ISSUES OF IMPORTANCE

Certain issues in the urban development process are considered and perceived more critically in one community than they are in another. In Carbondale the following are noteworthy and should be included in the rationale of project formulation and perception, either by the potential developer or by the interested citizenry.

1. Carbondale has a pleasant and built-up residential community adjacent to the downtown. Conversion of property to commercial use at the fringe of the commercial and office districts, therefore, must be done in a compatible way that retains the strength of the residential area.

2. Stronger emphasis is placed on landscaping of the premises, the screening of unsightly elements such as trash bins, mechanical equipment, service areas, and parking lots. The new site plan review process includes a landscape plan submittal.

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| --- | --- | --- | --- |
|  |  | FEE SCHEDULE |  |
|  |  |  |  |  |  |
| FENCE & DECK PERMITS |   |   | $25.00 |
| Sign Permit |   |   |   |   |
|  Standard Sign |  |  | $25.00 |
|  Face Change Only |   |   | $25.00 |
| Accessory Building Permit |   |   |   |
| (if under $10,000) |   |   | $25.00 |
| Single Family & Duplex |   |   |   |
| Residential Permit w/Site Plan |   |   | $50.00 |
| Commercial & Multi-Family |   |   |   |
| Permit w/ Stamped Site Plan |   |  |   |
|  Under $50,000 |   |  | $75.00 |
|  Over $75,000. |   |  | $100.00 |
|   |   |   |   |   |   |
| Variance |   |   |   | $35.00 |
| Preliminary Plat |   |   | $350.00 |
| Final Plat |   |   |   | $50.00  |
| Lot Split |   |   |   | $35.00 |
| Special Use Permit |   |   | $50.00 |
|   |   |   |   |
| Amendment to zoning boundries  |   |   | $200.00  |
| PENALTY |  Additional |  |  |  |  15.00 |
|  APPEAL FEE $50.00 Approved by the Carbondale City Council on Mayor |   |   |
|  |  |  |  |  |  |

License fee:

Plumber $25.00

Building contractor $25.00

Electrician $25.00

Excavator $25.00