

<b>CITY &amp; COUNTY OF DENVER COMMUNITY PLANNING AND DEVELOPMENT POLICY</b>	
<b>Policy Title</b>	Zoning Applications and Reviews Fees
<b>Policy Number</b>	2010-01
<b>Effective Date</b>	June 25, 2010
<b>Policy Custodian</b>	Community Planning and Development
<b>Date(s) of Revision</b>	None
<b>Related Documents</b>	Advisory 102, Development Services Series Advisory 320, Building Permit Series Board of Adjustment (BOA) Fee Schedule General Development Plan (GDP) Rules and Regulations

**Purpose** This policy ("Policy") is written to document the current fee schedule for Zoning Applications and Reviews, Landmark Preservation Applications, to consolidate fees for similar procedures, and set forth a fee schedule ("Fees") that would be applicable after the adoption of the Denver Zoning Code ("Code").

**Applicability** The Fees set forth by this Policy shall apply to all Zoning Applications and Reviews, and Landmark Preservation Applications for properties within the limits of the City and County of Denver.

**Exceptions** This Policy does not apply to applications initiated by the City Council or the Manager of Community Planning and Development.

**Policy Statement**

1. No application for Zoning or Landmark Preservation Review shall be accepted unless accompanied by Fees set forth in the Fee Table included in this Policy.
2. The Fees are non-negotiable, unless specifically stated in the Code. All requests for fee waivers must be approved by the Manager or his designee.
3. The Fees are not refundable.
4. The Fees must be paid at the same time the application is submitted.
5. The Manager may modify Fees per the Denver City Charter.

**APPROVED BY:**

**DATE:**



Peter J. Park, Manager  
Community Planning & Development

6.29.10



**DENVER**  
THE MILE HIGH CITY

# COMMUNITY PLANNING AND DEVELOPMENT

## ZONING APPLICATIONS AND REVIEWS & LANDMARK PRESERVATION APPLICATIONS FEE SCHEDULE

Development Applications	
Annexation (Minor Boundaries Adjustment)	\$100
Map Amendment (Rezoning)	
Standard Note:	
- 1 acre or less	\$1,000
- More than 1 acre	\$1,000 for 1 <sup>st</sup> acre plus \$500 for each additional acre, \$50,000 max
With Waivers or Conditions:	
- 1 acre or less	\$1,500
- More than 1 acre	\$1,500 for 1 <sup>st</sup> acre plus \$600 for each additional acre, \$50,000 max
Planned Unit Development (PUD):	
- Under 1 acre	\$1,000
- More than 1 acre	\$1,500 for 1 <sup>st</sup> acre plus \$500 per each additional acre, \$50,000 max
Text Amendment (Ordinance Language Amendment)	\$500
Administrative PUD Amendment	\$100
General Development Plan (GDP) Review	Fees are due per GDP Rules and Regulations
Site Development Plan Review, Major	
- 1 acre or less	\$500
- More than 1 acre	\$2,500 plus \$500 for each additional acre, max \$50,000
Site Development Plan Review, Minor	\$100
Industrial Site Plan Review (Former Chapter 59)	\$250
Parking Lot Landscape Plan Review (Former Chapter 59)	\$250
Modification or Amendment to a Site Development Plan, Minor	\$100

**DEVELOPMENT APPLICATIONS,  
ZONING PERMITS, AND  
ZONING REVIEWS FEE SCHEDULE  
June 2010**

Comprehensive Sign Plan	\$500
Platte River Valley Zone District Development Fee, Gateway Regional Systems Development Fees	Fees are specific to each development
Transfer of Development Rights R-4-X Zone (Former Chapter 59) - Filing Fee - Certificate D-TD, D-C (B-5 Zone, Former Chapter 59) - Filing Fee - Certificate	\$75 None \$1,500 \$75
Subdivision - Processed concurrently with a Site Development Plan - Processed without a Site Development Plan	\$500 per 1 <sup>st</sup> acre plus \$100 for each additional acre \$1,500 for 1 <sup>st</sup> acre plus \$100
Site Engineering Review	Fees are due per Development Engineering Services Schedule of Fees, see Advisory 102, Development Services Series
Survey Fee	Fees are due per Development Engineering Services Schedule of Fees, see Advisory 102, Development Services Series
Forestry Fee (Fees are due prior to issuance of the Zoning Permit for Development)	Fees are due per Denver Parks and Recreation, Forestry Fee Schedule

**Zoning Applications & Reviews**

Zoning Permit for Development	Based on valuation, see Advisory 320, Building Permit Series
Zone Lot Amendment	\$50
Zoning Permit to Establish Use - Zoning Permit Review (L-ZP & P-ZP uses) - Zoning Permit with Special Exception Review (ZPSE) - Zoning Permit Review w/ Informational Notice (ZPIN) - Conditional Use (C, Former Chapter 59)	\$20 \$20 plus BOA fees \$100 \$100

**DEVELOPMENT APPLICATIONS,  
ZONING PERMITS, AND  
ZONING REVIEWS FEE SCHEDULE  
June 2010**

- Special Review Use (SR, Former Chapter 59)	\$100
- Short Review (S, Former Chapter 59)	\$100
Annual Renewal of an Use Permit (when required)	\$20
Temporary Use Permit ( for all temporary uses unless otherwise noted)	\$10
Special Event Parking	\$25 per each event plus \$1 per vehicle for over 20 cars
Mobil Food Vendor	\$50
Temporary Outdoor Retail Sales	\$50 per event
Zoning Compliance Letter	\$50
Sign Permit	\$25
Home Occupation	\$20
Outdoor General Advertising Devices	
- Initial Review	\$225
- Annual Renewal	\$225
Telecommunication	
- Design Review	\$100
- Application Review including Registration & Inspections	\$100 + Zoning Permit for Development
Administrative Exception for Historic Structures (Former Chapter 59)	\$75
Zoning Permit for Establishment of Commercial Uses in the Historic Structure Use Overlay District	\$75
Residential Care Facilities	
- Application Review	\$100
- Biennial Renewal	\$20
Administrative Adjustments	\$100
Code Interpretation	\$100 (Fee is waived when processed concurrently with any other application required by the Code)
Variances	Fees are due per BOA Fee Schedule
Appeal of Administrative Decision	Fees are due per BOA Fee Schedule
Over Height Fence	\$100
Non-conforming or compliant use/structure application (not requiring BOA approval)	\$100

**DEVELOPMENT APPLICATIONS,  
ZONING PERMITS, AND  
ZONING REVIEWS FEE SCHEDULE  
June 2010**

Installing of an AC unit in a setback	\$100
Storage of RV	\$100
All other Zoning Administrator Reviews required by Former Chapter 59 or by the Code and not listed above	\$100

<b>Landmark Preservation</b>	
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Application for Designation of a Structure for Preservation	\$250
Application for Designation of a District for Preservation:	
1-100 structures in district	\$500
101-200 structures in district	\$750
201-300 structures in district	\$1,000
301+ structures in district	\$1,500
Application for a Non-Historic Certificate	\$250

<b>Miscellaneous Fees</b>	
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Certificate of Occupancy (CO)	\$10
Temporary Certificate of Occupancy (TCO)	\$10
Reinspection Fee	\$75
Addressing	Fees are due per Development Engineering Services Schedule of Fees, see Advisory 102, Development Services Series