



COUNTY OF ELBERT

COMMUNITY & DEVELOPMENT SERVICES

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FEE SCHEDULE – COMMUNITY & DEVELOPMENT SERVICES ELBERT COUNTY ZONING REGULATIONS, PART 1, SECTION 8 - FEE SCHEDULE RESOLUTION NO. Revision Date:

Please make all checks payable to the Elbert County Treasurer

Note: Outside consultation fee may apply. Necessity and fee amount to be determined on a case by case basis.

Returned Check Fee \$20.00

Zoning

Residential Rezoning (7 lots or less) (Straight zoning)	\$1800.00 + \$/acre as follows: \$25.00/acre 0 - 80 acres \$20.00/acre 80.01 - 420 acres
Rezoning (8 units or more) Residential PUD	\$2500.00 + \$/acre as follows: \$35.00/acre 0 - 100 acres \$30.00/acre 100.01 - 320 acres \$25.00/acre 320.01 - 640 acres \$20.00/acre 640.01 - 1,000 acres \$10.00/acre 1,000+ acres
Rezoning (non-residential) Commercial PUD's	\$2500 + \$/acre as follows: \$50.00/acre 0 - 10 acres \$40.00/acre 10.01 - 25 acres \$35.00/acre 25.01 - 50 acres \$30.00/acre 50.01 - 100 acres

Note- Mixed use residential/commercial fees will be charged as a combination of the residential and non-residential fees listed above.

Development Plan/Guide Amendment	\$1000.00
Special Use Review	\$1500.00
Temporary Special Use	\$500.00

Subdivision

Pre-application meeting	\$100.00
Concept Plan: (Optional)	\$600.00
Preliminary Plat (Residential Subdivision):	\$1800.00 + \$/unit as follows:
	\$25.00/unit 0 - 100 dwelling units (du's)
	\$15.00/unit 100.01 - 500 du's
	\$10.00/unit 500.01 - 1,000 du's
	\$ 5.00/unit 1,000+ du's
Preliminary Plat (non-residential)	\$1800.00 + \$25.00/gross acre
Final Plat	\$1500.00
Minor Development (up to 7 lots)	\$2000.00
Plat Amendment-Major (Need Process)	\$2500
Plat Amendment- Minor (Lot line adjustment)	\$1000
Vacation	\$300.00
SB35 Exemption	\$400.00
Subdivision Improvement Agreement	\$500.00
Reinstatement Fee	See Subdivision Regulations
Extension Fee	See Subdivision Regulations
Addressing Fee	\$100.00

Miscellaneous

1041 Regulations	
Related to specific subdivision	\$600.00

All other 1041	\$1000.00
1041 Regulations (Requirering outside consultation)	\$25,000.00 Major Review (Estimate) \$10,000.00 Minor Review (Estimate)
Note- Actual review fee determined on a case by case basis	
Variance (BOA)	\$1500.00
Administrative applications (Admin. Lot Line Adjustment, Admin. Plat Amendment, Admin. Rezone, Admin. Special Use Review, Admin. Variance)	\$1000.00
Special District Service Plan Review (formations)	\$5000.00 or 1/100 th of 1% of the debt listed in the Service Plan, whichever is less \$1000.00 min
Special District Service Plan Review (Elbert County Service Providers, i.e. Fire Dist., Recreation Dist.,)	1/100 th of 1% of the debt listed in the Service Plan, whichever is less \$1000.00 min
Special District Service Plan Amendments	\$5000.00
Site Plan Review (Multifamily residential)	
Minor (0-10 acres)	\$1200.00 + \$100.00 per unit
Major (10+ acres)	\$2500.00 + \$75.00 per unit
Site Plan Review (non-residential)	
Minor (0-10)	\$1200.00 + \$100.00 per acre
Major (10+)	\$2500.00 + \$75.00 per acre
Note- Individual pad sites will be assessed in addition and in keeping with a minor non-residential	
Temporary Mobile Home Storage Permit	\$100.00
Home Occupation Permit	\$25.00
Special Events Permit (See Special Event Application)	
Sign Permit	\$250.00
Master Plan Amendment	\$1250

Land Dedication and or Impact Fees

Open Space /
Land Dedication -

Cash-in-Lieu Formula = (Appraised Value of total acreage based upon approved Preliminary Plat or proposed Final Plat) X (the required Percentage of Open Space) X 20% + \$1,000 per lot

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)	\$33300.00
Multiplied by 20%(X.2)	\$6600.00
Plus flat fee of \$1000 per lot	\$7600.00

Note- For complete information see Resolution 07-39

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 with Resolution 99-35 will be required.

Parks Dedication - Refer to formula in Subdivision Regulations.

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.

Transportation Impact Fee Table				
Land Use	Measurement	TAZ 1	TAZ 2	TAZ 3
Residential	Dwelling Unit	\$ 2,521	\$ 1,998	\$ 653

* Escalated to 2004 using US Army Corp of Engineers Civil Work Construction Cost Index System.

The following table reflects the revised Transportation Impact Fees for Non-Residential Uses throughout the County:

Land Use Type *	Development Unit	Fee
Commercial / Retail Bldg.	Per 1,000 Square Feet	\$4,071
Churches	Per 1,000 Square Feet	\$3500
Bank	Per 1,000 Square Feet	\$9,081
Convenience Store	Per 1,000 Square Feet	\$9,081
Restaurant – Sit Down	Per 1,000 Square Feet	\$4,960
Restaurant – Fast Food	Per 1,000 Square Feet	\$10,334
Day Care Center	Per 1,000 Square Feet	\$3,908
Office – General	Per 1,000 Square Feet	\$2,768
Office–Medical/Dental/Vet.	Per 1,000 Square Feet	\$4,409
Industrial/Manufacturing	Per 1,000 Square Feet	\$2,027
Warehousing/Storage	Per 1,000 Square Feet	\$1,190
Mini-Warehouse	Per 1,000 Square Feet	\$438
Hotel/Motel	Per Room	\$1,785
Elbert County Fire Districts	Exempt	\$0
Elbert County Government Offices and Service entities.	Exempt	\$0

* Note – Multi-use buildings will be split between specific uses for fee calculations. Land uses not listed will be based upon uses which are most similar. Since these uses will generate the same amount of traffic no matter where they are located within the County, “non-residential” type uses should not be calculated based upon the existing Traffic Analysis Zones (TAZ). The Traffic Analysis Zones (TAZ) will still apply to residential dwelling units.

The following additional growth related impact fees are the result of the Elbert County Impact Fee Study developed and presented by BBC Research and Consulting. These are added Growth-Related Impact Fees.

Elbert County will assess as appropriate and collect all adopted Impact Fees at the initial step in the County approval process. Elbert County Fire Districts are exempt. Elbert County Government Offices and entities are exempt.

Growth Impact Fee Table			
	Single Family Residential	Multifamily Residential	Blended Non-Residential
Road and Bridge	\$ 1,481	\$ 1,026	\$5,218 (flat fee)
Recreation	\$ 198	\$ 198	\$ 0
Public Facilities	\$ 381	\$ 381	\$ 237
Sheriff	\$ 393	\$ 393	\$ 249
Total	\$ 2,453	\$ 1,999	\$ 5,704

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