



Development Services Fee Schedule



Development Services
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Goodyear, AZ 85395
www.goodyearaz.gov/development

Development Services Fee Schedule

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ADOPTED ORDINANCES AND RESOLUTIONS

DEVELOPMENT IMPACT FEES

Ordinance 19-1416, 1.14.2019

Amended. Ordinance 20-1461, 1.27.2020

Resolution 2020-2024, 10.28.2019. Effective 4.13.2020

USER FEES

Resolution 2022-2274, 11/07/2022. Effective 12.07.2022

TRAFFIC CONTROL

Ordinance 16-1329, 8.29.2016

BUILDING SAFETY FEES

Building Safety Fees are divided into three groups including plan review, permit/inspections, and miscellaneous fees which are further defined below.

Building/Fire Permit and Inspection Fees

Permit fees finance the cost of the inspections required. Permit fees may be a flat fee or based on the valuation of the project (building square footage multiplied by the standard rate for occupancy), please see page 8 for the valuation Table 1-A. The City of Goodyear utilizes the Building Valuation Data as published by the International Code Council, which is updated twice annually. (March 1 and September 1) Other valuations have been provided for construction that is not considered “full site development”, please see page 8. The permit fee also includes the issuance of a Certificate of Completion or Certificate of Occupancy.

Building Plan Review Fees

Plan review fees finance the review of plans to determine compliance with applicable codes and ordinances. Building plan review fees are based on a percentage (65%) of the calculated permit fee with a minimum charge for each application. Plan review fees are assessed on the date the application has passed prescreen and is accepted for substantive department review.

Fire Plan Review Fees

Plan review fees finance the review of plans to determine compliance with applicable codes and ordinances. Fire plan Review fees are based on a percentage (35%) of the calculated permit fee with a minimum charge for each application. Plan review fees are assessed on the date the application has passed prescreen and is accepted for substantive department review.

Miscellaneous Fees

Miscellaneous fees are those fees that do not fall under any other building safety activity.

Groupings

Building Safety Fees have been grouped into four separate categories to make them easier to locate, which coincides with the City’s electronic plan review system, and how building permits are applied for.

Permit Review Payment

All Building Safety fees are due prior to issuance of a permit unless otherwise specified.

Time Limitations Building/Fire Plan Review and Permits

Building plan review is valid for 180 days from the date the plans are approved, or the application will expire. In the event an extension is needed, applicants may request a **one-time** 180-day extension. The request must be submitted in writing prior to the initial expiration of the plan review, and will be reviewed at the standard plan review rate. Expired applications will require a new submittal.

Building/Fire permits are valid for 180 days from the date issued or the date the last passed inspection was performed, whichever is later. In the event an extension is needed, applicants may request a **one-time** 180-day extension. The request must be submitted in writing prior to the expiration date, and will be subject to fees outlined herein.

BUILDING SAFETY FEES CONT.

Refunds

Application processing, and plan review fees are non-refundable. A request may be made for a 65% refund of permit fees paid within 90 days of permit issuance, providing no inspections have been performed.

EXPRESS LANE FEES

Express Lane permits are those that require limited or no plan review, and are often based on previously approved standard plans. The review timeframe is less than 7 working days.

Air Conditioner Replacement – Residential Like for Like Only	\$55 Base \$68 Permit <u>\$102 Application</u> \$225 Total
Electrical – Residential Panel Change Out – Like for Like Only	\$55 Base <u>\$102 Application</u> \$157 Total
Electrical Meter Clearance – Residential Only	\$55 Base <u>\$102 Application</u> \$157 Total
Electrical Panel Upgrade – Residential Up to 400 amps Only	\$55 Base \$34 Permit <u>\$102 Application</u> \$191 Total
Fire Sprinklers – With Approved Standard Plan on File	\$375 Permit <u>\$102 Application</u> \$477 Total
Fire Verification – Permit in the Field	
Emergency Replacement of all or Part of FACP, Like Parts Only	\$150 Permit <u>\$102 Application</u> \$252 Total
Fire Alarm – Max of 5 Devices Moved, Deleted, or Added (any combination); May Include Power Booster; Maximum 3,000 Sq Ft; Occupancy Classification B, M, or S-1 Only.	\$100 Permit <u>\$102 Application</u> \$202 Total
Fire Sprinkler – Max of 20 Devices Moved, Deleted, or Added (any combination); Maximum 3,000 Sq Ft; Occupancy Classification B, M, or S-1 Only.	\$75 Permit <u>\$102 Application</u> \$177 Total
Radio Dialer	\$150 Permit <u>\$102 Application</u> \$252 Total
Garage – Multi-Family Only - With Approved Standard Plan on File	\$20 Plan Review Permit Fee per Valuation Sheet \$102 Application
Gas Line – Residential (From Stub, 10' or Less, 50K BTU or Less Only)	\$55 Base \$27 Permit <u>\$102 Application</u> \$184 Total
Gas Meter Clearance – Residential Only	\$55 Base <u>\$102 Application</u> \$157 Total

EXPRESS LANE FEES CONT.

Landscape or Domestic Water Meter with Address Assigned*	\$55 Base \$102 Application
Multi-Family – With Approved Standard Plan on File*	\$20 Plan Review Permit Fee per Valuation Sheet \$102 Application
Patio Cover – Residential Alumawood with ESR Number Only (Attached or Detached)	\$20 Plan Review Permit Fee per Table 1-A \$102 Application
Single Family Residence– With Approved Standard Plan on File*	\$20 Plan Review Permit Fee per Valuation Sheet \$102 Application
Swimming Pool/Spa – Residential Only - With Approved Standard Plan on File	\$20 Plan Review \$218 Permit <u>\$102 Application</u> \$340 Total
Water Heater – Residential Replacement Only	\$55 Base \$35 Permit <u>\$102 Application</u> \$192 Total
Water Softener – Residential Only - Installation or Replacement	\$55 Base \$27 Permit <u>\$102 Application</u> \$184 Total

*Subject to Development Impact Fees in addition to those shown above. Please refer to page 29.

VALUATION TABLE 1-A

Building Safety Fees are based on project valuation established pursuant to the most current Valuation Data published by the International Code Council (ICC), and Other Types of Construction listed below. *

OTHER TYPES OF CONSTRUCTION

Construction Type	Unit of Measure
Residential Change of Occupant – 6-10 Residents	\$10.00/SF
TI Office	\$20.00/SF
TI Restaurant	\$40.00/SF
TI Medical Office (Outpatient, Dental)	\$50.00/SF
Carports/Patio Additions – (Residential, Subdivision Amenities, Commercial Carports)	\$15.00/SF
Residential Addition/Remodel	\$20.00/SF
Non-Commercial walls – (Residential, MF, and Subdivision/Theme)	\$10.00/LF
Racking – Over 6' High	\$12,500 Total Value per 100,000 SF of Racking
Conveyance System	10% of Stated Valuation

VALUATION TABLE 1-A CONT.

Project Valuation	Fee	
\$1-\$10,000	\$100 Flat Fee (No Building Plan Review)	
\$10,001 - \$25,000	\$294 for the first \$10,000, plus \$18 for each additional \$1,000 or fraction thereof	
\$25,001 - \$50,000	\$564 for the first \$25,000 plus \$14 for each additional \$1,000 or fraction thereof	
\$50,001 - \$100,000	\$914 for the first \$50,000 plus \$10 for each additional \$1,000 or fraction thereof	
\$100,001 - \$500,000	\$1,416 for the first \$100,000 plus \$8 for each additional \$1,000 or fraction thereof	
\$500,001 - \$1,000,000	\$4,616 for the first \$500,000 plus \$7 for each additional \$1,000 or fraction thereof	
\$1,000,001 and Above	\$8,116 for the first \$1,000,000 plus \$3 for each additional \$1,000 or fraction thereof	
Building/Fire Plan Review Fee	Not Applicable to Tier 1 Above	65% of Permit Fee
Building/Fire Plan Review - 3 rd and Subsequent Reviews	Per Hour (Minimum 1 Hour) for each additional Review	\$97
Building/Fire Plan Review - Engineering Standard Review	Per Hour Plan Review Fee (Minimum ½ Hour \$50)	\$50
Building/Fire Plan Review as Needed	Per Hour Plan Review Fee (Minimum ½ Hour \$50)	\$50

All new construction and additions are subject to Development Impact Fees in addition to permit and plan review fees. Please refer to page 29.

RESIDENTIAL FEES

Residential permits require plan review by Building Safety personnel.

Addition – Additional Habitable Square Footage	\$0 (up to \$10,000 valuation) or \$97 Hr (Min \$50 ½ Hr) (\$10,001 value or more) - Plan Review Table 1-A - Permit \$86 - Planning and Zoning \$102 - Application
Alteration – Interior Work Only	\$0 (up to \$10,000 valuation) or \$97 Hr (Min \$50 ½ Hr) (\$10,001 value or more) - Plan Review Table 1-A - Permit \$86 - Planning and Zoning \$102 - Application
Air Conditioner Installation or Replacement (Other Than Like for Like)	\$97 Hr (Min \$50 ½ Hr) - Plan Review \$55 - Base \$68 - Permit \$102 - Application
Change of Occupant – Construction or Sales Office in Single Family Model Home	\$97 Hr (Min \$50 ½ Hr) - Plan Review \$100 - Permit \$86 - Planning and Zoning \$102 - Application
Change of Occupant – Single Family Residence from Construction or Sales Office	\$0 (up to \$10,000 valuation) or \$97 Hr (Min \$50 ½ Hr) (\$10,001 value or more) - Plan Review \$100 - Permit \$102 - Application
Change of Occupant – Group Home 1-5 Residents	\$0 (up to \$10,000 valuation) or \$97 Hr (Min \$50 ½ Hr) (\$10,001 value or more) - Plan Review \$100 - Permit \$86 - Planning and Zoning \$102 - Application
Change of Occupant – Group Home 6-10 Residents	65% of Permit Fee - Plan Review Per Table 1-A - Permit \$86 - Planning and Zoning (7-10 Residents) \$102 - Application
Custom Single-Family Residence* (In addition to any applicable civil engineering permit/plan review fees)	65% of Permit Fee - Plan Review Per Table 1-A - Permit \$86 - Planning and Zoning \$102 - Application
Custom Swimming Pool/Spa	65% of Permit Fee - Plan Review \$218 - Permit \$86 - Planning and Zoning \$102 - Application

Demolition – Entire Building Only	\$0 (up to \$10,000 valuation) or \$97 Hr (Min \$50 ½ Hr) (\$10,001 value or more) - Plan Review \$55 Per Structure - Permit \$102 - Application
Detached Carport	\$0 (up to \$10,000 valuation) or \$97 Hr (Min \$50 ½ Hr) (\$10,001 value or more) - Plan Review Table 1-A - Permit \$86 - Planning and Zoning \$102 - Application
Detached Casita or Guest House	65% of Permit Fee - Plan Review Per Table 1-A - Permit \$86 - Planning and Zoning \$102 - Application
Detached Garage	65% of Permit Fee - Plan Review Per Table 1-A - Permit \$86 - Planning and Zoning \$102 - Application
Electrical – 600 Volts or less, and Not Over 400 Amperes - (i.e. additional outlet, panel upgrade, energy storage, EV charger, etc.)	\$0 (up to \$10,000 valuation) or \$97 Hr (Min \$50 ½ Hr) (\$10,001 value or more) - Plan Review \$55 - Base \$34 - Permit \$102 - Application
Electrical – 600 Volts and over 401 Amperes to 1,000 Amperes	\$0 (up to \$10,000 valuation) or \$97 Hr (Min \$50 ½ Hr) (\$10,001 value or more) - Plan Review \$55 - Base \$82 - Permit \$102 - Application
Electrical – Over 600 Volts or Over 1,000 Amperes	\$0 (up to \$10,000 valuation) or \$97 (Min \$50 ½ Hr) (\$10,001 value or more) - Plan Review \$55 - Base \$115 - Permit \$102 - Application
Expedited Plan Review	Double Plan Review Fee
Fire Damage Repair	65% of Permit Fee - Plan Review Per Table 1-A - Permit \$86 - Planning and Zoning \$102 - Application
Fire Sprinklers – Residential Only	35% of Permit (\$97 Min) - Plan Review \$375 Permit \$102 Application

Gas Line – From Meter	\$0 (up to \$10,000 valuation) or \$97 (Min \$50 ½ Hr) (\$10,001 value or more) - Plan Review \$55 - Base \$27 - Permit \$102 - Application
Mobile Home Hook Up – Includes Sewer, Water, and Electrical*	\$0 (up to \$10,000 valuation) or \$97 (Min \$50 ½ Hr) (\$10,001 value or more) - Plan Review \$161 - Permit \$86 - Planning and Zoning \$102 - Application
Patio Cover – Residential Attached or Detached	\$0 (up to \$10,000 valuation) or \$97 (\$10,000 value or more) - Plan Review Table 1-A - Permit \$86 - Planning and Zoning \$102 - Application
Re-Roof – Residential Only	\$0 (up to \$10,000 valuation) or \$97 (Min \$50 ½ Hr) (\$10,001 value or more) - Plan Review \$55 - Permit \$102 - Application
Revision – To a Previously Issued Residential Permit	\$80/Hr (Min 1 Hr) – Plan Review \$86 - Planning and Zoning \$102 - Application
Solar Photovoltaic (Including Energy Storage Unit)	\$83 - Per Permit / Energy Storage Unit \$55 – Base/De-rate \$102 - Application
Standard Plan – Multi-Family	65% of Permit Fee - Plan Review Per Table 1-A - Permit \$86 - Planning and Zoning \$102 - Application
Standard Plan – Swimming Pool	\$97 Per Hr (Min \$50 ½ Hr) - Plan Review \$102 - Application
Standard Plan – Single Family	65% of Permit Fee - Plan Review Per Table 1-A - Permit \$86 - Planning and Zoning \$102 - Application
Wall or Fence – Retaining Walls over 4’ or Perimeter Walls Over 6’	\$0 (up to \$10,000 valuation) or \$97 (Min \$50 ½ Hr) (\$10,001 value or more) - Plan Review Table 1-A - Permit \$86 - Planning and Zoning \$102 - Application

*Subject to Development Impact Fees in addition to those shown above. Please refer to page 29.

COMMERCIAL FEES

Commercial permits require plan review by Building Safety personnel.

Carport	65% of Permit Fee - Plan Review Per Table 1-A - Permit \$86 - Planning and Zoning \$102 - Application
Change of Occupant	\$0 (up to \$10,000 valuation) or \$97 (Min \$50 ½ Hr) (\$10,001 value or more) - Plan Review \$100 - Permit \$86 - Planning and Zoning \$102 - Application
Demolition – Entire Structure Only	\$0 (up to \$10,000 valuation) or \$97 (Min \$50 ½ Hr) (\$10,001 value or more) - Plan Review \$55 Per Structure - Permit \$102 - Application
Electrical Busways – Trolley and Plug-In Type - Up to 200 ft or Fraction Thereof	\$0 (up to \$10,000 valuation) or \$97 (Min \$50 ½ Hr) (\$10,001 value or more) - Plan Review \$55 - Base \$109 - Permit \$102 - Application
Electrical Busways – Trolley and Plug-In Type – Each additional 200 ft or fraction thereof	\$7 Each - Permit (In addition to fees above)
Electrical – 600 Volts or less, and Not Over 400 Amperes	\$97/Hr (Min ½ Hr \$50) - Plan Review \$55 - Base \$34 - Permit \$102 - Application
Electrical Service – 600 Volts and over 401 Amperes to 1,000 Amperes	\$97/Hr (Min ½ Hr \$50) - Plan Review \$55 - Base \$82 - Permit \$102 - Application
Electrical Service – Over 600 Volts or over 1,000 Amperes	\$97/Hr (Min ½ Hr \$50) - Plan Review \$55 - Base \$115 - Permit \$102 - Application
Expedited Review	Double Plan Review Fee
Generator - Temporary	\$175 - Permit <u>\$102 - Application</u> \$277 Total

Mechanical – Boilers, Compressors and Absorption Systems – Installation and Relocation of Each Boiler or Compressor Over 15 Horsepower to and Including 30 Horsepower or Each Absorption System Over 500,000 BTU/H to and Including 1,000,000 BTU/H	\$0 (up to \$10,000 valuation) or \$97 (Min \$50 ½ Hr) (\$10,001 value or more) - Plan Review \$55 - Base \$95 - Permit \$102 - Application
Mechanical – Boilers, Compressors and Absorption Systems – Installation or Relocation of each Boiler or Compressor over 30 Horsepower, or Each Absorption System over 1,000,000 BTU/H	\$0 (up to \$10,000 valuation) or \$97 (Min \$50 ½ Hr) (\$10,001 value or more) - Plan Review \$55 - Base \$129 - Permit \$102 - Application
Mechanical – Air Conditioning – Without Duct Work	\$0 (up to \$10,000 valuation) or \$97 (Min \$50 ½ Hr) (\$10,001 value or more) - Plan Review \$55 - Base \$62 - Permit \$86 - Planning and Zoning \$102 Application
Mechanical – Air Conditioning – With Duct Work	\$0 (up to \$10,000 valuation) or \$97 (Min \$50 ½ Hr) (\$10,001 value or more) - Plan Review \$55 - Base \$130 - Permit \$86 - Planning and Zoning \$102 - Application
New Construction and Additions*	65% of Permit Fee - Plan Review Per Table 1-A - Permit \$86 - Planning and Zoning \$102 - Application
Parking Garage	65% of Permit Fee - Plan Review Per Table 1-A - Permit \$86 - Planning and Zoning \$102 - Application
Photovoltaic	65% of Permit Fee – Plan Review 15% of Contract Valuation applied to Table 1-A – Permit \$86 - Planning and Zoning \$102 - Application
Plumbing – Interceptors – Industrial Waste Pre-treatment	65% of Permit Fee – Plan Review \$55 - Base \$75 - Permit \$102 - Application

Plumbing – Water Heater	\$0 (up to \$10,000 valuation) or \$97 (Min \$50 ½ Hr) (\$10,001 value or more) - Plan Review \$55 - Base \$35 - Permit \$102 - Application
Plumbing – Water, Sewer, Gas Piping System	\$0 (up to \$10,000 valuation) or \$97 (Min \$50 ½ Hr) (\$10,001 value or more) - Plan Review \$55 - Base \$27 - Permit \$102 - Application
Racking – Per 100,000 SF of Racking	\$226.20 - Plan Review \$348 - Permit <u>\$102 - Application</u> \$716.20 Total
Re-Roof	\$0 (up to \$10,000 valuation) or \$97 (Min \$50 ½ Hr) (\$10,001 value or more) - Plan Review \$500 - Permit \$102 - Application
Revision – To a Previously Issued Non-Residential Permit	\$80/Hr (Min 1 Hr) – Plan Review \$86 Planning and Zoning \$102 Application
Sign	\$0 (up to \$10,000 valuation) or \$97 (Min \$50 ½ Hr) (\$10,001 value or more) - Plan Review Per Table 1-A - Permit \$86 - Planning and Zoning \$102 - Application
Swimming Pool/Spa	\$0 (up to \$10,000 valuation) or \$97 (Min \$50 ½ Hr) (\$10,001 value or more) - Plan Review \$500 - Permit \$86 - Planning and Zoning \$102 - Application
Temporary Power Service	\$0 (up to \$10,000 valuation) or \$97 (Min \$50 ½ Hr) (\$10,001 value or more) - Plan Review \$55 - Base \$34 - Permit \$102 - Application
Temporary Trailer	\$0 (up to \$10,000 valuation) or \$97 (Min \$50 ½ Hr) (\$10,001 value or more) - Plan Review \$79 - Permit \$102 - Application

Tenant Improvement	65% of Permit Fee - Plan Review Per Table 1-A - Permit \$86 - Planning and Zoning \$102 - Application
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*Subject to Development Impact Fees in addition to those shown above. Please refer to page 29.

FIRE PROTECTION FEES

Automatic Sprinkler Systems – New Installation 1-10,000 Square Feet	35% of Permit (\$97 Min) - Plan Review \$375 - Permit \$102 - Application
Automatic Sprinkler Systems – New Installation 10,001 to 50,000 Square Feet	35% of Permit (\$97 Min) - Plan Review \$450 - Permit \$102 - Application
Automatic Sprinkler Systems – New Installation Each Additional 50,000 Square Feet or Fraction Thereof	\$100 Each – Permit (In addition to fees above)
Automatic Sprinkler Systems – Modifications/Replacements to Existing System 1-20 Heads	\$0 - Plan Review \$75 - Permit <u>\$102 - Application</u> \$177 Total
Automatic Sprinkler Systems – Modifications/Replacements to Existing System 21-50 Heads	\$0 Plan Review \$100 - Permit <u>\$102 - Application</u> \$202 Total
Automatic Sprinkler Systems – Modifications/Replacements to Existing System 51-100 Heads	\$0 - Plan Review \$250 - Permit <u>\$102 - Application</u> \$352 Total
Automatic Sprinkler Systems – Modifications/Replacements to Existing System 101-500 Heads	\$0 - Plan Review \$300 - Permit <u>\$102 - Application</u> \$402 Total
Automatic Sprinkler Systems – Modifications/Replacements to Existing System Each Additional 100 Heads or Fraction Thereof	\$100 Each – Permit (In addition to fees above)
Extinguishing Systems – New Installation in Existing Structure 1-5,000 Square Feet	35% of Permit (\$97 Min) - Plan Review \$200 - Permit \$102 - Application
Extinguishing Systems –New Installation in Existing Structure Each Additional 5,000 Square Feet or Fraction Thereof	\$50 Each – Permit (In addition to fees above)
Automatic Hood Extinguishing System	\$0 - Plan Review \$173 - Permit <u>\$102 - Application</u> \$275 Total
Fire Pump	\$0 - Plan Review \$500 Each - Permit <u>\$102 - Application</u> \$602 Total
Modifications/Replacements to Existing Systems - Other than Sprinkler or Alarm	\$0 - Plan Review \$100 - Permit <u>\$102 - Application</u> \$202 Total

Fire Sprinkler Monitoring System – Per 15 devices or fraction thereof	\$0 - Plan Review \$100 - Permit <u>\$102 - Application</u> \$202 Total
Fire Alarm System – New Installations 1-1,000 Square Feet	35% of Permit (\$97 Min) - Plan Review \$225 - Permit \$102 - Application
Fire Alarm System – New Installations 1,001 – 2,000 Square Feet	35% of Permit (\$97 Min) - Plan Review \$300 - Permit \$102 - Application
Fire Alarm System – New Installations 2,001 – 10,000 Square Feet	35% of Permit (\$97 Min) - Plan Review \$450 - Permit \$102 - Application
Fire Alarm System – New Installations 10,001 – 50,000 Square Feet	35% of Permit (\$97 Min) - Plan Review \$500 - Permit \$102 - Application
Fire Alarm System – New Installations Each Additional 50,000 Square Feet or Fraction Thereof	\$100 Each – Permit (In addition to fees above)
Fire Alarm System – New Installations Each Story Above or Below First Story	\$200 Each – Permit (In addition to fees above)
Fire Alarm System – New Installations Area Detection Throughout	35% of Permit (\$97 Min) - Plan Review \$50% Increase of Fee - Permit \$102 Application
Fire Alarm System – Modifications/Replacements to Existing Systems 1-5 Devices	35% of Permit (\$97 Min) - Plan Review \$100 Permit \$102 Application
Fire Alarm System – Modifications/Replacements to Existing Systems More than 5 Devices	35% of Permit (\$97 Min) - Plan Review \$150 Permit \$102 Application
Emergency Responder Radio Coverage	\$0 – Plan Review \$346 Permit <u>\$102 Application</u> \$448 Total

MISCELLANEOUS FEES

Additional Review Required by Changes, Additions, or Lost Plans or Comment Sheets (Minimum 1 Hour)	\$80/Hr Plan Review
Administrative Services for Which No Fee is Specifically Indicated	\$108/Hr Plan Review
Deferral	\$160 Each
Inspections for Which No Fee is Specifically Indicated (Minimum 1 Hour)	\$83/Hr
Inspections Outside Normal Business Hours (Minimum 4 Hours)	\$140/Hr
Re-inspection (Minimum 1 Hour)	\$83/Hr
Use of Outside Consultants for Plan Review and/or Inspections	Actual Cost Including Consultant Fee, in Addition to \$108/Hour (1 Hour Minimum) of Normal Plan Review, whichever is Greater
Temporary Certificate of Occupancy or Certificate of Completion	\$500 – Initial Request, Valid for 45 Calendar days
Temporary Certificate of Occupancy or Certificate of Completion - Renewal	5% of Original Permit Fee Paid (Min \$200)

CIVIL ENGINEERING FEES

Civil Engineering Fees are divided into three categories including permit and inspections, plan review, and miscellaneous fees. These areas are further defined as follows:

Civil Engineering Permit Fees

Permit fees finance the cost of the inspections required. Permit fees may be a flat fee or based on quantities per a unit of measure.

Civil Engineering Plan Review Fees

Plan review fees finance the review of plans to determine compliance with applicable codes and ordinances. Plan review fees are based on various units of measure as outlined on the following pages. Plan review fees are assessed on the date the application has passed prescreen and is accepted for substantive department review unless otherwise specified.

Miscellaneous Fees

Miscellaneous fees are those fees that do not fall under any other construction or review activity.

Permit and Review Payment

All Civil Engineering fees are due prior to issuance of a permit unless otherwise specified.

Time Limitations for Civil Engineering Plan Review and Permits

Civil plan review is valid for 1 year from the date the plans are approved. In the event an extension is needed, applicants may request a one-time 1-year extension. The request must be submitted in writing prior to the initial expiration of the plan review.

Civil plan review is valid for 180 days between reviews with no activity or unapproved plans. If activity (resubmittal, approval, etc.) does not occur within the 180 days, the project will be expired and will require a new application to be submitted to continue the review process.

Civil permits are valid for 1 year from the date issued. In the event an extension is needed, applicants may request a one-time 1-year extension. The request must be submitted in writing prior to the expiration date. Once expired, applicants may request a renewal in writing, which may be subject to additional fees.

Refunds

Application processing, and plan review fees are non-refundable. A request may be made for a 65% refund of permit fees paid within 90 days of permit issuance, providing no inspections have been performed.

CIVIL ENGINEERING – PLAN REVIEW FEES

GENERAL PLAN REVIEW (INCLUDES 1 ST AND 2 ND REVIEWS – ALL PLANS)	
Grading and Drainage Plan	\$338/Sheet
Irrigation Plan	\$338/Sheet
Landscape Plan	\$338/Sheet
Paving Plan	\$338/Sheet
Sewer Plan	\$338/Sheet
Signing & Striping Plan	\$338/Sheet
Storm Drain Plan	\$338/Sheet
Street Lighting Plan	\$437/Sheet
SWPPP Plan	\$338/Sheet
Traffic Signal Plan	\$683/Sheet
Water Plan	\$338/Sheet
Private Sewer Plan (Liberty)	\$193/Sheet
Private Water Plan (Liberty, EPCOR and AZ Water)	\$193/Sheet
Plant Salvage (Base)	\$431/Each
Plant Salvage (Per Acre)	\$44/Acre
3 rd review and subsequent reviews	\$145/Sheet
Miscellaneous Plan Review (Hourly, 1-hour min)	\$145/Hour
Waiver Request	\$145/Each
Re-Approval of Plan Set (Due Upon Approval)	\$333/Each
Customer Meeting (Due Upon Approval)	\$661/Hour
Addressing Fee (Per Address)	\$10/Each

CIVIL ENGINEERING – PLAN REVIEW FEES CONT.

REPORTS AND STUDIES	
CLOMR, LOMR, FEMA Study (Base up to 15 hours)	\$2,994/Each
LOMR, LOMR, FEMA Study (Hourly over 15 hours)	\$180/Hour
Master Report (Base up to 12 hours)	\$1,477/Each
Master Report (Hourly over 12 hours)	\$111/Hour
Master Report – Amendment (Base up to 2 hours)	\$369/Each
Master Report – Amendment (Hourly over 2 hours)	\$111/Hour
Drainage Report (Base up to 4 hours)	\$443/Each
Drainage Report (Hourly over 4 hours)	\$111/Hour
SWPPP Narrative (Hourly, 1-hour min)	\$111/Each
Traffic Report (Base up to 3 hours)	\$370/Each
Traffic Report (Hourly over 3 hours)	\$120/Hour
Utility Design Report (Base up to 3 hours) (Water, Sewer, Reclaimed)	\$369/Each
Utility Design Report (Hourly over 3 hours) (Water, Sewer, Reclaimed)	\$111/Hour

LEGAL AND REAL ESTATE	
Easement Dedication	\$2,105/Each
Legal Description (Hourly, 1-hour min)	\$220/Hour
Subdivision Final Plat (Application)	\$1,115/Each
Subdivision Final Plat (Sheet)	\$308/Sheet
Map of Dedication (MOD) (Application)	\$732/Each
Map of Dedication (MOD) (Sheet)	\$252/Sheet
Minor Land Division (MLD) w/Dedication (Application)	\$1,115/Each
Minor Land Division (MLD) w/Dedication (Sheet)	\$308/Sheet
Minor Land Division (MLD)	\$971/Each
Easement / ROW Abandonment (Base)	\$2,615/Each
Easement / ROW Abandonment (Hourly, 1-hour min)	\$128/Hour
Recordation Fee (Sheet)	\$14/ 1 st Sheet \$10/Add'l Sheet

CIVIL ENGINEERING – PLAN REVIEW FEES CONT.

DRY UTILITY	
Dry Utility Plan (Excavation)	\$145/Sheet
Dry Utility Plan (No Excavation)	\$73/Sheet
Utility Service Drop	\$73/Sheet

TRAFFIC CONTROL	
Traffic Control Review (1 st and 2 nd Reviews)	\$50/Each
Traffic Control Review (3 rd and Subsequent Reviews)	\$22/Each
Inspector Hourly Rate (1 Hour Minimum)	\$111/Hour

AS-BUILTS AND AMENDMENTS	
As-Built Plan Review (Grading, Paving, Sewer, Water) 1 st Review FREE	\$0
As-Built Plan Review (Additional Review – 2-Hour Minimum)	\$88/Hour
Plan – Amendment	\$251/Sheet
Field Change Design Review (Hourly, 1-hour min)	\$256/Hour

CIVIL ENGINEERING PERMIT AND INSPECTION FEES

CONCRETE	
Application	\$102/Each
Inspection (Base)	\$264/Each
Sidewalk	\$0.40/Lf
Sidewalk Ramps	\$47/Each
Curb and Gutter	\$0.54/Lf
Valley Gutter	\$1.15/Lf
Driveway - Non-Residential	\$88/Each
Driveway - Residential / Alley and Aprons	\$37/Each
Bus Bays	\$85/Each
Concrete Turn Lane (9" Class "A" PCCP)	\$0.48/sq yd

DRAINAGE	
Application	\$102/Each
Inspection (Base)	\$264/Each
S/D and Irrigation Pipes	\$0.85/Lf
S/D and Irrigation Manholes	\$88/Each
Underground Storage	\$0.73/Lf
Rip Rap	\$0.49/sq yd

DRY UTILITIES	
Application	\$102/Each
Inspection (Base)	\$110/Each
Borings	\$1.47/Lf
Manhole Entry Only	\$44/Each
Potholes (For Utility Location)	\$59/Each
Service Drop	\$25/Each
Manhole / Vaults / Splice Pits	\$18/Each

DRY UTILITIES CONT.	
Above Ground Equipment (Greater than 3')	\$16/Each
Trenching and Backfill (Pavement)	\$0.86/Lf
Trenching and Backfill (Within ROW / PUE)	\$0.37/Lf
Power Pole – 69 KV and above (New and Relocation)	\$352/Each
Small Wireless Facility (Up to 10 locations per submittal)	\$750/Each

GRADING	
Application	\$102/Each
Inspection (Base)	\$264/Each
Grading - Base	\$242/Each
Grading – Per Acre	\$194/Acre
Drywells	\$333/Each
Stockpile	\$88/Each
Mass Grading	50% of Total Grading
At-Risk Grading	150% of Total Grading

LANDSCAPE	
Application	\$102/Each
Inspection (Base)	\$264/Each
Landscaping – Open Space	\$0.34/sq yd

PAVING	
Application	\$102/Each
Inspection (Base)	\$264/Each
A/C Paving – New Asphalt Only	\$0.19/sq yd
Pavement Replacement	\$0.94/sq yd
Fog Seal	\$0.05/sq yd
Micro Seal / Slurry Seal	\$0.03/sq yd

PAVING CONT.	
Rim and Cover Adjustment - Survey Monuments	\$29/Each
Signing and Striping	\$0.15/Lf
Excavation with Pavement Cuts - Base	\$100/Each
Pavement Age 0-12 months - Cut less than 9sq ft or 9lf of trench	\$1,000/Each
Pavement Age 0-12 months - Cut over 9lf long for every 50lf or fraction thereof	\$2,500/Each
Pavement Age 12-24 months - Cut less than 9sq ft or 9lf of trench	\$750/Each
Pavement Age - 12-24 months - Cut over 9lf long for every 50lf or fraction thereof	\$1,875/Each
Pavement Age - 24-36 months - Cut less than 9sq ft or 9lf of trench	\$375/Each
Pavement Age - 24-36 months - Cut over 9lf long for every 50lf or fraction thereof	\$935/Each

SEWER	
Application	\$102/Each
Inspection (Base)	\$264/Each
Sewer Lines	\$1.66/Lf
Sewer Lines (Private - Liberty)	\$0.54/Lf
Service Lines	\$1.66/Lf
Service Lines (Private - Liberty)	\$34/Each
Manholes (Coated and Video)	\$151/Each
Manholes (Non-coated)	\$110/Each
Cleanouts	\$22/Each
Taps (Cored into manhole)	\$176/Each
Taps (Cored into mainline)	\$41/Each

STREET LIGHT	
Application	\$102/Each
Inspection (Base)	\$264/Each
Street Lights	\$44/Each

STORM WATER	
Application	\$102/Each
Inspection (Base)	\$264/Each
SWPPP (Large Site)	\$374/Each
SWPPP (Small Site)	\$132/Each

STRUCTURES	
Application	\$102/Each
Inspections (Base)	\$264/Each
Catch Basins	\$73/Each
Scuppers	\$54/Each
Headwalls	\$44/Each
Box Culverts / Bridges	\$0.60/sq ft
Concrete / Masonry Retaining Wall (4' Max)	\$1.32/Lf
Miscellaneous Concrete Structure (Hourly, 1-hour min)	\$88/Hour

TRAFFIC CONTROL	
Application	\$102/Each
High Volume Arterial Road Closure (Greater than 5,000 vehicles per day)	\$2,500/Day
Night-Time High-Volume Arterial and Collector Closure (7 PM -6 AM Only)	\$500/Day
Low Volume Arterial Road Closure (Less than 5,000 vehicles per day)	\$500/Day
Left Turn Prohibition - Signalized Intersection (Not to exceed 180 days)	\$50/Day
No Restrictions Planned	\$50/Each
Roadway / Alley Restriction	\$75/Day
Sidewalk and Bike Lane Closure	\$20/Day
Special Event Road Closure	\$75/Day
Haul Permit (Per Inspector, Per Day for Monitoring Site and Route)	\$22/Day

TRAFFIC SIGNAL	
Application	\$102/Each
Inspection (Base)	\$264/Each
Signal (Full Intersection) Verify with Tom	\$5,306/Each

WATER	
Application	\$102/Each
Inspection (Base)	\$264/Each
Waterlines	\$1.76/Lf
Waterlines (Private – Liberty, EPCOR, AZ Water)	\$0.54/Lf
Service Lines (2" and smaller)	\$47/Each
Service Lines (Greater than 2")	\$65/Each
Service Lines (Private – Liberty, EPCOR, AZ Water)	\$34/Each
Flush / Curb Stop	\$29/Each
Fire Lines	\$1.76/Lf
Fire Hydrants	\$157/Each
Backflow Device (2" and smaller)	\$34/Each
Backflow Device (Greater than 2")	\$81/Each
Sampling Station / Air Release Valve (ARV)	\$62/Each
Tapping Sleeve & Valve	\$153/Each
Operating Manhole	\$97/Each
Water Meter Vault	\$25/Each

DEVELOPMENT IMPACT FEES

Development Fees pay for the costs of public facilities that are associated with providing necessary public services to new development.

Category of Development

A specific type of development against which a development fee is calculated and assessed within a Service Area. The City assesses development fees against the following Categories of Development: Residential Single Unit; Residential 2+ Units; Commercial; Industrial; Institutional; and Office and Other Services.

Commercial

Retail development involving the sale of goods or services to the public for use or consumption. By way of example, but not limited to, shopping centers, stores, supermarkets, pharmacies, hair salons, restaurants, bars, nightclubs, automobile dealerships, movie theaters, amusement arcades, and bowling alleys.

Industrial

Establishments primarily engaged in the production, fabrication, assembly, processing, storage, or transportation of goods, utilities and communications. By way of example, Industrial includes manufacturing facilities; storage facilities, distribution warehouses, trucking companies, utility substations, power generation facilities, and telecommunication facilities.

Institutional

Places of religious worship; schools; universities; government buildings or facilities; fire stations; prisons; and group quarters that are ancillary to uses such as University dormitories.

Office and Other Services

Establishments providing: executive, management, administrative, professional or business services; personal services; healthcare services; transitory lodging; and non-transitory living facilities that share dining and cooking facilities. By way of example, Office and Other Services includes banks; business offices; hair salons; nail salons; boarding kennels; veterinarian clinics; urgent care facilities; hospitals; dialysis facilities; hotels; motels; time shares; assisted living facilities; and nursing homes.

Residential- Single Unit

A single structure or building on an individual lot of record designed as a single unit for occupancy by one family for non-transient living and sleeping purposes. It includes detached residential units (both site-built and manufactured). It also includes single-family attached (i.e., townhouses) that share a common sidewall.

Residential 2+ Units

Multiple Dwelling Units, including detached and attached residential units, on an individual lot of record with each Dwelling Unit designed for occupancy by one family for non-transient living and sleeping purposes. It includes, by way of example, apartments, condominiums, duplexes.

DEVELOPMENT IMPACT FEES CONT.

SERVICE AREAS

North Goodyear

Includes the land within the boundaries of the city that is located north of the Gila River.

Northwest Rainbow Valley (NWRV)

Includes the land within the boundaries of the City as of October 28, 2019, that is located between the Pecos Road alignment and Queen Creek alignment and extends about one mile west of Rainbow Valley Road and one-half mile east of Rainbow Valley Road as shown on the service area maps for fire, police and street development impact fee services areas set forth in the "2019 Development Impact Fee Study – Land Use Assumptions and Infrastructure Improvement Plan," dated October 28, 2019, adopted by the Mayor and Council by Resolution 2020-2024.

South Goodyear

Includes the land within the boundaries of the City that is located between the Gila River and Pecos Road.

Development Impact Fee Payment

All Development Impact Fees are due prior to issuance of a permit.

Refunds

Development Impact Fees are only subject to a refund if the permit is cancelled, and no construction has occurred.

NORTH ZONE

(Includes the land within the boundaries of the City that is located North of the Gila River.)

ACCOUNT ACTIVATION FEE	\$50 East of 303 North of I-10/\$60 West of 303
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METER INSTALL FEE	
3/4-inch displacement	\$503
1-inch displacement	\$550
1.5-inch displacement	\$831
1.5-inch turbine l/s	\$1,053
2-inch displacement	\$1,065
2-inch turbine l/s	\$1,222
3-inch compound	\$1,391
3-inch turbine l/s	\$1,875
4-inch compound	\$4,117
4-inch turbine l/s	\$4,117
6-inch compound	**
8-inch compound	**

WATER FEE	
3/4-inch displacement	\$7,553
1-inch displacement	\$12,613
1.5-inch displacement	\$25,151
1.5-inch turbine l/s	\$25,151
2-inch displacement	\$40,257
2-inch turbine l/s	\$40,257
3-inch compound	\$80,590
3-inch turbine l/s	\$80,590
4-inch compound	\$125,908
4-inch turbine l/s	\$125,908
6-inch compound	\$251,741
8-inch compound	\$402,801

WASTEWATER FEE	
3/4-inch displacement	\$2,818
1-inch displacement	\$4,706
1.5-inch displacement	\$9,383
1.5-inch turbine l/s	\$0
2-inch displacement	\$15,019
2-inch turbine l/s	\$0
3-inch compound	\$30,068
3-inch turbine l/s	\$0
4-inch compound	\$46,976
4-inch turbine l/s	\$0
6-inch compound	\$93,923
8-inch compound	\$150,283

RESIDENTIAL - FEE PER DWELLING				
Land Use Type	Parks	Streets	Police	Fire
Single family	\$1,375	\$2,669	\$820	\$911
Residential 2+ units	\$1,030	\$2,069	\$616	\$682

COMMERCIAL - PER 1,000 sq ft				
Land Use Type	Parks	Streets	Police	Fire
Industrial	\$23	\$303	\$333	\$362
Commercial	\$29	\$3,621	\$429	\$467
Institutional	\$57	\$2,247	\$859	\$934
Office and Other Services	\$50	\$1,698	\$751	\$816

SOUTH ZONE

(Includes the land within the boundaries of the City that is located between the Gila River and Pecos Road and NWRV.)

ACCOUNT ACTIVATION FEE	\$60
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METER INSTALL FEE	
3/4-inch displacement	\$503
1-inch displacement	\$550
1.5-inch displacement	\$831
1.5-inch turbine l/s	\$1,053
2-inch displacement	\$1,065
2-inch turbine l/s	\$1,222
3-inch compound	\$1,391
3-inch turbine l/s	\$1,875
4-inch compound	\$4,117
4-inch turbine l/s	\$4,117
6-inch compound	**
8-inch compound	**

WATER FEE	
3/4-inch displacement	\$7,843
1-inch displacement	\$13,097
1.5-inch displacement	\$26,117
1.5-inch turbine l/s	\$26,117
2-inch displacement	\$41,803
2-inch turbine l/s	\$41,803
3-inch compound	\$83,684
3-inch turbine l/s	\$83,684
4-inch compound	\$130,742
4-inch turbine l/s	\$130,742
6-inch compound	\$261,407
8-inch compound	\$418,267

WASTEWATER FEE	
3/4-inch displacement	\$2,538
1-inch displacement	\$4,238
1.5-inch displacement	\$8,451
1.5-inch turbine l/s	\$0
2-inch displacement	\$13,527
2-inch turbine l/s	\$0
3-inch compound	\$27,080
3-inch turbine l/s	\$0
4-inch compound	\$42,308
4-inch turbine l/s	\$0
6-inch compound	\$84,591
8-inch compound	\$135,351

RESIDENTIAL - FEE PER DWELLING

Land Use Type	Parks	Streets	Police	Fire
Single family	\$2,255	\$3,330	\$820	\$971
Residential 2+ units	\$1,690	\$2,582	\$616	\$728

COMMERCIAL - PER 1,000 sq ft

Land Use Type	Parks	Streets	Police	Fire
Industrial	\$110	\$378	\$333	\$408
Commercial	\$142	\$4,517	\$429	\$526
Institutional	\$284	\$2,803	\$859	\$1,052
Office and Other Services	\$247	\$2,119	\$751	\$919

Northwest Rainbow Valley (NWRV) -South Service Area

POLICE

Category of Development	Development Unit	Equivalent Factor	Development Impact Fee
Residential Single Unit	Dwelling Unit	2.73	\$820
Residential 2+ Units	Dwelling Unit	2.05	\$616
Industrial	1,000 sf	1.11	\$333
Commercial	1,000 sf	1.43	\$429
Institutional	1,000 sf	2.86	\$859
Office and Other Services	1,000 sf	2.50	\$751

FIRE

Category of Development	Development Unit	Equivalent Factor	Development Impact Fee
Residential Single Unit	Dwelling Unit	2.64	\$971
Residential 2+ Units	Dwelling Unit	1.98	\$728
Industrial	1,000 sf	1.11	\$408
Commercial	1,000 sf	1.43	\$526
Institutional	1,000 sf	2.86	\$1,052
Office and Other Services	1,000 sf	2.50	\$919

STREETS

Category of Development	Development Unit	Equivalent Factor	Development Impact Fee
Residential Single Unit	Dwelling Unit	2.73	\$3,330
Residential 2+ Units	Dwelling Unit	2.05	\$2,582
Industrial	1,000 sf	1.11	\$378
Commercial	1,000 sf	1.43	\$4,517
Institutional	1,000 sf	2.86	\$2,803
Office and Other Services	1,000 sf	2.50	\$2,119

PLANNING AND ZONING FEES

Planning and zoning fees pay for the review of documents and plans to determine compliance with applicable codes and ordinances. This includes review conducted by all applicable staff including but not limited to public works, engineering development, fire, parks, building safety, legal, etc.

Planning Review Payment

Planning and Zoning fees are due at application acceptance for prescreen and acceptance for substantive department review unless otherwise specified.

Time Limitations for Planning Applications

Planning application reviews are valid for 180 days from the date comments have been sent to the applicant. In the event an extension is needed, applicants may request a one-time 180-day extension. The request must be submitted in writing prior to the initial expiration of the review. If an application expires, then fees must be repaid upon resubmittal of the application.

Public Notice and Sign Posting

When required, staff will be responsible for sending out a citizen review mailing notice and then sending out a public hearing mailing notice, public hearing legal ad, and public hearing sign posting. Staff can provide current costs upon request.

Refunds

Planning and zoning fees are non-refundable.

PLANNING AND ZONING FEES

Application Processing Fee	\$102/Application - Charged in addition to Fees below unless otherwise specified.
Pre-Application/Due Diligence Meeting	\$0/Application
Annexation - ROW	\$5,978/Application - In addition to actual cost for public notification fees.
Annexation - Petition (Initial Fee)	\$3,672/Application - Paid at time of application for initial City Council authorization
Annexation - Petition (Balance)	\$6,410/Application - Paid when City Council authorizes moving forward with annexation process. - One-half fee is paid if an annexation is submitted with a rezone application. - Total fee for petition annexation (initial fee plus balance) will be \$10,082 - In addition to actual cost for public notification fees.
Appeal	\$500/Application - No Application Fee.
Commercial/Industrial Design Review	\$451/Application
Development Agreement - Major	\$18,127/Application
Development Agreement - Minor	\$6,027/Application
Development Agreement - Standard	\$1,579/Application
General Plan Amendment - Major	\$9,197/Application - In addition to actual cost for public notification fees.

PLANNING AND ZONING FEES CONT.

General Plan Amendment - Minor	\$7,503/Application - In addition to actual cost for public notification fees.
Model Home Complex	\$537/Application
Planner Hourly Fee	\$86/Hour - 1 Hour minimum.
Preliminary Plat - 10 or fewer lots	\$1,200/Application
Preliminary Plat - 11 - 200 lots	\$4,662/Application
Preliminary Plat - 201+ lots	\$5,521/Application
Public Notification - Actual Costs are charged to the customer, costs provided are accurate at time of publication of this document	Legal Ad - \$160 Mailing Notification - \$0.50/address per required mailing Sign Posting - \$592.33 per sign
Residential Design Review	\$1,052/Application
Residential Design Review - Amendment	\$193/Application - Includes modification of elevations; - Adding a home plan to a previously approved RDR; - Approval of previously approved RDR for a new subdivision.
Rezoning - Major PAD	\$3,000/Application - In addition to actual cost for public notification fees. - PAD fee in addition to Standard Rezoning Fee (\$10,471 total fee).
Rezoning - Standard District - PAD Overlay - PAD Amendment	\$7,471/Application - In addition to actual cost for public notification fees.
Sign Package - Administrative Approval	\$1,888/Application \$875/Amendment Application

PLANNING AND ZONING FEES CONT.

Sign Package - Council Approval	\$4,080/Application \$3,460/Amendment Application
Site Plan - Major (2 or more buildings such as multi-family, a commercial center, or business park)	\$5,825/Application
Site Plan - Minor (1 building or pad site)	\$3,904/Application
Site Plan - Amendment	\$3,692/Application
Special Use Permit	\$6,027/Application - In addition to actual cost for public notification fees.
Use Permit	\$1,068/Application - In addition to actual cost for public notification fees.
Temporary Sign Permit	\$0/Application - No Application Processing Fee.
Time Extension - Administrative	\$507/Application - No Application Processing Fee. - Site plans.
Time Extension - Council Approval Required	\$1,903/Application - No Application Processing Fee. - Special use permit, use permit, preliminary plats.
Variance	\$500/Application - No Application Processing Fee.
Zoning Permit	\$250/Application - No Application Processing Fee.
Zoning Verification Letter	\$236/Application - No Application Processing Fees.
Zoning Written Interpretation	\$1,218/Application