

TOWN OF LARKSPUR
FEE STRUCTURE FOR LAND USE APPLICATIONS
ORDINANCE NO. 3.27

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF LARKSPUR,
COLORADO as follows:

WHEREAS, the Town of Larkspur has incurred increasing costs with respect to the processing of land use applications which costs are in excess of the fees charged to land use applicants, and;

WHEREAS, the Town Council has determined that it is necessary to increase the fees in order to pay for the anticipated costs incurred by the Town in the review and processing of land use applications submitted for consideration.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF LARKSPUR, COLORADO as follows:

SECTION I.

Conditions

1.1 The fees are designed to cover anticipated costs incurred by the Town in the review and processing of land use applications submitted for consideration.

1.2 All fees are payable to the Town of Larkspur by cash, check, or money order.

1.3 The Town Council reserves the right to adjust the fees noted whenever, in its opinion, it is necessary to reflect increased costs, subject to public notice of such change.

1.4 All fees paid are non-refundable.

1.5 Fees indicated in this fee structure shall be paid by all applicants with the exception of the Town of Larkspur. The Town of Larkspur shall determine other exceptions on a case by case basis, upon written request of the applicant and submitted to the Town Council.

1.6 Under no circumstances, except as noted above, shall any land use application be received and filed by the clerk for processing without an appropriate fee or fees being paid.

SECTION II.

Fee Structure

2.1 Rezoning Fee for the Following Districts:

R-1 (L)	Low Density Residential District
R-1 (H)	High Density Residential District
R-2	Two Family Residential District

\$300.00 BASE FEE, plus the following amount determined by the gross acreage involved:

from 0 acres to 100 acres	- \$10.00 per acre
from 100 acres to 320 acres	- \$9.00 per acre
from 320 acres to 640 acres	- \$8.00 per acre
from 640 acres to 1,000 acres	- \$7.00 per acre
1,000 acres and larger	- \$6.00 per acre

2.2 Rezoning Fee for the Following Districts:

M-F	Multi-Family District
P.U.D.	Planned Unit Developments

\$300.00 BASE FEE, plus the following amount determined by the gross acreage involved:

from 0 acres to 100 acres	- \$30.00 per acre
from 100 acres to 320 acres	- \$25.00 per acre
from 320 acres to 640 acres	- \$20.00 per acre
from 640 acres to 1,000 acres	- \$15.00 per acre
1,000 acres and larger	- \$10.00 per acre

2.3 Rezoning Fee for the Following Districts:

B	Business
C	Commercial
I	Industrial

\$300.00 BASE FEE, plus the following amount determined by the gross acreage involved:

from 0 acres to 10 acres	- \$50.00 per acre
from 10 acres to 25 acres	- \$40.00 per acre
from 25 acres to 50 acres	- \$30.00 per acre
from 50 acres to 100 acres	- \$25.00 per acre
100 acres and larger	- \$20.00 per acre

2.4 Preliminary Site Plans for Residential Subdivisions:

\$300.00 BASE FEE, plus the following amount determined by the number of dwelling units (DU's) involved:

from 0 DU's to 100 DU's	- \$20.00 per unit
from 100 DU's to 500 DU's	- \$10.00 per unit
from 500 DU's to 1,000 DU's	- \$5.00 per unit
1,000 DU's and more	- \$2.50 per unit

2.5 Preliminary Site Plans for Non-Residential Subdivisions:

\$300.00 BASE FEE, plus \$25.00 per gross acre.

2.6 Preapplication Conference: \$150.00

2.7 Final Plats: \$250.00.

2.8 Vacation of Plats of Record, Rights-of-Way and Easements: \$200.00.

2.9 Appeals: \$250.00 (Board of Adjustment).

2.10 Amended and Adjusted Plans and Plats for Recorded Subdivisions:

Residential Subdivisions - \$250.00 BASE FEE, plus the following amount determined by the number of dwelling units involved:

from 0 DU's to 100 DU's	- \$20.00 per unit
from 100 DU's to 500 DU's	- \$10.00 per unit
from 500 DU's to 1,000 DU's	- \$ 5.00 per unit
from 1,000 DU's and more	- \$ 2.50 per unit

Non-Residential Subdivisions - \$300.00 BASE FEE, plus \$25.00 per gross acre.

2.11 Minor Plats: \$250.00 (does not include rezoning).

2.12 Interpretations for Uses Not Itemized: \$75.00.

2.13 Site Plans: \$200.00.

2.14 Review of Annexation Petitions and Plats: \$300.00 BASE FEE, plus \$10.00 per gross acre.

2.15 County Assessor's Map Fee: see current fee schedule at office.

2.16 County Clerk and Recorder Fee: see current fee schedule at office.

SECTION III.

Repeal of Existing Ordinances


3.1 All former ordinances or parts thereof conflicting or inconsistent with the provisions of this ordinance are hereby repealed.

SECTION IV.

Emergency Clause

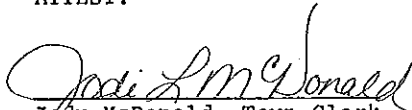
4.1 It is hereby determined by the Town Council of the Town of Larkspur that an emergency exists because of necessity of obtaining revenues which cover the cost of the Town of reviewing and processing land use applications. Therefore this Ordinance shall become effective immediately upon its approval by the Town Council and signature by the Mayor.

Introduced at a regular meeting of the Town Council of the Town of Larkspur, Colorado on the 16th day of May, 1984 and approved by a vote of 7 for and 0 against and ordered published.



Anna M. Trueblood, Mayor
Town of Larkspur

ATTEST:



Jody McDonald, Town Clerk
Town of Larkspur

Publication Date:_____.

I hereby certify that the within Ordinance was published on the ____ day of _____, 1984 in the Douglas County News-Press, a newspaper of general circulation published in the County of Douglas, State of Colorado.