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Planning & Building

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Fort Lupton, CO 80621
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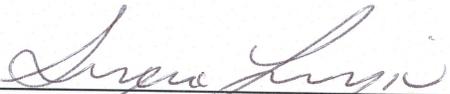
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DATE: July 8, 2016	PROJECT NAME: Lujan's Trucking Site Plan
ADDRESS / LOCATION OF PROJECT: 825 1 st St. Ft. Lupton / RR ROW North of 1 st St.	
LEGAL DESCRIPTION (LOT, BLK, TOWNSHIP, RANG.): Parcel: N/A (Railroad Right of Way)	

PLEASE CHECK THE APPROPRIATE ITEM(S):

- | | | |
|-------------------|---------------------|-----------------------|
| ANNEXATION | SKETCH PLAT | *ADMIN SITE PLAN |
| INITIAL ZONING | PRELIMINARY PLAT | SITE PLAN |
| CHANGE OF ZONE | FINAL PLAT | PUD SITE PLAN |
| PUD PLAN | AMENDED PLAT | COMP PLAN AMENDMENT |
| SPECIAL USE | BOARD OF ADJUSTMENT | OIL & GAS DEVELOPMENT |
| MINOR SUBDIVISION | | |

PRESENT ZONING: N/A	AREA IN ACRES: Parcel: 1.64 Annexation area: N/A
PROPOSED ZONING: N/A	PRESENT USE: Commercial
PROPOSED # OF LOTS: 1 lot	PROPOSED # OF DU'S: None
PROPOSED GROSS FLOOR AREA:	MIN LOT SIZE:
	AVG. LOT SIZE: 1.64

PROPERTY / MINERAL OWNER:	PROJECT CONTACT:
NAME: Lujan's Trucking	NAME: Steve Stencil
ADDRESS: 915 Pacific Place, Ft Lupton	FIRM / COMPANY: Intermill Land Surveying
PHONE: Silvia Lujan (720) 862-8428	ADDRESS: 1301 N. Cleveland Ave, Loveland
SIGNATURE: 	PHONE: 970 669-0516
TITLE: Owner	FAX: 970 635-9775
DATE: 7/11/16	EMAIL: steve.il@questoffice.net
	S2 S2-1

FOR OFFICE USE ONLY

DATE RECEIVED: 7/12/16

**CITY OF FORT LUPTON
GENERAL FEE DEPOSIT SCHEDULE**

ANNEXATION FEE DEPOSITS:

1. ONE TO TEN ACRES	\$ 750.00 PLUS \$10.00 / ACRE
2. ELEVEN TO FIFTY ACRES	\$ 1,000.00 PLUS \$ 8.00 / ACRE
3. FIFTY-ONE TO ONE HUNDRED ACRES	\$ 1,500.00 PLUS \$ 6.00 / ACRE
4. OVER ONE HUNDRED ACRES	\$ 2,000.00 PLUS \$ 4.00 / ACRE

OIL AND GAS EXPLORATION AND DEVELOPMENT PERMIT:

5. REVIEW / PERMIT FEE	\$ 1,100.00
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MINING OR EXTRACTION OF MINERALS PERMIT:

6. THE FIRST TWENTY-FIVE ACRES	\$1,000.00 PLUS \$10.00 / ACRE OR FRACTION THEREOF IN EXCESS OF TWENTY-FIVE ACRES
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ZONING FEE DEPOSITS:

7. ZONING CHANGE	\$ 900.00
8. SPECIAL USE PERMIT (GENERAL)	\$ 900.00
9. SPECIAL USE PERMIT (GRAVEL MINING)	\$ 1,500.00
10. SPECIAL USE PERMIT (DAYCARE)	\$ 250.00
11. BOARD OF ADJUSTMENT	\$ 300.00

SUBDIVISION (PLAT) FEE DEPOSITS:

12. SKETCH PLAT	\$ 900.00
13. PRELIMINARY PLAT	\$ 1,500.00
14. FINAL PLAT	\$ 900.00
15. MINOR SUBDIVISION	\$ 1,500.00
16. PUD (PRELIMINARY AND FINAL)	\$ 2,400.00

SITE PLAN

17. PRELIMINARY SITE PLAN	\$ 900.00
18. FINAL SITE PLAN	\$ 1,500.00

COMPREHENSIVE PLAN AMENDMENT:

19. COMP PLAN AMENDMENT	\$ 1,500.00
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OTHER DEPOSITS:

20. ADMINISTRATIVE REVIEW (MINOR)	\$ 500.00
21. AMENDED PLAT (REPLAT) FOR DRAINAGE & UTILITY EASEMENTS	\$ 500.00

22. AMENDED PLAT (LOT LINE ADJUSTMENTS ONLY)	\$ 500.00
23. DEVELOPMENT REVIEW TEAM (DRT)	\$ 250.00 PLUS CONSULTANT EXPENSES
24. OTHER SERVICES PROVIDED BY CITY STAFF	\$ 55.00 / HOUR
25. CITY CONSULTANT SERVICES	AT COST (Escrow) initial amount to be paid at submittal: \$ 500.00 . Escrow will be maintained based on work completed.

FLOODPLAIN DEVELOPMENT:

26. PERMIT FEE AND REVIEW	\$ 750.00 UP TO TEN ACRES \$ 1,500.00 OVER TEN ACRES
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Total: \$ 1,000.00

FEES ARE NON-REFUNDABLE AND DUE AT TIME OF APPLICATION SUBMITTAL. FEES ARE SET BY CITY COUNCIL BY RESOLUTION. CITY STAFF IS NOT AUTHORIZED TO NEGOTIATE FEES AND CANNOT, UNDER ANY CIRCUMSTANCES, CHANGE, REDUCE, OR AMEND THE FEES SET FORTH IN EXHIBIT A WITHOUT CITY COUNCIL AUTHORIZATION. ESCROW FEES SHALL BE TRACKED THROUGHOUT THE COURSE OF THE APPLICATION PROCESS. ONCE THE INITIAL ESCROW HAS BEEN USED THE CITY WILL REQUIRE ADDITIONAL FUNDS TO COVER CITY CONSULTANT SERVICES.