

Land Use Review Division

Development Application Review Fee Schedule June 2023

Application Type	Application Fee
Major Applications:	
Annexation	\$2,150 plus \$30 per acre for the first 100 acres; \$10 per acre thereafter plus actual newspaper publication cost ¹
2020 Land Use Map	\$1,330
Master Land Use Plans (New or Major Modification Amendment)	\$1,050 plus \$30 per acre
Master Land Use Plan (Minor Modification Amendment)	\$1,260
Master Plan (Minor Adjustment)	\$300
Development Agreement	\$1,330
Zone Change with Land Use Concept Plan	\$2,140 plus \$30 per acre
Zone Change without Land Use Concept Plan	\$1,215 plus \$30 per acre
FBZ Development Plan	\$1,525
FBZ Interim Use / Development Plan	\$1,350
Development Plan (New or Major Amendment)	\$1,520 plus \$30 per acre
Concept Plan (Major Amendment)	\$1,520 plus \$30 per acre
Conditional Use	\$1,445
Use Variance	\$1,445
FBZ Conditional Use	\$1,020
FBZ Minor Improvement Plan	\$350
Subdivision Plat	\$1,100 plus \$30 per acre
Amendment to Plat Restriction	\$700
Subdivision Waiver	\$635
Street or Plat Vacations	\$1,330

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Street Name Change	\$1,330
Landscape Plans:	
Final Landscape Plan - Single-Family or Two-Family Residential Project	\$220
Final Landscape Plan - Commercial, Multi-Family and Townhome Project	\$105 plus \$75 per acre, not to exceed \$1,500
Irrigation Plan	\$480
Minor Modification Amendment to an approved Final Landscape or Irrigation Plan	\$480
WCF (Wireless Communication Facility):	
WCF Conditional Use	\$1,445
WCF Development Plan	\$980
WCF Minor Modification Amendment	\$480
Variances and Adjustments:	
Non-Use Variance or Administrative FBZ Warrant	\$575 for each of the first two variances; \$290 for each variance thereafter
Non-Use Variance	\$1445
Development Standards Adjustment	\$1445
Variance Time Extension	\$290
Minor Applications:	
Minor Modification Amendment to an approved Concept or Development Plan, Conditional Use or Use Variance	\$480
FBZ Warrant	\$900
Administrative Adjustment Relief	\$290 for each of the first two requests; \$145 for each request thereafter
Minor Modification	\$175
Minor Subdivision Actions:	
Issuance of Building Permit to Unplatted Land	\$440
Preservation Easement Adjustment	\$510

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Property Boundary Adjustment	\$440
Waiver of Replat	\$440
Geologic Hazard Reports:	
Review of Geologic Hazard Report	\$300 plus any Colorado Geological Survey review cost over \$300
Appeals:	
Appeal of an Administrative Action	\$176
Appeal to City Council	\$176
Administrative Permits:	
Front Yard Carport Permit	\$119
Home Day Care Permit	\$120
Home Occupation Permit	\$120
Human Service Establishment	\$175
Sexually Oriented Business Permit	\$467
Short Term Rental Unit Permit	\$119
Temporary Use Permit	\$100
Administrative Certifications and Letters:	
Zoning Verification or Certification Letter	\$50
Zoning Verification or Certification Letter with Inspection	\$225

¹ Cost of publication will be determined by the total cost of advertising the annexation as required per Colorado Statute.

PLANNING & DEVELOPMENT FEE MODIFICATIONS / EXCEPTIONS:

1. Development application review fees will be waived for all public school projects.
2. Development application review fees will be proportionately reduced for developments containing a mix of both affordable and market rate units and for affordable housing projects certified as affordable housing by the Housing Development Manager.
3. Development application review fees will be waived for development applications submitted by City agencies, other than enterprise operations (i.e., Colorado Springs Utilities, Airport, etc.)
4. The Manager may modify development application fees for Planning & Development based upon unique circumstances which reduce the typical staff work involved in the application review by more than 50%. The request and justification for the modification of fees must be made in writing to the Manager.

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5. All fees shall be paid in full at the time of application submittal, except fees for Annexation review conducted concurrent with development review; in which case 50% of the annexation review fee may be paid at the time of application submittal and the remaining 50% of the fee paid prior to City approval and recordation of the Annexation plat.