



## PLANNING FEES AND COSTS

### ZONING

[ ] PD Sketch Plan with phasing plan	\$2,000 – plus \$20/acre over 5 acres Retainer - \$1,500
[ ] PD Preliminary Site Plan	\$3,000 – plus \$40/acre (if between 5 and 60 acres); \$30/acre (if over 60 acres)  Retainer – under 60 acres: \$2,000; under 240 acres: \$4,000; over 240 acres: \$6,000
[ ] PD Final Site Plan/Final Site Plan	\$1,200 - plus \$30/acre over 5 acres Retainer - \$1,500
[ ] PD Major Amendment	\$1,200 Retainer - \$3000
[ ] PD Minor Amendment	\$750 Retainer - \$150
[ ] Rezoning	\$1000 Retainer - \$150
[ ] Zoning letters	\$50
[ ] Land Use Permit:	
Residential - New	\$150
Residential - Addition	\$ 25
Commercial/Multi Family	\$125
Residential Fence Permit	\$ 15
Non-Residential Fence Permit	\$ 50
Revocable Permit	\$ 25
Revocable Permit for sandwich sign	\$ 0
Temporary Use Permit	\$ 50
Business Operating in a Parking Lot	\$ 50
Demolition Permit	\$ 50

Variable fence permit review fee; Staff shall have the authority to adjust the fee schedule for single family residential fence reviews that require significantly more time than the standard review fee of \$15 based on an hourly rate of \$50 per hour.

## **SUBDIVISION**

<input type="checkbox"/> Preliminary Plat	\$2,500 – plus \$10/acre (if between 5 and 60 acres); \$10/acre (if over 60 acres) Retainer – under 60 acres: \$2,000; under 240 acres: \$4,000; over 240 acres: \$6,000
<input type="checkbox"/> Final Plat	\$1,000 Retainer - \$1,000
<input type="checkbox"/> Minor Plat or Replat	\$1000 Retainer - \$150
<input type="checkbox"/> Plat Vacation	\$500 Retainer - \$150

## **OTHER**

<input type="checkbox"/> Variance: Non-Residential	\$750 Retainer - \$150
Residential	\$350 Retainer - \$150
<input type="checkbox"/> Use by Special Review	\$500 - plus \$3,000 for requests with infrastructure issues Retainer - \$1000
<input type="checkbox"/> Annexation	\$1000 - plus \$10/acre over 10 acres Retainer - \$1,000
<input type="checkbox"/> Sign Permit	\$100 - plus \$250 landscape bond for all freestanding signs
<input type="checkbox"/> Sign Waiver	\$350 Retainer - \$150
<input type="checkbox"/> Pre-Application meeting	\$0 – plus \$1,000 retainer upon request for consultant review
<input type="checkbox"/> Additional review fee (after two reviews)	\$200 plus \$10/acre (\$1000 maximum fee) per review
<input type="checkbox"/> Hourly Charge	\$50/hr.

\*Concurrent review is charged as “preliminary”

Variable Permit and Development Review Fees; Staff shall have the authority to adjust the fee schedule for projects that require significantly more or less time than the standard reviews or permits based on an hourly rate of \$50 per hour.

## **IMPACT FEES**

BRRTA	\$1500 (Residential) For non-residential fees, see BRRTA Fee Schedule
TRIVIEW INFRASTRUCTURE	\$250
USE TAX	Dependent upon type of permit
TRAFFIC IMPACT FEE After first 500 square feet:	\$707/du- single family \$457/du- multi-family \$515/ksf- industrial \$1,186/ksf- office \$4,418/ksf- retail high trip \$2,165/ksf- retail low trip
DRAINAGE IMPACT FEE	
Crystal Creek	\$15,464 dollars per impervious acre
Dirty Woman Creek	\$15,464 dollars per impervious acre
Jackson Creek	\$3,975 dollars per impervious acre
Palmer Lake	\$6,961 dollars per impervious acre
Teachout Creek	\$2,761 dollars per impervious acre

## **ENGINEERING REVIEW FEES**

The following fees apply for the review of engineering plans:

[ ] Initial review of construction plans and related documents:	\$500 – plus \$40/acre (if between 5 and 20 acres); \$10/acre (if over 20 acres)  Retainer - \$250
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(This includes the initial review plus one additional review of resubmitted documents addressing Town comments).

[ ] For each additional review beyond the initial reviews	\$250 per review (for projects up to 20 acres)  \$500 per review (for projects over 20 acres)
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# SITE DEVELOPMENT AND INFRASTRUCTURE OBSERVATION AND INSPECTION FEES

## SITE PREPARATION AND GRADING

<input type="checkbox"/> 0-5 acres	\$150
<input type="checkbox"/> 5-10 acres	\$250
<input type="checkbox"/> 10-50 acres	\$600
<input type="checkbox"/> Over 50 acres	\$1200

## STORM DRAINAGE

<input type="checkbox"/> Less than 1 acre	\$150
<input type="checkbox"/> 1-5 acres	\$350
<input type="checkbox"/> 5-10 acres	\$600
<input type="checkbox"/> Over 10 acres	\$1200

## POTABLE WATER DISTRIBUTION SYSTEMS

<input type="checkbox"/> Up to 1000 linear feet	\$500
<input type="checkbox"/> 1000-2500 linear feet	\$850
<input type="checkbox"/> 2500-5000 linear feet	\$1800
<input type="checkbox"/> Over 5000 linear feet	\$2400

## SANITARY SEWER COLLECTION AND TRANSMISSION SYSTEMS

<input type="checkbox"/> Up to 1000 linear feet	\$500
<input type="checkbox"/> 1000-2500 linear feet	\$850
<input type="checkbox"/> 2500-5000 linear feet	\$1800
<input type="checkbox"/> Over 5000 linear feet	\$2400

## PAVEMENT

<input type="checkbox"/> Impervious surface 0-10,000 square feet	\$150
<input type="checkbox"/> Impervious surface 10,000-25,000 square feet	\$350
<input type="checkbox"/> Impervious surface 25,000-50,000 square feet	\$600
<input type="checkbox"/> Impervious surface in excess of 50,000 square feet	\$1200

## CURBING OR SIDEWALK

<input type="checkbox"/> Up to 100 linear feet	\$15
<input type="checkbox"/> 100-1000 linear feet	\$120
<input type="checkbox"/> 1000-5000 linear feet	\$350
<input type="checkbox"/> Over 5000 linear feet	\$600

## IRRIGATION

<input type="checkbox"/> Up to 1000 linear feet	\$150
<input type="checkbox"/> 1000-5000 linear feet	\$250
<input type="checkbox"/> Over 5000 linear feet	\$600

**LANDSCAPING**

<input type="checkbox"/> Less than 1 acre	\$50
<input type="checkbox"/> 1-5 acres	\$120
<input type="checkbox"/> 5-10 acres	\$250
<input type="checkbox"/> 10-50 acres	\$600
<input type="checkbox"/> Over 50 acres	\$1200

**DUST CONTROL**

\$50 for any disturbed area exceeding one (1) acre in size

**TREE REMOVAL**

\$25 per tree for any mature tree up to a maximum of \$500

**WORK WITHIN TOWN RIGHT-OF-WAY**

<input type="checkbox"/> Road Cuts and Restoration	\$125 per lane plus \$500 refundable cash bond
<input type="checkbox"/> Jack and Bore	\$125 per lane (no bond required)
<input type="checkbox"/> Maintenance of Traffic	\$100 per application

**FINAL SITE INSPECTION**

<input type="checkbox"/> Less than 1 acre	\$75
<input type="checkbox"/> 1-5 acres	\$125
<input type="checkbox"/> 5-10 acres	\$250
<input type="checkbox"/> 10-50 acres	\$350
<input type="checkbox"/> Over 50 acres	\$600

Note 1: Acceptance of road restoration shall include submittal of subsurface density tests and/or engineer's certification that backfill has been properly compacted and asphalt has been properly installed to meet all applicable standards.

Note 2: A Maintenance of Traffic Plan is required for any work done within a Town right-of-way. The plan must be submitted by a person or entity qualified to prepare such a plan. Work within the right-of-way may not commence until the plan and the installation are approved by the Town.

For any activity not in a listed category including but not limited to investigation fees, fee(s) due and payable pursuant to Chapter 17.09 of the Monument Municipal Code will be assessed at \$50 per hour.