

Master Fee Schedule: January 18, 2011

10.0 Planning

All hourly direct services costs are subject to ¼ hour minimum. All services charged with the current staff services hourly rate developed for the whole City, except attorneys and outside consultant's costs which will be charges as separate line item and based upon actual cost and/or except as indicated. Production costs such as postage and copying charged at current market rates will be added. Advanced deposits are required (NMC Chapter 15.92).

Construction inspection of all public and private improvements shown on improvement plans (NMC §15.48.080). 2% of estimated construction costs.

Description		Unit	Fee	Comments	Authority
10.1	Preliminary inquiries, where a formal review and written report are prepared for the applicant by a City department - Planning, Public Works, Fire, Police and Parks and Recreation		Direct staff services costs		
10.2	Petition to the Planning Commission for a land use determination or finding of similar use		Direct Staff services + cost of reproduction of staff reports for public hearing; postage for legal notices; and cost of legal ads and environmental listings		
10.3	All other related permits or applications for the processing review or appeal of private development projects such as: Annexation request, building permit site plan review, certificate of compliance, condominium permit application, architectural review, development agreement, environmental review (exclusive of consultant fees), general plan amendment, lot line adjustment, lot merger, parcel map, rezoning application, special residential density, subdivision, use permit, variance		Direct staff costs + reproduction of staff reports for public hearing; postage for legal notices; and cost of legal ads and environmental listings		
10.4	Permit extensions		Direct staff service costs		
10.5	Residential care & day care facilities - use permit processing fee		\$100.00		
10.6	Consultant reports required for private development projects not prepared by staff (Associated staff time to review report are charged as provided in C above)		Actual contract costs		
10.7	Home Occupation Permit		\$30.00		
10.8	Zoning clearance (Planning - \$20/Fire - \$5/ Building - \$5)		\$30.00		
10.9	Plan checking required for building permits (collected with the building permit)		10% of building permit fees		

Master Fee Schedule: January 18, 2011

Description		Unit	Fee	Comments	Authority
10.11	Appeal of Planning Commission Decision Fee		See City Clerk		NMC 17.06.180
10.12	Certificate of Appropriateness/Review by Cultural Heritage Commission for demolition		\$100.00		Res 97-015
10.13	Use Permit for side yard structure encroachment		\$100.00		Res 97-053
10.14	Use permit for a church or other place of worship, and those activities consistent with its ministry		\$100.00		Res 97-207
10.15	Use permit for fences over 6 feet		\$100.00		Res 97-089
10.16	Variance for properties participating in the FEMA Hazard Mitigation Grant Single Family Resident Home Elevation Project		\$100.00		Res 98-159
10.17	Administrative Permit		\$100.00		R2003 266 and R2004 169
10.18	Deposit for Removal of Temporary Storage Containers		\$200.00		
10.19	Staff level Residential Design Review		\$100.00		R2003 266
10.20	Outdoor dining permit	per year	\$79.00		
10.21	Vacation Rental Program Fee	per year	\$197.00	FY 2010-11 \$107.00 per year vacation rental permit; Future fiscal years \$197.00/vacation rental permit	R2010 128