

PLANNING DEPARTMENT FEE SCHEDULE

Adopted and Effective October 4, 2022

<u>Classification</u>	<u>Fee</u>
ZONING FEES	
# Zone Plan	
< Full Zone Plan	\$2,000
# Rezoning	
< Straight Rezoning – Sketch	\$ 1,500
< Straight Rezoning – Final	\$ 1,500
< Straight Rezoning – combined Sketch/Final	\$2,000
< Straight Rezoning – combined Sketch/Final in conjunction with Development Review	\$2,500
< Rezoning to Planned Development - Sketch	\$2,000
< Rezoning to Planned Development – Final	\$2,000
< Rezoning to Planned Development – Combined Sketch/Final	\$2,500
# Major Plan Amendment (PD)	\$ 1,300
# Minor Plan Amendment (PD)	\$ 500
# Transfer of Development Rights (dual rezoning)	\$2,500
# Rezoning (downzoning from M-1 to M-2 only)	\$ 100
# Special Use Permit	\$ 1,500
Major Amendment	\$ 1,500
Minor Amendment	\$ 500
# Temporary Limited Impact Special Use Permit	\$ 1,000
Major Amendment	\$ 500
Minor Amendment	\$ 200
# Administrative Temporary Special Use Permit Amendment	\$ 500 \$ 200

	In conjunction with a building permit	\$ 150
#	Administrative Temporary Special Use Permit for Youth Projects	\$ 0
DIVISION OF LANDS FEES		
#	Subdivision	
	<Sketch Plan	\$2,000 + \$50 per lot or unit
	<Preliminary Plan	\$2,000 + \$50 per lot or unit
	<Final Plat	\$1,500 + \$50 per lot or unit
	<Fees on Lieu of Land Dedication Requirements	Refer to Subdivision Regulations
#	Administrative Boundary Line Adjustment	\$ 500
#	Boundary Line Adjustment	\$ 1,300
#	Minor Subdivision	\$ 2,000
#	Multi-Unit Small Subdivision	\$ 2,000
#	Exemption by Resolution	\$ 1,300
#	Replat	\$ 1,300
#	Administrative Replat	\$ 500
#	Correction Plat	\$ 200
#	Combination of Lots (<i>Administrative</i>)	\$ 100
#	Combination of Lots (<i>BOCC Decision</i>)	\$ 200
#	Exemptions for certain illegal divisions of land	

<	Unimproved	\$ 1,000
<	Improved without occupancy approval	\$ 400
<	Improved with occupancy approval	\$ 200
#	Road/Easement Vacation	\$ 1,500

VARIANCE FEES

#	Board of Adjustment	
	<Variances or Special Exception from Zoning Regulations	
	< where no violation exists	\$ 1,000
	< where a violation exists/ construction has already started	
	< 1st violation	\$ 1,300
	< 2nd violation	\$ 1,500
	< Amendments to approved variances	\$ 400
	< Request to rehear a case that was previously denied by the BOA	\$ 400
	< Appeals	\$ 500
#	Administrative Variance	\$ 200

The following criteria can be considered for waiving the \$1300.00 enforcement fee and allowing the standard \$1000.00 variance fee:

- A. Current owner(s) did not create the violation (proof required).
- B. Surveyor Errors (proof required).
- C. Platting and Legal Description Errors (proof required).
- D. The structure appears to have been built under an approved building permit, although existing building permit records contain too little information to determine what might have been specifically approved. An Administrative Variance process will be permitted under such circumstances.

LAND DEVELOPMENT FEES

#	Development Review – Sketch	\$ 1,500
#	Development Review – Final	\$ 1,500
#	Development Review - combined Sketch/Final	\$2,000
#	Early determination of “significant” when a residential (R-3) and commercial mixed use development is proposed	

	within the obsolete Commercial One (C-1) district	\$ 1,000
#	Public Ways Review	\$ 1,000
#	1041 Matters of State Interest: fees are determined for each application See Guidelines and Regulations for Matters of State Interest Chapter 3	
#	Review of technical submittals by outside review agencies or professionals will be billed to applicant	

MISCELLANEOUS FEES

#	Pre-Application Meeting <i>(to be applied toward the application fee if the application is formally applied for within one (1) year of the Meeting)</i>	\$ 200
#	Pre-Application Meeting for Administrative land use cases <i>(to be applied toward the application fee if the application is Formally applied for within one (1) year of the Meeting)</i>	\$ 100
#	Pre-Application Meeting for Commercial Permitting Projects	\$ 200
#	Pre-Application Meeting for Residential Permitting Projects	\$ 100
#	Site Visit <i>(to be applied toward the application fee if the case is formally submitted)</i>	\$ 150
#	Site Characteristics Analysis <i>(to be applied toward the application fee if the case is formally submitted)</i>	\$ 150
#	Requested research (hourly rate)	\$ 75
#	Vested Property Rights	\$ 100
#	Land Transfer/Lease	\$ 420
#	Special District Service Plan Review	\$ 1,000
#	Site Plan Review, Amendment	\$ 35
#	Site Plan Review, Residential	\$ 50

#	Site Plan Review, Commercial	\$ 200
#	Relocated Mobile Home Registration	\$ 0
#	Temporary Recreational Vehicle Camping Permit	\$ 0
#	Temporary Non-Recreational Vehicle Camping Permit	\$ 0
#	Low-Power Telecommunications Permit	\$ 500
#	Administrative Low-Power Telecommunications Permit	\$ 400
#	Appeals to the Board of County Commissioners <i>(* for a fee reduction/waiver)</i>	\$ 0
#	Zoning Certification	\$ 50
#	Sign Permit / Sign Permit Review	\$ 50
#	Temporary Sign Permit	\$ 25
#	Mobile Food Vehicle Permit	\$ 100
#	Mobile Food Vehicle Permit Renewal	\$ 50
#	Short Term Rental Permit	\$ 500
#	Major Camping Permit	\$ 1500
#	Major Camping Permit when bundled with a Rezoning application	\$ 500
#	Minor Camping Permit	\$ 500

Applicant is required to pay any fees assessed by other review agencies and professionals, and all necessary recording fees.

Applicant shall pay any and all service fees as approved by the Board of County Commissioners.

Permits Processed by Outside Consultants

Applications processed by outside consultants will be charged the full fee charged by the consultant, plus a 5% administrative fee as described below:

1. An application will be submitted . Within three (3) business days after an application for a permit has been accepted as complete, the Community Development Division Director shall provide an estimate of the amount necessary to cover consultant costs of reviewing and processing the application,

2. Once the estimate is established, the Community Development Division Director shall notify the Applicant, in writing, of the estimated fee. Until the fee is paid, the application shall be incomplete and shall not be further processed.

3. The amount of the fee determined under paragraph 2 above may be increased at any time if it is determined by the Community Development Division Director that the fee is not sufficient to cover all costs associated with the application. In that event, the Community Development Division Director shall notify the applicant in writing of the amount of the increase. Not later than ten (10) days following the notice, the applicant shall pay the amount of the increase. If the increase is not timely paid, the application shall be deemed withdrawn by the applicant.

4. If the total consultant cost plus 5% administrative fee is less than the total costs collected by the County, the excess, when greater than the fee deposit amount, shall be refunded after final action on the application.

DOCUMENT FEES

#	Zoning Regulations	\$10.00
#	Subdivision Regulations	\$10.00
#	Guidelines and Regulations for Matters of State Interest	\$10.00
#	Master Plans	\$35.00
#	Tape recording of Planning Commission or Board of Adjustment Public Hearings	\$10.00

**A land use application shall not be considered complete until the appropriate fees have been paid. Any reduction or waiver of an application fee must be approved by the Board of County Commissioners and then only for other governments which routinely reduce or waive fees that would otherwise be due to it by the County in similar circumstances, and during times when an application has been withdrawn and it has been found that the amount of work put into the application by Staff has not amounted to that of an application that has completed the application process. Such finding shall be accompanied with an analysis of Case Manager time and money spent on such case.*

SCHEDULE OF FEES FOR PLEDGE AND SECURITY AGREEMENTS

The amount of money provided as part of this Agreement shall be determined as follows:

Revegetation: \$300 for delivery of equipment and 11.3 cents for each square foot which is proposed to be disturbed by proposed structures approved by the Special Use Permit.

RV Towing: Towing costs for RV=s are based on a Tiering System, in which the cost is based on the type of road (Tier 1, Tier 2 or Tier3) on which the property is located. A map identifying the specific road type is available from the Clear Creek County Planning Department. Towing costs are as follows:

§ Tier 1 Roads (Cost = \$300)

Properties located on a state or county maintained paved roads. Houses, which according to the site development inspector are located on a driveway of more than 1/4 mile in length are considered to be located on a Tier 3 Road - See Below. (Properties that are addressed on such roads but are located on a different road are subject to the fees for the road on which the property is physically located.)

Tier 2 Roads (Cost = \$450)

Properties located on a county maintained dirt roads (as identified the attached map as Primary and Secondary I Roads). Houses, which according to the site development inspector are located on a driveway of more than 1/4 mile in length are considered to be located on a Tier 3 Road - See Below. (Properties that are addressed on such roads but are located on a different road are subject to the fees for the road on which the property is physically located.)

§ Tier 3 Roads (Cost =\$750)

Properties located on any road which does not conform to either of the above two

categories (Tier 1 or Tier 2).

RV Storage: \$240 for storage of each RV/Trailer on site.

Demolition and Removal Costs: The cost for demolition and removal of a structure shall be determined based on the total square footage of the structure, and for the sake of this >Agreement=, can be determined as follows:

\$ Removal Cost = \$567 (for mobilization of equipment).

\$ Demolition Cost per square foot = \$ 4.50

\$ Formula: $\$567.00 + (\$4.50 \times \text{sq ft of structure}) = \text{demolition and removal costs}$

Any use not listed herein will require that the applicant provide three quotes acceptable to the Clear Creek Planning Department.

Applicant is required to pay any fees assessed by other review agencies and professionals, and all necessary recording fees.

Applicant shall pay any and all service fees as approved by the Board of County Commissioners.