



**Town of Monument
Development Services
Department**

Development Impact Fees

NOTE: The fees listed below are current as of October 1, 2009. Applicants are responsible for remitting fees in effect at the time of payment.

Traffic Impact Fees

(Town of Monument Ordinance 09-2001 and 14-2001)

Type of Development	Unit	Fee Per Unit
Single Family Detached	Dwelling Unit (du)	\$707/du
Multi Family (including townhome, attached single family, condominium, mobile home, etc)	Dwelling Unit (du)	\$457/du
Industrial	1,000 square feet (gross floor area)	\$515/ksf*
Office	1,000 square feet (gross floor area)	\$1,186/ksf
Retail – high trip generation (greater than 50 trips/day/1,000sf)	1,000 square feet (gross floor area)	\$4,418/ksf
Retail – low trip generation (50 or less trips/day/1,000sf)	1,000 square feet (gross floor area)	\$2,165/ksf

Note: Deduct first 500 square feet for all uses

* ksf =per 1,000 square feet

Drainage Impact Fees

(Town of Monument Ordinance 07-2002)

Basin Name and Number	2002 Drainage Fee	
	(\$ per impervious acre)	(cents per square foot)
Crystal Creek (FOMO5300)	\$15,464	35.5 ¢
Dirty Woman Creek (FOMO5200)	\$15,464	35.5 ¢
Jackson Creek (FOMO4400)	\$ 3,975	9.13 ¢
Monument Branch (FOMO3800)	\$14,228	32.7 ¢
Palmer Lake (FOMO5400)	\$ 6,961	15.98 ¢
Teachout Creek (FOMO4800)	\$ 2,761	6.34 ¢

Fire Impact Fees

\$700 per dwelling unit for new residential construction, and \$700 per 2,000 square feet, or portion thereof, for new commercial construction.

Baptist Road Impact Fees

Single Family	\$1,500 per unit
Multi Family	\$1,042 per unit

For commercial uses, refer to the BRRTA Fee Schedule (attached)

School Cash In Lieu Fees

<u>Unit Type</u>	<u>Cash-in-Lieu Amount Per Unit</u>
Single-family detached	\$1,350.00
Single-family attached & mobile homes	\$ 762.00
Townhome	\$ 309.00
Multi-family	\$ 154.00

Town of Monument Water Tap Fees

¾"	\$9,000
1"	\$18,000
1 ½"	\$36,000
2"	\$72,000

Monument Sanitation Sewer Tap Fees

Residential and light commercial: \$4,500 for the first 20 fixture units and \$300 per fixture unit thereafter.
Heavy commercial (any commercial property requiring pretreatment, such as a grease interceptor or sand oil interceptor): \$8,000 for the first 30 fixture units and \$300 per fixture unit thereafter.

Note: These fees are provided for your convenience. Confirm the current fees with the Monument Sanitation District.

Triview Metropolitan District Water Tap Fees

Single Family	\$9,600.00
Attached Single Family	\$7,200.00
Apartment	\$5,011.20
Commercial:	
1"	\$ 18,240
1 ½"	\$ 42,240
2"	\$ 77,760
2 ½"	\$127,200
3"	\$182,400

Triview Metropolitan District Sewer Tap and Renewable Water Fees

	Tap	Renewable Water Fee
Single Family	\$ 4,300.00	\$ 200.00
Attached Single Family	\$ 3,225.00	\$ 150.00
Apartment	\$ 2,244.60	\$ 104.40
Commercial:		
1"	\$ 5,000.00	\$ 380.00
1 ½"	\$ 7,500.00	\$ 880.00
2"	\$11,200.00	\$1620.00
2 ½"	\$16,350.00	\$2650.00
3"	\$22,100.00	\$3800.00

Triview Metropolitan Impact Fees:	Single Family	Attached Single Family	Commercial
Drainage	\$1,250.00	\$ 937.50	\$0.23/sq.ft.
Parks, Rec and Landscape	\$3,066.00	\$2,299.50	n/a
Road and Bridge	\$ 984.00	\$ 738.00	see below

<u>Commercial Road and Bridge</u>	<u>Per Square Foot</u>
Shopping Center	\$ 0.89
Specialty Retail	\$ 1.18
Electronics Superstore	\$ 1.07
Free-Standing Discount Store	\$ 1.32
Building Materials Lumber Store	\$ 1.23
Home Improvement Super Store	\$ 0.92
Supermarket	\$ 2.87
Hardware/Paint Store	\$ 1.13
Convenience Market	\$10.62
High Turnover (sit down) Restaurant	\$ 4.63
Fast Food Restaurant	\$11.79
Gas Station	\$23.20
Video Rental	\$ 3.25
Bank	\$10.04
Pharmacy	\$ 2.06
General Commercial	\$ 5.08
Hotel/Motel	\$ 1.35
Office	\$ 0.36
Industrial	\$ 0.23

Utility Company Contacts:

Triview Metropolitan District	(719) 884-8047
Monument Public Works Department (water, storm sewer)	(719) 481-2436
Monument Sanitation District (sewer)	(719) 481-4886
Mountain View Electric Association (electric)	(719) 495-2283
Black Hills Energy (natural gas)	1 (800) 303-0752
Qwest (phone)	1 (800) 244-1111
Comcast (cable)	1 (888) 683-1000