

TOWN OF PALMER LAKE FEE SCHEDULE

	2023 FEE	Code Ref:
ADMINISTRATION - LICENSES & PERMITS		
BUSINESS LICENSE		Ch 5.04
New Application	\$75	
Annual Renewal	\$50	
SIGN PERMIT	\$100 / sign	Ch 17.76
SHORT TERM RENTAL		Ch 5.08
Safety Inspection Fee	\$75	
Class 1 owner occupied		
New Application	\$250	
Annual Renewal	\$150	
Class 2 non-owner occupied		
New Application	\$500	
Annual Renewal	\$300	
LODGING FEE (less than 30 consecutive days)	\$2 / night	Ch 3.08
OUTDOOR AMPLIFIED SOUND EVENT PERMIT	\$0	
PUBLIC DISPLAY PERMIT	\$0	Ch 5.36
LIQUOR SPECIAL EVENT PERMIT (non-profit ONLY)	\$100 / day	
LIQUOR LICENSE - Local Fee		Ch 5.24
<i>*See Colorado Department of Revenue (Fee to State - New & Annual Renewal)</i>		
https://sbg.colorado.gov/liquor		
<i>*Meet with Town Clerk for NEW application packet including all respective fees</i>		
New License Application	\$1,000	
Transfer of Ownership	\$750 -> 1000	
Change of Location	\$750	
Renewal Application	\$100	
Corporation/LLC Change - Legal Entity	\$100	
Manager Registration	\$75	
Take Out / Delivery Permit	\$15	
Local License Fee - Restaurant/Lodging/Tavern (depends on license type)	\$75	
MARIJUANA LICENSE - Local Fee		Ch 5.20-21
<i>*See Colorado Department of Revenue (Fee to State - New & Annual Renewal)</i>		
https://sbg.colorado.gov/med/applications-and-forms		
<i>*Meet with Town Clerk for NEW application packet</i>		
New (Initial) Application Fee	\$2,500	
New/Annual Renewal License Fee for Medical MJ	\$1,500	
New/Annual Renewal License Fee for Recreational MJ	\$2,000	
Change - Modification of Premises	\$500	
<i>*Note: DR 8545, item 3. MOP - Local Licensing approval prior to MED approval per Rule 2-260</i>		
Change - Legal Structure (Member)	\$500	
Transfer of Ownership	\$2,500	
DUPLICATE LICENSE FEE	\$10	
LATE RENEWAL FEE > 30 DAYS	\$15	
SOLICITOR / PEDDLER PERMIT	\$25 / day	Ch5.12/16
SPECIAL EVENT PERMIT	\$100 / event	
<i>*Fee plus applicable reservation/rental fees</i>		

TOWN OF PALMER LAKE FEE SCHEDULE

	2023 FEE	Code Ref:
TOWN PROPERTY - RESERVATION & RENTAL FEES		
PALMER LAKE PAVILION		
Resident - minimum 4 hour	\$50 / 4-hour	
Resident - full day	\$100 / day	
Non-resident - minimum 4 hour	\$75 / 4-hour	
Non-resident - full day	\$150 / day	
VILLAGE GREEN / GAZEBO		
Resident - minimum 4 hour	\$50 / 4-hour	
Resident - full day	\$100 / day	
Non-resident - minimum 4 hour	\$75 / 4-hour	
Non-resident - full day	\$150 / day	
CENTENNIAL PARK / GAZEBO		
Resident	\$75 / day	
Non-resident	\$100 / day	
GLEN PARK / PICNIC AREA		
Resident	\$50 / day	
Non-resident	\$75 / day	
NON-REFUNDABLE (PORTION) RESERVATION FEE	\$25	
PLUS DAMAGE DEPOSIT FOR PROPERTY (Refundable)	\$75	
ROCKIN RAILS DISC GOLF COURSE		
Special Event	\$150 / day	
League Play (criteria)	\$250 / year	
REFUNDABLE DAMAGE DEPOSIT	\$250 / event	
HISTORIC TOWN HALL		
Rental Event by Hour	\$50 / hour	
Non-Profit Event	\$25 / event	
RENT/ Round Tables (10) & Chairs (80)	\$250 / event	
Set: 1 table & 8 chairs	\$25 / set	
Town Hall Maint/Utility Fee	\$65 /event	
PLUS Damage Deposit (Alcohol)	\$500 / event	
GLEN TRAILHEAD PARKING (+ applicable payment process fee)	\$5 / day	
<i>*Holiday/special event parking may be modified</i>		

PUBLIC WORKS & WATER FEES

NEW WATER TAP/LINE SET		Ch 13.08
Tap Fee, based on tap size:		
3/4" (or smaller)	\$	23,838.42
1"	\$	43,667.22
1.5"	\$	76,714.43
2"	\$	116,369.65
3/4" (or smaller) out of town	\$	35,757.63
1" irrigation	\$	65,500.83
2.5"	\$	164,346.99
4"	\$	318,770.96
Meter (with accessories and inspection)		\$650 -> 850
<i>Coordinate with Water Department for inspection</i>		

TOWN OF PALMER LAKE FEE SCHEDULE

	2023 FEE	Code Ref:
Minimum Monthly Bill (before usage), based on tap size:		
3/4" (or smaller)	\$ 85.00	
1"	\$ 111.85	
1.5"	\$ 157.01	
2"	\$ 211.24	
3/4" (or smaller) out of town	\$ 127.50	
1" irrigation	\$ 167.78	
2.5"	\$ 277.04	
4"	\$ 489.94	
Water Usage Rates (meters read in 100 gl increments)		
1-999 gl	\$ 0.840 per 100 gal	
1,000-2,999 gl	\$ 1.20 per 100 gal	
3,000-5,999 gl	\$ 1.45 per 100 gal	
6,000-8,999 gl	\$ 1.65 per 100 gal	
9,000-11,999 gl	\$ 1.90 per 100 gal	
12,000-19,999 gl	\$ 2.10 per 100 gal	
20,000+ gl	\$ 2.30 per 100 gal	
<i>Tap Fees are subject to annual 5% increase per Resolution 54 of 2023</i>		
<i>Water Usage Rates and Base Fees are established per Resolution 54 of 2023</i>		
Water Flushing R: (meters read in 100 gl increments)		
1-2999 gl	\$ 2.80 per 100 gal	
3000-5999 gl	\$ 3.00 per 100 gal	
6,000-12,999 gl	\$ 3.20 per 100 gal	
13,000-24,999 gl	\$ 3.40 per 100 gal	
25,000+ gl	\$ 3.60 per 100 gal	
LATE PAYMENT FEE	\$15 / mo	
PAST DUE INTEREST RATE (water charge only)	18% / yr	
SHUT OFF / TURN ON DUE TO NON PAYMENT	\$20 /incident	
SHUT OFF / TURN ON SERVICE CALL DURING BUSINESS HOURS	\$0	
NON-EMERGENCY SERVICE CALL	\$45 /incident	
EMERGENCY SERVICE CALL	\$0	
RESIDENTIAL WELL PERMIT - subject to \$15,000 drilling allowance	\$23,838.42	
DRIVEWAY / STREET CUT PERMIT (ROW)	\$200	
DEMOLITION PERMIT	\$100	
STOCKPILING PERMIT - Removal or stockpile or grading	\$250	
LAND USE APPLICATIONS		
<i>*Fees PLUS applicable land use 2% use tax</i>		
NEW CONSTRUCTION, ADDITION (Building Permit)	\$200+	Ch 16
OTHER (Remodel, Re-roof, Deck, Solar, etc)	\$50+	
DRAINAGE	Calculation w/land use	
PRE-APPLICATION MEETING	\$0	
PRELIMINARY PLAT	\$500 -> 2,500 + \$100/lot	1000
FINAL PLAT	\$500 -> \$1250 + \$200/lot	

TOWN OF PALMER LAKE FEE SCHEDULE

	2023 FEE	Code Ref:
MASTER PLAN	\$1,000+	
MINOR SUBDIVISION (less than 5 parcels)	\$750 -> \$1,500 1000 -	
REPLAT/RESUBDIVISION APPLICATION	\$500 -> \$1,500	
VACATION of RIGHT OF WAY, EASEMENT, PLAT	\$500 -> \$1,000	
ANNEXATION Over 10 Acres	\$1,000 -> \$3,000	
ANNEXATION 10 Acres or Less	\$2,000	
CONDITIONAL USE REQUEST	\$250 -> \$500	
VARIANCE (APPEAL) - RESIDENTIAL	400 -> \$300	
VARIANCE (APPEAL) - NON-RESIDENTIAL	\$750	
PLANNED UNIT DEVELOPMENT (PUD) REQUEST	was \$1,000	
PUD Sketch Plan (Concept)	\$750 + 200/lot	
PUD Plan 5 Acres or Less	\$3000 + 200/lot	
PUD Plan Over 5 Acres	\$4000 + 200/lot	
PUD Final Development Plan 5 Acres or Less	\$3,000	
PUD Final Development Plan Over 5 Acres	\$3,000	
PUD AMENDMENT Minor/Major	\$1,500	
REZONING REQUEST (Change) <i>excludes PUD</i>	500 -> \$1,000	
REZONING - Zoning Amendment (Map/Text Correction)	\$300	
SITE DEVELOPMENT PLAN REVIEW - RESIDENTIAL (more than 1 unit)	\$500	
SITE DEVELOPMENT PLAN REVIEW - NON-RESIDENTIAL	\$750	
VESTED RIGHTS FEE	\$500	
FEE IN LIEU OF SCHOOL LAND DEDICATIONS	Per School District	
Single Family Detached	\$2,218	
Townhouse/Duplex/Single Family Attached	\$1,413	
Multi-Family/Other	\$992	
COMMUNITY MASTER PLAN AMENDMENT	\$500	

ADMINISTRATION - OTHER FEES

NOTARY SERVICE	\$0
LATE FEE / MONTH (after 30 days as applicable)	\$15
NSF FEE (Includes bank service fee, if applicable)	\$29
PUBLIC RECORD / CORA	
Letter size (b/w photocopy - pg 1-5 no cost)	\$0.25 / page > 6
Legal or larger b/w photocopy	\$0.50 / page
FAX Transmittal	\$2 / page
Document certification	\$5 / Cert
Portable media - CD/DVD/Flash Drive	Actual Cost
Research, Retrieval, Data Manipulation (1st hour no cost)	\$30 / hour
US First Class Mail requested	USPS rate

FIRE SERVICES NOTE: Fire review/inspection fees based on 2015 IFC

2015 IFC

PLAN REVIEW		
Subdivision/Development Plans	< 10 acres	\$500
	> 10 acres	\$750
Single Family Residence (1 inspection)		\$100
Tenant Finish/Remodel - Commercial		
< 1500 SF		\$174

TOWN OF PALMER LAKE FEE SCHEDULE

	2023 FEE	Code Ref:
1500 - 5000 SF	\$312	
5001 - 10,000 SF	\$1,521	
10,001 - 50,000 SF	\$1,782	
50,001 - 100,000 SF	\$2,673	
> 100,001 SF	\$6,855	
FIRE INSPECTION		
Variance Request	\$500	
Nuisance (after 5th call)	\$325 / call	
Fire Watch (minimum 2 hours)	\$138 / hour	
<u>Water Plan Reviews & Inspections</u>		
Plan review	\$140.00	
Inspection first fire hydrant	\$115.00	
Inspection each additional hydrant	\$58.00	
Inspection, per fire line	\$230.00	
Water tank for fire suppression	\$650.00	
<u>Construction Plan Reviews & Inspections</u>		
A-1 - 50,000 square feet (sq. ft.) or less	\$1,377.00--\$1,402.00	
A-2 - 5,000 sq. ft. or less	\$440.00	
A-2 - 5,000 + sq. ft. - 10,000 sq. ft.	\$567.00	
A-2 - Each additional 10,000 sq. ft. or portion thereof greater than 10,000 sq. ft.	\$567.00	
A-3 - 12,000 sq. ft. or less	\$440.00	
A-3 - 12,000 + sq. ft. - 50,000 sq. ft.	\$567.00	
A-3 - Each additional 50,000 sq. ft. or portion thereof greater than 50,000 sq. ft.	\$567.00	
A-4 - 12,000 sq. ft. or less	\$510.00	
A-4 - 12,000 + sq. ft. 50,000 sq. ft.	\$740.00	
A-4 - Each additional 50,000 sq. ft. or portion thereof greater than 50,000 sq. ft.	\$740.00	
A-5 - 10,000 sq. ft. or less	\$510.00	
A-5 - 10,000 + sq. ft. - 50,000 sq. ft.	\$1,300.00	
B - 10,000 sq. ft. or less	\$312.00	
B - 10,000 + sq. ft. - 50,000 sq. ft.	\$370.00	
B - 50,000 + sq. ft. - 100,000 sq. ft.	\$567.00	
B - Each additional 50,000 sq. ft. or portion thereof greater than 100,000 sq. ft.	\$567.00	
F-1 - 12,000 sq. ft. or less	\$498.00	
F-1 - 12,000 + sq. ft. - 50,000 sq. ft.	\$765.00	
F-1 - Each additional 50,000 sq. ft. or portion thereof greater than 50,000 sq. ft.	\$765.00	
F-2 - 12,000 sq. ft. or less	\$370.00	
F-2 - 12,000 + sq. ft. - 50,000 sq. ft.	\$625.00	
F-2 - Each additional 50,000 sq. ft. or portion thereof greater than 50,000 sq. ft.	\$625.00	
H - All groups	\$382.00	
I-4	\$450.00	
M - 10,000 sq. ft. or less	\$370.00	
M - 10,000 + sq. ft. - 50,000 sq. ft.	\$440.00	
M - 50,000 + sq. ft. - 100,000 sq. ft.	\$880.00	
M - Each additional 50,000 sq. ft. or portion thereof greater than 100,000 sq. ft.	\$440.00	
R-1 - Up to and including 30 sleeping units	\$510.00	
R-1 - 31 to 100 sleeping units	\$1,755.00	

TOWN OF PALMER LAKE FEE SCHEDULE

	2023 FEE	Code Ref:
R-1 - Each additional 30 sleeping units or portion there of greater than 100	\$510.00	
R-2 - Up to and including 10 dwelling/sleeping units	\$255.00	
R-2 - 11 - 30 dwelling/sleeping units	\$370.00	
R-2 - 31 - 100 dwelling/sleeping units	\$797.00	
R-2 - 101 - 150 dwelling/sleeping units	\$1,785.00	
R-2 - 151 - 200 dwelling/sleeping units	\$2,270.00	
R2 - Each additional 50 dwelling/sleeping units or portion thereof greater than 200	\$567.00	
R-2 - Townhomes, per building	\$150.00	
R-3 - Wildland urban interface (WUI) home	\$200.00	
R-4	\$370.00	
S-1 & S-2 - 10,000 sq. ft. or less	\$312.00	
S-1 & S-2 - 10,000 sq. ft. - 50,000 sq. ft.	\$510.00	
S-1 & S-2 - 50,000 sq. ft. - 100,000 sq. ft.	\$975.00	
S-1 & S-2 - Each additional 50,000 sq. ft. or portion thereof greater than 100,000 sq. Ft	\$510.00	
U	\$255.00	
Other occupancies or uses not listed	\$740.00	
Shell building	\$382.00	
Foundation only/ superstructure/ limited review	\$75.00	
Smoke management system, exhaust method	\$1,160.00	
Smoke management system, pressurization method	\$3,125.00	
Radio amplification	\$230.00	
Other construction permits not listed	\$370.00	
<u>Fire Alarm System Plan Reviews & Inspections (Triggered by Occupancy Type)</u>		
5-Device letter	\$100.00	
50 or less initiating devices and/or notification appliances	\$312.00	
51 - 100 initiating devices and/or notification appliances	\$567.00	
Each additional 20 initiating devices and/or notification appliances greater than 150	\$995.00	
Residential fire alarm system - single family home	\$300.00	
Change in monitoring technology	\$185.00	
Firefighter communications systems other than radio amplification	\$415.00	
2-way elevator communications	\$300.00	
<u>Fire Sprinkler System Plan Reviews & Inspections (Triggered by Occupancy Type)</u>		
20 - Head letter	\$100.00	
100 sprinkler heads or less, includes 1 wet pipe sprinkler system riser	\$497.00	
101-200 sprinkler heads	\$740.00	
201-300 sprinkler heads	\$995.00	
Each additional 100 sprinkler heads or portion thereof greater than 300	\$255.00	
Each additional wet pipe sprinkler system riser and/or backflow retrofit	\$242.00	
Each standpipe system riser	\$242.00	
Each dry pipe, preaction, and/or deluge system valve	\$242.00	
Each fire pump or foam system	\$530.00	
13D system, sprinkler systems in one- and two-family dwellings and manufactured home	\$425.00	
NOTE: Three sprinkler system inspections shall be allowed, per permit,		

TOWN OF PALMER LAKE FEE SCHEDULE

	2023 FEE	Code Ref:
prior to assessing a trip fee.		
<u>Fixed Fire Extinguishing System Plan Reviews & Inspections</u>		
First wet/dry chemical extinguishing system	\$370.00	
Each additional wet/dry chemical extinguishing system	\$127.00	
Gaseous extinguishing system	\$880.00	
Water mist extinguishing system	\$1,900.00	
<u>Miscellaneous Permits & Plan Reviews</u>		
Cancelled projects prior to permit, per hour or portion thereof	\$140.00	
Work at Risk Permit	\$500.00	
System Demolition Permit	\$185.00	
Pre-plan submittal consult, free first thirty minutes, \$140 each subsequent hour or portic	\$140.00	
<u>Miscellaneous Inspections</u>		
Convenience inspection, first two hours or portion thereof	\$350.00	
Convenience inspection, exceeding two hours, each additional hour or portion thereof	\$175.00	
Courtesy inspection, per hour or portion thereof	\$115.00	
Trip Fee, second and subsequent partial inspection	\$200.00	
Re-inspection	\$100.00	
NOTE: A re-inspection fee may be applied is the site is inaccessible and/or work is not sufficiently pre-tested, or hazards are not completed in the required timeframe.		
<u>Definitions/Explanations</u> *see addendum		
<u>Hazardous Materials (Construction Associated with Building Permits)</u>		
See Chapter 2 of the International Fire Code for occupancy classification examples		
M - Up to and including 10,000 sq. ft	\$295.00--\$510.00	
<u>Operational Permits</u>		
Special Events/Fairs	\$150.00	
Miscellaneous Combustible Storage	\$150.00	
Open Flames and Candles	\$150.00	
Storage of Scrap Tires & Byproducts	\$200.00	
Temporary Membrane Structures, Tents and Canopies	\$100.00	
Explosives/Blasting	\$50.00	
Pyrotechnics, Fireworks, Special Effects/Theatrical Performances	\$150.00	
Food Vendor with Flame Device	\$25.00	
<u>POLICE SERVICES</u>		
INK FINGERPRINTS	\$20	
SEX OFFENDER REGISTRATION	\$25	
VIN VERIFICATION	\$10	
VIN VERIFICATION FOR ADDITIONAL VEHICLE(S)	\$5	
<i>Check or Money Order - Payable to Town of Palmer Lake</i>		

TOWN OF PALMER LAKE FEE SCHEDULE

	2023 FEE	Code Ref:
<i>Credit Card payment at www.townofpalmerlake.com (MUST specify what payment is for)</i>		
<i>Coordinate appointment with Police: Call 719-481-2934</i>		
EXTRA DUTY ASSIGNMENT	\$50 / hour	
PUBLIC SAFETY RECORD REQUESTS		
Traffic Accident Reports	\$10	
Case Reports (1-10 pages)	\$15	
Case Reports (page 11 and after)	\$0.25 / page	
Research/Retrieval of Records (1st hour free)	\$30 / hour	
Digital Video/Audio/Photograph copies	\$25	
Research/Retrieval of Records (1st hour free)	\$30 / hour	
All 3rd Party Printing	Actual cost	
MUNICIPAL COURT		
COURT COST (includes docket fee)	\$40	
OJW FEE	\$30	
WARRANT FEE (determined by Municipal Judge)	\$300-800	
CITATION SCHEDULE		
<i>Note: A 37% surcharge will be added to citations</i>		
IMPOUNDING ANIMALS		Ch 7.04
Redeem Fee	\$40	
Additional Fee within 12 months	\$60	
DOGS		Ch 7.08
1st offense	\$45	
2nd offense	\$75	
3rd offense	\$100	
VICIOUS DOG		
1st offense	\$75	
2nd offense	\$100	
3rd offense	\$150	
DOMESTICATED POULTRY & FOWL (PETS)		Ch 7.12
1st offense	\$45	
2nd offense	\$75	
3rd offense	\$100	
FEEDING OR ATTRACTING GAME WILDLIFE		Ch 7.16
1st offense	\$100	
2nd offense	\$500	
3rd offense	\$1,000	
JUNKYARD AND DUMPING GROUNDS		Ch 8.12
1st offense followed by 8.04.040 Abatement	\$250	
NUISANCES BY CODE		
1st offense	\$45	
2nd offense	\$75	
3rd offense	\$100	
ABATEMENT		Ch 8.04
Actual cost plus daily citation not resolved	\$100	
FALSE ALARM		Ch 9.04

TOWN OF PALMER LAKE FEE SCHEDULE

	2023 FEE	Code Ref:
1st offense followed by charge under C.R.S. 18-8-111	\$500	
DOG AT RESERVOIR		
1st offense	\$800	
PARKING VIOLATION	\$50	Ch 10.08
TRAFFIC VIOLATION		Ch 10.08
Per adopted current Model Traffic Code		
SETTING FIRES WITHIN WATER SYSTEM	\$1000+	Ch 13.20
EXTERIOR LIGHTING VIOLATION		Ch 14.20
1st offense, per fixture	\$50	
2nd offense, per fixture	\$100	

PALMER LAKE LAND USE FEES

PALMER LAKE LAND USE FEES		Recommended Palmer Lake Land Use Fees	Current Palmer Lake	Notes
Code reference	<i>Items highlighted in yellow were not included in the current fee schedule</i>		FEE ONLY	
17.12.060	Certificate of Zoning Compliance (NEW CONSTRUCTION Building Permit)	<i>add the adopted 2% use tax to fee schedule.</i>	\$200+	REQUIRED BY PPRBD- to insure any new construction or addition to the unit conforms to the establish setbacks.
17.12.060	OTHER (Remodel, Re-roof, Deck, etc.)	<i>add the adopted 2% use tax.</i>	\$50+	
Optional	PRE-APPLICATION MEETING WITH TOWN/CONTRACT STAFF	No charge for initial meeting with staff, if applicant wishes opinion pre-application from Town's contract staff, applicant shall a sign a reimbursement agreement.	none	Recent applicants have repeal requested pre-Application meetings with staff and the Planning Commission.
			\$ 1,000	Each stage requires a separate fee.
16.16	MASTER PLAN (Sketch Plan/phased subdivision/PUD)	\$1,000		\$6537- current charge in El Paso County; CMI recommends the same fee as the initial submittal so that applicants approach the town with a well-thought-out submittal. The code needs a section on revising a Subdivision Master Plan
16.16	Major Revision to Master Plan (Sketch Plan)	\$1,000		Monument charges \$3000; There is a lot of staff coordination needed and referrals to outside agencies.
16.20	PRELIMINARY PLAT	\$ 2,500	\$ 500	
16.20	Plus/per lot	\$100	n/a	
16.28	FINAL PLAT	1,250	\$500+	Most issues should have been resolved at the time of final plat submittal.
16.28	Plus/per lot	\$200	n/a	
16.36	MINOR SUBDIVISION (less than 5 parcel)	\$1,000	\$750+	Monument charges \$1,500; El Paso County has a 4 unit trigger and charges \$4,537

PALMER LAKE LAND USE FEES

16.28	REPLAT (AKA RESUBDIVISION)	\$1,500	\$500+	Renamed from REPLAT APPLICATION. Note: The Code needs a section explaining the replat process. This is missing from the current code.
Administrative Plat Amendment and/or Subdivision Exemption				
16.40	Vacation of Right-of-Way, Easement or Plat	\$1,000	\$500+	This will be added during the code update process.
	PLANNED UNIT DEVELOPMENT (PUD) REZONING	see below for new fee structure	\$1,000+	renamed This fee structure needs to reflect the stages of a PUD- the range of fees between jurisdictions is considerable.
	PUD SKETCH PLAN	\$750		At this stage, the review is to determine if the plan generally complies with the adopted Community Master Plan and if the development can be served. Applicant must meet with the Planning Commission. (Note: this requirement may be removed during the Code Update- will discuss with Town Attorney)
17.72.090				
17.72.090	Plus/per lot	\$200	n/a	Per BOT direction
	PUD PLAN (5 acres or less)	\$3,000		The PUD plan is what creates the rezoning to PUD. Code update will include minimum acreage of 5 acres for PUD. Monument's fee is \$3,500
17.72.100				
17.72.100	Plus/per lot	\$200	n/a	Per BOT direction
17.72.100	PUD Plan (over 5 acres)	\$4,000		Monument's fee is \$5,000
17.72.100	Plus/per lot	\$200	n/a	Per BOT direction
	PUD FINAL DEVELOPMENT PLAN- under 5 acres	\$3,000		This includes negotiation of the required development agreement. Same fee as Monument
17.72.110				
17.72.110	Plus/per lot	\$200	n/a	Per BOT direction

PALMER LAKE LAND USE FEES

17.72.110	PUD FINAL DEVELOPMENT PLAN (over 5 acres)	\$3,000		This includes negotiation of the required development agreement. Same fee as Monument.
17.72.110	Plus/per lot	\$200	n/a	Per BOT direction
	PUD AMENDMENT- MINOR OR MAJOR	\$1,500		NEW- Because of cost reimbursement, fee is the same. <i>Should this be changed to reflect the fact that Minor PUD amendments are usually staff review only, whereas a Major Amendment requires review by staff, PC, and approval by the BOT.</i> Monument fee is 2,000 for a major amendment and \$1,000 for a minor amendment
17.72.110	ANNEXATION		\$1,000+	
State Statute	ANNEXATION - MORE THAN 10 ACRES	\$3,000		El Paso County is \$ 4,237
State Statute	ANNEXATION - 10 ACRES OR LESS	\$2,000		Monument's fee is also \$2,000
17.16.020 thru 17.60.020	CONDITIONAL USE PERMIT	\$500	\$ 250	A drawing and photos of the site will be required. El Paso County fee is \$3,537, Manitou Spring's fee is \$1,090. Process and procedures need to be added.
17.64.160	VARIANCE OR APPEAL-RESIDENTIAL	\$300		Differentiate between residential and non-residential - the impacts are different. A drawing and photos of the site will be required.
17.64.160	VARIANCE OR APPEAL-NON--RESIDENTIAL	\$750	\$ 400	zoning changes-PUD, rezone or amendment to text or official map. Code needs to include a specific section on rezoning.
	REZONING (DOES NOT INCLUDE PUD)	\$1,000	\$ 500	Note text and map amendments are processed differently.
17.04.040	REZONING--ZONING AMENDMENT TEXT OR MAP	\$300	\$ -	

PALMER LAKE LAND USE FEES

17.12.070	SITE DEVELOPMENT PLAN-RESIDENTIAL (more than 1 unit))	\$500		Site plan is reviewed by staff and the Planning Commission.
17.12.070	SITE DEVELOPMENT PLAN NON-RESIDENTIAL	\$750		Site plan is reviewed by staff and the Planning Commission.
17.96	VESTED RIGHTS FEE	\$500		If an applicant wishes to vest their development for the 3 year period or a longer period of time, this reminds all that a document and site plan needs to be certified and recorded.
See adopted Community Master Plan	Master Plan/Comprehensive Plan Amendment	\$500		Adopted Master Plan includes text about the need to amend the Master Plan if the rezoning request is not in keeping with the Master Plan as adopted. Need Code section to address the process.
16.76.020	FEE-IN-LIEU OF SCHOOL LAND DEDICATIONS (based on a District conducted fee study in 2022):			*School District sets the fees per 2022 Impact Study
	Single-Family Detached	\$2,217.84		PL CODE HAS OUTDATED FEES -USE SCHOOL DISTRICT FIGURES, The noted fees are effective as of July 2024, the School District has fee structure for 2022-2023
16.76.020				
16.76.020	Townhouse/Duplex/Single-Family Attached	1412.82		
16.76.020	Multi-Family/Other	992.39		
	PARK FEE-IN-LIEU OF DEDICATION	To be determined, currently appraised value		PL will need to figure out average price of land per acre to establish fee structure, fee structure in current code is very dated and not reflective of current land values. Please let us know if you want CMI to determine land value.
16.76.030				
16.72	Drainage Fee	Per land use calculation		Code states drainage fee is established in the Master Fee Schedule
16.68.090	Permit fee for removal or stockpiling of earth, sand, rocks and gravel.			