





ATTEST: AMANDA MOORE  
DEPUTY COUNTY CLERK

BY: *Amanda Moore*  
DEPUTY CLERK TO THE BOARD



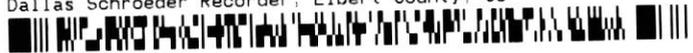


**Community & Development Services Department**  
 Additional Fees

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

\*Adopted January 22, 2020

<p align="center"><b>Impact Fees</b></p> <p>Impact fees that are not based upon the square footage of a structure are due at time of recordation of a plat. Impact fees based upon a structure's square footage are due at time of site plan approval.</p> <ul style="list-style-type: none"> <li>• Transportation—residential per dwelling unit; all other per 1,000 sq. ft. unless stated otherwise             <ul style="list-style-type: none"> <li>○ Residential \$ 2,500.00</li> <li>○ Commercial/Retail \$ 4,559.52</li> <li>○ Churches \$ 3,920.00</li> <li>○ Bank \$10,170.72</li> <li>○ Convenience Store \$10,170.72</li> <li>○ Restaurant, Sit Down \$ 5,555.20</li> <li>○ Restaurant, Fast Food \$11,574.08</li> <li>○ Day Care Center \$ 4,376.96</li> <li>○ Office, General \$ 3,100.16</li> <li>○ Office, Medical/Dental/Vet.\$4,938.08</li> <li>○ Industrial/Manufacturing \$ 2,270.24</li> <li>○ Warehousing/Storage \$ 1,332.80</li> <li>○ Mini-Warehouse \$ 490.56</li> <li>○ Hotel/Motel (per Room) \$ 1,999.20</li> <li>○ Elbert County Govt. Exempt</li> <li>○ Elbert Co. Fire Depts. Exempt</li> <li>○ Schools Exempt</li> </ul> </li> <li>• Conservation: \$300 for residential; \$500 +\$0.25/sq. ft. of non-pervious surface area for non-residential</li> <li>• Growth Impact Fees</li> </ul>	<p align="center"><b>3<sup>rd</sup> Party Professional Review</b></p> <p>When using an outside consultant for plan review, all application fees may also be assessed a 10% administrative cost to cover the County's costs of handling unless otherwise noted.</p> <hr/> <p align="center"><b>Zoning Violations</b></p> <ul style="list-style-type: none"> <li>• A fine of not more than \$100, or by imprisonment in the County Jail for not more than 10 days, or by both such fine and imprisonment pursuant to Section 30-28-124(1), C.R.S.</li> <li>• A civil penalty in an amount not less than \$500 nor more than \$1,000 and a continuing penalty not to exceed \$100 per day pursuant to Section 30-28-124.5, C.R.S.</li> </ul> <hr/> <p align="center"><b>Accessory Enclosure—Containers</b></p> <ul style="list-style-type: none"> <li>• Registration \$125.00</li> <li>• Fine for unregistered after 7/1/20 \$250.00 - \$1,000.00</li> </ul> <p>See Article V.E.3 of the Elbert County Zoning Regulations for additional details.</p>																																	
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th>ADU</th> <th>Single-Family Residential</th> <th>Multifamily Residential (per unit)</th> <th>Non-Residential</th> </tr> </thead> <tbody> <tr> <td>Road &amp; Bridge</td> <td>\$ 983.36</td> <td>\$1,966.72</td> <td>\$1,217.00</td> <td>\$5,544.16 (flat fee)</td> </tr> <tr> <td>Recreation</td> <td>\$ 131.60</td> <td>\$ 263.20</td> <td>\$ 263.20</td> <td>\$ 0.00</td> </tr> <tr> <td>Public Facilities</td> <td>\$ 253.12</td> <td>\$ 506.24</td> <td>\$ 506.24</td> <td>\$ 265.44</td> </tr> <tr> <td>Sheriff</td> <td>\$ 260.96</td> <td>\$ 521.92</td> <td>\$ 521.92</td> <td>\$ 278.88</td> </tr> <tr> <td><b>Total</b></td> <td><b>\$1,629.04</b></td> <td><b>\$3,258.08</b></td> <td><b>\$2,508.36</b></td> <td><b>\$6,088.48</b></td> </tr> </tbody> </table>						ADU	Single-Family Residential	Multifamily Residential (per unit)	Non-Residential	Road & Bridge	\$ 983.36	\$1,966.72	\$1,217.00	\$5,544.16 (flat fee)	Recreation	\$ 131.60	\$ 263.20	\$ 263.20	\$ 0.00	Public Facilities	\$ 253.12	\$ 506.24	\$ 506.24	\$ 265.44	Sheriff	\$ 260.96	\$ 521.92	\$ 521.92	\$ 278.88	<b>Total</b>	<b>\$1,629.04</b>	<b>\$3,258.08</b>	<b>\$2,508.36</b>	<b>\$6,088.48</b>
	ADU	Single-Family Residential	Multifamily Residential (per unit)	Non-Residential																														
Road & Bridge	\$ 983.36	\$1,966.72	\$1,217.00	\$5,544.16 (flat fee)																														
Recreation	\$ 131.60	\$ 263.20	\$ 263.20	\$ 0.00																														
Public Facilities	\$ 253.12	\$ 506.24	\$ 506.24	\$ 265.44																														
Sheriff	\$ 260.96	\$ 521.92	\$ 521.92	\$ 278.88																														
<b>Total</b>	<b>\$1,629.04</b>	<b>\$3,258.08</b>	<b>\$2,508.36</b>	<b>\$6,088.48</b>																														



## Community & Development Services Department Additional Fees

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

\*Adopted January 22, 2020

### Land Dedications

#### Open Space/Land Dedication

- Developments of 80 acres or less are required to pay cash-in-lieu rather than dedicate land. For subdivisions less than 80 acres, regardless of lot size, the funds will be payable to the County based upon the following schedule:
    - One additional lot: 4% of incremental value with a minimum of \$2,000 as a condition of approval
    - More than one additional lot: 10% of incremental value for each lot with a minimum of \$5,000
  - For subdivisions more than 80 total acres with individual lots size of 10 acres or more:
    - The developer has the option to follow current regulations with respect to the dedication of open space to the County, or elect to follow these cash-in-lieu of open space requirements
    - If the cash-in-lieu of open space option is selected, the funds will be payable to the County based upon 10%
  - Cash-in-lieu of open space may be calculated based upon documentation from a licensed appraisal, current within 6 months of approval, and payable at the time of recordation of the final plat. In no cases, will the value be less than stated above.
- OR
- The developer may enter into a recorded cash-in-lieu of open space agreement with the County which will include a recorded notation on the minor/final plat to document the cash-in-lieu of open space fee to be paid at the time of first sale, based upon actual sale price, of each newly created lot. Upon payment of the cash-in-lieu of open space, a partial release will be provided by CDS.
    - Cash-in-Lieu Formula = (Appraised Value of total acreage based upon approved Preliminary Plat or proposed Final Plat) x 10% (if creating more than 1 new lot)
  - Examples:
    - When subdividing 1 lot into 2 total lots, 4% cash-in-lieu fee applies. If creating additional lots at a later time, then current cash-in-lieu fee applies at time of recordation. A note will need to be added to the plat of the first subdivide.
      - For example, one new lot valued at \$165,000:  $(\$165,000)(0.04) = \$6,600$
    - Subdivisions creating more than 1 new lot, 10% cash-in-lieu fee applies for each new lot.
      - Example: Assuming vacant land is subdivided into 4 lots and each individual lot has a value of \$165,000: (Note: if there is an existing home that lot is excluded)
        - Improved appraised value (1 Lot) \$165,000
        - Multiplied by 10% (0.1)  
 $(\$165,000.00)(0.1) = \$16,500.00$  (1 Lot)  
 $\$16,500(4) = \$66,000$  (4 Lot Vacant Subdivision)
  - Cash-in-Lieu or land dedication as negotiated by the applicant with the appropriate entity for:
    - Schools; Fire Protection Districts; and Parks Districts



**Community & Development Services Department**  
 Development Review Fee Schedule

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

\*Adopted January 22, 2020

\*\*\*Additional Fees (3<sup>rd</sup> Party Professional Review, Impact Fees, Land Dedications, etc.)—SEE Additional Fees Sheet.

<p align="center"><b>Pre-Application Work*</b></p> <p>Pre-Application Meeting for:</p> <ul style="list-style-type: none"> <li>• Plat Amendment</li> <li>• Subdivision resulting in 4 lots or less</li> <li>• Temporary Use Permit</li> <li>• Vacation of Right-of-Way</li> <li>• Variance</li> </ul> <p align="right">\$100.00</p> <p>Pre-Application Meeting for Special Use by Review (SUR) and 1041 Permit <span style="float: right;">\$300.00</span></p> <p>Pre-Application Meeting for major plats <span style="float: right;">\$600.00</span></p> <p><small>*Pre-application fees will be credited towards the application fee so long as the complete application is accepted within 1 year from the date of the pre-application meeting.</small></p>	<p align="center"><b>Site Plan</b></p> <ul style="list-style-type: none"> <li>• Non-Administrative <span style="float: right;">\$2,000.00</span></li> <li>• Administrative <span style="float: right;">\$1,200.00</span></li> <li>• Minor Revision/Modification <span style="float: right;">\$ 500.00</span></li> <li>• Approval Extension <span style="float: right;">\$ 100.00</span></li> </ul>
<p align="center"><b>Rezoning</b></p> <p>Planned Unit Development (PUD)</p> <ul style="list-style-type: none"> <li>• 0-20 acres <span style="float: right;">\$2,500.00</span></li> <li>• 20.1-40 acres <span style="float: right;">\$4,000.00</span></li> <li>• 40.1-160 acres <span style="float: right;">\$3,000.00 + \$35/Ac</span></li> <li>• 160.1-1,000 acres <span style="float: right;">\$8,400.00 + \$10/Ac (max. \$15,000.00)</span></li> </ul> <p>All Other Zone Districts (Straight Zoning)</p> <ul style="list-style-type: none"> <li>• 0-10 acres <span style="float: right;">\$2,000.00</span></li> <li>• 10.1-40 acres <span style="float: right;">\$3,000.00</span></li> <li>• 40.1-160 acres <span style="float: right;">\$3,000.00 + \$25/Ac + \$25/lot</span></li> <li>• 160.1+ acres <span style="float: right;">\$8,000.00 + \$10/Ac + \$10/lot</span></li> </ul> <p>Planned Unit Development (PUD) Amendments</p> <ul style="list-style-type: none"> <li>• Administrative <span style="float: right;">\$ 500.00</span></li> <li>• Major (non-administrative) <span style="float: right;">\$2,000.00</span></li> <li>• Development Guide <span style="float: right;">\$1,000.00</span></li> </ul>	<p align="center"><b>Subdivision</b></p> <p>Minor Subdivision (4 lots of less) <span style="float: right;">\$ 500.00</span></p> <p>Concept Plan <span style="float: right;">\$ 600.00</span></p> <p>Preliminary Plat (PP)—Residential</p> <ul style="list-style-type: none"> <li>• 4-10 Lots <span style="float: right;">\$1,000.00</span></li> <li>• 11-50 Lots <span style="float: right;">\$ 1,000.00 + \$70/Lot</span></li> <li>• 51-500 Lots <span style="float: right;">\$ 3,500.00 + \$15/Lot</span></li> <li>• 501+ Lots <span style="float: right;">\$11,000.00 + \$3/Lot</span></li> </ul> <p>Preliminary Plat – Non-Residential <span style="float: right;">\$1,800.00 + \$25/gross acre</span></p> <p>Subdivision Improvement Agreement (SIA) minimum base fee <span style="float: right;">\$2,500.00</span></p> <p>Final Plat (FP)/Replat <span style="float: right;">\$2,000.00</span></p> <p>Plat Amendment <span style="float: right;">\$1,000.00</span></p> <p>Other</p> <ul style="list-style-type: none"> <li>• Right-of-Way (ROW)/Plat Vacation <span style="float: right;">\$1,500.00</span></li> <li>• SB35 Exemption <span style="float: right;">\$1,200.00</span></li> </ul>
	<p align="center"><b>Variance</b></p> <ul style="list-style-type: none"> <li>• Administrative, Minor <span style="float: right;">\$ 375.00</span></li> <li>• Board of Adjustments (BOA), Major <span style="float: right;">\$ 500.00</span></li> </ul>
	<p align="center"><b>Matters of State Interest – 1041</b></p> <ul style="list-style-type: none"> <li>• New 1041 Major <span style="float: right;">\$10,000.00</span></li> <li>• New 1041 Minor <span style="float: right;">\$ 5,000.00</span></li> <li>• 1041 Amendment <span style="float: right;">\$ 2,500.00</span></li> </ul>

All fees are due at time of application. Make checks payable to Elbert County.



Community & Development Services Department  
 Development Review Fee Schedule

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

\*Adopted January 22, 2020

Special Use by Review (SUR)	Special Districts/Service Plans
<ul style="list-style-type: none"> <li>• Minor \$1,000.00</li> <li>• 0-40 acres \$2,200.00</li> <li>• 40.1-100 acres \$1,000.00 + \$30/Ac</li> <li>• 100.1+ acres \$3,000.00 + \$15/Ac</li> <li>• Multifamily Base fee plus \$65/building</li> <li>• Commercial towers (communication, radio, MET, cell, etc.) \$2,000.00 + 2% of total cost of construction**</li> <li>• Wind Farms, Solar Farms, Pipelines, Power installations and transmission lines, etc. \$20,000.00 + 2% of total cost of construction**               <ul style="list-style-type: none"> <li>○ Wind Farms</li> <li>○ Solar Farms</li> <li>○ Pipelines</li> <li>○ Power Installations</li> <li>○ Solid Waste Disposal Facility (when processed with SUR)</li> <li>○ Other (large scale, high impact SUR)</li> </ul> </li> </ul> <p>Landfill/Mining/Gravel Pit</p> <ul style="list-style-type: none"> <li>• 0-40 acres \$2,000.00</li> <li>• 40.1-100 acres \$50.00/Ac</li> <li>• 100.1-320 acres \$ 4,500.00 + \$40/Ac</li> <li>• 320.1-640 acres \$17,500.00 + \$30/Ac</li> <li>• 640.1-1,000 acres \$36,500.00 + \$25/Ac</li> <li>• 1,000.1 acres \$61,500.00 + \$20/Ac</li> <li>• Landfill/Mining amendment \$1,000.00</li> <li>• Exemption/Borrow Site (temp) \$1,000.00</li> </ul>	<ul style="list-style-type: none"> <li>• Plan Review Fee (New District) \$3,500.00</li> <li>• Outside Consultant/Review for New District (legal, finance, etc.) Actual Cost + 15% (est. \$10,000 -15,000)</li> <li>• Outside Consultant/Review for Amendment Actual Cost + 15% (est. \$5,000)</li> </ul>
	Other
	<ul style="list-style-type: none"> <li>• Technology Fee (jump drive) \$ 10.00</li> <li>• Group Event Permit (Minor Event, 250-499) \$ 100.00</li> <li>• Group Event Permit (Major Event, 500+) \$ 250.00</li> <li>• Seasonal Use \$ 50.00</li> <li>• Public Notice Sign \$ 60.00</li> <li>• Zoning Confirmation Letter \$ 100.00</li> <li>• Floodplain Development Permit \$ 500.00</li> <li>• Sign Permit (1/sign) \$20.00 + \$1/sq. ft.</li> <li>• Co-locate \$1,000.00</li> <li>• Temporary Use (1-180 days in a calendar yr.) \$1,500.00</li> <li>• Long-Term Temporary Use (exceeds 180 days a yr. &amp; no longer than 12 mos. total) \$2,500.00</li> </ul>
<p>**Cost of construction fees shall be paid following the Board approval. Fees will be due and payable prior to any work taking place on the approved site or within six months of Board approval, whichever comes first. A "cost of construction" statement shall be provided by the applicant to CDS within 45 days of Board approval or before work begins, whichever comes first. Elbert County will review the statement and may seek 3<sup>rd</sup> party input for validation of the statement should it feel necessary the County and the applicant (parties), the parties shall agree on a 3<sup>rd</sup> party consultant to determine the cost to build and fees will be based on the consultant's analysis. The parties will share the cost of the 3<sup>rd</sup> part evaluation.</p>	

All fees are due at time of application. Make checks payable to Elbert County.