



703 WCR 37
 Lochbuie, CO 80603
 (303) 655-9308

Town of Lochbuie Community Development Fees

Development Processing Fees

Application fees are to be collected at time of submittal.

Development Processing Fees	Current Rate
Development Review Deposit	Up to \$15,000.00 (<i>to be replenished by developer as needed</i>). Determined on a case-by-case basis.
Preliminary Subdivision Submittal plus Residential Non-residential	\$600.00 basic fee + \$8.00 per dwelling unit \$8.00 per 1,000 sq. ft. of space
Final Plat (per each filing) plus Residential Non-Residential	\$250.00 basic fee + \$2.00 per dwelling unit \$2.00 per 1,000 sq. ft. of space
Annexation	\$1,000.00 + \$5.00 per acre
Zoning Amendment Filing Charge	\$775.00 + \$10.00 per acre
PUD Amendment Application Initiation Fee Residential and Mixed-Use Filing	\$40.00 basic fee + \$5.00 per acre in excess of 5 acres
Special Review / Variance Application Fee	\$150.00
Special Use Permit	\$10,000.00 (<i>per Ord. 649</i>)
Development Surcharge Fee - Site Plan - Conditional use - Eligible Telecommunications Facilities Request - Waiver - Floodplain Development Permit - Vested Right	\$475.00



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These fees are collected at the time of issuance of a building permit. Other fees specific to applicable subdivisions may apply.

Infrastructure Fee

Infrastructure Fee	Current Rate
1. Residential Use	
12 units per acre or less	\$406.98 / dwelling unit
13 units per acre or more	\$162.79 / dwelling unit
2. Non-Residential Use	\$406.98 / 5,000 sq. ft. of floor space

Interstate Interchange Fee

Interstate Interchange Fee	Current Rate
Land South of WCR 4:	
Residential Uses – 12 units per acre or less	\$325.59 / dwelling unit
Residential Uses – 13 units per acre or more	\$122.10 / dwelling unit
Non-Residential Use	\$325.59 / 5000 sq. ft. of floor space
Land North of Weld Co. Rd. 4:	
Residential Uses – 12 units per acre or less	\$651.17 / dwelling unit
Residential Uses – 13 units per acre or more	\$244.19 / dwelling unit
Non-Residential Use	\$651.17 / 2,000 sq. ft. of floor space

School Capital Facility Funding Shortfall Contribution

Density	Fee (not subject to amendment)
For residential uses with a density less than 6 units/acre, at building permit	\$1,010.00 / dwelling unit
For residential uses with a density between 6 units/acre and 15 units/acre, at building permit	\$505.00 /dwelling unit



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For residential uses with a density above 15 units/acre and less or equal to 22 units/acre, at building permit	\$202.00 /dwelling unit
For residential uses with a density above 22 units per acre, at building permit	\$101.00 / dwelling unit

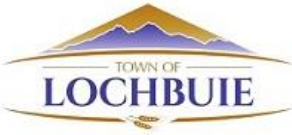
Public Safety Fee

	Current Rate
Public Safety Fee	\$65.00 per dwelling unit

Wastewater Fees

Tap Size	Wastewater Treatment Plant PIF per SBBB Wastewater Service Agreement	Sewer Collection System Plant Investment Fee
5/8" tap & 3/4" tap	\$4,830.00	\$3,900.00
1" tap	\$8,066.00	\$6,500.00
1 ½" tap	\$16,084.00	\$13,000.00
2" tap	\$25,744.00	\$20,800.00
3" tap	\$51,536.00	\$41,600.00
4" tap	\$80,516.00	\$65,000.00

Other Wastewater Fees	Current Rate
Sewer Line Extension	Greater of 3% of <i>total construction cost</i> , or \$300.00
Sewer Tap Fee	\$88.00 per tap
District I Line Fee	Greater of 40% of applicable Plant Investment Fee or \$1,000 per S.F.E. sewer tap
Sewer Surcharge Fee	\$25,000 per annexation
Sewer Surcharge Fee (Special Provision for Weld & Third Association)	\$25,000 per annexation + \$1,000.00 per sewer tap



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Wastewater Service Fees	Monthly Base Rate
Residential	\$14.68
Commercial	\$36.70
Schools	\$22.40
Usage Fees Based on Volumetric Rate	\$4.64 per one thousand (1,000) gallons

WATA Fees

WATA Fees	Current Rate
1. WATA Fee (imposed on the first 2,500 Single Family Equivalent (S.F.E.) water taps issued by the Town throughout the Town, excluding the Highplains P.U.D.)	\$1,500.00 per S.F.E. water tap
2. WATA Recovery Fee Rebate (only available to S.F.E. water taps numbering 2,501 to 5,000)	\$750.00 per S.F.E. water tap

Water Fees

Water Fees	Current Rate per SFE
Plant Investment Fee	
1. Single-Family, Commercial, Industrial and Other Uses):	
3/4" Connection	\$8,969.00
1" Connection	\$14,980.00
1 1/2" Connection	\$29,870.00
2" Connection	\$47,800.00
3" Connection	\$95,700.00
4" Connection	\$149,510.00
2. Multi-Family – 1 st Living Unit	\$8,969.00
Each Additional Living Unit in Same Building	\$5,470.00
Water Resource Development Fee	
1. Single-Family, Commercial, Industrial and Other Uses - 3/4" Connection	Fees to be determined at time of request by the Town Water Attorney and approved by Town Board
2. Multi-Family Dwellings	
First Living Unit	
Each Additional Unit (Same Building)	



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Water Tap Fee ¾" Main 1" Main 1 ½" Main 2" Main	\$45.00 \$75.00 \$138.00 \$154.00
Water Meter ¾" Meter 1" Meter 1 ½" Meter 2" Meter (Badger) 2" Meter (Turbo Irrig.) 3" Meter (Turbo Irrig.) 3" Meter (Compound) 4" Meter (Turbo Irrig.) 4" Meter (Compound) Over 4" Meter Exchange	\$250.00 Prices will be quoted at time of request Determined as applies \$45.00
Meter Pit ¾" Pit 1" Pit	Quoted at time of request
Inspection Fees	\$25.00
Water Transmission Fee <i>(north of WCR 4 and south of WCR 6 and west of WCR 37 and east of WCR 31)</i>	\$750.00 per SFE household tap
Water Court Transfer Fee	Quoted at time of request

Other Local Government Fees

Receipt confirming payment must be provided to the Town prior to permit issuance.

South Beebe Draw Metro District	Fee Paid to District
District Sewer Line Connection	\$1301.60 / permit
Storm Drainage Impact Fee	Amount set by District