

BOARD OF COUNTY COMMISSIONERS OF CONEJOS COUNTY
CONEJOS COUNTY LAND USE FEE SCHEDULE AMENDMENT
EFFECTIVE 02/01/2020

RESOLUTION NO. C-01-2020

A resolution amending the Conejos County Land Use Fee Schedule (attached hereto as Exhibit A and incorporated herein by reference) providing for the issuance of permits and collection of related fees pertaining to all unincorporated areas of Conejos County, and repealing any and all other Resolutions in conflict herewith.

WHEREAS, the Conejos County Land Use Administrator, Conejos County Planning Commission and the Conejos County Board of County Commissioners found a need to revise fees to reflect the current services being provided by the Conejos County Land Use Office; and,

WHEREAS, the current fee schedule was adopted on March 13, 2009 under Conejos County Resolution 05-2009 with an effective date of March 16, 2009, and,

WHEREAS, the Conejos County Land Use Administrator, Conejos County Planning Commission, and the Conejos County Board of County Commissioners found said fees were reasonably related to the overall cost to Conejos County for providing such services; and,

WHEREAS, the Conejos County Planning Commission and the Board of Conejos County Commissioners did cause notice of the proposed fee schedule to be published in the *Valley Courier*, a legal newspaper of general circulation in Conejos County, and further set forth on said notice the dates, times, and place of the public hearings regarding the proposed amendments; and,

WHEREAS, pursuant to said notice of public hearings before the Planning Commission was held on the 4th day of December 2019 at the hour of 6:15 PM in the Conejos County Courthouse in Conejos, Colorado, and the 8th day of January 2020 at the hour of 6:15 PM during which hearings all evidence was presented to the Conejos County Planning Commission for and against the proposed adoption of the Conejos County Land Use Fee Schedule; and,

WHEREAS, pursuant to said notice a public hearing before the Board of Conejos County Commissioners was held on the 16th day of January 2020 at the hour of 9:30 AM in the Conejos County Courthouse in Conejos, Colorado, during which hearing all evidence was presented to the Board of Conejos County Commissioners for and against the proposed adoption of the Conejos County Land Use Fee Schedule.

IT IS THEREFORE RESOLVED upon motion by Commissioner Carlos Garcia and second by Commissioner Steve McCarroll, and a passage by a vote of three (3) for and zero (0) against that the Conejos County Land Use Fee Schedule Effective February 01, 2020 is hereby adopted, and resolutions or parts of resolutions inconsistent with the provisions of this resolution are hereby repealed, except that this repeal shall not affect or prevent the prosecution or punishment of any person for any act done or committed in violation of any resolution hereby repealed prior to the taking effect of this resolution. If any part or parts of this resolution are for any reason held to be invalid such decision shall not affect the validity of the remaining portions of this resolution. The Board of County Commissioners hereby declares that it would have passed this resolution and each part or parts thereof, irrespective of the fact that any one part or parts be declared invalid.

BE IT FURTHER RESOLVED that copies of this Resolution shall be made available for public review on the County Website posted in the Land Use Department web page.

FINALLY, BE IT RESOLVED that at least one copy of the attached Conejos County Land Use Fee Schedule shall be posted in some conspicuous place in the Conejos County Land Use Office, as well as in every place where such permits may be obtained.

This Resolution was considered, discussed, and adopted on the 16th day of January 2020 at a meeting of the Board of Conejos County Commissioners, at which all the members were present.

Dated the 16th day of January 2020.


Mitchell Jarvies, Chairman
Conejos County Board of County Commissioners

ATTEST:


Nathan Ruybal, Clerk and Recorder



**Conejos County Land Use - EXHIBIT A
 Land Use Fee Schedule - Effective 02/01/2020**

Type of Permit/Process	Fee		COMMENTS
SUBDIVISION EXEMPTION:			
Division of Land	\$500.00		
Boundary Line Adjustment	\$350.00		
Lot Consolidation - Lot Line Revision	\$350.00		
MINOR SUBDIVISION: 3 to 6 lots			
Base Fee	\$750.00		
Fee for Each Lot Created	\$100.00		
MAJOR SUBDIVISION: 7 or more lots			
Base Fee	\$2,000.00		
Fee for Each Lot Created	\$100.00		
PUD - NEW CREATION:			
Base Fee	\$2,000.00		
Fee for Each Lot Created	\$100.00		
PUD - AMENDMENT:			
Base Fee	\$750.00		
Fee for Each Lot Amended	\$50.00		
SUBDIVISION AMEDEMMENT			
Base Fee	\$750.00		
SUBDIVISION VACATION			
	\$750.00		
CLUSTER SUBDIVISION			
Base Fee	\$1,250.00		
Fee for Each Lot Created	\$100.00		
LARGE LOT LAND DIVISION			
	\$500.00		
MOBILE HOME PARK - New			
Base Fee	\$2,000.00		
Fee for Each Lot Created	\$100.00		
MOBILE HOME PARK - AMENDMENT			
Base Fee	\$1,000.00		
Fee for Each Lot Amended			
RV PARK/RESORT/CAMPGROUND- NEW			
Base Fee	\$2,000.00		
Fee for Each Lot Created	\$100.00		
RV PARK/RESORT/CAMPGROUND-AMEND			
Base Fee	\$1,000.00		
Fee for Each Lot Amended	\$25.00		
ZONE CHANGE			
	\$500.00		
ALL FEES ARE PAYABLE TO THE CONEJOS COUNTY TREASURER - CASH, CHECKS AND DEBIT OR CREDIT CARDS ARE ACCEPTABLE. DEBIT AND CREDIT TRANSACTIONS ARE SUBJECT TO A 2.49% BANK FEE.			
*CASES REQUIRING PUBLIC HEARINGS WILL PAY POSTAGE, PUBLICATION & PROFESSIONAL FEES IF MORE THAN TWO HEARINGS ARE REQUIRED.			
NOTARY PUBLIC & RECORDING FEES ARE PAID BY THE APPLICANT/OWNER DIRECTLY TO CLERK & RECORDER OR NOTARY.			

**Conejos County Land Use - EXHIBIT A
 Land Use Fee Schedule - EFFECTIVE 02/01/2020**

TYPE OF PERMIT/PROCESS	FEE		COMMENTS
PUBLIC WAY VACATION	\$500.00		
VARIANCE	\$500.00		
ADMINISTRATIVE REVIEW:	\$300.00/\$600.00		
SPECIAL USE/CONDITIONAL PERMIT			PRE/POST fees apply to AR and SUP Permits. If a use is started prior to getting a permit a double fee will be charged.
General Uses	\$500/\$1000		
Mining Operation (110 permit)	\$1,000/\$2,000		
Mining Operation (112 permit)	\$2,500/\$5,000		
Industrial Uses	\$1,000/\$2,000		
Oil & Gas	\$5,000/\$10,000		
Home Occupations *must meet definition	\$300/\$600		
ONSITE WASTEWATER TREATMENT SYSTEM - OWTS - SEPTIC SYSTEM			
New System Tank & Drain Field	\$325/\$650		Includes the State CDPHE Fee.
Repair - Tank only or drain field only	\$200/\$400		
Reinspection Fee	\$50.00 per hour		Start & End Point is the Land Use Office
Variance to Regulation	\$500/\$1,000		
OWTS - CLEANER & INSTALLER LICENSE	\$50.00		First Time License
Renewal Fee	\$25.00		
PHYSICAL ADDRESS			
Address Change/Verification	No Charge		
New Assignment with Sign	\$50.00		All new addresses.
Physical Address Signs	Market Value		Prices posted in the Land Use Office
Road Name Change	\$50.00		
OTHER SERVICES:			
Land Use Code Book	\$50.00		Free on Website
Comprehensive Plan Book	\$50.00		Free on Website
FAX - outgoing	\$3.00		
FAX - Incoming	\$0.25 Per Page		
Copies	\$0.25 Per Page		Per State Statute
Research Fees	\$50.00		Per Hour
Survey Plat Reproduction Fees:			
11"x 17"	\$0.25		Per Page
18" x 24"	\$1.25		Per Page
24" x 36"	\$5.00		Per Page
Professional Review	Actual Cost*		
Any/All technical or consulting fees required to complete permits or subdivisions.			
ROAD & BRIDGE PERMITS:			
County Road Access Permit	\$100/\$200		Pre/Post fees apply
Utility in Right of Way	\$250		
Damage Deposit - Gravel Road	\$500		Bond in lieu of the deposit is acceptable per R&B approval.
Damage Deposit - Paved Road	\$1,500		
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*CASES REQUIRING PUBLIC HEARINGS WILL PAY POSTAGE, PUBLICATION & PROFESSIONAL FEES IF MORE THAN TWO HEARINGS ARE REQUIRED.			
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Conejos County Land Use - EXHIBIT A
Construction Permits Fee Schedule - EFFECTIVE 02/01/2020

TYPE OF PERMIT	FEE			PRE/POST FEES APPLY TO ALL PERMITS
NEW RESIDENTIAL DWELLINGS: (Onsite/Stick Build Homes)				
UP TO 2000 SQ FEET	\$400/\$800			
2001 TO 3000 SQ FEET	\$500/\$1,000			
3001 TO 4000 SQ FEET	\$600/\$1,200			
4001 TO 5000 SQ FEET	\$700/\$1,400			
For every 1,000 SQ FEET \$100				
SINGLE, DOUBLE, TRIPLE WIDE MOBILE HOMES TO INCLUDE TINY HOMES & MODULAR HOMES				
Land Use Construction Permit for MH	\$200/\$400			These homes are subject to the State of Colorado MHIP.
MHIP Certified Inspection Services	\$440.00			
The State Housing requires Certified Installers and Inspectors. When complete a Certification Insignia/Stickers is required.	\$60.00			
ENCLOSED ACCESSORY STRUCTURE				
Less than 120 Sq. Feet	Enclosed-all sides: Barn, Garage, Greenhouse, Shed, Shop, Shed No Permit required			
120 TO 400 SQ FEET	\$100/\$200			
401 to 1,000 sq. ft	\$200/\$400			
1001 to 2,000 sq. ft	\$300/\$600			
2,001 to 3000 sq. ft	\$400/\$800			
For every 1,000 sq. ft additional \$100.00				
NOT ENCLOSED ACCESSORY STRUCTURE				
Less than 120 Sq. Feet	Carport, Hay & Loafing Shed, Gazebo, Pergola, 3 Sided Structures No Permit Required			
120 TO 400 SQ FEET	\$100/\$200			
401 to 1,000 sq. ft	\$150/\$300			
1001 to 2,000 sq. ft	\$200/\$400			
2,001 to 3000 sq. ft	\$250/\$500			
For every 1,000 sq. ft additional \$50.00				
ADDITIONS/EXPANSIONS TO ANY BUILDING - ENCLOSED - Residential, Commercial - Any Enclosed Addition				
Up to 400 SQ FEET	\$100/\$200			
401 to 1,000 sq. ft	\$150/\$300			
1001 to 2,000 sq. ft	\$200/\$400			
2,001 to 3000 sq. ft	\$250/\$500			
For every 1,000 sq. ft additional \$50.00				
ADDITIONS/EXPANSIONS TO ANY BUILDING - NOT ENCLOSED - Deck, Lean-to, Patio, Porch				
Up TO 400 SQ FEET	\$50/\$100			
401 to 1,000 sq. ft	\$100/\$200			
1001 to 2,000 sq. ft	\$150/\$300			
2,001 to 3000 sq. ft	\$200/\$400			
For every 1,000 sq. ft additional \$50.00				
COMMERCIAL/BUSINESS STRUCTURES				
Up TO 400 SQ FEET	\$300/\$600			Any structure that is used as the primary building or as an accessory to any business.
401 to 1,000 sq. ft	\$400/\$800			
1001 to 2,000 sq. ft	\$500/\$1,000			
2,001 to 3000 sq. ft	\$600/\$1,200			
For every 1,000 sq. ft additional \$50.00				
ROOFING/RE-ROOFING	\$100/\$200			
RV ACCESSORY STRUCTURE	\$250/\$500			
TEMPORARY BUILDINGS	\$150/\$300			Annual renewal required.
PERMIT RENEWAL	\$100			
PRE-CONSTRUCTION FEE IS CHARGED WHEN A PERMIT IS OBTAINED PRIOR TO BUILDING. POST-CONSTRUCTION FEE IS CHARGED WHEN A PERMIT IS OBTAINED AFTER BUILDING STARTED.				
ALL FEES ARE PAYABLE TO THE CONEJOS COUNTY TREASURER - CASH, CHECKS AND DEBIT OR CREDIT CARDS ARE ACCEPTABLE. DEBIT AND CREDIT TRANSACTIONS ARE SUBJECT TO A BANK FEE.				