

6.110A.020 Development engineering plan review fees.

Fees for those final construction plan review activities included in Table 6.110A.020 shall be collected prior to processing the application:

Table 6.110A.020—Development Engineering Plan Review Fees¹

Section	Activity	Fee	Issuance Fee
1	Preliminary Engineering Fees²		
A	Appeals to Hearing Examiner³	414	53
B	Columbia River Gorge¹⁰	Hourly Rate; Initial Deposit \$200 ⁽⁹⁾	53
C	Conditional Use Permit⁴		
I	Stormwater	1,554	53 ⁽¹¹⁾
II	Transportation	1,554	53 ⁽¹¹⁾
D	Continuance of Hearing – Applicant Initiated for Stormwater and/or Transportation Issues (in addition to planning fee)	912	n/a
E	Critical Aquifer Recharge Area Permit (CARA) – Type 1, 2, and 3 Site Plan Review	1,378	53
F	Floodplain Inquiry	291	53
G	Geological Hazard		
I	Predetermination Review	303	53
II	Predetermination Decision	554	53
III	Hazard Area Study Review	483	53
H	Home Business – All Major and Minor Types^{3,10}	Hourly Rate; Initial Deposit \$200 ⁹	53
I	Legal Lot Determination¹⁰	Hourly Rate; Initial Deposit \$200 ⁹	53
J	Planned Unit Development or Master Plan^{3,4}		
I	Stormwater	756	53 ⁽¹¹⁾
II	Transportation	756	53 ⁽¹¹⁾
K	Plat Alterations^{3,10}	Hourly Rate; Initial Deposit \$200 ⁹	53
L	Post Decision Reviews (Type 1, 2, and 3)³		
I	Stormwater	530	53 ⁽¹¹⁾
II	Transportation	530	53 ⁽¹¹⁾
III	Major change to technical design	1/2 regular fee	53
M	Pre-Application Conference (All Types)³		
I	Pre-application conference	1,405	94
II	Pre-application waiver request	38	n/a

Section	Activity	Fee	Issuance Fee
N	Road Modification – Transportation⁷		
I	Technical road modification	1,200	53
II	Major road modification	1,559	53
III	Minor road deviation – Stand alone only ⁸	250	53
O	Short Plat		
I	Stormwater plan	1,054	94 ⁽¹¹⁾
II	Downstream conveyance and disposal report review	1/2 stormwater plan	94 ⁽¹¹⁾
III	Transportation	1,054	94 ⁽¹¹⁾
P	Site Plan		
I	Stormwater plan review – All types	1,280	94 ⁽¹¹⁾
II	Transportation plan review – All types	1,463	94 ⁽¹¹⁾
III	Unoccupied commercial and utility structures ⁵	601	94
IV	Highway 99 Sub-Area Reviews	Standard preliminary engineering fees plus 25%	n/a
Q	Site Plan Review – Fast Lane Permitting		
I	Program for reduced timelines for site plan review	Site plan review fee plus 25%	n/a
R	60-Day Review		
		Standard preliminary and final engineering fees plus 25%	n/a
S	Subdivision (all sizes)		
I	Stormwater plan review	1,792	94 ⁽¹¹⁾
II	Downstream conveyance and disposal report review	1/2 stormwater plan	94 ⁽¹¹⁾
III	Transportation plan review	1,965	94 ⁽¹¹⁾
T	Variance		
I	Stormwater	1,207	53
II	Administrative variance Type I – When considered with a development application ³	211	53
III	Administrative variance Type II – When considered with a development application ³	281	53
IV	Administrative variance Type III ³	915	53
V	Type III –When considered with a development application ³	563	53

Section	Activity	Fee	Issuance Fee
2	Final Engineering Fees		
A	Drainage Project		
I	Stormwater plan review	828	94
II	Fees resulting from working without permit	Double regular fee	94
B	Final Plat Review		
I	Short plat	1,733	94
II	Subdivision	2,437	94
III	Digital plat submissions		
a	County digital plat preparation – Base fee	165	n/a
b	County digital plat preparation – Per lot	5	n/a
C	Final Site Plan Review		
I	Type I	2,338	94
II	Other Types	3,071	94
D	Floodplain Review	1,370	53
E	Grading Permit – Plan Check		
I	100 c.y. or less	216	53
II	Over 100 to 10,000 c.y.	718	94
III	Over 10,000 c.y.	1,739	94
F	Post Plan Approval – Plan Revisions		
	Change design after construction approval	1/2 regular fee	94
G	Roof Drain Review for SFR	345	n/a
H	Short Plat		
I	Stormwater plan review		
a	Final stormwater plan review	1,222	94 ⁽¹¹⁾
b	Downstream conveyance and disposal report review	1/2 stormwater plan	94 ⁽¹¹⁾
II	Final transportation plan review	1,222	94 ⁽¹¹⁾
I	Site Plan		
I	Final engineering plans – Transportation and stormwater review (maximum \$1,500 for private roads not submitted as part of another development application)		
a	Base fee – Small projects (less than 1.0 acre of impervious surface ⁶)	2,189	94
	Per sq. ft. fee – Small projects (less than 1.0 acre of impervious surface ⁶)	0.0706	n/a
b	Base fee – Medium projects (1.0 acre to 4.99 acres of impervious surface ⁶)	6,570	94
	Per sq. ft. fee – Medium projects (1.0 acre to 4.99 acres of impervious surface ⁶)	0.0242	n/a
c	Base fee – Large projects (5.0 acres or greater of impervious surface ⁶)	10,947	94
	Per sq. ft. fee – Large projects (5.0 acres or greater of impervious surface ⁶)	0.0131	n/a
II	Unoccupied commercial and utility structures – Base fee	1,863	94
III	Tenant improvements	303	53

Section	Activity	Fee	Issuance Fee
J	Subdivision (all sizes)		
I	Stormwater plan review		
a	Final stormwater plan review	2,385	94 ⁽¹¹⁾
b	Downstream conveyance and disposal report review	1/2 stormwater plan	94 ⁽¹¹⁾
II	Final transportation plan review	2,460	94 ⁽¹¹⁾
K	Additional Final Engineering Plan Reviews – Fee Required for Each Review After Third Submittal	745	94

Notes:

- 1 Cost recovery—Applicant is required to pay consultant's fees to review specialized designs, including but not limited to structural walls and bridges. County will send the consultant's bill to the applicant; total amount must be paid before the project is approved or finalized.
- 2 The Preliminary Engineering Fees section was previously part of Table 6.110A.010.
- 3 Previously combined with planning fees.
- 4 Fee is in addition to stormwater and transportation fees associated with a land division and/or site plan.
- 5 Includes stormwater and transportation fees.
- 6 Impervious surface is defined in Section 40.385.010(D), Clark County Code.
- 7 Fees reflect changes to Section 40.550.010, Modifications to Road Standards, per Ordinance 2011-01-01.
- 8 There is no fee for minor road deviations requested at the same time as a related land use or engineering application. This minor road deviation stand alone fee applies to applications not associated with a land use or engineering permit.
- 9 The Hourly Rate fee is calculated using a standard annual hourly rate schedule (by job classification) multiplied by actual staff hours spent on the project. The hourly rate includes salary, benefits, and program overhead. County will send a final itemized billing, less any initial deposit, that must be paid before the project is approved or finalized.
- 10 This fee only applies when development engineering review is requested by Community Development.
- 11 When the application requires both a transportation and stormwater review, only one issuance fee is required.

(Sec. 3 (Exh. A) of Ord. 2001-12-09; amended by Sec. 1(Exh. A) of Ord. 2002-03-12; amended by Sec. 1 (Exh. A) of Ord. 2002-11-07; amended by Sec. 1 (Exh. A) of Ord. 2004-02-09; amended by Sec. 24 of Ord. 2004-06-11; amended by Ord. 2004-12-02; amended by Ord. 2005-12-01; amended by Sec. 2 of Ord. 2006-05-27; amended by Sec. 1 of Ord. 2007-04-17; amended by Sec. 1 of Ord. 2007-11-13; amended by Sec. 1 of Ord. 2008-02-01; amended by Sec. 1 (Exh. A) of Ord. 2009-06-08; amended by Sec. 1 of Ord. 2011-01-20)