

2025 TRANSPORTATION CONCURRENCY MANAGEMENT REVIEW APPLICATION

APPLICATION NO(S) _____ **Date** _____

Project Name _____

Property Address/Location _____

Parcel Number(s) _____

Project Description _____

PROPERTY OWNER

Name:	Phone/Fax:
Address:	City/State/Zip:
Email:	Cell:
Signature:	

APPLICANT (If different than Owner)

Name:	Phone/Fax:
Address:	City/State/Zip:
Email:	Cell:
Signature:	

Type of Development permit to be applied for:

- Commercial
 Multifamily (MF)
 Subdivision
 Short Subdivision
 Single Family (SF)
 None (Feasibility only)
 Other _____

Approval for City to perform Concurrency analysis: Yes No

If NO: Applicant's Traffic Engineer must perform Concurrency analysis consistent with City procedures; however, the application fee remains the same.

Required Information – Application is incomplete and will be returned if not filled out.

Gross Square Feet (Commercial) Existing _____ Proposed _____
 Number of Dwelling Units Existing _____ Proposed _____
 Number of Employees Existing _____ Proposed _____
 Parcel size (acres or square footage) Existing _____ Proposed _____

Has the property previously been reviewed for concurrency? Yes _____ No _____
 If yes, date of original application _____ Concurrency Permit No: _____
 Is this an amendment to an existing Concurrency Certificate? Yes _____ No _____
 Will the project be phased? _____
 Development Build-Out Year _____

Note:

- Commercial subdivisions and other projects constructed in phases shall be evaluated for concurrency as each phase is submitted for applicable development permits.
- Once the concurrency test result has been determined, any changes to the development project require additional review will be billed on an hourly basis.

Estimated Number of New Trip Generated by Project per Pre-application Summary: _____

If the applicant’s engineer has prepared a trip generation analysis, please provide the following. If not, staff will calculate the trip generation based on the above information.

Existing PM Peak Hour Trips (if applicable) _____
 Proposed PM Peak Hour Trips _____
 Net New PM Peak Hour Trips _____

CONCURRENCY TEST EXPIRATION (FWRC 19.90)

- A Concurrency Reserve Certificate (CRC) is valid until the underlying development permit expires, is withdrawn or cancelled, whichever occurs first. In that case, a new concurrency application would be required.
- A Concurrency Reserve Certificate is valid only for the specific development approval consistent with the development parameters and City file number within the CRC issued.
- A Concurrency Reserve Certificate (CRC) runs with the land, and cannot be transferred to a different parcel.

I have read the above information regarding expiration deadlines. I further understand that issuance of a concurrency certificate is not a guarantee that the City will issue a development permit or building permit.

 Property Owner/Agent Signature

 Date

SUBMITTAL REQUIREMENTS – STAFF USE ONLY

Permit Submittal: The following items are required for all applications:

- Completed and signed Concurrency Application
- Concurrency Application Fee paid (See Below)

Net New PM Peak Hour Trip	Less than 10	11 - 50	51 - 500	Greater than 500+
2025 Application Fee	\$2,271	\$6,517	\$11,920	\$19,109