

Valuation

Taxes

Use Tax - Town 4%
 Use Tax - County 1%

Fees

	Castle Rock				Douglas County			
	Phase 1		Phase 2		Phase 1		Phase 2	
	Site	Building	Site	Building	Site	Building	Site	Building
	\$ 2,637,955	\$ 5,240,148	\$ 1,669,084	\$ 5,442,038	\$ 2,637,955	\$ 5,240,148	\$ 1,669,084	\$ 5,442,038
Valuation								
Taxes								
Use Tax - Town	4% \$ 47,483	\$ 94,323	\$ 30,044	\$ 97,957	N/A			
Use Tax - County	1% \$ 11,871	\$ 23,581	\$ 7,511	\$ 24,489	1% \$ 10,067	\$ 20,594	\$ 10,067	\$ 21,387
Fees								
Building Permit	\$5608.75 for \$1MM				\$5608.75 for \$1MM			
Zoning Fee	+\$3.65/\$1000 above	\$ 29,082	\$ 8,051	\$ 21,822	+\$3.65/\$1000 above	\$ 11,587	\$ 21,085	\$ 8,051
Plan Review	65% of Permit Fee	\$ 18,903	\$ 5,233	\$ 14,184	\$ 50	\$ 50	\$ 50	\$ 50
Admin	\$ 1,571.56	\$ 1,572	\$ 1,572	\$ 1,572	65% of Permit Fee	\$ 7,532	\$ 13,705	\$ 5,233
Municipal Facilities, Fire, Police and Transportation Impact Fees	\$1869/1000 sf	\$ 149,520	\$ 149,520	\$ 149,520	\$ -	\$ -	\$ -	\$ -
Stormwater Impact Fees	\$643/1000 sf	\$ 54,012	\$ 54,012	\$ 54,012	\$ 144,212	\$ 151,422	\$ 151,422	\$ 151,422
1.5" Domestic Water, Renewable Water and Wastewater	\$ 88,451	\$ 92,874	\$ 92,874	\$ 92,874				
Credit for Renewable from CRDC water bank	\$ (61,633)	\$ (64,715)	\$ (64,715)	\$ (64,715)				
3/4" Irrigation Water and Renewable Water	\$ 22,534	\$ 22,534	\$ 22,534	\$ 22,534	\$ 36,053	\$ 36,053	\$ 36,053	\$ 36,053
Irrigation Permit Fee	\$ 545	\$ 545	\$ 545	\$ 545				
Meter Set Fee	\$ 2,298	\$ 2,298	\$ 2,298	\$ 2,298				
Meadows District Fee	\$ 3,457	\$ 3,457	\$ 3,457	\$ 3,457				
Fire and Rescue Department Plan Review Fees	\$562.5 for 15000 sf							
Fire: Sprinklers New	+\$0.0190 above to 100k sf	\$ 1,798	\$ 1,798	\$ 1,798	\$4884 for 100k sf	\$ 4,884	\$ 4,884	\$ 4,884
Fire: Fire Alarm New	\$125 plus \$1.25/device	\$ 438	\$ 438	\$ 438	\$8836 for 150k sf	\$ 8,836	\$ 8,836	\$ 8,836
Site Development Plan	\$125 plus \$1.25/device	\$ 438	\$ 438	\$ 438	\$4983 for 100k sf	\$ 4,983	\$ 4,983	\$ 4,983
TESC/GESC: Construction Document Review	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 1,550	\$ 1,550	\$ 1,550	\$ 1,550
TESC/GESC: Review	\$2500 for 5ac							
	+\$350/ac above	\$ 3,900	\$ 2,500	\$ 2,500	\$250 +\$25/ac	\$ 550	\$ 375	\$ 375
	\$435 for 5ac							
	+\$25/ac above	\$ 535	\$ 435	\$ 435	\$ 130	\$ 130	\$ 130	\$ 130
Site Construction Permit	\$2725 for \$200,000				\$5000 5ac - 25ac			
TESC/GESC Permit	+\$1.50/\$1000 above				+ storm \$700 + 75(Y)1/2			
	\$ 2,750				+roads \$500			
					+\$450 utilities			
					+landscape \$350 + 60(Y)1/2	\$ 7,519	\$ 7,367	\$ 7,367
					\$250 +\$25/ac	\$ 550	\$ 375	\$ 375
Total Fees	\$ 91,666	\$ 405,801	\$ 81,650	\$ 398,365		\$ 75,537	\$ 225,560	\$ 69,200
								\$ 227,569

PREMIUM TO BUILD IN CASTLE ROCK vs COUNTY \$ 379,617