



Town of Estes Park Community Development

Room 210, Town Hall
P.O. Box 1200, Estes Park, CO 80517

Memo

To: Community Development Committee
Town Administrator Halburnt

From: Alison Chilcott, Planner II, and
Bob Joseph, Community Development Director

Date: October 30, 2009

Re: Fee Waiver Request
Amended Plat of Lots 15, 16, and 17, Block 2, The Neighborhood
Pawnee Meadows, LLC/Applicant

Background.

Pawnee Meadows, LLC is requesting a waiver of fees associated with:

- Their subdivision application to divide three lots (Lots 15, 16, and 17, Block 2, The Neighborhood) into five lots; and
- Building permit and plan review fees for the initial home construction permits for the two additional single-family lots created with this subdivision. All five lots in this subdivision will be deed-restricted as attainable housing.

A summary of the fees for which a waiver is requested is provided below.

| Application Type | Fee |
|--|-----------------|
| <i>Development Applications</i> | |
| Pre-Application Conference | \$500 |
| Preliminary Subdivision Plat | \$3,000 |
| Final Subdivision Plat | \$3,600 |
| Amended Development Agreement | \$600 |
| <i>Subtotal</i> | \$7,700 |
| <i>Building Permit Applications</i> | |
| Permit and Plan Review Fee @ \$3,000 per lot * 2 lots (Approximate) | \$6,000 |
| <i>Subtotal</i> | \$6,000 |
| Total (Approximate) | \$13,700 |

Assuming the new homes are valued at \$220,000 each, the Chief Building Official estimates that waiver of permit and plan review fees would total approximately \$6,000 (\$3,000 per house). If multiple houses are built using the same plans, the plan review fee would be reduced. This waiver would not include waiver of taxes unless proof of tax-exempt status is provided.

This fee waiver is in keeping with the fee waiver Town Board approved in 2005. At that time, Town Board waived all fees for the original Neighborhood subdivision application and waived building permit and plan review fees for all thirty-single family lots in the subdivision.

Budget.

Waiver of approximately \$13,700 in fees.

Action.

Waiver of fees as described in this report.