

Summary: Plant Investment/Development Fees and Charges

Non-Residential / Commercial (Effective Jan. 1, 2009)

(Fees are rounded for estimation purposes.)

Electric		
Cost per square foot of development excluding dedicated right-of-way		\$0.04919
Cost per lineal foot of developed site abutting dedicated right-of-way		\$37.64
Cost per 100 amps of service entrance: (Utility owned transformers)		
Single phase 208 volts		\$1,202
Single phase 240 volts		\$1,386
Three phase 208 volts		\$2,081
Three phase 240 volts		\$2,401
Three phase 480 volts		\$4,803
Primary circuit charge from source to transformer per lineal foot:		
Single phase		\$8.90
Three phase		\$19.12
Transformer installation charge per transformer:		
Single phase		\$1,257
Three phase		\$2,335
Additional charges may apply.		
50% of the charges are payable by the developer before the start of construction of the electric system; the remaining 50% is payable before the system is energized.		
Contact Electrical Engineering at (970) 221-6700 for additional information.		
Water		
Plant investment fee (PIF) per tap or meter:		
3/4" meter		\$6,970
1" meter		\$20,590
1-1/2" meter		\$41,510
2" meter		\$65,330
3" meter		\$142,540
4" meters and above based on peak-day demand but not less than 3" meter		
Minimum raw water requirement (RWR) in acre feet per meter or tap:		
3/4" meter	0.9 acre-feet or	\$5,850
1" meter	3.0 acre-feet or	\$19,500
1-1/2" meter	6.0 acre-feet or	\$39,000
2" meter	9.6 acre-feet or	\$62,400
3" meter	14.4 acre-feet or	\$93,600
4" meters and above based on use, but not less than a 3" meter		
The RWR can be satisfied with one of the following:		
• Water rights acceptable to the City		
• City water certificates		
• Cash in lieu of water rights at \$6,500 per acre foot		
Meter size:		
3/4" meter	Water Meter	Irrigation Meter
1" meter	\$149	\$149
1-1/2" meter (non-irrigation)	\$164	\$164
2" meter (non-irrigation)	\$291	\$521
3" meter and greater	\$356	\$540
	Buy from distributor	Buy from distributor
Development review charge, per meter:		
3/4" meter		\$128
1" meter		\$333
1-1/2" meter		\$658
2" meter		\$965
3" meter and greater		\$2,020
Construction water: flat charge based on meter size.		
The water fees and charges are payable on the building permit. If the RWR is satisfied with water rights or city certificates, the transaction must be completed at the Utilities before a water service permit is issued.		
Contact Mary Young at (970) 416-2630 for additional information.		
Wastewater		
PIF is based on water meter size and strength of discharge:		
3/4" meter		\$6,206
1" meter		\$16,361
1-1/2" meter		\$28,396
2" meter		\$50,963
3" meter		\$121,484
4" meters and above calculated on individual basis, not less than a 3" meter		
Contact Utilities to obtain fees for wastewater discharge exceeding average concentrations (BOD>200 mg/l, COD>300 mg/l, TOC>100 mg/l, and or TSS>250 mg/l).		
Development review charge, per meter:		
3/4" meter		\$128
1" meter		\$333
1-1/2" meter		\$658
2" meter		\$965
3" meter and greater		\$2,020
The wastewater fees and charges are payable on the building permit.		
Contact Mary Young at (970) 416-2630 for additional information.		
Stormwater		
Stormwater PIF = runoff coefficient x \$4,420/acre x acres of gross area.		
Where:		
a. Gross area includes allocated open space and right of way.		
b. Runoff coefficient is determined by the percentage of impervious area (area that does not absorb water, such as buildings and parking lots) in the development.		
To estimate the runoff coefficient for a commercial development, 0.8 can be used. (Your development may vary.)		
		See formula. One-acre site with .8 runoff coefficient = \$3,536
Development review charge = rate factor x \$1,045/acre x acres of net area.		
Where:		
a. Net area includes allocated open space but excludes right of way.		
b. Rate factor is determined by the percentage of impervious area in the development.		
To estimate the rate factor for a commercial development, 0.8 can be used. (Your development may vary.)		
Stormwater PIFs are payable on the building permit.		
Contact Jean Pakech at (970) 221-6375 for additional information.		