

El Paso County Development Services Fee Schedule (effective 5/10/2010)

APPLICATION TYPE	PROJECT TYPE	CURRENT FEES	Surcharge Included (\$37*)
Early Assistance Meeting (as opposed to ad hoc)	A	\$390	\$427
Early Assistance Meeting-Wind and/or Solar Energy Generation Plan	A	\$13,000	?
Resubmittal of Applications (after 3rd Review)	C3	\$1,800	\$1,837
Zoning Actions			
Rezoning			
Rezoning - All Conventional Zones	D	\$3,500	\$3,537
Rezoning - Planned Unit Development (PUD)	D	\$6,900	\$6,937
Rezoning - Planned Unit Development (PUD) Concept Plan	D	\$4,800	\$4,837
Major Revision to a Planned Unit Development (PUD) Plan	D	\$4,300	\$4,337
Minor Revision to a Planned Unit Development (PUD) Plan	C3	\$2,300	\$2,337
Development Agreement with PUD,	D	\$2,250	\$2,287
Vested Rights with PUD	D	\$2,250	\$2,287
Rural Land Use Plan Overlay	D	\$4,800	\$4,837
Wind and/or Solar Energy Generation Plan Overlay	D	???	
Use Subject to Special Review			
Major Special Review	D	\$4,200	\$4,237
Special Use-Minor, Administrative or Renewal	D	\$2,000	\$2,037
Special Use Renewal-Tower	D or C	\$3,000	\$3,037
Rural Home Occupation as a Special Use (20% of Minor Special Use fee)	C	\$400	\$437
Extended Family Housing (20% of Minor fee)	C	\$400	\$437
Administrative Mining or Batch Plant Permit	C2	\$1,700	\$1,737
Use Variances			
Major Use Variances	D	\$4,200	\$4,237
Minor Use Variances (2nd dwelling or renewal)	D	\$2,900	\$2,937
Use Variance Renewal-Tower	D	\$3,000	\$3,037
Utility Locations			
Approval of Location, Site Application	D	\$3,800	\$3,837
Board of Adjustment Variances			
Lot Area or Lot Area in combination with other variance	D	\$1,000	\$1,037
Day Care Spacing, Setbacks, Physical Dimension, Structural Location, Bulk Limitations, Parking, Signs, Distance Separation, Landscaping (above the administrative relief amount).	D	\$1,000	\$1,037
Administrative Relief	C2	\$550	\$587
Appeal of Administrative Determination			
Appeal of Administrative Determination or Decision to BoCC or BOA (applicant only)	D	\$850	\$887
Appeal by affected party other than applicant	D	\$250	\$287
Subdivision Actions			
Sketch Plan			
Major Sketch Plan	D	\$9,000	\$9,037
Minor Sketch Plan	D	\$4,800	\$4,837
A major sketch plan is any plan encompassing over 200 acres in area or more than 100 dwelling units, or including more than 10 acres of developable non-residential space.			
Major Revision to Existing Sketch Plan	D	\$6,500	\$6,537
Minor Revision to Existing Sketch Plan	D	\$3,300	\$3,337
Major Revision is defined as any one of the following: 1) A change in land use type(s) for 25% or more of the existing Sketch Plan area; 2) 25% or greater increase in projected population or employment; 3) 25% or greater addition or area to the original Sketch Plan; 4) 10% or greater decrease in total park and/or open space area. Minor Revision is any revision required pursuant to Section 47.B.9 (as may be amended) that does not meet the thresholds of a major revision.			
Preliminary Plan			
Major Preliminary Plan (21+ Residential lots or tracts or 5+ Commercial lots or tracts)	D	\$9,700	\$9,737
Minor Preliminary Plan (1-20 Residential lots or tracts or 1-4 Commercial lots or tracts)	D	\$7,000	\$7,037
Note: Mixed subdivisions will be charged on predominant use.			
Waiver or Deviation (with the preliminary plan or plat app, 2 waivers or deviations in combination is not charged)	B5	\$550	\$587
Preliminary Plan Amendment (Major)	D	\$4,500	\$4,537
Preliminary Plan Amendment (Minor)	D	\$3,800	\$3,837
Early Grading Plan associated with Preliminary Plan (Construction Permit required) (before or after Preliminary Plan)	C	\$1,100	\$1,137
Final Plat			
Major Final Plat (21+ Residential lots or tracts or 5+ Commercial lots or tracts; with public improvements)	D	\$6,000	\$6,037
Minor Final Plat (1-20 Residential lots or tracts or 1-4 Commercial lots or tracts; with public improvements)	D	\$5,300	\$5,337
Note: Mixed subdivisions will be charged on predominant use.			
Waiver or Deviation (if not approved with Preliminary Plan 2 waivers or deviations in combination is not charged)	D	\$550	\$587
Minor Subdivision (4 or less lots, residential, no preliminary required)	D	\$4,500	\$4,537
Townhome, Condominium, or Crystal Park Plat	C1	\$1,050	\$1,087

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Final Plat Amendments or Extensions, Replats				
Final Plat Amendment, Level 2 (additional lots or tracts, significant roadway changes; substantial change to water supply; may need preliminary plan amendment)	D	\$3,700	\$3,737	VR
Final Plat Amendment, Level 1 (same or less lots, plat note modification or deletion, remove completed plat restriction, release of plat restriction w/Subdivision Improvement Agreement (SIA) to replace condition, reconsideration of expired plat, change defined access locations; change floodplain boundary or restriction; non-substantial change in water supply; lot line/building envelope adjustment; vacation of plat-no right of way) Hearings may be required.	D or C2	\$1,700	\$1,737	PNW, SF,VR, V
Extension of Time to Record Plat (administrative)	B5	\$550	\$587	N/A
Plat Correction	B5	\$550	\$587	VR
Miscellaneous Subdivision and Exemption Actions				
Subdivision Exemption, Rural Land Use Plan (RLUP)	D	\$2,900	\$2,937	EX
Highway ROW, Utilities, Open Space Exemption	B5	\$550	\$587	EX
Boundary Line Adjustment for Unplatted Land, Combination of Contiguous Parcels	B5	\$550	\$587	EXBL
Waiver of Subdivision Regulations (in advance of a submittal)	D	\$2,300	\$2,337	WV
Project Name Change	B3	\$225	\$262	N/A
Vacations and Mergers				
Major Vacation (with Plat Document or Resolution)				
Plat Vacation with Right-of-Way (ROW), Vacation of ROW	D	\$3,100	\$3,137	V
Road Disclaimer	D	\$1,500	\$1,537	N/A
Minor Vacatlons (administrative)				
Vacation of Interior Lot Lines; Utility, Drainage or Sidewalk Easements; Sight Visibility; View Corridor	C2	\$1,700	\$1,737	V
Mergers				
Merger Agreement	B5	\$550	\$587	MER
Construction Documents and Public Improvements				
Construction Plan Review				
Major Construction Drawings (21+ Residential lots or tracts or 5+ Commercial lots or tracts)	D	\$4,300	\$4,337	CDR
Minor Construction Drawings (1-20 Residential lots or tracts or 1-4 Commercial lots or tracts)	D	\$3,400	\$3,437	CDR
Amendment to Approved Construction Drawings	C2	\$1,700	\$1,737	CDR
Review of Construction Drawings not associated with a project (Major, based upon estimated review hours)	C4	\$2,400	\$2,437	CDR
Review of Construction Drawings not associated with a project, or grading & erosion control plan not concurrent with preliminary plan. (Minor, based upon estimate review hours)	C2	\$1,700	\$1,737	CDR
Deviation (ECM-per deviation in excess of 2)	B5	\$550	\$587	?
Construction Permit Issuance (in addition to Plan Review)				
Construction Permit-Major Final Plat(CO required and/or permanent BMPS and/or offsite improvements)	C	\$4,400	\$4,437	N/A
Construction Permit-Major Final Plat with Early Grading Credit	C	\$3,400	\$3,437	N/A
Construction Permit-Minor Final Plat	C	\$2,400	\$2,437	N/A
Construction Permit-Minor Subdivision with Improvements	C	\$1,800	\$1,837	N/A
Construction Permit-Site Development Plan Major	C	\$1,700	\$1,737	N/A
Construction Permit-Site Development Plan Minor	C	\$1,000	\$1,037	N/A
Construction Permit-Early Grading or grading	C	\$1,600	\$1,637	N/A
Erosion & Sediment Quality Control Permit (stand alone activity without concurrent commercial Site Development Plan or construction drawing submittal)	C4	\$1,500	\$1,537	ESQCP
Public Facility Agreements & Financing Mechanisms				
Modification to Subdivision Improvement Agreement (SIA)	D	\$1,700	\$1,737	N/A
Development Agreement (not concurrent with a project)	D	\$4,500	\$4,537	N/A
Maintenance Agreement for Ponds, Access, Joint Well, Walls (not concurrent with a project)	C1	\$1,050	\$1,087	N/A
Cost Recovery	D	\$3,600	\$3,637	N/A
Facility Acceptance & Release of Funds				
Renew Collateral	B5	\$550	\$587	N/A
Letter of Credit Partial Release (3 releases per project included in the construction permit fee, 4th or greater release is charged fee)	B5	\$550	\$587	N/A
Road or Facility Acceptance-Preliminary	C2	\$1,700	\$1,737	N/A
Road or Facility Acceptance-Final	C4	\$1,500	\$1,537	N/A
Special Districts				
Special District ⁵ (multiple districts for the same project is one fee-Minimum fee, see note 5)	D	\$6,750	\$6,787	ID
Special District Amendment ⁵	D	\$4,500	\$4,537	ID

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Solid Waste Facilities				
Major Certificate of Designation				
<i>Solid Waste Disposal Site and Facility (includes scrap tire)</i>	D	\$20,000	\$20,037	N/A
<i>Enclosed or Open Trash Transfer Facility if Certificate of Designation Required</i>	D	\$10,000	\$10,037	N/A
Minor Certificate of Designation				
<i>Inert Material Disposal (not qualifying for exemption)⁶</i>	D	\$10,000	\$10,037	CD
<i>Inert Material Disposal (ESQCP included) (less than 10 acres or 100,000 cubic feet, lasting less than 18 months)⁶</i>	C	\$2,700	\$2,737	CD
<i>Major Amendment to Certificate of Designation</i>	D	\$10,000	\$10,037	CD
<i>Minor Amendment to Certificate of Designation</i>	C3	\$1,800	\$1,837	CD
Administrative Permits and Approvals				
<i>Site Plan-residential (SFD-single family dwelling), Addition to Property (ADD-home addition, deck, accessory building), Agricultural Building (AG), Additional Dwelling Unit (ADU).</i>	A	\$110	\$147	SFD ADD
<i>Driveway Permit Curb & Gutter</i>	B1	\$100	\$137	AP
<i>Driveway Permit Public Road with Drainage Ditches</i>	B4	\$170	\$207	AP
<i>Driveway Access Waiver (private drive) or Commercial Access Permit</i>	B1	\$67	\$104	AP
<i>Builder Erosion & Sediment Quality Control Permit</i>	A	\$100	\$137	ESR
<i>Temporary Use</i>	A	\$110	\$147	TU
<i>Extension on Temporary Use, Temporary Mobile Home (MOB)</i>	B2	\$210	\$247	TU
<i>Child Care/Adult Care/Group Home Permit</i>	B2	\$210	\$247	DC
<i>Home Occupation Permit</i>	B2	\$210	\$247	HOC
<i>Septic Permit</i>	A	\$110	\$147	SEP
<i>Accessory Use Agreement</i>	B2	\$210	\$247	AUA
<i>Administrative Determination-Zoning Interpretation, Determination of Nonconformity, Zoning Compliance Request</i>	B3	\$225	\$262	ADM, INT
<i>Medical Marijuana Land Use</i>	B	\$700	\$737	N/A
<i>Oil and Gas Exploration</i>	C2	\$1,700	\$1,737	TU
<i>Major Commercial Site Development Plan</i>	C5	\$2,800	\$2,837	PPR
<i>Minor Commercial Site Development Plan</i>	C3	\$1,800	\$1,837	PPR
<i>Commercial Over the Counter Site Development Plan Review</i>	B2	\$210	\$247	COM
<i>Sign Permit, Billboard Credit</i>	B3	\$225	\$262	SC
<i>Additional sign on same property at same time \$125 (no surcharge)</i>		\$125		SC
<i>Landscape Completion Agreement</i>	B5	\$550	\$587	N/A
<i>Deviation/Administrative Relief, Alternative Landscape Plan</i>	B5	\$550	\$587	ADR
<i>Co-location agreement on Tower</i>	C2	\$2,000	\$2,037	TWR
Publication Fees				
<i>Land Development Code Books</i>		\$50		
<i>Comprehensive Plans</i>		\$25		
<i>Landscape Manuals</i>		\$20		
<i>Copies</i>		25 cents		
<i>Large Format Copies</i>		\$10		
<i>New Zoning Map Book Sales</i>		\$65		
<i>Individual Zoning Maps</i>		\$5		
<i>Drainage Criteria Manuals</i>		\$30		
<i>Engineering Criteria Manuals</i>		\$50		
<i>County Road Maps</i>		\$2		
<i>CD Copy of Report/File (if digitized)</i>		\$12		
<i>Copies of Hearing Recordings</i>		\$2		
<i>Research (hourly rate)</i>		\$50		
FEE NOTES				
** Surcharge is used for technology upgrades.				
1) The Development Services Director may waive or reduce an applicable fee for exceptional circumstances including but not limited to: a) The elimination of an obsolete zoning designation, b) County-initiated applications, c) concurrent submittals.				
2) Unless an error occurred by County staff which resulted in the filing of an unnecessary application, the maximum fee refund for a withdrawn application is 80% of the original fee, and no refunds will be granted for applications once they have been officially forwarded to agencies for review.				
3) For those projects that, because of their size, type of operation, or technical details which are beyond the technical expertise of the El Paso County staff and require review and the provision of appropriate technical expert testimony at any required public hearing(s) before the County's governmental bodies or contracted employees of the County, the costs for said review and the provision of said expert shall be paid by the applicant. The extent and nature of said costs shall be established between the applicant and El Paso County prior to formal submittal.				
4) For those applications/ requests which are not specifically listed, the Development Services Director shall establish the submittal fee. Said fee will be based upon the most closely related identified application type.				
5) Special District review costs shall not exceed 1/100 of 1% of bonded indebtedness. The exact fee will be determined at the early assistance or application stage.				
6) Inert Material is defined as earth, sand, gravel, rock, hardened concrete, masonry, asphalt paving fragments, scrap lumber and plywood, drywall, shingles, and other demolition or construction waste. It does not include, among other things, asbestos or anything containing hazardous or toxic wastes or materials, yard clippings or other such organic wastes, scrap tires, junk vehicles, sludge or industrial wastes or by products, or petroleum or other contaminated soil.				
7) Waiver or deviation requests are 2 per project, in combination. If subsequent waivers or deviations are requested after original approval of 2, additional charges are applicable.				