



**COMMUNITY DEVELOPMENT - PLANNING DIVISION  
DEVELOPMENT REVIEW FEE SCHEDULE**

7501 Village Square Drive, Suite 100, Castle Pines, CO 80108

Phone 303-705-0200

Fax 303-688-9414

*Make Checks Payable to the City of Castle Pines*

<p align="center"><b><u>SITE IMPROVEMENT PLAN</u></b></p> <ul style="list-style-type: none"> <li>• Nonresidential \$1,550</li> <li>• Residential \$1,550 plus \$75/bldg</li> <li>• Major Revision \$1,550</li> <li>• Minor Revision \$225</li> <li>• Minor Modification \$225</li> <li>• Approval Extension \$75</li> </ul>	<p align="center"><b><u>SUBDIVISION</u></b></p> <p>Sketch Plan</p> <ul style="list-style-type: none"> <li>• 1–10 lots \$750</li> <li>• 11–50 lots \$70/lot</li> <li>• 51–500 lots \$3,500 plus \$15/lot</li> <li>• 501+ lots \$11,000 plus \$3/lot</li> </ul> <p>Preliminary Plan</p> <ul style="list-style-type: none"> <li>• 1–500 lots \$1,500</li> <li>• 501– 2000 lots \$3/lot</li> <li>• 2001+ lots \$6,000 plus \$1/lot</li> </ul> <p>Combined Preliminary/Final</p> <ul style="list-style-type: none"> <li>• 1–500 lots \$2,000</li> <li>• 500+ lots \$1,000 plus \$2/lot</li> </ul> <p>Final Plat/Replat – Non-Administrative \$700</p> <p>Replat/Lot Line Vacation/Ratification-Administrative \$260</p> <p>Road Vacation / Plat Vacation \$1,000</p> <p>Minor Development \$2,600</p> <p>SB 35 Exemption \$1,000</p> <p>Plat Correction \$130</p> <p>Time Extension</p> <ul style="list-style-type: none"> <li>• Sketch/Preliminary \$150</li> <li>• Recordation \$75</li> </ul> <p>Assessor Mapping Fee \$100 plus \$10/lot affected</p>
<p align="center"><b><u>USE BY SPECIAL REVIEW</u></b></p> <ul style="list-style-type: none"> <li>• 0–40 acres \$1,200</li> <li>• 41–100 acres \$30/acre</li> <li>• 101+ acres \$3,030 plus \$15/acre</li> </ul> <p>Multifamily Base fee plus \$65/building</p> <p>Administrative Amendment – No Plan Required \$275</p> <p>Administrative Amendment – Plan Required \$750</p> <p>Administrative Horse Boarding \$165</p> <p>Landfill/Mining</p> <ul style="list-style-type: none"> <li>• 0–42 acres \$1,900</li> <li>• 43–100 acres \$45/acre</li> <li>• 101–320 acres \$4,500 plus \$40/acre</li> <li>• 321–640 acres \$17,300 plus \$30/acre</li> <li>• 641–1000 acres \$36,500 plus \$25/acre</li> <li>• 1001+ acres \$61,500 plus \$20/acre</li> </ul> <p>Landfill/Mining Amendment \$780</p> <p>Exemption/Borrow Site \$780</p>	<p><b>VARIANCE APPEAL</b> \$375 + \$125 for hearing</p> <p><b>SEASONAL USE PERMIT</b> \$150</p> <p><b>LOCATION and EXTENT</b> \$325</p> <p><b>ZONING CODE AMENDMENT</b> \$400</p> <p><b>MASTER PLAN AMENDMENT</b> \$1,410</p> <p><b>DEVELOPMENT AGREEMENT/ VESTED PROPERTY RIGHTS</b> \$1,000</p> <p><b>ZONING REVIEW FOR BUILDING PERMIT</b> \$10</p> <p><b>1041</b></p> <ul style="list-style-type: none"> <li>• Review \$680</li> <li>• Waiver \$390</li> </ul> <p><b>SIGN PERMIT</b> \$20 plus \$1/sq ft</p> <p><b>HOME OCCUPATION – Class 2 Permit</b> \$80</p> <p><b>ENGINEERING FEES</b> Contact the city at 303-705-0200</p>
<p align="center"><b><u>REZONING</u></b></p> <p>Planned Development</p> <ul style="list-style-type: none"> <li>• 0–20 acres \$1,625</li> <li>• 21–40 acres \$75/acre</li> <li>• 41–160 acres \$2,825 plus \$35/acre</li> <li>• 161+ acres \$8,425 plus \$20/acre</li> </ul> <p>All Other Zone Districts</p> <ul style="list-style-type: none"> <li>• 0–10 acres \$1,000</li> <li>• 11–40 acres \$100/acre</li> <li>• 41–160 acres \$4,000 plus \$25/acre</li> <li>• 161+ acres \$8,000 plus \$10/acre</li> </ul> <p>Planned Development</p> <ul style="list-style-type: none"> <li>• Administrative Amendment \$325</li> <li>• Major Amendment \$1,135</li> <li>• Waiver \$350</li> </ul>	<p align="center"><b><u>SERVICE PLAN</u></b></p> <ul style="list-style-type: none"> <li>• Planning Review Fee \$3,500</li> <li>• Consultant Review (as required) \$9,500</li> <li>• Clerk &amp; Recorder Fee for New \$500</li> <li>• Clerk &amp; Recorder Fee for Amendment \$250</li> </ul>
<p align="center"><b><u>OTHER FEES</u></b></p>	
<p><b>RECORDATION</b> <i>Make checks payable to Douglas County</i></p> <ul style="list-style-type: none"> <li>• 24" x 36", 8½" x 14", 11" x 17" \$10 per page + State Fee</li> <li>• 8½" x 11" \$5 per page + State Fee</li> <li>• STATE \$1 per document</li> </ul>	<p><b>TRI-COUNTY HEALTH DEPARTMENT</b> \$100 – \$300 <i>Make checks payable to Tri-County Health Department</i></p> <p><b>WATER CONSULTANT</b> \$1,000</p> <p><b>COLORADO GEOLOGIC SURVEY</b> \$700–\$2,500</p>