
	Берози 3	- ,	- ,	- 7		7	- -		,		,		٠.	. ,	1,7	1,	,	. ,	12 - 12		- 17 - 17		\
	Fee \$	100.00 \$ 1,500	.00 \$	- \$ 1,0	000.00 \$ 1,000.00	\$ 2,0	000.00 \$		\$	500.0	0 \$ 750.	00 \$ 1,500.0	0 \$	1,000.00	\$ 500.00	9 \$ 200.00	\$	- \$ -	\$ 100.00 \$	- \$ 100	J.00 \$ - \$	-	
City of Sheridan													Add. \$300 for each	h additional acre					Ş	30 <1 hr, 30/hour if + hours			Add. \$125/hour for planner review
	Deposit \$	- \$	- \$	- \$	- \$ -	\$	- \$		\$	5,000.0	0 \$ 5,000	00 \$ 5,000.0	0 \$	5,000.00	\$ 5,000.0	0 \$ -	\$	- \$ -	\$ - \$, - \$	- \$ - \$	-	
				*		*		*	*		*	*			*		•						
Douglas County	Fee \$ Deposit \$	- \$ 1,500 - \$		- \$	0·10ac = \$1,000 11·40ac = \$100/ac 41·160ac = \$4,000+\$25/ac 161+ac = \$8,000+\$10/ac	0-20ac = \$1,625 21-40ac = \$75/ac 41-160ac = \$2,825 +\$2 161+ ac = \$8,425 + \$2		\$ 700.00 \$260 for administrative	\$	2,600.0	0 Varies 1-10 Lots = \$750 11-50 Lots = \$70/lot 51-500 Lots = \$3,500 + \$15/lot 501+Lots = \$11,000 + \$3/lot - \$	Combined Prelim/Final: 1-500 lots = \$2,000 501+ lots = \$1,000 + \$2/lot	Varies Nonresidential = \$1,55i		\$	\$ 500.00	\$ 500.00 \$	- \$ -	\$ - \$	\$ - \$ \$ - \$	- \$ - \$ - \$ - \$	- \$3,500 \$9,500 consultant review fee, \$500 clerk and recorder fee	Add. Planning Review Fee (\$3,500) and Consultant Review (\$9,500)
	, , , , , , , , , , , , , , , , , , , ,												1.										
Jefferson County	Fee \$	300.00 \$	- \$	- \$	\$375 x V ac \$750 min.	\$450 x V ac \$1,000 min	Admin: \$750 BOCC Hearing \$900		\$	- \$	- \$ 900. Plus \$50/lot over 3	00 \$ 1,050.00 Plus \$50/lot over 3	Add. \$100/residen	1,500.00	\$ -	\$ 600.00 Admin. Exception: \$225	\$ 225	.00 \$ -	\$ 25.00 \$	5 - \$ 100		BOCC can ask for special review fee as well	k 3rd Referral = \$450, 4+ Referral = \$800, Engineering Advisory Board = \$100/hour
	Deposit \$	- \$	- \$	- \$	- \$ -	\$	- \$	-	\$	- \$	- \$	- \$ -	\$	-	\$ -	\$ -	\$	- \$ -	\$ - \$	\$	- \$ - \$	-	
												•		•									
	Fee \$	- \$ 1,000	.00 \$	-	\$ 1,200.00			00.00	\$	- \$	- 4 or fewer lots = \$500	nest			\$ -	\$ 500.00	\$	- \$ -	\$ - \$	\$ - \$ 250		-	
Town of Castle Rock		>10 ac = +\$50,	'ac			<10 ac or <100 units = \$. 10+ ac or 100+ units = \$4		Lot Line Adj./Vac: \$200 Plat Correction: \$150			10ac or 5-50 lots = \$1,000 >50 lots = \$2,000	Under >10ac o	<10 ac = \$2,500 10+ ac = \$4,000			Admin = \$250				Add. \$1 for extension	on Ju		Beyond 2 standard reviews: 40% of the original fee
	Deposit \$	- \$	- \$	- \$	- \$ -	\$	- \$	-	\$	- \$	- \$		\$	-	\$ -	\$ -	\$	- \$ -	\$ - \$	- \$	- \$ - \$	-	
	F 6		16 400	.00 S		10		\$ 350.00	Te.	E00.0	D S 400.	00 S 500.00	0 16	500.00	I.e.	£ 200.00	\$ 100.00 \$	I c	Ic Ic				
	Fee \$	- 5	- > 400	5	Residential: \$350 base fee + 1 99 ac = \$10/ac, 11-	99 ac = \$10/ac,	0- 11-	\$ 350.00	Residential: Add. \$10/lot		Residential: \$10/lot or ur	it Residential: Add. \$10/lot o	0		-	\$ 200.00	3 100.00 5	- > -	3 - \$	- 5	- 3 - 3	-	
Town of Parker					320 ac = \$15/ac, 321+ ac = \$20/ac Nonres.: \$400 base fee + \$75/ac	320 ac = \$15/ac, ac = \$20/ac \$5/du	321+		Residential: Add. \$30/ac		Non-Residential: \$30/ac	unit No Residential: \$30/ac	Non-Residential: \$5	50/acr									