



## PLANNING DIVISION COMMUNITY DEVELOPMENT

DESCRIPTION	FEE	UNIT DETAILS
<b>GENERAL</b>		
PRE-SUBMITTAL MEETING	\$200	Per meeting
EXTENSION OF PLAN APPROVAL (subject to Director approval)	\$400	Per extension
SURETY PROCESSING FEE (surety NOT associated with SIPIA or SIA)	\$50	Per surety
REINSPECTION FEE (to correct development installation issues pertaining to plan compliance, e.g. landscaping or architectural)	\$100	Per hour, billed in 30 minute increments
PLAN/PLAT RESUBMITTAL (applies to add'l submissions necessitated due to failure to respond to review and/or referral comments; does NOT apply to standard resubmissions as part of the ordinary review process)	\$500	Per resubmittal
RECORDATION FEES *Current recording fees of Douglas County Clerk & Recorder	At Cost	Per sheet, based on size, and/or per electronic file
MAILING FEES *Current mailing rates of United States Postal Service	At Cost	Per mailing and per rate identified in Code
PUBLICATION FEES *Current legal publication rates per CRS 24-70-107	At Cost	Per publication and per public hearing/notice
PUBLIC NOTICE POSTING FEES *Current printing rates of printing vendor, as determined by City	At Cost	Per posting and per notice
DEED PREPARATION	\$2,000	Per deed
EASEMENT PREPARATION	\$2,000	Per easement
EASEMENT VACATION CERTIFICATE	\$750	Per certificate
VESTED PROPERTY RIGHTS	\$3500	Per application
MASTER STREETScape PLAN	\$1,500	Per plan
Master Streetscape Plan Amendment	\$750	Per application
MASTER SIGN and/or WAYFINDING PLAN	\$1,500	Per plan
Master Sign and/or Wayfinding Plan Amendment	\$750	Per application
ART MURAL (standalone application for mural on private property)	\$50	Per mural
COMPREHENSIVE PLAN AMENDMENT	\$6,000	Per application
LANDSCAPE PLAN (plan not associated with an SIP; e.g. subdivisions, water capture areas)	\$750	1 <sup>st</sup> Sheet
	\$250	Each add'l sheet
LANDSCAPE PLAN AMENDMENT	\$125	Per sheet amended
XERIC/WATERWISE LANDSCAPE PLAN AMENDMENT (amendment must be for purposes of integrating xeric/waterwise treatments, reducing water use, and/or removing medium to high water use plants and turf)	\$250	Per application

<b>CHAPTER 16</b>		
<b>WAIVER (stand-alone)</b>	\$2,250	Per application
<b>WAIVER (as part of an existing zoning or rezoning application)</b>	\$750	Per application
<b>REZONING (for districts not included in a Planned Development)</b>		
Preapplication	\$500	< 5 acres
Preapplication	\$750	≥ 5 acres and < 25 acres
Preapplication	\$1,000	≥ 25 acres
Application	\$3,000	< 5 acres
Application	\$7,000	≥ 5 acres and < 25 acres
Application	\$10,000	≥ 25 acres
<b>PLANNED DEVELOPMENTS</b>		
Rezoning (creating a planned development district)		
Preapplication	\$1,125	< 25 acres
Preapplication	\$2,250	≥ 25 acres
Application	\$7,500	0-24 acres
Application	\$13,500	25-100 acres
Application	\$18,000	> 100 acres
Administrative Amendment	\$1,000	Per application
Administrative Amendment (requiring public notice)	\$2,000	Per application
Major Amendment	\$4,000	Per application
Sub-Area Plan Preapplication	\$2,000	Per application
Sub-Area Plan Application	\$6,000	Per application
Sub-Area Plan Amendment	\$3,000	Per application
Parks Master Plan	\$2,250	Per application
Parks Master Plan Amendment	\$1,125	Per application
<b>SITE IMPROVEMENT PLAN (SIP)</b>		
New Application	\$7,500	< 5 acres
New Application	\$10,500	≥ 5 acres
New Application: Stand-alone Park (i.e. neighborhood park)	\$1,000	Per application
Major Amendment	\$3,000	Per application
Minor Amendment (requiring public meetings)	\$1,500	Per application
Minor Amendment, Administrative, revised SIP plan set required)	\$750	Per application
Minor Amendment (administrative, revised SIP plan set NOT required)	\$250	Per application
Amendment to SIP to Integrate Xeric/Waterwise Landscaping	\$50	Per application
Amendment to SIP for Solar Panel Installation	\$50	Per application
SIP Field Change Order (pre-Certificate of Occupancy)	\$50	Per application
Unauthorized Changes Fee (may be applied to retroactive SIP amendment applications)	\$500	Per application
Site Improvement Plan Improvements Agreement (SIPIA)	\$2,000	Per application
Site Improvement Plan Improvements Agreement (SIPIA) Amendment	\$1,000	Per application

<b>USE BY SPECIAL REVIEW</b>		
Application	\$4,500	Per application
Annual Review (as required)	\$375	Per review
Administrative Amendment	\$750	Per application
<b>VARIANCE</b>		
Single-family Detached	\$500	Per application
Single-family Attached, Multi-family and Nonresidential (Stand-alone)	\$1,500	Per application
Single-family Attached, Multi-family and Nonresidential (as part of an existing SIP application)	\$500	Per application
<b>COMMERCIAL MOBILE RADIO SERVICE FACILITIES</b>		
Application (requiring public meetings)	\$3,000	Per application
Application (administrative)	\$1,500	Per application
<b>DIRECTOR USE DETERMINATION (Requiring Public Meeting)</b>	\$1,000	Per application
<b>APPEAL</b>	\$500	Per application

<b>CHAPTER 17</b>		
<b>PRELIMINARY PLAN</b>		
Application	\$6,000	0-34 acres
Application	\$12,000	35-100 acres
Application	\$24,000	> 100 acres
Preliminary Plan Amendment	50% of the application fee for the initial preliminary plan	Per application
<b>FINAL PLAT</b>		
Single-Family Detached	\$3,000	Per application
Single-Family Attached, Multi-Family, Nonresidential	\$6,000	Per application
<b>PLAT CORRECTION</b>	\$375	Per application
<b>LOT LINE VACATION OR LOT LINE ADJUSTMENT CERTIFICATE</b>	\$759	Per Certificate
<b>REPLAT OR PLAT VACATION</b>		
Application (requiring public meetings)	\$2,250	Per application
Application (administrative)	\$750	Per application
<b>WAIVER (stand-alone)</b>	\$2,250	Per application
<b>WAIVER (as part of an existing subdivision application)</b>	\$750	Per application
<b>CONDOMINIUM PLAN/PLAT</b>		
Application	\$3,000	Per application
Amendment	\$1,500	Per application
<b>RIGHT-OF-WAY VACATION</b>	\$4,500	Per application
<b>SUBDIVISION IMPROVEMENTS AGREEMENT (SIA)</b>		
Initial Agreement	\$3,000	Per application
Agreement Amendments	\$1,500	Per application
<b>DEVELOPMENT AGREEMENT</b>		

Initial Agreement	\$4,500	Per application
Agreement Amendments	\$2,250	Per application

<b>ZONING COMPLIANCE</b>		
<b>ZONING VERIFICATION LETTERS</b>		
Compliance Letter	\$50	Per letter
Customized Research or Zoning Interpretation Letter	\$75	Per letter
<b>TEMPORARY STRUCTURE PERMIT</b>		
Temporary Commercial or Other Structure (SIP may be required)	\$500	Per application
<b>TEMPORARY USES</b>		
Temporary Use Permit	\$25	Per day
Food Trucks	\$25	Per day
Special Events	\$25	Per day
Seasonal and Temporary Uses in Parking/Vacant Lots	\$100	Per month (or daily equivalent)
<b>Vacant Property Registration</b>	\$1,000	Per year

**Notes:**

1. The City of Lone Tree Reserves the right to send referrals to outside agencies from which expert technical assistance may be requested. Fees may be assessed by referral agencies for their outside review, and those fees shall be assessed to and paid by the applicant.
2. The review fees listed above are estimates based on typical review times. Should a project require substantially more review time than is reasonably typical, as determined by the Director, additional review time will be documented by City staff and such additional review time shall be invoiced to the applicant at the hourly rate of \$100 per hour (billed in 30 minute increments), plus an additional 15% for administrative costs. Any additional review fees shall be paid within thirty (30) days of assessment or the City may suspend or terminate review of the application.

\* 2.3% SERVICE FEE FOR PAYMENTS MADE BY CREDIT CARD