



COLORADO GEOLOGICAL SURVEY

LAND USE REVIEW REFERRAL AND FEE GUIDE

Information for project applicants and their representatives

The Colorado Geological Survey (CGS) is an external review agency for counties, municipalities, and school districts throughout Colorado. The goal of CGS's Land Use Review (LUR) Program is to help local governments plan for new development while reducing the impact of geologic hazards on people and property.

Information about CGS's Land Use Review Program and the statutory framework governing our role in the planning process is available here: coloradogeologicalsurvey.org/hazards/lur/ (shortcut URL: cgs.rocks)

Once a planning application is determined to be complete, the county or municipal planner may send it to CGS for review.

To commence our review, CGS requires:

- Payment of the \$125 Submittal Fee
- Acknowledgment that Project Review Fee(s) may apply
- A referral from the county or municipal planner with relevant project information and documents

To pay the Submittal Fee and acknowledge Project Review Fees, visit

coloradogeologicalsurvey.org/hazards/lur/ (shortcut URL: cgs.rocks) and click on "Pay Online: Submittal or Resubmittal Fee, Project Review Fee, or LUR Invoice." If you prefer to download, print and fill out a paper form and mail with a check, you can use the CGS LUR Mail-In Fee Form pdf available at the link above.

Colorado Geological Survey Land Use Review Fee Schedule

Submittal and Resubmittal Fee - applies to all projects submitted to CGS for review, and to all resubmittals.

Fee Type	Fee
Initial Submittal	\$125
Resubmittal	\$125

Project Review Fee - applies to all proposed subdivisions and most other projects¹

Project Type	Fee
Subdivisions of 1 to 3 residential lots and less than 100 acres	\$600
All other subdivisions of less than 100 acres	\$950
Subdivisions of 100 to 500 acres	\$1,550
Subdivisions of greater than 500 acres	\$2,500
School site reviews	\$855
Special reviews ²	Reviewer hourly rate

¹ If the project is a subdivision or school site, the party paying the Submittal Fee will have the option of also prepaying the applicable Project Review Fee. In this case, the \$125 Submittal Fee will be credited toward the flat Project Review Fee. If the project is not a subdivision or school site, or the applicant or their representative elects **not** to prepay the flat Project Review Fee, we will invoice.

² Special reviews include all non-school-site projects referred to CGS that do not involve platting new lots. Examples: site development plans for existing lots, PUDs and rezones, location & extent reviews, lot line adjustments, lot line and easement vacations, oil & gas, wind, and solar projects, 1041 Matters of State Interest, and building, driveway, and OWTS permit applications. The fee for Special Reviews generally ranges from no additional fee to \$1500 depending on complexity and cannot be prepaid.

Frequently Asked Questions about the CGS Land Use Review Process

What is CGS's role in the review process?

Geological studies are required by Colorado counties for all subdivisions of unincorporated land into parcels of less than 35 acres, under state statute C.R.S. 30-28-136 (1) (i) (Senate Bill 35, 1972). Some Colorado municipalities require geological studies for subdivision of incorporated land. In addition, local governments are empowered to regulate development activities in hazardous and mineral-resource areas under C.R.S. 24-65.1-101 et seq. (House Bill 1041, 1974) and C.R.S. 34-1-301 et seq. (House Bill 1529, 1973), respectively.

Local-government agencies submit proposed subdivision applications and supporting technical reports to the Colorado Geological Survey "...for evaluation of those geologic factors which would have significant impact on the proposed use of the land."

CGS serves as an independent technical reviewer and advisor to local governments by evaluating geologic conditions and geologic hazards that may affect the proposed land use.

Why does CGS charge review fees?

State law requires CGS to recover the direct costs of land-use reviews from development applicants rather than taxpayers.

What fees apply to my project?

All referrals require payment of the \$125 submittal fee. Additional review fees may apply depending on the type and complexity of project submitted.

What technical information should be submitted if the project will be referred to CGS for review?

The information required for review varies by project and jurisdiction. At a minimum, CGS generally needs a site plan and any available geologic or geotechnical studies relevant to the proposed development.

When does the statutory review period begin?

The review period begins when the submittal fee has been paid and CGS receives a complete referral package from the county or municipal planner.

Will the CGS geologist make a field visit?

CGS geologists conduct site visits as necessary.

Why are the CGS review comments so short and simple? What are the CGS review fees paying for?

The CGS referral response is a review of geologic and geotechnical reports submitted, and the proposed project's compatibility with geologic conditions. CGS does not offer designs but ensures that the work that has been done by the applicant and their consultants is meaningful and adequate for site conditions and proposed development. CGS review comments for a project where all geologic conditions and hazards have been satisfactorily considered and addressed, or where geologic hazards and unusual geotechnical constraints are not present, may be brief. If more work needs to be done or if difficult site conditions are present, the review comments may be longer.

What is a resubmittal?

A resubmittal is a revised project and/or additional documents submitted after CGS has issued review comments.

Additional information: coloradogeologicalsurvey.org/hazards/lur/ (shortcut URL: cgs.rocks)

Questions regarding fees, billing, or review procedures? Email CGS_LUR@mines.edu