

Development Review Fee Schedule

Updated November 18, 2009



Estes Park Community Development Department
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Submittals will not be accepted unless the applicable fee has been paid.

ITEM	Town Fees as of October 1, 2008	County Fees as of September 14, 2009
<input type="checkbox"/> Administrative Appeal	\$300	\$200
<input type="checkbox"/> Annexation (Less subdivision or development plan review base fee, if paid)	\$1,500	N/A
<input type="checkbox"/> Cell-Towers Administrative Review	\$1,300	\$1,300
Condominium Subdivision		
<input type="checkbox"/> Pre-Application Conference	\$500	\$800
<input type="checkbox"/> Preliminary Condominium Map (Less development plan review fee, if paid)	\$1,200	\$285
<input type="checkbox"/> Final Condominium Map	\$285	\$285
<input type="checkbox"/> Supplemental Condominium Map	\$285	\$285
<input type="checkbox"/> Amended Condominium Map	\$560	\$600
Development Agreement or Annexation Agreement		
<input type="checkbox"/> Development Agreement Modification	\$600	\$0
Development Plan (including Special Review, Location and Extent, and PUD)		
<input type="checkbox"/> Pre-Application Conference	\$500	\$800
<input type="checkbox"/> Development Plan	\$2,000	\$2,000
<input type="checkbox"/> Development Plan Amendment	\$600	N/A
Improvement Guarantee and Letter of Credit		
<input type="checkbox"/> Set Up *	\$200	\$0
<input type="checkbox"/> Release at Completion of Phase	\$300	\$0
<input type="checkbox"/> Final Release into Warranty Period **	\$300	\$0
<input type="checkbox"/> Expiration of Warranty Period	\$200	\$0
* If total guaranteed amount is \$5,000 or less, only set-up fee is charged		
** Final release fee waived if work is completed within ONE YEAR of date improvement guarantee is signed		
<input type="checkbox"/> PUD: Fees shall be equal to the cumulative amount of all applicable review fees.		
Land Subdivision		
Preliminary Plat:		
<input type="checkbox"/> Pre-Application Conference	\$500	\$800
<input type="checkbox"/> Preliminary Subdivision Plat	\$3,000	\$3,000
<input type="checkbox"/> Preliminary Plat Time Extension	\$600	\$600
Final Plat:		
<input type="checkbox"/> Final Subdivision Plat	\$3,600	\$3,600
<input type="checkbox"/> Final Plat Time Extension	\$600	\$0
Minor Land Subdivision		
<input type="checkbox"/> Pre-Application Conference	\$500	\$800
<input type="checkbox"/> Minor Land Subdivision	\$1,200	\$1,700
<input type="checkbox"/> Amended Plat (platted lots)	\$560	\$600
<input type="checkbox"/> Boundary Line Adjustment (metes & bounds properties)	\$300	\$300
<input type="checkbox"/> Lot Consolidation Plat (metes & bounds properties)	\$400	\$600

ITEM	Town Fees as of October 1, 2008	County Fees as of September 14, 2009
Other Administrative Review		
<input type="checkbox"/> Review that requires Board/Commission approval	\$300	N/A
<input type="checkbox"/> Staff-level Review	\$100	N/A
<input type="checkbox"/> Rezoning (Less subdivision or development plan review base fee, if paid)	\$3,000	\$4,000
<input type="checkbox"/> Right-of-Way or Easement Vacation	\$100	\$200
<input type="checkbox"/> Separate Lot Review (Legal Lot Determination)	\$100	\$0
<input type="checkbox"/> Street Name Change	\$100	\$100
<input type="checkbox"/> Temporary Use Permit	\$50	\$50
Variance Petition		
<input type="checkbox"/> Board of Adjustment – Prior to Construction	\$500	\$500
<input type="checkbox"/> Board of Adjustment – After Construction	\$880	\$500
<input type="checkbox"/> Staff-Level Minor Modification – Prior to Construction	\$100	\$50
<input type="checkbox"/> Staff-Level Minor Modification – After Construction	\$185	\$50
Zoning Compliance Review Fees (for building permits)		
<input type="checkbox"/> New Residential Structure*	\$85	\$85
<input type="checkbox"/> Residential Addition*	\$65	\$65
<input type="checkbox"/> New Commercial Structure*	\$180	\$180
<input type="checkbox"/> Commercial Addition*	\$180	\$180
* Collected as a portion of building permit fees		

OTHER AGENCY FEES

<input type="checkbox"/> Colorado Geological Survey Fee - Checks payable to Colorado Geological Survey * Refer to Colorado Geological Survey Fee Chart for Land Use Review Fees http://geosurvey.state.co.us/Default.aspx?tabid=485	*	*
<input type="checkbox"/> Recording Fees (submit with documents for recording) - Checks payable to Larimer County MYLAR: \$10.00 per page plus \$1.00 8½" x 11" and legal-sized documents: \$5.00 per page plus \$1.00		
<input type="checkbox"/> Wildfire Hazard Review - Checks payable to Larimer County	\$200	\$200

NOTE: An additional fee equal to 20% of the original application fee will be charged for all incomplete applications or for multiple requests for plan revisions.

NOTE: Non-profit organizations and special taxing districts may request a fee waiver for projects within Town limits. The Community Development Department Director is authorized to waive fees up to \$3,000 per project or \$3,000 per affordable housing unit. Request for fee waiver of greater than \$3,000 shall be reviewed by the Town Board of Trustees.

NOTE: The official Larimer County Fee Schedule supercedes all Larimer County fee information on this form. Copies are available online at:
<http://www.co.larimer.co.us/planning/planning/>
Click on "Current Development Review Fees."