

NOW THEREFORE BE IT RESOLVED, by the Board of County Commissioners do hereby adopt the planning/land use application fees as detailed in **EXHIBIT A** (to be recorded with this Resolution), with the implementation of the newly adopted fees to be affective upon the adoption of this Resolution.

Fees established in accordance with Subsection (a) shall be paid upon submission of a completed land use application or notice of appeal. All applications for which there is a fee shall be accompanied by the appropriate fee. Applications which are not accompanied by the appropriate fee shall be considered incomplete and shall not be reviewed or processed nor shall any permit be issued unless the appropriate fee accompanies the application.

Should the cost of processing the application exceed the stated fee, the applicant shall pay the County the actual cost to the County for engineering, planning, surveying, inspection and legal services rendered in connection with the review of the proposed development application plus a stated administrative fee to cover County costs. The County will provide the applicant a statement via email for the actual and administrative costs estimated by the County for the projected services the application requires.

The applicant shall pay the County the amount due on the statement within fifteen (15) days of the date of the issuance of such statement. In the event the applicant fails to pay the amount due on the statement within the time period specified above, the County shall immediately stop the any preliminary review process that may have started for the proposed development. The application will be deemed withdrawn if the statement is not paid in full within thirty (30) days of the date of the issuance of the statement. When the application is withdrawn, the County shall not retain any of the preliminary submittal materials.

The payment of fees of the costs of professional and consulting services under this Section shall be due and payable as set forth within this Section, regardless of whether the project is completed, approved and/or regardless of whether the owner/applicant chooses to complete the County's land review process under the County's zoning regulations and subdivision regulations.

Data attached hereto as "Exhibit A", which is attached hereto and incorporated herein by reference. This resolution shall be effective upon adoption.

Upon a motion duly made and seconded, the forgoing Resolution was adopted by the following vote:



LARRY ROSS, CHAIR

560063 B: 768 P: 940 RES
06/23/2016 01:51:42 PM Page: 2 of 5 R 0.00 D
Dallas Schroeder Recorder, Elbert County, Co




KELLY DORE, COMMISSIONER



ROBERT ROWLAND, COMMISSIONER

Revised (RD)

ATTEST: DALLAS SCHROEDER
COUNTY CLERK

BY: 

DALLAS SCHROEDER, CLERK TO THE BOARD





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 Time & Materials (T&M) basis and at the cost incurred by 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	\$100
Pre-Application Meeting for Subdivision (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 USE BY REVIEW (NON-ADMINISTRATIVE)

- 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 (NON-ADMINISTRATIVE)

0 - 40 Acres	\$2,200
40.1 - 100 Acres	\$1000 + \$30 per Acre
100.0 - 500 Acres	\$3,000 + \$15 per Acre
Multifamily	Base fee as calculated above with acres + \$65 per building

TIER III - SPECIAL USE BY REVIEW (NON-ADMINISTRATIVE)

(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 +	



Exhibit A - RESO 16-_____

SPECIAL USE FOR LANDFILL/MINING/GRAVEL PIT	
0 - 40 acres	\$2,000
40.1 - 100 Acres	\$50 per acre
100.0 - 320	\$4500 plus \$40 per acre
SPECIAL USE FOR LANDFILL/MINING/GRAVEL PIT - Continued	
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
Sign Permit	\$250 (per individual sign)
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
160.0 - 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

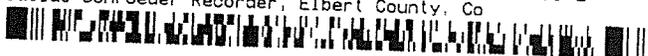


Exhibit A - RESO 16-_____

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) -- (unless 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	\$50% of the original application fee(s). Includes all
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)	\$125



