



ELBERT COUNTY COMMUNITY & DEVELOPMENT SERVICES

215 Comanche Street / P.O. Box 7 - Kiowa, CO 80117
 303-621-3136 office -- 303-621-3165 fax
 www.ElbertCounty-CO.Gov

The fees listed below are Plan Review fees. Some applications may require additional reviews (e.g. engineering, environmental health, etc.) and may have additional fees associated with them. All anticipated fees will be discussed with applicant prior to submittal.

1. Unless otherwise noted, all applications include two reviews per application: Initial Submittal Review (1st submittal review) and Checking Resubmittal Following Referral Period (2nd submittal review).

2. All submittals after the second submittal are charged on a cost basis at the hourly cost of Elbert County to have the plans/reports/documents reviewed (+10% for County administrative costs if using an outside consultant for resubmittal review). A \$1000 minimum resubmittal fee shall be provided with each submittal and in advance of any review taking place.

3. When using an outside consultant for plan review, all fees below may also be assessed a 10% administrative cost to cover the County's costs of handling unless otherwise noted.

4. Make all checks payable to Elbert County.

Pre-Application Work

Preliminary Application Review (All Applications - Optional)	\$300
Pre-Application Meeting	\$250
Pre-Application Meeting for Subdivison (except minor)	\$600

SITE PLAN

Non-Residential for Single Pad Site	\$1,800
Non-Residential for Multiple Pads	\$1800 + \$200 per building
Residential	\$1800 + \$200 per building
Major Revision	\$1,600
Minor Revision/Modification	\$500
Approval Extension	\$100

TIER I - SPECIAL US BY REVIEW

- Day care providers-unlicensed by state	\$1,000
- Second Residence (where permitted by SUR)	
- Fire Sub-Station	
- Private Residential Solar & Wind Generators	

TIER II - SPECIAL USE REVIEW

0 - 40 Acres	\$2,200
40.1 - 100 Acres	\$1000 + \$30 per Acre
100.1 - 500 Acres	\$3,000 + \$15 per Acre
Multifamily	Base fee as calculated above with acres + \$65 per building

TIER III - SPECIAL USE BY REVIEW

(Wind Farms, Solar Farms, Pipelines, power Installations, etc.)	\$20,000
- Wind Farms	
- Solar Farms	
- Pipelines	
- Power Installations	
- Solid Waste Disposal Facility	
- Oil & Gas Facility/Operation (non-MOU)	
- 500.1 Acres +	

FEE - SCHEDULE -- COMMUNITY DEVELOPMENT SERVICES
ELBERT COUNTY ZONING REGULATIONS, PART I, SECTION 8

SPECIAL USE FOR LANDFILL/MINING/GRAVEL PIT	
0 - 40 acres	\$2,000
40.1 - 100 Acres	\$50 per acre
100.1 - 320	\$4500 plus \$40 per acre
320.1 - 640	\$17,500 plus \$30 per acre
640.1 - 1000 Acres	\$36,500 plus \$25 per acre
1000.1 + Acres	\$61,500 plus \$20 per acre
Landfill/Mining amendment	\$1,000
Exemption/Borrow Site (temp)	\$1,000
OTHER:	
Temporary Use	\$1,500
Special Event Permit	See Special Event Application
Administrative/MOU Oil & Gas Facility/Operation	
Administrative Well Permit for Gas Facility/Operation w/ MOU	\$7,500
Amendment to Approved MOU (requested by applicant)	\$2,500
MATTERS OF STATE INTEREST - 1041	
- New 1041 Major	\$10,000
- New 1041 Minor	\$5,000
- 1041 Amendment	\$2,500
REZONING	
Planned Unit Development (PUD) (residential or non-residential)	
0 - 20 Acres	\$2,500
20.1 - 40 Acres	4000
40.1 - 160 Acres	\$3000 + 35 per acre
160.1 - 1000 Acres	\$8400 + \$10 per acre / max \$15,000
All Other Zone Districts (Straight Zoning)	
0 - 10 Acres	\$2,000
10.1 - 40 Acres	\$3,000
40.0 - 160 acres	\$3,000 + \$25 per acre + \$25 per lot
160.1+	\$8,000 + \$10 per acre + \$10 per lot
Planned Unit Development (PUD) Amendments	
Administrative Amendment	\$500
Major Amendment (non-administrative)	\$2,000
Development Guide Amendment	\$1,000
SUBDIVISION	
Preliminary Plat (PP)	
1 - 10 Lots	\$1,000
11 - 50 Lots	\$500 + \$70 per lot
51 - 500 Lots	\$3,500 - + \$15 per lot
501+ Lots	\$11,000 + \$3 per lot
Preliminary Plat - Non-Residential	\$1800 + \$25/gross acre
Subdivision Improvement Agreement (SIA)	\$2500 residential/\$2000 non-residential
If final plat is submitted more than 6 months after preliminary plat, see separate FP and PP fees.	
Concurrent Preliminary Plat/Final Plat or Final Plat w/in 6 mos of Preliminary Plat	
1 - 500 Lots	\$3,500
501+ Lots	\$2,000 + \$3 per lot

FEE - SCHEDULE -- COMMUNITY DEVELOPMENT SERVICES
ELBERT COUNTY ZONING REGULATIONS, PART I, SECTION 8

Final Plat (FP)/Replat	
Final Plat	\$1,500
Replat/Lot Line Vacation/Lot Line Adjustment	
- (Non-Administrative)	\$2,500
- (Administrative)	\$1,000
Replat/Lot Line Vacation/Lot Line Adjustment - Continued	
Road Vacation/Plat Vacation	\$1,500
SUBDIVISION CONTINUED	
Minor Development (7 lots or fewer - Straight Zoning)	\$2,600
SB35 Exemption	\$1,200
Plat Correction	\$200
VARIANCE	
Variance (administrative)	\$500
Variance (BOA)	\$1,500
SIGN PERMIT	
Each Separate Sign	\$250
MASTER PLAN AMENDMENT	
Per Amendment	\$1,500
SPECIAL DISTRICTS/SERVICE PLAN	
Plan Review Fee - Planning Review Only (New District)	\$3,500
Outside Consultant/Review for New District (legal, finance, etc.)	Actual Cost + 15% (estimated at \$10,000)
Outside Consultant/Review for Amendment	Actual Cost + 15% (estimated at \$5,000)
Clerk and Recorder Fee (for new)	See clerk and recorder fees
Clerk and Recorder Fee (for amendment)	See clerk and recorder fees
OTHER FEES (* Some in addition to plan review fees)	
Environmental Health	As Determined by EC Environmental Health
Water Consultant	Actual Cost + 15%
Colorado Geological Survey	Actual Cost + 15%
Engineering Review Fees	See Engineering Fee Schedule
Re-Hearing Fee (all application types)	\$150 + actual costs for Plan Comm if needed
Resubmittal for 3rd Referral (all application types)	450 or see #2 of the fee schedule, whichever is higher
Resubmittal for 4th, 5th, etc. Referral (all application types)	800 or see #2 of the fee schedule, whichever is higher
2nd Pre-Application Meeting (all application types)	\$250
Address list for Mailing Public Notice (Assessor)	\$50
Addressing fee for new lots (Assessor)	\$100 + \$5 per lot
Returned Check Fee	\$20.00
Assessor Mapping Fees (includes new, amend, & corrections) -- (no charge if mapper-ready digital files are provided)	\$100 + \$10 per lot affected
Time Extension for Recording	\$150 (each extension)
Re-Instatement Fee for Any Application that has been withdrawn for any reason	\$50% of the original application fee(s). Includes all applications associated with the project.
Hourly Rate for Calculating "Time and Materials" (T&M)	
- Outside Consultant (Fee Based on Expertise Required)	Fee set by Consultant by Agreement with Elbert County
- Hourly County Fee (if not assessed already for admin)	\$120
LAND DEDICATION AND/OR IMPACT FEES	

FEE - SCHEDULE -- COMMUNITY DEVELOPMENT SERVICES
ELBERT COUNTY ZONING REGULATIONS, PART I, SECTION 8

Open Space / Land Dedication Formula

Cash-in-Lieu Formula = (Appraised Value of total acreage based upon approved Preliminary Plat or proposed Final Plat) X (the

Example: One lot of a 4-lot subdivision with an individual lot value of \$165,000.00

Improved appraised value (One lot)	\$165,000.00
Multiplied by percentage of required open space.(20%-50%)	
Minor subdivision required percent of open space (20%) (X .2)	\$33,300.00
Multiplied by 20%(X.2)	\$6,600.00
Plus flat fee of \$1000 per lot	\$7,600.00

Note- For complete information see Resolution 07-39

LAND DEDICATION AND/OR IMPACT FEES CONTINUED

Appraisal must be prepared by a Member of the Appraiser Institute (MAI) or by an Accredited Rural appraiser (ARA) and must be current within 6 months of approval.

The Open Space land dedication and/or any cash-in-lieu of land dedication will be dedicated/paid prior to recording the Final Plat.

No more than ten percent (10%) of the required open space will be allowed to be credited with cash-in-lieu fees.

Developments of 80 acres or less are required to pay cash-in-lieu rather than land dedication.

School Dedication -

All subdivisions shall negotiate an agreement with the appropriate school district for: Land Dedication, Cash-in-Lieu and Capital Deficiencies. Compliance with Resolution 99-14 will be required.

Fire Dedication -

All growth related requests will be required to provide identified fire protection facilities or cash-in-lieu of facilities. Compliance

Parks Dedication -

Refer to formula in Subdivision Regulations.

Transportation Impact Fee -

In accordance with the adopted Plan Based Road Impact Fee System for Elbert County, Colorado (June 27, 2001) the following are road impact fees for residential developments within the three identified Traffic Analysis Zones (TAZ). Fee due prior to recordation.