



## Development Assistance Packet

### *Preliminary Plan*

#### **Guide to the Town of Parker's eTRAKiT Electronic Development Review System**

eTRAKiT is a state-of-the-art online tool utilized to facilitate the land development review process. eTRAKiT's online system provides access to land use applications, plan reviews, code inspections, projects, permits and licenses. Contractors and homeowners are able to apply and pay for permits, submit plans, view and respond to plan review comments, schedule and see inspection results all electronically. Access is available 24 hours a day, 7 days a week.

For additional questions about the eTRAKiT system, please contact the Town of Parker's Community Development Department at 303.841.2332.

**eTRAKiT is located at:** <https://lms.parkeronline.org /etrakit3/>

#### **Please Note:**

Development Assistance Packets are prepared to facilitate land use applicants in the review procedures, submittal requirements and overall process for evaluation of land use applications in the Town of Parker, Colorado.

Applicants should be advised that although this Assistance Packet contains information regarding the land use review process, it is not a complete summary of the Town's Land Development Ordinance, nor is it intended to be. Applicants for land use projects in the Town of Parker are highly encouraged to familiarize themselves with the requirements of the Town's Land Development Code and all amendments thereto.

Date released: 1/13/2017

#### **Prepared By:**

**The Town of Parker Community Development Department**

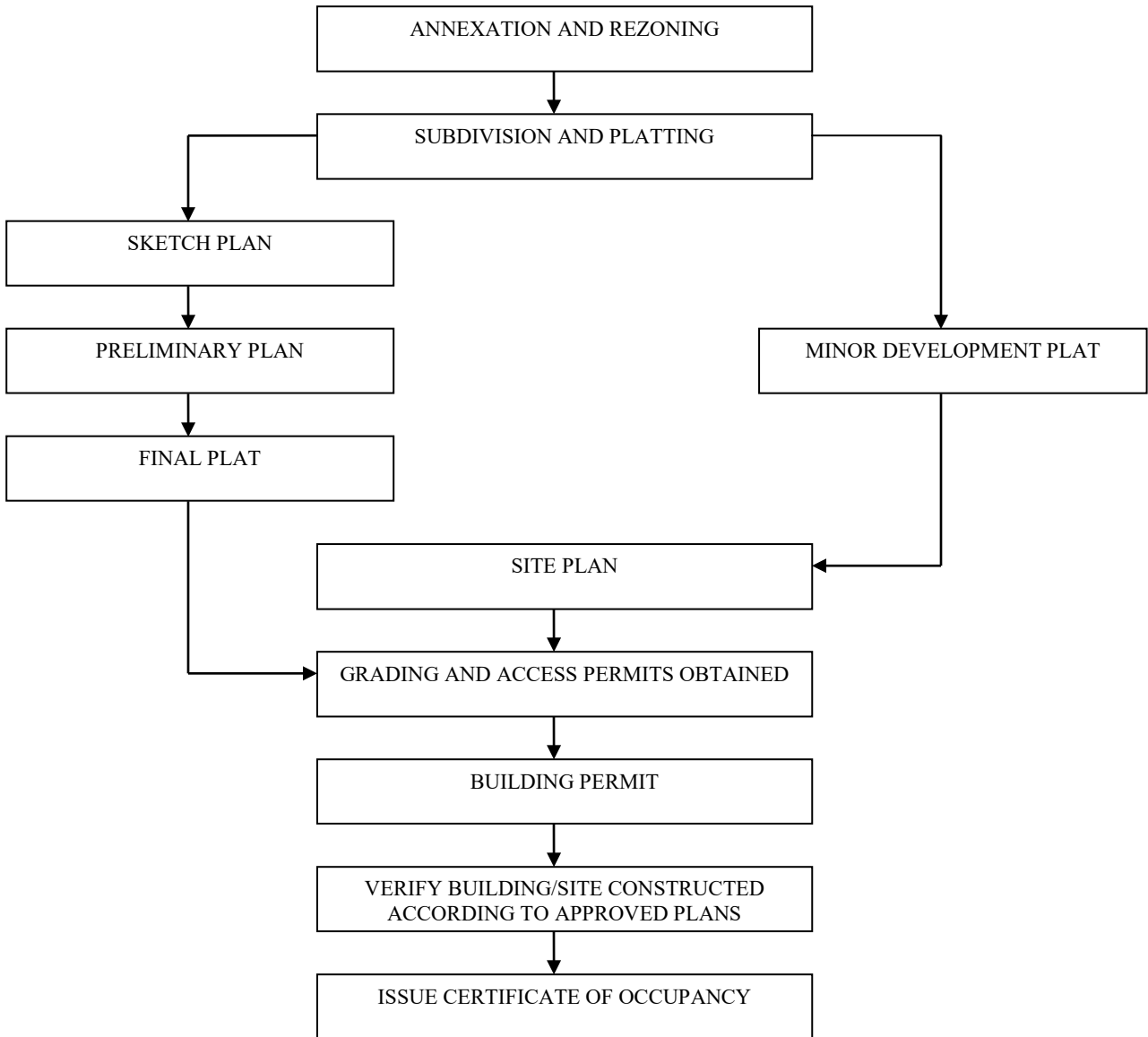
Town Hall / 20120 East Mainstreet  
Parker, CO 80138

303/841.2332 [phone]

<http://www.parkeronline.org> [internet]

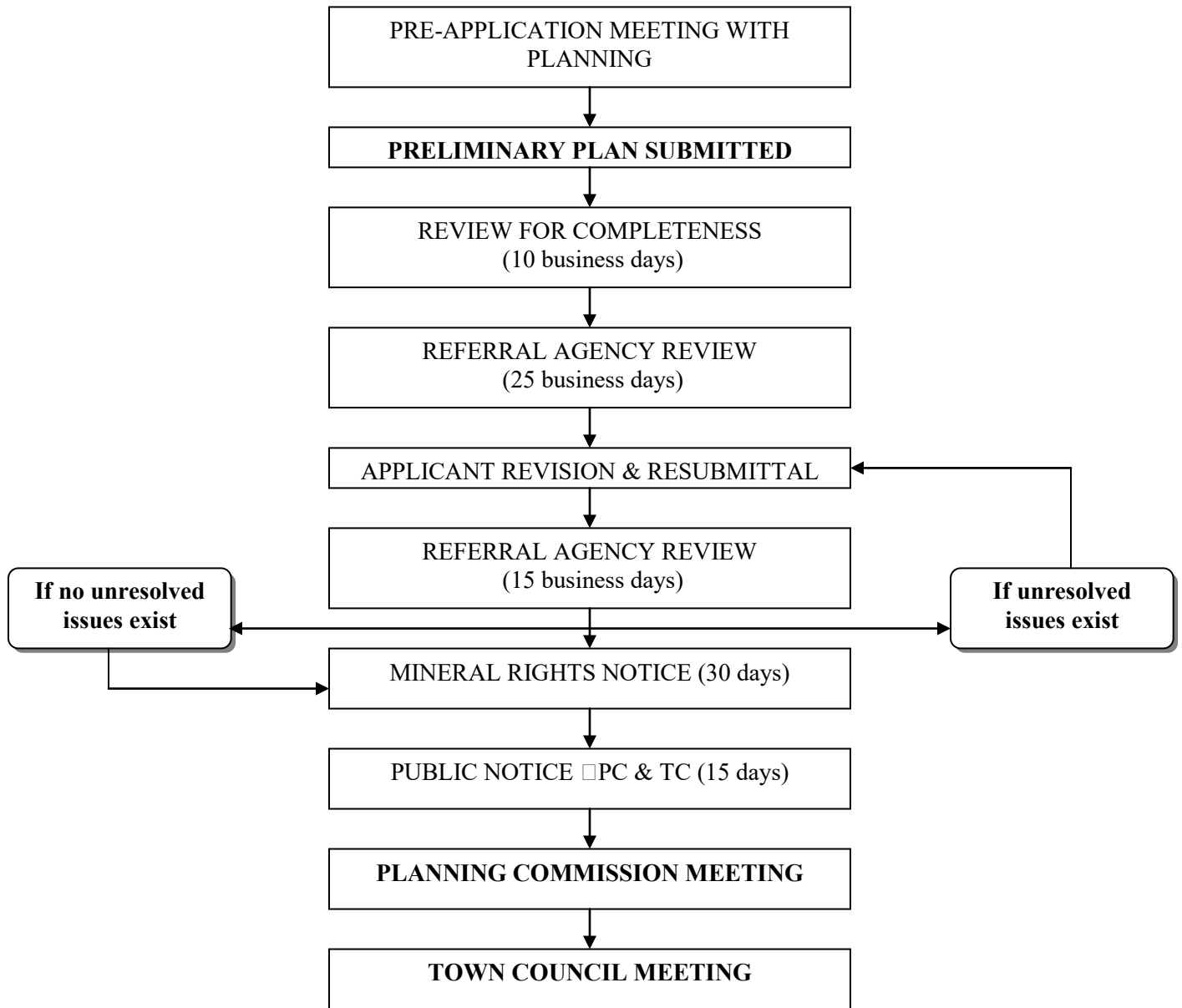


# Overall Development Review Process





# Preliminary Plan Process





Town of Parker Community Development Department

Town Hall / 20120 East Mainstreet, Parker, CO 80138



**Application Submittal Checklist - Preliminary Plan**

**Trakit located online at:**

<https://lms.parkeronline.org/etrakit3/>

Submittal Item	Required	Submitted	Missing	Notes:
<b>General Submittal Requirements - Electronic Submittals to be uploaded into eTRAKiT</b>				
Application (see note 1)	x			Form enclosed; completed and signed by property owner; electronic PDF document
Submittal Fees Paid	x			Fees will be added after application submittal. Fees can be paid online or mailed/brought to Town Hall. Application will not be sent to referral until fees are paid.
Legal Description of Property (see note 2)	x			(Exhibit A) Electronic pdf Document
Title Commitment/Policy	x			(Exhibit B) Current to within 30 days ; Electronic PDF Document
Notarized Letter of Authorization	x			(Exhibit C) enclosed; completed, signed. Electronic PDF Document
Disclosure Letter	x			(Exhibit D) enclosed; completed, signed. Electronic PDF Document
Vicinity Map of Project Site	x			(Exhibit E) Electronic format in JPEG - 1MB max
Project Narrative	x			Electronic PDF Document
Charge Back Agreement	x			Form enclosed; completed and signed by property owner; electronic PDF document
<b>Specific Submittal Requirements - Section 13.07.070(e) &amp; (g) Electronic Submittals to be uploaded into eTRAKiT</b>				
Preliminary Plan Exhibits:				24" x 36" size PDF Document (see note 3)
Cover Sheet				Reference 13.07.070(f) for formatting requirements
Preliminary Plan				Reference 13.07.070(f) for formatting requirements
Existing Conditions Map				24" x 36" size PDF Document
Tree Conservation Plan				24" x 36" size PDF Document
Preliminary Landscape Plan				Include parks master plan, master street tree plan, and open space plans as applicable
Lot Fit Analysis				Electronic PDF Document
Civil Construction Documents - 70%				Refer to Construction Plan Requirements (see note 4)
Potential Street Names				Electronic PDF Document
Other Additional Information				As requested by the Town
<b>Reports and Studies - Section 13.07.070(g) - Electronic Submittals to be uploaded into eTRAKiT</b>				
Final drainage report and drainage plan				Electronic PDF Document
Final road construction documents				Electronic PDF Document
Final utility construction drawings				Electronic PDF Document
Park facilities construction plans				If applicable. Electronic PDF Document
Cost estimates for all public improvements				Electronic PDF Document
Subdivision Agreement				Signed copy of Subdivision Agreement attached to the ordinance
Traffic Impact Analysis				Electronic PDF Document
Traffic Impact Compliance Letter				Electronic PDF Document
Water and Sewer Utility Construction Drawings				Electronic PDF Document. Provide in own document. Label with water district name.
<b>For Approval - Electronic Submittals to be uploaded into Trakit</b>				
Final Preliminary Plan Set				24" x 36" size PDF Document
Public Notice Requirements				<a href="#">Include list of property owners adjacent to the site, proof of notification and affidavits.</a> <a href="#">See Public Notice Guide for Details.</a>

**Notes:**

- 1: Application must include all exhibit attachments.
- 2: Legal descriptions are required to be attached to signed authorization and disclosure letters.
- 3: Provide (1) 24"x36" and (1) 11"x17" PDF document sets with consistent page orientation.
- 4: [Roadway Design and Construction Criteria Manual, Appendix B, Plan Sheet Submittal List](#)



20120 E. Mainstreet, Parker, CO 80138 303.841.2332 (Phone) 303.841.3223 (Fax) <http://www.parkeronline.org>

**Instructions:**

1. All applications must be typed or printed. Illegible applications may be rejected at the discretion of the Town.
2. All applicable sections must be completed and **signed by ALL parties of interest on page 2. Unsigned applications WILL NOT be processed.**
3. All requisite Exhibit Attachments must be included if the application is to be deemed complete.

**Type of Application (check all that apply):**

<input type="checkbox"/> Amendment to Comprehensive Plan	<input type="checkbox"/> Vacation of Lot Line or Easement	<input type="checkbox"/> Final Plat
<input type="checkbox"/> Annexation & Rezoning	<input type="checkbox"/> Use by Special Review	<input type="checkbox"/> Minor Development Plat
<input type="checkbox"/> Rezoning or PD Amendment	<input type="checkbox"/> Variance	<input type="checkbox"/> Re-Plat
<input type="checkbox"/> Sketch Plan	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Condo Plat
<input type="checkbox"/> Preliminary Plan	<input type="checkbox"/> Site Plan Amendment	<input type="checkbox"/> Amendment to SIA or Recorded Plat
		Other: _____

<b>PROPERTY</b>	<b>Address or General Location:</b>
	<b>Parcel Number(s) if known</b>
	<b>Brief project description:</b>

Property Owner of Record:		Applicant (if different from Property Owner):	
Name:		Name:	
Company:		Company:	
Address:		Address:	
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Project Representative or Consultant:		Other/Additional	
Name:		Name:	
Company:		Company:	
Address:		Address:	
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
<small>Note: All correspondence is sent to the project representative. If the project representative is the owner, or applicant, write in "same as owner" or "same as applicant" in the above section.</small>		Project Role	

**Signatures Required on Page 2**

**By signing below, each party are indicating that they understand and agree to the following terms:**

ACCEPTANCE OF TERMS

1. Authorized personnel from the Town of Parker, and its consultants, are hereby granted the right to enter the subject property for the purposes of reviewing and processing the application.
  2. The Property Owner of Record acknowledges and agrees that the Town of Parker may file liens against the subject property for any unpaid financial obligation owed to the Town related to reviewing and processing the application.
  3. There are no known geologic, physical or biologic hazards, or vicious animals present on the subject property except as indicated in the attached Exhibit D.
  4. All requirements for submission of this application for reviewing and processing by Town of Parker Community Development Department made in accordance with the Town's Land Development Code, and any and all applicable Town of Parker Ordinances and Resolutions.
  5. All requisite fees have been paid to the Town of Parker.
  6. All information contained in this application, the attached Exhibits, and other materials submitted in connection with this application are true and accurate to the best knowledge of the Applicant, Land Owner of Record and Project Representative. It is clearly understood and agreed to that false or untruthful information may be grounds for the Town to stop processing this application or withdrawing any approval granted based upon such false or untruthful information.
  7. The Town of Parker is under no obligation to approve the request contained in the application. No promises of approval are conveyed with the acceptance of this application.
  8. By submitting this development application, you acknowledge that all materials submitted to the Town for review are subject to inspection via public records requests, as governed by the Colorado Open Records Act. Additionally, you acknowledge the application package will be made available for public review via the Town's webpage. Protection of any copyrighted materials is solely the responsibility if the applicant.
  9. The schedule of Exhibit attachments, as described below, accompanies this application:
- Exhibit A: Legal Description of Property.
  - Exhibit B: Title Policy, current to within thirty (30) days of the date of signatures below.
  - Exhibit C: Letter of Authorization from the Property Owner of Record, allowing Applicant and Project Representative to act on their behalf, and accepting ultimate financial obligation for expenses incurred by the Town of Parker as a result of the evaluation of this request.
  - Exhibit D: Disclosure of any Geologic, Physical or Biologic Hazard present on site, or any vicious animals in residence on property.
  - Exhibit E: Vicinity Map of Project Site.

SIGNATURES

**Property Owner of Record:**

<b>Print Name:</b>			
<b>Signature:</b>		<b>Date:</b>	

**Applicant, if different from Property Owner**

<b>Print Name:</b>			
<b>Signature:</b>		<b>Date:</b>	

**Project Representative or Consultant**

<b>Print Name:</b>			
<b>Signature:</b>		<b>Date:</b>	

**Additional**

<b>Print Name:</b>			
<b>Signature:</b>		<b>Date:</b>	

**Exhibit C to Town of Parker Land Use Application**

*Letter of Authorization from Property Owner*

[Date \_\_\_\_\_ ]

Community Development Department  
Town of Parker  
20120 East Mainstreet  
Parker, CO 80138

Regarding: Property Owner Letter of Authorization  
[Name of Project: \_\_\_\_\_]

I, (*Name of Property Owner*), hereby certify that I am the legal owner of record of the land described in the attached Legal Description (See Exhibit A to this Land Use Application), and do hereby authorize (*Name of Applicant/Applicant's Representative*) to process this land use application on behalf of the subject property.

I understand that in the review of this project, by providing this authorization, I will allow Town of Parker Staff to enter the subject property for purposes of evaluating this land use request, as the specifics of this application may require.

I also understand that as part of the review of this project, the Town may find it necessary to outsource certain aspects of the review. Although there is a Charge Back Agreement submitted by the applicant for payment of those outsourced review fees which specifies that the applicant shall pay such fees, ultimately, it is the subject property, itself, which encumbers the ultimate responsibility for repayment of those fees in the event of default of payment by the applicant. Should this occur, I understand that the Town has, as part of its remedies under the Charge Back Agreement and Land Use Application, the imposition of liens against the property, should such become necessary.

Signature of Property Owner

*Print Name:*  
*Address:*

*Phone Number:* \_\_\_\_\_

STATE OF COLORADO            )  
  )ss.  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,  
by \_\_\_\_\_, as \_\_\_\_\_ of \_\_\_\_\_.

My commission expires: \_\_\_\_\_

(SEAL)

Notary Public

## Exhibit D to Town of Parker Land Use Application

Disclosure Letter

[Date \_\_\_\_\_ ]

Community Development Department  
Town of Parker  
20120 East Mainstreet  
Parker, CO 80138

Regarding: Disclosure Letter of Known Hazards on Site  
[Name of Project: \_\_\_\_\_]

As applicant for the above referenced project, we understand that Town staff and its consultants may need to visit the subject property for the purpose of observation, assessment, measurement or analysis of the property related to the land development request we have submitted. Consistent with the Town's Risk Management policies, the purpose of this disclosure letter is to advise the Town of any know Geologic, Biologic, or Physical Hazards on site, or of vicious animals present on site.

*(Choose the applicable paragraph from the next two paragraphs)*

We are therefore advising the Town of the following known hazards (list in bullet point form below)

We are therefore advising the Town that to the best of our knowledge and understanding regarding the subject property, there are no known hazards on site for which Town staff would need to take precautions before entering the property.

Should you have any questions or require clarification of the above referenced information, you may contact us using the information below.

Signature of Applicant

*Print Name/Title:*

*Company:*

*Address:*

*Phone Number:* \_\_\_\_\_



## CHARGE BACK AGREEMENT

THIS CHARGE BACK AGREEMENT is made and entered into this \_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_, by and between the TOWN OF PARKER, a Colorado home rule municipality (the "Town"), and \_\_\_\_\_ (the "Owner").

WHEREAS, Section 13.01.080 of the Town of Parker Municipal Code requires that the Town be reimbursed for the cost of the time spent for engineering, planning, surveying, inspection, hydrological and legal services in reviewing development proposals and construction, plus fifteen percent (15%) for administrative costs (hereafter "Consultants' Time");

WHEREAS, this obligation to reimburse the Town for Consultants' Time exists regardless of whether the project is approved, completed, and/or regardless of whether the Owner chooses to complete the Town's land review process as a whole; and

WHEREAS, this Agreement memorializes the obligation by the Owner to the Town to reimburse the Town for all Consultants' Time as set forth in Section 13.01.080(c) of the Parker Municipal Code for the project described under TRAKiT# \_\_\_\_\_.

NOW, THEREFORE, in consideration of the recitals and mutual covenants herein contained, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Town and the Owner agree as follows:

1. Reimbursement. Owner agrees to reimburse the Town, regardless of completion of the Owner's project, regardless of approval of the Owner's project, and/or regardless of whether the Town's land review process as a whole is completed, for all Consultants' Time, as set forth in Section 13.01.080(c) of the Town of Parker Municipal Code, for all such costs incurred by the Town which are incurred as a result of, or which are otherwise related to, Owner's land use submission and its subsequent review.

2. Remedies. In the event Owner fails to reimburse the Town for all Consultants' Time as set forth in Section 13.01.080(c), the Town shall have the following remedies:

(a) The Town may impose the remedies provided by Section 13.01.80(c), as required, including the following:

i. The termination of the review process, including any and all inspections, if payment is not made in full within thirty (30) days of the issuance of the statement indicating the actual cost of Consultants' Time;

ii. The application being deemed withdrawn if the statement is not paid in full within thirty (30) days of the date of the issuance of the statement indicating the actual cost of Consultants' Time;

iii. The imposition of interest on the amount due and outstanding at the rate of one and one-half of one percent (1.5%) per month from the date when due.

iv. The initiation of an enforcement action for nonpayment of Consultants' Time to collect unpaid fees.

v. Certify that delinquent amounts, including interest to the Douglas County Treasurer, to be collected and paid over by the Douglas County Treasurer in the same manner as taxes, as provided by C.R.S. § 31-20-105.

(b) The Town may also impose any or all of the following remedies, at its sole discretion:

i. The filing of a lien on the property which is or was the subject of the proposed development upon which the Town has not been reimbursed for Consultants' Time; and/or

ii. The refusal to issue a building permit for any portion of the proposed development upon which the Town has not been reimbursed; and/or

iii. The refusal to issue a certificate of occupancy for any portion of the proposed development upon which the Town has not been reimbursed; and/or

iv. The refusal to accept any further land use applications from any Owner which has failed to reimburse the Town for Consultants' Time for any project.

3. Attorney Fees. Should this Agreement become the subject of litigation to resolve a claim of default of performance by the Owner and a court of competent jurisdiction determines that the Owner was in default in the performance of the Agreement, the Owner shall pay the attorney fees, expenses and court costs of the Town.

4. Severability. If any provision of this Agreement is invalid, illegal or unenforceable, such provision shall be severable from the rest of this Agreement, and the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired thereby.

5. Governing Law. This Agreement shall be governed by and construed in all respects according to the laws of the State at Colorado.

6. Headings. Headings of the sections of this Agreement are inserted for convenience only and shall not be deemed to constitute a part hereof.

7. Modifications. No amendments to or modifications of this Agreement shall be made or be deemed to have been made, unless such amendments or modifications are made in writing and executed by the party to be bound thereby.

8. Signatures. The parties agree that the electronic or facsimile signature of the Town is the same as a handwritten signature for the purpose of validity, enforceability and admissibility.

IN WITNESS WHEREOF, the parties have executed this Agreement on the date first above written.

**TOWN OF PARKER, COLORADO**



Community Development Director

**OWNER:** \_\_\_\_\_  
[Company name, not signer's name↑]

\_\_\_\_\_  
[Please sign on line↑]

\_\_\_\_\_  
[Signer's name and title↑]

Company: \_\_\_\_\_

Address: \_\_\_\_\_

Phone No.: \_\_\_\_\_

**Witnessed by:**

\_\_\_\_\_  
[Please sign on line↑]

\_\_\_\_\_  
[Signer's name and title↑]

# Public Notice Matrix - Section 13.08.030



Town of Parker Community Development Department  
Town Hall / 20120 East Mainstreet, Parker, CO 80138

	Annexation and Zoning	Rezoning	Sketch Plan	Preliminary Plan	Site Plan (if Push Up)	Site Plan Non-Res/MF (1)	Site plan adjustments	Use By Special Review	Minor Dev Plat	Condo Plat / Final Plat / Replat (4) / Plat Correction
<b>Public Noticing Requirements</b>										
Publish on Town's Website - 15 days prior to a public hearing	✓	✓	✓	✓	✓		No Notice Required	✓	✓	No Notice Required
First Class Mailing - 15 days prior to a public hearing - Sent to all property owners whose property abuts subject property for which land use application is made for. Written notice affidavit required prior to hearing date. See Section 13.08.030 for further requirements.	✓	✓	✓	✓	✓			✓	✓	
Sign Posting - 15 days prior to a public hearing. Photograph of installed sign must accompany the sign posting affidavit. See Section 12.08.030 for further requirements.	✓	✓	✓	✓	✓			✓	✓	
Administrative Approval Sign Posting					✓	✓				
Mineral Rights Notice - 30 days prior to public hearing. Send notice by certified mail, return receipt requested, or by a nationally recognized overnight courier. (2)	✓	✓	✓	✓				✓	✓	
Annexation Publication - Published 5 consecutive weeks prior to the public hearing	✓									
Registered Mailing - Sent to Special Districts 25 days prior to the public hearing	✓									
Impact Report Mailing - 25 days prior to public hearing (3)	✓									
Planning Commission Meeting Required	✓	✓	✓	✓	✓			✓	✓	
Town Council Meeting Required	✓	✓	✓	✓				✓	✓	

- (1) Major site plan amendments are processed as a site plan
- (2) Only needed on the first application for a parcel.
- (3) Required for annexations greater than 10 acres
- (4) Vacations are processed as replats unless it is a right of way.



# Construction Plan Requirements

## EXAMPLE PLAN SET

The Utility Plan Set for the water and sanitation district shall be able to stand alone, but shall be provided at the back of all construction plan sets submitted to the Town of Parker. All record sets shall be signed in accordance with Construction Plan Approval Process.

### TOWN OF PARKER CONSTRUCTION PLAN SET

#### Sheet

Cover Sheet  
 Construction Notes  
 Horizontal Control Plan  
 Grading Plan and Details  
 CBMP Plan  
 CBMP Details and Notes  
 Storm Drainage Plan and Profile  
 Storm Drainage Details and Notes  
 Roadway Plan and Profile  
 Roadway Details and Notes  
 Signing and Striping  
 Signing and Striping Details and Notes

#### Required Signature Blocks

Town  
 Town  
 Town  
 Town  
 Town  
 No Signature Block  
 Town  
 Town  
 Town  
 Town (only on sheets containing non-standard details)  
 Town  
 Town

### UTILITY PLAN SET

**(Please contact the applicable water and sanitation district for specific plan requirements)**

#### Sheet

Cover Sheet for Water and Sanitary Plans  
 Water & Sanitary Sewer General Notes  
 Overall Utility Plan  
 Sanitary Sewer Line Plan and Profile  
 Sanitary Sewer Details  
 Water Line Plan and Profile  
 Water Details  
 Irrigation Plan  
 Landscape Plan

#### Required Signature Blocks

Water and Fire/Life Safety  
 No Signature Block  
 Town and Fire/Life Safety  
 No Signature Block  
 No Signature Block  
 No Signature Block  
 No Signature Block  
 No Signature Block  
 No Signature Block  
 Town (Planning)

Note: Standard specifications, notes and details are available on the following websites:

- Cottonwood Water & Sanitation District – [www.cottonwoodwater.org](http://www.cottonwoodwater.org) or at (303) 792-9509
- Parker Water & Sanitation District – [www.pwsd.org](http://www.pwsd.org) or at (303) 841-4627
- Stonegate Village Metropolitan District – [svmd.org](http://svmd.org) or at (303) 858-9909
- Town of Parker – [www.parkeronline.org](http://www.parkeronline.org) or at (303) 840-9546
- South Metro Fire Authority – [www.southmetro.org](http://www.southmetro.org) or at (720) 989-2000
- ACCWA – [www.arapahoewater.org](http://www.arapahoewater.org) or at (303) 790-4830

### Construction Plan Approval Process

Step 1: Construction plans shall be submitted for review during the application process with the Community Development Department. All comments from each referral agency shall be satisfactorily addressed. The Town Construction plans and Parker Water and Sanitation District plans shall be separate sets.

- Step 2: Provided there are no significant outstanding comments from any review agency, a Site Plan may be scheduled for a Planning Commission Meeting.
- Step 3: Construction Plans will not be considered for signature until all of the following have been completed:
- The plat for the overall development shall be recorded (See Plat Checklist for details)
  - If a Subdivision Improvement Agreement (SIA) or Development Agreement is necessary for Town and/or PWSD improvements. The agreement(s) shall be completed & approved by Town Council and/or PWSD.
  - Security (Letter of Credit (LOC) or cash) shall be in place in accordance with any Agreement(s).
  - All required fees (review, tap, permit, etc.) shall be paid in full.
- Step 4: Electronic record sets of the Town Construction plans only shall be submitted for approval as follows:
- First, Utility Plans **only** to Fire/Life Safety reviewer for approval.
  - Second, Utility Plans **only** to PWSD or applicable water and sewer provider for approval.
  - Last, **Complete** set of construction plans (includes Town and approved Utility Plan Set) to Town for approval.
  - Paper copies of the Utility Plans may be required by PWSD or the applicable water and sewer provider.
- Step 5: After records sets have been approved by all agencies, the applicant shall produce the following paper copies:
- Seven (7) paper copies for the Town. These sets must be provided to the Town prior to scheduling the Preconstruction Meeting.
  - Additional paper copies may be required by PWSD or the applicable water and sewer provider.
- Step 6: A grading permit will not be issued until the following have been completed:
- All requirements of the grading permit application have been met, including the submittal of Grading and CBMP securities.
  - A Preconstruction Meeting shall be held. The meeting **will not** be scheduled until Steps 1-5 have been completed, and all requirements of the grading permit application have been met.
  - A separate Preconstruction Meeting will be held with PWSD; however, it does not need to be completed prior to issuance of the Grading Permit.

Attached is the "Example Plan Set" for typical projects. Please contact the individual agencies for specifics.



## Town of Parker Development Review Fee Schedule

Community Development - Planning Division	
Task Description	Amount
<b>Annexation</b>	
New Annexation Application & Agreement	\$840
<b>Rezoning</b>	
Straight Zone District	\$635
New Planned Development (PD)	\$9,050
Planned Development (PD) Amendment	\$2,790
Planning Variance	\$250
<b>Use by Special Review</b>	
General - Not WCF or Utilities	\$2,000
Wireless Communication Facilities (WCF)	\$525
Determination of Non-Substantial Change	\$125
Utilities	\$200
<b>Subdivision</b>	
Sketch Plan	
0-10 acres	\$3,888.75
10-100 acres	\$5,186.25
> 100 acres	\$6,483.75
Preliminary Plan	
0-10 acres	\$2,722.50
10-100 acres	\$3,630.00
> 100 acres	\$4,537.50
Final Plat	
0-10 acres	\$910
10-100 acres	\$1,215
> 100 acres	\$1,520
Replat	\$310
Minor Development Plat	
0-10 acres	\$1,135
10-100 acres	\$1,513
> 100 acres	\$1,890
Condo Plat	\$3,705
Subdivision Agreement Amendment	\$565

<b>Preliminary Site Plan</b>		
Preliminary Site Plan - Nonresidential		
	1-2 buildings	\$207.50
	2-5 buildings	\$415.00
	5-10 buildings	\$520.00
	>10 buildings	\$622.50
Preliminary Site Plan - Multifamily		
	1-2 buildings	\$2,022.50
	2-5 buildings	\$4,045.00
	5-10 buildings	\$5,057.50
	>10 buildings	\$6,067.50
<b>Site Plan</b>		
Site Plan Nonresidential		
	1-2 buildings	\$415
	2-5 buildings	\$830
	5-10 buildings	\$1,040
	>10 buildings	\$1,245
Site Plan - Multifamily		
	1-2 buildings	\$2,022.50
	2-5 buildings	\$4,045.00
	5-10 buildings	\$5,057.50
	>10 buildings	\$6,067.50
Site Plan Amendment*		\$460

<b>Community Development - Planning Division</b>	
<b>Task Description</b>	<b>Amount</b>
<b>Planning Fees to Building Permit</b>	
Commercial Permit Review and Inspections	\$280
Residential Permit Plot Plan Review	\$60
<b>Sign Permit</b>	
New	\$73
Planned Sign Program	\$200
Planned Sign Program Amendment	\$200
<b>Residential Design Minimums Matrix</b>	
Subdivision	\$640
Changes	\$25



Community Development - Building Division	
Task Description	Amount
<b>Building Permit Fees to Planning Applications</b>	
Site Plan Review	\$140
New Residential-SFD and MF (Sketch and Preliminary Plan and Final Plat)	\$340

**Note:** Per Resolution 18-004/2018 - *For rounds of review that exceed (3), an additional charge of 1/3 of the total fees will be billed for each subsequent round of review.*

<b>Engineering/Public Works</b>	
<b>Task Description</b>	<b>Amount</b>
<b>Land Use</b>	
Sketch Plan	
0-5 acres	\$90
5-25 acres	\$150
25-50 acres	\$200
> 50 acres	\$250
Preliminary Plan	
0-5 acres	\$720
5-25 acres	\$790
25-50 acres	\$850
> 50 acres	\$920
Final Plat	
	\$620
Minor Development Plat	
0-5 acres	\$900
5-25 acres	\$960
25-50 acres	\$1,050
> 50 acres	\$1,140
Use By Special Review	
	\$190
Site Plan	
0-5 acres	\$490
5-25 acres	\$490
25-50 acres	\$540
> 50 acres	\$580
Preliminary Site Plan*	
	\$250
Site Plan Amendment*	
	\$220
Annexation	
	\$610
Zoning	
	\$640
Zoning/PD Amendment	
	\$520
<b>Agreements</b>	
Subdivision Improvement Agreement	
	\$810
Development Agreement	
	\$810
License Agreement	
	\$260
Intergovernmental Agreement	
	\$440
Agreement Amendment	
	\$130
Easement Agreement (separate document)	
	\$290
Easement Vacation (separate document)	
	\$390
Request for Easement	
	\$520
Right-of-Way Dedication or Vacation	
	\$390

<b>Engineering/Public Works</b>		
<b>Task Description</b>		<b>Amount</b>
<b>Studies/Reports</b>		
Drainage Report		
	0-5 acres	\$560
	5-25 acres	\$1,650
	25-50 acres	\$3,750
	> 50 acres	\$5,760
Drainage Conformance Letter		
	Minor	\$310
	Major	\$620
Traffic Impact Study		
	0-5 acres	\$700
	5-25 acres	\$1,330
	25-50 acres	\$2,790
	> 50 acres	\$4,150
Traffic Conformance Letter		\$280
Pavement Design Report		\$260
<b>Construction Plan Review</b>		
Street/Storm		
	0-5 acres	\$920
	5-25 acres	\$2,120
	25-50 acres	\$4,310
	> 50 acres	\$6,290
Traffic Signal Plans		\$950
Grading/CBMP Plans		
	0-5 acres	\$490
	5-25 acres	\$890
	25-50 acres	\$1,360
	> 50 acres	\$1,820
Utility Plans		\$340
Landscaping Plans		\$270
Detention Pond		\$1,050
Alternate Water Quality Facility		\$960
Construction Plan Revision		
	Minor	\$310
	Major	\$620

<b>Engineering/Public Works</b>	
<b>Task Description</b>	<b>Amount</b>
<b>Construction Plan Review</b>	
Major Drainageway Improvements	
Minor	\$710
Major	\$2,790
Floodplain Modification	\$1,320
Variance Request	\$410
<b>Inspection Fees</b>	
Storm Sewer	
Manhole (EA)	\$85/EA
Inlet (EA)	\$170/EA
Storm Sewer (LF)	\$0.30/LF
Cast-in-Place Culverts (LF)	\$550/EA
Riprap/Outfall Protection	\$0.55/SY
Detention/Water Quality Pond	
Forebay	\$170/EA
Trickle Channel	\$0.45/LF
Outlet Structure	\$250/EA
Spillway	\$170/EA
Alternate Water Quality Facility	\$250/EA
Major Drainageway Improvements	Estimate Provided at Time of Permit Application
Roadway	
Curb & Gutter	\$0.25/LF
Sidewalk/Trail	\$0.25/LF
Curb Ramps	\$85/EA
Crossspan	\$170/EA
Pavement and Subgrade	\$0.33/SY
Underdrain	\$0.30/LF
Traffic Signage	\$10/sign post
Traffic Striping	\$0.10/LF; \$5/symbol
Traffic Signal Installation or Modification	\$225/corner
Bridges	Estimate Provided at Time of Permit Application
Final Warranty Inspections for Public Improvements	\$80.50/Hour

Engineering/Public Works	
Task Description	Amount
<b>Right-of-Way Use Permit Fees</b>	
Application and Administration Fee  Includes review of application materials and routine traffic control plans, pre-construction meeting, and final inspection	\$200
Traffic Control Plan Review Fee	\$300
Permit Renewal Fee	\$100
Roadway Pavement Cut	\$5.00/SF
Sidewalk or Curb Cut	\$1.50/SF or \$50 minimum
Boring	\$0.75/LF
Test Hole	\$100 each
-	
Bore - Inspection Fee	\$150 + \$0.10/LF
Trenching - Inspection Fee	
<input type="checkbox"/> Street Cut less than 50 SF	\$175
<input type="checkbox"/> Street Cut more than 50 SF	\$175 + \$50 per additional 50 SF
<input type="checkbox"/> Curb or Sidewalk Cut	\$250
Night/After Hours Inspection Fee	\$150/occurrence
Re-inspection Fee (may be required with permit renewal)	50% of original inspection fees
Work Without a Permit	\$1,000
Non-Conforming Traffic Control	\$500/occurrence
New Pavement Cut Fee (pavement/surface less than five years old)	Additional \$5/SF

Parks & Recreation	
Task Description	Amount
<b>Land Use</b>	
Sketch Plan	
0-5 acres	\$60
5-25 acres	\$60
> 25 acres	\$110
Preliminary Plan	
0-5 acres	\$110
5-25 acres	\$230
> 25 acres	\$340
Final Plat	
	\$60
Minor Development Plat	
0-5 acres	\$60
5-25 acres	\$110
> 25 acres	\$170
Replat	
	\$60
Site Plan	
0-5 acres	\$110
5-25 acres	\$170
> 25 acres	\$230
Preliminary Site Plan*	
	\$60
Annexation	
	\$110
Zoning	
	\$170
Zoning/PD Amendment	
	\$60
<b>Agreements</b>	
Subdivision Improvement Agreement	
	\$60
Development Agreement	
	\$60
<b>Construction Plans</b>	
Landscaping Plans	
	\$60

<b>Legal Review Fees</b>	
<b>Task Description</b>	<b>Amount</b>
Annexation Agreement	\$1000
Annexation Agreement Amendment	\$500
Site Improvement Agreement	\$300
Deed	\$250
Right of Way Dedication/Vacation	\$200
Development Agreement	\$200
License Agreement	\$200
Easement	\$200