



COMMUNITY & DEVELOPMENT SERVICES

215 Comanche Street/P.O. Box 7 ~ Kiowa, CO 80117

303.621.3136

EXAMPLE FEES FOR A 7 LOT MINOR RESIDENTIAL DEVELOPMENT

Estimated Fees:

Rezone Fee: $\$1,800.00 + \$25 \text{ per acre for first } 80 \text{ acres} =$
 $\$1800 + \$2,000.00 = \$3,800$

Minor Development Fee: \$2,000.00

\$5,800.00 due with application

Engineering Review Fees Estimate: \$3,500-7,500 (for two reviews) Due prior to referral. *The range in this estimate is very dependent on the location, topography, soils, access etc. For this example we will use \$5,000.*

Impact fees following project approval. .

- TAZ – Transportation: $\$2,521.00 \text{ per lot} \times 7 \text{ lots} = \$17,647.00$
- Growth Impact: $\$2,453.00 \text{ per lot} \times 7 \text{ lots} = \$17,171.00$
- Open Space Estimate
 - Requires each lot to be appraised by developer
 - Add the values together – for this example we will say each lot is valued at: \$100,000 (this will vary greatly on the land and location)

$\$100,000 \times 7 \text{ lots} = \$700,000$

$\$700,000 \times 20\% \times 20\% = \$28,000$ in open space fees

GRAND ESTIMATED FOR 7 LOT MINOR RESIDENTIAL DEVELOPMENT

Rezone:	\$3,800
Minor Development:	\$2,000
Engineering Estimate	\$5,000 (High Side)
TAZ Impact Fees:	\$17,647
Growth Impact Fees:	\$17,171
Open Space Fees:	\$28,000
TOTAL:	\$73,618
COST PER LOT:	\$12,231