

**TOWN OF NORWOOD, COLORADO  
ORDINANCE # 0611 SERIES 2021**

**Amending Fees for Land Use Application Review**

**WHEREAS**, the Town of Norwood has limited financial resources and a limited ability to employ planners, engineers and attorneys to ensure the public health, safety and general welfare protection purposes for CRS Article 23, Planning and Zoning are achieved;

**WHEREAS**, the Board of Trustees of Norwood, Colorado (“Town Board”) wishes to protect the public health, safety and general welfare of its citizens by establishing development and land use application review fees that are directly related to costs incurred by the Town in proper review of such applications;

**WHEREAS**, the land use application review fees established in Ordinance #0510 Series 1994 and amended in Ordinance #0208 Series 2006, are inadequate to cover the cost of proper review of land use applications;

**WHEREAS**, Annexation and Subdivision Policies and Requirements; all read as follows:

Fees for the processing of annexations and land use applications shall be set by ordinance of the Board of Trustees commensurate with the level of service provided. Such fees may include all costs occasioned to the Town, including the cost of publication of notice, public hearing and planning, engineering, legal and other professional review costs.

**NOW, THERE, BE IT ORDAINED** BY THE Town of Norwood Board of Trustees, that it hereby repeals Ordinance #0208 Series 2006 and all other ordinances in conflict and in its place hereby adopts the following schedule of land use application review fees. Fees for any land use applications (s) not identified shall be established base upon a comparison of the specific applications fees established herein for similar applications, consistent with the purposes for this Ordinance.

**SCHEDULE OF LAND USE APPLICATION REVIEW FEES**

Fees for public inquiry, review of annexation, subdivision, zoning and master plan amendment applications shall be commensurate with the level of service provided to applicants. Such fees shall include all costs occasioned to the Town in the proper review and processing of such applications, including cost of publication of notices, public hearings, planning, engineering, legal and other professional review costs, and including the cost of postage to send all referral agencies information. All fees shall be non-refundable regardless of the outcome of the review process.

The following base land use application fees shall be cumulative and must be paid to the Town of Norwood before an application is considered complete and scheduled for review.

<u>CATEGORY</u>	<u>ESTIMATED HOURS</u>	<u>BASE FEE DEPOSIT</u>
I. Pre-application Conf. W/ Staff	1	\$100.00
II. Subdivision/PUD		
a. Pre-application Conf. Work session/P&Z and or Staff	2	\$200.00
b. Sketch Plan	6	\$600.00
c. Preliminary	12	\$1200.00
d. Final Plat	6	\$600.00
III. Annexation Application	14	\$1400.00
IV. Rezoning Application	6	\$600.00
V. Replats	8	\$800.00
VI. Variances/Special Use Permits	5	\$500.00
VII. Board of Adjustment Review	5	\$500.00
VIII. Master Plan Amendment	6	\$600.00
IX. Code Interpretations	4	\$400.00
X. Land Use Code Amendments	8	\$800.00

**REFERRAL AGENCY FEES**

In addition, applicants shall be required to reimburse the Town for the cost of review by the Town Engineer, Town Attorney, San Miguel County Surveyor and other referral agency reviews that may occur prior to final approval.

<u>CATEGORY</u>	<u>HOURLY RATE</u>
Town Engineer	\$140.00
Town Attorney	\$150.00

Additionally, applicant will pay recording fees at the time of recording at the San Miguel County Clerk's office. San Miguel County Assessor's office will also access the following fees to cover the cost of amendments and redrafting of the appropriate county maps by the sub divider. The fees charged are as follows;

- I. \$25.00 Minimum, plus \$5.00 per parcel over 5 parcels.
- II. Condos-\$10.00 minimum, plus \$1.00 per unit over 10 units.

**APPROVED** by the Town of Norwood Board of Trustees, Norwood Colorado, in a regular meeting on June Ninth, 2021.

**NORWOOD BOARD OF TRUSTEES**

By:   
C. Kieffer Parrino, Mayor

Attest:  
By:   
Amanda Pierce, Town Clerk