



**MONTEZUMA COUNTY  
DEPARTMENT OF PLANNING AND ZONING  
-FEE SCHEDULE**

**January 1, 2017**

**\*\*Note: All fees paid are non-refundable.**

<b>TYPE OF APPLICATION</b>	<b>FEE</b>
<b><u>All New Proposed Subdivisions:</u></b>	
Minor.....	\$500.00 per Lot
Moderate .....	\$550.00 per Lot
Major.....	\$650.00 per Lot

**Subdivision Road Impact Fees:**

Minor Subdivision Fee per Lot.....	\$1,400.00
.....	plus \$25/per lot/per mile
Moderate & Major Subdivision Fee per Lot.....	\$2,750.00
.....	plus \$50/per lot/per mile

(Moderate & Major Subdivision Fees apply to Mobile Home Planned Unit Developments per space.)

**Amendment of an Approved Subdivision:**  
Any lot in an approved subdivision that is further subdivided shall pay all new subdivision fees in effect at the time of application of said new subdivision for both the existing lot and any new lots. If the lot that is being further subdivided would have caused an impact classification change to the original subdivision (e.g. moderate to major) than the fees collected shall be at the higher classification level.

For example, there is an existing five (5) lot moderate subdivision and each lot is 9 acres in size, and the owner of Lot A would like to subdivide their lot into three, 3-acre lots. The fees imposed would be the Major Fees for the proposed 3 Lots.

**Review of Plat by County Surveyor:** .....\$75.00 minimum  
*Review of complex, Moderate or Major developments may be subject to additional review fees @ \$50.00 per hour.*

**Zoning Applications:**

Proposed with New Development .....	\$500.00
To Meet a High Impact Permit Requirement.....	\$500.00
Compliant Tracts requiring Zoning for “Uses by Right” .....	\$200.00

High Impact Permit:

Each New Permit .....	\$1,000.00
Amendment to Existing Permit.....	\$500.00
Annual Reviews ( <i>if a condition within the original permit</i> ).....	\$150.00
Administrative Adjustments .....	\$30.00

Special Use Permit:

Each Permit.....	\$500.00
Administrative Adjustments .....	\$30.00

Boundary Line Adjustment:

Tracts Create Prior to 1972, Administrative Fee .....	\$30.00
Tracts Create by Resolution/Exemption .....	\$75.00
Boundary Line Adjustment/Zoning Requirement .....	\$200.00

New Exemption .....	\$250.00
Exemption with change in zoning requirements .....	\$450.00
<u>After-the-Fact Exemptions:</u> .....	\$500.00 per lot
After-the-Fact Exemption with change in Zoning requirements ...	\$700.00 per lot

Exemption Amendment:

Without a change in Zoning Requirements: .....	\$75.00
With a change in Zoning Requirements: .....	\$275.00

<u>Variance Requests:</u> .....	\$100.00
Temporary Variance .....	\$75.00

Floodplain Certification: Floodplain Development Notification and Compliance Form, Records and Review Fee..... \$50.00

General Road Impact Fees:

Primary Residential (per housing unit).....	\$1,400.00
.....	plus \$25/per unit/per mile
Residential Accessory (per housing unit not to exceed 1,500 sq.ft.)...\$1,000.00	
.....	plus \$25/per unit/per mile

**Non-Residential Road Impact Fees (per sq. ft. of floor area)**

Retail / Light Industrial .....	\$1.21
Manufacturing.....	\$0.66
Warehousing .....	\$0.61
Mini-Warehouse .....	\$0.43
School .....	\$1.77
Restaurant / Hospital.....	\$2.86

Office .....	\$1.91
Business Park .....	\$2.21
<b>Non-residential (per unique demand indicator)</b>	
Assisted Living (per bed).....	\$462.00
Lodging (per room).....	\$978.00
Day Care (per student) .....	\$373.00

RV Park Planned Unit Development.....\$1,000.00 plus \$25/per space/per mile off nearest State Highway.

*See “Procedure for Collecting Road Impact Fees” on Page 5 for more information.*

1. Road Impact Fees resulting from a change in, or expansion of, use shall be calculated using the difference in cost between the Road Impact Fee in effect at the time of application, less any Road Impact Fees already paid as a part of a previous application or use.

2. Any new use or change in use on property that has been abandoned will pay current road impact fees.

3. In the event the Board of County Commissioners denies a development request wherein Road Impact Fees were paid, the Board of County Commissioners will have the authority to determine if those fees are refundable.

Vacating Right-of-Way/Access: .....\$500.00  
*(Additional Fees for research are applicable, see Research Fee within this schedule)*

Petition for Local Improvement District: Any petition to create a Local Improvement District filed with the County will require an administrative fee payment of \$2,000.00. All other costs associated with the process in creating the District will be at the expense of the Petitioner(s), i.e. publications, surveys, postage, etc.

Public Notice Publication Fees: Applicant(s) shall pay any/all publication fees associated with their proposed development. The Planning Department will prepare and publish Public Notices. Applicant will reimburse all costs to Montezuma County.

Professional Review Fee:  
 Applicants will pay any/all technical consultant fees, including, but not limited to, engineer, architect, and legal expenses incurred by the County, of whom the County may retain at its sole discretion to review any application.

Recording Fees: *(Checks or Money Orders payable to Montezuma County Clerk and Recorder)*  
 Clerk & Recorder .....\$13.00 1<sup>st</sup> page  
 .....\$5.00 each added page

Land Survey Deposit.....\$24.00  
 Subdivision Mylar .....\$13.00

Miscellaneous Fees:

Land Use Code .....\$10.00  
 Comprehensive Land Use Plan .....\$10.00  
 Copies (Black & White).....\$.25/page  
 Color Copies .....\$1.00/page

*Any request exceeding 100 pages will be contracted out to a local printer. Charges will be passed on to the Applicant / Petitioner at Montezuma County's printer's rates in effect at the time of copying.*

Plat Copies .....\$10.00 Each

Mileage .....Current Rate for Montezuma County

Postage/Shipping.....Actual Costs

*Cost will be billed per USPS, Fed Ex, UPS, or other rates in effect at time of mailing or shipping.*

*Note: Montezuma County will not fax or email research requests.*

Signage: .....\$50.00 Each

*(red designation, stop, yield, no turn, etc)*

Research Fee: .....\$75.00/Employee/Hour

Supplemental Fees:

School Land Dedication fee-in-lieu of/Cortez RE-1 .....

Gross (All Unit Types).....\$1,043.85 Per Plat

School Land Dedication fee-in-lieu/Mancos RE-6 .....

Gross (All Unit Types).....\$276.00 Per Plat

School Land Dedication fee-in-lieu/Dolores RE-4A .....

Gross (All Unit Types).....\$535.00 Per Plat

NRCS-Dolores and Mancos Soil Conservation District Review Fee.\$30.00 Per Lot

## **PROCEDURE FOR COLLECTING ROAD IMPACT FEES**

Developer will pay Road Impact Fees associated with Primary Residential Structures during the development process and prior to approval of the final plat.

Landowners within a subdivision that desire to construct a residential structure will be required to pay the Road Impact Fees at the time of submitting a Septic Application. No Septic Permit will be issued until fees have been paid.

Landowners not within a subdivision that desire to construct a primary residential structure and (or) a residential accessory structure will be required to pay the Road Impact Fees at the time of submitting a Septic Application. No Septic Permit will be issued until fees have been paid.

Landowners within a 35+ acre subdivision that desire to construct a primary residential structure and (or) a residential accessory structure will be required to pay the Road Impact Fees at the time of submitting a Septic Application. No Septic Permit will be issued until fees have been paid.

Landowners who wish to construct and (or) operate commercial or industrial structure(s) will be required to pay the Road Impact Fees prior to a High Impact Permit and (or) Special Use Permit being issued by the Board of County Commissioners.

All Road Impact Fees shall be paid directly to the Montezuma County Planning Department.