

RESOLUTION NO. 77 - 23

A RESOLUTION RESCINDING RESOLUTION NO. 09-22 AND ESTABLISHING DEVELOPMENT APPLICATION FEES AND CHARGES FOR THE LAND USE REVIEW DIVISION OF THE PLANNING AND DEVELOPMENT DEPARTMENT

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS:**

Section 1. Resolution No. 09-22 pertaining to fees and charges for the review of development applications by the Land Use Review Division of the Planning and Development Department is hereby rescinded as of the close of business on June 2, 2023.

Section 2. The fees and charges set forth in Exhibit A, attached and made a part of this Resolution, are hereby established for the processing and review of development applications by the Land Use Review Division of the Planning and Development Department.


Section 3. These fees shall be effective June 5, 2023, and shall remain effective until amended by subsequent Resolution of the City Council.

Dated at Colorado Springs, Colorado this 23<sup>rd</sup> day of May 2023.

  
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Council President

ATTEST:

  
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Sarah B. Johnson, City Clerk



**Land Use Review Division**

Development Application Review Fee Schedule June 2023

Application Type	Application Fee
<b>Major Applications:</b>	
Annexation	\$2,150 plus \$30 per acre for the first 100 acres; \$10 per acre thereafter plus actual newspaper publication cost <sup>1</sup>
Land Use Plans (New or Major Modification)	\$1,050 plus \$30 per acre
Land Use Plan (Minor Modification)	\$1,260
Development Agreement	\$1,330
Zone Change with Land Use Plan	\$2,140 plus \$30 per acre
Zone Change without Land Use 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
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
Street Name Change	\$1,330
<b>Landscape Plans:</b>	
Final Landscape Plan - Single-Family or Two-Family Residential Project	\$220

**Land Use Review Division**

**Development Application Review Fee Schedule June 2023**

<b>Application Type</b>	<b>Application Fee</b>
Final Landscape Plan - Commercial, Multi-Family and Townhome Project	\$105 plus \$75 per acre, not to exceed \$1,500
Irrigation Plan	\$480
Minor Modification to an approved Final Landscape or Irrigation Plan	\$480
<b>WCF (Wireless Communication Facility):</b>	
WCF Conditional Use	\$1,445
WCF Development Plan	\$980
WCF Minor Modification	\$480
<b>Variances and Adjustments:</b>	
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
<b>Minor Applications:</b>	
Minor Modification to an approved Development Plan, Conditional Use or Use Variance	\$480
FBZ Warrant	\$900
Administrative Adjustment	\$290 for each of the first two requests; \$145 for each request thereafter
<b>Minor Subdivision Actions:</b>	
Issuance of Building Permit to Unplatted Land	\$440
Preservation Easement Adjustment	\$510
Property Boundary Adjustment	\$440
Waiver of Replat	\$440
<b>Geologic Hazard Reports:</b>	
Review of Geologic Hazard Report	\$300 plus any Colorado Geological Survey review cost over \$300

**Land Use Review Division**  
**Development Application Review Fee Schedule      June 2023**

<b>Application Type</b>	<b>Application Fee</b>
<b>Appeals:</b>	
Appeal of an Administrative Action	\$176
Appeal to City Council	\$176
<b>Administrative Permits:</b>	
Front Yard Carport Permit	\$119
Home Occupation Permit	\$120
Human Service Establishment	\$175
Sexually Oriented Business Permit	\$467
Short Term Rental Unit Permit	\$119
Temporary Use Permit	\$100
<b>Administrative Certifications and Letters:</b>	
Zoning Verification or Certification Letter	\$50
Zoning Verification or Certification Letter with Inspection	\$225

<sup>1</sup> 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.
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.