

**Clark County Community Development  
Cost of Service and Fee Review  
Proposed Land Use Review Fee Changes**

**6.110A.010 Preliminary/final planning review fees.**

Fees for review activities included in Table 6.110A.010 shall be collected prior to processing the application:

<b>Table 6.110A.010—Preliminary/Final Planning Review Fees*</b>			
<b>Section</b>	<b>Activity</b>	<b>Fee</b>	<b>Issuance Fee</b>
	<b>PRELIMINARY REVIEW</b>		
<b>1</b>	<b>Appeals</b>		
<b>A</b>	<b>Appeals to Hearings Examiner</b>		
	Planning portion only—See engineering and environmental fees for additional charges	\$1,166	\$94
<b>B</b>	<b>Reconsideration by Hearings Examiner</b>		
		Reimburse county at hourly rate of examiner	\$94
<b>2</b>	<b>Planning Fees 8, 9</b>		
<b>A</b>	<b>Address Change</b>		
		\$105	N/A
<b>B</b>	<b>Applicant Initiated Hold/Open Record for Hearing</b>		
		\$174	N/A
<b>C</b>	<b>Annual Reviews Initiated by Property Owners</b>		
	Fee includes rezones in conjunction with annual review	\$8,113	\$94
<b>D</b>	<b>Boundary Line Adjustments 1</b>		
I	Base fee	\$355	\$53
II	Fee per adjustment over two	\$124	N/A
<b>E</b>	<b>Columbia River Gorge</b>		
	Expedited Gorge review	\$2,663	\$94
	Gorge review	\$4,393	\$94
<b>F</b>	<b>Conditional Use Permit 2</b>		
I	Conditional use permit	\$5,678	\$53

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II	Conditional use permit submitted concurrently with site plan review application	\$2,839	\$53
III	Additional fee charged to applicant if hearing is requested for conditional use pursuant to Section 40.510.025(C)(5)	\$1,490	N/A
<b>G</b>	<b>Continuance of Hearing <sup>3</sup></b>		
	For any hearing postponed or continued, as requested by the applicant after legal notice has been given; PROVIDED, that this requirement shall not apply (1) where the request is based upon new information presented at the hearing other than from the applicant or (2) when renoticing of the hearing is requested and approved. <sup>3</sup>	\$1,305	N/A
<b>H</b>	<b>Covenant Release—Full and Partial</b>		
		\$1,266	\$94
<b>I</b>	<b>Design Standards Review—Mixed Use/Performance Based Zoning Including Hwy 99</b>		
I	Highway 99 sub-area Level I review	\$279	\$53
II	Highway 99 sub-area Level II review	\$785	\$53
III	Highway 99 sub-area Level III review/mixed use design review	Site plan review fee plus 100% increase	\$53
<b>J</b>	<b>Home Business <sup>4</sup>—Planning Portion Only—See Engineering Fees for Additional Charges</b>		
I	<del>Minor urban</del> <u>Urban</u> and rural Type I review <del>without private road access</del>	<del>\$125</del> <u>\$106</u>	\$53
II -	<del>Minor urban and rural Type I review, with private road access/neighborhood agreement</del>	<del>\$159</del> <u>\$53</u>	\$53
III†	<del>Minor urban</del> <u>Urban</u> and rural Type II review <del>with private road access/no neighborhood agreement</del>	<del>\$1200</del> <u>\$2,058</u>	\$53
IV -	<del>Major urban Type II review without private road access (base fee)</del>	<del>\$2,696</del> <u>\$53</u>	\$53
- -	<del>Plus: private road access</del>	<del>\$532</del> <u>N/A</u>	N/A
V -	<del>Major rural Type II review (base fee):</del>	<del>\$2,696</del> <u>\$53</u>	\$53
- a	<del>Plus: private road access</del>	<del>\$532</del> <u>N/A</u>	N/A
- - b	<del>Plus: activity area screening</del>	<del>\$532</del> <u>N/A</u>	N/A

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<b>K</b>	<b>Kenel, Commercial in Rural Areas without private road access (base fee)</b>	\$2,696	\$53
I	Plus: private road access	\$532	N/A
<b>L</b>	<b>Land Use Compliance Fact Sheet</b>		
		\$53	N/A
<b>M</b>	<b>Legal Lot Determination</b>		
I a	<u>Type I</u> base fee	<del>\$500</del> <sup>\$838</sup>	\$53
b	Fee per lot over two lots	<del>\$150</del> <sup>\$372</sup>	N/A
II	For individual single-family or manufactured home	<del>\$500</del> <sup>\$527</sup>	\$53
III a	<u>Type II base fee (includes innocent purchaser)</u>	\$883	\$53
b	<u>Fee per lot over two lots</u>	<del>\$150</del>	<del>N/A</del>
IV	Public interest exception	\$3,628	\$53
<b>N</b>	<b>Lot Reconfiguration</b>		
I	Base fee	\$838	\$53
II	Fee per adjustment over two	\$124	N/A
<b>O</b>	<b>Mining 7, 9, 12</b>		
		Cost recovery 7	\$94
<b>P</b>	<b>Planned Unit Development or Master Plan 2</b>		
I	Planned unit development	\$3,142	\$53
II	Planned unit development submitted concurrently with site plan review or subdivision application	\$1,571	\$53
III	Additional fee charged to applicant if hearing is requested for conditional use pursuant to Section 40.510.025(C)(4)	\$1,490	N/A
<b>Q</b>	<b>Planning Director Review</b>		
I	<u>Type I (including Code interpretation)</u> <sup>s</sup>	<del>\$500</del> <sup>\$733</sup>	\$53
II	<u>Type II</u> Nonconforming use determination	<del>\$2,000</del> <del>\$2,929</del>	\$53
III	<u>All other Type II Similar use determination</u>	<del>\$1,000</del> <del>\$1,033</del>	\$53
- - IV - -	<u>All other reviews</u> <sup>s</sup>	<del>\$2,513</del>	<del>\$53</del>

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<b>R</b>	<b>Plat Alterations—Planning Portion Only—See Engineering Fees for Additional Charges</b>		
I	Plat alteration	\$3,331	\$94
II	Additional fee charged to applicant if hearing is requested for plat alteration pursuant to Section 40.540.120(B)	\$1,882	N/A
III	Plat declaration	\$1,471	\$94
<b>S</b>	<b>Post Decision Review</b>		
I	Post decision review/Type I (includes deadline extensions requests for phased developments)	<del>\$1,180</del> <del>\$1,966</del>	\$94
II	Post decision review/Type II	\$3,162	\$94
III	Post decision review/Type III	\$5,691	\$94
<b>T</b>	<b>Pre-Application Conference—Planning Portion Only—See Engineering and Environmental Fees for Additional Charges</b>		
I	Pre-application conference	<del>\$805</del> <del>\$1,151</del>	\$94
II	Pre-application waiver request 6	<del>\$205</del> <del>\$342</del>	N/A
<b>III</b>	<u>Pre-application consultation – For projects only requiring land use review</u>	<del>\$805</del>	
<b>U</b>	<b>Renoticing 3</b>		
I	Base fee	\$184	N/A
<b>V</b>	<b>Reporting—Application and Permit Information 7</b>		
	Cost recovery—Applicant will be required to sign an agreement that they will pay billable hourly rate of the program. The applicant will be sent an itemized billing.	Cost recovery 7	N/A
<b>W</b>	<b>SEPA Review</b>		
I	Project reviews—Any type with associated land use cases	<del>\$1,222</del> <del>\$1,528</del>	\$53
II	Non-projects (includes annual review applications)	\$1,987	\$53
IV	EIS Review 7	Cost recovery 7	\$53
<b>X</b>	<b>Sewer Waiver</b>		
		\$222	\$53

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<b>Y</b>	<b>Shoreline Permit</b>		
I	Shoreline permit	\$2,899	\$53
II	Shoreline conditional use permit	\$3,431	\$53
III	Shoreline permit when considered with a variance request	\$3,431	\$53
IV	Shoreline exemption determination	\$421	\$53
<b>Z</b>	<b>Short Plat</b>		
		\$4,117	\$94
<b>AA</b>	<b>Sign</b>		
I	Sign	\$210	\$53
<b>AB</b>	<b>Site Plan Review—All Types—Planning Portion Only—See Engineering Fees for Additional Charges</b>		
I	Site plan review <u>base fee for up to 20 units or up to 10,000 s.f. /Type I</u>	<u>\$2,026</u>	<u>\$94</u>
a	<u>Type I</u>	<u>\$1,621</u>	<u>\$94</u>
b	<u>Type II</u>	<u>\$4,033</u>	<u>\$94</u>
c	<u>Residential-fee per unit for 21 units and greater</u>	<u>\$30</u>	<u>N/A</u>
d	<u>Commercial/Industrial etc. – fee per building square foot for 10,001 square feet to 50,000 square feet</u>	<u>\$0.10</u>	<u>N/A</u>
e	<u>Commercial/Industrial etc. - fee per building square foot for 50,001 square feet and greater</u>	<u>\$0.05</u>	<u>N/A</u>
- - H -	<u>Site plan review/Type II or commercial pad within a previously approved site plan which was not reviewed for the specific use or structure under the original site plan review</u>	<u>\$5,041</u>	<u>\$94</u>
III	Unoccupied commercial and utility structures	\$2,429	\$94
IV	Binding site plan review—Stand alone	\$3,379	\$94
V	Binding site plan review—Combined with PSR	\$1,621	\$94
- - VI -	<u>Fast lane process</u>	<u>Site plan review fee plus 25% increase</u>	<u>N/A</u>
VII	<u>60-day/concurrent review process (in addition to site plan review fee in Section AB.I above)</u>	<u>\$800 Site plan</u>	<u>N/A</u>

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		review fee plus 25% increase	
- - VIII -	<del>Review and inspection by planner for final site plan process</del>	Cost recovery 7	N/A
AC	Special Study Review 7, 9		
		Cost recovery 7	N/A
AD	Special Valuation—Historic Preservation		
		\$303	N/A
AE	Subdivision		
I	Base Fee	\$7,679	\$94
II	Fee per lot: Up to the first 100 lots	\$150	N/A
III	Fee per lot: for the 101 <sup>st</sup> lot and greater	\$50	N/A
AF	Temporary Use		
		\$1,584	\$53
AG	Variance—Planning Portion Only—See Engineering Fees for Additional Charges		
I	Administrative variance/Type I	\$1,014	\$53
II	Administrative variance/Type I—When considered with a development application	\$499	\$53
III	Administrative variance/Type II	\$1,780	\$53
IV	Administrative variance/Type II—When considered with a development application	\$731	\$53
V	Type III	\$4,859	\$53
VI	Type III—When considered with a development application	\$2,928	\$53
AH	Zone Change		
		\$5,129	\$94
AI	Wineries/Agricultural Markets		
	Winery tasting room/events and agricultural markets permit, Type I	\$228	\$53
	Winery tasting room/events and agricultural markets permit, Type II	\$2,284	\$53

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<b>AK</b>	<b><u>Application Submittal Fee 10</u></b>	<b><u>\$590</u></b>	<b><u>\$94</u></b>
	<b><u>FINAL REVIEW FEES</u></b>		
<b>A</b>	<b><u>Final Plat</u></b>		
<b>I</b>	<b><u>Short Plat</u></b>	<b><u>1733</u></b>	<b><u>94</u></b>
<b>II</b>	<b><u>Subdivision</u></b>	<b><u>2437</u></b>	<b><u>94</u></b>
<b>III</b>	<b><u>Digital Plat Submissions</u></b>		
<b>a</b>	<b><u>County digital plat preparation—Base fee</u></b>	<b><u>165</u></b>	<b><u>N/A</u></b>
<b>b</b>	<b><u>County digital plat preparation—Per lot</u></b>	<b><u>5</u></b>	<b><u>N/A</u></b>
<b>B</b>	<b><u>Final Site Plan Review</u></b>		
<b>I</b>	<b><u>Type I</u></b>	<b><u>2000</u></b>	<b><u>94</u></b>
<b>II</b>	<b><u>Types 2 and 3</u></b>	<b><u>3071</u></b>	<b><u>94</u></b>
<b>III</b>	<b><u>Final Site Plan Inspection by Planner</u></b>	<b><u>1097</u></b>	<b><u>53</u></b>

Notes:

- 1 Boundary line adjustment does not include legal lot determination fee.
- 2 Conditional use permit fee reduced by fifty percent (50%) when submitted concurrently with a site plan review application. Planned unit development fee reduced by fifty percent (50%) when submitted concurrently with a site plan review and/or subdivision application. Covenant alteration fee reduced by fifty percent (50%) when submitted concurrently with another application of the same or greater type as the covenant alteration.
- 3 Written request for rescheduling and renoticing of the hearing will be accepted by the applicant if filed within fourteen (14) days of the original public hearing notice mailing. After this fourteen (14) day period only requests for a hearing continuance will be accepted.
- 4 No sign fee required.
- 5 Review and approval fee not required for single-family homes in multifamily zones, if submitted with land division application.
- 6 If accepted, paid at time of application for preliminary review. If denied, included with and paid at time of pre-application.
- 7 Cost Recovery. Applicant will be required to sign an agreement that they will pay salary, benefits and overhead for staff or consultant's fees required to complete the work. The applicant will be sent an itemized billing.
- 8 For review of projects authorized for overtime, an additional fifty percent (50%) will be added to the permit fees, as applicable.
- 9 Where a special study is required and the county lacks the expertise to review and comment on the study, the applicant shall pay for an independent consultant with the required expertise. The county shall contract with the independent consultant and require them to review the special study and make recommendation to the county as part of the preliminary plan review process.

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10 Applies to Type II or III applications

\* An additional subsection for kennels added by Attachment A of Ord. 2012-02-03 was inadvertently omitted in Exhibit 2 of Ord. 2012-02-03. The section has been editorially renumbered to accommodate the added subsection.

(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. 6 of Ord. 2003-02-16; amended by Sec. 1 (Exh. A) of Ord. 2004-02-09; amended by Secs. 2 and 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. 2 of Ord. 2006-06-09; amended by Sec. 1 of Ord. 2006-09-13; amended by Sec. 1 of Ord. 2006-11-07; 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 of Ord. 2008-06-02; amended by Sec. 1 (Att. A) of Ord. 2009-03-02; amended by Sec. 1 (Exh. A) of Ord. 2009-06-08; amended by Sec. 11 of Ord. 2009-10-19; amended by Sec. 1 (Att. A § 2) of Ord. 2009-12-01; amended by Sec. 6 of Ord. 2010-10-02; amended by Sec. 1 (Exh. A) of Ord. 2011-07-03; amended by Sec. 1 (Att. A and Exh. 2) of Ord. 2012-02-03; amended by Sec. 1 of Ord. 2012-06-15)

**6.110A.015 Community planning review fees.**

Fees for those plan review activities included in Table 6.110A.015 shall be collected prior to processing the application:

<b>Section</b>	<b>Activity</b>	<b>Fee</b>	<b>Issuance Fee</b>
1	Pre-application conference	1,166	94
2	Annual reviews initiated by property owners (fee includes rezones in conjunction with annual review)	8,113	94

*(Sec. 1 (Att. A) of Ord. 2009-03-02; amended by Sec. 2 (Exh. B) of Ord. 2011-07-03)*

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**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 Fees<sup>(1)</sup>**

Section	Activity	Fee	Issuance Fee
<b>1</b>	<b>Preliminary Engineering Fees</b>		
<b>A</b>	<b>Appeals to Hearing Examiner</b>	414	53
<b>B</b>	<b>Columbia River Gorge<sup>(2)</sup></b>	Hourly rate; initial deposit \$200 <sup>(3)</sup>	53
<b>C</b>	<b>Conditional Use Permit<sup>(4)</sup></b>		
	Engineering review	1,800	53
<b>D</b>	<b>Continuance of Hearing—Applicant Initiated for Engineering Issues (in addition to planning fee)</b>	912	n/a
<b>E</b>	<b>Critical Aquifer Recharge Area Permit (CARA)—Type 1, 2, and 3 Site Plan Review</b>	900	53
<b>F</b>	<b>Floodplain Inquiry</b>	291	53
<b>G</b>	<b>Geological Hazard</b>		
	Preliminary engineering review	483	53
<b>H</b>	<b>Home Business—All Major and Minor Types<sup>(2)</sup></b>	Hourly rate; initial deposit \$200 <sup>(3)</sup>	53
<b>I</b>	<b>Legal Lot Determination<sup>(2)</sup></b>	Hourly rate; initial deposit \$200 <sup>(3)</sup>	53
<b>J</b>	<b>Master Plan</b>		
	Engineering review for stand alone master plans Maximum fee = \$10,000	Hourly rate; initial deposit \$200 <sup>(3)</sup>	94
<b>K</b>	<b>Plat Alterations<sup>(2)</sup></b>	Hourly rate; initial deposit \$200 <sup>(3)</sup>	53
<b>L</b>	<b>Post Decision Reviews (Type 1, 2, and 3)</b>		
I	Engineering review	1,250	53
II	Major change to technical design	1/2 regular fee	53
<b>M</b>	<b>Pre-Application Conference (All Types)</b>		
I	Pre-application conference	1,405	94
II	Pre-application waiver request	38	n/a
<b>N</b>	<b>Road Modification—Transportation</b>		

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**Table 6.110A.020—Development Engineering Plan Review Fees<sup>(1)</sup>**

Section	Activity	Fee	Issuance Fee
I	Technical road modification	1,200	53
II	Major road modification	1,559	53
III	Minor road deviation—Stand alone only <sup>(5)</sup>	250	53
<b>O</b>	<b>Short Plat<sup>(6)</sup></b>		
	Engineering review	2,108	94
<b>P</b>	<b>Site Plan<sup>(6)</sup></b>		
I	Types 1, 2, and 3—Engineering review	2,743	94
II	Unoccupied commercial and utility structures <sup>(7)</sup>	601	94
III	Highway 99 sub-area reviews	Standard preliminary engineering fees plus 25%	n/a
<b>Q</b>	<b>Site Plan Review—Fast Lane Permitting</b>		
	Program for reduced time lines for site plan review	Site plan review fee	n/a
<b>R</b>	<b>60-Day Review</b>	Standard preliminary and final engineering fees	n/a
<b>S</b>	<b>Subdivision (all sizes)<sup>(6)</sup></b>		
	Engineering review	3,757	94
<b>T</b>	<b>Variance</b>		
I	Stormwater (All variance types) <sup>(8)</sup>	1,207	53
II	Administrative land use (All land use types) <sup>(9)</sup>	575	53
<b>2</b>	<b>Final Engineering Fees</b>		
<b>A</b>	<b>Drainage Project</b>		
	Stormwater plan review <sup>(10)</sup>	828	94
<del>B</del>	<del>Final Plat Review</del>		
<del>  †</del>	<del>Short plat</del>	<del>1,733</del>	<del>94</del>
<del>  #</del>	<del>Subdivision</del>	<del>2,437</del>	<del>94</del>
<del>  III</del>	<del>Digital Plat Submissions</del>		
<del>    a</del>	<del>County digital plat preparation—Base fee</del>	<del>165</del>	<del>n/a</del>
<del>    b</del>	<del>County digital plat preparation—Per lot</del>	<del>5</del>	<del>n/a</del>
<del>C</del>	<del>Final Site Plan Review</del>		

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**Table 6.110A.020—Development Engineering Plan Review Fees<sup>(1)</sup>**

Section	Activity	Fee	Issuance Fee
<del>- - 1 -</del>	<del>Type 1</del>	<del>2,000</del>	<del>94</del>
<del>- - 4 -</del>	<del>Types 2 and 3</del>	<del>3,071</del>	<del>94</del>
<del>BD</del>	<b>Floodplain Review</b>	1,370	53
<del>CE</del>	<b>Geological Hazard</b>		
	Final Engineering Review	710	53
<del>DF</del>	<b>Grading and Drainage—Plan Review</b>		
I	Fee based on earthwork volume and stormwater requirements:		
a	Volume 499 c.y. or less		
	Basic grading only	365	94
	Basic grading and stormwater MR No. 1-5	1,193	94
	Basic grading and stormwater MR No. 1-10	3,293	94
b	Volume 500 to 4,999 c.y.		
	Basic grading only	718	94
	Basic grading and stormwater MR No. 1-5	1,546	94
	Basic grading and stormwater MR No. 1-10	3,646	94
c	Volume 5,000 to 25,000 c.y.		
	Basic grading only	1,739	94
	Basic grading and stormwater MR No. 1-5	2,567	94
	Basic grading and stormwater MR No. 1-10	4,667	94
d	Volume greater than 25,000 c.y.		
	Basic grading only	2,000	94
	Basic grading and stormwater MR No. 1-5	2,828	94
	Basic grading and stormwater MR No. 1-10	4,928	94
II	Fee to extend expired approved grading permit <sup>(11)</sup>	50% of original fee	94
<del>EG</del>	<b>Post Plan Approval—Plan Revisions</b>		
	Change design after construction plans approval	Hourly rate; initial deposit \$200 <sup>(3)</sup>	94
<del>FH</del>	<b>Single-Family Residence Stormwater Reviews</b>		
I	Roof and crawlspace drainage review <sup>(13)</sup>	345	n/a
II	Stormwater review (MR No. 1-10)	1,150	94

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**Table 6.110A.020—Development Engineering Plan Review Fees<sup>(1)</sup>**

Section	Activity	Fee	Issuance Fee
<b>G+</b>	<b>Short Plat</b>		
	Engineering Plan Review. Fee based on stormwater requirements:		
	Basic engineering review	1,700	94
	Basic review and stormwater MR No. 1-5	2,444	94
	Basic review and stormwater MR No. 1-10	3,800	94
<b>H+</b>	<b>Site Plan</b>		
I	Types 1, 2, and 3—Final Engineering Review. Fee consists of base fee (based on stormwater complexity) plus disturbed area component Maximum fee = \$20,000		
a	Base fee (based on stormwater complexity):		
	Basic engineering review	1,000	94
	Basic review and stormwater MR No. 1-5	4,200	94
	Basic review and stormwater MR No. 1-10	6,900	94
b	Plus fee component for square feet of disturbed area <sup>(12)</sup>	0.025/s.f.	n/a
<b>I+</b>	<b>Subdivision (all sizes)</b>		
	Engineering Plan Review. Fee based on stormwater requirements:		
	Basic engineering review	2,900	94
	Basic review and stormwater MR No. 1-5	4,845	94
	Basic review and stormwater MR No. 1-10	6,200	94
<b>J+</b>	<b>Additional Final Engineering Plan Reviews—Fee Required for Each Review after Third Submittal</b>	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 *This fee only applies when development engineering review is requested by community development.*
- 3 *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.*

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- 4 *Fee is in addition to development engineering fees associated with a land division and/or site plan.*
- 5 *There is no fee for minor road deviations requested at the same time as a related land use or engineering application. The minor road deviation stand alone fee applies to applications not associated with a land use or engineering permit.*
- 6 *For applications with both a development engineering preliminary land division (PLD) and a preliminary site plan (PSR) that are submitted and processed together resulting in one (1) land use decision, the development engineering fee will equal seventy-five percent (75%) of the combined total of the PLD and PSR cases.*
- 7 *The unoccupied commercial and utility structures fee category is only for simple reviews. Projects that trigger stormwater minimum requirements (MR) No. 1-5 or No. 1-10 are required to pay the standard site plan review fee.*
- 8 *Fee applies for stormwater variances defined in Section [40.386.030\(D\)](#).*
- 9 *Fee applies for land use variances defined in Section [40.550.020](#), when engineering review is required.*
- 10 *This fee category is only for drainage projects (including the excavation or construction of pipes, culverts, channels, embankments or other flow-altering structures in any stream, stormwater facility, or wetland) that have less than fifty (50) c.y. of earthwork. If the earthwork is fifty (50) c.y. or greater, then the grading and drainage plan review fee category is required.*
- 11 *Approvals for grading and drainage plan reviews expire in one (1) year. Extensions are allowed if fees paid before the engineering approval expiration date. Requests to extend engineering approvals after the expiration date may be considered; full engineering fees would apply.*
- 12 *Disturbed area is defined in Section [40.386.010](#).*
- 13 *Fee category applies to the review of proposed revisions to a previously approved land division that impacts a single-family residence lot drainage.  
(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; amended by Sec. 3 (Exh. C) of Ord. 2011-07-03; amended by Sec. 1 (Exh. 4) of Ord. 2012-02-03; amended by Sec. 1 of Ord. 2015-11-24)*

**Clark County Community Development  
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**.110A.030 Development inspection fees.** 

Fees for those development inspection activities contained in Tables 6.110A.030 and 6.110A.035 shall be collected prior to inspection:

**Table 6.110A.030—Development Inspection Fees**

Section	Activity	Fee	Issuance Fee
	<b>Engineering Inspection Fees</b>		
<b>A</b>	<b>Critical Aquifer Recharge Area Permit (CARA)</b>		
	<b>Category I Only</b>		
	All types site plan inspection	754	53
<b>B</b>	<b>Drainage Project</b>		
	Inspection fee <sup>(1)</sup>	1,400	94
<b>C</b>	<b>Grading and Drainage Permit—Inspection</b>		
<i>I</i>	Fee based on earthwork volume and stormwater requirements.		
<i>a</i>	Volume 499 c.y. or less		
	Basic grading only	700	94
	Basic grading and stormwater MR No. 1-5	2,100	94
	Basic grading and stormwater MR No. 1-10	2,600	94
<i>b</i>	Volume 500 to 4,999 c.y.		
	Basic grading only	1,000	94
	Basic grading and stormwater MR No. 1-5	2,400	94
	Basic grading and stormwater MR No. 1-10	3,000	94
<i>c</i>	Volume 5,000 to 25,000 c.y.		
	Basic grading only	2,000	94
	Basic grading and stormwater MR No. 1-5	3,400	94
	Basic grading and stormwater MR No. 1-10	4,000	94
<i>d</i>	Volume greater than 25,000 c.y.		
	Basic grading only	4,000	94
	Basic grading and stormwater MR No. 1-5	5,400	94
	Basic grading and stormwater MR No. 1-10	7,000	94
<b>D</b>	<b>Grading Permit—Extensions and Penalties</b>		
<i>I</i>	One-year extension for construction inspection <sup>(2)</sup>	50% of original fee	94
<i>II</i>	Work without permit	Double fee	n/a

**Clark County Community Development  
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 Proposed Land Use Review Fee Changes**

**Table 6.110A.030—Development Inspection Fees**

<b>Section</b>	<b>Activity</b>	<b>Fee</b>	<b>Issuance Fee</b>
<b>E</b>	<b>Inspection</b>		
	<i>Inspection per hour after normal work hours and any reinspection (regardless of time of day)</i>	<i>Hourly rate <sup>(3)</sup></i>	<i>n/a</i>
<b>F</b>	<b>Short Plat</b>		
<i>I</i>	<i>Inspection fee</i>	<i>5,544</i>	<i>94</i>
<i>II</i>	<i>Rural driveways</i>	<i>348</i>	<i>53</i>
<b>G</b>	<b>Site Plan</b>		
<i>I</i>	<i>Types 1, 2, and 3—Site work. Fee consists of base fee plus disturbed area component. Maximum fee = \$35,000.</i>		
<i>a</i>	<i>Base fee—All projects</i>	<i>3,250</i>	<i>94</i>
<i>b</i>	<i>Plus: fee per sq. ft. of disturbed area <sup>(4)</sup></i>	<i>0.028/s.f.</i>	<i>n/a</i>
<i>II</i>	<i>Inspection fee—Frontage along existing public street (arterials and collectors only)</i>		
<i>a</i>	<i>Base fee</i>	<i>300</i>	<i>94 <sup>(5)</sup></i>
<i>b</i>	<i>Per linear foot length of frontage</i>	<i>0.75/l.f.</i>	<i>n/a</i>
<i>III</i>	<i>Unoccupied commercial and utility structures <sup>(6)</sup></i>	<i>1,097</i>	<i>94</i>
<del>IV</del>	<del>Final Site Plan Inspection</del>	<del>1,097</del>	<del>53</del>
<b>H</b>	<b>Subdivision (all sizes)</b>		
<i>I</i>	<i>Inspection fee—Site work</i>		
<i>a</i>	<i>Base fee</i>	<i>7,133</i>	<i>94</i>
<i>b</i>	<i>Per lot fee</i>	<i>179</i>	<i>n/a</i>
<i>II</i>	<i>Inspection fee—Frontage along existing public street (arterials and collectors only)</i>		
<i>a</i>	<i>Base fee</i>	<i>300</i>	<i>94 <sup>(5)</sup></i>
<i>b</i>	<i>Per linear foot length of frontage</i>	<i>0.75/l.f.</i>	<i>n/a</i>
<b>I</b>	<b>System Integrity Review</b>		
<i>I</i>	<i>Maintenance warranty</i>	<i>1,164</i>	<i>53</i>
<i>II</i>	<i>Performance bond <sup>(7)</sup></i>	<i>Hourly rate; initial deposit \$200 <sup>(3)</sup></i>	<i>53</i>

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Notes:

**Clark County Community Development  
Cost of Service and Fee Review  
Proposed Land Use Review Fee Changes**

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1 This fee category is only for drainage projects (including the excavation or construction of pipes, culverts, channels, embankments or other flow-altering structures in any stream, stormwater facility, or wetland) that have less than fifty (50) c.y. of earthwork. If the earthwork is fifty (50) c.y. or greater, then the grading and drainage plan review fee category is required.

2 Grading and drainage permit inspections are valid for one (1) year. The one (1) year starts on the date of the preconstruction conference. If no preconstruction conference is held, the permit year begins when fees are paid. Extensions are allowed if fees are paid before the expiration date. Requests to extend inspection after the expiration date may be considered; full inspection fees would apply.

3 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. Inspection time outside normal work hours is calculated at one and one-half (1.5) times the standard hourly rate. County will send a final itemized billing, less any initial deposit, that must be paid before the project is approved or finalized.

4 Disturbed area is defined in Section [40.386.010](#).

5 When a project includes both on-site and frontage inspection at the same time, only one (1) issuance fee is required.

6 The unoccupied commercial and utility structures fee category is only for simple inspections. Projects that trigger stormwater minimum requirements No. 1-5 or No. 1-10 are required to pay the standard site plan inspection fee.

7 Fee applies to requests to use a performance bond (or similar legal instrument) to delay constructing public facilities or landscaping. The fee also applies when obtaining traffic impact fee credits, under certain circumstances. Fee is for staff costs for activities including, but not limited to, negotiating the terms of the bond, reviewing cost estimates and legal documents, and releasing the bond when completed. Field inspection time is not included in this fee.

(Sec. 3 (Exh. A) of Ord. 2001-12-09; amended by Sec. 1 (Exh. A) of Ord. 2002-11-07; amended by Sec. 1 (Exh. A) of Ord. 2004-02-09; 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. 2009-07-06; amended by Sec. 4 (Exh. D) of Ord. 2011-07-03; amended by Sec. 1 (Exh. 5) of Ord. 2012-02-03; amended by Sec. 2 of Ord. 2015-11-24)