
SITE PLANNING FEES

Site Planning Fees are divided into four categories. These four areas are Site Plan Review, Environmental Review and Permits, Subdivision and Property Division Review, and Miscellaneous fees. These four areas are further defined by the following:

- **Site Plan Review Fees**

Site Plan Review fees are generally based on the proposed land use and acreage of the site under the development proposal. Additional development fees may be added to the development project if the property is encumbered by conditional zoning, environmentally sensitive lands impacts, and/or planned residential development (PRD). Generally, all site plan review fees are calculated with a base fee plus a quantity charge (acreage, square footage, dwelling units, etc.). Site Inspection costs are recovered along with building permit fees at the time the building permit is issued.

- **Environmental Plan Review and Permit Fees**

Environmental review fees are based on flat fees and/or a per sheet basis. Inspection permits are based on land area under consideration.

- **Subdivision and Property Division Review Fees**

Subdivision review fees are based on a base fee and the number of lots proposed for division. Additional development fees may be added to the development project if the property is encumbered by conditional zoning, community interest, significant infrastructure impacts, and/or development phasing.

- **Miscellaneous Fees**

Miscellaneous Fees are those fees that do not fall under any other site, environmental, or subdivision and property division activities.

SITE PLAN REVIEW FEES

1. Site Plan Conceptual Review Services

Development Proposal Pre-Application Meeting \$630 initial meeting
(Formal review of conceptual development proposal)

2. Site Plan Base Review Services

- a. Minor Review..... 30% of site plan review fee Table C-1
- b. Major Reviews
 - Multi-Disciplinary Review..... Site plan review fee from Table C-1
Plus Table C-2

TABLE C-1: SITE PLAN BASE REVIEW FEE	
Land Use Category	Plan Review Fee
Commercial/Office	\$5,200 base fee plus \$360 per acre or portion thereof
Residential/Office	\$1,305 base fee plus \$96 per acre or portion thereof
Industrial	\$3,800 base fee plus \$140 per acre or portion thereof
Multi-Family Residential 3-25 Dwelling Units 26-99 Dwelling Units 100+ Dwelling Units	\$3,075 base fee plus \$2.50 per dwelling unit \$4,612 base fee plus \$3.75 per dwelling unit \$6,150 base fee plus \$5.00 per dwelling unit
Public/Quasi-Public Includes Private Schools, Group/Recovery Homes, Nursery Schools, Bed & Breakfast, Churches/ Retreat Facilities, Communication Facilities, Well Sites, Fire Stations, Museums/Libraries, etc.	\$2,550 base fee plus \$210 per acre or portion thereof
Parking Structure Surface	\$3,000 base fee \$1,200 base fee
Open Land Use Golf Course, Park, Recreational Facility, Mining, Agriculture, Plant Nursery, etc.	\$2,000 base fee plus \$20 per acre
Single Family Residential Planned Residential Development Option (Residential development platting option which promotes maximum flexibility in development standards)	\$1,300 base fee plus preliminary plat fee (see preliminary subdivision plat review fees)

TABLE C-2: SITE PLAN REVIEW COMPLEXITY SURCHARGE	
COMPLEXITY	SURCHARGE
Conditional Zoning (Zoning stipulations not immediately addressed on development plans)	20% of base review fee
Environmentally Sensitive Lands Impact (Desert preservation imposed by City Council zoning approval and/or Design Review Guidelines)	25% of base review fee
Planned Residential Development (PRD) Subject to Design Review (lots equal to or less than 65' in width or as stipulated through zoning action or zoning adjustment)	\$25 Per Lot